
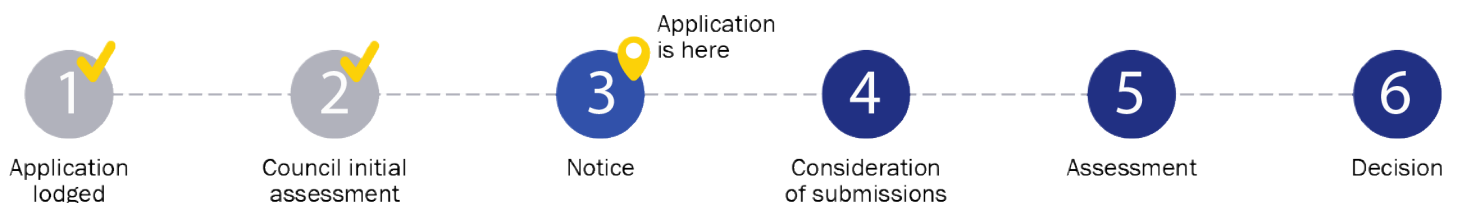


Notice of Application for a Planning Permit

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The land affected by the application is located at:	L1 TP91470 21 Salmon Street, Koo Wee Rup VIC 3981	
The application is for a permit to:	Construction of Four (4) Dwellings on a Lot	
A permit is required under the following clauses of the planning scheme:		
32.09-7	Construct two or more dwellings on a lot	
43.02-2	Construct a building or construct or carry out works	
44.04-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	J Design Group	
Application number:	T250358	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <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 at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		Friday 19 September
WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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ePlanning

Application Summary

Portal Reference A2256DU

Basic Information

Proposed Use	MULTI-UNIT DEVELOPMENT
Current Use	EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS
Cost of Works	\$980,000
Site Address	21 Salmon Street Koo Wee Rup 3981

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? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.



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

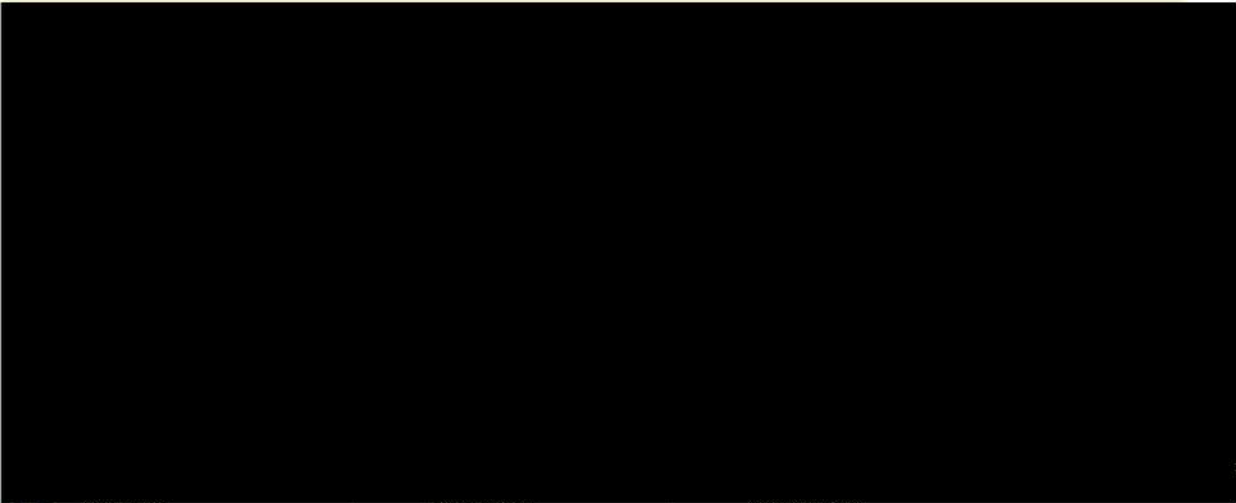
Email: mail@cardinia.vic.gov.au

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

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Documents Uploaded

Date	Type	Filename
17-06-2025	A Copy of Title	Updated Title.pdf
17-06-2025	A Copy of Title	Updated POS.pdf
17-06-2025	A Copy of Title	Covenant.pdf
17-06-2025	Site plans	Salmon Street TP_A.pdf
17-06-2025	Neighbourhood and Site Description	Planning Cover Letter.pdf
17-06-2025	Neighbourhood and Site Description	Salmon St TP Report - Part A.pdf
17-06-2025	Neighbourhood and Site Description	Salmon St TP Report - Part B.pdf
17-06-2025	Additional Document	25-03-21SalmonKooWeeRup Report.pdf
17-06-2025	Additional Document	Salmon St STORM Report.pdf
17-06-2025	Additional Document	Salmon Street Site Analysis.pdf



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

Page 1 of 1

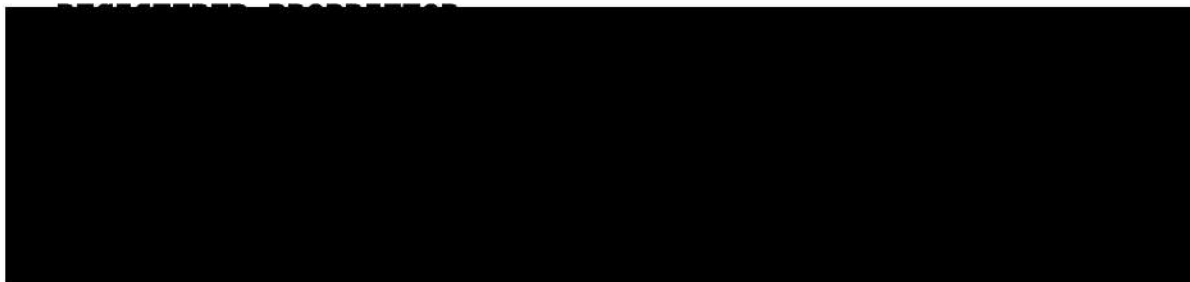
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Security no. 121213500X
Produced 11/06/2025 10:05 AM

