

Office Use Onl

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

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

Clear Form

The Land **i**

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

Street Address *

Unit No.:	St. No.: 30	St. Name: ROCHESTER STREET
Suburb/Locality: BRAYBROOK		Postcode: 3019

Formal Land Description *

Complete either A or B.

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

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

A	Lot No.: 36	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 044101
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

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

CONSTRUCTION OF 2X SIDE BY SIDE DOUBLE STOREY ON AN ALLOTMENT.

⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$800000	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
<p>If the application is for land within metropolitan Melbourne (as defined in section 3 of the <i>Planning and Environment Act 1987</i>) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.</p>	

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

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

SINGLE DWELLING ON AN ALLOTMENT.

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

Title Information i

Encumbrances on title *

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

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: MRS	First Name: JENNY	Surname: MAI
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Organisation (if applicable): ARC ZERO PTY LTD

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

Unit No.:	St. No.: 185	St. Name: PEEL STREET
Suburb/Locality: NORTH MELBOURNE	State: VIC	Postcode: 3051

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone:	Email: info@arczero.com.au
Mobile phone: 0403 563 815	Fax:

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

Contact person's details* Same as applicant

Name:

Title:	First Name:	Surname:
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Organisation (if applicable):

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

Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

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

Same as applicant

Name:

Title:	First Name:	Surname:
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Organisation (if applicable): TC AUS DEVELOPMENT PTY LTD

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


Unit No.:	St. No.: 5	St. Name: SOUTHWOLD STREET
Suburb/Locality: ST ALBANS	State: VIC	Postcode: 3021

Owner's Signature (Optional): Date:
day / month / year



Declaration

This form must be signed by the applicant *

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

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

Signature: 

Date: 01/10/2024

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

No Yes

If 'Yes', with whom?: MICHAEL ALEXANDER

Date:


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council

PO Box 58

Footscray VIC 3011

Cnr Napier & Hyde Streets

Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200

Email: email@maribyrnong.vic.gov.au

DX: 81112

Deliver application in person, by post or by electronic lodgement.

i MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

▲ Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

▲ You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goulburn, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.



You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

Example 1

The Land i

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

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

A Lot No.: **2** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

⚠ This information can be found on the certificate of title.
If this application relates to more than one address, attach a separate sheet setting out any additional property details.

Example 2

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

Construction of two, double-storey dwellings and construction of two new crossovers.

📎 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

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

Example 4

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

Owner *

The person or organisation who owns the land

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

Name:

Title: Mr	First Name: Len	Surname: Browning
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Organisation (if applicable): **Responsible Developers P/L**

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

Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof		State: Vic Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567	Email: tcpl@bigpond.net.au
Mobile phone: 0412 345 678	Fax: 9123 4567

Contact person's details* Same as applicant

Name:

Title: Mr	First Name: Andrew	Surname: Hodge
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Organisation (if applicable): **Town Planning Consultants**

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

Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale		State: Vic Postcode: 3194

Owner * Same as applicant

Name:

Title:	First Name:	Surname:
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Organisation (if applicable):

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

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

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

VOLUME 09233 FOLIO 857

Security no : 124119489812X
Produced 31/10/2024 01:24 PM

LAND DESCRIPTION

Lot 36 on Plan of Subdivision 044101.
PARENT TITLE Volume 08165 Folio 956
Created by instrument G729919 14/06/1977



REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TC AUS DEVELOPMENT PTY LTD of 5 SOUTHWOLD STREET ST ALBANS VIC 3021
AX370008U 19/10/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP044101 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 30 ROCHESTER STREET BRAYBROOK VIC 3019

DOCUMENT END

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP044101
Number of Pages (excluding this cover sheet)	9
Document Assembled	31/10/2024 13:24

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

8 SHEETS
SHEET 1

LP 44101
EDITION 6
PLAN MAY BE LODGED
1-12-1958

VOL 8165 FOL 956
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

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

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

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

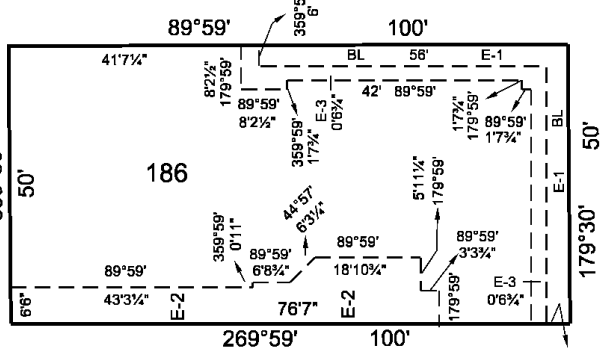
APPROPRIATIONS
THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

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

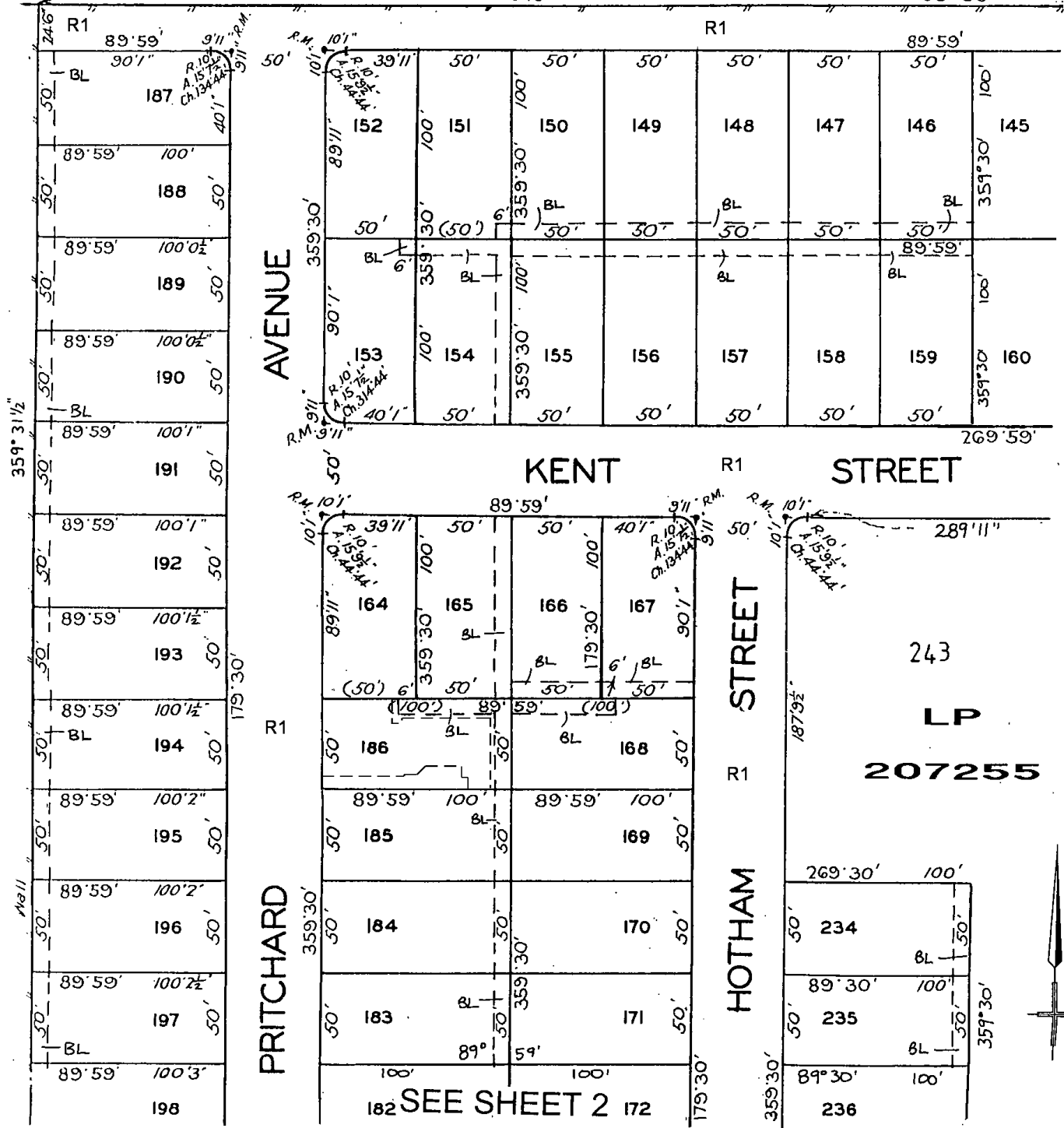
THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE
AND IS 6 FEET WIDE
UNLESS OTHERWISE SHOWN

