

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 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.

Clear Form

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

Street Address *

Unit No.:	St. No.: 174	St. Name: Graham Street
Suburb/Locality: Broadmeadows		Postcode: 3047

Formal Land Description *

Complete either A or B.

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

A Lodged Plan Title Plan Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal i **⚠** 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](#)

Development of land for three 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 \$800000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 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.

Existing Conditions i

④ Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats,

Single dwelling

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

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Title Information i

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 i

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

Applicant *

The person who wants the permit.

Name:		
Title: Mrs	First Name: Berna	Surname: Akay
Organisation (if applicable): Akay Architects		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 181	St. Name: Wheatsheaf Road
Suburb/Locality: Glenroy	State: VIC	Postcode: 3046

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 (if so, go to 'contact information') <input type="checkbox"/>		
Name:		
Title: Mrs	First Name: Berna	Surname: Akay
Organisation (if applicable): Akay Architects		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 181	St. Name: Wheatsheaf Road
Suburb/Locality: Glenroy	State: VIC	Postcode: 3046

Please provide at least one contact phone number *

Contact information	
Business Phone:	Email: berna@akayarchitects.com.au
Mobile Phone: 0425282926	Fax:

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.


Owner details	
[Redacted]	

Declaration i

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: 24 June 2021
day / month / year

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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 www.delwp.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

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 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 (eg 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 (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

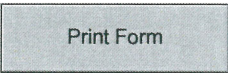
Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

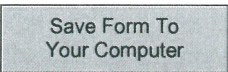
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

 Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

 Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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This form is only to be used for a current application NOT once a Planning Permit has issued

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION



PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: \$

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

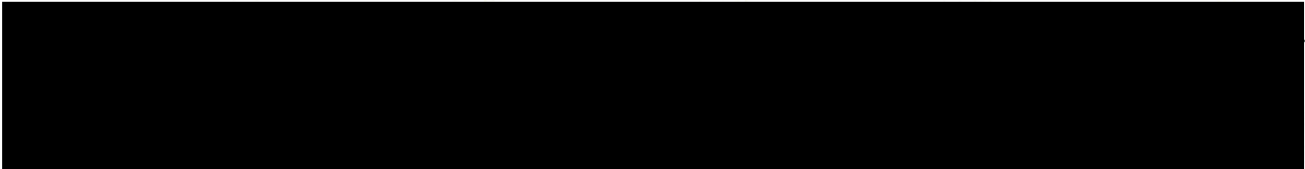
Name:	AKAY ARCHITECTS
Tel.:	0425 282 926
Address:	181 WHEATSHEAF ROAD GLENROY

THE LAND: Give the address and title particulars of the land.

174 GRAHAM ST, BROADMEADOWS

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

AMENDMENTS TO - TURNING CIRCLES TO ADDRESS TRAFFIC CONCERNS - REDUCED BUILDING FOOTPRINT FOR VISUAL BULK



DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

This form must be signed. Please complete A, B or C

A	I declare that I am the Applicant and Owner of this land that all information given is true and correct	Owner/Applicant Signature:
		Date:
B	I am the Owner of the land. I have seen this application	Owner Signature:
		Date:
		I/We the Applicant declare that all information given is true and correct
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature
		Date:
		Applicant Signature: <i>[Signature]</i> Date: 25/10/21

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

VOLUME 08868 FOLIO 684

Security no : 124093307650U
Produced 25/10/2021 05:22 PM

LAND DESCRIPTION

Lot 788 on Plan of Subdivision 058950.
PARENT TITLE Volume 08744 Folio 066
Created by instrument A126501 21/12/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AZIZ ARPACI of 174 GRAHAM STREET BROADMEADOWS VIC 3047
AU728293C 24/08/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU728294A 24/08/2021
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 LP058950 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU725785V (E)	CONV PCT & NOM ECT TO LC	Completed	24/08/2021
AU728293C (E)	TRANSFER	Registered	24/08/2021
AU728294A (E)	MORTGAGE	Registered	24/08/2021

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

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

Street Address: 174 GRAHAM STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 24/08/2021

DOCUMENT END

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TOWN PLANNING REPORT

174 GRAHAM ST, BROADMEADOWS, 3047

Development of Land consisting of Three Double Storey Dwellings
(Revision B)

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181 Wheatsheaf Road,
Glenroy, VIC, 3046
W akayarchitects.com.au
T 03 9306 5539

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Introduction

This report has been prepared to support the application for a development consisting of three double storey dwellings at 174 Graham Street, Broadmeadows, a property located on the northern side of Graham Street with the Penola Catholic Collage located directly behind it to the north.

It is situated within a General Residential Zone and there are no design overlays applicable to the site.

This report demonstrates how the proposed development complies with the objectives of the relevant state and local planning policies, how it responds to the existing neighbourhood character and how it meets the standards and objectives of Clause 55 of the Hume Planning Scheme.



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Development Description

The proposal is for three double storey dwellings with two crossovers.

Site Description

Address	174 Graham Street, Broadmeadows
Zone	General Residential Zone(GRZ1)
Overlays	No design overlays affecting the site
Site Area	696.0m ²
Frontage	15.24m
Easements	None
Orientation	Frontage to the south
Slope	Fall from back to front

Development Summary

Site Coverage	41.9%		
Permeable Area	41.4%		
Garden Area	35%		
Number of Dwellings	Unit 1	Unit 2	Unit 3
Number of Storeys	2	2	2
Number of Bedrooms	4	3	3
Parking spaces	2	2	2
Secluded Private Open Space	27.2m ²	41.5m ²	106.0m ²
Total Private Open Space	68.5m ²	41.5m ²	106.0m ²

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State Planning Policy Framework

The development meets the objectives of the relevant State Planning Policies as demonstrated below.

Clause 11.02 Urban Growth

The State Planning Policy, Clause 11.02 Urban Growth sets out the objectives of the supply of urban land, planning for growth areas, structure planning and the sequencing of developments. The subject site falls within the area the State Planning Policy encourages urban growth to occur.

Clause 14.02 Water

One of the objectives of Clause 14.02 that affects the proposal is the need to undertake measures to minimise the quantity and retard the flow of stormwater runoff from developed areas. A second objective that the proposal meets is ensuring measures have been taken place to filter sediment and waste from stormwater prior to its discharge into the waterways. Those measures are achieved through a detention system which will be provided in addition to the rain water tanks of the dwellings and the drainage system that will be designed by a civil engineer.

The objective of Clause 14.02-3 Water Conservation is met by providing rainwater tanks to allow water to be reused for flushing of the toilets and for washing machines, as well as providing efficient fixtures within the development and drought tolerant plants.

Clause 15.01 Urban Environment

This Clause sets out the objectives with regards to the Urban Environment including:

- 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
- To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods
- To improve community safety and encourage neighbourhood designs that makes people feel safe
- To recognise and protect cultural identity, neighbourhood character and a sense of place.

The proposed development meets the objectives of this clause.

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Clause 15.02 Sustainable Development

The objective of this Clause is to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions by

- Ensuring buildings and subdivision designs improve efficiency in the energy use
- Promoting consolidation of urban development and integration of land use and transport
- Improving efficiency in energy use through greater use of renewable energy
- Supporting low energy forms of transport such as walking and cycling

The proposed development also meets the objectives of this clause by implementing the strategies that will ensure the objectives will be met.

Clause 16.01 Residential Development

Clause 16.01 highlights the need for Integrated Housing that promotes a housing market that meets the community needs. This is through

- Providing housing in existing urban areas by increasing housing yield in appropriate locations including under-utilised urban land
- Providing housing that is both water efficient and energy efficient

The proposed development also meets the objectives of Clause 16.01-4 Housing Diversity by providing for a range of housing types to meet the increasingly diverse needs of the community by ensuring housing stock matches the changing demand by widening housing choice, particularly in the middle and outer suburbs.

The strategy proposed to meet this objective is by encouraging the development of well-designed medium density housing which

- Respects the neighbourhood character
- Improves housing choice
- Makes better use of existing infrastructure, and
- Improves energy efficiency of housing

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Local Planning Policy Framework

This development has been designed in accordance to the Hume City Council Planning Scheme which implements the State Planning Policy Framework, the Local Planning Policy Framework and the Municipal Strategic Statement.

The Local Planning Policies that are relevant to this particular development include:

Clause 21.0 Infrastructure

Clause 21.0 Infrastructure

The Local Planning Policy, Clause 21.04-1 refers to Infrastructure Provisions and to ensure the timely provision of infrastructure in order to encourage economic development and to ensure the wellbeing for the community and protection of the environment.

The proposed development will assist the Council in achieving these objectives through

- Adopting water sensitive principles for the reuse of storm water where possible
- Reduced storm water run-off flows from the site and reduced contaminant to enter the storm water system
- Providing a drainage system that increases on-site retention
- A restricted building site coverage and hard surface areas and uses permeable surfaces to minimise run-off
- Utilising a combination of solar power and energy efficient equipment
- Provides for underground telecommunications and power connections

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Zoning, Overlays & Particular Provisions

The subject site is located within a General Residential Zone (Schedule 1).

The site is also subject to Clause 52.06 Carparking and has been designed to address the requirements of this policy.

Clause 32.08 General Residential Zone (GRZ)

The subject site is located within a General Residential Zone – Schedule 1 area.

The purpose of this Policy is to encourage developments that respect the neighbourhood character of the area and encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Clause 32.08-4 Minimum Garden Area Requirement

This policy ensure that all developments provide a minimum garden area. The following table specifies the required Garden Area for a particular site based on the size of the lot.

Lot Size	Minimum percentage of a lot to be set aside as garden
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

Clause 72 of the Planning Scheme state the definition of a Garden Area:

“Any area on a lot with a minimum dimension of 1 meter that does not include:

- a) *A dwelling or residential building, except for:*
 - *An eave, fascia or gutter that does not exceed a total width of 600mm*
 - *A pergola*
 - *Unroofed terraces, patios, decks, steps or landings less than 800mm in height*
 - *A basement that does not project above ground level*
 - *Any outbuilding that does not exceed a gross floor area of 10 square metres and*
 - *Domestic services normal to a dwelling or residential building;*
- b) *A driveway; or*
- c) *An area set aside for car parking”.*

Site Area	696.0m ²	
Garden Area required	35.0%	243.63m ²
Garden Area provided	35.0%	243.8m ²

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Clause 52.06 Carparking

The purpose of this policy is to

- Ensure that car parking is provided in accordance with the State & Local Planning Policy Frameworks
- 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
- Support sustainable transport alternatives to the motor car
- Promote the efficient use of car parking spaces through the consolidation of car parking facilities
- Ensure that car parking does not adversely affect the amenity of the locality
- Ensure that the design and the location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use

In accordance to Table 1 of Clause 52.06-5, each of the three-bedroom dwellings are required to have two parking spaces with one of those parking spaces to be undercover.

The proposed development consists of:

- **Unit 1** - three-bedroom dwelling with one garage and one uncovered tandem carparking.
- **Unit 2** – three bedroom dwelling with a double garage
- **Unit 3** – three bedroom dwelling with a double garage.

Accessway

The accessway is at least 3 metres wide, allows all cars using the common accessway to exit in a forward direction and have a corner splay that extends 2m along the frontage and 2.5m along the exit lane from the frontage where there is a clear view from any visual obstructions with landscaping in those areas are less than 900mm in height.

Car parking spaces

The single garage is 6.0m long by 3.5m wide excluding any storage space and the double garages are 6.0m long by 5.5m wide.

Gradient for Private Car Parking

The tandem parking space to the front of Unit 1 has a maximum gradient of 1 in 20 between the footpath and the garage door.

Urban Design

Unit 1 garage is recessed behind the front setback of the dwelling and porch.

Safety

Parking spaces are designed to maximise natural surveillance and pedestrian visibility with windows overlooking the accessway and each of the garages have internal access between the garage and the dwelling.

Landscaping

Landscaping and trees soften the appearance of the accessway while providing shade and shelter.

Clause 55 Two or More Dwellings on a Lot

The purpose of this Policy is to

- Achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character
- Encourage residential development that provides reasonable standards of amenity for existing and new residents
- Encourage residential development that is responsive to the site and the neighbourhood

Clause 55.01 Neighbourhood & Site Description

An application is required to have a Neighbourhood & Site Description which can be presented as a site plan and photographs and must accurately describe

Neighbourhood & Site Description

In relation to the neighbourhood

- The pattern of development of the neighbourhood
- The built form, scale and character of surrounding development including front fencing
- Architectural and roof styles
- Any other notable features or characteristic of the neighbourhood

In relation to the site

- Site shape, size, orientation and easements
- Level of the site and the difference in levels between the site and the surrounding properties
- The location of existing building on the site and on surrounding properties, including the location and height of walls built to the boundary of the site
- The use of the surrounding buildings
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres
- Solar access to the site and to surrounding properties
- Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known
- Any contaminated soils and filled areas, where known
- Views to and from the site
- Street frontage features such as poles, street trees and kerb crossovers
- The location of local shops, public transport services and public open spaces within walking distance
- Any other notable features or characteristics of the site

The information above has been provided as part of the plans submitted along with this application.

Design Response

The Design Response plan has been prepared to demonstrate how the proposed design derives from and responds to the neighbourhood and site description and demonstrates how the proposal meets the objectives of Clause 55.

Clause 55.02 Neighbourhood Character & Infrastructure

Planning Scheme Requirement	Design Response	Compliant
<p>Standard B1 – Neighbourhood Character</p> <p>Objective: <i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character and to ensure that development responds to the features of the site and the surrounding area</i></p> <p>Standard: <i>The design response must be appropriate to the neighbourhood and the site and the proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p>	<p>The proposed development respects the existing neighbourhood character and responds to the preferred neighbourhood character. It is designed to respond to the features of the site and the surrounding context.</p> <p>The detached character of the first floor built form, the reduced first floor footprints addressing the street and the staggered setbacks create visual articulation and minimise the visual bulk of the development.</p> <p>A similar mixture of materials is proposed. It includes brick façade on the ground floor, rendered cladding on the first floor, along with the traditional pitched roof form, respecting the existing streetscape character.</p>	<p style="text-align: center;">✓</p>
<p>Standard B2 – Residential Policy</p> <p>Objective: <i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</i></p> <p>Standard: <i>The application of the development must be accompanied by a written statement</i></p>	<p>This report demonstrates how the proposed development will address the State and Local Planning Policies</p>	<p style="text-align: center;">✓</p>
<p>Standard B3 – Dwelling Diversity</p> <p>Objective: <i>To encourage a range of dwellings sizes and types in developments of ten or more dwellings</i></p> <p>Standard: <i>The dwellings are to consist of a number of different bedrooms with one dwelling consisting of a kitchen and a toilet on the ground floor</i></p>	<p>N/A</p>	<p style="text-align: center;">N/A</p>
<p>Standard B4 – Infrastructure</p> <p>Objective: <i>To ensure development is provided with appropriate utility services and infrastructure and to ensure development does not unreasonably overload the capacity of utility services and infrastructure</i></p>	<p>The proposed development is a three-unit development and will not cause an excessive load to the existing infrastructure</p>	<p style="text-align: center;">✓</p>

<p>Standard: <i>The development should be connected to reticulated services if available and should not unreasonably exceed the capacity of utility services and infrastructure.</i></p>		
<p>Standard B5 – Integration with the Street</p> <p>Objective: <i>To integrate the layout of the development with the street</i></p> <p>Standard: <i>The development should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility and be orientated to front existing and proposed street</i></p>	<p>The development maintains a single dwelling addressing the street which is consistent with the proportions of the existing dwellings on the street.</p>	<p>✓</p>

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Clause 55.03 Site Layout & Building Mass

Planning Scheme Requirement	Design Response	Compliant
<p>Standard B6 - Street Setback</p> <p>Objective: <i>To ensure that the setback of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</i></p> <p>Standard: <i>Walls of buildings on a corner site facing the front street should be setback from streets the same distance as the setback of the front wall of the existing building of the abutting allotment facing the front street or 9 metres whichever is lesser.</i></p> <p><i>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the street or 3 metres, whichever is lesser.</i></p> <p><i>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setback of this standard.</i></p>	<p>The front setback is required to be the average of the two neighbouring properties which are 5.6m for 176 Graham Street and 8.3m for 172 Graham Street, therefore the front setback is required to be 6.95m.</p> <p>We are seeking a variation for the front setback to make more efficient use of the site and to increase the rear boundary setback to protect the neighbouring trees at the back of the property.</p> <p>The proposed setback is equal to the neighbouring setback of 176 Graham which is 5.6m</p> <p>Given that the streetscape has an inconsistency of front setbacks ranging from 5.6m to 12m on the northern side of Graham Street and the 3m front setbacks for all of the dwellings opposite the subject site, we believe the proposed setback along with the reduced first floor footprint, horizontal and vertical articulation reducing the visual bulk is a suitable response to this context.</p> <p>The porch is permitted to encroach up to 2m into the front setback which means the porch is permitted to be 4.8m from the street boundary. We have proposed a porch depth of 830mm beyond the front setback which means the porch is 4.77m from the street boundary which is consistent with the permitted depth of the porch encroaching the front setback.</p> <p>The porch height is no greater than 3.6 metres.</p>	<p>Varies</p>

<p>Standard B7 – Building Height</p> <p>Objective: <i>To ensure that the height of the building respects the existing or preferred neighbourhood character</i></p> <p>Standard: <i>The maximum height should not exceed 9 metres, unless the slope of the natural ground level is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</i></p>	7.48m	✓
<p>Standard B8 – Site Coverage</p> <p>Objective: <i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i></p> <p>Standard: <i>The site area covered by buildings should not exceed 60 per cent.</i></p>	41.9%	✓
<p>Standard B9 – Permeability</p> <p>Objective: <i>To reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration</i></p> <p>Standard: <i>The site area covered by the pervious surfaces should be at least 20 per cent</i></p>	41.4%	✓
<p>Standard B10 – Energy Efficiency</p> <p>Objective: <i>To achieve and protect energy efficient dwellings and residential buildings and to ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</i></p> <p>Standard: <i>Living areas and private open spaces should be located on the northern side of the development and developments should be designed so that solar access to north facing windows is maximised.</i></p>	North facing living areas have been proposed where possible.	✓
<p>Standard B11 – Open Space</p> <p>Objective: <i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development</i></p>	N/A	N/A

