

Application for Planning Permit

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Planning Enquiries
Phone: 03 9688 0200
Web: <http://www.maribyrnong.vic.gov.au>

⚠ 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 concerns, please contact Council's planning department.

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

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

The Land

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 13	St. Name: KENNETH ST
Suburb/Locality: BRAYBROOK		Postcode: 3019

Formal Land Description *

Complete either A or B.

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

A Lot No.: 265 Lodged Plan Title Plan Plan of Subdivision No.: 059125

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.

② **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

3-UNIT DEVELOPMENT
CONSTRUCTION OF 3 NEW DWELLINGS

📎 Provide additional information on 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.

③ **Estimated cost of development for which the permit is required ***

Cost \$897K **⚠** You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

④ **Describe how the land is used and developed now ***

eg. 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.

Title Information

5 Encumbrances on title *

If you need help about the title, read:
[How to Complete the Application for Planning Permit Form](#)

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', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

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: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON	State: VIC	Postcode: 3072

Contact person's details *		Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING & DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON	State: VIC	Postcode: 3072

Contact information

Business Phone: 0390181529	Email: ADMIN@PLANNINGANDDESIGN.COM.AU
Mobile Phone: 0411758381	Fax:

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name: JOAN	Surname: MORRIS
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 13	St. Name: KENNETH ST
Suburb/Locality: BRAYBROOK	State: VIC	Postcode: 3019
Owner's Signature (Optional):	Date: <input type="text"/>	
	day / month / year	

Declaration

7 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: 27/02/2024

day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit Form](#)
General information about the planning process is available at <http://www.dpcd.vic.gov.au/planning>

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

8 **Has there been a pre-application meeting with a Council planning officer?**

No Yes

If 'yes', with whom?:

Date:


day / month / year

Checklist

9 **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 the 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 check list.

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

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

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

Maribyrnong City Council
PO Box 58 Footscray VIC 3011
Cnr Napier & Hyde Streets Footscray VIC 3011

Contact information:

Telephone: 61 03 9688 0200

Fax: 61 03 9687 7793

Email: email@maribyrnong.vic.gov.au

DX: 81112

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

VOLUME 08811 FOLIO 359

Security no : 124111112511K
Produced 07/12/2023 03:17 PM

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

LAND DESCRIPTION

Lot 265 on Plan of Subdivision 059125.
PARENT TITLE Volume 08708 Folio 124
Created by instrument 5262155R 28/01/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOAN RITA MORRIS of 13 KENNETH ST BRAYBROOK VIC 3019
AK503218K 05/08/2013

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 LP059125 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: 13 KENNETH STREET BRAYBROOK VIC 3019

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP059125
Number of Pages (excluding this cover sheet)	4
Document Assembled	07/12/2023 15:17

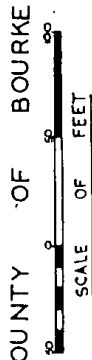
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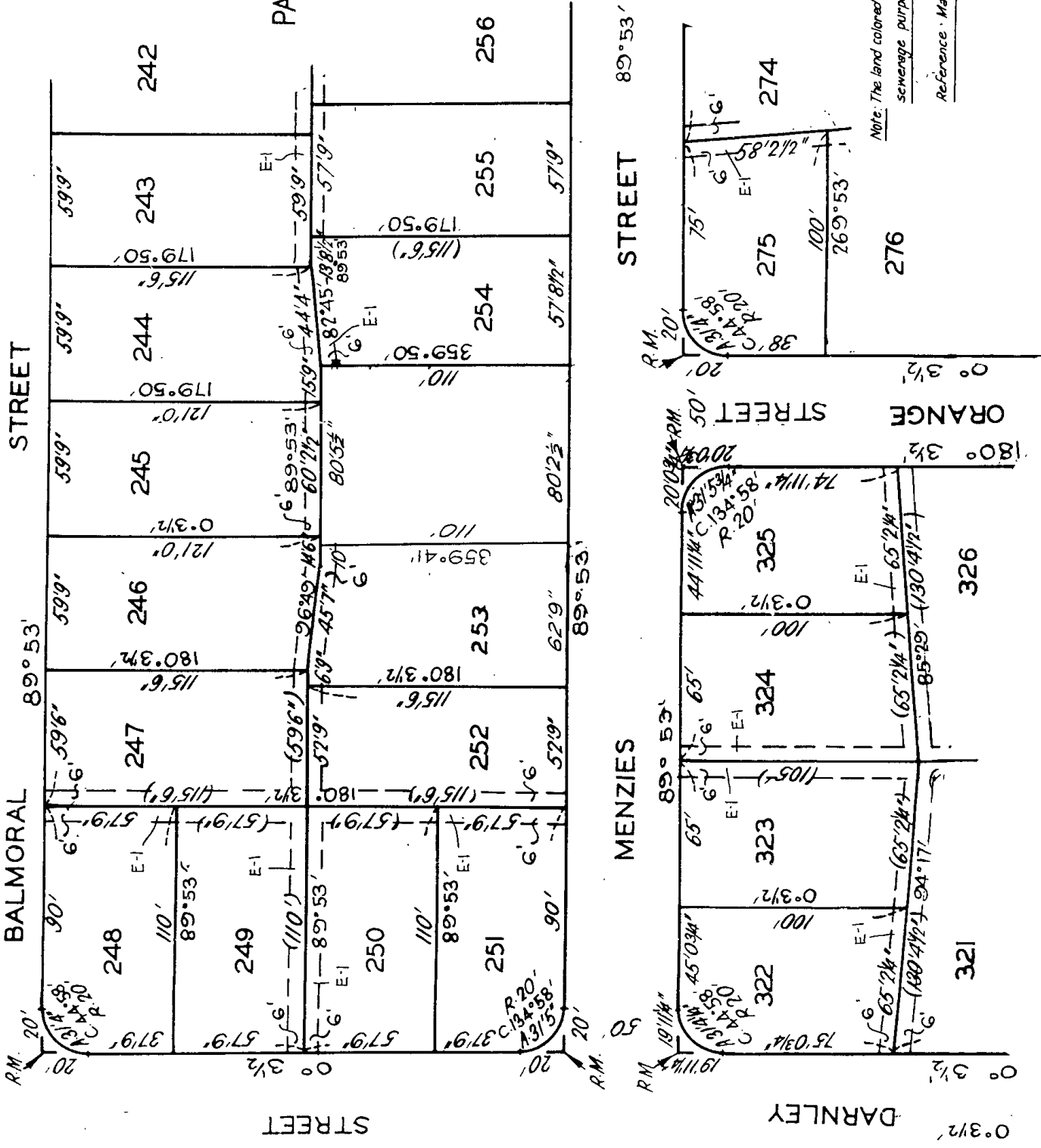
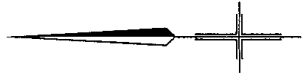
LP59125
EDITION 1
APPROVED 26/2/69

HOUSING COMMISSION OF VICTORIA
MAIDSTONE ESTATE
PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 17
PARISH OF CUT PAW PAW
COUNTY OF BOURKE