LAND DESCRIPTION

Lot 1 on Title Plan 091470K.
PARENT TITLE Volume 05057 Folio 285
Created by instrument U206964Y 08/05/1996



MORTGAGE AZ233858T 04/06/2025
NATIONAL AUSTRALIA BANK LTD

COVENANT 1212135

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP091470K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY930375M (E)	REMOVAL OF CAVEAT	Registered	17/04/2025
AY964682L (E)	WITHDRAWAL OF CAVEAT	Registered	22/04/2025
AZ230256Q (E)	TRANSFER CONTROL OF ECT	Completed	04/06/2025
AZ231975A (E)	NOMINATION OF ECT TO LC	Completed	04/06/2025
AZ233856X (E)	DISCHARGE OF MORTGAGE	Registered	04/06/2025
AZ233857V (E)	TRANSFER	Registered	04/06/2025
AZ233858T (E)	MORTGAGE	Registered	04/06/2025

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

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

Street Address: 21 SALMON STREET KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 04/06/2025

DOCUMENT END



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Document Type	Plan
Document Identification	TP091470K
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/06/2025 10:05

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1		TP 91470K							
Location of Land Parish: YALLOCK Township: Section: Crown Allotment: 3A(PT) Crown Portion: Last Plan Reference: LP7906 Derived From: VOL 10290 FOL 059 Depth Limitation: NIL			Notations <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. </div> ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 02/08/1999 VERIFIED: PB							
<div style="text-align: center;"> </div>											
<table border="1" style="width: 100%;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 3 ON LP7906</td> </tr> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 3 ON LP7906	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 3 ON LP7906											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	1212135
Number of Pages (excluding this cover sheet)	4
Document Assembled	11/06/2025 10:09

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the Will of William Frederick Salmon deceased being registered as the proprietors of an estate in fee simple in the land hereinafter - - described subject to the encumbrances notified hereunder in consideration of Twenty three pounds two shillings paid to the said William Frederick Salmon in his lifetime by Mary Levina Collins of Dean - - Street Preston Married Woman and in consideration of the sum of - - Five hundred pounds paid to the said Mary Levina Collins by Edward - - Joseph Leydon of Kooweerup Driver DO HEREBY ~~(at the request and by - - direction of the said Mary Levina Collins)~~ TRANSFER to the said - - Edward Joseph Leydon All our estate and interest in ALL THAT piece of land being Lot Three on the Plan of Subdivision Number 7906 lodged in the Office of Titles and being part of Crown Allotment Three^A Parish of Yallock County of Mornington and being part of the land described in Certificate of Title Volume 2805 Folio 560978 Together with all - registered appurtenant easements And in consideration of the transfer hereby made and to the intent that the covenant hereinafter - contained shall be noted on and referred to in every future certificate of Title for the land hereby transferred as an encumbrance - - affecting the land hereby transferred ^{said Edward Joseph Leydon} ~~the transferee~~ as to his own acts and defaults only and so as to bind himself his ^{heirs} ~~executors~~ - - administrators and transferees only while he or they shall actually be or remain the registered proprietor or proprietors thereof and so as to bind the said land into whosoever hands the same may come - and to the intent that this covenant shall run with the said land and ~~and~~ be binding on the registered proprietor or proprietors thereof - for the time being doth hereby for himself his ^{heirs} ~~executors~~ administrators and transferees Covenant with the said The Union Trustee Company of Australia Limited and its transferees and the said Daniel Robert - Dosseter and Herbert George Howe Colclough their and each of their heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land comprised in the said

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~~Certificate of Title Volume 2885 Folio 360978 and every part thereof~~
that no quarrying operations shall at any time hereafter be carried
on in or upon the land hereby transferred or any part thereof and -
further that no coal stone earth clay gravel or sand shall at any
time hereas [REDACTED] and hereby
transferred [REDACTED] above - -
covenant may appear as an encumbrance on the Certificate of Title to
be issued on this or any subsequent transfer or transfers and may -
run with the land hereby transferred.

DATED this *Sixteenth* day of *April* One thousand

[REDACTED]

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T R A N S F E R

THE UNION TRUSTEE COMPANY OF

DATED

1925

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22nd August 2025

RE: Planning Application No. T250358
21 Salmon Street, Koo Wee Rup

Please see below response to your RFI dated 14th July 2025.

I enclose with this response:

- Amended architectural plans labelled TP_B
- Landscape Plan prepared by Bradbury Cullina
- Tree Canopy Plan prepared by Bradbury Cullina
- WSUD prepared by KCE Consulting Engineers
- Updated STORM report prepared by KCE Consulting Engineers

The attached plans have been amended to address council's preliminary assessment concerns. The external colour schedules for Units 2 and 3 have been amended so that repetitive built form and design has been avoided. Additionally, we note that the Floor Plans are three different designs, therefore contributing to the feeling of non-repetition.

The enclosed Tree Canopy Plan demonstrates that the canopy cover meets the requirements of Standard B2-7.

Floor Plans have been updated to show that the proposed porches for all units extend a minimum of 1.2m over the entry door and therefore comply with Standard B3-4.

The enclosed WSUD demonstrates that Standard B5-1 has been met and the accompanying STORM report has been amended accordingly.

Additionally, the Site Analysis Plan has been amended to show the dimensions of all front porches, all built in robes and external waste storage areas. An area has been designated within the front setback for power meters that complies with Standard B3-3.