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<p>Standard: The communal space should be substantially fronted by dwellings, provide outlook for as many dwellings as practicable and be accessible and usable.</p>		
<p>Standard B12 – Safety</p> <p>Objective: To ensure the layout of the development provides for the safety and the security of residents and property</p> <p>Standard: Entrances to the dwellings should be visible from the street or accessway. Developments should provide good lighting, visibility and surveillance of internal accessways</p>	<p>The entrances for all dwellings can easily be viewed from the street.</p> <p>All dwellings have windows overlooking the common accessway to provide an opportunity for passive surveillance.</p>	<p>✓</p>
<p>Standard B13 – Landscaping</p> <p>Objective: To encourage development that respects the landscape character of the neighbourhood, to encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance, to provide appropriate landscaping and to encourage the retention of mature vegetation on the site.</p> <p>Standards: The landscape layout and design should protect any predominant landscape features of the neighbourhood, take into account soil type, allow for intended vegetation growth and structural protection of buildings and provide safe, attractive and functional environments for residents.</p>	<p>A 1m wide landscape strip has been proposed along the common accessway which can accommodate large side shrubs.</p> <p>No landscaping has been proposed along the western boundary side to ensure the double crossover can be pulled closer to the neighbouring property allowing for on-street car parking opportunity between the two crossovers.</p> <p>A visual vista to the trees along the property at the back plus trees proposed at the end of the driveway enhance a green leafy character</p> <p>A landscaping plan is submitted with the application.</p>	<p>✓</p>
<p>Standard B14 – Access</p> <p>Objective: To ensure the number and design of vehicle crossovers respects the neighbourhood character</p> <p>Standard: The width of accessways should not exceed 33% of the street frontage (or if the width of the frontage is less than 20 metres, 40 per cent of the street frontage).</p>	<p>The subject site has a frontage of 15.24m and two crossovers have been proposed. Each crossover is 3m and therefore the crossovers constitute 39% of the front boundary which is permitted under this Standard.</p> <p>The distance between the two crossovers is 9.24m which accommodates on-street parking space.</p>	<p>✓</p>

<p>Standard B15 – Parking Location</p> <p>Objective: <i>To provide convenient parking for resident and visitor vehicles and to protect residents from vehicular noise within developments</i></p> <p>Standard: <i>Shared accessways or car parks of other dwellings and residential building should be located at least 1.5 metres from the windows of habitable rooms and this setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</i></p>	<p>The garages of Units 2 & 3 are adjacent to each other to maximise the use of the turning circles.</p> <p>The accessway is 3m wide with a 1m landscaped strip along the side.</p> <p>Windows facing the common accessway have a sill height of at least 1.4m above the driveway surface level, therefore complying with this standard.</p> <p>The kitchen window under the overhead cupboard has a sill height of 1.0m with a setback of 1.0m from the common accessway. This window has been proposed as a fixed obscure window to ensure occupants of Unit 1 can't look into the passengers of the cars using the accessway.</p>	<p>Varies</p>
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Clause 55.04 Amenity Impacts

Planning Scheme Requirement	Design Response	Compliant
<p>Standard B17 – Side & Rear Setback</p> <p>Objective: To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings</p> <p>Standard: A new building not on or within 200mm of a boundary should be setback from the side and rear boundaries 1 metre plus 300mm 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. Sunblinds, verandahs, porches, eaves and the like may encroach not more than 500mm into the setback</p>	<p>The first floor side boundary setback of Dwelling 1 is 1.74m.</p> <p>The average height of the wall is 5.92m which is measured from the natural ground midway of that wall length to the intersection of the top of the roof and the outside face of the wall.</p>	✓
<p>Standard B18 – Walls on the Boundary</p> <p>Objective: To ensure that the location, length and height of wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings</p> <p>Standard: The length of a wall on the boundary should not exceed 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot. The height of a new wall on the boundary must not exceed an average of 3.2m with no part higher than 3.6 metres</p>	<p>A 6.35m long wall is proposed along the eastern boundary with an average height of 3.14m</p>	✓
<p>Standard B19 – Daylight to Existing Windows</p> <p>Objective: To allow adequate daylight into existing habitable room windows</p> <p>Standard: Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and a minimum dimension of 1 metre clear to the sky. Walls more than 3 metres in height opposite an existing habitable room should be setback from the window at least 50 per cent of the height of the new wall.</p>	N/A	N/A
<p>Standard B20 – North Facing Windows</p> <p>Objective: To allow adequate solar access to existing north-facing habitable room windows</p>	N/A	N/A

<p>Standard: If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre plus 0.6m for every metre of height over 3.6m up to 6.9m plus 1 metre for every metre of height over 6.9m for a distance of 3 metres from the edge of each side of the window.</p>		
<p>Standard B21 – Overshadowing Open Space</p> <p>Objective: To ensure buildings do not significantly overshadow existing secluded private open space</p> <p>Standard: Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September. If the existing sunlight to the secluded private open space of an existing dwelling is less than the requirement of this standard, the amount of sunlight should not be further reduced.</p>	<p>The secluded private open space of dwelling 1 of 176 Graham Street is affected by the development with overshadowing occurring at 9am in the morning by 1.1m².</p> <p>The development does not contribute any overshadowing at 10am.</p> <p>The overshadowing occurs in an area where the courtyard width is 2.7m and the main secluded private open space of the dwelling is not affected by the development, therefore the development complies with the objective of this policy by <u>not significantly overshadowing</u> existing secluded private open spaces.</p>	Varies
<p>Standard B22 – Overlooking</p> <p>Objective: To limit views into excluded private open space and habitable room windows</p> <p>Standard: A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres of the window, balcony or terrace.</p>	<p>All first floor windows are either</p> <ul style="list-style-type: none"> • Highlight windows with a sill of 1.7 metres • Have obscure glazing to a height of 1.7m • Look onto the driveway of a neighbouring property • Look onto the school at the back of the property • Face the street, or • Are more than 9m away from a habitable room window or a secluded private open space 	✓
<p>Standard B23 – Internal Views</p> <p>Objective: To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</p> <p>Standard: Windows and balconies should be designed to prevent overlooking of more than 50 per cent of secluded private open space of a lower-level dwelling or residential building directly below and within the same development</p>	<p>The first floor habitable room window of dwelling 1 overlooks the secluded private open space of dwelling 2 by 5.3m of the 41.5m² courtyard.</p>	✓

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<p>Standard B24 – Noise Impacts</p> <p>Objective: <i>To contain noise sources in developments that may affect existing dwellings and to protect residents from external noise</i></p> <p>Standard: <i>Noise sources should not be located near bedrooms of immediately adjacent existing dwellings</i></p> <p><i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</i></p>	<p>N/A</p>	<p>N/A</p>
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Clause 55.05 Onsite Amenity & Facilities

Planning Scheme Requirement	Design Response	Compliant
<p>Standard B25 – Accessibility</p> <p>Objective: <i>To encourage the consideration of the needs of people with limited mobility in the design of developments</i></p> <p>Standard: <i>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility</i></p>	The entrances are low enough to ensure people with limited mobility can get access to the dwelling.	✓
<p>Standard B26 – Dwelling Entry</p> <p>Objective: <i>To provide each dwelling or residential building with its own sense of identity</i></p> <p>Standard: <i>Entries to dwellings and residential buildings should be visible and easily identifiable from the streets and other public areas and provide shelter, a sense of personal address and a transitional space around the entry</i></p>	The entrances to all dwellings are easily visible from the street and are undercover	✓
<p>Standard B27 – Daylight to New Windows</p> <p>Objective: <i>To allow adequate daylight into new habitable room windows</i></p> <p>Standard: <i>A window in a habitable room should be located to face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky not including land on an abutting lot</i></p>	All habitable room windows have at least 1m clear view to the sky.	✓
<p>Standard B28 – Private Open Space</p> <p>Objective: <i>To provide adequate private open space for the reasonable recreation and service needs of residents</i></p> <p>Standard: <i>A dwelling should have private open space of an area of 40 square metres. One part of the private open space to consist of a secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres and a minimum width of 3 metres and have convenient access from a living room.</i></p>	<p>Dwelling 1 Total Private Open Space – 68.5m² Front yard – 41.3m² Total Secluded POS – 27.2m²</p> <p>Dwelling 2 Total SPOS with a minimum width of 3m – 41.5m²</p> <p>Dwelling 3 Total SPOS – 106.0m² Recreational SPOS with a minimum width of 3m clear of all services – 94.3m²</p>	✓

<p>Standard B29 – Solar Access to Open Space</p> <p>Objective: <i>To allow solar access into the secluded private open space of new dwellings.</i></p> <p>Standard: <i>The private open space should be located on the north side of a dwelling if appropriate. The southern boundary of secluded private open space should be setback from any wall on the north of the space at least $(2 + 0.9h)$ metres where 'h' is the height of the wall</i></p>	<p>Dwelling 2 overshadows the SPOS of dwelling 1.</p> <p>The height of the roof is 6.194m and the distance between the roof and the southern end of the dwelling 1 SPOS is 7.85m, therefore the development complies with this standard.</p>	<p style="text-align: center;">✓</p>
<p>Standard B30 – Storage</p> <p>Objective: <i>To provide adequate storage facilities for each dwelling</i></p> <p>Standard: <i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space</i></p>	<p>The storage area of dwelling 1 is located within the garage separate to the minimum 6.0m length and 3.5m width.</p> <p>Dwelling 2 and 3 has a 6m³ shed located in the SPOS.</p>	<p style="text-align: center;">✓</p>

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Clause 55.06 Detailed Design

Planning Scheme Requirement	Design Response	Compliant
<p>Standard B31 – Design Detail</p> <p>Objective: <i>To encourage design detail that respects the existing or preferred neighbourhood character</i></p> <p>Standard: <i>The design of façade articulation, window and door proportions, roof form and verandas, eaves and porches should respect the existing or preferred neighbourhood character</i></p>	<p>The proposed dwellings have been designed to respect the existing neighborhood character by retaining as much of the desired characteristics of the neighborhood.</p> <p>The facades:</p> <ul style="list-style-type: none"> • Are to be treated with a combination of facebrick, render and horizontal cladding • Facades are designed with various colours and textures • Have horizontal and vertical articulation • Have a combination of pitched roofs and architectural forms • Have a reduced first floor footprint presenting to the street 	✓
<p>Standard B32 – Front Fences</p> <p>Objective: <i>To encourage front fence design that respects the existing or preferred neighbourhood character</i></p> <p>Standard: <i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. The maximum front fence should be 2m along Road Zones and 1.5m for other streets</i></p>	No front fence is proposed.	N/A
<p>Standard B33 – Common Property</p> <p>Objective: <i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained and to avoid future management difficulties in areas of common ownership</i></p> <p>Standard: <i>Developments should clearly delineate public, communal and private areas. Common property, where provided should be functional and capable of efficient management</i></p>	Common property will be delineated by 900mm high timber picket fence between the common driveway and the front yard of dwelling 1 and a 1.9m high timber paling fence between the common driveway and the SPOS of dwelling 3.	✓

Standard B34 – Site Services		
<p>Objective: <i>To ensure that site services can be installed and easily maintained and to ensure that site facilities are accessible, adequate and attractive</i></p> <p>Standard: <i>The design and layout of dwellings should provide sufficient space and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin & recycling enclosures should be located for convenient access by residents and mailboxes should be provided and located for convenient access as required by Australia Post.</i></p>	<p>Mailboxes are proposed for dwelling 2 & 3 along the side of the common accessway, while dwelling 1 has an independent metre box along its own driveway.</p> <p>Water metres are proposed within 1m of the front setback.</p> <p>Common electrical and gas meters are proposed along the western side of dwelling 1.</p> <p>Bin storages are located in each of the secluded private open spaces.</p>	<p>✓</p>

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Conclusion

The proposed development meets all of the objectives with three variations to the standards of Clause 55 of the Hume Planning Scheme and maintains similar characteristic of the developments within the neighbourhood.

This application seeks support on the variation to the front setback (Standard B6). The streetscape presents an inconsistency with front setbacks along the northern side of Graham Street and a 3m front setback for the properties along the southern side of Graham Street opposite the subject site. The front setback is equal to the neighbouring property and the porch does not encroach more than the permitted allowance, therefore the proposed front setback does not negatively impact the streetscape. It also allows us to increase the rear boundary setback that helps preserve the significant trees located on the neighbouring property to the rear.

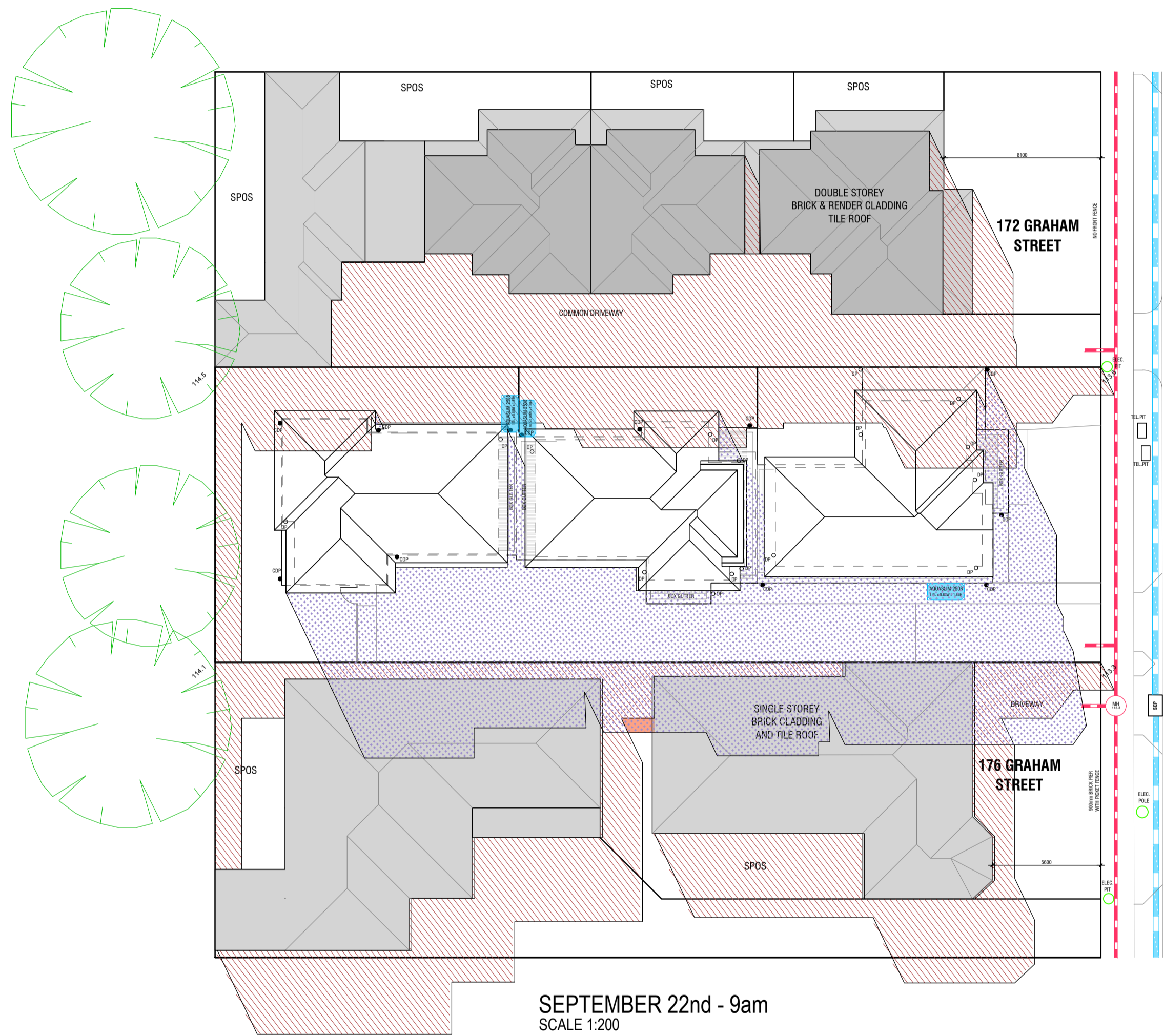
We are seeking a variation for (B15 Parking) for the kitchen window setback from the common accessway by 1m. It has a sill height of 1.0m above the accessway and is therefore proposed to be a fixed and obscure window.

We are also seeking consent for the overshadowing created by the development to dwelling 1 of 176 Graham Street (Standard B21). The overshadowing occurs to a portion of the SPOS which has a width of less than 3m (therefore considered non-recreational) and overshadows by 1.1m² at 9am in the morning. There is no overshadowing at 10am. This does not significantly overshadow the secluded private open spaces and is therefore negligible.