COLOUR CODE
E-1=BLUE

VOL. 8708 FOL. 124



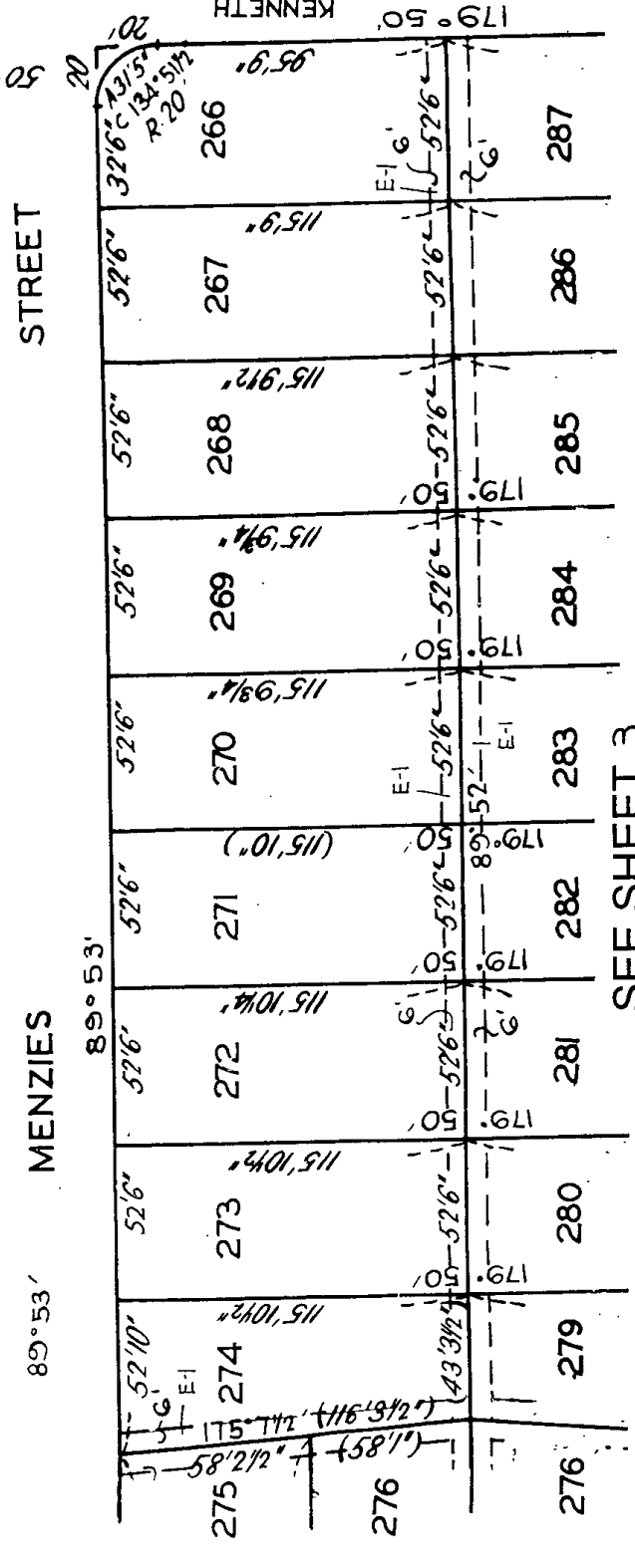
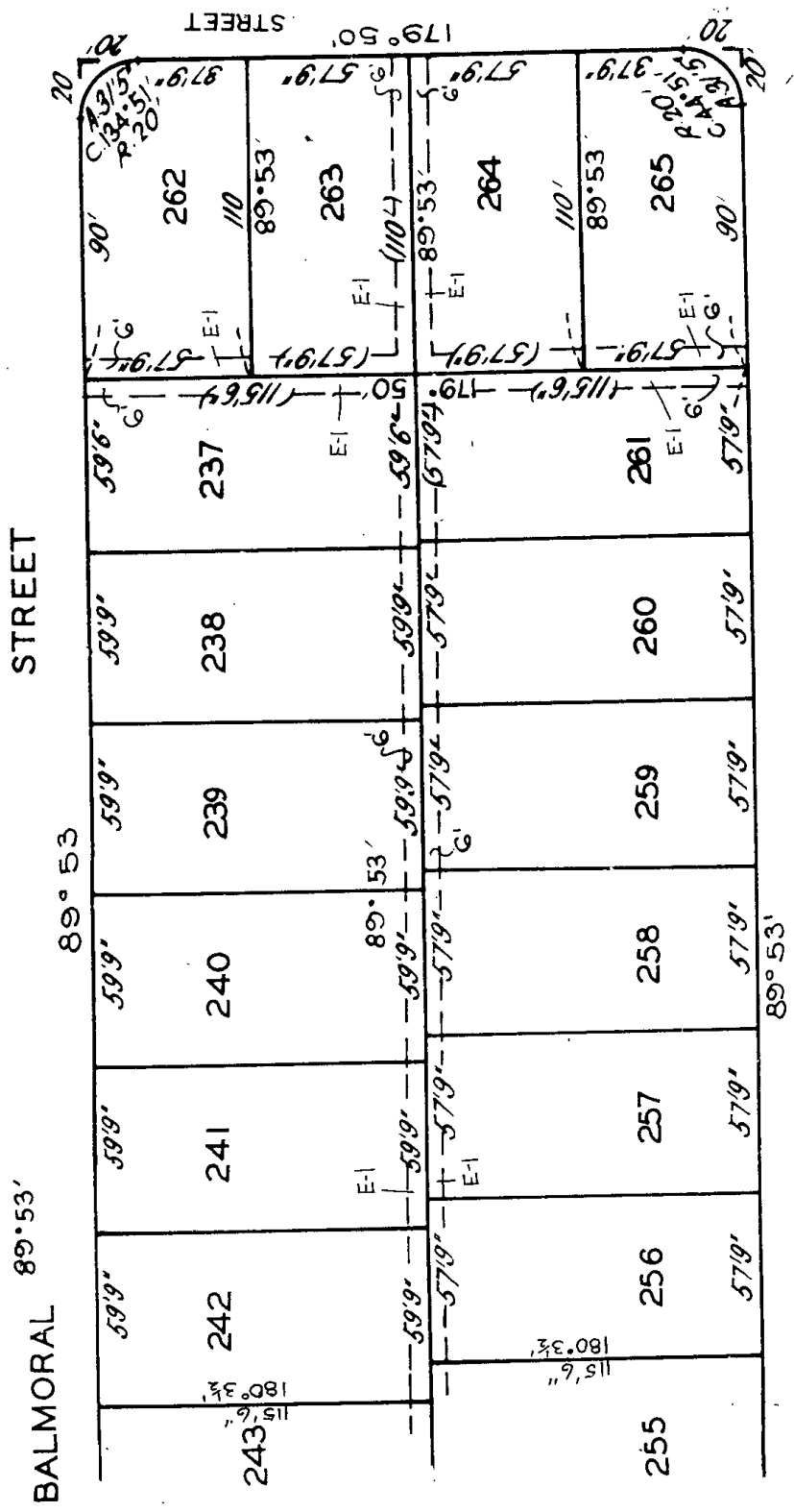
Note: The land colored blue is set apart for drainage and sewerage purposes and is 5ft wide except where otherwise shown.
Reference: Marks are 6"x1" Iron Spikes

