

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	3 Alfred Grove, Emerald VIC 3782 L2 LP47103
The application is for a permit to:	Development associated with an existing dwelling
The applicant for the permit is:	CAH Architecture
The application reference number is:	T230452
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<p>Cardinia Shire Council 20 Siding Avenue Officer 3809</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a></p>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).
  - \* include the name and address of the objector/ submitter.
  - \* include the application number and site address.
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	17 January 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

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## Application Summary

Portal Reference	A3234551
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## Basic Information

Proposed Use	The proposal is for a compact double storey hipped roof extension to the existing single storey house. The extension includes to replace the separate single car garage with a new double car garage integrated into the extension.
Current Use	Existing single storey brick veneer house with separate single-car brick garage
Cost of Works	\$290,000
Site Address	3 Alfred Grove Emerald 3782

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
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## Contacts

Type	Name	Address	Contact Details
Applicant	CAH Architecture	PO BOX 248, Emerald VIC 3782	W: +61-402-144-123 M: 0402-144-123 E: caha.clare@gmail.com
Owner			
Preferred Contact	CAH Architecture	PO BOX 248, Emerald VIC 3782	W: +61-402-144-123 M: 0402-144-123 E: caha.clare@gmail.com

## Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 4	More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
			Total	\$1,383.30

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## Documents Uploaded

Date	Type	Filename
13-09-2023	A Copy of Title	COT_Lot2_LP47103.pdf
13-09-2023	Existing floor plan	2222_A02 Existing Plan - Demolition REV F 12_9_23.pdf
13-09-2023	Site plans	2222_A01 Site Plan REV F 12_9_23.pdf
13-09-2023	A proposed floor plan	2222_A10 Ground Floor REV F 12_9_23.pdf
13-09-2023	A proposed floor plan	2222_A11 First Floor REV F 12_9_23.pdf
13-09-2023	A proposed floor plan	2222_A12 Roof Plan REV F 12_9_23.pdf
13-09-2023	Proposed elevation plan	2222_A20 Elevations REV F 12_9_23.pdf
13-09-2023	Proposed elevation plan	2222_A21 Elevations REV F 12_9_23.pdf
13-09-2023	Site plans	2222_A00 Coverpage REV F 12_9_23.pdf
13-09-2023	Additional Document	20221125 222166RF-1 Re-establishment & Features Plan.pdf
13-09-2023	Additional Document	Tree Assessment -3 Alfred Grove Emerald - April 2023.pdf
13-09-2023	Additional Document	2222_A43 Exterior Colour board REV F 12_9_23.pdf
13-09-2023	Alteration statement	3 Alfred Grove_TP REPORT_v1.pdf

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

## Lodged By

Site User	<div>CAH Architecture</div>	PO BOX 248, Emerald VIC 3782	W: +61-402-144-123 E: caha.clare@gmail.com
Submission Date	13 September 2023 - 01:54:PM		

## Declaration

☒ By ticking this checkbox, I  declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.

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**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784



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

Page 1 of 1

VOLUME 08342 FOLIO 994

Security no : 124109046085A  
Produced 13/09/2023 09:49 AM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 047103.  
PARENT TITLE Volume 04804 Folio 778  
Created by instrument B243745 14/07/1961

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

AH019699P 05/02/2010

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR534025L 09/10/2018  
ING BANK (AUSTRALIA) 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 LP047103 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 3 ALFRED GROVE EMERALD VIC 3782

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>LP047103</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>13/09/2023 09:51</b>

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LP 47103

EDITION 1

PLAN MAY BE LODGED 27-10-60.

# PLAN OF SUBDIVISION PART OF CROWN ALLOTMENT 40H PARISH OF NANGANA COUNTY OF EVELYN

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

C/T V 4804 F 778

DEPTH LIMITATION: 50 FEET

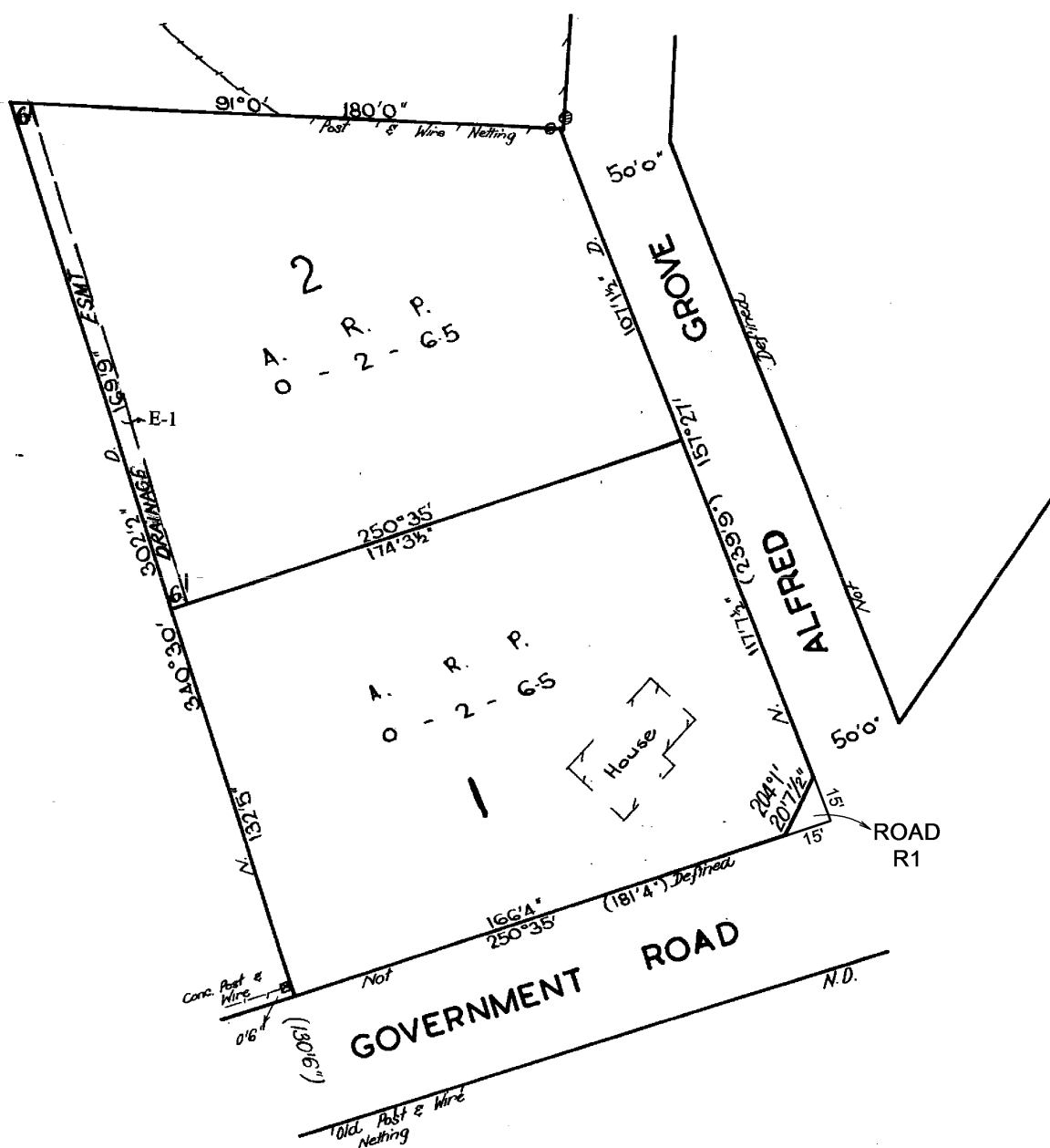
COLOUR CODE

E-1=BLUE

R1 = BROWN

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE AND SEWERAGE

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





**Clare Alison Hamilton Architecture**  
contemplative ♦ affordable ♦ holistic

CAHArchitecture

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PO Box 248 Emerald VIC 3782  
ABN 18 184 941 914

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# Town Planning Report

## **Extension Development to Existing Single Dwelling** 3 Alfred Grove, Emerald

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**Issue Date:** 12.09.2023  
**Revision:** 1

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## INTRODUCTION

This report has been prepared to accompany a planning permit application to Cardinia Council for the proposed double storey extension to an existing single dwelling at 3 Alfred Grove, Emerald on behalf of the owners.

The proposal is a compact double storey hipped roof extension design, considerate in materials to blend in and complement the existing single storey house. The extension also proposes to replace the separate single car garage with a new double car garage. The proposed seeks to address the slope, solar access, surrounding built form character, while creating minimal impacts on the neighbouring residential properties, aligning to the preferred neighbourhood character controls and objectives. The development aims to sensitively address the owner's accommodation brief, providing a suitable dwelling for their young growing family, to the existing site, with appropriate living, sleeping and recreational spaces.

This report includes:

- A description of the site and its surrounds.
- A list of local precedent properties
- A design response to Design and Development Overlay (DDO1 - Schedule 1)
- A design response to Clause 54.0 One Dwelling on a Lot

This report should be read in conjunction with the enclosed:

- Architectural drawings, Revision F (dated 12/09/2023)
- One Plan Land surveyors: Feature Site survey (dated 25/11/2022)
- Ranges Consulting: Arborist report (dated April 2023)

## THE SITE

### SITE DETAILS:

ADDRESS	3 Alfred Grove, Emerald
LOT/ PLAN OF SUBDIVISION	Lot 2 / LP47103
LOCAL GOVERNMENT (COUNCIL)	Cardinia

### OVERLAYS AND ZONING

PLANNING ZONE	<i>Low Density Residential Zone – LDRZ2</i>
DESIGN AND DEVELOPMENT OVERLAY (SCHEDULE 1)	<i>DDO1 – The Proposed extension triggers planning within this overlay, as it is within 5m of property side boundary.</i>
BUSHFIRE MANAGEMENT OVERLAY	<i>N/A – Proposed extension is less than 50% of existing dwelling GFA.</i>
VEGETATION PROTECTION OVERLAY	<i>No protected vegetation is proposed for removal and the extension proposal does not significantly impact any existing protected trees. Refer to Arborist report.</i>



## SITE DESCRIPTION

The site is located at 3 Alfred Grove, Emerald. It is a trapezoid shaped site with side north boundary width of 54.86 meters, side south boundary of 53.12m, rear boundary of 51.74m, along with angled eastern front boundary of 32.65 meters. The land is currently occupied of a single dwelling, and single garage building structures. It predominately slopes from South down to North west with limited views of the surrounding local area when at the higher southern side of the block.