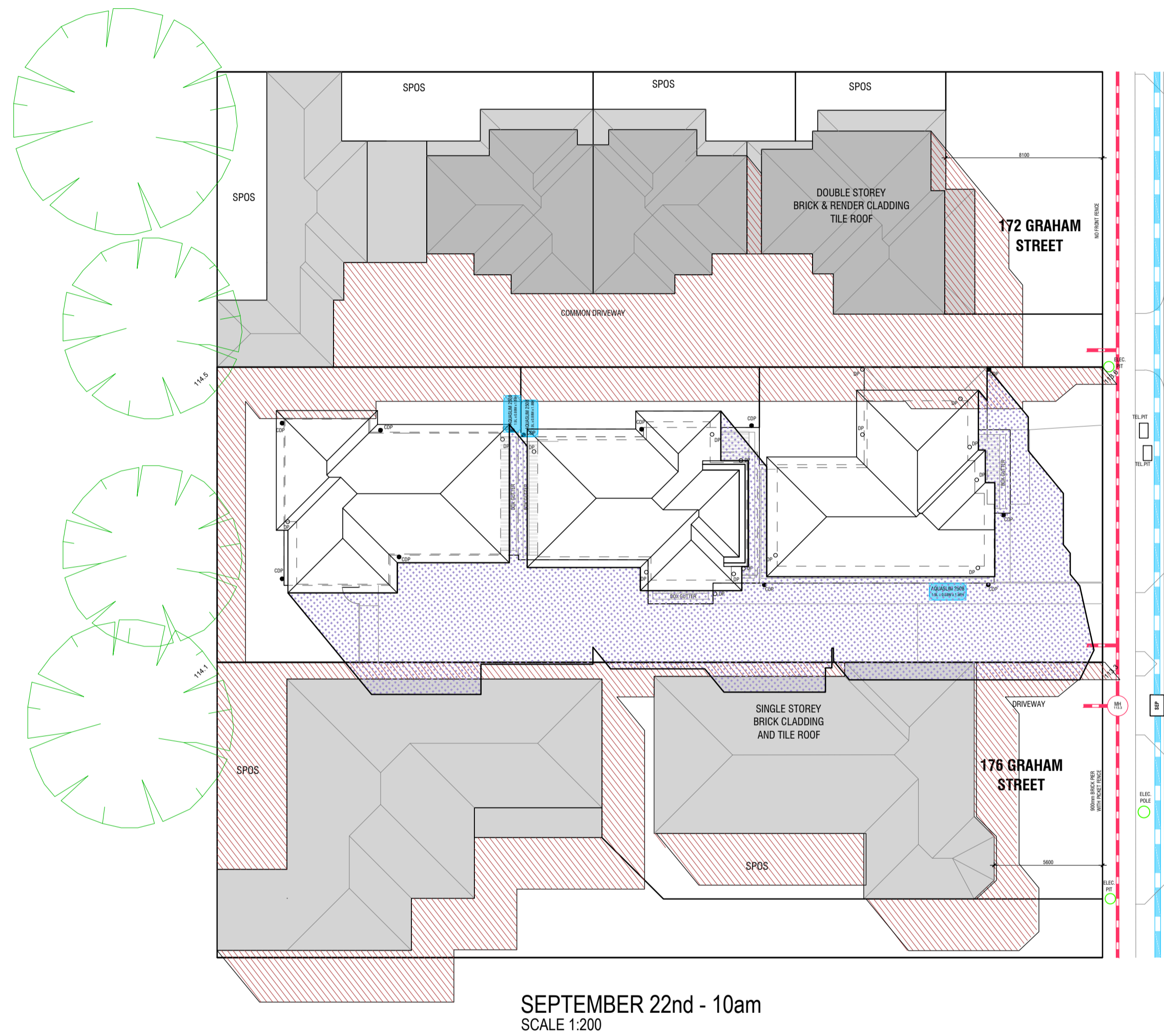
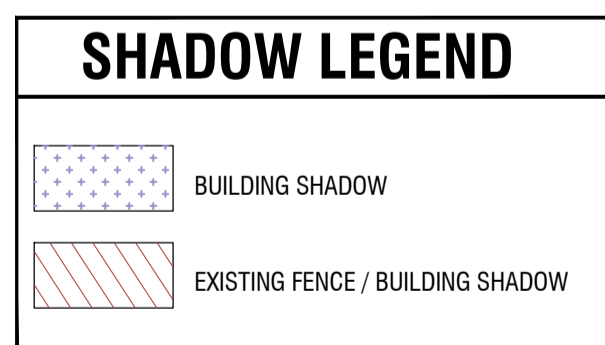
The design of the proposed development will greatly assist the region by increasing the value and character of the neighbourhood. It will assist the region and meet the State Planning Policy objectives by providing an appropriate form of infill development for the site and immediate surroundings. It also provides environmentally sustainable development by providing additional housing accommodate on underdeveloped land in a highly desirable location utilising existing infrastructure.

The design of the development is well thought out and incorporate all measures to mitigate any adverse effect to the neighbourhood as well as the environment. The proposal complies with all of the objectives of the Planning Scheme and has minimal impact on the neighbourhood character. Therefore, it is requested that this application be approved as submitted.

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SEPTEMBER 22nd - 9am
SCALE 1:200



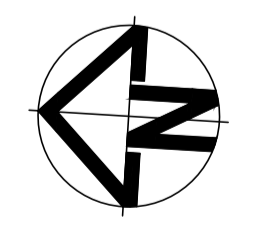
SEPTEMBER 22nd - 10am
SCALE 1:200

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Revision	Amendment	Date
B	Further amendments to address RFI	25.10.21
A	RFI amendments	09.09.21
-	Issue to Council for Town Planning application	24.06.21

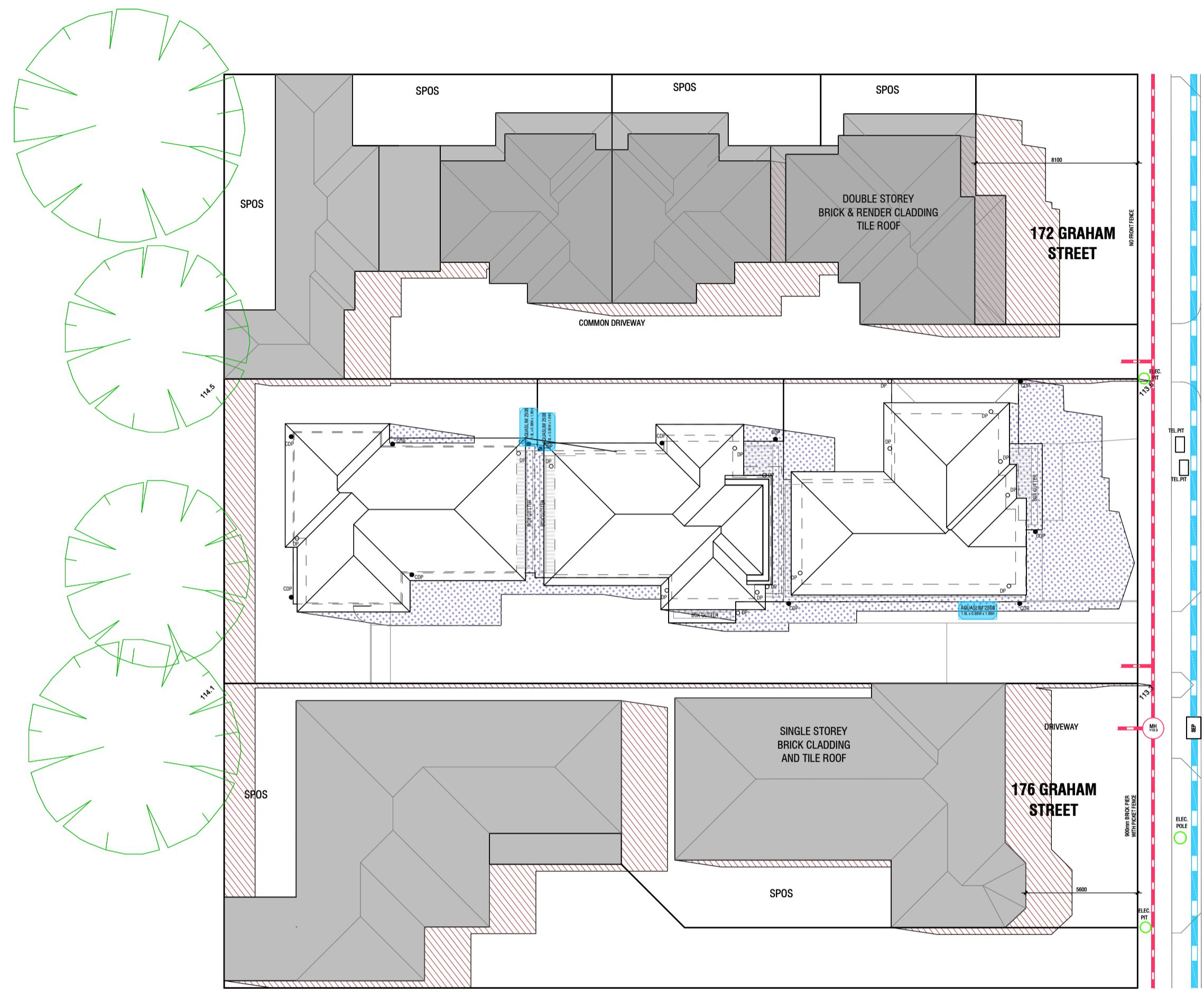
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Planning Permit Application
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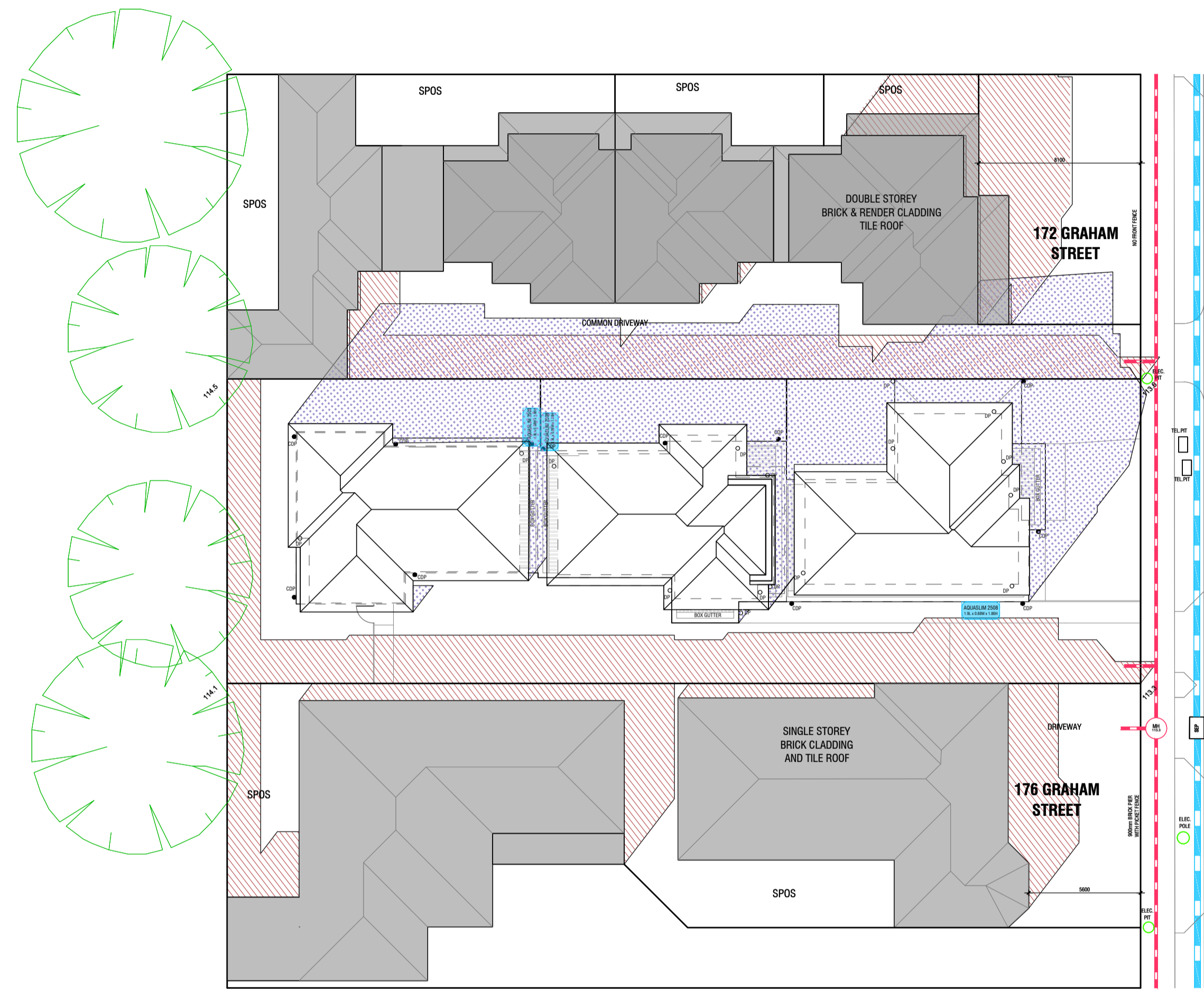


Project
**3 Unit Development at
 174 Graham St, Broadmeadows**

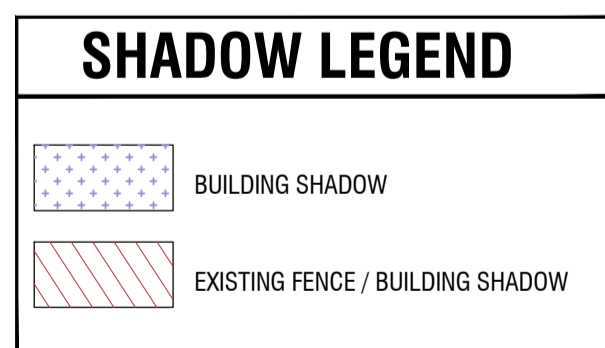
Drawing Title	
Shadow Diagrams (9am & 10am)	
Scale	Date
1:200 @ A1	25 / 10 / 21
Drawing Number	Revision
TP06 of 07	B



SEPTEMBER 22nd - Midday
SCALE 1:200



SEPTEMBER 22nd - 3pm
SCALE 1:200



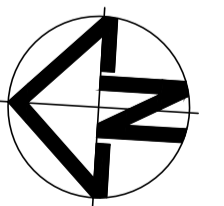
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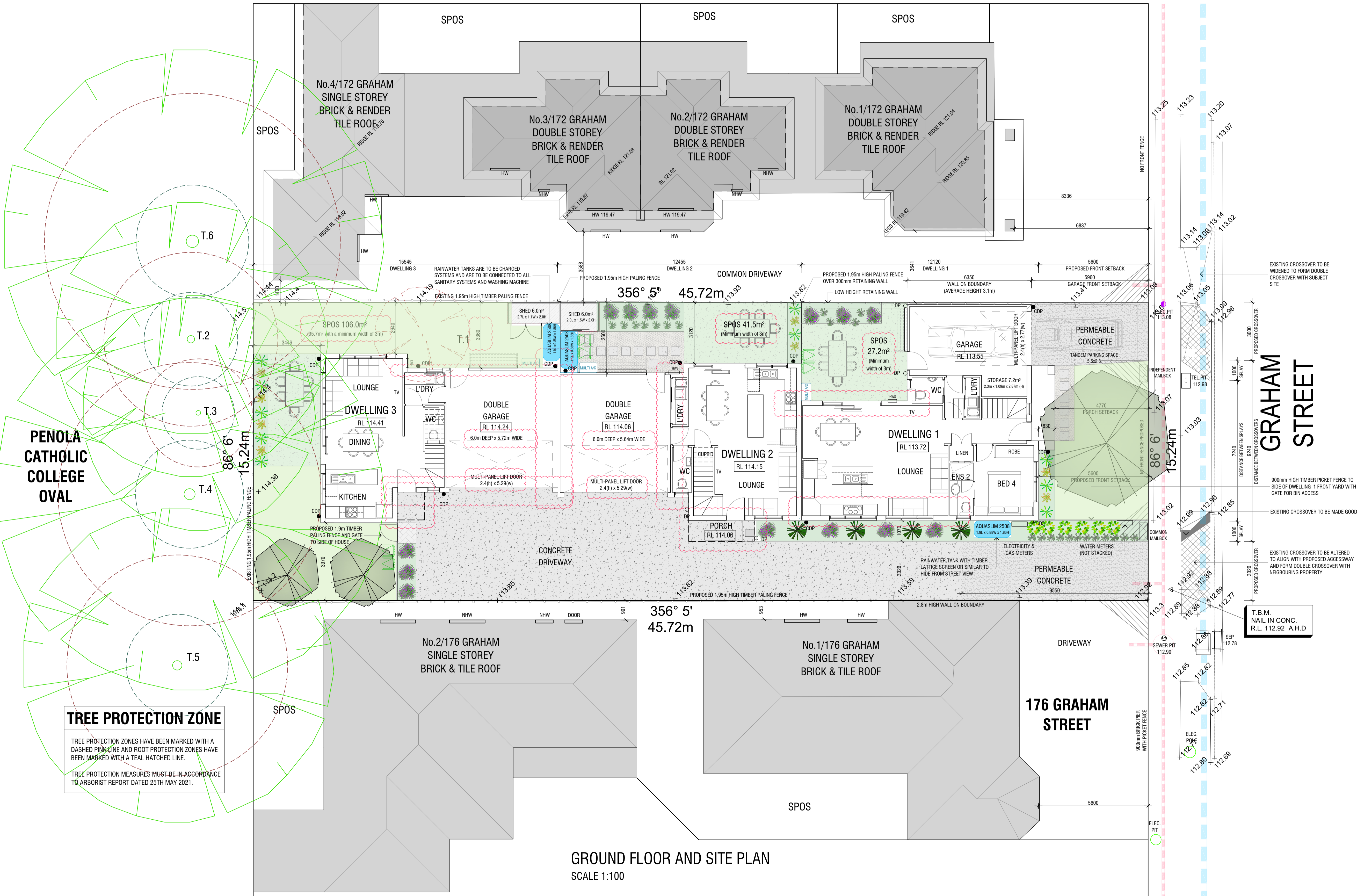
Planning Permit Application
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Project
**3 Unit Development at
174 Graham St, Broadmeadows**

Drawing Title
Shadow Diagrams (Midday & 3pm)

Scale 1:200 @ A1	Date 25 / 10 / 21
Drawing Number TP07 of 07	Revision B



GROUND FLOOR AND SITE PLAN
SCALE 1:100

TREE PROTECTION ZONE
TREE PROTECTION ZONES HAVE BEEN MARKED WITH A DASHED PINK LINE AND ROOT PROTECTION ZONES HAVE BEEN MARKED WITH A TEAL HATCHED LINE.
TREE PROTECTION MEASURES MUST BE IN ACCORDANCE TO ARBORIST REPORT DATED 25TH MAY 2021.