The submitted roof plan has not been amended as there are no roof projections proposed that would pose an issue to future rooftop solar generation areas.

The included Elevations have been amended to indicate the location of individual meter boxes (attached to external dwelling walls), a separate Elevation of proposed

21 Salmon Street, Koo Wee Rup

internal fencing and a separate Elevation of the site from the south that includes a fence that complies with the Design Standard 1 of Clause 52.06-9 (Car Parking)

Lastly, I declare that the owner has been made aware of the amendments made to our application and look forward to it moving forward in a timely fashion.

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11 June 2025

Dear Town Planner,

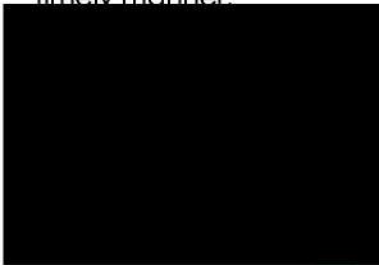
RE: 21 Salmon Street, Koo Wee Rup

Please see enclosed the relevant information for a new town planning application for a multi unit development at the above address.

Attached is as follows:

- Application Form
- Plan of Subdivision, Copy of Title and applicable Covenant
- Full set of planning drawings noted TP_A
- Town Planning Report – Part A
- Town Planning Report – Part B (Clause 55 Assessment)
- STORM Rating Report
- Arborist Report (by Arbkey Consultants)
- Site Survey (by Nobelius Land Surveyors)

Thankyou for your time, we look forward to this application moving forward in a timely manner.



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**TOWN PLANNING REPORT
(PART A)
NO. 21 SALMON STREET,
KOO WEE RUP**

INTRODUCTION

This planning submission has been prepared to support the proposed development of four units at 21 Salmon Street, Koo Wee Rup.

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SUBJECT SITE

The subject site is situated at number 21 Salmon Street, Koo Wee Rup. The site is rectilinear in shape, with minimal fall and comprises a total site area of approximately 1206m².

The property is zoned Neighbourhood Residential Zone – Schedule 1 and is subject to a Land Subject to Inundation Overlay and Design & Development Overlay – Schedule 8.

There is currently a single dwelling and associated outbuildings on the site. It is proposed to demolish them to facilitate the construction of four new units. The existing crossover in the south-east corner of the site will remain but will be widened so that it can service all four units.

There are some existing trees scattered over the site; however the attached arborist report supports the removal of these trees.

The subject site is located within an established residential area that contains a variety of built form and dwelling styles. They mainly consist of single storey dwellings constructed of either brick or weatherboard and have either tiled or colourbond roofs. There are many unit developments throughout the immediate area.

The project is a medium density residential unit development that has been prepared in accordance with Clause 55 (see Part B Assessment attached).

The proposal is not a new concept for the area and 21 Salmon Street, Koo Wee Rup is an ideal location for the application as it is extremely close to the town's infrastructure and local services.

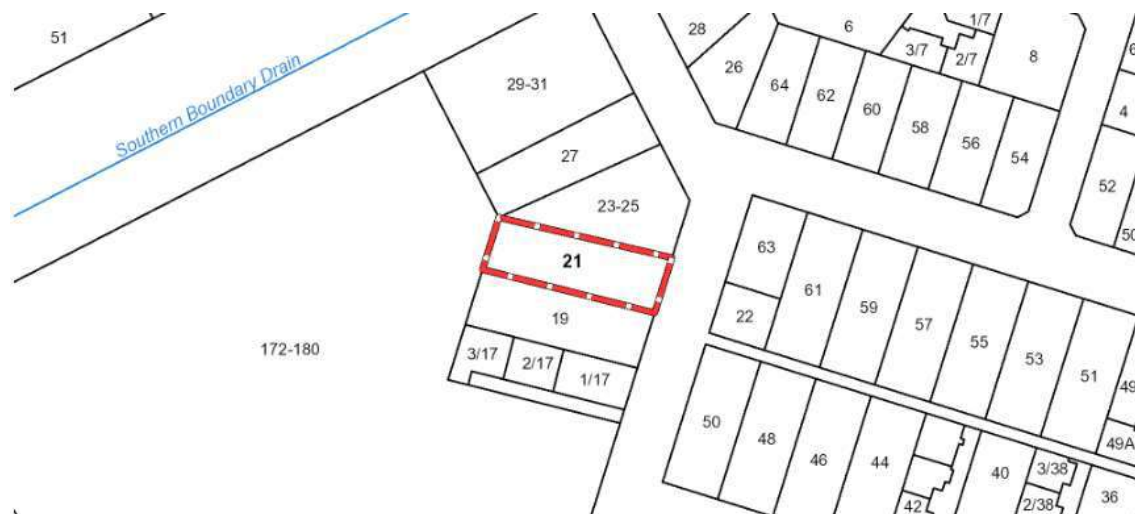


Figure 1: 21 Salmon Street, Koo Wee Rup

PROPOSAL

This planning submission has been prepared to support the development of four new dwellings at 21 Salmon Street, Koo Wee Rup. A table of private open space areas and car parking accommodation have also been provided. The table below provides a summary of the proposed development while the enclosed development plans provide more detailed information.

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TOTAL SITE AREA	1206m ²
NUMBER OF DWELLINGS	4
SITE COVERAGE	46.1%
PERMEABILITY	36.7%
DWELLING LAYOUT	2 x three bedroom dwellings with attached double garages and 2 x two bedroom dwellings with attached single garages
CAR PARKING	Each dwelling is provided with car parking accommodation in line with the provisions of Clause 52.06 of the Cardinia Planning Scheme.
VEHICLE ACCESS	The existing crossover is to be widened (3m wide) and used for access to all units.
PRIVATE OPEN SPACE	Each dwelling is provided with a minimum of 40m ² of private open space, including a secluded private open space pocket (minimum 3m wide) of at least 25m ² .
LANDSCAPING	A high level of permeability is proposed and the required areas of private open space set aside for each unit allows for significant landscaping opportunities to be provided throughout the development. A Landscape Plan has not been included with this application but can be provided upon request.