1. 3 Alfred Grove, Emerald – view to main house and carport at Front boundary



2. View along driveway to existing Garage, at Front boundary



## SITE SURROUNDS

The subject site is located in the semi-rural 'Avonsleigh' region of Emerald, approx. 300m from the Avonsleigh General store, 3.4 km from Emerald Village Town Center, 27.3km to access the M3 Eastern freeway and is located toward the start of a 'cul-de-sac' of Alfred Grove. There are two nature reserves. Belgrave-Gembrook road linear reserve is approx. 100m away to the east and Bellbird Crescent Reserve over 250m away to the south. The area has a mixed housing stock largely beginning from around the Post-War era and 80's, in single and two storey scale dwellings, with grand urban and modern villa styles along with rural metal farming shed buildings.



## LOCAL PRECEDENT PROPERTIES

Numerous properties in the Emerald / Avonsleigh local area have been developed of a similar character and scale including;

- Alfred Grove, No. 13 & 15
- Belgrave-Gembrook Road, No. 433
- Ronald Road, No.12 & 14
- Chandler Ave, No. 2

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## ASSESSMENTS AND DESIGN RESPONSE TO PLANNING REQUIREMENTS

### Design Development Overlay: DDO1 - Schedule 1

The proposal addresses the Design Development Overlay guidelines including the following items of whilst taking into consideration the context of the local site at 3 Alfred Grove.

43.02-2 Decision Guidelines	Objective	Proposed Response
	<i>The Municipal Planning Strategy and the Planning Policy Framework</i>	The proposed extension does not cause any change to existing land. It will support the existing owner to have satisfactory dwelling amenities in keeping with the zoning of the site.
	<p><i>The design objectives of the relevant schedule to this overlay. To ensure that;</i></p> <ul style="list-style-type: none"> <li>- <i>The location and design of buildings creates an attractive low density residential environment.</i></li> <li>- <i>Any development has regard to the environmental features and constraints of the land</i></li> <li>- <i>the subdivision of land has regard to the existing pattern of subdivision in the area</i></li> </ul>	The proposed extension meets the design requirements as set out in the DDO1 schedule 1, with exception to the current 5m side boundary setback requirements, to Northern boundary. The existing dwellings single car garage is built on this boundary line. The new proposal is to remove the existing garage and setback the new extension by a further 1m min. to the roof gutterline, and 1.59m to the wall line. The design was an environmental and logical decision to propose the extension over existing built on land and build up by only a half-storey, using the fall of natural ground level, as opposed to take up further land in the rear yard, that may impact on native vegetation removal. The current proposal allows to retain all existing protected native vegetation.
	<i>The provisions of any relevant policies and urban design guidelines</i>	Not applicable

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<p><i>Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</i></p>	<p>The proposal will visually enhance the local area and character and improve the quality of living amenities for the owner-occupier of the property. The extension is sited such that it works in with the existing dwelling to retain a similar height at RL 278.87 (approx. 0.5m above existing roof ridgeline), character and materials. It is sited to carefully address the slope to minimise any bulk, site disturbance, reducing need for any significant site cut or fill, whilst achieving good solar access to the extension and existing parts of the dwelling. Due to these factors there are no adverse impacts on neighbouring properties, landscape features, streetscapes and vistas.</p>
<p><i>Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</i></p>	<p>Not applicable</p>
<p><i>Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area</i></p>	<p>The proposed extension only requires the removal of small shrub vegetation. All larger and protected species have been assessed for the site and will be retained, with no adverse impact created by the area of proposed construction. Refer to arborist report for details.</p>
<p><i>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking</i></p>	<p>No new roads, crossovers and associated infrastructure services are proposed. The existing single car garage will be replaced with double car garage for improved off street parking spaces, and can utilize the existing crossover and driveway with minor modifications.</p>

Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	Not Applicable. No subdivision is proposed.
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## CLAUSE 54 ASSESSMENT

Listed below is a response to the provisions listed under Clause 54 of the relevant Planning Scheme.

	DESIGN ELEMENT	OBJECTIVES	ASSESSMENT
A1	Neighbourhood character objective	<i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.</i>	<b>Complies</b> The proposed dwelling extension is respectful and visually enhances the existing modest brick veneer house, to be aligning to the local area house character.
A2	Integration with the street objective	<i>To integrate the layout of development with the street.</i>	<b>Complies</b> The proposed extension makes minimal changes to the front streetscape, and has been designed to blend into the existing dwelling using similar forms and materials to the surrounding neighbourhood character.
A3	Street setback objective	<i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i>	<b>Complies</b>
A4	Building height objective	<i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i>	<b>Complies</b> The proposed maximum building height does not exceed 7 metres. The proposed extension highest roof ridgeline above NGL is 6.875m
A5	Site coverage objective	<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i>	<b>Complies</b> Proposed total site coverage of 17%

<b>A6</b>	Permeability objectives	<i>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</i>	<b>Complies</b> Proposed total Permeable min. area of 75%
<b>A7</b>	Energy efficiency protection objectives	<i>To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i>	<b>Complies</b> The proposed is sited to achieve good solar access to the extension and retain solar access to existing parts of the dwelling. The dwelling will also meet energy efficient requirements to the new extension and upgrades will be assessed for the existing house at building permit stage.
<b>A8</b>	Significant trees objectives	<i>To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.</i>	<b>Complies</b> There are no significant trees proposed for removal.
<b>A10</b>	Side and rear setbacks objective	<i>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.</i>	<b>Complies</b>
<b>A11</b>	Walls on boundaries objective	<i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	<b>Not applicable</b>
<b>A12</b>	Daylight to existing windows objective	<i>To allow adequate daylight into existing habitable room windows.</i>	<b>Complies.</b> No existing habitable windows are impacted by the proposal.
<b>A13</b>	North-facing windows objective	<i>To allow adequate solar access to existing north-facing habitable room windows.</i>	<b>Complies</b> The proposed building setbacks to do not impact on any existing north facing habitable room windows.
<b>A14</b>	Overshadowing open space objective	<i>To ensure buildings do not unreasonably overshadow existing secluded private open space.</i>	<b>Complies</b> The proposed additions maintain the opportunity for direct solar access to existing private open spaces

<b>A15</b>	Overlooking objective	<i>To limit views into existing secluded private open space and habitable room windows.</i>	<b>Complies</b> The proposed has no overlooking to neighbouring properties, and views from the upper level on the west are directed toward the owners own property.
<b>A16</b>	Daylight to new windows objective	<i>To allow adequate daylight into new habitable room windows.</i>	<b>Complies</b> All proposed new windows have access to daylight as per the provision
<b>A17</b>	Private open space objective	<i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>	<b>Complies</b>
<b>A18</b>	Solar access to open space objective	<i>To allow solar access into the secluded private open space of a new dwelling.</i>	<b>Complies</b> The proposed doesn't change solar access to secluded POS.
<b>A19</b>	Design detail objective	<i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>	<b>Complies.</b> The proposed works aim to rejuvenate and bring a respectful upgrade to the sites existing dwelling, that aligns with the local neighbourhood character.
<b>A20</b>	Front fences objective	<i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>	<b>Not applicable</b>

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**Clare Alison Hamilton Architecture**  
contemplative ♦ affordable ♦ holistic

CAHArchitecture

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e caha.clare@gmail.com

PO Box 248 Emerald VIC 3782  
ABN 18 184 941 914

30<sup>th</sup> November 2023

Cardinia Shire Council  
mail@cardinia.vic.gov.au

**RE:** T230452 PA – Response to Further Information request  
**Site Address:** 3 Alfred Grove, Emerald, VIC 3782

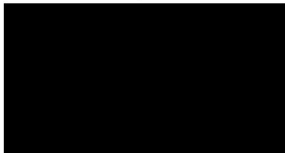
Dear Alisha & Planning Team,

Further to our phone conversation and email, I am pleased to re-submit the amended documentation now including less than 10% encroachments to neighbouring trees and as previously to address the items listed 1 – 5 in the further information letter dated 10<sup>th</sup> October 2023 along with phone clarifications of specifics required on 10<sup>th</sup> October and email correspondence to the property owner on 27<sup>th</sup> October. All changes to drawings have been red clouded and marked rev G, including;

*A00 Cover page*  
*A01 Site Plan*  
*A02 Demolition plan*  
*A03 Photos of shrub vegetation for removal*  
*A10 Ground Floor*  
*A11 First Floor*  
*A12 Roof Plan*  
*A20 Elevations*  
*A21 Elevations*

If you have any queries or need to discuss this application please contact me on 0402 144 123 or caha.clare@gmail.com.