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

ENLARGEMENT
LOT 186

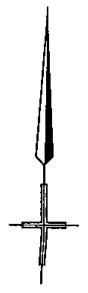


SOUTH ROAD



SEE SHEET 3

243
LP
207255



SEE SHEET 2

LP 44101

8 SHEETS
SHEET 2

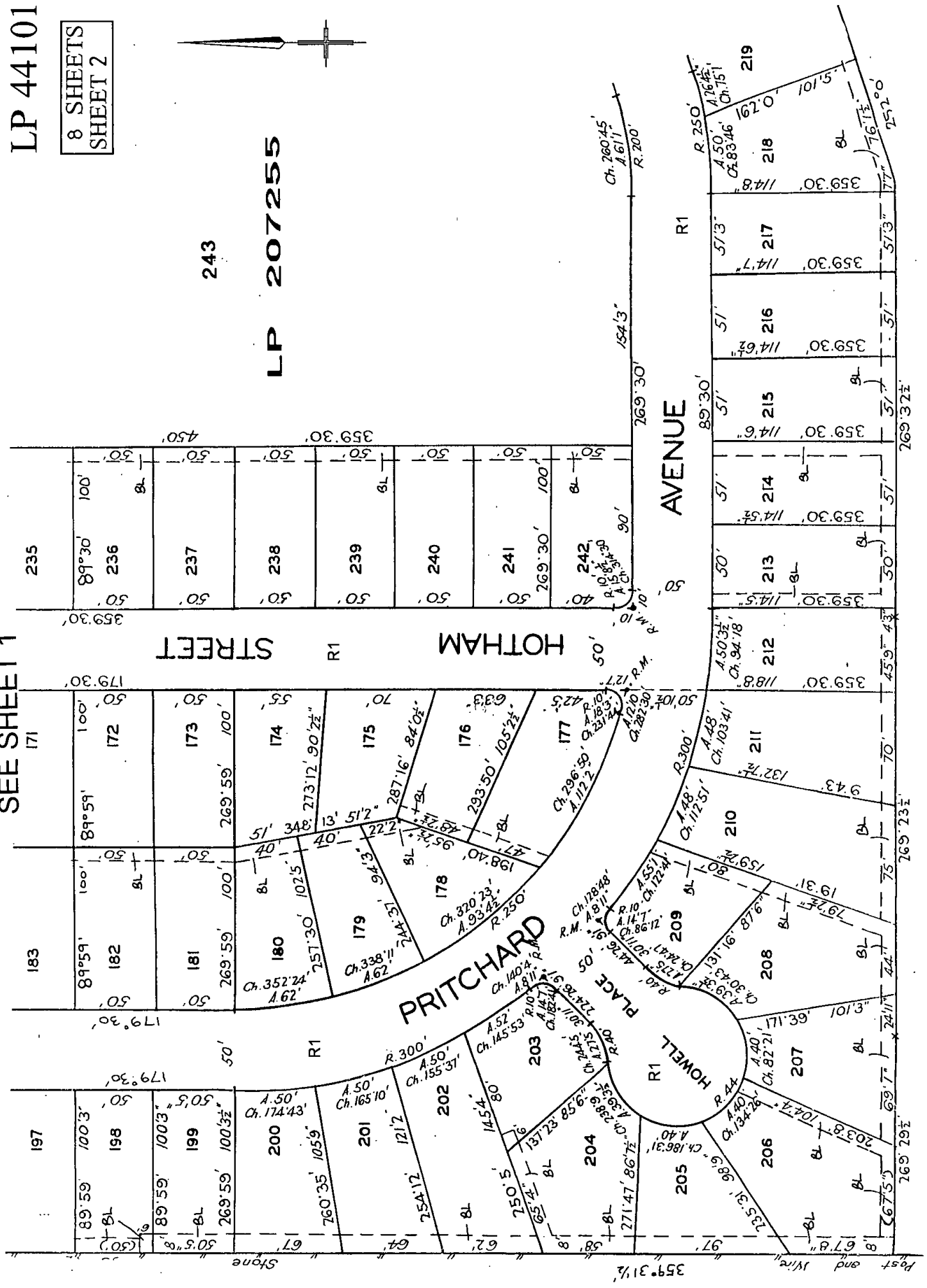


243

LP 207255

SEE SHEET 4

SEE SHEET 1



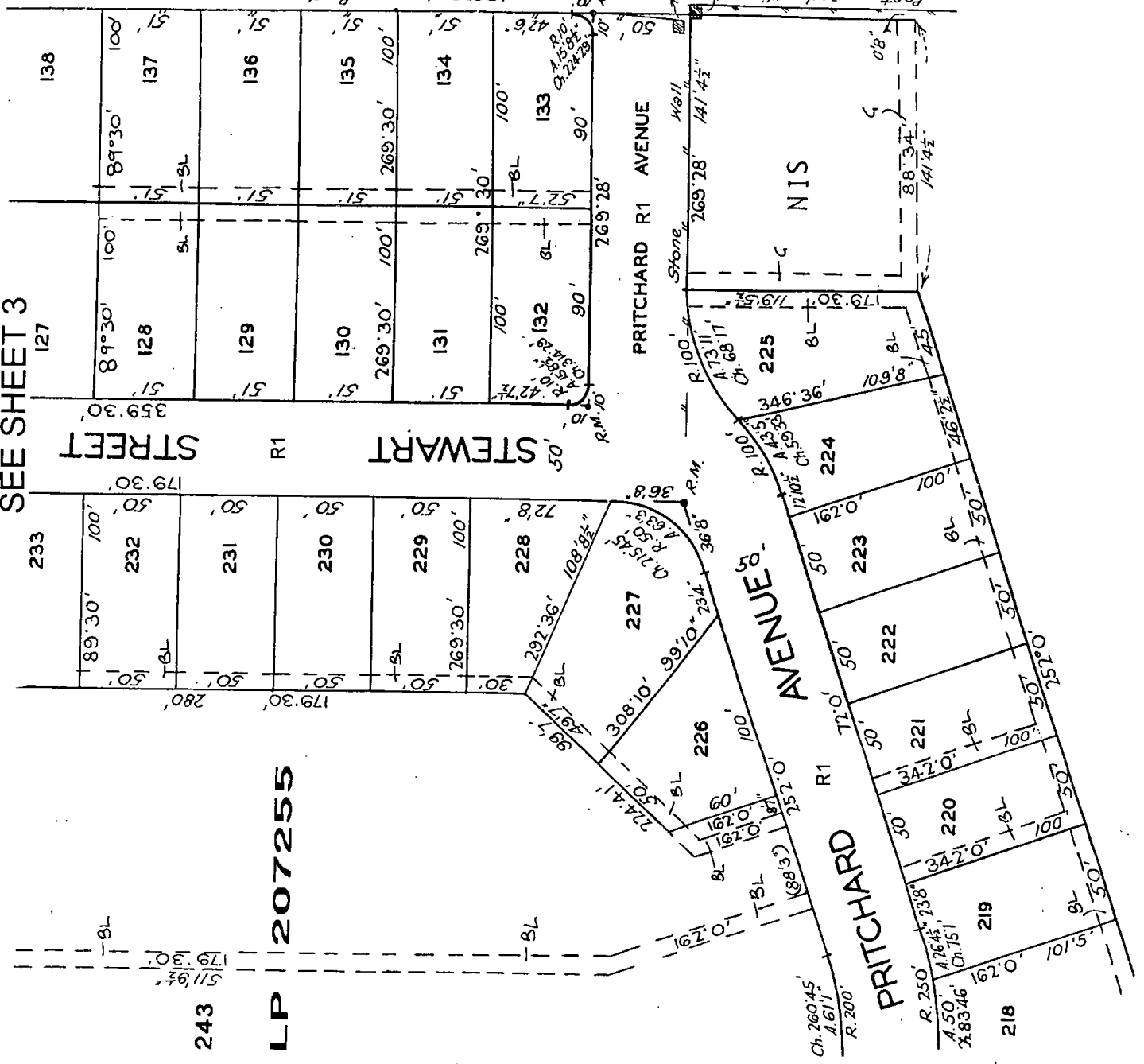
Post and Wire
359' 3 1/2"