PLANNING CONSIDERATIONS

ZONING PROVISIONS:

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Clause 32.09 Neighbourhood Residential Zone – Schedule 1

The subject site is located within the Neighbourhood Residential Zone – Schedule 1 under the Cardinia Planning Scheme as identified in Figure 2 below.



Figure 2: Zoning Map of 21 Salmon Street, Koo Wee Rup

The purpose of this zone is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework
- To recognise areas of predominantly single and double storey residential development
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage or environmental or landscape characteristics
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

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

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

- Contributes to the provision of a range of dwelling types and densities, catering for the demographic and associated living arrangements of the area and municipality as a whole.

- Respects the existing and emerging character of the neighbourhood, using brickwork as the building material relating to the immediate surrounds within a contemporary built form.
- Provides a high level of amenity to future residents, offering practical sized dwellings with ample secluded private open space to each dwelling.
- Has minimal effects, if any, on surrounding properties.
- Is consistent with the expected level of change sought for this area of the municipality.
- Provides elements of the existing and emerging character of the neighbourhood, such as building materials, built form and roof form.
- The proposed development is consistent with the purposes of the Neighbourhood Residential Zone as it is compatible with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Planning Strategy and local planning policies of the Cardinia Shire's Scheme.

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

Clause 43.02 Design and Development Overlay – Schedule 8

The subject site is located within the Design & Development Overlay – Schedule 8 under the Cardinia Planning Scheme as identified in Figure 3 below.



Figure 3: Zoning Map of 21 Salmon Street, Koo Wee Rup

The purpose of this zone is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Identify areas which are affected by specific requirements relating to the design and built form of new development.

A permit is required under the Design & Development Overlay – Schedule 8, as the proposed dwellings are not setback 2.5m from side boundaries. However, the development is consistent with the rest of the objectives of the Design &

Development Overlay, existing neighbourhood character and Rescode requirements.

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- Unit 1 is proposed to be setback from the front boundary, consistent with the requirements of DPO8 and similar, if not greater than other setbacks in the surrounding area.
 - Unit 1 has a side setback of 1.2m to the northern boundary, with Unit 4 proposed to be located approximately 1m from the southern and western boundaries. Although these setbacks do not meet the overlay conditions they are in keeping with the neighbourhood character and height on boundary requirements. With all dwellings being single storey and the location of neighbouring driveways and private open space, we don't believe the proposed side setbacks will be of detriment to the adjoining properties.
 - All units are single storey and under 5m overall height from natural ground.
 - The building site coverage is 46.1%, under the 50% allowed for multi-unit developments.
 - The proposed dwellings will be built of modern, low maintenance materials but with simple, hipped roof forms sympathetic to those on surrounding properties.
 - The entries to all dwellings are clearly defined with porches and walkways leading to the front door.
 - Garages are setback from the front façade of all units, particularly Unit 1, which has its Garage located to the rear, supporting a more attractive façade.
 - The proposed driveway is a common one that has been designed to sit on one side of the site and has the ability to provide landscaping opportunities.
 - No front fence is proposed.
 - It is proposed to remove all existing trees on the site. The attached Arborist Report provides details on these trees and it is noted that none are of high arboricultural value and majority are exotic species. A Landscape Plan can be provided upon request that will include native varieties that are more appropriate to the site and that respond to the landscape character of the surrounding area.
 - There is one existing street tree located in the nature strip of 21 Salmon Street, and the drawings indicate that the proposed development (including the widening of the existing crossover) will have no impact on the tree.

Clause 44.04 Land Subject to Inundation Overlay

The subject site is located within the Land Subject to Inundation Overlay under the Cardinia Planning Scheme as identified in Figure 4 below.

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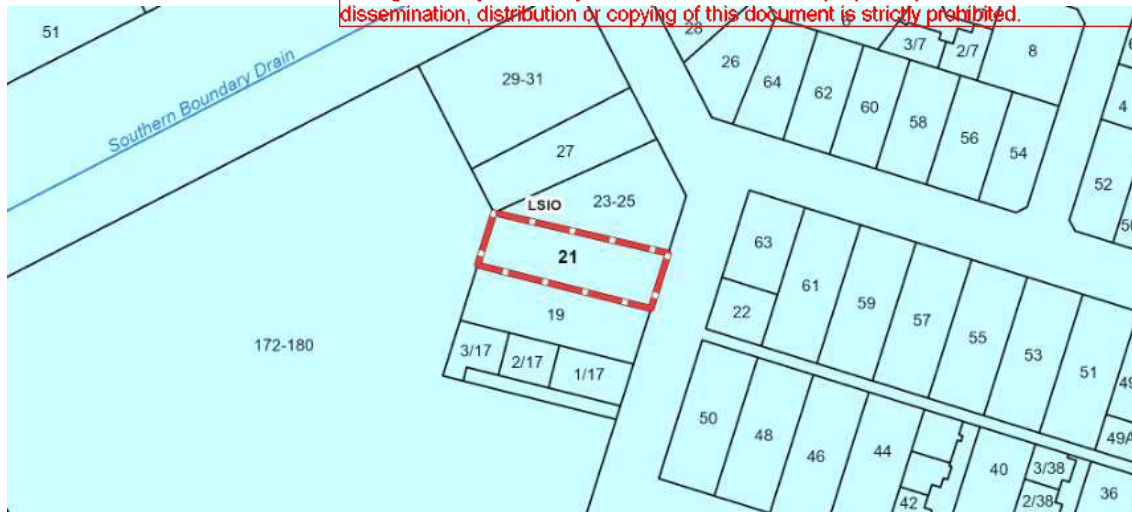


Figure 4: Zoning Map of 21 Salmon Street, Koo Wee Rup

The purpose of this zone is to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Minimise the potential flood risk to life, health and safety associated with development.
- Reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- Protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- Ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

A permit is required under the LSIO for all multi-unit developments.