Sincerely,



Architect  
Architect Reg: 17982 | ACA No: 3135

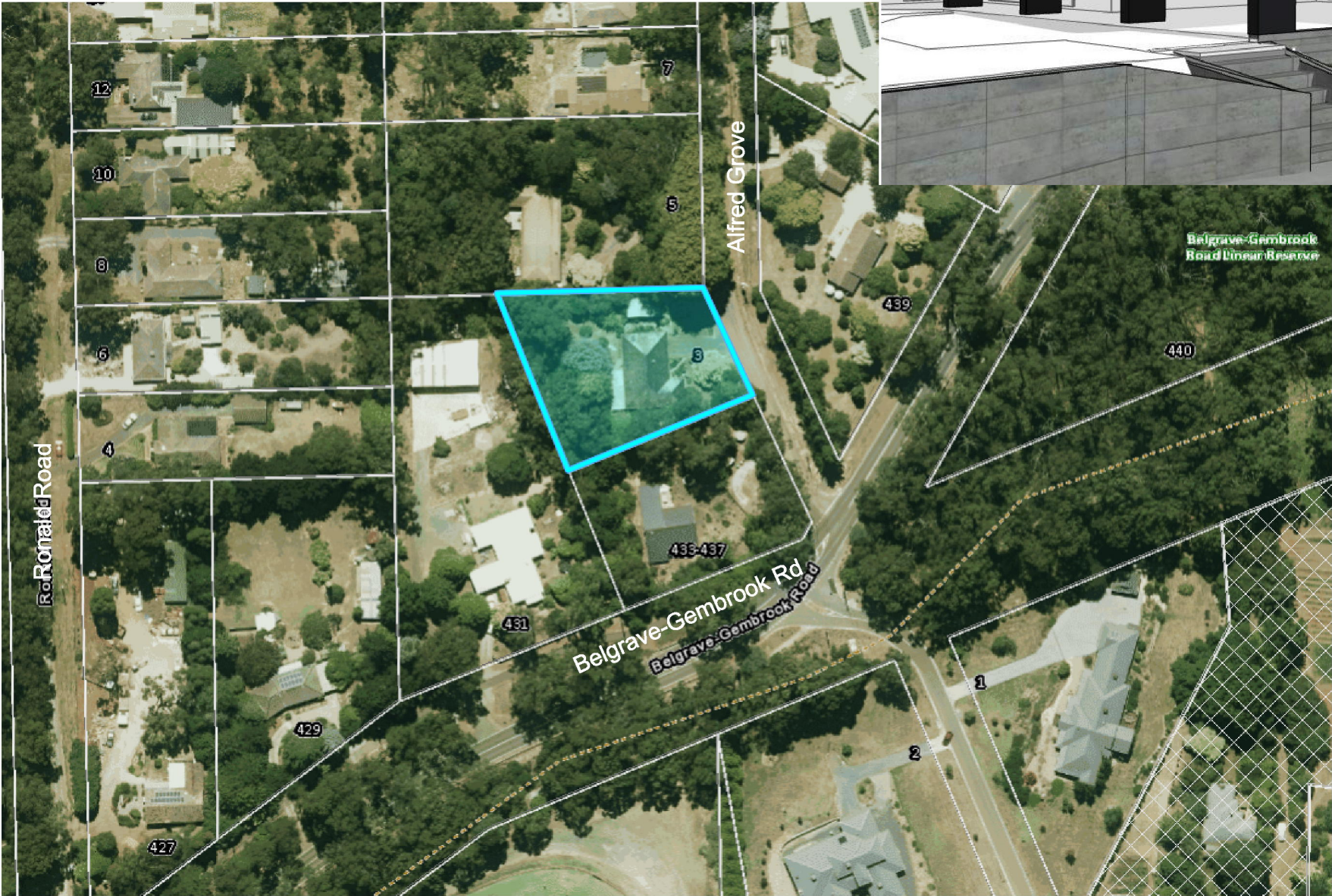
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Extension to Existing Dwelling  
3 Alfred Grove  
Emerald VIC 3782



Front View (Artist Impression)



Location Map - 3 Alfred Grove, Emerald

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Drawing Schedule: Design Development

DRAWING No.	DESCRIPTION	...	REV	ISSUED
A00	Coverpage		F	<input checked="" type="checkbox"/>
A01	Site Plan		F	<input checked="" type="checkbox"/>
A02	Existing Plan - Demolition		F	<input checked="" type="checkbox"/>
A10	Ground Floor		F	<input checked="" type="checkbox"/>
A11	First Floor		F	<input checked="" type="checkbox"/>
A12	Roof Plan		F	<input checked="" type="checkbox"/>
A20	Elevations		F	<input checked="" type="checkbox"/>
A21	Elevations		F	<input checked="" type="checkbox"/>

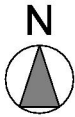
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THE BUILDER / CONTRACTOR has responsibility to: Check all dimensions and levels on site prior to construction. Notify any discrepancies or omissions to the owner. Refer to written dimensions only. Do not scale drawings. Only use drawings 'issued for construction' for construction purposes. Confirm all measurements and locations of services on site prior to work. Construct the design in compliance with National Construction Code (NCC), Australian Standards, and Authorities regulations. Ensure all applicable approvals are obtained, including building permits, prior to construction commencing.

PROJECT PARTNERS		
Refer to consultant documentation as directed.		
Building Surveyor - TBA		
Energy Rater - TBA		
Geotech Engineer - TBA		
Structural Eng. - TBA		
Land Surveyor - One Plan		
Date	Ver.	Description
12/01/22	D	Issue to council - planning advice
18/05/23	E	Issue to consultants for info
12/09/23	F	Issue to council - planning app.



**CAH Architecture**  
m 0402 144 123  
e caha.clare@gmail.com  
p PO Box 248, Emerald, VIC 3782

Drawn   Checked	CH   CH
Plot Date:	12/9/23
Project NO.	2222
Project Status	DD - Planning
Client	
Climate Zone	Zone 6 (NCC)
Wind Region	A5
Site:	3 Alfred Grove Emerald VIC 3782



DRAWING TITLE :  
**Coverpage**

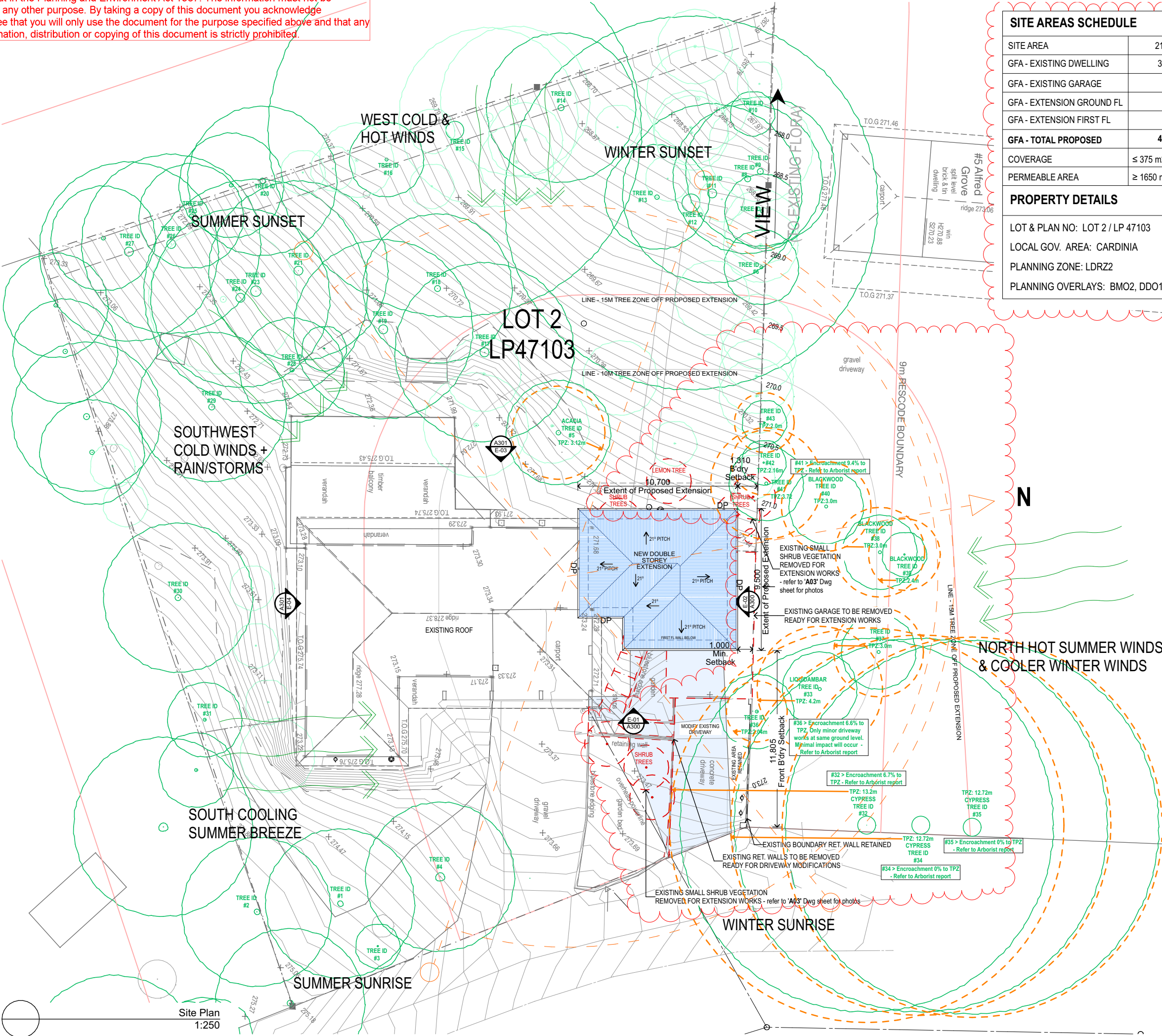
PROJECT NAME :  
**Extension to Existing Dwelling**

REVISION NO.  
**F**

DRAWING NO.  
**A00**



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SITE AREAS SCHEDULE	
SITE AREA	2195.00m2
GFA - EXISTING DWELLING	301.21 m²
GFA - EXISTING GARAGE	57.00 m²
GFA - EXTENSION GROUND FL	59.00 m²
GFA - EXTENSION FIRST FL	68.90 m²
GFA - TOTAL PROPOSED	429.11 m²
COVERAGE	≤ 375 m2 / 17%
PERMEABLE AREA	≥ 1650 m2 / 75%
PROPERTY DETAILS	
LOT & PLAN NO: LOT 2 / LP 47103	
LOCAL GOV. AREA: CARDINIA	
PLANNING ZONE: LDRZ2	
PLANNING OVERLAYS: BMO2, DDO1, VPO1	