Stone

LP 44101
8 SHEETS
SHEET 4

SEE SHEET 3

STREET



243
LP 207255

SEE SHEET 2

SEE SHEET 6

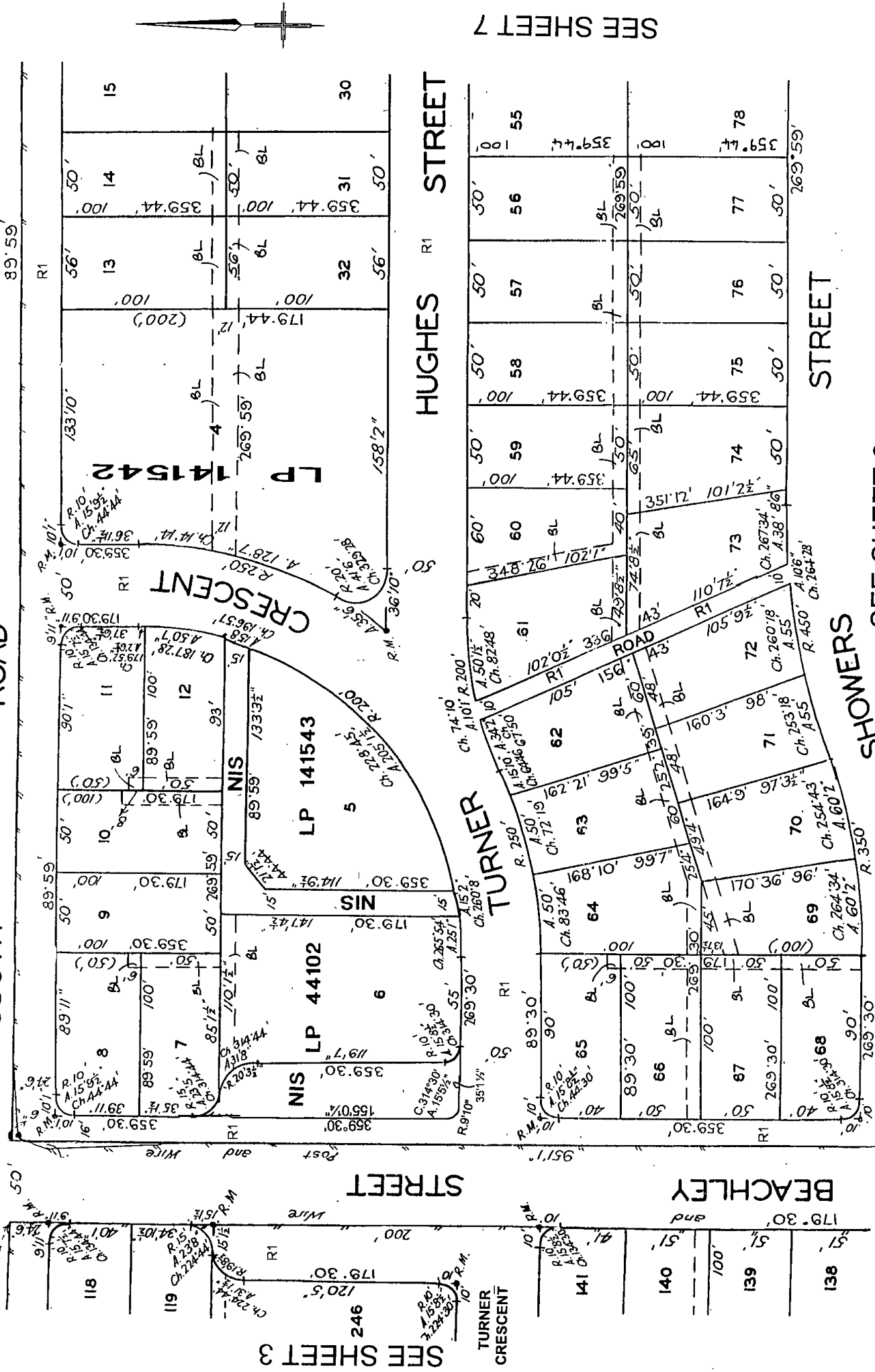


8 SHEETS
SHEET 5

LP 44101

SOUTH ROAD

ROAD



SEE SHEET 3

TURNER CRESCENT

STREET

BEACHLEY STREET

HUGHES STREET

STREET

SHOWERS STREET

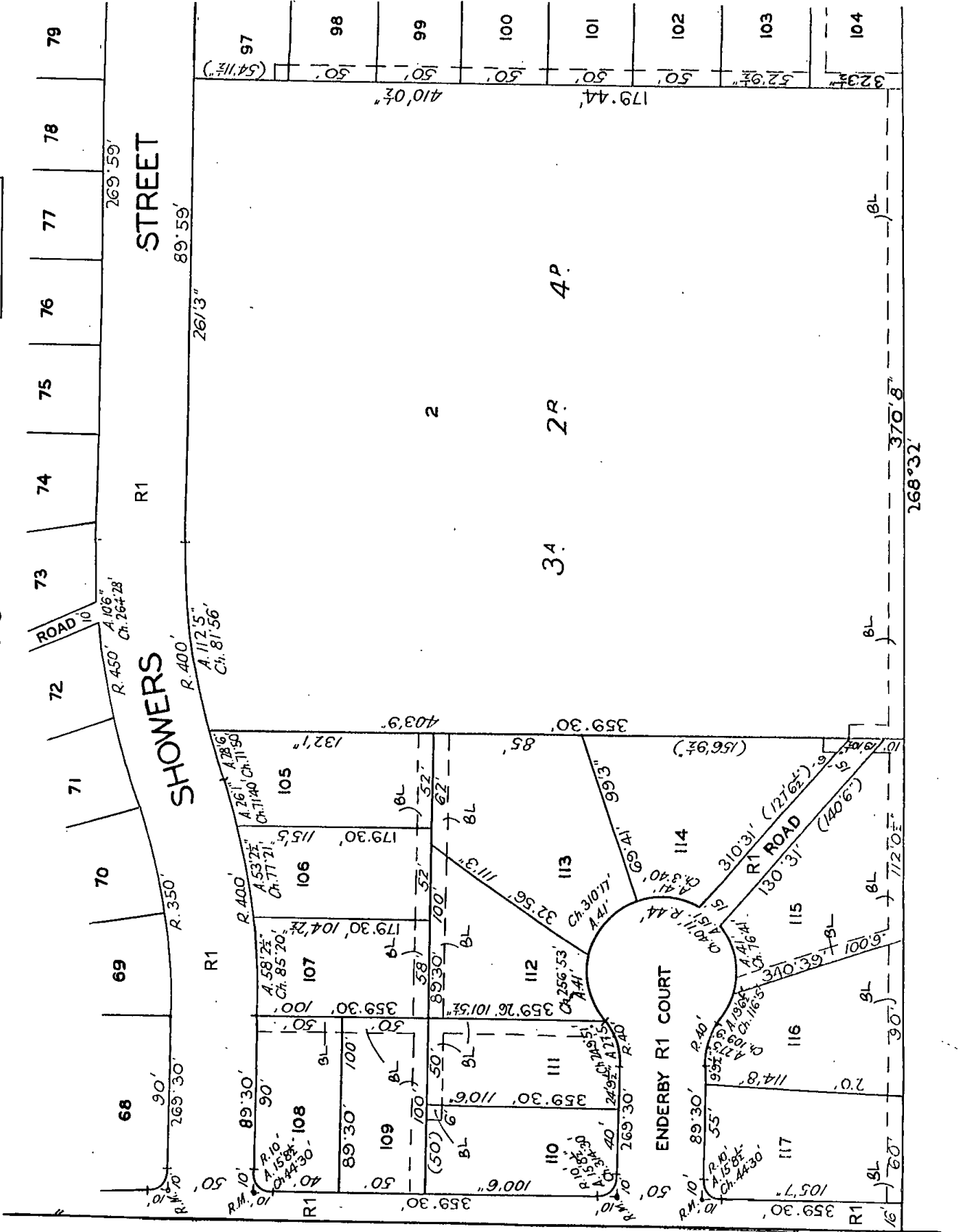
SEE SHEET 6

SEE SHEET 7

LP 44101

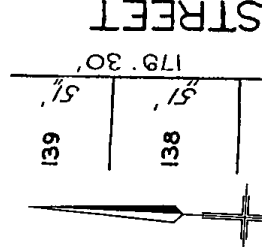
8 SHEETS
SHEET 6

SEE SHEET 5



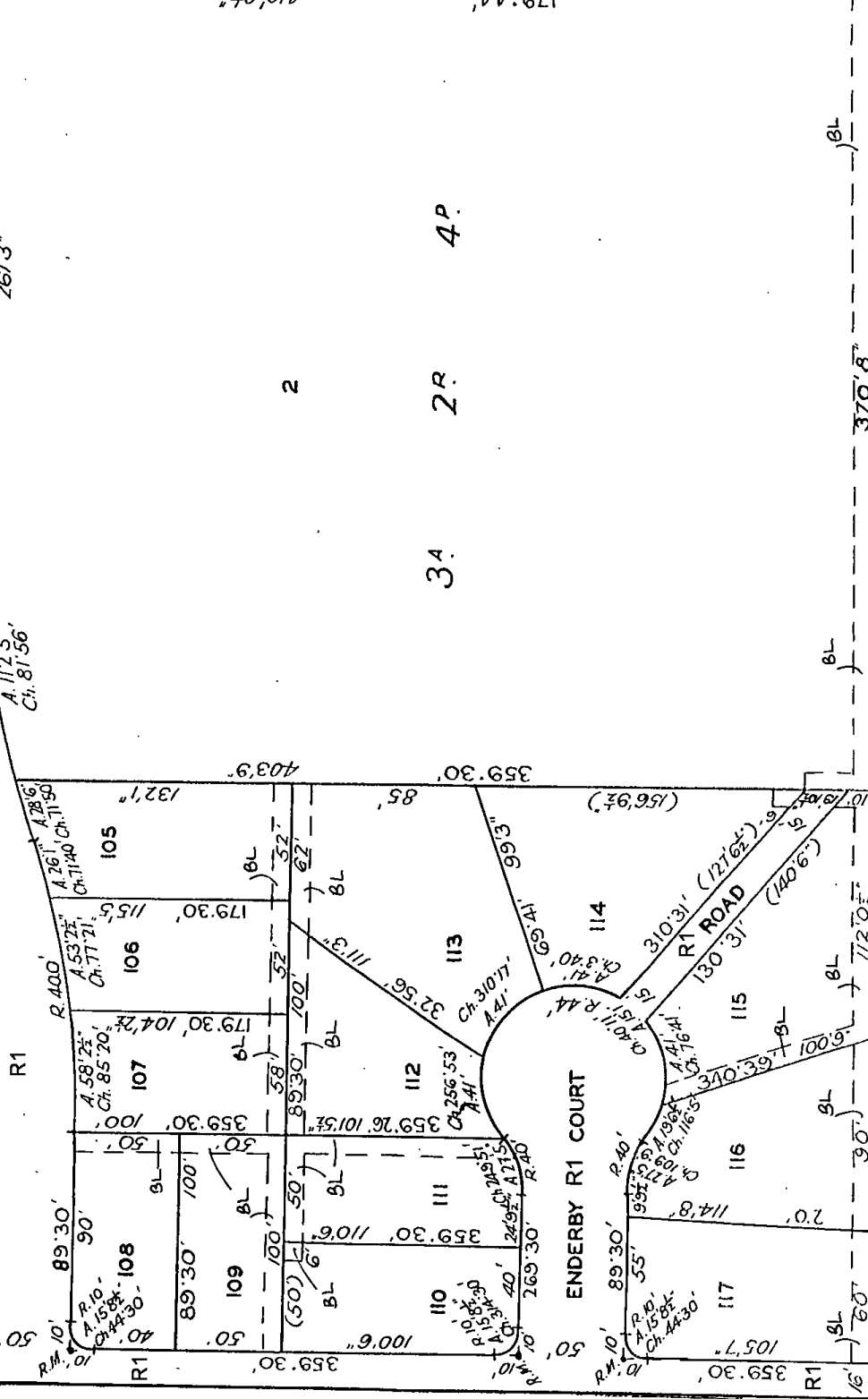
SEE SHEET 4

139
138
137
136
135
134
133



SEE SHEET 8

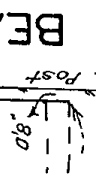