The Melbourne Water certificate for the property describes it as being located within the Koo Wee Rup Flood Protection District, zone 4. The estimated flood level for the property is approximately 4.68m to Australian Height Datum.

Melbourne Water's Guidelines for Development within the Koo Wee Rup and Longwarry Flood Protection District explain that dwellings within zone 4 must have

their finished floor levels set 600mm above the applicable flood level. It is proposed that all 4 units have a Residence FFI of RL 5.30 and a Garage FFI of RL 5.25.

It is assumed and acknowledged that the application will be referred to Melbourne Water for approval.

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Clause 52.06 – Car Parking:

The purpose of this clause is to:

- Ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- 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 location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Table 1 of the clause sets out the car parking requirements according to the land use:

USE	RATE COLUMN A	CAR PARKING MEASURE COLUMN C
Dwelling	1	To each one or two bedroom dwelling
Dwelling	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom)

Table 1: Car parking requirement

Based on the above requirements all 2 bedroom units are required to have one on-site car parking space and all 3 bedroom units are required to have two on-site car parking spaces. The car parking requirements for each dwelling are satisfied in the form of an attached single/double garage. Additionally, we note the following:

Clause 52.06-9 Design Standards for Car Parking

Accessways must:

- Be at least 3m wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear

view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

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Additionally, car spaces in garages and carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres for a double space measured inside the garage or carport.

The future gradients of the common driveway are appropriate having regard to resident and service vehicle access requirements.

Landscaping will be provided to the sides of the driveway throughout the development to soften the hard surface areas.

Give the above, it is submitted that the proposed development adequately satisfies the requirements of this clause.

Clause 53.18 Stormwater Management in Urban Development

The purpose of this clause is to:

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

The objectives are to:

- Encourage stormwater management that maximises the retention and reuse of stormwater.
- Encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
- Encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
- Ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

The stormwater management system should also be designed to:

- Meet the current best practise performance for stormwater quality as contained in the *Urban Stormwater – Best Practise Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

An engineered design can be submitted in accordance with council conditional requirements to ensure the above can happen.

Additionally, rainwater tanks will be provided to each dwelling with the rainwater collected being used for the toilet flushing systems in each unit. The tanks will form part of the retention system designed by an engineer.

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However, the impact of the development on stormwater quality has attempted to be minimised firstly by keeping impervious areas to the minimum necessary. 35.9% of the site is made up of surfaces that can absorb water (garden beds, lawn and other unsealed surfaces), far exceeding the B9 requirement of 20%.

Secondly, during the construction phase it will be the builder's responsibility to ensure that no contaminated water be discharged from the premises to the stormwater drainage system. This may be achieved through sediment traps or drain filters. Additionally, workers would be responsible for sweeping the site and keeping it free of debris that could flow into stormwater drains.

They also need to make certain that all stored wastes are stowed and disposed of appropriately through the use of site bins so that litter is not able to be washed from the site. Separate bins should be provided for paints/solvents to allow safe removal and disposal at accredited locations. Staff need to be made aware of correct disposal methods.

Appropriate measures need to be taken to minimise the amount of mud, dirt, sand, soil, clay etc. deposited by vehicles on the abutting roads as they exit the site. This can be achieved through the use of tarps or avoiding overfilling vehicles.

Temporary downpipes will also be installed as soon as roofing goes on to minimise overland flow across the site. These will be connected to the rainwater tanks where possible.

KOO WEE RUP TOWNSHIP STRATEGY

Further to the zoning provisions, there is also the Koo Wee Rup Township Strategy to consider. The Strategy was adopted in 2015 and sets out the desired vision for the Koo Wee Rup township for the next 10 years.

The subject property is located in 'Precinct 1: Established Residential Areas with small to medium lot sizes and older buildings.'

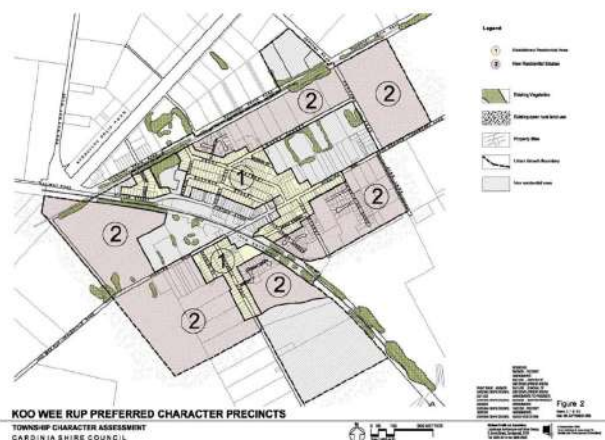


Figure 5: Koo Wee Rup preferred character precincts

The preferred character statement of the precinct is for the existing characteristics of Koo Wee Rup's established residential areas to be improved. The existing street trees, wide nature strips and overall openness of the existing streetscape will act as a reference point for future development. The same continuity and integration between the town centre and the residential areas will be enhanced. There will be some unit development near the town centre.