PROPOSED WORKS INDICATED BLUE  
ROOF: PROFILED METAL SHEET  
COLOUR: BASALT (LRV 15)

EXISTING INDICATED BLACK / GREY  
ROOF: PROFILED METAL SHEET  
COLOUR: BASALT (LRV 15)

EXISTING TO BE REMOVED,  
INDICATED RED-DASHED



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PROJECT PARTNERS		
Refer to consultant documentation as directed		
Building Surveyor - TBA		
Energy Rater - TBA		
Geotech Engineer - TBA		
Structural Engineer - TBA		
Land Surveyor - One Plan		
Date	Ver.	Description
12/01/23	D	Issue to council - planning advice
18/05/23	E	Issue for information
12/09/23	F	Issue to council - planning app.
30/11/23	G	Issue to council - RFI response

Drawn   Checked	CH   CH
Plot Date:	30/11/23
Project NO.	2222
Project Status	DD - Planning
Client	A & E Stratton
Climate Zone	Zone 6 (NCC)
Wind Region	A5
Site:	3 Alfred Grove Emerald VIC 3782

DRAWING TITLE :  


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PROJECT NAME :  

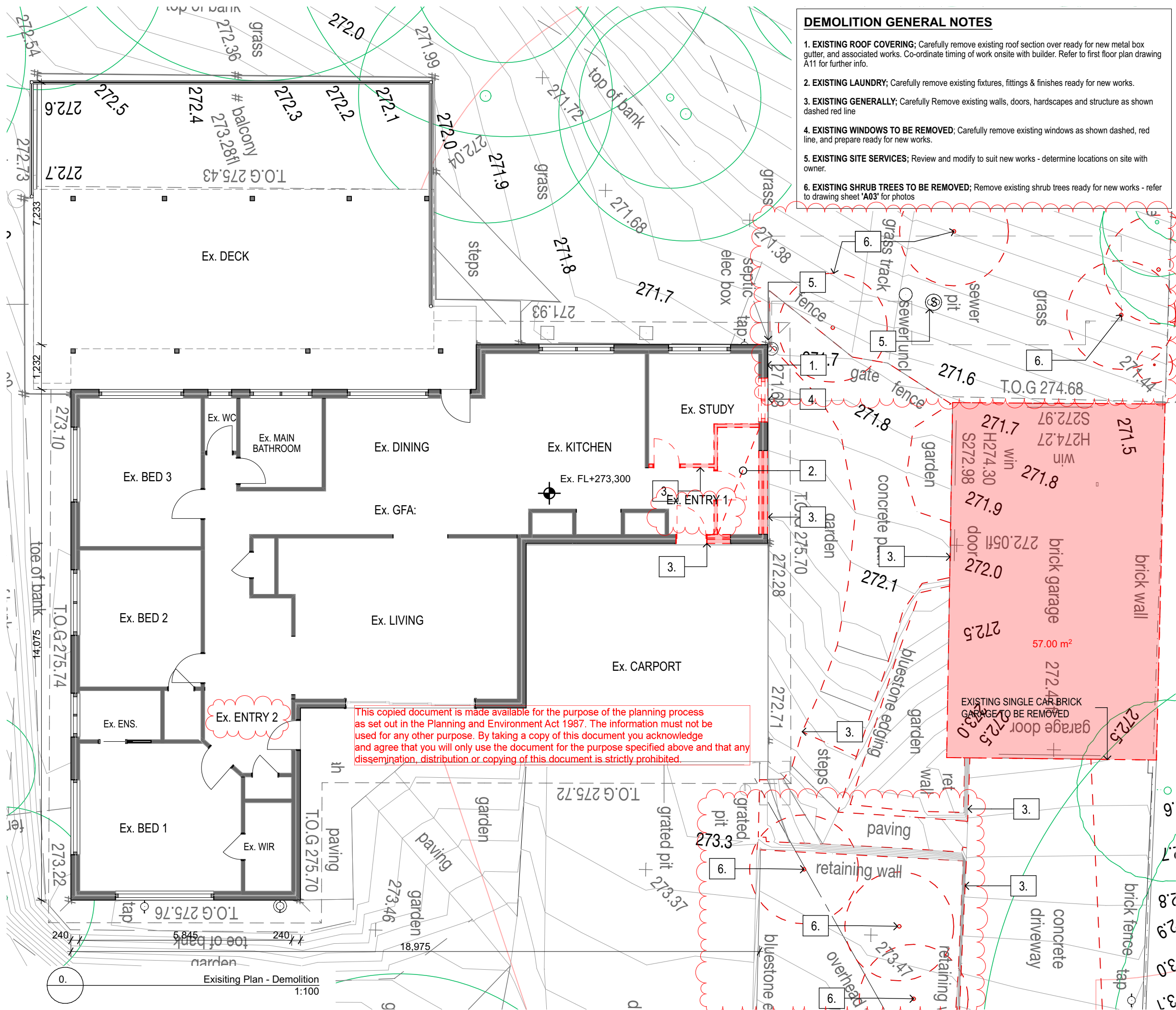
## Extension to Existing Dwelling

DRAWING NO. A01

REVISION NO. G







- DEMOLITION GENERAL NOTES**
- EXISTING ROOF COVERING;** Carefully remove existing roof section over ready for new metal box gutter, and associated works. Co-ordinate timing of work onsite with builder. Refer to first floor plan drawing A11 for further info.
  - EXISTING LAUNDRY;** Carefully remove existing fixtures, fittings & finishes ready for new works.
  - EXISTING GENERALLY;** Carefully Remove existing walls, doors, hardscapes and structure as shown dashed red line
  - EXISTING WINDOWS TO BE REMOVED;** Carefully remove existing windows as shown dashed, red line, and prepare ready for new works.
  - EXISTING SITE SERVICES;** Review and modify to suit new works - determine locations on site with owner.
  - EXISTING SHRUB TREES TO BE REMOVED;** Remove existing shrub trees ready for new works - refer to drawing sheet 'A03' for photos

**LEGEND - EXISTING / DEMOLITION**

- EXISTING EXTERNAL WALLS
- EXISTING INTERNAL WALLS
- REMOVE EXISTING FLOOR FINISH CONFIRM EXISTING SUBSTRATE & SUB-STRUCTURE, READY FOR NEW FLOORING
- EXISTING TO BE CAREFULLY REMOVED READY FOR NEW WORKS

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**PROJECT PARTNERS**  
Refer to consultant documentation as directed  
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Energy Rater - TBA  
Geotech Engineer - TBA  
Structural Engineer - TBA  
Land Surveyor - One Plan

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12/09/23	F	Issue to council - planning app.
30/11/23	G	Issue to council - RFI response

Drawn   Checked	CH   CH
Plot Date:	30/11/23
Project NO.	2222
Project Status	DD - Planning
Client	A & E Stratton
Climate Zone	Zone 6 (NCC)
Wind Region	A5
Site:	3 Alfred Grove Emerald VIC 3782

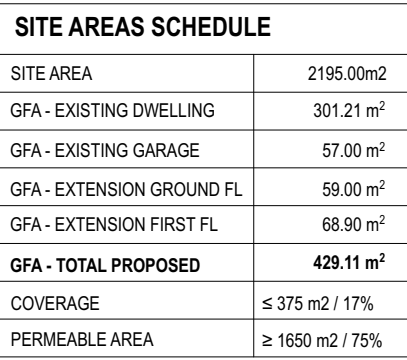
**DRAWING TITLE :**








**Existing Plan - Demolition**

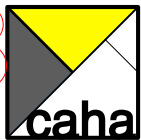
**PROJECT NAME :**

**Extension to Existing Dwelling**

DRAWING NO.	REVISION NO.
<b>A02</b>	<b>G</b>



- |   |   |
|---|---|
|  | NEW EXTERNAL WALLS (BRICK VENEER)   |
|  | NEW EXTERNAL WALLS (LIGHT-WEIGHT)   |
|  | NEW INTERIOR STUD WALLS   |
|  | EXISTING EXTERNAL WALLS   |
|  | EXISTING INTERNAL WALLS   |
|  | RETAIN EXISTING FLOOR & SUBSTRATE.<br>(CONFIRM EXISTING SUBSTRATE &<br>STRUCTURE ON SITE)         |
|  | NEW FLOOR COVERING TO NEW FLOOR<br>SUBSTRATE (FLOOR STRUCTURE TO<br>STRUCTURAL ENG. REQUIREMENTS) |



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 Building Surveyor - **TBA**  
 Energy Rater - **TBA**  
 Geotech Engineer - **TBA**  
 Structural Engineer - **TBA**  
 Land Surveyor - **One Plan**

Drawn | Checked CH | CH  
Plot Date: 30/11/23  
Project NO. 2222  
Project Status DD - Planning