104
103
102
101
100
99
98
97



SEE SHEET 4

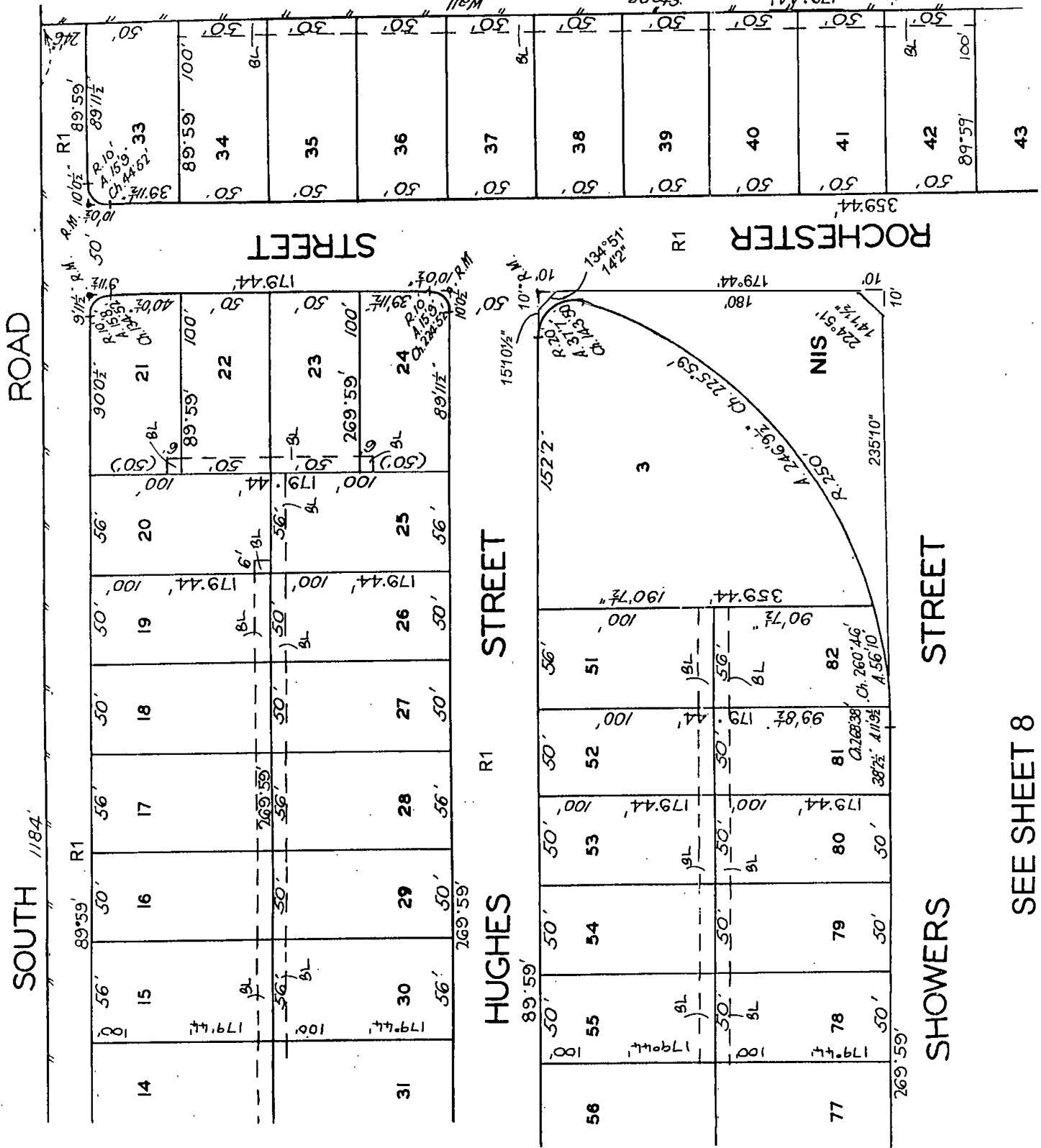
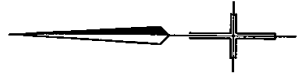
PRITCHARD AVENUE

BEACHLEY STREET



LP 44101

8 SHEETS
SHEET 7



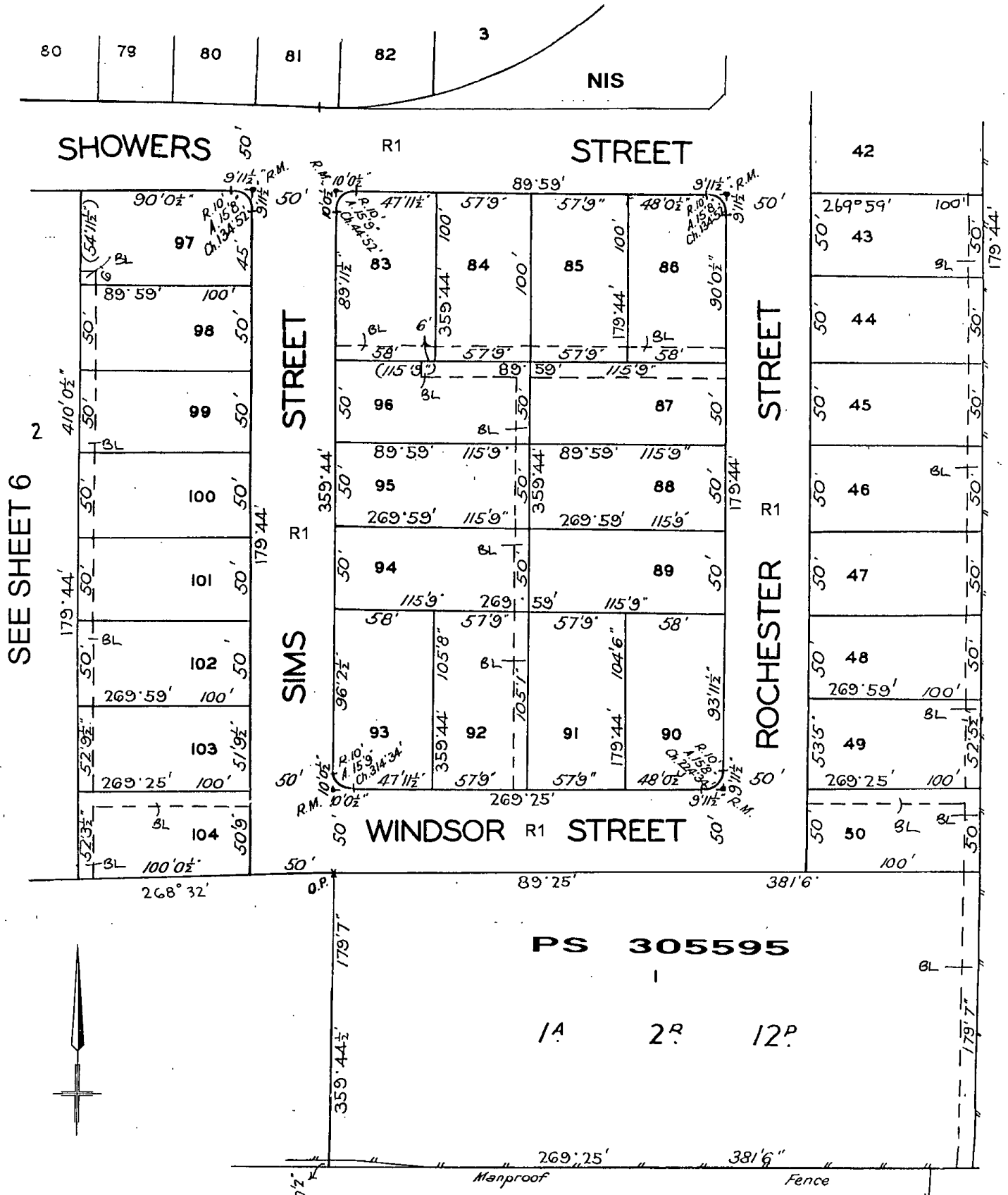
SEE SHEET 5

SEE SHEET 8

LP 44101

8 SHEETS
SHEET 8

SEE SHEET 7



SEE SHEET 6

2

2

PS 305595

1A 2R 12P





Manproof

Fence

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
L.P.44101

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

ArborReport Victoria

Trading as D.S.Murray & Co.
ABN 16 180 495 610

Arboricultural Consultants.

501/89 Beach St., Port Melbourne 3207
Phone: 96456000 Mob. 0412 809 571 Email: robportmel@bigpond.com

ARBORIST'S REPORT & TREE MANAGEMENT PLAN.

CLIENT NAME: TC AUS DEVELOPMENT PTY LTD
5 SOUTHWOLD STREET
ST ALBANS
VIC 3021

PROJECT LOCATION: 30 Rochester Street,
Braybrook.

DATE OF INSPECTION: September 9, 2024



BACKGROUND:

The property is vacant land with no existing trees. It is proposed to build two new residential units on the land. The proposal may have an impact on an existing street tree and two existing trees on adjoining land.