SEE SHEET 2

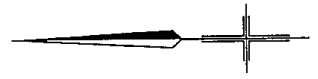
4 SHEETS
SHEET 1

SEE SHEET 4

LP59125



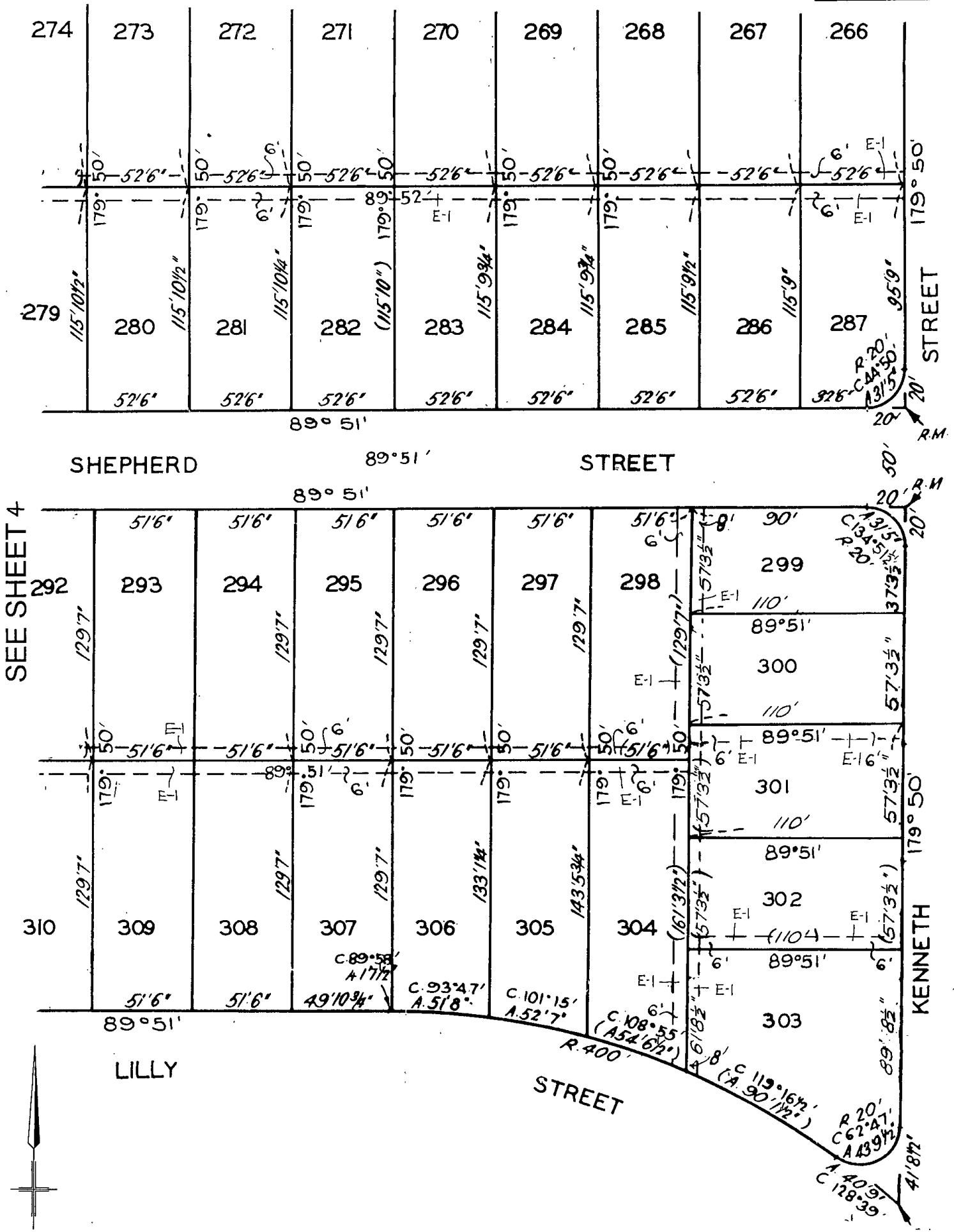
4 SHEETS
SHEET 2



LP59125

SEE SHEET 2

4 SHEETS
SHEET 3

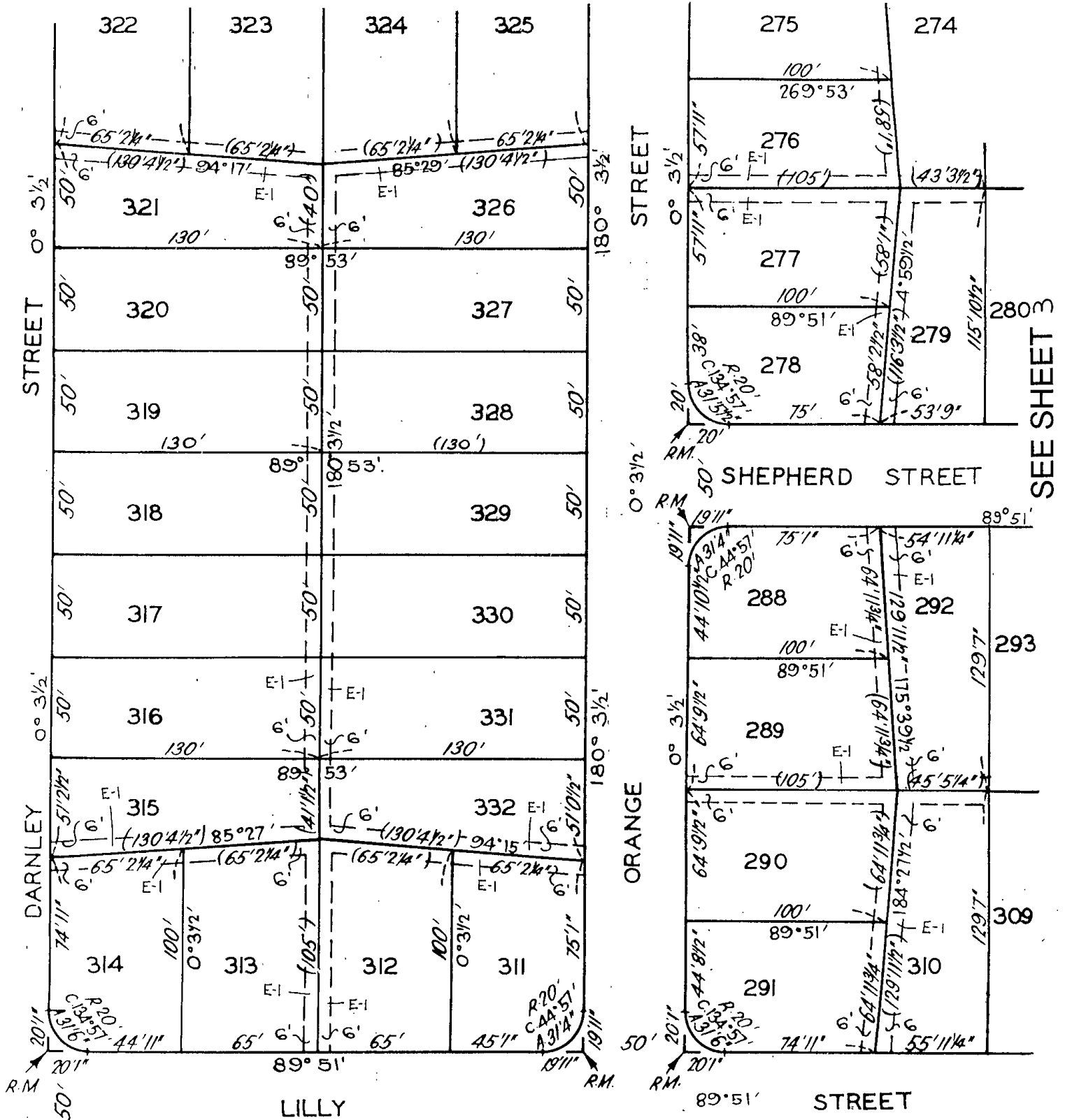


LP59125

4 SHEETS
SHEET 4



SEE SHEET 1





PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

PLANNING REPORT ASSESSMENT

13 Kenneth Street, Braybrook

Proposed development of three dwellings

Municipality: Maribyrnong City Council

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 27 February 2024

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01 | Proposal

The proposal involves the development of three dwellings in a General Residential Zone (GRZ1) with a Development Contributions Plan Overlay (DCPO2). Key features of the development are summarized below:

Dwelling Layout

- Proposed three double storey dwellings are sited in tandem.
- All dwellings are designed with traditional living configurations featuring open plan living, meals and kitchen area on the ground level.
- All dwellings are designed with one bedroom on the ground level and three bedrooms on the first level.