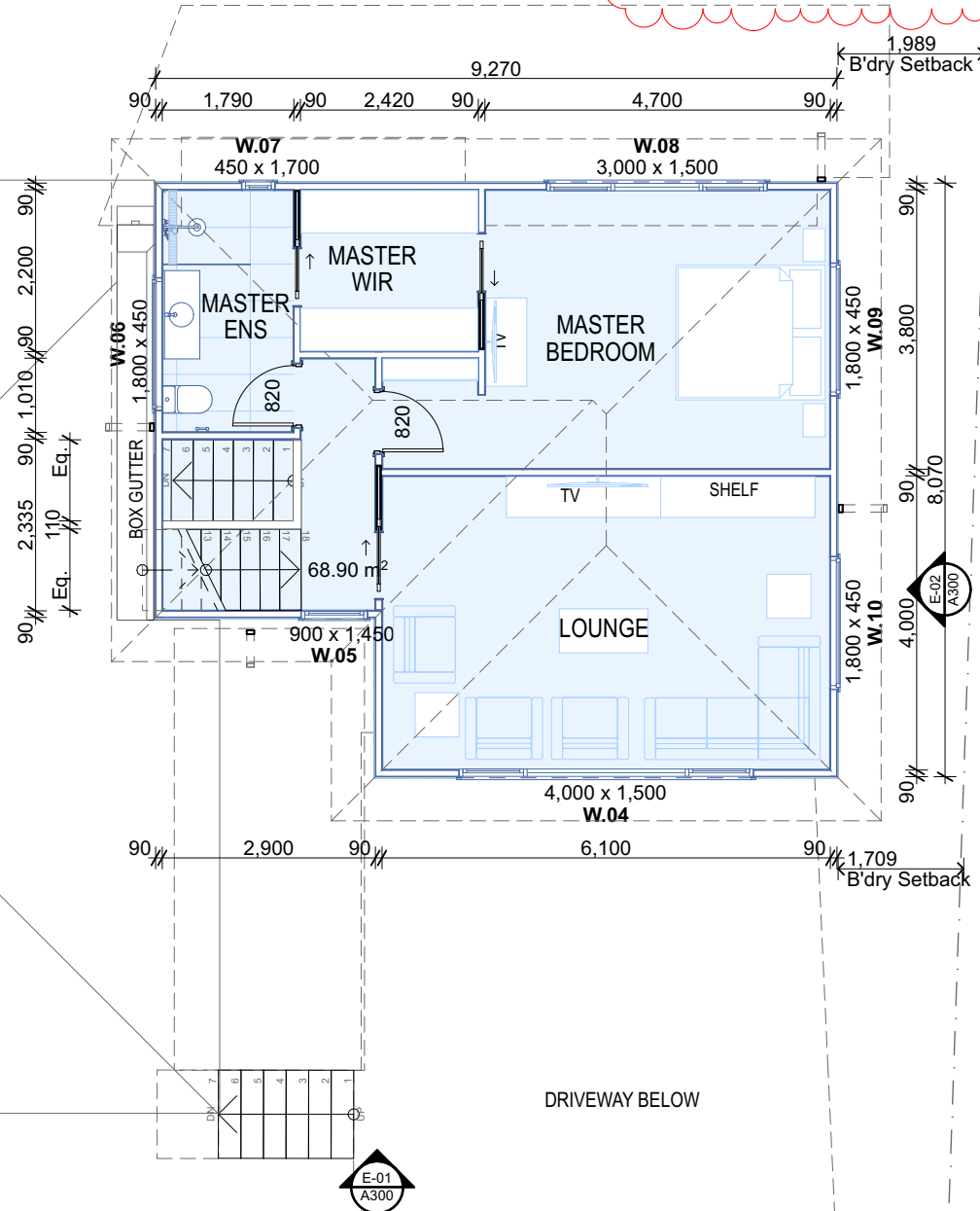
Client	A & E Stratton
Climate Zone	Zone 6 (NCC)
Wind Region	A5
Site:	3 Alfred Grove Emerald VIC 3782

**PROJECT NAME :**

**Extension to Existing Dwelling**








DRAWING NO. **A10** REVISION NO. **G**

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SITE AREAS SCHEDULE	
SITE AREA	2195.00m <sup>2</sup>
GFA - EXISTING DWELLING	301.21 m <sup>2</sup>
GFA - EXISTING GARAGE	57.00 m <sup>2</sup>
GFA - EXTENSION GROUND FL	59.00 m <sup>2</sup>
GFA - EXTENSION FIRST FL	68.90 m <sup>2</sup>
<b>GFA - TOTAL PROPOSED</b>	<b>429.11 m<sup>2</sup></b>
COVERAGE	≤ 375 m <sup>2</sup> / 17%
PERMEABLE AREA	≥ 1650 m <sup>2</sup> / 75%

### LEGEND - FLOOR PLAN

	NEW EXTERNAL WALLS (BRICK VENEER)
	NEW EXTERNAL WALLS (LIGHT-WEIGHT)
	NEW INTERIOR STUD WALLS
	EXISTING EXTERNAL WALLS
	EXISTING INTERNAL WALLS
	RETAIN EXISTING FLOOR & SUBSTRATE. (CONFIRM EXISTING SUBSTRATE & STRUCTURE ON SITE)
	NEW FLOOR COVERING TO NEW FLOOR SUBSTRATE (FLOOR STRUCTURE TO STRUCTURAL ENG. REQUIREMENTS)



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Energy Rater - TBA

Geotech Engineer - TBA

Structural Engineer - TBA

Land Surveyor - One Plan

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12/09/23	F	Issue to council - planning app.
30/11/23	G	Issue to council - RFI response

Drawn | Checked | CH | CH

Plot Date: 30/11/23

Project NO. 2222

Project NO.	ZZZZ
Project Status	DD - Planning

Client                    A & E Stratton

Climate Zone      Zone 6 (NCC)

Climate Zone	Z0
Wind Region	A5

Wind Region: AS  
Site: 3 Alfred Grove Emerald VIC  
3782

**DRAWING TITLE :**

## First Floor

**PROJECT NAME :**

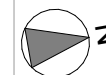
### Extension to Existing Dwelling

DRAWING NO.

REVISION NO.

## A11

## G



1

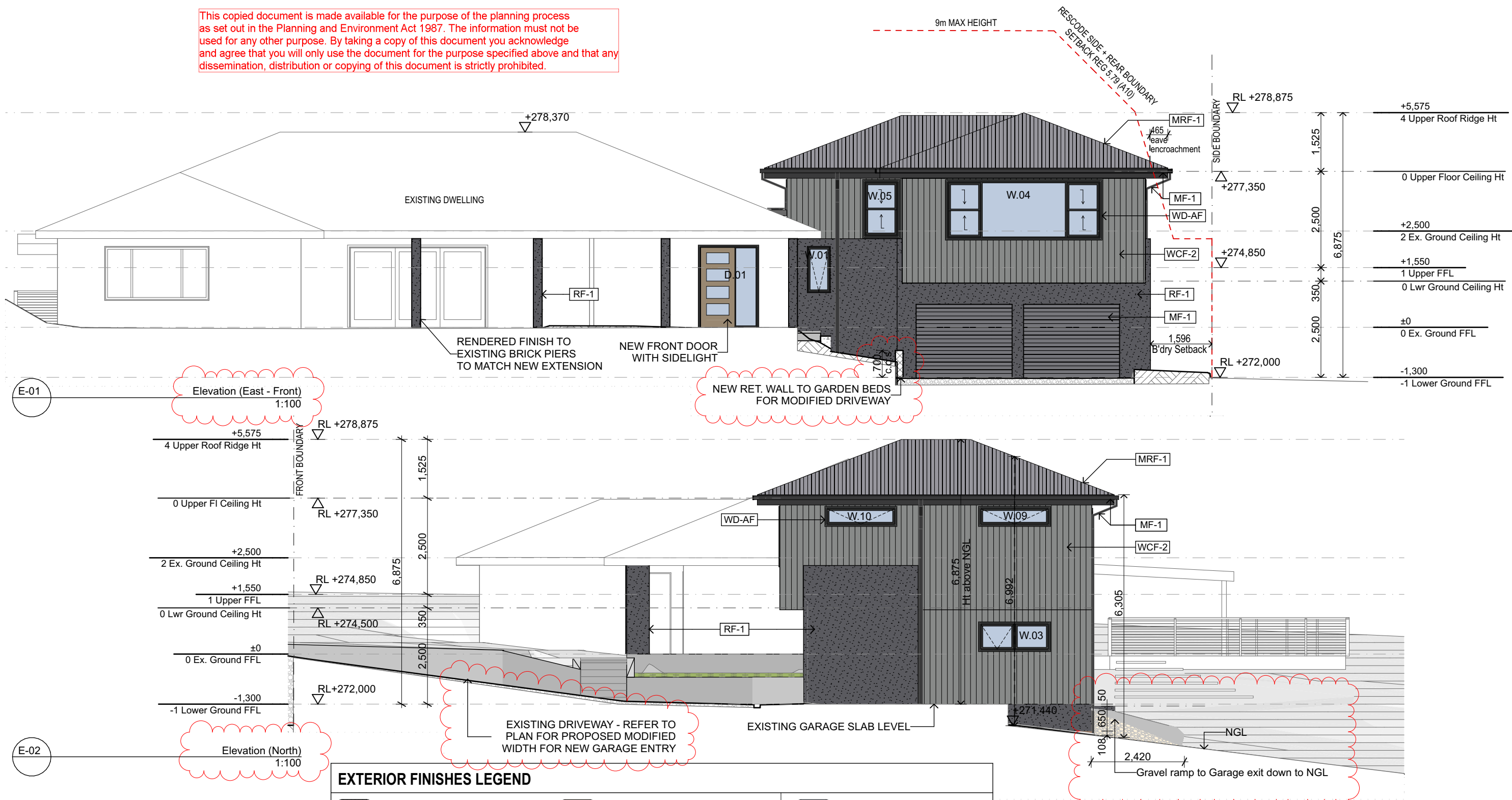
Upper FFL  
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EXTERIOR FINISHES LEGEND

	EXTERNAL CODE: <b>MRF-1</b> METAL SHEET ROOF FINISH 1		EXTERNAL CODE: <b>TF-1</b> TIMBER FINISH TYPE 1		GLASS TYPE 1; CLEAR	EXTERNAL CODE: <b>GL-1</b>
	EXTERNAL CODE: <b>MF-1</b> or <b>PF-1</b> METAL POWDERCOAT FINISH TYPE 1 or SELECTED PAINT FINISH TYPE 1		EXTERNAL CODE: <b>WCF-1</b> WALL CLADDING FINISH 1 (Horizontal)		GLASS TYPE 2; SATIN / VLAM TRANSLUCENT	EXTERNAL CODE: <b>GL-2</b>
	EXTERNAL CODE: <b>RF-1</b> SELECTED RENDERED FINISH TO COMMON BRICK VENEER		EXTERNAL CODE: <b>WCF-2</b> WALL CLADDING FINISH 2 (Vertical)		EXTERNAL CODE: <b>WD-AF</b> WINDOW & DOOR ALUM. FRAMES; POWDERCOAT FINISH.	