PURPOSE OF THIS REPORT:

- To provide an arborist's report addressing the requirements of The City of Maribyrnong Council. The report is to cover the three trees mentioned above.
- To provide details of species, origin, age, height, trunk location, trunk diameter, and approximate canopy spread, of the trees.
- To assess the health and structure of the trees.
- To assess the retention value (RV) of the trees.
- To calculate Structural Root Zones (SRZs).
- To list measures to protect the trees during construction, including Tree Protection Zones (TPZs) Tree Protection Management Plan (TPMP) drawing and Tree Management Plan (TMP) document.
- To consider the impact of the proposed development on the trees, under the guidelines of Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*.

METHODS:

The trees were assessed visually from ground level. No specific testing was undertaken. All measurements are approximate. TPZ encroachment is calculated by ArborCAD.

Page 2 to provides the description of the trees and page 7, the photos.

Proceed to page 3 for the discussion section of the report and page 5 for the TMP.

Please refer **only** to the accompanying Tree Protection Management Plan 26/9/2024 (the plan) which is referenced to Arc Zero Pty Ltd Ground Floor Plan (30) 24 September 2024.

DESCRIPTION OF THE TREES.

TREE NUMBER ON THE PLAN: T2.

SPECIES: *Prunus x blireana*

COMMON NAME: Flowering Cherry Plum.

ORIGIN: Exotic.

APPROXIMATE AGE: Mature.

APPROXIMATE HEIGHT: 4m.

DIAMETER OF CROWN SPREAD: North-South: 5m.
East-West: 4m.

TRUNK TYPE: Single.

TRUNK DIAMETER 1400mm ABOVE GROUND: 18cm. **TPZ:** 2.16m.

DIAMETER OF LOWER TRUNK: 18cm. **SRZ:** 1.61m.

STRUCTURAL CONDITION:

Low branches have been removed. Branching begins below 1400mm from ground level. The trunk diameter was measured below the branches.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV high (a street tree). To be retained.

TREE NUMBER ON THE PLAN: T3 & T4. Two very similar trees.

SPECIES: *Magnolia* 'Little Gem'

COMMON NAME: Magnolia.

ORIGIN: Exotic.

APPROXIMATE AGE: Semi-mature.

APPROXIMATE HEIGHT: 3.5m.

DIAMETER OF CROWN SPREAD: North-South: 1m.
East-West: 1m.

TRUNK TYPE: Single.

TRUNK DIAMETER 1400mm ABOVE GROUND: 4cm. **TPZ:** 2m.

DIAMETER OF LOWER TRUNK: 6cm. **SRZ:** 1.5m.

STRUCTURAL CONDITION:

Good structure and form.

HEALTH & VIGOUR:

Healthy and vigorous.

COMMENTS:

RV high (growing in an adjacent property). To be retained.

DISCUSSION:

Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* defines two specific zones:

1) TREE PROTECTION ZONE (TPZ):

The TPZ is designed to protect the roots, the trunk, and the canopy of each tree.

The area of the TPZ is a circle with a radius calculated by multiplying the trunk diameter at 1400mm above ground level, by 12.

The TPZs are marked on the accompanying plan, to scale, by circles. The TPZ circle is the larger circle in each case.

The minimum allowance for a TPZ is a circle with a radius of two metres, regardless of trunk diameter.

Except in specific circumstances, for the duration of the development, the TPZ should be enclosed by fencing and activity inside the enclosure should be restricted.

There must be:

- No building materials, rubbish or filling of any kind stored inside the fencing.
- No soil disturbance. **This includes no trenching for connection of services.**
- No fixings attached to the trees themselves, in particular no bolts, screws, wires or ropes.
- No preparation of paint, cement or plaster products, or washing of tools used with these products.
- No parking of vehicles or refuelling of vehicles or appliances.
- No change in soil surface levels.

See discussion below.

2) STRUCTURAL ROOT ZONE (SRZ):

The SRZ is the area required for tree stability, or the area where the structural (anchor) roots can be expected to be found.

The radius of the SRZ is calculated according to the formula $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$, where D is the trunk diameter (in metres) measured immediately above the root buttress. (Australian Standard AS 4970-2009 *Protection of Trees on Development Sites*). There should be **no soil disturbance** within the SRZ without prior investigation to ascertain the location of roots.

The SRZ is required to be calculated when there is encroachment into the TPZ. It is then marked on the plan, to scale, by a circle.

The minimum allowance for an SRZ is a circle with a radius of 1.5 metres regardless of trunk diameter.

No trees are to be removed.

Arboricultural impact assessment:

- The proposed development would have no impact on any of the trees.

This report assumes that there will be no site cut, no paving and no mechanical trenching for the installation of services within the TPZ of any tree.

TREE MANAGEMENT PLAN.

1. A project arborist must be appointed. This is a requirement of AS 4970-2009.
2. A copy of this TREE MANAGEMENT PLAN must be available on the site at all times during the life of the project. This is a requirement of AS 4970-2009.
3. Pre-demolition, pre-construction and pre-landscaping meetings must be organized to include the project manager, the contractors and the project arborist, to introduce the tree protection measures and requirements.
4. It is the responsibility of the site supervisor to ensure that the project arborist is notified of the beginning and completion of work on the project and that the project arborist is on the site at all appropriate times.
5. **Before demolition begins** T2 must have a Tree Protection Zone Fence enclosing part of the TPZ. The fence must be erected with commercially available temporary security fence panels, at least 1.8m high, made of chain wire mesh on galvanized pipe frames. Each fence panel must have concrete block footings and be fixed at the top to the adjoining panel with a bolted clamp. The fence must have a sign attached saying "TREE PROTECTION FENCE NO ACCESS". **Within the TPZ fencing of the tree there must be:**
 - No access to personnel, vehicles or machinery.
 - No building materials, rubbish or filling of any kind stored inside the fencing.
 - No soil disturbance. **This includes no mechanical trenching for connection of services.**
 - No fixings attached to the tree itself, in particular no bolts, screws, wires or ropes.
 - No preparation of paint, cement or plaster products, or washing of tools used with these products.
 - No parking of vehicles or refuelling of vehicles or appliances.
 - No change in soil surface levels.
6. The fence must be erected in the position shown on the plan. The position reflects the guidelines of the Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* but is modified to account for limitations on the site. The fence may have to be adapted by the project arborist, according to site conditions.
7. The nature strip must be maintained and mown during demolition and construction.
8. Tree protection fences must not be moved or altered without approval by the project arborist, and without written consent of the Responsible Authority.
9. No TPZ fencing is required for T3 or T4 because they will be satisfactorily protected by the double-fenced boundary (see photo below).
10. At intervals of three months, throughout the development process, the arborist must nominate a day to attend the site to ensure that the Tree Protection Management Plan is being adhered to.
11. After each visit the arborist must issue an emailed report, with photographic evidence, to the developer and to City of Maribyrnong Council detailing the date of the visit and the state of compliance with the Tree Protection Management Plan.
12. The street tree fencing must remain in place until all work is completed.

13. At the conclusion of the development the project arborist must assess the condition of the tree and its growing environment, and make recommendations for any remedial actions.

14. Following the final inspection and completion of remedial works, the project arborist must certify that the completed works have been carried out in compliance with the approved plans and specifications for tree protection. The certification must comply with AS 4970-2009 clause 5.5.2

A handwritten signature in black ink, appearing to read 'Robert Murray', written in a cursive style.

Robert Murray A.C.A. Uni.Melb.
Arborist.