Vehicle access and car parking

- Existing crossover is relocated and modified for vehicle access to unit 3.
- A new crossover is proposed along Menzies Street for vehicle access to unit 2.
- A new crossover is proposed along Kenneth Street for vehicle access to unit 1.
- All units are provided with a single garage and single car space.

Landscaping

- Existing vegetation on site is removed.
- Comprehensive landscaping is introduced with new plantings.
- Direct access to secluded private open space is provided from the living/meals area.

Setbacks & Building Heights

- Proposed front setback is 6.1m from the street.
- Proposed overall height is 8.0m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

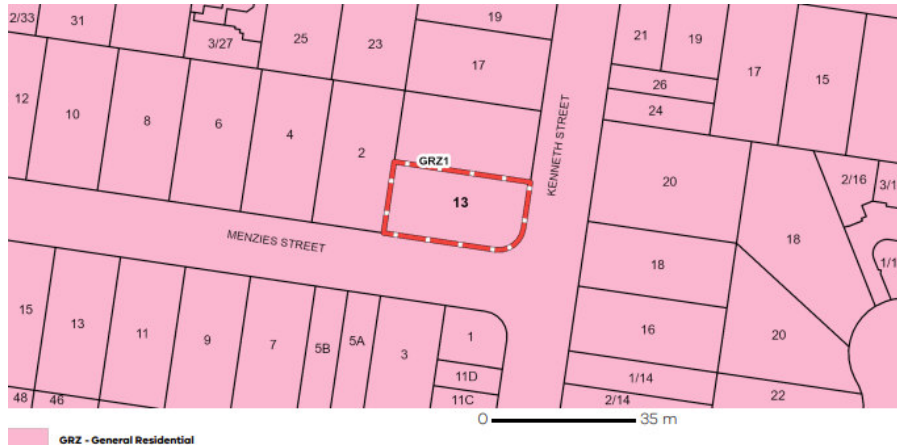
Planning permit is required under Clause 32.09-6 of the Maribyrnong Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

The proposed development will contribute to the Development required under Clause 43.02-2 of the Maribyrnong Planning Scheme to construct a building or construct or carry out works under the Design and Development Overlay.

02 | Site and Surrounds

Subject Site

The subject site is located on the west side of Kenneth Street. The site has a total area of 582.7sqm, with a front boundary of 11.51m & 8.63m (east & southeast), rear boundary of 17.6m (west) and two side boundaries of 33.53m (north) and 27.43m (south). The site has a fall of approximately 0.1m. There is an easements present towards the rear of the site.



The current site contains a detached single storey weatherboard dwelling with metal roof. It has a setback of approximately 6.6m from Kenneth Street. The front yard is low maintenance, with a low timber paling fence running along the street frontage. No parking structures such as a garage or carport are present on the site. All existing structures are to be demolished to accommodate the proposed development.

A street tree and power pole is present in the nature strip fronting the site. Vehicle access is provided by a crossover located to the right end of the street frontage, this will be modified to the satisfaction of the responsible authority.



Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the left of the site:

2 Menzies Street

The property contains a single storey brick dwelling with metal roof. It is setback approximately 5.9m from the street. The front yard is low maintenance in character, with a wire front fence along the front boundary. Vehicle access to the site is via a crossover located to the right end of the street frontage.



To the right of the site:

15 Kenneth Street

The property is occupied by a 2-unit development consisting of two single storey brick dwellings with metal roofs. It has a setback of approximately 6.1m from the street. The front yard is low maintenance, with an iron front fence along the front boundary. Vehicle access is provided by a crossover located to the right end of the street frontage.



Neighbourhood Context

The surrounding area is an established residential area, consists predominantly of post war period dwellings and recent developments. Dwellings around the neighbourhood are mostly detached one storey tall with brick or weatherboard exteriors and pitched tile roofs. Multi-dwelling developments are common in the area. They are generally semi-detached or attached dwellings, diverse in architectural style and form.

Garages and carports are commonly recessive in the streetscape, situated to the rear of the dwellings. Fences, when present along the street frontage, are of varying styles and height. Front gardens are a combination of well-established or low maintenance with lawn cover, trees and shrubs. High canopy native and exotic trees are present along the nature strips and inside the garden of properties.

The subdivision pattern of the area varies in size, width, and depth, with block sizes ranging from approximately 300-800sqm. The setback of dwellings along Kenneth Street in proximity to the subject site range approximately from 2-8m.

Multi-dwelling developments in the area include:



The Locality

Kenneth Street is a local street connecting to Balmoral Street (north) and Lily Street (south). The site is located within convenient proximity to various community services and facilities.

Public Transport services

- Bus service 215 runs nearby on Ballarat Road.
- Bus service 220 runs nearby on Ballarat Road.
- Bus service 410 runs nearby on Ballarat Road.
- Tram service 58 runs nearby on Gordon Street.
- Tottenham Station is approximately 2.8km south.

Public open space, sport and recreation facilities

- Braybrook Reserve is approximately 180m north.
- Kinder Smith Reserve is approximately 600m west.
- Braybrook Park is approximately 750m south.
- Skinner Reserve is approximately 650m south.
- Cranwell Park is approximately 850m north.

Education services

- Caroline Chisholm Catholic College is approximately 730m southwest.
- Braybrook College is approximately 1.2km northwest.
- Sunshine Harvester Primary School is approximately 1.1km west.
- Sunshine College is approximately 2.1km northwest.
- Our Lady of the Immaculate Conception School is approximately 1.9km southwest.

Retail services

- Braybrook Shopping Precinct is approximately 870m east.
- Highpoint Shopping Centre is approximately 4.6km northeast.
- Central West Shopping Centre is approximately 1.4km south.
- Sunshine Plaza is approximately 1.8km west.

Religious services

- St Peters & St Andrews church is approximately 460m southwest.
- Catholic Archdiocese of Melbourne is approximately 750m southeast.

Health services

- Central West Medical Centre is approximately 2.2km southeast.
- Footscray Hospital is approximately 3.7km southeast.

Community services

- Braybrook Library is approximately 700m south.
- Braybrook Community Hub is approximately 700m south.

Emergency and government services

- Australia Post is approximately 700m south.

Site Opportunities & Constraints

Opportunities and constraints are identified through an assessment of the site and context. The proposed development is designed to respond positively to these matters.

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The natural slope of the site will have minimal effect on the development.

Constraints

- There is an easement towards the rear of the lot.
- The properties to the north and west contains secluded open space areas adjoining to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevance to this application:

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R Settlement – Metropolitan Melbourne

Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-1R Urban design – Metropolitan Melbourne
To create a distinctive and liveable city with quality design and amenity.
- Clause 15.01-2S Building design
To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- Clause 15.01-3S Subdivision design
To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-4S Healthy neighbourhoods
To achieve neighbourhoods that foster healthy and active living and community wellbeing.

- Clause 15.01-4R Healthy neighbourhoods– Metropolitan Melbourne
- Clause 15.01-5S Neighbourhood character
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
To facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-1R Housing supply – Metropolitan Melbourne
- Clause 16.01-2S Housing affordability
To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport integration
To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Local Planning Policy Framework

The Municipal Strategic Statement (MSS) and Local Planning Policies outline key objectives and strategies of a given municipality and provide specific guidelines for planning, land use and development. The proposal accords with the following key municipal strategies and local policies:

Clause 21.02 Municipal Profile:

The City of Maribyrnong is situated in the inner west of Melbourne, located 4 kilometres from the Melbourne Central Business District (CBD). The municipality is experiencing significant changes, the city's 'renewal' is bringing a greater residential character and reputation while the industrial character and image is receding. The extent of new development provides opportunities to build on the qualities of the city's heritage and neighbourhood character and streetscapes whilst also introducing new forms of development that can enhance the city's role, design, image and liveability.