A key guide is to:

- Locate unit developments within the vicinity of the town centre.
- A Landscape Plan should accompany all applications for unit developments.
- A sense of spaciousness should be maintained in unit developments by:
 - a. Providing a minimum of 30% site coverage of the allotment as private open space;
 - b. Retaining existing vegetation;
 - c. Providing new trees and garden spaces;
 - d. Preferably no front fence to allow gardens and nature strips to merge;
 - e. (on larger blocks) orientate driveways along one side of the property and providing a curvilinear driveway with tree planting;
 - f. Providing a minimum front setback of 7 metres or no less than the average setbacks of the dwellings on either side;
 - g. Providing maximum building site coverage of 50% of the site; and
 - h. Minimum lot width of 18m
- Encourage the inclusion of native vegetation and garden space in new development.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the area's existing built form.
- Ensure building height respects the existing character of the surrounding area.

Where possible, the proposed development has complied with the preferred character statement of the established area. Whilst some items are not possible or applicable, the design enables plenty of open space for new vegetation to be planted, with no front fence proposed. The side setbacks are not practically possible to comply with for a unit development given that some units need to be orientated across the width of the site. However, the surrounding area has a number of examples of lesser side setbacks and given the height of the proposed dwellings and the location of adjoining buildings & driveways we don't think the proposed side setbacks will be of detriment to neighbouring properties.

A Landscape Plan will be provided as part of the further information required.

Private open space makes up 19.5% of the site (restricted to back yards only), however a total of 433.9m² has been set aside as garden area, making up 36% of the site (including front yards as well as private open space).

The location of the site is very close to the main street of Koo Wee Rup and is the ideal location to meet the needs of the growing population.

PLANNING POLICY FRAMEWORK

The following provisions of the Planning Policy Framework are relevant to the application:

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Clause 11.01 – 1S Settlement endeavours to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

The objective is achieved by the following strategies (as relevant):

- Developing settlements that will support resilient communities and their ability to adapt and change.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Limit urban sprawl and direct growth into existing settlements.

Clause 13.03 – 1S Floodplain Management endeavours to assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

The strategies sought are to:

- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes. Avoid intensifying the impact of flooding through inappropriately located use and development.

The property has been assessed as being in and LSI and therefore has FFL requirements in relation to flooding. The proposal is above the required height.

Clause 15 Built Environment and Heritage

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

The proposed units will contribute positively to local character and sense of place, they reflect the particular characteristics and cultural identity of the community by being single storey in nature and face brickwork with pitched roofs. The style sits quite comfortably within its local environment.

Clause 15.01 – 1S Urban Design endeavours to 'create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'. The relevant strategies to achieve this objective include:

- Require development to respond in its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Clause 15.01 – 2S Building Design endeavours to 'achieve building design outcomes that contribute positively to the local context and enhance the public realm'. The relevant strategies to achieve this objective include:

- Ensure development responds and contributes to the strategic and cultural context of its location.
- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Improve the energy performance of buildings through siting and design measures.
- Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.
- Ensure development is designed to protect and enhance valued landmarks, views and vistas.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

The proposal is a typical small unit development that responds well to its environment. The design considered the best orientation in regards to improving the passive design qualities of the homes and the design supports personal safety and access.

Clause 15.01 – 1S Neighbourhood Character endeavours to recognise, support and protect neighbourhood character, cultural identity and a sense of place. Some of the strategies to achieve this objective are (as relevant):

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure the development responds to its context and reinforces a sense of place by respecting the neighbourhood character values and built form that reflect the country community identity.

Clause 16 Housing Supply

The objective endeavours to facilitate well - located, integrated and diverse housing that meets community needs.

Four well – designed, different units meet that requirement.

LOCAL PLANNING POLICY FRAMEWORK

The LPPF of Clause 21 **Cardinia Shire Key Issues & Strategic Vision** key concerns are:

21.03 Settlement and Housing

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The rural area comprises townships and rural – residential development. A key issue is to:

- Balance diversity of housing choices in rural townships while ensuring consistency with the character of the township.

21.03 – 4 Rural Townships

Koo Wee Rup is classed as a 'large rural township.' Key issues are to:

- Retain and enhance the existing rural township character;
- Set clear limits for development for the townships;
- Design with regard to the surrounding unique characteristics of the townships.

The proposal fulfills and addresses these key issues by maintaining similar designs as seen throughout the town, and is located in the established area where these types of developments are required.

Objective 1 is to provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints. A stormwater management system will be designed in accordance with council requirements and all services are readily available to the site.

Objective 2 is to maintain and enhance the distinct character and environmental qualities of each of the townships. The siting and design of the development will complement the rural character and won't dominate the landscape or surrounding built form character.

21.06 – 1 Urban Design

The long term benefits of good design are a more attractive, functional and sustainable built environment. Good design is based on the principles of being site responsive, designing to take into account the character and constraints of a site and wider area.

A key issue is recognising design issues in the rural townships including the need to protect and enhance the character and appearance of the town centres and associated sites of cultural and heritage significance.

Objective 1 is to promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety. This can be achieved by ensuring that development contributes to the character, identity and sense of place of the area.

A separate response to Clause 55 can be found in Part B of this document.