Date 26 / 9 / 2024

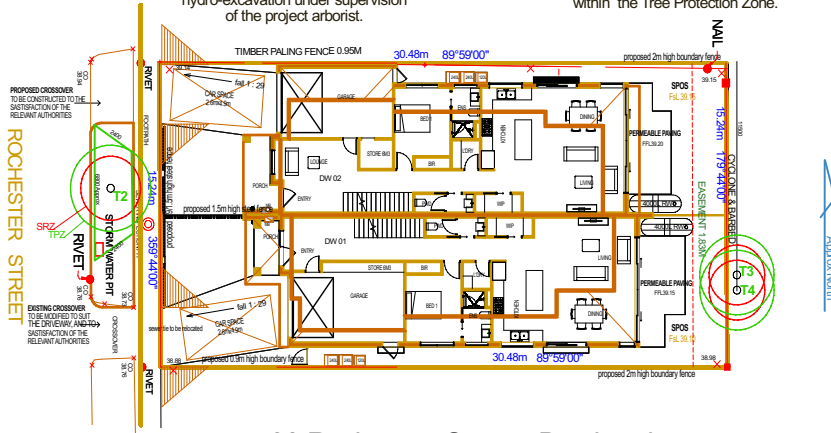
Ref:

Australian Standard AS 4970-2009 *Protection of Trees on Development Sites* Standards
Australian Sydney.



Any new services will either be located outside the Tree Protection Zone, bored under the Tree Protection Zone, or installed using hydro-excitation under supervision of the project arborist.

Refer to Tree Management Plan (document) for specific details of what actions are required within the Tree Protection Zone.



30 Rochester Street Braybrook

Tree Protection Management Plan

ArborReport Victoria

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RESCODE REPORT

Proposed Residential Development
30 Rochester Street
BRAYBROOK VIC 3019

24 SEP

2024

The proposal is for the construction of TWO (2) double-storey dwellings on an allotment.

THE PROPOSAL

The proposal is for the construction of TWO (2) double-storey dwellings on an allotment of approximately **465m²**; with a width of **15.24m** frontage and a length of **30.48m**.

PLANNING SCHEME PROVISIONS

The proposed site and surrounding land are zoned General Residential Zone_GRZ1 (Schedule 1) under the Maribyrnong Planning Scheme.

The purpose of the zone is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide high-density housing, allowing building up to and including four-storey buildings.

To encourage a variety of housing types in areas that provide good access to services and transportation, including activity and town centres.

To encourage appropriate transition between intensive development area and other residential areas.

To ensure design objectives' achievement, which is specified in the schedule of this zone.

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

STATE PLANNING POLICY FRAMEWORK

Clause 15 Built Environment and Heritage

15.01 Urban Environment

Objective

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

Response

- ✓ Numerous services, which are in close proximity, facilitate the proposed site; being within walking distance to the main bus route, major shopping hub, local restaurants, shops, schools and parks.
- ✓ This proposal will facilitate urban consolidation in an established urban area and will contribute to the improved usage of existing services and facilities.
- ✓ The design has the scale and built form corresponding with the adjoining dwelling. The proposed design incorporates many areas for landscaping, achieving a desired green feel, not just on ground levels but on balconies giving the dwellings an organic ambience.
- ✓ The design considers the impact of car parking and the dominant of garages from the street.
- ✓ The form and height are comparable with other developments in this neighbourhood; the styling and design will complement new developments and add value to the character of the street.

15.02 Sustainable development

Objective

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

Response

- ✓ Architecturally responsive to orientation; maximum northern winter sunlight into living spaces while blocking the hot summer sun. Providing cross ventilation for cooling and healthy air for the occupants.
- ✓ A min. 6-star energy rating reducing energy consumption via construction methods such as concrete slab, some double glazed windows & bulk insulation.
- ✓ Provision of water tank connected to the toilet, reducing water consumption; and solar hot water to utilise solar energy.

Clause 16 Housing

16.01 Residential development

Objective

- ✓ To promote a housing market that meets community needs.
- ✓ To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.
- ✓ To provide for a range of housing types to meet increasingly diverse needs.
- ✓ To deliver more affordable housing closer to jobs, transport, and services.

Response

- ✓ The proposed double-storey dwellings are designed with features to respect the existing neighbourhood character while responding in a contemporary manner. Also provides a diversity of housing type due to its design layout and features.
- ✓ Existing infrastructure will be utilised.
- ✓ Energy-efficient form of development encourages people to live in a more condensed environment.
- ✓ Two dwellings in place of is a step towards catering a response to population projections which indicate a continuing need for accommodation for smaller households and families.

Clause 18 Transport

Objective

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

Response

- ✓ The proposal is well situated for bus transportation.
- ✓ The proposal is within walking distance to shopping streets, schools, and parks.
- ✓ Required car spaces per dwelling have been provided on-site, which will minimise street parking.

52.06 Car Parking

Objectives: To ensure that car parking is provided under the State Planning Policy Framework and Local Planning Policy Framework. To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality. To support sustainable transport, which is alternative to the motor car. To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality. To ensure that the design and location of car parking are of a high standard creates a safe environment for users and enables easy and efficient use.

Response to objectives: Two car spaces for each four-bedroom dwelling with one space under cover is provided, The development also proposes potential on-street parking for visitors.

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

55.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION

The proposed developments are in a quiet suburban street closed to reserves, schools, public transports, local shops and restaurants.

There are typical grid street patterns and flat topography.

Street setback varies from **5.0 m to 7.0 m**.

Housing type in the area varies from single and double-storey houses, double-storey townhouses, and modern apartment buildings.

The hip roof form is dominant along both streets with a range of cladding materials ranging from brick facades to weatherboards finishes.

There is also a variety of materials, finishes and colours; vertical and horizontal board, brick, concrete and renders.

DESIGN RESPONSE- CLAUSE 55.01-2

The proposal is a legitimate response to housing consolidation, diversity, affordability and good design policies, and the design performs well against Clause 55 in the assessment of development comprising two or more dwellings on a lot.

The form and height are comparable with other developments in this neighbourhood; the styling and design will complement new developments and add value to the character of the street.

The accommodation on offer will be relatively compact, but comfortable providing a good balance of indoor and outdoor amenity in a location so close to public transport and community facilities and services. (Refer to site context plan for further information)

Overlooking to adjoining properties is minimised through the use of privacy screens, obscured glazing and highlight windows at appropriate locations.

The northern sunlight to private open space and living areas has been maximised.

Opportunities for landscaping at the site are promising and will ensure a positive long term contribution to the character of the neighbourhood.

Overshadowing is minimised to neighbouring dwellings by suitable setback from the first floor to the property boundaries.

Development density is appropriate due to site location, being within proximity to all facilities, such as public transport, shopping and local schools. The development will improve the existing neighbourhood character.

The setback of the development is complementary to the setbacks of other dwellings on the street. Walls on boundaries are designed to reduce the impact on adjoining properties. Clotheslines are concealed in rear yards away from public view and plenty of storage areas designed within the dwellings.

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

NEIGHBOURHOOD CHARACTER OBJECTIVE- CLAUSE 55.02-1

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.

Standard B1_Neighbourhood character

Objectives: The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Response to objectives: Appropriate design responses to the neighbourhood and site. The design respects the existing or preferred neighbourhood characters and responds to site features.

Standard B2_Residential policy

Objectives: To ensure that residential development is provided following any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Response to objectives: The application to be accompanied by written statements that explain consistency with relevant housing policy in SPPF, LPPF, MSS and local planning policies.

Standard B3_Dwelling Diversity

Objectives: To ensure a range of dwelling sizes and types in developments of ten or more dwellings.

Response to objectives: Not applicable due to the proposal of fewer than ten dwellings.

Standard B4_Infrastructure

Objectives: Provides appropriate utility services and infrastructure without overloading the capacity.

Response to objectives: Connection to reticulated sewerage, electricity, gas and drainage services. The capacity of infrastructure and utility services should not be exceeded unreasonably. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.