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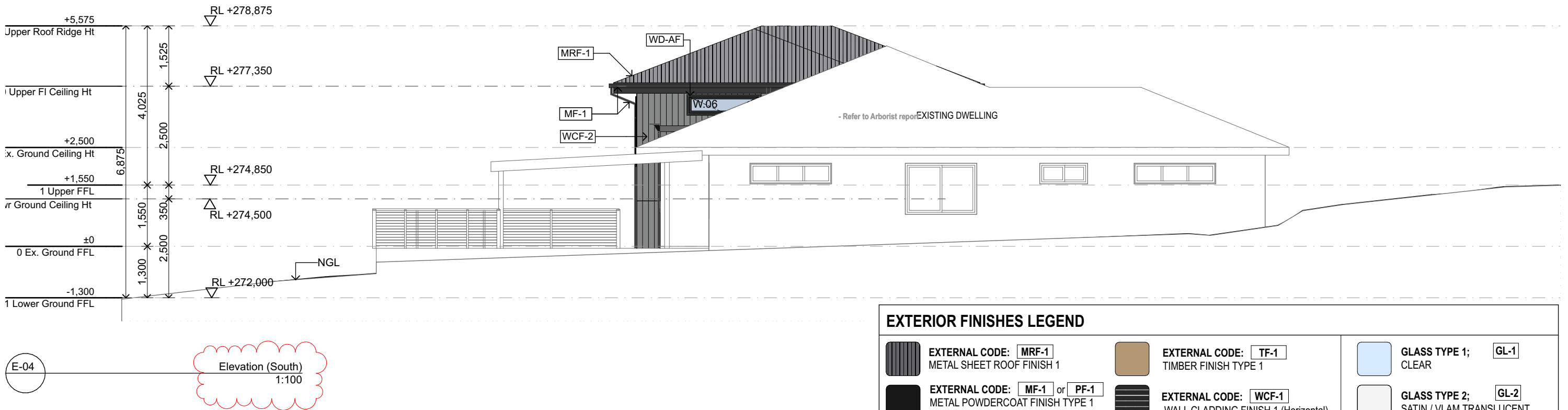
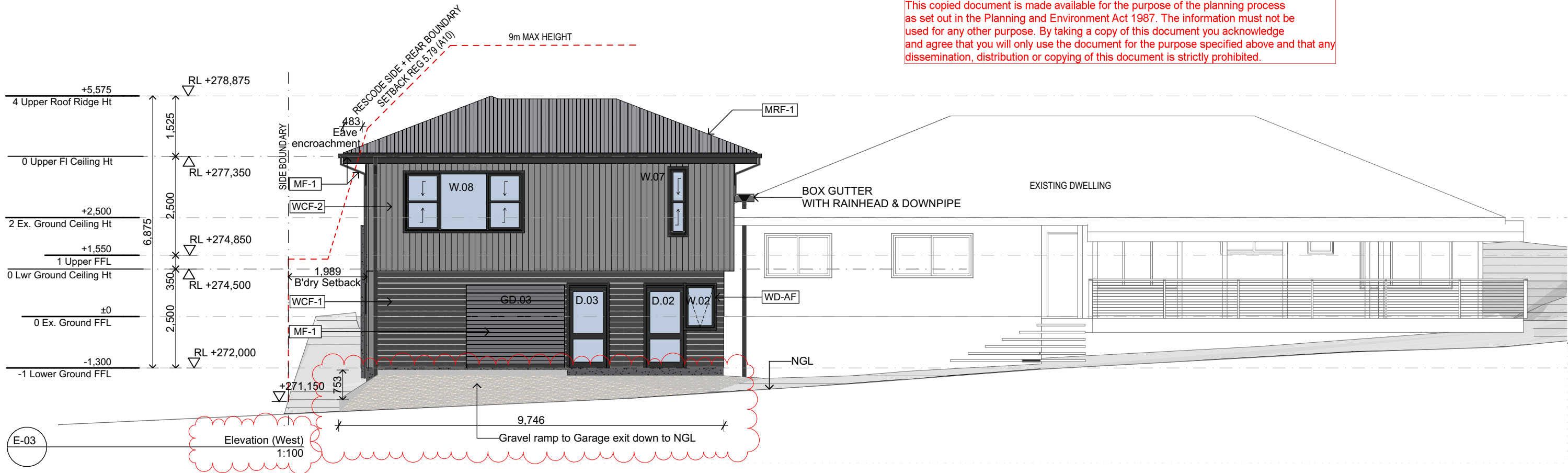
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e caha.clare@gmail.com  
p PO Box 248, Emerald, VIC 3782

Drawn | Checked CH | CH  
Plot Date: 30/11/23  
Project NO. 2222  
Project Status DD - Planning  
Client A & E Stratton  
Climate Zone Zone 6 (NCC)  
Wind Region A5  
Site: 3 Alfred Grove Emerald VIC 3782










DRAWING TITLE :  
**Elevations**  
PROJECT NAME :  
**Extension to Existing Dwelling**

REVISION NO.  
**G**  
DRAWING NO.  
**A20**

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#### EXTERIOR FINISHES LEGEND

	EXTERNAL CODE: <b>MRF-1</b> METAL SHEET ROOF FINISH 1		EXTERNAL CODE: <b>TF-1</b> TIMBER FINISH TYPE 1		GLASS TYPE 1; CLEAR	<b>GL-1</b>
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	EXTERNAL CODE: <b>RF-1</b> SELECTED RENDERED FINISH TO COMMON BRICK VENEER		EXTERNAL CODE: <b>WCF-2</b> WALL CLADDING FINISH 2 (Vertical)		EXTERNAL CODE: <b>WD-AF</b> WINDOW & DOOR ALUM. FRAMES; POWDERCOAT FINISH.	

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Energy Rater - **TBA**  
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Structural Eng. - **TBA**  
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Drawn | Checked CH | CH  
Plot Date: 30/11/23  
Project NO. 2222  
Project Status DD - Planning

Client A & E Stratton  
Climate Zone Zone 6 (NCC)  
Wind Region A5  
Site: 3 Alfred Grove Emerald VIC 3782

DRAWING TITLE :

Elevations

PROJECT NAME :

Extension to Existing Dwelling

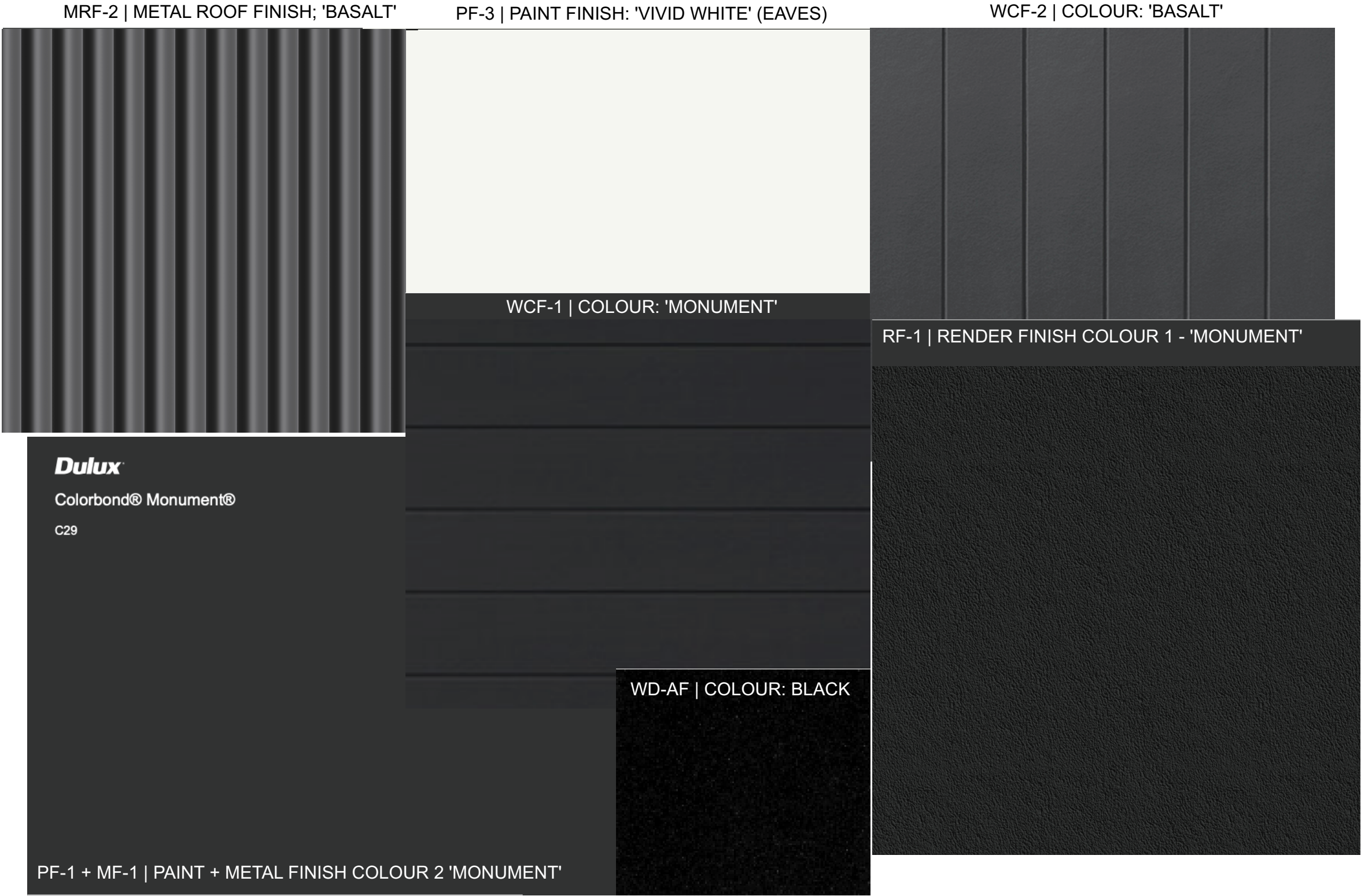
REVISION NO.