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SITE PLAN LEGEND

- ADJOINING BUILDINGS
- STORMWATER DRAIN
- SEWER DRAIN
- EXISTING LOCATION OF FENCE
- MAILBOXES
- SHRUBS (REFER TO LANDSCAPE PLAN FOR PLANT SPECIES)
- PROPOSED TREE (REFER TO LANDSCAPE PLAN)
- EXISTING TREE
- TREES TO BE REMOVED
- VISIBILITY SPLAY
ANY STRUCTURE OR LANDSCAPING WITHIN THE VISIBILITY SPLAY OF THE DRIVEWAY (2.0m ALONG THE FRONT BOUNDARY AND 2.5m INTO THE PROPERTY MUST BE NO GREATER THAN 900mm IN HEIGHT)
- INSTANTANEOUS GAS HOT WATER SYSTEM
- EXTERNAL AIR CONDITIONING CONDENSER
- RETRACTABLE CLOTHESLINE
- RAINWATER TANK AS PER WSUD PLAN
- CHARGED DOWNPIPE
- GRAVITY DOWNPIPE
- COLOURED CONCRETE
- PERMEABLE CONCRETE
- PERMEABLE PAVERS
- CONCRETE TO FALL TO GARDEN BEDS
- PERMEABLE SURFACE (LIDYALE / TUSCAN TOPPING)
- LAWN
- GARDEN BED WITH MULCH
- COMMON BIN STORAGE ENCLOSURE
THREE 240 LITRE BINS (GENERAL, RECYCLE, ORGANIC)

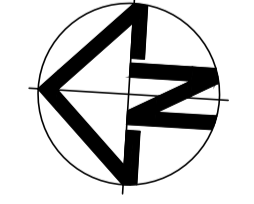
ABBREVIATIONS

H.L.W.	HIGHLIGHT WINDOW
A.O.1250	AWNING MAXIMUM OPENING 125mmØ TO 1.7m HIGH
F.O.G.	FIXED OBSCURE GLAZING
O.G.	OBSCURE GLAZING
O.A.O.1250	OBSCURE AWNING OPENING 125mmØ TO 1.7m
F.F.L.	FINISHED FLOOR LEVEL
F.C.L.	FINISHED CEILING LEVEL

B	Further amendments to address RPI	25.10.21
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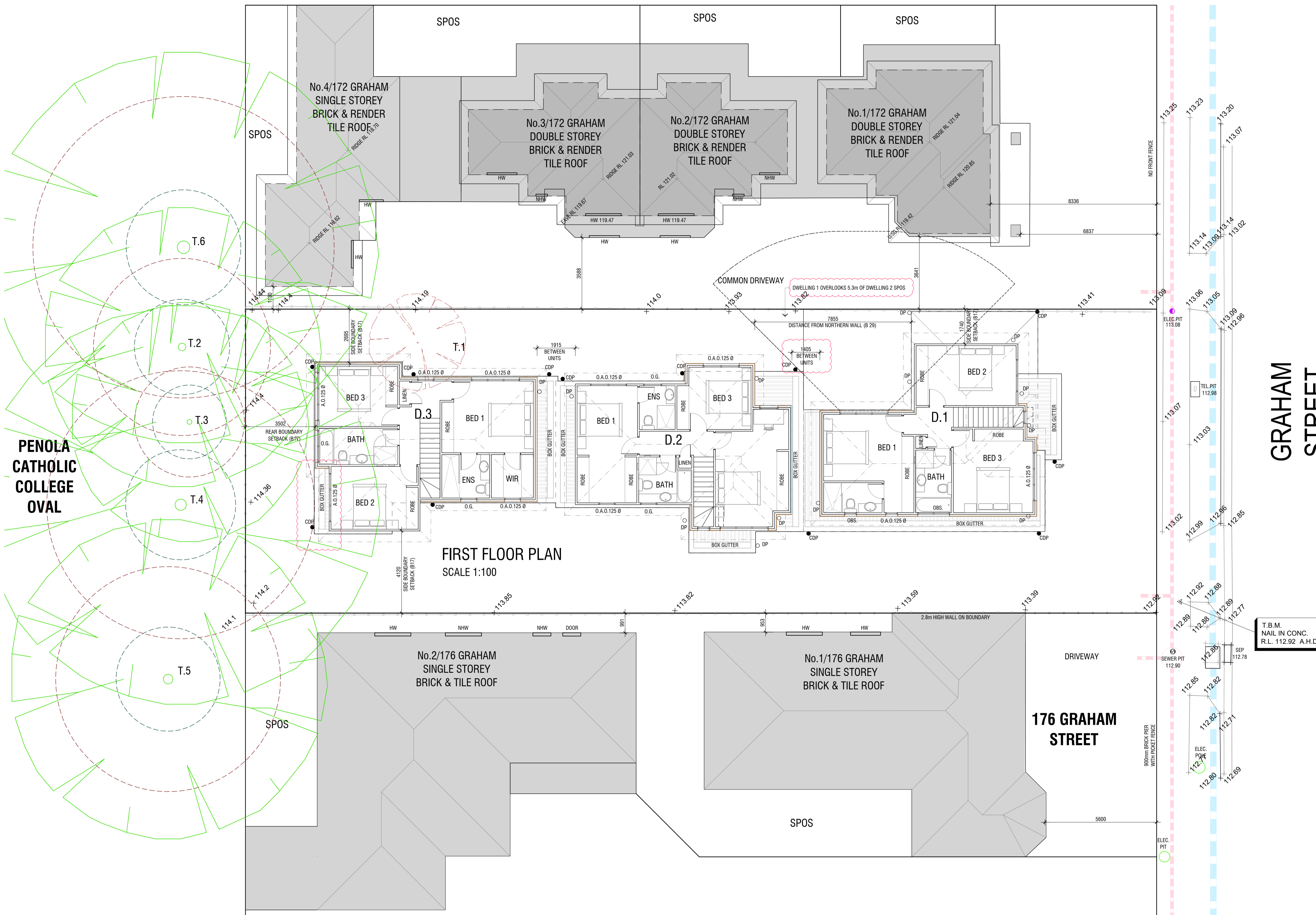
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Project
**3 Unit Development at
174 Graham St, Broadmeadows**

Drawing Title Site & Ground Floor Plan	
Scale 1:100 @ A1	Date 25 / 10 / 21
Drawing Number TP01 of 07	Revision B



FIRST FLOOR PLAN
SCALE 1:100

DEVELOPMENT SUMMARY	
DWELLING 1	
GROUND FLOOR:	79.3m ²
FIRST FLOOR:	71.9m ²
GARAGE:	25.8m ²
PORCH:	5.0m ²
TOTAL AREA:	182.0m² 19.6 SQ
TOTAL SECLUDED PRIVATE OPEN SPACE TO REAR - RECREATIONAL SPOS (3m WIDTH)	27.2m ²
FRONT YARD	41.3 m ²
TOTAL PRIVATE OPEN SPACE	68.5m²
CAR PARKING (SINGLE GARAGE + TANDEM PARKING)	2
DWELLING 2	
GROUND FLOOR:	51.7m ²
FIRST FLOOR:	71.5m ²
GARAGE:	36.2m ²
PORCH:	3.6m ²
TOTAL AREA:	163.0m² 17.5 SQ
TOTAL SECLUDED PRIVATE OPEN SPACE TO REAR - RECREATIONAL SPOS (3m WIDTH)	41.5m ²
TOTAL PRIVATE OPEN SPACE	41.5m²
CAR PARKING (DOUBLE GARAGE)	2
DWELLING 3	
GROUND FLOOR:	49.9m ²
FIRST FLOOR:	75.3m ²
GARAGE:	36.7m ²
PORCH:	2.4m ²
TOTAL AREA:	164.3m² 17.7 SQ
TOTAL SECLUDED PRIVATE OPEN SPACE TO REAR - RECREATIONAL SPOS (MIN. 3m WIDTH)	106.0m ²
TOTAL PRIVATE OPEN SPACE	106.0m²
CAR PARKING (DOUBLE GARAGE)	2
SITE AREA	696.0 m²
SITE COVERAGE (INCLUDING CANTILEVERING, GARDEN SHEDS, PORCHES & EAVES LESS THAN 600mm)	291.8m ² 41.9%
TOTAL PERMEABLE SURFACE AREA (INCLUDING PERMEABLE CONCRETE, PAVING OR STAIRS WITH FALL TO ADJACENT GARDEN BED, LILYDALE TOPPINGS, LAWN AND GARDEN BEDS INCLUDING AREA UNDER EAVE)	288.0m ² 41.4%

ABBREVIATIONS	
H.L.W.	HIGHLIGHT WINDOW
A.O.1250	AWNING MAXIMUM OPENING 125mm TO 1.7m HIGH
F.O.G.	FIXED OBSCURE GLAZING
O.G.	OBSCURE GLAZING
O.A.01250	OBSCURE AWNING OPENING 125mm to 1.7m
F.F.L.	FINISHED FLOOR LEVEL
F.C.L.	FINISHED CEILING LEVEL
D.G.	DOUBLE GLAZING

Revision	Amendment	Date
B	Further amendments to address RFI	25.10.21
A	RFI amendments	09.09.21
-	Issue to Council for Town Planning application	24.06.21

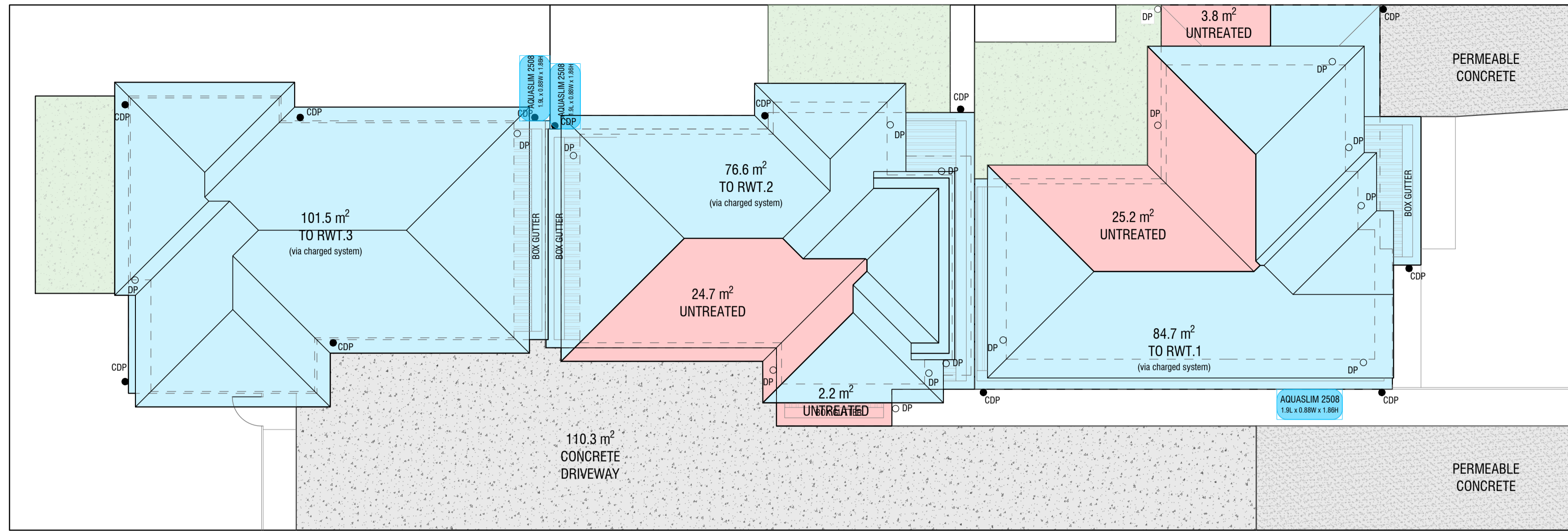
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Project
**3 Unit Development at
174 Graham St, Broadmeadows**

Drawing Title	
First Floor Plan	
Scale	Date
1:100 @ A1	25 / 10 / 21
Drawing Number	Revision
TP02 of 07	B

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WATER SENSITIVE URBAN DESIGN (WSUD) PLAN
SCALE 1:100

WSUD LEGEND/TREATMENT METHOD

RWT RAIN WATER TANKS
 DWELLING 1 (RWT 1) 2500.LT AQUASLIM 2508 1900mm x 880mm x 1860mm (LxWxH)
 DWELLING 2 (RWT 2) 2500.LT AQUASLIM 2508 1900mm x 880mm x 1860mm (LxWxH)
 DWELLING 3 (RWT 3) 2500.LT AQUASLIM 2508 1900mm x 880mm x 1860mm (LxWxH)

RAIN WATER TANKS ARE TO BE USED ONLY FOR REUSE WITHIN THE DWELLINGS AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS, THROUGH THE L.P.O.D. PROCESS.

TREATED ROOF AREA TO RAIN WATER TANKS
 TOTAL ROOF CATCHMENT TO TANKS IS 262.8m²

- DWELLING 1 CATCHMENT OF 84.7 m² TO RWT 1
- DWELLING 2 CATCHMENT OF 76.6 m² TO RWT 2
- DWELLING 3 CATCHMENT OF 101.5 m² TO RWT 3

METHOD OF DISCHARGE: CHARGED SYSTEM
 CONNECTED TO: TOILETS, WASHING MACHINES (EQUAL TO AN EXTRA BEDROOM IN STORM)
 ADDITIONAL NOTES: OVERFLOW TO BE CONNECTED TO L.P.O.D

UNTREATED ROOF AREA - 55.9m²
 DWELLING 1 CATCHMENT OF 29.0m²
 DWELLING 2 CATCHMENT OF 26.9m²

METHOD OF DISCHARGE: GRAVITY FED TO L.P.O.D. THROUGH RETENTION SYSTEM

CONCRETE DRIVEWAY (UNTREATED FOR STORMWATER TREATMENT)
 TOTAL CATCHMENT AREA IS 110.3 m²

PERMEABLE PAVING SUCH AS BRICK PAVERS (REFER TO DETAIL)

HARD SURFACE DECKING, PAVING, STAIRS OR PEDESTRIAN FOOTPATH TO FALL TO ADJACENT PERMEABLE AREA WHICH HAS NOT BEEN INCLUDED IN THE STORM CALCULATIONS

PERMEABLE CONCRETE (WATERPAVE OR SIMILAR)

ROOF SYMBOLS

- CDP CHARGED DOWNPIPE DISCHARGING TO RAINWATER TANK
- DP GRAVITY DOWNPIPE DISCHARGING TO RAINGARDEN OR LPD
- ⇨ OF OVERFLOW TO GUTTER WITH 1.2m OF VALLEY
- DOWNPIPE CONNECTION TO RAINGARDEN
- ⊙ VENTILATION SHAFT (I.E. WHIRLYBRD)

Melbourne Water STORM Rating Report

TransactionID: 1256809
 Municipality: HUME
 Rainfall Station: HUME
 Address: 174 Graham Street

Broadmeadows
 VIC 3047

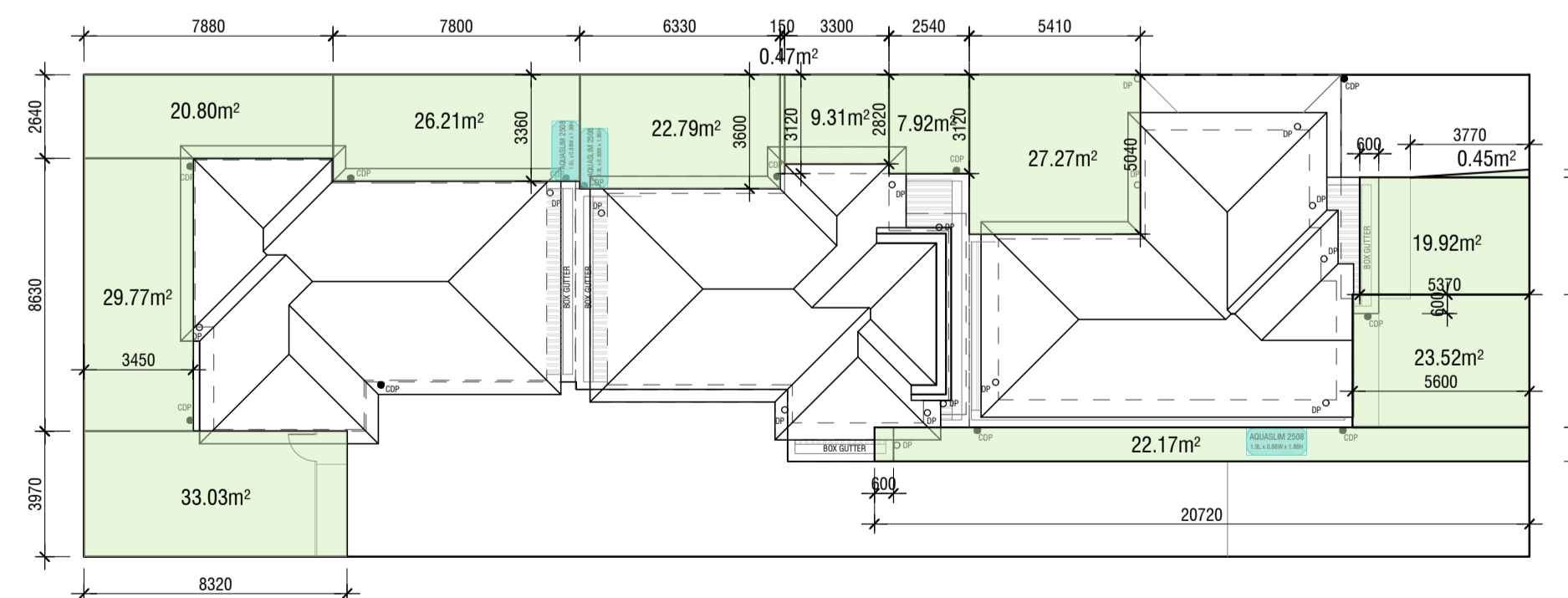
Assessor: Akay Architects
 Development Type: Residential - Multiunit
 Allotment Site (m2): 696.00
 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 to RWT 1	84.70	Rainwater Tank	2,500.00	5	170.00	82.00
Unit 2 to RWT 2	76.60	Rainwater Tank	2,500.00	4	170.00	82.00
Unit 3 to RWT 3	101.50	Rainwater Tank	2,500.00	4	151.40	85.00
Unit 1 untreated roof	29.00	None	0.00	0	0.00	0.00
Unit 2 untreated roof	26.90	None	0.00	0	0.00	0.00
Concrete driveway untreated	110.30	None	0.00	0	0.00	0.00

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Date Generated: 25-Oct-2021

Program Version: 1.0.0



GARDEN AREA PLAN

SCALE 1:200

Garden Area 243.63m²
 Site Area 696.0m²
 Percentage of site 35.0%

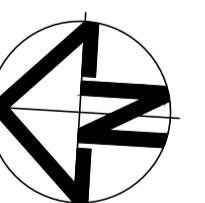
Garden area is required under the zoning provisions of the Planning Scheme. The garden area excludes driveways and parking areas, landscaped areas less than 1m in width and areas under an eave that is greater than 600mm.