Standard B5 Integration with the street

Objectives: Integrate the layout of development with the street.

Response to objectives: The development has a reasonable engagement to the street. Vehicle and pedestrian links that maintain and enhance local accessibility. The development next to public open space should be laid out to complement the open space.

55.03 SITE LAYOUT AND BUILDING MASSING

Standard B6 Street setback

Objective: The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Response to objectives: A staggered front setback of 5.9m and 6.4m are proposed, with the average of 6.1m. **Request for variation for 100mm for dwelling two as the objective is achieved. This is to achieve a non-flat façade while maintaining the large rear yards.**

Standard B7 Building height

Objectives: Building height should respect the existing or preferred neighbourhood character.

Response to objectives: The proposed building height has complied with the standard.

Standard B8 Site coverage

Objective: Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.

Response to objectives: The proposed complies with the standard of 60% (GRZ1)

Standard B9 Permeability

Objectives: Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.

Response to objectives: The proposed complies with the standard of 20%.

Standard B10 Energy Efficiency

Objectives: Achieve and protect energy-efficient dwellings and residential buildings. Ensure that orientation and layout reduce fossil fuel energy use and makes appropriate use of daylight and solar energy.

Response to objectives: The orientation of buildings should make appropriate use of solar energy. Siting and design of buildings should not reduce the energy efficiency of buildings on adjoining lots. Private open space and living areas are orientated to the north and west side. North facing windows have been maximised for solar access.

Standard B11 Open space

Objectives: Integrate layout of development with any public and communal open space provided in or adjacent to the development.

Response to objectives: Not applicable.

Standard B12 Safety

Objectives: Layout to provide safety and security for residents and property.

Response to objectives: Entrances to dwellings are readily visible from the street which complies with the standards. Planting will not create unsafe spaces along and streets and access ways. Good lighting, visibility, and surveillance of car parks and internal access ways. Protection of private spaces from inappropriate use as public thoroughfares.

Standard B13 Landscaping

Objectives: To provide appropriate landscaping which respects the character of the neighbourhood. Encourage of retention of mature vegetation of the site wherever possible.

Response to objectives: There are no impediments to the development of a concept that would complement the dwellings and contribute to the landscape character of the area. The plans indicate the potential for canopy trees and complimentary vegetation. Opportunities for landscaping at the site are good and will ensure a positive long-term contribution to the character of the neighbourhood. Furthermore, the proposal offers plenty of planting along the driveway and site boundary.

Standard B14 Access

Objectives: Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respect neighbourhood character.

Response to objectives: Total of two (2) crossovers are proposed. Additional crossover is proposed while the existing crossover will be retained and modified to the satisfaction of the relevant authority. The design allows convenient, safe and efficient vehicle movements with street and dwelling. Access for service, emergency and delivery vehicles provided.

Standard B15 Parking location

Objectives: Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.

Response to objectives: Each dwelling has a parking space and either a secured garage or a carport close to the respective dwelling.

55.04 AMENITY IMPACTS

Standard B17_Side and Rear Setbacks

Objectives: Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.

Response to objectives: The proposed buildings comply with the standard; on or within 150 mm of a boundary should have a setback of one metre from the side and rear boundary; 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.

Standard B18_Wall on boundaries

Objectives: Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.

Response to objectives: Proposed northern wall on boundary comply with the standard. The height and length will quantify to no unreasonable impacts on adjoining neighbours.

Standard B19_Daylight to Existing windows

Objectives: Allow adequate daylight into existing habitable room windows. Where walls of the dwellings are being constructed opposite habitable room windows in adjacent dwellings, the walls are sufficiently setback from those windows to exceed the 3m² with a minimum 1.0 metre clear to the sky dimension.

Response to objectives: Daylight to all existing habitable room on neighbouring properties is maintained.

Standard B20_North Facing windows

Objectives: Allow adequate solar access to existing north-facing habitable windows of the adjoining neighbours.

Response to objectives: No unreasonable impact to the adjoining neighbour's habitable windows.

Standard B21_Overshadowing open space

Objectives: Ensure buildings do not significantly overshadow existing secluded private open space. At least 75%, or 40sqm with min. 3m, whichever lesser, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3 pm on 22 September.

Response to objectives: The new dwellings comply with the standard and do not significantly overshadow neighbouring secluded private open spaces.

Standard B22_Overlooking

Objectives: Limit views into existing secluded private open space and habitable windows.

Response to objectives: Risk of overlooking to neighbour's private open spaces have been minimised wherever possible. The proposal applies fixed, obscure glazing glass (not the film) in any part of the window below 1.7 metres above floor level; to any windows facing neighbouring secluded private open space.

Standard B23_Internal views

Objectives: Limit views into existing secluded private open space and habitable windows of dwellings and residential buildings within the same developments.

Response to objectives: The dwellings have been designed to minimise the risk of overlooking within the development.

Standard B24_Noise impact

Objectives: Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.

Response to objectives: Noise sensitive rooms and private open space have been considered regarding noise sources on immediate property.

55.04 ON-SITE AMENITY AND FACILITIES

Objectives: Consider people with limited mobility in the design of developments.

Response to objectives: Ground floors of all dwellings are accessible or able to be easily made accessible to people with limited mobility.

Standard B26_Dwelling Entry

Objectives: Provide a sense of identity to each dwelling.

Response to objectives: All dwellings entry points are readily identifiable from the street. The entries add a sense of personal address and transitional space.

Standard B27_Daylight to New windows

Objectives: Allow adequate daylight into new habitable room windows.

Response to objectives: All windows of habitable rooms have been located to face an outdoor space, which is clear to the sky, therefore comply with this standard.

Standard B28_Private open space

Objectives: Provide reasonable recreation and service needs of residents by adequate private open space. Unless specified in the schedule to the zone, a dwelling should have private open space of **40m²**, 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 **25m²**, a minimum dimension of **3m** and convenient access from a living room.

Response to objectives: All dwellings have private open spaces which either meet or exceed the schedule to the zone requirements.

Standard B29_Solar access to open space

Objectives: Allow solar access into the secluded private open space of new dwellings.

Response to objectives: All dwellings have primary private open spaces that will receive direct solar access. Solar access to open spaces is provided in an amount that suits to the usability of those areas.

Standard B30_Storage

Objectives: Provide adequate storage facilities (min. 6 m³) for each dwelling.

Response to objectives: All dwellings are provided with a minimum of 6 m³ storage within the garage.

55.06 DETAILED DESIGN

Standard B31_Design detail

Objectives: Encourage design detail that respects the existing or preferred neighbourhood character façade articulation, detailing, window and door proportions, roof form, veranda, eaves and parapets. Garages and carports should be visually compatible with the development and neighbourhood character.

Response to objectives: The design of this medium density development has been composed and detailed that can fit appropriately among other homes and their garden settings. The proposed garages are located and designed to minimise visual bulk from the street frontage, which is compatible with the existing neighbourhood character of the area.

Standard B32_Front fences

Objectives: Encourage front fence design that respects the existing or preferred neighbourhood character. A front fence within 3 metres of a street should not exceed 1.5 metres in "other streets". Front fence height on streets in a Road Zone, Category 1 as specified in the Tables to Standard A20 and Standard B32 continues to apply. (Scheduled to the zone)

Response to objectives: 0.9m high and 1.5m high steel fence are proposed at the frontage of the development.

Standard B33_Common property

Objectives: Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.

Response to objectives: The proposed dwellings have no common spaces.

Standard B34_Site services

Objectives: Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.

Response to objectives: Dwelling layout in the design has provided sufficient space and facilities for services to be installed and maintained. Bins and clothesline area has been provided. Mailboxes provided and located for convenient access as required by Aus. Post.