G

DRAWING NO.

A21







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**Tree Assessment Report**  
**Proposed Extension to a Dwelling**  
**3 Alfred Grove Emerald**  
**December 2023**

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<b><u>MAP 2. TREE PROTECTION ZONES</u></b>	<b><u>5</u></b>
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<b>Report:</b>	<b>Tree Assessment - 3 Alfred Grove Emerald</b>	
<b>Job no:</b>	23013	
<b>Prepared for:</b>		CAH Architecture
<b>Author:</b>		
<b>Contact:</b>		
<b>Date:</b>	13 December 2023	

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# 1 Introduction

This arboricultural report was requested by the applicant to address tree impacts associated with the proposed construction of a garage as an extension to the dwelling at 3 Alfred Grove, Emerald. The property contains an existing dwelling, driveway and garage.

The arboricultural assessment considers:

- Trees within 15 metres of the development footprint
- Tree health, safety and life expectancy
- Tree origin and ecological value

## Site Context and Planning Considerations

The property is 0.224 hectares and is zoned as Low Density Residential Zone – Schedule 2 (LDRZ2). Overlays that apply to the property include:

- Bushfire Management Overlay – Schedule 2 (BMO2)
- Design and Development Overlay – Schedule 1 (DDO1)
- Vegetation Protection Overlay – Schedule 1 (VPO1)

**Map 1** on the following page illustrates the development layout and tree impact

**Map 2** illustrates impact to Tree Protection Zones

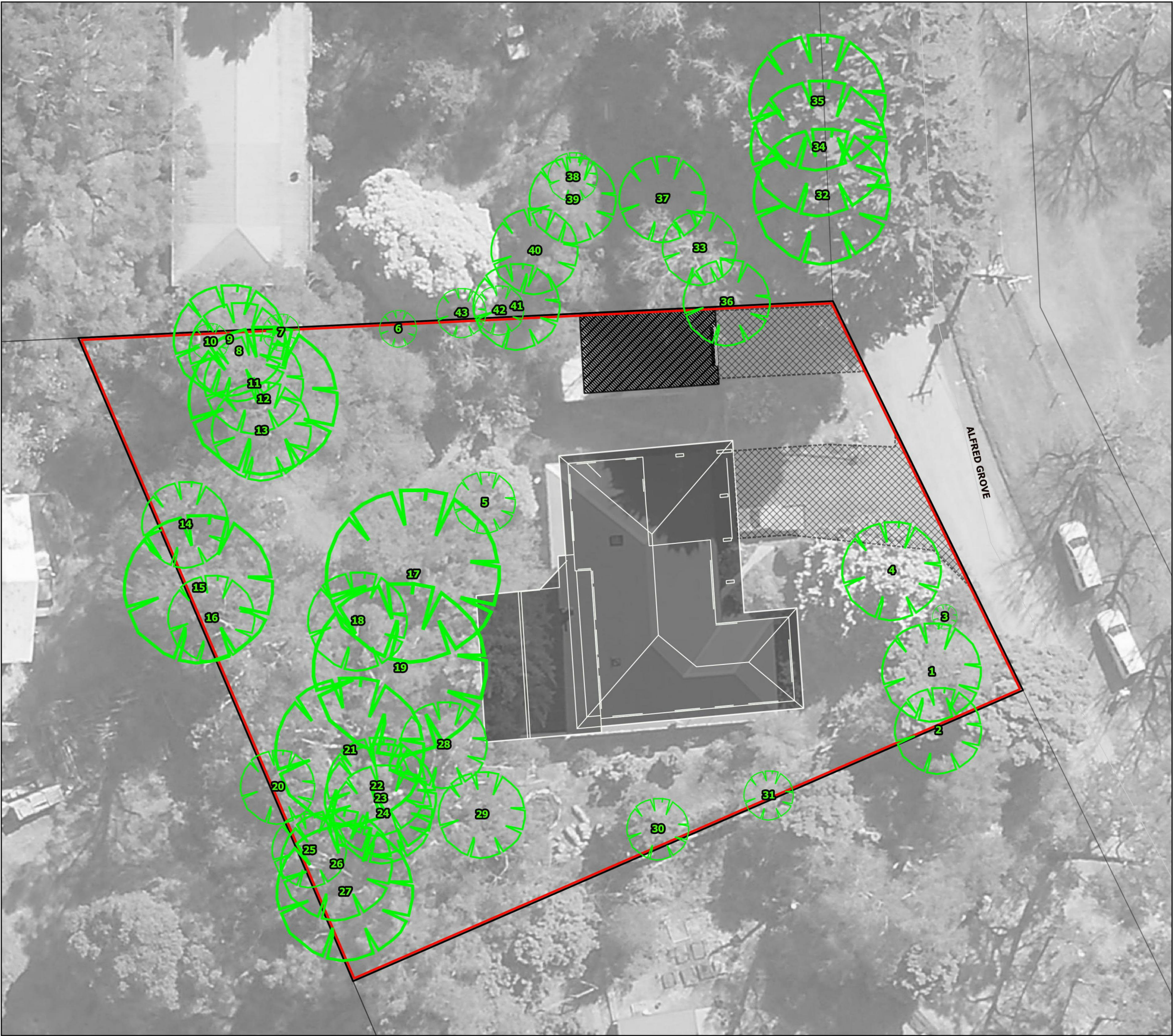
**Section 2** provides the results of the tree assessment.

**Appendix 1** provides photographic samples of the assessed trees.

**Appendix 2** outlines the assessment criteria applied in this report.

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**Map 1 - Existing Conditions**

3 Alfred Grove Emerald



Tree Census

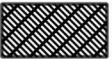


Title Boundary

**Development Layout**



Dwelling



Shed



Driveway

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Date: 31 October 2023  
Created by [REDACTED]  
Map Program: QGIS 3.20

Scale (A3) 1:270







**Map 2 Tree Protection Zones**

**3 Alfred Grove Emerald**

- Tree Point
- Tree Protection Zone (TPZ)
- ▨ TPZ Encroachment
- Development Layout**
  - Dwelling
  - ▨ Proposed Shed
  - ▨ Proposed Driveway
  - ▭ Title Boundary

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Date: 13 December 2023  
Created by: [REDACTED]  
Map Program: QGIS 3.20

Scale (A3) 1:270  
0 5 10 m  
N



## 2 Tree Assessment

A site assessment was undertaken by *Ranges Consulting* on 24 February 2023 to determine potential impacts to trees from subdivision, building envelope implementation and defensible space requirements.

### Arboricultural Considerations

Tree assessments included all significant trees on the property and were assigned an overall significance rating based on a combination of trunk size, tree health, structure, long-term viability, habitat values and visual amenity. Trunk size was calculated using diameter tape at 1.4m trunk height, i.e., Diameter at Breast Height (DBH).

Identifying Tree Protection Zones (TPZ) to determine potential impacts to trees during construction activity is based on the Australian Standard (AS 4970-2009 Protection of Trees on Development Sites). AS 4970-2009 provides the methodology for calculating Tree Protection Zones (TPZ) and appropriate measures to mitigate impacts to trees during construction activity. The Australian Standard considers that where encroachment is of a TPZ is greater than 10%, a tree is considered adversely impacted due to potential root damage, compaction stress and reduced water absorption. Appendix 2 provides further details of the application of AS-4970 and descriptions of tree significance criteria applied in this report.

### 2.1 Results and Discussion

As shown on Map 1 and detailed in Table 1, there are 43 individual trees assessed to inform this report.

No trees occur directly within the footprint of the proposed works, and only 6 trees will experience incursions into their Tree Protection Zones by the proposed works (as illustrated on Map 2). This includes Trees 17, 19, 22, 32, 36 and 41. All TPZ incursions are below the accepted 10% threshold and therefore no adverse impact is expected.

Several Sweet Pittosporum \**Pittosporum undulatum* were observed during the assessment and are considered environmental weeds (trees 2, 9 and 23). It is recommended that these trees be removed.

Additionally, English Ivy *Hedera helix* infestations were noted on several other live trees (trees 14, 16 and 20). This vine can quickly dominate a tree causing eventual death. It is recommended that English Ivy be removed to maintain ecological health within the property.

This application does not trigger a Bushfire Management Overlay – Schedule 2 (BMO2) requirement.

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## Tree Assessment Summary

All trees assessed on the property are outlined below.