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B	Further amendments to address RFI	25.10.21
A	RFI amendments	09.09.21
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Akay Architects

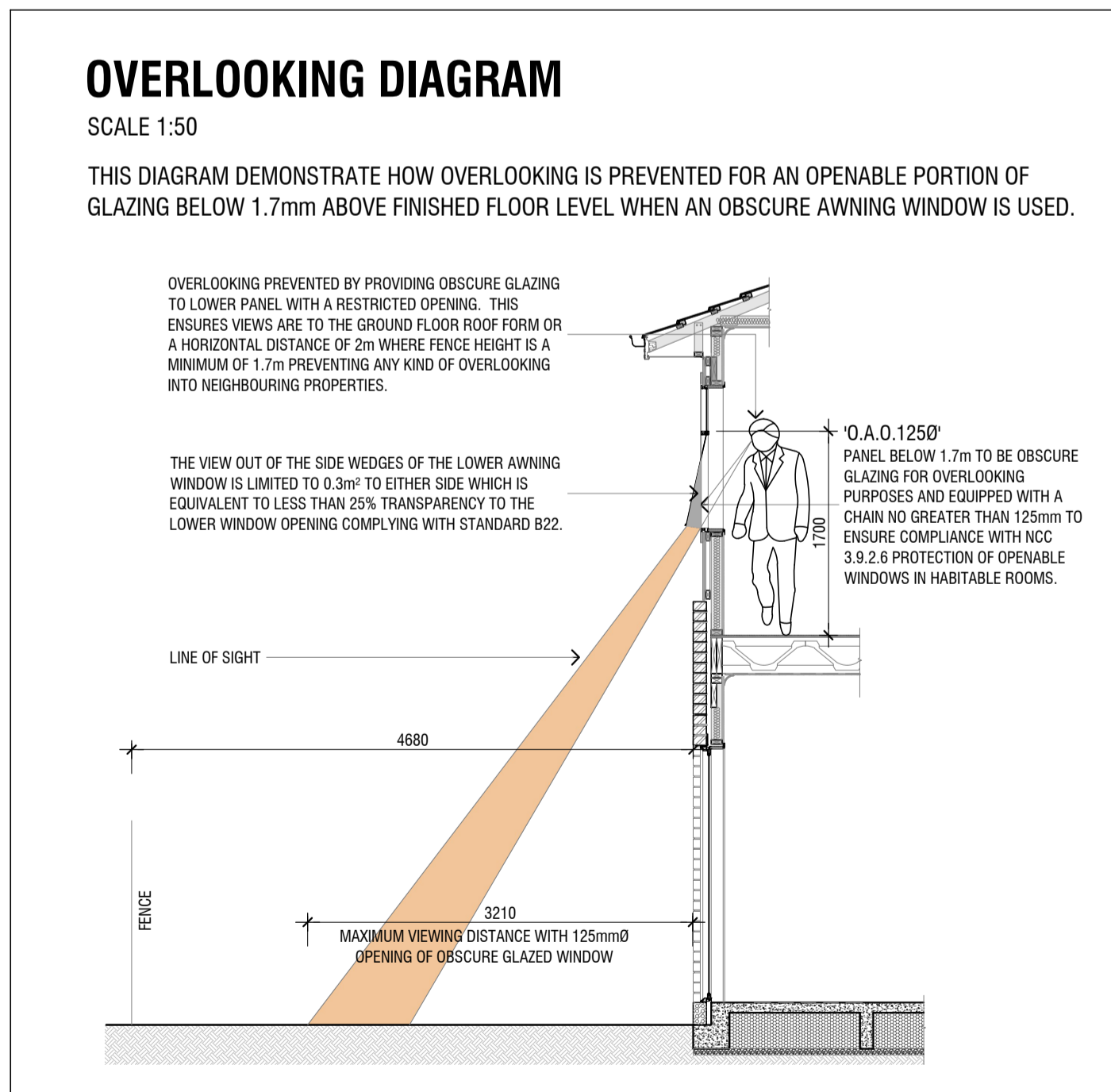
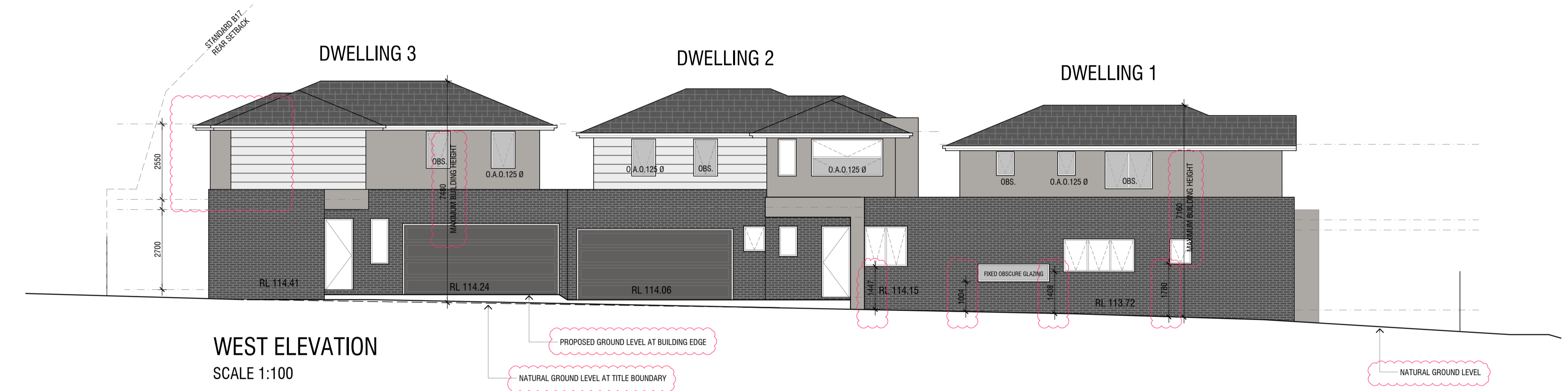
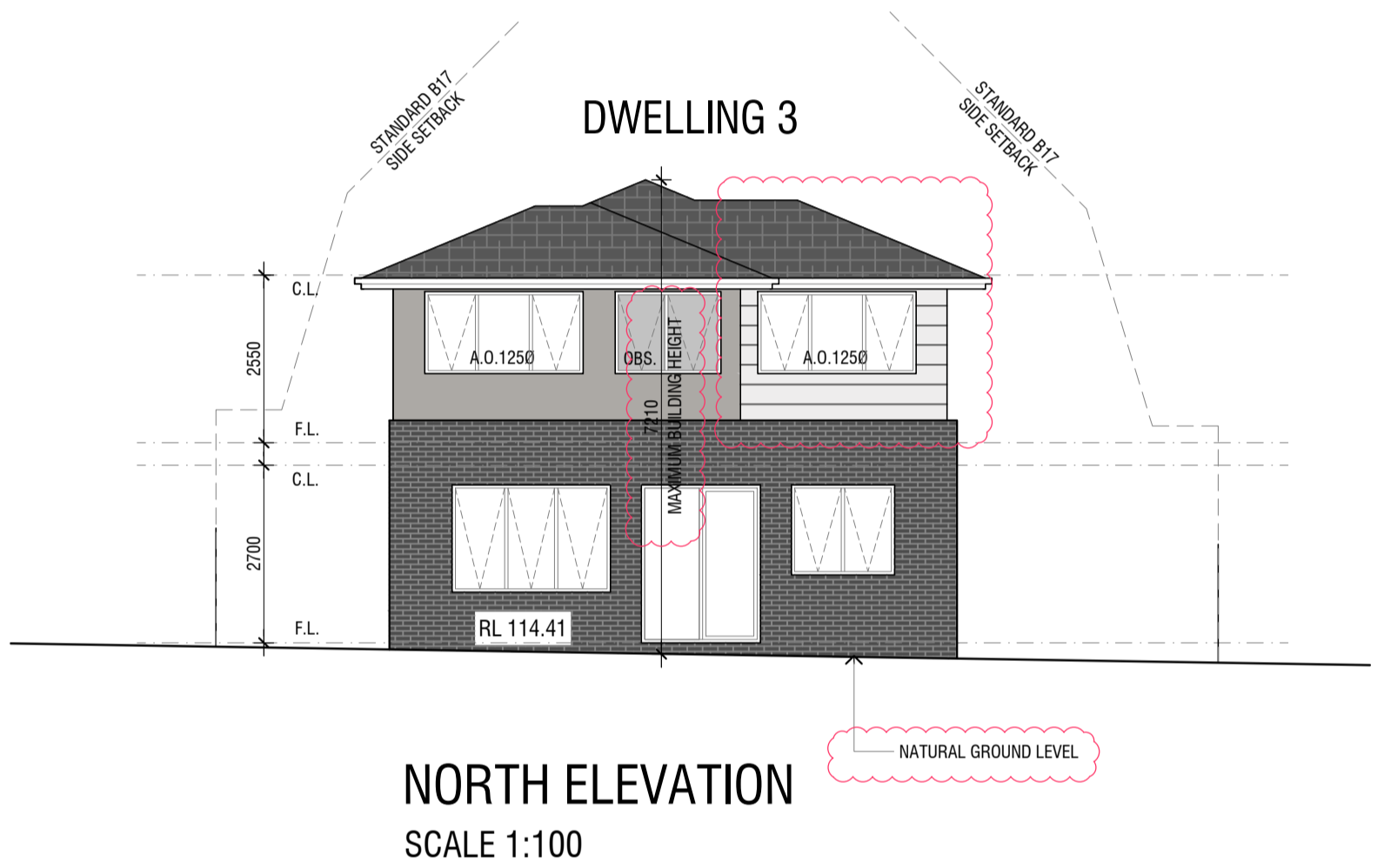
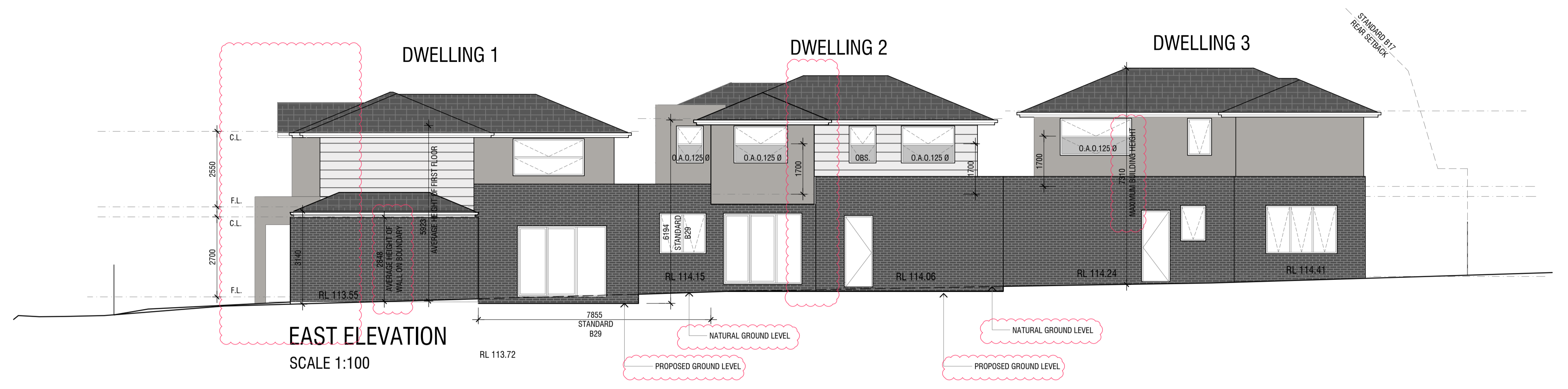
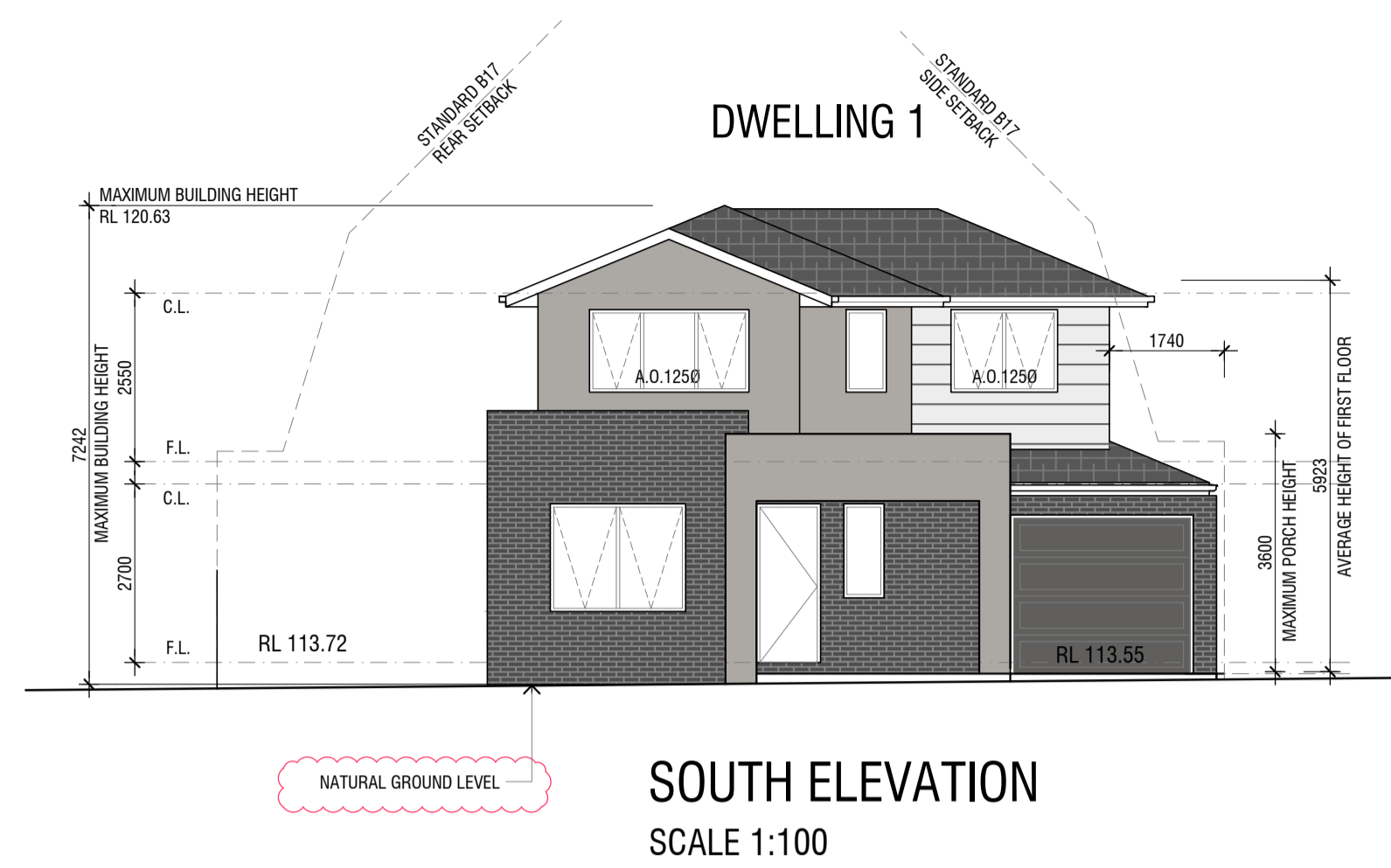
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Project
**3 Unit Development at
 174 Graham St, Broadmeadows**

Drawing Title	Scale	Date
Roof Plan & Water Sensitive Urban Design	1:100 @ A1	25 / 10 / 21
Drawing Number	Revision	Date
TP03 of 07	B	



ABBREVIATIONS

H.L.W.	HIGHLIGHT WINDOW
A.O.1250	AWNING MAXIMUM OPENING 125mmØ TO 1.7m HIGH
F.O.G.	FIXED OBSCURE GLAZING
OB.S.	OBSCURE GLAZING
O.A.O.1250	OBSCURE AWNING OPENING 125mmØ TO 1.7m
F.F.L.	FINISHED FLOOR LEVEL
F.C.L.	FINISHED CEILING LEVEL
D.G.	DOUBLE GLAZING

MATERIAL AND COLOUR SCHEDULE

APPLICATION	MATERIAL	COLOUR	COLOUR SAMPLE
WALLS	HORIZONTAL CLADDING OR SHADOWLINES	DULUX "LEXICON HALF" OR SIMILAR	[Sample]
WALLS	RENDER	DULUX "FLOODED GUM" OR SIMILAR	[Sample]
WALLS	FACEBRICK	"ZINC" OR SIMILAR	[Sample]
ROOF	CONCRETE TILE	CHARCOAL OR SIMILAR	[Sample]
GARAGE DOORS, GUTTER, FASCIAS, DOWNPIPES & WINDOW FRAMES	COLORBOND	MONUMENT COLORBOND FINISH OR SIMILAR	[Sample]

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B	Further amendments to address RFI	25.10.21
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Project
**3 Unit Development at
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Drawing Title Elevations	
Scale 1:100 @ A1	Date 25 / 10 / 21
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LANDSCAPE SPECIFICATION

SITE PREPARATION:

REMOVE ANY ON SITE BUILDING MATERIAL, RUBBISH AND WEEDS FROM PLANTING AREAS THAT WILL RESTRICT PLANT GROWTH.

EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT DOES NOT RECEIVE ADDITIONAL COMPACTION FROM SITE MACHINERY.

ANY IMPORTED TOPSOIL IS TO COMPLY WITH AS 2223-1978 GARDEN SOILS FOR DOMESTIC USE AND HAVE A PH LEVEL BETWEEN 6.0 - 7.0 AND FREE OF WEEDS AND BUILDING RUBBLE TO PLANT GROWTH. TOPSOIL IS TO BE SPREAD, NOT IN MUDDY CONDITIONS, MINIMUM DEPTH OF 150MM, LIGHTLY COMPACTED BY A ROLLER.

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT IS TO BE UNFORMALLY COMPACTED TO A MINIMUM DEPTH OF 100MM, AND 300MM ON EXCAVATED PLANTING BEDS AND 400MM IN TREE PLANTING AREAS.

WEED REMOVAL:

MANUAL WEED REMOVAL IS PREFERRED, BUT CHEMICAL USE (HERBICIDES, FUNGICIDES, PESTICIDES, ETC) MAY BECOME APPROPRIATE. SUCH USE SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND STANDARD OCCUPATIONAL HEALTH AND SAFETY PROCEDURES. SPRAYING SHALL BE ONLY ON STILL DAYS. SPRAYED AREAS TO BE MARKED WITH DYE, PROTECTED FROM PUBLIC ACCESS, AND LEFT FOR 10 DAYS BEFORE ANY FURTHER WORKS.

PERMEABLE SURFACE:

DROMANNA OR LILLYDALE TOPPINGS GRAVEL SURFACE TO BE LAID ON 75MM DEPTH CONSOLIDATED CRUSHED ROCK TO A DEPTH OF 50MM. SURFACE TO BE COMPACTED USING A VIBRATING PLATE.

MULCHING:

MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS AND IS TO BE PINEWOOD MATERIAL WITH 80% OF PARTICLES IN THE SIZE RANGE 10 TO 20MM IN PLAN AND 5MM IN THICKNESS. NO PARTICLES ARE TO EXCEED 75MM IN PLAN. MULCH SHALL BE FREE DAMAGING MATTER SUCH AS SOIL, WEEDS AND STICKS AND IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY.

ALL MULCH IS TO BE SLOPED TOWARDS PLANT STEMS BUT SHALL BE KEPT BACK 100MM FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

LAWN:

LAWN IS TO BE LAID ON 100M OF SANDY LOAM OR SIMILAR MIX. RECOMMENDED GRASS TO BE SIR WALTER BUFFALO. WATER STORING GRANULES TO BE SPREAD AT A RATE OF 10-20 GRAMS PRIOR TO INSTANT TURF BEING LAID.

FERTILIZER:

USE 6-9 MONTH OSMOCOTE FERTILISER, APPLYING AT THE FOLLOWING RATES: ADVANCED TREES: 200G PER TREE. 200 DIAMETER POTS: 20G PER POT. 150 DIAMETER POTS: 15G PER POT.

PLANTING:

ALL PLANTS USED THROUGHOUT THE DEVELOPMENT ARE TO BE SUPPLIED BY A NURSERY SPECIALISING IN NATIVE PLANTS. PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED ON THE LANDSCAPE PLAN AND PLANT SCHEDULE. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.

PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE 1.5 TIMES THE DEPTH OF ROOTBALL AND 3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE.

PLANTING TREES USE TWO 38x38x1800 HARDWOOD STAKES PER TREE. FASTEN THE TREES TO STAKES WITH FLEXIBLE WEBBING TIE IN FIGURE 8 LOOP. DEPTH OF PLANTING HOLE IS TO BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AND 2 TO 3 TIMES THE DIAMETER OF THE ROOTBALL, WITH THE TOP OF THE ROOTBALL FLUSH WITH FINISHED LEVEL OF THE PLANTING HOLE.

A 75MM HIGH BERM IS TO BE CONSTRUCTED AT EDGE OF ROOT-BALL TO HOLD WATER. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURER.

IRRIGATION:

DRIP IRRIGATION TO BE PROVIDED TO ALL GARDEN BEDS AND TO THE BASE OF THE TREES AS PER THE CONDITIONS OF THE PLANNING PERMIT. INCLUDE A BATTERY OPERATED TIMER, WATER FILTER, PRESSURE REGULATOR BACKFLOW PREVENTER, VACUUM BREAKERS AND MASTER VALVE.

ROOT CONTROL BARRIERS:

REFER TO AUSTRALIAN STANDARDS AS 4970:2009 "PROTECTION OF TREES ON DEVELOPMENT SITES" FOR DETAILS RELATING TO ROOT CONTROL BARRIERS.

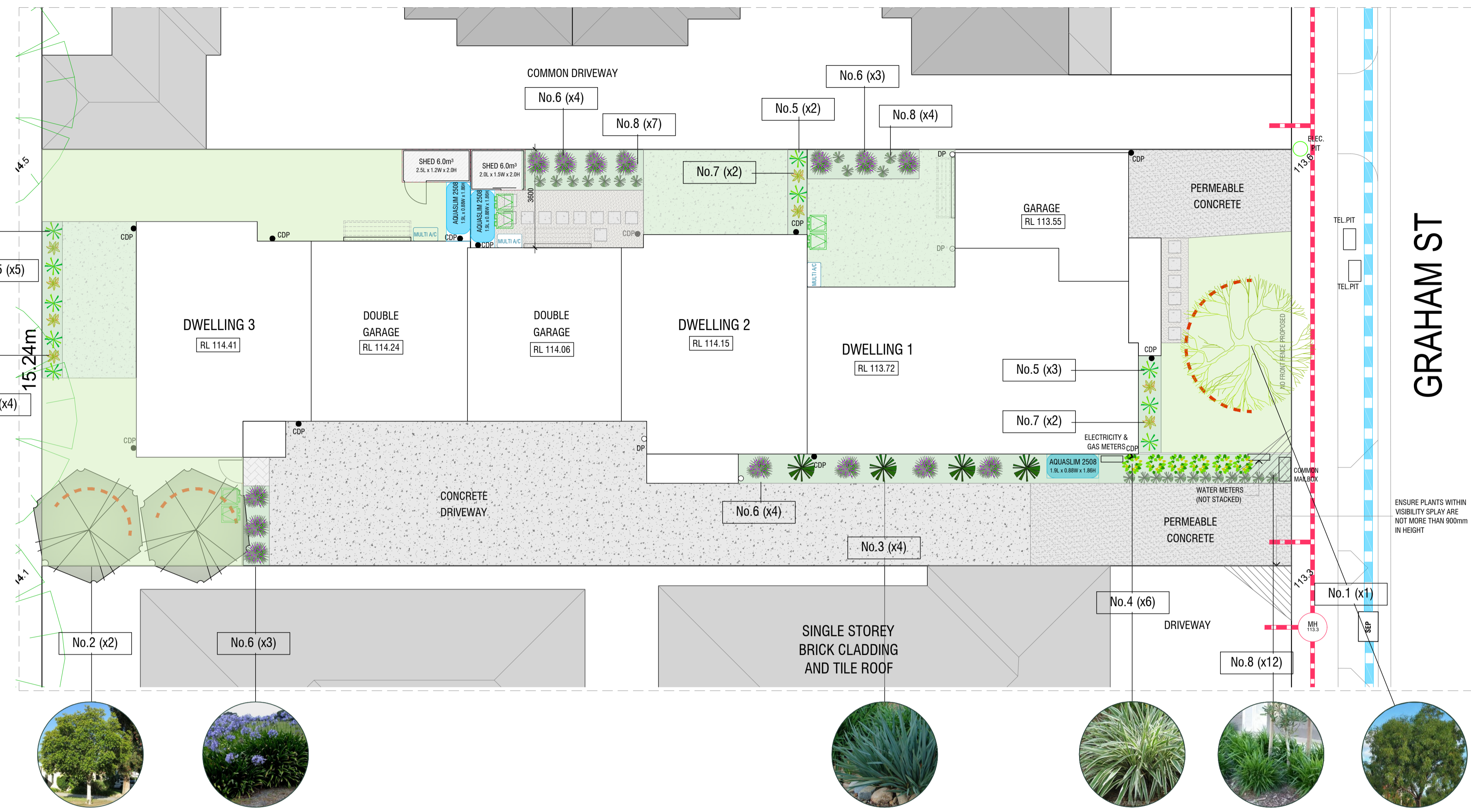
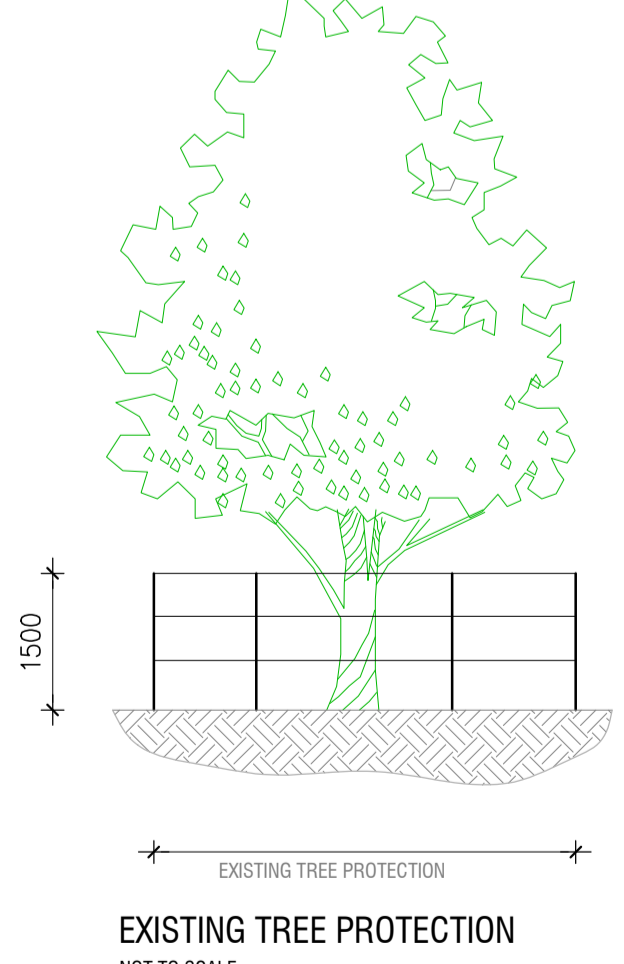
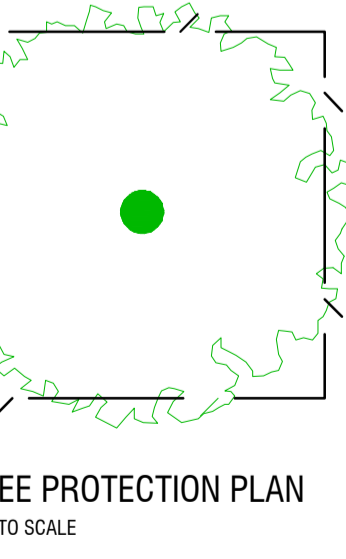
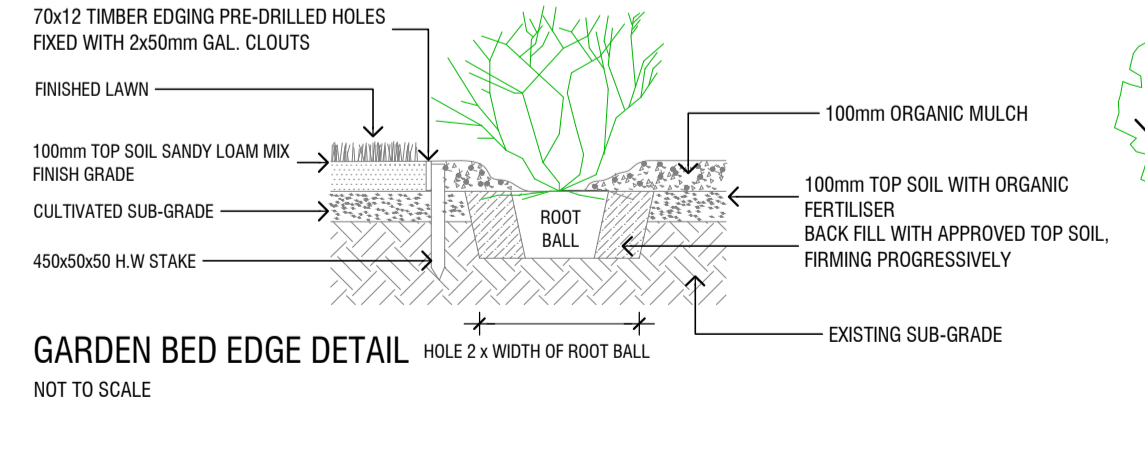
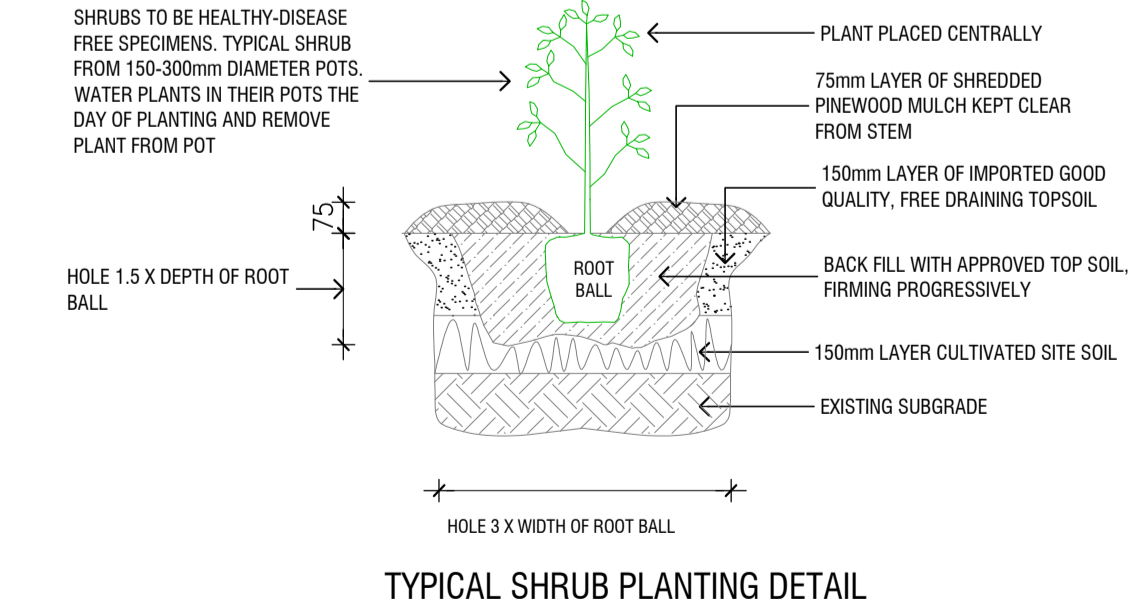
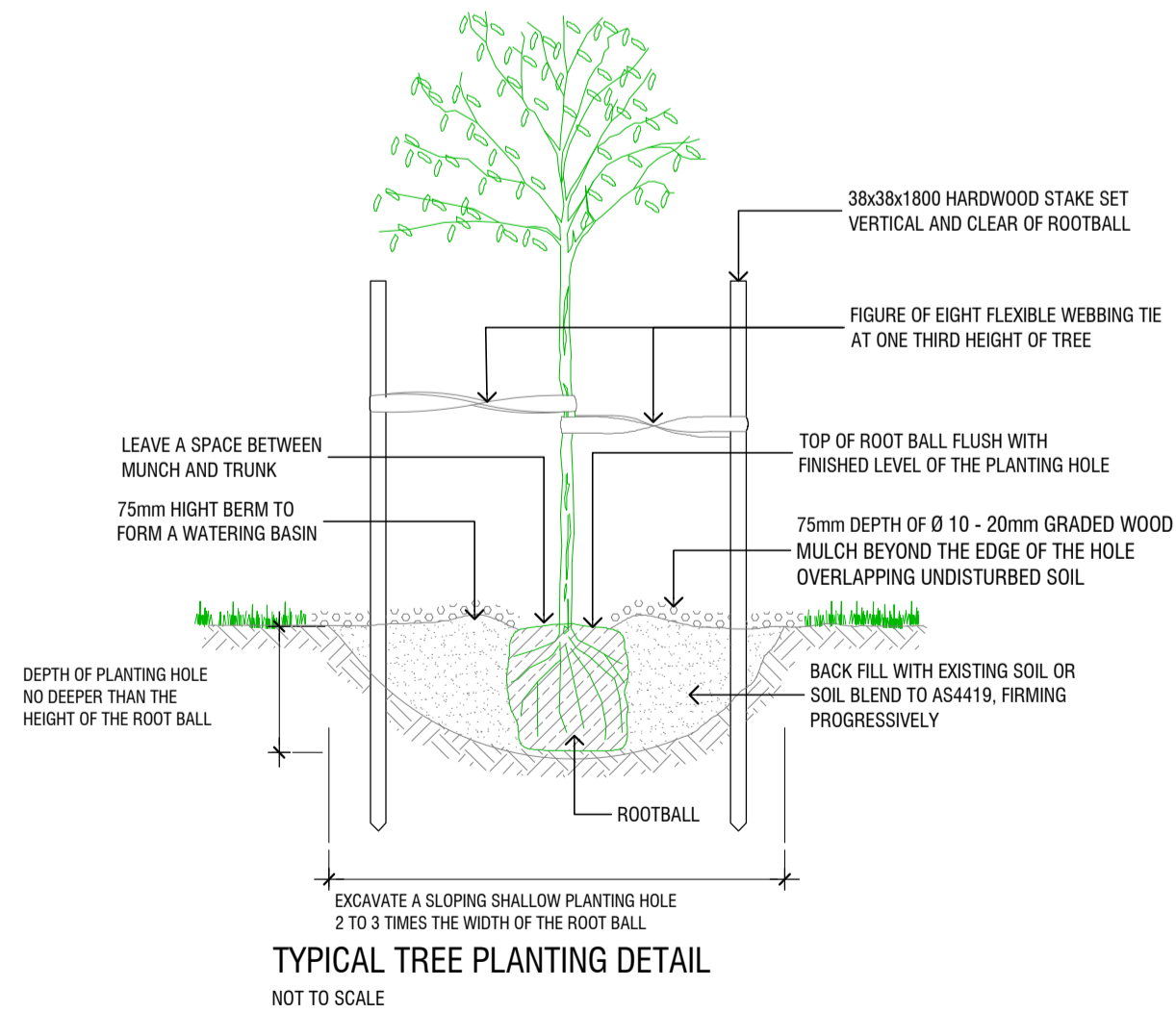
ROOT CONTROL BARRIERS SHOULD BE PROVIDED A MINIMUM DISTANCE TO THE ROOT BARRIER* = 3.5 x DBH** (or a minimum of 1.5m if that is greater than the calculated figure) WITH A DEPTH OF APPROXIMATELY 1m.