Clause 21.04 Settlement

Clause 21.04-2 Housing Growth

Key objectives and strategies of relevance include:

Objective5 To accommodate between 14,000 and 16,000 additional households by 2031.

- Strategies*
- *Direct most of the residential development to identified substantial change areas, and substantial change activity centres.*
 - *Support incremental change across residential areas.*
 - *Limit change in established residential areas with heritage significance or an identified residential character, and areas with an identified constraint, such as inundation, that necessitate protection through a specific overlay.*

Clause 21.06 Built Environment and Heritage

Clause 21.06-1 Urban Design

Key objectives and strategies of relevance include:

Objective3 To encourage well designed residential development.

- Strategies*
- *Encourage high quality design and development.*
 - *Encourage development that respects the heritage values and identified character of neighbourhoods.*
 - *Encourage contemporary and innovative architecture to establish a preferred neighbourhood character in new residential areas.*

Clause 21.06-2 Environmentally Sustainable Design

Key objectives and strategies of relevance include:

Objective5 To provide sustainable building design.

- Strategies*
- *Encourage development that encompasses best practice environmental sustainable design principles and operating practices.*
 - *Encourage developments that meet the requirements of STEPS or SDS evaluation tools.*
 - *Encourage the siting of new buildings and works to protect existing solar collecting devices and passive solar elements on adjoining buildings or land.*
 - *Encourage the use of sustainable building materials, the reuse and recycling of waste building materials and reduce the amount of building waste generated.*
 - *Encourage sustainable demolition and construction practices.*
 - *Ensure that any Framework Plans, Development Plans, and Urban Design Guidelines consider and require environmental sustainable design.*

Objective6 To improve stormwater quality.

- Strategies*
- *Encourage WSUD in all new developments where suitable, to meet or exceed best practice standards and reduce the impacts of stormwater on the bay and catchments.*
 - *Treat stormwater prior to discharge into the Maribyrnong River and Stony Creek.*

Objective7 To ensure that water resources are managed in a sustainable manner.

- Strategies*
- *Encourage developments that capture, store and re-use and recycle water for non-drinking purposes.*
 - *Encourage drought proof landscaping and protection of existing vegetation considering reduced water availability, increased cost and uncertainty of supply.*
 - *Encourage roof top gardens in multi level developments to provide opportunity for green spaces and food growing.*

Clause 21.07 Housing

Clause 21.07-1 Residential Capacity and Location

The Housing growth area framework identifies three types of housing change: substantial housing change, incremental housing change and limited housing change. The subject site is identified under area of limited housing change, described as follow:

Existing residential areas with heritage significance or an identified residential character that warrants planning protection through specific overlays, and areas with an identified constraint, such as inundation, that necessitate protection through an overlay. The majority of these areas have been identified in Council's Heritage Study (2001) and neighbourhood character studies.

Key objectives and strategies of relevance include:

Objective3 In Limited change areas, limit development in residential areas with heritage significance; an identified residential character protected through a specific overlay; and identified constraints, such as inundation, that necessitate protection through an overlay.

- Strategies*
- *Maintain and enhance these areas and ensure that new development respects the existing heritage values and preferred neighbourhood character.*
 - *Ensure the scale, form and appearance of new housing is in keeping with the surrounding development and the heritage and preferred neighbourhood character values of the area.*
 - *Support the renovation and redevelopment of single houses as a means of ensuring diversity across the municipality, and providing accommodation for larger household types.*
 - *Support a diversity of dwelling types and sizes, including affordable housing, where appropriate.*

Objective4 To protect core employment areas, key passenger and freight transport corridors and major hazard facilities from residential encroachment.

- Strategies*
- *Ensure appropriate buffers are provided between new residential areas and core employment areas, key transport corridors and major hazard facilities.*
 - *Incorporate appropriate noise attenuation measures in residential developments adjacent to noise generating sources.*
 - *Protect and maintain existing buffers to the core employment areas.*

Clause 21.07-2 Housing Diversity and Affordability

Key objectives and strategies of relevance include:

Objective5 To encourage a mix of housing.

- Strategies*
- *Support increased housing choice by providing a diversity of dwelling types, sizes and tenures.*
 - *Ensure new residential developments provide a mix of housing that caters for a range of households, lifestyles, age, incomes and life stages appropriate to the scale and nature of the project.*
 - *Encourage larger developments to provide a range of dwelling types and sizes, including affordable housing.*
 - *Encourage forms of housing suitable for the needs of an ageing population.*
 - *Encourage forms of housing suitable for home based businesses.*
 - *Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.*
 - *Support the renovation and redevelopment of single houses as a means of providing accommodation for larger household types.*

Objective6 To encourage housing affordability.

- Strategies*
- *Support the provision of social housing, in particular development that improves the distribution of social housing across the municipality.*
 - *Encourage public, social and affordable housing in activity centres, close to public transport and as part of developments on strategic redevelopment sites.*

- *Encourage the use of dwellings above shops in activity centres for affordable housing.*
- *Encourage new residential development to provide opportunities for public, social and community based affordable housing.*
- *Increase the overall stock of housing within the municipality, particularly medium and higher density development to ensure greater diversity to meet changing household needs.*
- *Implement social and affordable housing targets at the Bradmill Precinct, Maribyrnong Defence Site and Beachley Street, Braybrook redevelopment sites.*

Statutory Planning Controls

Zone

The land is in a General Residential Zone – Schedule 1. The purpose of this Zone includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Minimum Garden Area Requirement

Clause 32.09-4 applies to the construction or extension of a dwelling or residential building. Table below sets out the requirement for the minimum percentage of a lot set aside as garden area:

400-500sqm	25%
Above 500-650sqm	30%
Above 650sqm	35%

Maximum building height requirement for a dwelling or residential building

Clause 32.08-10 applies to a dwelling or residential building.

- *The building height must not exceed 11metres; and*
- *The building must contain no more than 3 storeys at any point.*

Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements in Schedule 1 to the General Residential Zone.

Overlay

The land is under the Development Contributions Plan Overlay– Schedule 2. The purpose of this Overlay includes:

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

Permit Trigger

As identified earlier in this report, a planning permit is required under the following clauses of the Maribyrnong Planning Scheme:

- Clause 32.08-6 to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 52.06 Car Parking

The clause applies for the provision of car parking. Purpose of this clause is:

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

Clause 53.18 Stormwater Management in Urban Development

The clause applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The clause (ResCode) applies as a standard guideline to the proposal. Purpose of this clause is:

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

General Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 65.01 Approval of an Application or Plan

The clause establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

04 | Planning Assessment

Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement. The findings are as follows:

Urban Consolidation

The subject site is situated in an established and highly accessible area, achieving urban consolidation for the efficient use of existing infrastructures and services. It is located within the Principal Public Transport Network Area, with walking distance to public transport. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. The high accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 11, 18 and 21.04 of the planning scheme.

Housing Supply

The proposed development is designed to comply with the managing of change and growth in the residential areas of Maribyrnong. The proposal brings a total of three double storey dwellings of different sizing and layout to the area. This respects the preferred housing density of a limited change area. It will also contribute to greater housing choice and diversity for the neighbourhood. Housing affordability is encouraged as multi-dwelling developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 16 and 21.07 of the planning scheme.

Design Response

The proposed development sensitively responds to the interfaces to Kenneth Street, Menzies Street and its wider surrounding, making a positive contribution to the locality. The dwellings represent a high-quality, contemporary architectural design to enhance the neighbourhood and streetscape character of the area. Exterior building materials are selected to complement the existing architectural style.