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TOWN PLANNING REPORT
(PART B – CLAUSE 55 ASSESSMENT)
NO. 21 SALMON STREET,
KOO WEE RUP

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
Clause 55.02-1 Standard B2-1 Street Setback	Walls of buildings should be set back from streets at least the distance specified in a schedule to the zone if that distance is less than the distance in Table B2-1; or if no distance specified in the schedule, the setback should be as per Table B2-1.	Yes	No	The preferred set back under DDO8 is 7m. Unit 1 is set back 7m to the building line. The front porch of Unit 1 is under 3.6m high and therefore allowed to encroach into the front set back.
Clause 55.02-2 Standard B2-2 Building Height	Maximum building height as specified in the zone, schedule to the zone or overlay. If not specified, the max. height is 9m.	Yes	No	The maximum building height under the DDO8 is 7.5m above natural ground level. All units are single storey in nature with the maximum building height above natural ground level being 5.0m.
Clause 55.02-3 Standard B2-3 Side and Rear Setbacks	A new building not on or within 0.2m of a boundary should be set back at least 1m plus 0.3m for every metre of height over 3.6m up to 6.9m.	Yes	No	All walls have been located in accordance with the Side & Rear Setbacks Diagram provided.
Clause 55.02-4 Standard B2-4 Walls on Boundaries	A new wall constructed on or within 0.2m of a side/rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: 10m plus 25% of the remaining length of the boundary of an adjoining lot, or the length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.	Yes	No	No walls within the development are proposed to be located on any boundaries.
Clause 55.02-5 Standard B2-5 Site Coverage	Maximum site coverage as specified in a schedule to the zone. If not specified, as	Yes	No	Under the DDO8 the maximum building site coverage shall not exceed 50% for multi-unit

Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	per the percentage table specified in Table B2-5.			development complies.
Clause 55.02-6 Standard B2-6 Access	The width of accessways or car spaces (other than to a rear lane) should not exceed 33%, or 40% where the width of the frontage is less than 20m. The number of access points to a road in a Transport Zone 2 or 3 must not increase. The location of a vehicle crossover or accessway should not encroach the tree protection zone of an existing tree that is proposed to be retained in a road by more than 10%.	Yes	No	The proposed crossover width of 3m represents 14.9% of the 20.12m property frontage.
Clause 55.02-7 Standard B2-7 Tree Canopy	Provide a minimum canopy cover of 10% (of site area) for sites under 1000m ² and 20% (of site area) for sites over 1000m ² .	Yes	No	Refer to Garden Area Plan for details of proposed canopy trees. Given the size of the site (1206m ²) the required area for canopy cover is 241.2m ² . The Garden Area plan includes 241.9m ² of canopy cover. Specific species will be detailed by the Landscape Architect upon preparation of a Landscape Plan.
Clause 55.02-8 Standard B2-8 Front Fences	A front fence within 3m of a street must not exceed the max. height specified in the schedule to the zone. If not specified, the max. height is as per Table B2-8.	N/A	N/A	N/A
Clause 55.03-1 Standard B3-1 Dwelling Diversity	Developments must include at least one dwelling with a kitchen, bath/shower, bedroom and toilet/wash basin at ground floor level for every 10 dwellings. One dwelling must have 2 bedrooms for	N/A	N/A	N/A

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	every 10 dwellings and one dwelling must have 3 bedrooms for every 10 dwellings.			
Clause 55.03-2 Standard B3-2 Parking Location	Habitable room windows with sill heights of less than 3m above ground level should be setback from accessways and car parks by at least: 1.5m; or If there is a solid fence with a height of at least 1.5m between the accessway or car park and the window, 1m; or 1m where window sills are at least 1.5m above ground level.	Yes	N/A	The Master Bed windows on the façade of Units 2 & 3 face out to the shared driveway. These windows are within 1.5m of the driveway so their sills have been set at a height of 1.5m above ground level.
Clause 55.03-3 Standard B3-3 Street Integration	Where a development fronts a street, a vehicle accessway or abuts public open space: passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. The total cumulative width of all site services to be located within 3m of a street do not take up more than 20% of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25% transparency. Lighting is provided to all external accessways and paths.	Yes	N/A	All units have passive surveillance from a habitable room to either Salmon Street or the common driveway. Sensor lights have been included and are located at the corners of each dwelling and in bollard form along the common driveway. Mail boxes will all be located beside the driveway at the front of the property.

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	Mailboxes are provided for each dwelling and can be communally located.			
Clause 55.03-4 Standard B3-4 Entry	Each dwelling and each residential building has a ground level entry door that: Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage. Has an external covered area of at least 1.44m ² with a minimum dimension of least 1.2m over the entry door.	Yes	N/A	Each entry has a direct line of site to the proposed accessway and is not accessed through a Garage. The plans show all external porches to be at least 1.44m ² with a minimum dimension of 1.2m.
Clause 55.03-5 Standard B3-5 Private Open Space	Private open space area and dimensions as specified in a schedule to the zone. If none specified; an area of 25m ² of secluded open space with a min. width of 3m.	Yes	N/A	Unit 1 POS – 46.19m ² , SPOS Pocket 31.18m ² (min. width 3m) Unit 2 POS – 57.98m ² , SPOS Pocket 39.09m ² (min. width 3m) Unit 3 POS – 51.77m ² , SPOS Pocket 39.09m ² (min. width 3m) Unit 4 POS – 79.45m ² , SPOS Pocket 42.69m ² (min. width 3m)
Clause 55.03-6 Standard B3-6 Solar Access to Open Space	The southern boundary of secluded private open space must be set back from any wall on the north of the space at least (2 + 0.9h)m, where 'h' is the height of the wall.	Yes	N/A	All secluded private open space's have been located to the northern side of the proposed dwellings.
Clause 55.03-7 Standard B3-7 Functional Layout	Main bedrooms must be minimum 3m x 3.4m and all other bedrooms must be minimum 3m x 3m.	Yes	N/A	Unit 1 Master Bed - 3.69 x 3.7m, Bed 2 - 3 x 3m, Bed 3 - 3 x 3m Unit 2 Master Bed - 3.6 x 3.7m, Bed 2 - 3 x 3m Unit 3 Master Bed - 3.6 x 3.7m, Bed 2 - 3 x 3m