* MINIMUM DISTANCE FROM THE CENTRE OF THE STEM OF THE TREE TO THE ROOT BARRIER
 ** DBH - ESTIMATED DIAMETRE OF THE TREE AT BREAST HEIGHT *when mature*. ESTIMATED DBH IS TYPICALLY 4% OF THE EXPECTED TREE HEIGHT

IF YOU HAVE ACCESS TO DBH ESTIMATES BASED ON SPECIFIC INFORMATION RELATING TO THE SPECIES PLANTED AND THE SITE CONDITIONS, USE IT. ALTERNATIVELY, REFER TO THE STRUCTURAL ENGINEERS DRAWINGS IF THE ESTIMATED ROOT CONTROL BARRIER LOCATION IS WITHIN 1m OF THE BUILDING FOOTING OR PAVED SURFACES.

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SUPPLY SIZE	HEIGHT	WIDTH
TREES						
1	1	<i>Acacia implexa</i>	Lightwood (Drought tolerant)	40cm/1.6-2m High	8 m	7 m
2	2	<i>Tristaniopsis laurina</i> 'DOW10 Luscious PBR'	Kanooka Gum	40cm/1.4m H	8 m	4 m
SHRUBS / TUSSOCK PLANTS						
3	4	<i>Dianella caerulea</i>	Blue Flax Lily	14 cm pot	1.0 m	1.0 m
4	6	<i>Dianella tasmanica</i> "Wyeena"	Variagated Tasman Flax Lily	14 cm pot	0.9 m	0.7 m
5	10	<i>Agave</i>	Agave	14 cm pot	0.7 m	0.7 m
6	14	<i>Agapanthus</i> "Midnight Star"	African Lily	14 cm pot	0.75 m	0.5 m
7	8	<i>Dianella prunina</i>	Rainbow Twist	14 cm pot	0.5 m	0.5 m
8	23	<i>Dianella caerulea</i>	Aranda / Little Jess / Little Rev	14 cm pot	0.3 m	0.35 m

LEGEND	
CONCRETE	
PERMEABLE CONCRETE	
PERMEABLE PAVING	
CONCRETE TO FALL TO LANDSCAPING	
LILLYDALE / TUSCAN TOPPING	
MULCH TO GARDEN BEDS (REFER TO PLANTING SCHEDULE)	
NATURAL LAWN (REAL GRASS)	
PROPOSED TREES (WITH TREE BARRIER)	
EXISTING TREES	



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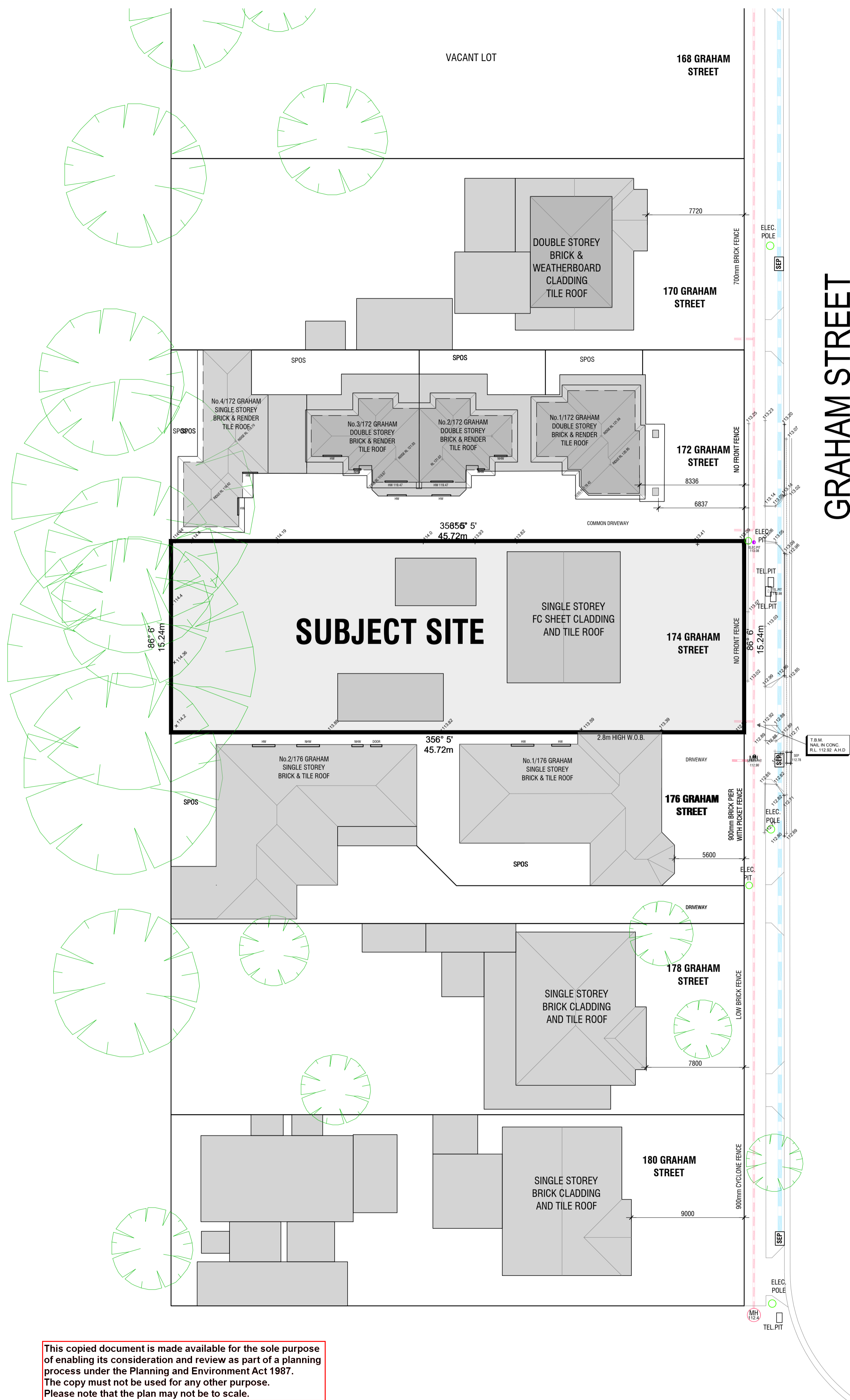
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Project
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Drawing Title	
Landscape Plan	
Scale	Date
1:100 @ A1	25 / 10 / 21
Drawing Number	Revision
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ENSURE PLANTS WITHIN VISIBILITY SPAY ARE NOT MORE THAN 900mm IN HEIGHT



GRAHAM STREET



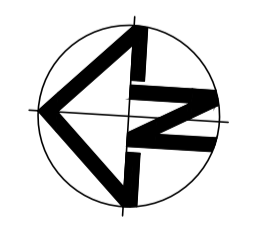
ELECTRIC STREET

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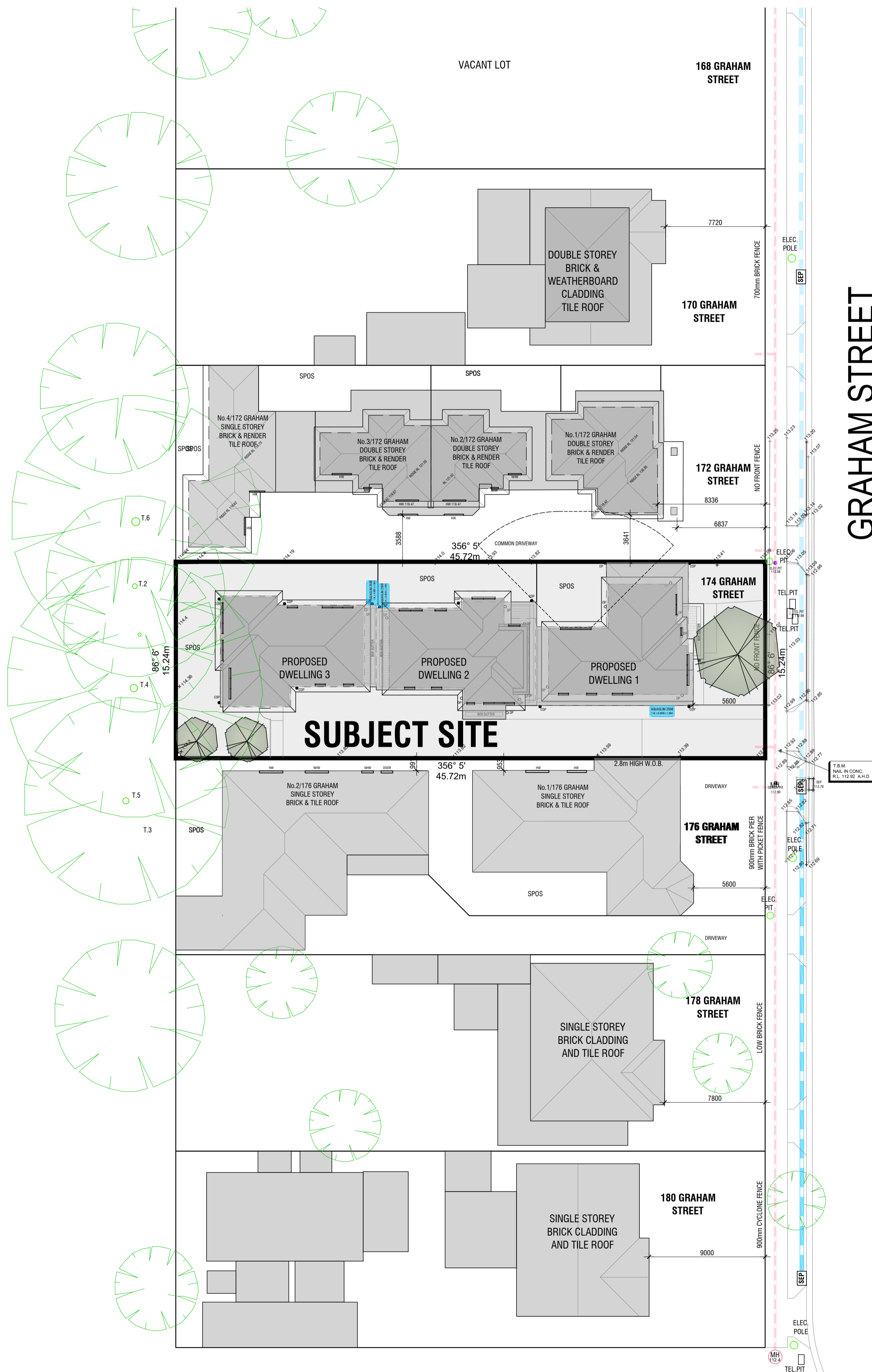
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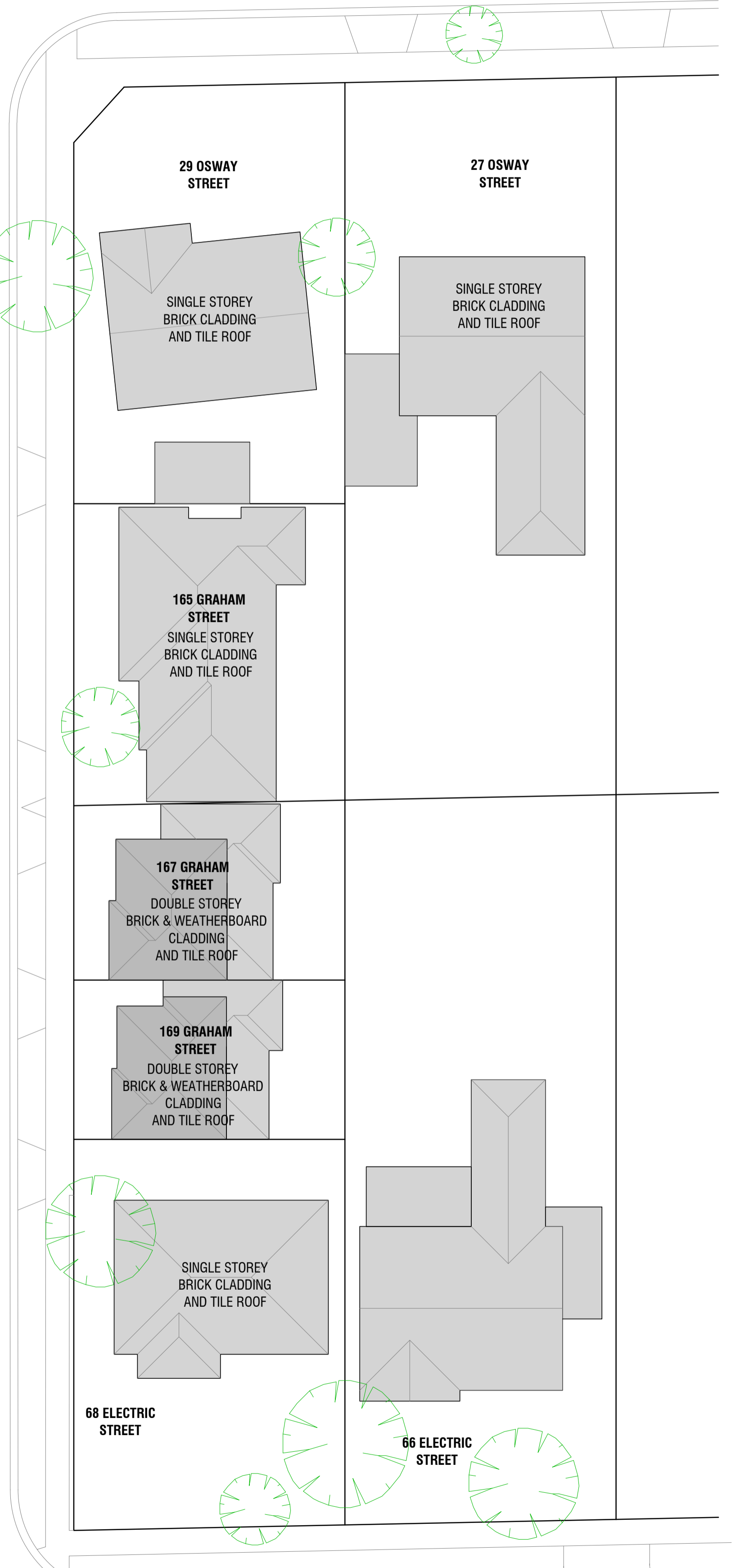
Project
**3 Unit Development at
 174 Graham St, Broadmeadows**

Drawing Title	
Neighbourhood Character & Site Description	
Scale	Date
1:200 @ A1	25 / 10 / 21
Drawing Number	Revision
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GRAHAM STREET

OSWAY STREET



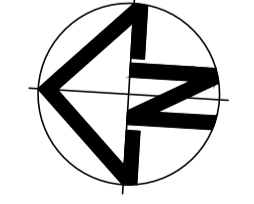
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Project
**3 Unit Development at
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Drawing Title	
Design Response	
Scale	Date
1:200 @ A1	25 / 10 / 21
Drawing Number	Revision
NC02 of 02	B



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Arborist Report

174 Graham Street,
Broadmeadows 3047

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Client	Akay Architects
Client Address	181 Wheatshead Road, Glenroy, 3046
Site Address	174 Graham Street, Broadmeadows 3047
Document Type	Arborist Report – Tree assessment & recommendations.
Date	25 th May 2021

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2. Key findings

- This is a preliminary arborist report and does not include an arboricultural impact assessment.
- There is one tree located on this property, this tree is in poor condition and has low retention value, this tree could be removed.
- Trees 2-6 are in adjoining properties; these trees are unlikely to be directly affected by the proposed development.

3. Introduction

I was contacted by Akay Architects regarding providing an Arborist report for a proposed development at this address. The proposed development will affect 6 trees, most of these trees are in adjoining properties. As part of my assessment, I have reported on the health and condition of these trees and have provided recommendations based on my assessment.

The site is within the City of Hume, it is located within a General Residential Zone (GRZ1); for the purpose of this report there are no relevant planning overlays affecting his property.

This report is a preliminary arboricultural report and is intended to provide detailed advice on the nature of trees on the site, this includes basic tree information (name, species, health, condition, structure, size, age class, safe useful life expectancy, trunk diameter at breast height and ground level, tree protection zone and structural root zone) as well as significance and suitability for retention (rated as low, moderate, and high). An assessment of suitability for retention considers tree health, structure, size, environmental and habitat value, landscape value (aesthetic and streetscape value) age and longevity, and species factors, it also considers potential constraints on retaining trees and the potential design modifications required to accommodate a tree on the site.

I have conducted a site visit on the 19/05/2021, and assessed the health, condition, and safety of the trees in question. Recommendations are outlined in section 5 of this report. A detailed list of the surveyed trees is provided in Appendix 2 of this report. A site plan is included which identifies and shows the location of the trees concerned, photographs of the trees have also been included.