The scale and form of the development is consistent with the area's emerging character. The dwellings are sited with appropriate spacing between boundaries and adjoining developments to respect the rhythm of spacing in the neighbourhood. Recession of upper floor footprint from the ground floor envelope is adopted to reduce visual bulk and to create a gradual transition between the single and double storey built form of the area.

A three double storey dwelling development is proposed for the subject site, allowing for unit 1 to have direct integration with the street and the unit 2 & 3 to have direct integration with Menzies Street. The dwelling layout is designed to maximise outlook opportunities for passive surveillance over the public realm, whilst minimise direct overlooking into the neighbouring properties. As sought by Clause 15 and 21.06 of the planning scheme.

Landscape

The proposed development will enhance the landscape character of the area by ensuring sufficient open space is provided to allow for the planting of vegetation. Canopy trees are proposed in the front setback to contribute positively to the streetscape. Vegetation is planted along the driveway to soften the appearance of hard surfaces. No front fence is proposed to reinforce the open streetscape character and to allow views to the front gardens. As sought by Clause 15 and 21.06 of the planning scheme.

Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area. The design complies with the minimum garden area requirement by providing 34.5% of garden area for a block above 500sqm - 650sqm in size. The maximum height of the building is also met by providing a double storey development of 8.0m high.

Development Contributions Overlay

The proposed development will abide by the development contribution plan.

ResCode Considerations

The proposal demonstrates a high level of compliance with the objectives and standards of Clause 55/ResCode as detailed in the assessment in Appendix 1.

Access and Car Parking Considerations

Each dwelling will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of two car spaces for a three or more bedroom dwelling. All units are provided with a single garage and single car space.

The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing crossover located to the left end of the street frontage is modified for vehicle access to unit 3. A new crossover is proposed along Menzies Street for vehicle access to unit 2 and a new crossover along Kenneth Street is proposed for vehicle access to unit 1. Please refer to Appendix 2 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

05 | Conclusion

In summary, the proposed development of three dwellings accords with the policies in the Planning Scheme. It is an appropriate form of infill development for the site based on existing developments in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

06 | Appendices

Appendix 1 – ResCode (Clause 55) Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

<p>Neighbourhood character Clause 55.02-1 Standard B1</p>	<p>Complies with standard and objective.</p> <p>The proposed development is appropriate to the neighbourhood and the site. Refer to the Neighbourhood and Site Description Plan and Design Response.</p> <p>The existing dwelling on site will be removed and three new double storey dwellings are proposed. This respects the existing single and double storey character of the area.</p> <p>The proposed dwellings are a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. They will maintain the predominant built form in the area.</p> <p>The building materials proposed have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area.</p> <p>No front fence is proposed for this development to reinforce the open streetscape character. A spacious front setback is provided to allow for the planting of canopy trees and shrubs that contribute to the streetscape.</p>
<p>Residential policy Clause 55.02-2 Standard B2</p>	<p>Complies with standard and objective.</p> <p>The proposed development meets the objectives in aspects such as affordable housing and providing for the needs of residents at various stages of life.</p> <p>The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.</p> <p>The subject site is within close proximity to a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.</p> <p>The proposed development complies with the State Government’s initiatives of</p>

	urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.
Dwelling diversity Clause 55.02-3 Standard B3	Not applicable. The development does not meet or exceed ten dwellings.
Infrastructure Clause 55.02-4 Standard B4	Complies with standard and objective. The dwellings are proposed in an established area with appropriate utility services and infrastructure. They should also not represent any unreasonable burden on existing services and facilities.
Integration with the street Clause 55.02-5 Standard B5	Complies with standard and objective. Unit 1 will have direct integration with Kenneth Street while unit 2 & 3 will have direct integration with Menzies Street.
Street setback Clause 55.03-1 Standard B6	Complies with standard and objective. The proposed dwellings will have a front setback of 6.1m from the street. This complies with the regulation of having the average distance as the setback of the abutting dwelling or minimum 9m. The proposed development will have a 2.0m setback from Menzies Street.
Building height Clause 55.03-2 Standard B7	Complies with standard and objective. The overall total height of the proposed development is 8.0m to the top of the roof ridge. This is less than the limit of 11m as specified to the zone. The development will have minimal visual impact on adjoining properties or when viewed from the street.
Site coverage Clause 55.03-3 Standard B8	Complies with standard and objective. The proposed site coverage is 43.5%, which is less than the maximum 60%.
Permeability Clause 55.03-4 Standard B9	Complies with standard and objective. The proposed site permeability is 34.6%, which is well above the minimum 20%. Hard surfaces are reduced as much as possible to allow for more permeable areas and for landscaping opportunities. The proposed development will provide good onsite stormwater infiltration to reduce the impact of increased stormwater runoff.
Energy efficiency Clause 55.03-5 Standard B10	Complies with standard and objective. The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage. The proposed dwellings are sited, oriented and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced.

	The proposed development will not have an adverse affect on the solar panels on the neighbouring property to the north.
Open space Clause 55.03-6 Standard B11	Not applicable. The development is not located adjacent to any public and communal open space.
Safety Clause 55.03-7 Standard B12	Complies with standard and objective. The entrances are not obscured or isolated from the street or internal accessways. The dwellings will enable casual surveillance of visitors and pedestrians through maximising windows to face the street or internal accessway. The private open space for each dwelling will be appropriately designed and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.
Landscaping Clause 55.03-8 Standard B13	Complies with standard and objective. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along the accessways and in the secluded private open space of each dwelling.
Access Clause 55.03-9 Standard B14	Complies with standard and objective. The existing crossover is modified, and a new crossover is proposed along Menzies Street and Kenneth Street. The width of the accessways combined does not exceed 40% of the street frontage for a site with a street frontage less than 20m.
Parking location Clause 55.03-10 Standard B15	Complies with standard and objective. New vehicle storages are proposed close and convenient to each dwelling. Garages are also well ventilated.
Side and rear setbacks Clause 55.04-1 Standard B17	Complies with standard and objective. The proposed development complies with the side and rear setback as outlined in the standard: <i>1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.</i>
Walls on boundaries Clause 55.04-2 Standard B18	Complies with standard and objective. Walls are proposed to be built along the northern and western boundary of the site. The length of the new wall does not exceed 10m plus 25 per cent of the remaining length of the boundary of an adjoining lot as suggested by the standard. The height of the boundary wall does not exceed 3.6m and an average of 3.2m as suggested by the standard.
Daylight to existing windows Clause 55.04-3 Standard B19	Complies with standard and objective. The proposed dwellings are sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight. All windows will maintain a light court with a minimum area of 3sqm and minimum

	dimension of 1m clear to the sky.
North-facing windows Clause 55.04-4 Standard B20	Not applicable. No existing north-facing windows are present within 3m of a boundary.
Overshadowing open space Clause 55.04-5 Standard B21	Complies with standard and objective. Refer to the proposed Shadow Diagram. Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings. An area of 75% or 40sqm with a minimum width of 3m of secluded private open space for existing dwellings will receive a minimum of five hours of sunlight.
Overlooking Clause 55.04-6 Standard B22	Complies with standard and objective. Windows are designed to limit overlooking into habitable room windows and secluded open space of adjacent properties. Views from living areas are orientated towards the private open space where possible.
Internal views Clause 55.04-7 Standard B23	Complies with standard and objective. The proposed dwellings are designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.
Noise impacts Clause 55.04-8 Standard B24	Complies with standard and objective. The proposed development is designed to contain noise sources within the development and to protect residents from external noise. There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings are designed and sited to take into consideration noise sources on immediately adjacent properties.
Accessibility Clause 55.05-1 Standard B25	Complies with standard and objective. The proposed dwellings are designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.
Dwelling entry Clause 55.05-2 Standard B26	Complies with standard and objective. Each dwelling will have its own sense of identity and address. The entrances for the dwellings are appropriately oriented to front onto Kenneth Street and the internal accessway.
Daylight to new windows Clause 55.05-3 Standard B27	Complies with standard and objective. The proposed dwellings are designed to provide adequate daylight into new habitable room windows. All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.