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**Table 1. Tree Assessment Summary**

DBH – Diameter at Breast Height TPZ – Tree Protection Zone \*Exotic #Victorian Native ^Adjusted DBH from Multi-stem

No.	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
1	*Acer sp.	Maple	^26	24 11	10-15m	8	Very Good	3.12	Moderate	Asymmetrical Crown, Bifurcated below measurement	Retain
2	#Pittosporum undulatum	Sweet Pittosporum	30		10-15m	7	Good	3.6	Low	Environmental Weed Overhanging from neighbours' property	Major Prune
3	Eucalyptus sp.	Gum	148		<5m	2	Dead	17.76	Moderate	Large stump. Ivy Infestation, Trunk Hollowing	Retain
4	*Cupressus leylandii	Leyland Cypress	56		10-15m	8	Good	6.72	Low	None	Minor Prune
5	Acacia melanoxylon	Blackwood	26		10-15m	5	Fair	3.12	Moderate	None	Retain
6	*Camelia sp	Camelia	^16	5 to 15	5-10m	3	Poor	2	Low	Tree Group 6 on fenceline	Retain
7	*Camelia sp	Camelia	^16	5 to 15	5-10m	3	Fair	2	Low	Tree Group 4 on fenceline	Retain
8	Eucalyptus obliqua	Messmate Stringybark	67		15-20m	8	Good	8.04	High	None	Retain
9	#Pittosporum undulatum	Sweet Pittosporum	^41	38 15	10-15m	9	Good	4.92	Low	Environmental Weed	Retain
10	*Camelia sp	Camelia	11		5-10m	3	Fair	2	Low	None	Retain
11	Eucalyptus obliqua	Messmate Stringybark	58		15-20m	8	Fair	6.96	Very High	None	Retain

Tree Assessment -3 Alfred Grove Emerald - Dec 2023

No.	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
12	E. obliqua	Messmate	94		15-20m	12	Good	11.28	Very High	None	Retain
13	*Fraxinus angustifolia	Narrow-leaved Ash	26		10-15m	8	Very Good	3.12	Low	None	Retain
14	*Acer sp.	Maple	56		10-15m	7	Good	6.72	Low	Ivy Infestation	Retain
15	Allocasuarina verticillata	Drooping Sheoak	^62	53 33	10-15m	12	Good	7.44	Moderate	None	Retain
16	E. obliqua	Messmate	125		20-25m	7	Good	15	Very High	Ivy Infestation	Retain
17	*Cedrus sp.	Cedar	72		15-20m	14	Very Good	8.64	Moderate	None	Retain
18	*Acer sp.	Maple	50		10-15m	8	Very Good	6	Low	None	Retain
19	*Cedrus sp.	Cedar	70		20-25m	14	Very Good	8.4	Moderate	None	Retain
20	*Grevillea robusta	Silky Oak	30		15-20m	6	Good	3.6	Moderate	Ivy Infestation	Retain
21	Eucalyptus obliqua	Messmate Stringybark	89		15-20m	12	Good	10.68	Very High	None	Retain
22	Eucalyptus obliqua	Messmate Stringybark	96		20-25m	8	Fair	11.52	Very High	None	Retain
23	Eucalyptus obliqua	Messmate Stringybark	70		15-20m	9	Fair	8.4	Very High	None	Retain
24	Eucalyptus obliqua	Messmate Stringybark	60		15-20m	8	Poor	7.2	Very High	None	Retain
25	#Pittosporum undulatum	Sweet Pittosporum	^33	22 24	10-15m	6	Poor	3.96	Low	Environmental Weed	Retain
26	E. obliqua	Messmate	59		10-15m	9	Fair	7.08	Very High	None	Retain
27	E. obliqua	Messmate	70		20-25m	11	Good	8.4	Very High	None	Retain
28	#Stenocarpus sinuatus	Firewheel Tree	29		10-15m	7	Very Good	3.48	Low		Retain

Tree Assessment -3 Alfred Grove Emerald - Dec 2023

No.	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
29	*Ligustrum lucidum	Broad-leaved Privet	46		10-15m	7		5.52	Low	None	Retain
30	#Syncarpia glomulifera	Turpentine Tree	^33	22 25	5-10m	5	Very Good	3.96	Low	None	Retain
31	*Fraxinus angustifolia	Narrow-leaved Ash	20		5-10m	4	Very Good	2.4	Low	None	Retain
32	*Cupressus sp.	Cypress	110		15-20m	11	Very Good	13.2	Low	None	Retain
33	*Liquidambar sp.	Liquidambar	35		10-15m	9	Very Good	4.2	Low	None	Retain
34	*Cupressus sp.	Cypress	106		15-20m	10	Good	12.72	Moderate	Neighbouring Tree	Retain
35	*Cupressus sp.	Cypress	106		15-20m	10	Good	12.72	Moderate	Neighbouring Tree	Retain
36	Dogwood	Cornus sp.	17		5-10m	7	Fair	2.04	Low	Neighbouring Tree	Retain
37	Unknown	Unknown	25		10-15m	7	Fair	3	Low	Neighbouring Tree	Retain
38	Acacia melanoxylon	Blackwood	25		10-15m	4	Fair	3	Moderate	Neighbouring Tree	Retain
39	Acacia melanoxylon	Blackwood	20		10-15m	7	Fair	2.4	Moderate	Neighbouring Tree	Retain
40	Acacia melanoxylon	Blackwood	25		10-15m	7	Fair	3	Moderate	Neighbouring Tree	Retain
41	Unknown	Unknown	31		5-10m	7	Poor	3.72	Low	Neighbouring Tree	Retain
42	Unknown	Unknown	18		5-10m	4	Poor	2.16	Low	Neighbouring Tree	Retain
43	Unknown	Unknown	11		5-10m	4	Dead	2	Low	Neighbouring Tree	Retain

### 3 Conclusion and Recommendations

Of the 43 trees assessed by *Ranges Environmental Consulting*:

- No trees occur in the footprint of the proposed construction
- Minor encroachments into the TPZ of 7 trees are unlikely to cause adverse impacts, particularly given the compaction pressures that already persist on the site.
- Sweet Pittosporum trees 2, 9 and 23 are environmental weeds and recommended for removal.
- Trees 14, 16 and 20 exhibit English Ivy infestations which should be removed to improve prospects for long-term tree health.

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## Appendix 1 - Site Photos



**Figure 1.** The site of the proposed construction showing existing garage and driveway



**Figure 2.** The site of the proposed construction and the side of the existing garage



**Figure 3.** View of the rear of the existing garage with surrounding vegetation



**Figure 4.** View of the canopy cover at the properties' western boundary

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## Appendix 2 – Tree Assessment Descriptors

### Tree Protection Zones

AS 4970 defines a Tree Protection Zone (TPZ) as a radial area 12 x the trunk diameter measured at 1.4 metres above the ground. Minor encroachment into the TPZ may be considered negligible subject to tree condition. Minor Encroachment up to 10% is generally permissible provided there is compensation of an equivalent area contiguous with the TPZ that is not infringed upon. Typically, any works that exceed 10% encroachment into the TPZ is potentially detrimental to the tree's health or stability. Potential impacts within a TPZ include, though are not limited to:

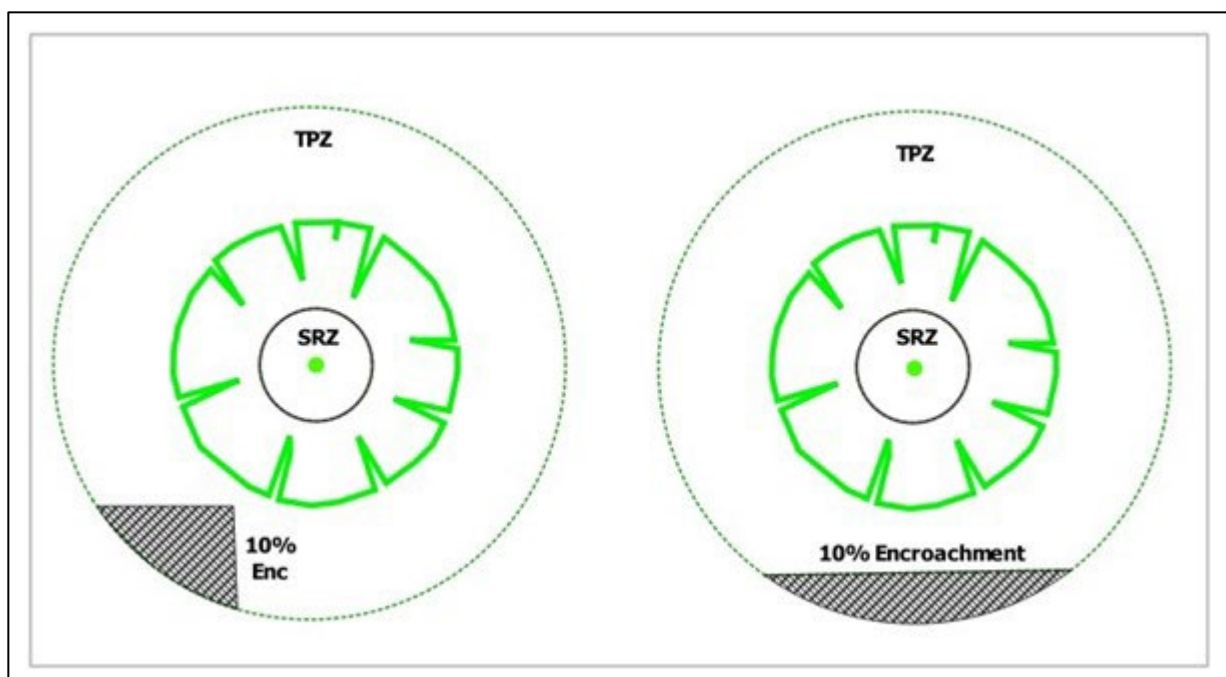
- Sub-surface excavation that affects the structure and integrity of the root zone
- Above ground works or vehicle movement resulting in compaction or impervious surfaces that reduce water absorption of the root zone
- Damage to tree trunks from machinery such as excavators and bobcats.
- Stockpiling of soils or building materials that reduce water absorption and oxygen levels in the natural soil profile.

### Structural Root Zones

As defined in AS 4970, the Structural Root Zone (SRZ) is calculated by measuring the dimension of the trunk immediately above the root buttress. The SRZ is deemed to support several major lateral roots that is critical to the structure of the tree. The entire root structure and the soil profile within this area is considered significant for structural integrity.

Any works within the SRZ is considered unsustainable to the structure and health of the tree.

**Figure 5.** Examples of minor encroachment within the TPZ



## Overall Tree Significance - Assessment Criteria

Significance Criteria applied to this assessment (Appendix 1) utilises the Institute of Australian Consulting Arboriculturalists (IACA) Significance of a Tree - Assessment Rating System (STARS)

### 1. High Significance in landscape

- The tree is in good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils Significant Tree Register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

### 2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area  
The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street
- The tree provides a fair contribution to the visual character and amenity of the local area
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

### 3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour
- The tree has form atypical of the species
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area

- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms
- The tree has a wound or defect that has potential to become structurally unsound.
- Environmental Pest / Noxious Weed Species
- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.
- Hazardous/Irreversible Decline
- The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

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