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4. Methodology

The trees were assessed using the standard Visual Tree Assessment technique (VTA). The trees were assessed from the ground for this report. VTA is an internationally recognised practice in the visual assessment of trees as formulated by Mattheck & Breloer (1999).

A Yama 20m diameter tape was used to obtain the Diameter at breast height (DBH) at 1.4 metres above ground level. The height was measured using a Nikon Forestry Pro Laser Range Finder, the spread of the tree's canopy was paced out. Photographs were taken with a Canon 700D DSLR camera. Aerial photographs were taken from www.nearmap.com.au.

The report considers relevant sections of the Australian Standard: AS4970-2009: Protection of trees on development sites and uses this as the basis for determining tree protection and structural root zones.

This report includes all trees located on the subject site/s, trees in adjoining properties that may be impacted by the proposed development (within 5m of the property boundary unless requested otherwise) and council street trees located directly outside the subject property/s. For the purposes of this report the definition of a tree is based on AS4970, which states that a tree is a *'long lived woody perennial plant greater than (or usually greater than) 3 m in height with one or relatively few main stems or trunks (or as defined by the determining authority)'*.

The ULE rating system has been used as a guide to assist in determining the Useful Life Expectancy of the tree surveyed. Refer to Appendix 1 (Barrell 1993).

A scaled site plan has been prepared using ArborCAD software.

Reference was made to the City of Hume's Planning Scheme at Victoria's Planning Scheme's online (www.dse.vic.gov.au/planningschemes) and the Victorian government online Property Reports at: www.land.vic.gov.au.

Bluegum consultancy has been engaged by the client to provide an arborist report for this project prior to the development of the proposed plans.

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5. Site Context

This is an average sized property (701 m²) which is in a medium density residential area; the site is level and has a north-south orientation with a southerly aspect. There are 6 trees included in this report.



Figure 1: Assessment area (Nearmap, 2021)

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6. Discussion

There are no street trees located outside this property.

There is one tree located at the back of the subject site, this is a medium sized, late-mature *Eucalyptus robusta* (Swamp Mahogany Gum). The tree is in average health but has poor trunk and branch structure. This tree is unsuitable for retention and should be removed and replaced as part of the proposed development.



Figure 2: Tree 1 *Eucalyptus robusta* (Swamp Mahogany Gum). The tree is in average health but has poor trunk and branch structure. This tree is unsuitable for retention and should be removed and replaced as part of the proposed development.

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Trees 2-6 are in an adjoining property; these trees are unlikely to be directly affected by the proposed development at this address due to their size and location. Provided that basic tree protection measures are implemented there should be no adverse impact on the health of these trees from the proposed development.



Figure 3: Tree 5 is a large Eucalyptus melliodora (Yellow Box) located in the adjoining property. This tree is unlikely to be directly affected by any future proposed development based on its size and location.

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Table 1: Trees to be removed:

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
1	<i>Eucalyptus robusta</i> (Swamp Mahogany Gum)	Australian native	Late mature	Short (5-15 years)	Low		Remove and replace	No

Table 2: Trees to be retained: (third-party trees)

Tree#	TPZ	Min clearance (one side)	Recommended tree protection measures
2	4.4	3.0	Neighbouring tree, unlikely intrusion, implement basic tree protection measures.
3	2.8	1.9	Neighbouring tree, unlikely intrusion, implement basic tree protection measures.
4	6.7	4.6	Neighbouring tree, unlikely intrusion, implement basic tree protection measures.
5	5.6	3.8	Neighbouring tree, unlikely intrusion, implement basic tree protection measures.
6	7.6	5.2	Neighbouring tree, unlikely intrusion, implement basic tree protection measures.

7. Recommendations

There is one tree located on this property, this tree has low retention value and will be removed and replaced as part of the proposed development.

Trees 2-6 are in adjoining properties; these trees are unlikely to be directly affected by the proposed development. Provided that basic tree protection measures (see below) are implemented there should be no adverse impact on the health of these trees from the proposed development.

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8. Tree Protection Requirements

Specific Tree Protection Requirements

Demolition and site clearing

Site clearing has the potential to cause significant damage to any trees to be retained on site or trees that are in adjoining properties through disturbance to the soil, changes in soil gradients, soil compaction and physical destruction of tree roots from excavation and scraping.

Tree protection measures (see below) need to be implemented prior to any site clearing and demolition works commencing. Where site clearing intrudes into the TPZ of trees to be retained and/or trees in neighbouring properties care must be taken to prevent any unnecessary damage to trees and tree roots.

Basic Tree Protection Requirements

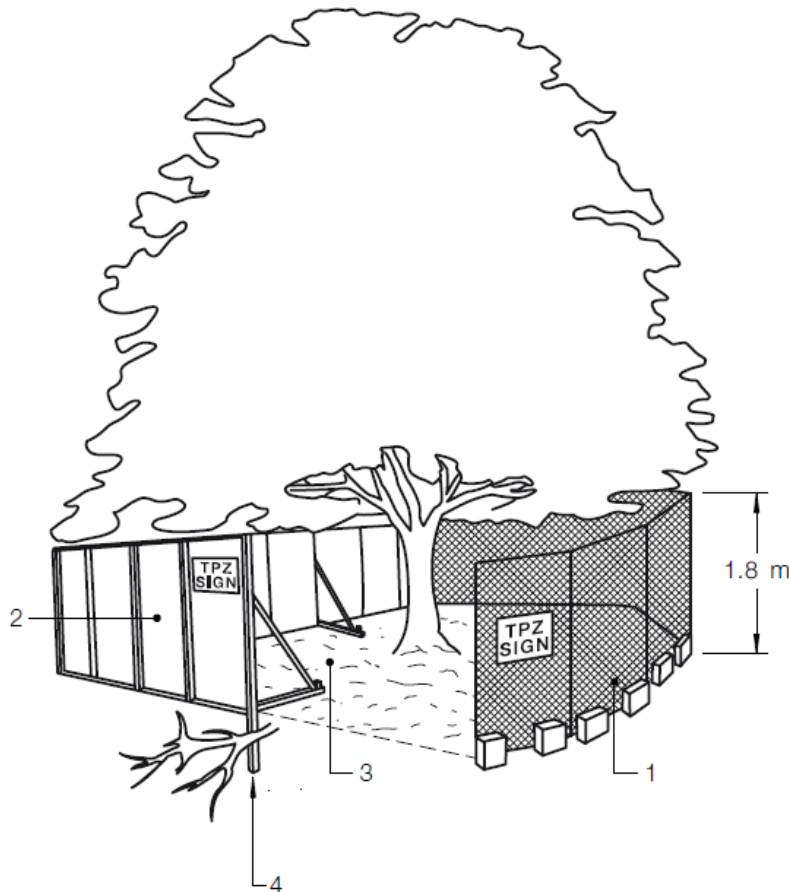
The following basic tree protection measures will need to be implemented prior to any work commencing on site and remain in place for the duration of the work

1. Before commencing work on site, the contractor is required to meet with the consultant arborist to review all work procedures, access routes, storage areas and tree protection measures.
2. Temporary protective fencing to a minimum height of 1.8m must be erected along the perimeter of the TPZ (or modified TPZ) for any trees that are to be retained on the site. Prior to any machinery or materials being brought on site and before any works including demolition commences.
3. Once erected protective fencing must not be removed or altered without approval from the project arborist.
4. Protective fencing needs to be in accordance with AS 4687. Signs identifying the TPZ should be placed around the protective fencing.
5. Construction vehicles and storage areas must remain outside fenced areas always.
6. If tree roots are encountered or damaged during construction, they need to be cut cleanly to sound tissue with sharp secateurs or a pruning saw.
7. Surplus construction materials (e.g., soil, cement, base rock etc.) are not to be stored or allowed to remain inside the trees' TPZ.
8. Additional tree pruning required during construction must be carried out by an appropriately qualified contractor and in accordance with Australian Standards 4373: 2007, Pruning of Amenity Trees and not by construction personnel.
9. All underground services including drainage and irrigation must be routed outside of trees' TPZs, if this is not possible excavation is to be carried out by tunneling or boring beneath the tree protection zone.
10. Trees retained on site are to be regularly watered (minimum weekly) during periods of dry conditions within the tree protection zone.
11. If trees are damaged during construction, it should be evaluated as soon as possible by the project arborist so that appropriate treatments can be applied.

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12. Erosion control such as silt fencing, debris basins and water diversion methods shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. If temporary access roads must pass over the root areas (TPZ) of trees to be retained a roadbed of 150mm of mulch or crushed rock shall be created to prevent soil compaction within the tree's root area. The roadbed material shall be maintained to a depth of 150mm throughout construction.
14. Once construction is completed all foreign (non-organic) debris needs to be removed from within the tree protection zone.



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 4: Tree protection zone and temporary protective fencing.

The creation of an exclusion zone around trees to be retained on site is the primary means of tree protection during construction. Tree protection zone signage provides clear and readily accessible information to indicate that a TPZ has been established.



9. Suggested Replacement Species

Possible replacement tree species could include (selection and placement of trees will need to take into consideration the eventual size of the trees when mature) – see landscape plan for complete planting schedule:

Large (canopy) trees:

- Red Box (*Eucalyptus polyanthemos ssp. Vestita*) - Indigenous
- Yellow Box (*Eucalyptus melliodora*) - Indigenous
- Blackwood (*Acacia melanoxylon*) - Indigenous
- Smooth-barked Apple Myrtle (*Angophora costata*) - Native
- Red Ironbark (*Eucalyptus sideroxylon*) - Native
- Argyle Apple (*Eucalyptus cinerea*) - Native
- Illawarra Flame Tree (*Brachychiton acerifolius*) - Native
- Red Maple (*Acer rubrum*) - Exotic
- Pin Oak (*Quercus palustris*) - Exotic

Medium sized trees:

- Lightwood (*Acacia implexa*) - Indigenous
- Silver Banksia (*Banksia marginata*) - Indigenous
- Dwarf Apple Myrtle (*Angophora costata 'Little Gumball'*) - Native
- Lemon-Scented Gum (*Corymbia citriodora 'Scentuous'*) - Native
- Dwarf Yellow Bloodwood (*Corymbia eximia nana*) - Native
- Flowering Gum (*Corymbia ficifolia*) - Native
- Victorian Silver Gum (*Eucalyptus crenulata*) - Native
- Yellow Gum (*Eucalyptus leucoxylon 'Euky Dwarf'*) - Native
- Pink-Flowering Gum (*Eucalyptus leucoxylon Rosea*) - Native
- Smooth-barked Coolabah (*Eucalyptus victrix*) - Native
- Water Gum (*Tristaniopsis laurina*) - Native
- Honey Locust (*Gleditsia tricanthos*) - Exotic
- Callery Pear (*Pyrus calleryana*) – Exotic

Small sized trees:

- Gungurru (*Eucalyptus caesia*) - Native
- Fuschia Gum (*Eucalyptus forrestiana*) - Native
- Nullabor Lime (*Eucalyptus macrocarpa 'Nullabor Lime'*) - Native
- Risdon Peppermint (*Eucalyptus risdonii*) - Native
- Coral Gum (*Eucalyptus torquata*) - Native
- Crepe Myrtle (*Lagerstroemia indica*) - Exotic
- Iowa Crab Apple (*Malus ioensis 'Plena'*) – Exotic

Replacement trees should be sourced from a reputable nursery with care taken to ensure that they are in good health, free of structural defects and pests and diseases. They should be advanced grown specimens that are a minimum 1.5 metres in height. When planting advanced



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grown trees, it is important that they are planted correctly, staked to provide additional support and provided with adequate aftercare to ensure that they become established (the plant supplier should be able to help with planting and establishment guidelines).

Please do not hesitate to call 0425 879 811 if you have any questions regarding the contents or recommendations provided in this report.

Sincerely

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Appendix 1 – Tree Assessment Criteria

1. Height describes the height of the tree in metres from ground level.
2. Trunk diameter (DBH) is calculated from the measured trunk circumference at 1.4m above ground level or at an alternative location if required (in accordance with AS 4970-2009).
3. Canopy spread describes the crown spread across the widest point.
4. Estimated age class is the tree's relative age to its species and is expressed as - Young (the first one third of the estimated life expectancy), Semi Mature (the second third of the estimated life expectancy), or Mature (the last third of the estimated life expectancy).
5. Useful life expectancy (ULE) – see appendix 2.
6. Tree protection zone (TPZ) is the principal means of protecting trees on a development site. The TPZ is a combination of the root area and the crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The radius of the TPZ is calculated for each tree by multiplying its DBH x 12, the TPZ radius is measured from the centre of the stem at ground level. A TPZ should not be less than 2m nor greater than 15m (except where crown protection is required).
7. Structural root zone (SRZ) is the area required for tree stability. A larger area is required to maintain tree health.
8. Retention value is adapted from BS5837:2005 – Cascade chart for tree quality assessment. The retention value is applied to the tree in the context of the proposed land use.

High retention value

High ranked trees would meet one or more of the following criteria:

- Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue).
- Trees of visual importance (e.g., avenues or other arboricultural features assessed as groups).
- Trees of significant historical, commemorative, or other value (e.g., veteran trees).

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Moderate retention value

- Moderate ranked trees would meet one or more of the following criteria:
- Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Trees that might be included in the high category but may be downgraded because of impaired condition (e.g., presence of remediable defects including unsympathetic past management and minor storm damage).
- Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, but which are not, individually, essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.

Low retention value

- Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.
- Low category trees will usually not be retained where they would impose a significant constraint on development. However, young trees with a stem diameter of less than 150 mm could be considered for relocation.

Remove/None

- Trees ranked for removal/no retention value would meet one or more of the following criteria:
- Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other trees (i.e., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- Trees that have a serious hazard potential (this may consider the context of any proposed development).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees that are environmental weeds.

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Appendix 2 – Useful Life Expectancy Categories (ULE)

Long U.L.E- the tree appeared retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance:

- Structurally sound trees located in positions that can accommodate future growth.
- Trees which could be made suitable for long term retention by remedial care.
- Trees of special significance, which would warrant extraordinary efforts to secure their long-term retention.

Medium U.L.E- the tree appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance:

- Trees which may only live from 15-40 years.
- Trees that may live for more than 40 years but may be removed for safety or nuisance reasons.
- Trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
- Trees which could be made suitable for retention in the medium term with remedial care.

Short U.L.E- trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable degree of risk, assuming reasonable maintenance:

- Trees which may only live from 5 to 15 years.
- Trees that may live for more than 15 years but may be removed for safety or nuisance reasons.
- Trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
- Trees which require substantial remediation and are only suitable for retention in the short term.

Removal- Tree which should be removed within the next 5 years.

- Dead, dying suppressed or declining trees
- Dangerous trees through instability or recent loss of adjacent trees.
- Dangerous trees because of structural defects including cavities, decay included bark, wounds, or poor form.
- Damaged trees that are clearly not safe to retain.
- Trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new plantings.
- Trees which are damaging or may cause damage to existing structures within the next 5 years.
- Trees that will become dangerous after the removal of other trees for the reasons given in (A) to (F).
- Trees in categories (A) to (G) that have a high wildlife habitat value and with appropriate treatment could be retained subject to regular review.

Small, young or regularly pruned- Trees that can be reliably moved or replaced.

- Small trees less than 5m in height.
- Young trees less than 15 years old but over 5m in height.
- Formal hedges and trees intended for regular pruning to artificially control growth

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Appendix 3 – Tree Species

Tree #	Botanical & common names	Origin	Health	Structure	Height	Canopy spread	Total DBH	Diameter ground	Age	ULE	Amenity value	Retention value	TPZ	SRZ	Comments	Recommendations
1	<i>Eucalyptus robusta</i> (Swamp Mahogany Gum)	Australian native	Average	Poor	9	5	0.55	0.63	Late mature	Short (5-15 years)	Moderate	Low	6.6	2.73		Remove and replace
2	<i>Eucalyptus melliodora</i> (Yellow Box)	Australian native	Good	Good	11	7	0.37	0.46	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	4.44	2.39	NT, 2.2m	Neighbouring tree, unlikely intrusion
3	<i>Eucalyptus conferruminata</i> (Bushy Yate)	Australian native	Poor	Poor	7	6	0.23	0.25	Late mature	Short (5-15 years)	Moderate	3rd Party Tree	2.76	1.85	NT, 2.1m	Neighbouring tree, unlikely intrusion
4	<i>Eucalyptus melliodora</i> (Yellow Box)	Australian native	Good	Good	17	10	0.56	0.65	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	6.72	2.76	NT, 2.3m	Neighbouring tree, unlikely intrusion
5	<i>Eucalyptus melliodora</i> (Yellow Box)	Australian native	Good	Good	12	8	0.47	0.57	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	5.64	2.61	NT, 3.8m	Neighbouring tree, unlikely intrusion
6	<i>Eucalyptus melliodora</i> (Yellow Box)	Australian native	Good	Good	17	10	0.63	0.72	Mature	Medium (15-40 years)	Moderate	3rd Party Tree	7.56	2.88	NT, 4.8m	Neighbouring tree, unlikely intrusion

* **Please Note: All measurements are in metres.**

* **Note: unless otherwise stated the diameters of neighbouring trees have been estimated.**

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Appendix 4 – Tree Images



Tree 1



Tree 2



Tree 4



Tree 5

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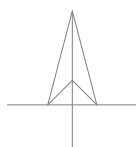
Table 1: Trees to be removed:

Tree #	Common & Botanical names	Origin	Age	ULE	Retention value	Comments	Recommendations	Permit required
1	<i>Eucalyptus robusta</i> (Swamp Mahogany Gum)	Australian native	Late mature	Short (5-15 years)	Low		Remove and replace	No

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Legend

- - - - - TPZ Tree to be removed
- - - - - TPZ Tree to be retained
- Structural Root Zone
- Prescribed TPZ offset
- Proposed intrusion
- Proposed intrusion with root sensitive footings



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SCALE 1:200 @A3

Site Plan - 174 Graham Street, Broadmeadows

A3