<p>Private open space Clause 55.05-4 Standard B28</p>	<p>Complies with standard and objective. The private open space for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.</p> <p>The proposed design meets the requirement of minimum 40sqm of private open space (POS) and minimum 25sqm of secluded private open space (SPOS) with a minimum dimension of 3m.</p> <p>The private open space for the dwellings is located off living areas, in the rear or side of the dwellings.</p>
<p>Solar access to open space Clause 55.05-5 Standard B29</p>	<p>Complies with standard and objective. The design has sought to orientate the open space areas to capitalize on the northern aspect as far as practicable.</p> <p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least 2 + 0.9h.</p>
<p>Storage Clause 55.05-6 Standard B30</p>	<p>Complies with standard and objective. Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space. The storage facilities will not be visible from the street.</p>
<p>Design detail Clause 55.06-1 Standard B31</p>	<p>Complies with standard and objective. Design details such as façade articulation, window and door proportions, roof forms, verandahs, and exterior finishes are designed to both enhance and integrate with the streetscape.</p> <p>Visual bulk is reduced through articulation, recessed walls, spacing and the variety of materials and colours selected for the dwellings.</p> <p>The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of each dwelling.</p>
<p>Front fences Clause 55.06-2 Standard B32</p>	<p>Not applicable. No front fence is proposed for this development.</p>
<p>Common property Clause 55.06-3 Standard B33</p>	<p>Complies with standard and objective. The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments.</p> <p>Vehicle accessways to the dwellings will be functional and capable of efficient management.</p> <p>Car parking, access areas and site facilities are practical, attractive and easily maintained.</p>
<p>Site services Clause 55.06-4 Standard B34</p>	<p>Complies with standard and objective. Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.</p>

Appendix 2 – Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	Complies with standard. The accessways are functional, with a minimum width of 3m, and corner visibility splays.
Car parking spaces Design standard 2	Complies with standard. A single car space is at least 4.9m long and 2.6m wide and a single garage is at least 6m long and 3.5m wide.
Gradients Design standard 3	Not applicable. The accessway serves three dwellings or less.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard. The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of the dwelling.
Safety Design standard 6	Complies with standard. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.

CITY OF MARIBYRNONG
ADVERTISED PLAN

TREEMAP

ARBORICULTURE



Arboricultural Assessment & Report 13 Kenneth Street, Braybrook

Treemap Arboriculture
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June 2024

Prepared for:
Planning & Design P/L



1 Name and address of consultant

Dean Simonsen (AQF Level 7)
Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

- 2.1 The instructions provided to Treemap Arboriculture on 07/06/24 by Planning & Design P/L were to provide a revised Arboricultural assessment and report for trees located on or near the subject site, the subject site being 13 Kenneth Street, Braybrook.

3 Introduction

- 3.1 The owners of the subject site are undertaking investigations to develop the property. As part of the design and application process, the owners are undertaking investigations with regard to the vegetation located on or near the site. This report examines the arboricultural matters associated with this vegetation.
- 3.1 Under the guidelines of AS4970-2009 (Australian Standard – Protection of trees on development sites), the following report would be defined as an ‘Arboricultural impact assessment’. The standard indicates that “*The report will identify possible impacts on trees to be retained. The report will explain design and construction methods proposed to minimize impacts on retained trees where there is encroachment into the calculated TPZ.*”

4 Key Objectives

- 4.1 To undertake a general assessment of trees located on or near the subject site.
- 4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for protection.
- 4.3 To provide recommendations on the suitability of the trees for protection, and provide approved methods of tree protection.

5 Method

- 5.1 A site and tree inspection were conducted on Tuesday 26th March 2024.
- 5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.
- 5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The

retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.

- 5.4 A feature survey plan was provided by the client (Plan of Feature Survey prepared by Kirby Land Surveying, Ref 23224, and dated 20/12/23). The assessed trees have been numbered on this plan (Appendix 3).
- 5.5 A proposed ground floor plan was provided by the client for analysis (Ground Floor Plan, prepared by Planning & Design P/L, Ref 7820, Revision B dated 05/06/24). The trees have been numbered on this plan and Tree Protection Zones are provided (Appendix 3a).

6 Observations

- 6.1 The site under review presented as a single residential allotment with an existing dwelling. The site is a corner allotment and adjoins residential properties to the north and west. Kenneth Street frontage is located to the east and Menzies Street frontage is located to the south. The subject site contained no vegetation of any significance.



- 6.2 Four (4) trees or large shrubs were assessed in detail as part of the site review. This included 4 street trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers within the assessment table correspond to those provided on the marked-up feature survey plan (Appendix 3).
- 6.3 The property is not influenced by any vegetation controls under the City of Maribyrnong Planning Scheme. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 07/06/24.

6.4 The proposed design indicates a 3 Unit development.

7 Discussion

The Australian Standard (AS4970-2009) – ‘Protection of trees on development sites’ puts forward a process for undertaking tree inspections and reports on property where development is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report ‘information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space’.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The subject site contained no vegetation of any significance.

A factor that may influence the proposed development on the subject site will be the impact of the design towards the street trees. The Tree Protection Zone and Structural Root Zone for street trees have been indicated on the proposed plan at Appendix 3a.



Menzies Street frontage

Street tree 1 - *Ulmus parvifolia* (Chinese Elm) is a young tree that is proposed to be removed to allow the installation of a crossover. The tree was planted in 2019 and could easily be replaced with an advanced tree.

Street tree 2 - *Prunus cerasifera* (Cherry-plum) would be exposed to major Tree Protection Zone encroachment from the proposed crossover for Unit 2 because the Structural Root Zone is encroached. The percentage of TPZ encroachment is 8.8%. Street tree 2 is at the end of its useful life and it would be preferable to remove this tree instead of Street tree 1.

Street trees 3 & 4 are distant from any proposed site changes and no harm is predicted towards them.

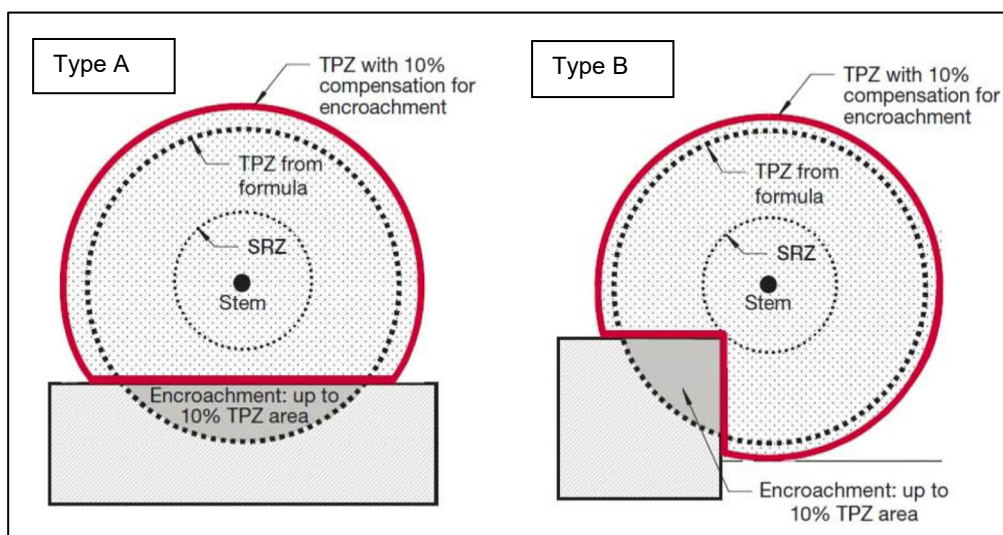
There are no tree protection matters associated with trees or shrubs on adjoining land.

7.1 Tree protection zones on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the tree protection zone can vary significantly with local growing conditions, which may result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations. The alternative to undertaking root investigations is to assign appropriate tree protection zones.

This report adopts AS4970-2009, Australian Standard – Protection of trees on development sites as the preferred tree protection method. The method provides a tree protection zone and a tree protection fencing distance (radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed TPZ distances are provided for each tree in Appendix 1 and they are illustrated for specific trees at Appendix 3a.

There is scope to reduce the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2009 (*Australian Standard – Protection of trees on development sites*). Under encroachment Type A, it is acceptable to reduce the Tree Protection Zone (TPZ) area by 10%. This translates to a reduction in radial clearance distance of approximately 33% on one side of the tree only. This can be applied if there is contiguous space around the tree for root development to occur. The following diagram, from AS4970-2009, is provided to illustrate the approach.



8 Recommendations

- 8.1 The subject site contained no vegetation of any significance.
- 8.2 Street tree 1 - *Ulmus parvifolia* (Chinese Elm) is a young tree that is proposed to be removed to allow the installation of a crossover. The tree was planted in 2019 and could easily be replaced with an advanced tree.
- 8.3 Street tree 2 - *Prunus cerasifera* (Cherry-plum) would be exposed to major Tree Protection Zone encroachment from the proposed crossover for Unit 2 because the Structural Root Zone is encroached. The percentage of TPZ encroachment is 8.8%. Street tree 2 is at the end of its useful life and it would be preferable to remove this tree instead of Street tree 1.
- 8.4 Street trees 3 & 4 are distant from any proposed site changes and no harm is predicted towards them.
- 8.5 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.
- 8.6 Any proposed development on the site should make provision for landscaping and the planting of new trees.



Dean Simonsen (BAppSc Melb.)
Consultant Arborist

9 References

Australian Standard AS 4970, 2009. *Protection of trees on development sites*. Standards Australia

10 Definitions

The TPZ and SRZ are defined in AS4970-2009, Australian Standard – Protection of trees on development sites as:

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural root zone (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

11 Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College.
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture.

- More than 25 years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Trained and registered to use VALID Tree Risk Assessment method.
- Presented a paper at the International Society of Arboriculture Conference, July 2011 at Parramatta, NSW.
- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment projects for at least ten times as many.

Appendix 1

Tree Assessment Table

No	Species	Common Name	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	<i>Ulmus parvifolia</i>	Chinese Elm	7	2.00	1.50	3.5x3	Young	Fair	Fair	Minor asymmetry		Exotic deciduous	Low	Street tree
2	<i>Prunus cerasifera</i>	Cherry-plum	16,12 (20)	2.40	1.75	4.5x5	Semi-mature	Poor	Poor	Minor asymmetry	Woody weed	Exotic deciduous	None	Street tree
3	<i>Ulmus parvifolia</i>	Chinese Elm	6	2.00	1.50	3.5x2	Young	Fair	Fair	Minor asymmetry		Exotic deciduous	Low	Street tree
4	<i>Melia azedarach</i>	White Cedar	12	2.00	1.50	3.5x3	Semi-mature	Fair	Fair	Minor asymmetry		Australian native	Low	Street tree

*Descriptors in Appendix 2

DBH = Diameter at Breast Height in centimetres (bracketed dimension = modified diameter according to AS4970)

HxW= Height and Width of crown, in metres.

TPZ – optimum radial clearance distance as per AS4970.

SRZ – radial clearance distance to maintain tree stability, as per AS4970.

Woody weeds determined from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. Department of Environment, Land, Water and Planning, Heidelberg, Victoria

Appendix 2 Descriptors

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DBH (Diameter at breast height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree usually measured at 1.4m above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for tree protection zone calculations.
TPZ (Tree protection zone)	Tree protection zone expressed as a radial distance in metres, measured from trunk centre. Based on AS 4970
SRZ (Structural Root Zone)	Radial distance in metres measured from trunk centre to maintain tree stability - AS4970
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Dead</i>

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	<i>Good</i>	<i>Fair</i>	<i>Fair to Poor</i>	<i>Poor</i>	<i>Very poor</i>	<i>Failed</i>

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements

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

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.			
Ratings	<i>High</i>	<i>Moderate</i>	<i>Low</i>	<i>None</i>

Recommend	Recommended action based on condition of the tree with reference to proposed site changes							
Responses	<i>Retain</i>	<i>Could be retained</i>	<i>Consider removal</i>	<i>Remove</i>	<i>Street tree</i>	<i>Neighbour's Tree</i>	<i>Already removed</i>	<i>Transplant</i>

Descriptors reviewed annually and subject to change

Appendix 3a

AREA SCHEDULE:

UNIT 1	
GROUND FLOOR AREA:	94.3 m ²
FIRST FLOOR AREA:	91.0 m ²
GARAGE:	25.0 m ²
PORCH:	5.5 m ²
TOTAL AREA:	23.2 SQ 215.8 m²
TOTAL POS:	105.0 m²

UNIT 2	
GROUND FLOOR AREA:	70.9 m ²
FIRST FLOOR AREA:	73.0 m ²
GARAGE:	24.2 m ²
PORCH:	2.9 m ²
TOTAL AREA:	18.4 SQ 171.0 m²
TOTAL POS:	43.6 m²

UNIT 3	
GROUND FLOOR AREA:	70.9 m ²
FIRST FLOOR AREA:	70.3 m ²
GARAGE:	24.8 m ²
PORCH:	2.9 m ²
TOTAL AREA:	18.2 SQ 168.9 m²
TOTAL POS:	44.6 m²

SITE	
SITE AREA:	582.7 m ²
SITE COVERAGE:	54.9% 320.0 m ²
SITE PERMEABILITY:	34.6% 201.8 m ²
GARDEN AREA REQ:	34.5% 200.9 m ²

BEARINGS ARE ON TITLE DATUM
LEVELS ARE TO AHD

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO
THE SITE TO THE PROPOSED CROSSOVER TO
KENNETH STREET WHERE WITHIN THE SITE ANY
STRUCTURE OR VEGETATION WITHIN THESE
SPLAYS MUST NOT BE MORE THAN 0.9m IN HEIGHT



NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS
MEASURING 2.0m ACROSS AND 2.5m DEEP INTO
THE SITE TO THE PROPOSED CROSSOVER TO
KENNETH STREET WHERE WITHIN THE SITE ANY
STRUCTURE OR VEGETATION WITHIN THESE
SPLAYS MUST NOT BE MORE THAN 0.9
m IN HEIGHT

ROOF CATCHMENT FROM UNIT 1
AREA OF 22.0m² TO BE HARVESTED
INTO A MIN. 0.5m² ABOVE GROUND
PLANTERBOX TYPE RAINGARDEN,
WHICH IS TO BE FULLY LINED AND
HAVE THE AGRIE DRAIN AND
OVERFLOW PLUMBED TO THE
STORMWATER SYSTEM



NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev.	27.02.2024	TOWN PLANNING SUBMISSION
Rev.	07.05.2024	RESPONSE TO COUNCIL REF LETTER
Rev.	05.06.2024	RESPONSE TO COUNCIL REF LETTER

PLANNING &
DESIGN

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DATE	SCALE	DRAWN	CHK	PROJECT NO.
JAN 2024	1:1000(A1)	AD	---	7826

GROUND FLOOR PLAN

UNIT DEVELOPMENT	TP01
13 KENNETH STREET, BRAYBOOK	REV_B

MENZIES STREET

KENNETH STREET

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