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	Living areas must have a minimum width of 3.6m and a minimum area of 12m ² .			Unit 4 Master Bed - 3.42 x 3.84m, Bed 2 - 3 x 3m, Bed 3 - 3 x 3.04m
Clause 55.03-8 Standard B3-8 Room Depth	The depth of a single aspect room must not exceed 2.5m times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.	Yes	N/A	No single aspect room within the development exceeds 6.1m depth and therefore is compliant with the standard.
Clause 55.03-9 Standard B3-9 Daylight to new windows	A window in an external wall of the building must be provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: an outdoor space clear to the sky or a light court with a minimum area of 3m ² and minimum dimension of 1m clear to the sky, not including land on an abutting lot; or a verandah provided it is open for at least one third of its perimeter; or a carport provided it has two or more open sides and is open for at least 1/3 of its perimeter.	Yes	N/A	Each habitable room window in the development has been provided a 3m ² space with a minimum 1m dimension clear to the sky.
Clause 55.03-10 Standard B3-10 Natural Ventilation	Dwellings must have openable windows, doors or other ventilation devices in external walls of the building that provide a max. breeze path through the dwelling of 18m, a min. breeze path through the dwelling of 5m and ventilation openings approximately the same size.	Yes	N/A	Each dwelling has been provided with openable windows in external walls. Breeze paths have been indicated on the Floor Plan of each unit.

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	The breeze path is measured between the ventilation openings on different orientations of the building.			
Clause 55.03-11 Standard B3-11 Storage	Each dwelling must have exclusive access to at least 6m³ of externally accessible storage space.	Yes	N/A	Unit 1 – 6m³ Storage Shed within private open space Unit 2 – 6m³ Storage Shed within private open space Unit 3 – 6m³ Storage Shed within private open space Unit 4 – 6m³ Storage Shed within private open space
Clause 55.03-12 Standard B3-12 Accessibility for apartment developments	At least 50% of dwellings in or forming part of an apartment complex must have: 850mm clearance to the dwelling and main bedroom, a clear path of 1.2m that connects the entrance to the main bedroom, bathroom and living area, a main bedroom with access to a bathroom and at least one adaptable bathroom that meets the design requirements.	N/A	N/A	N/A
Clause 55.04-1 Standard B4-1 Daylight to existing windows	Buildings opposite an existing habitable room window must provide for a light court to the existing window that has a minimum area of 3m² and a min. dimension of 1m clear to the sky. The calculation of the area may include land on an abutting lot.	Yes	No	There are no existing habitable windows on neighbouring allotments that will be impacted by the proposed development.
Clause 55.04-2 Standard B4-2 Existing north-facing windows	Where a north facing habitable room window of a neighbouring dwelling/small second dwelling is within 3m of a boundary on an abutting lot it must be	Yes	No	There are no north facing habitable room windows within 3m of the subject site.

Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	set back the distance specified in Diagram B4-2.1 North-facing windows			
Clause 55.04-3 Standard B4-3 Overshadowing secluded open space	The area of secluded private open space that is not overshadowed by the new development must be greater than 50%, or 25m ² with a minimum dimension of 3m, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September	Yes	No	The Shadow Diagrams included as part of the architectural drawings show minimal overshadowing of adjoining properties.
Clause 54.04-4 Standard B4-4 Overlooking	In Clause 54.04-4 a habitable room does not include a window. A habitable room window, balcony, podium, terrace, deck/patio must be located and designed to avoid direct views into the secluded private open space of an existing dwelling/small second dwelling within a horizontal distance of 9m of the window, balcony, terrace, deck/patio.	Yes	No	The proposed floor levels, combined with the height of screening fences mean no window in the development has an overlooking issue.
Clause 55.04-5 Standard B4-5 Internal Views	In Clause 54.04-5 a habitable room does not include a window. Within the development, a habitable room window, balcony, terrace, deck or patio must be located and designed to avoid direct views into the secluded private open space and habitable room windows of other buildings.	Yes	N/A	The proposed floor levels, combined with the height of screening fences mean no window in the development has an overlooking issue.

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
Clause 55.05-1 Standard B5-1 Permeability & Stormwater Management	The site area covered by pervious surfaces must be at least 20% of the site. The development must include a stormwater management system that meets the best practise quantitative performance objectives for stormwater quality specified in the Urban Stormwater Management Guidance and; direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the LPOD.	Yes	N/A	The plans indicate that over 442m ² or 36.7% of the site will be impermeable surfaces, therefore complying with the min. requirement of 20%. A stormwater drainage design can be prepared as part of the 'RFI' process if necessary and a STORM Report is attached to this application.
Clause 55.05-2 Standard B5-2 Overshadowing Domestic Solar Energy Systems	Any part of a new building that will reduce the sunlight at any time between 9am – 4pm on 22 September to an existing domestic solar energy system on the roof of an adjoining building must be set back from the boundary to that lot by at least 1m at 3.6m above ground level, plus 0.3m for every metre of building height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.	Yes	No	There are no existing solar systems on adjoining properties that will be affected by the development.
Clause 55.05-3 Standard B5-3 Rooftop Solar Energy Generation Area	An area on the roof of each dwelling is capable of siting a rooftop solar energy area for each dwelling which has a minimum dimension of 1.7m, has a min. area in accordance with Table B5-3, is orientated to the north/west or east, is positioned on the top 2/3 of a pitched	Yes	N/A	According to Table B5-3, all 2 or 3 bedroom dwellings must have a minimum roof area of 26m ² . The Solar Plans included as part of the architectural drawings show that all proposed dwellings meet that requirement.

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Standard	Requirements	Standard fully met?	Right of appeal?	Written Statement/Design Response
	roof, can be a contiguous area or multiple smaller areas and is free of obstructions on the roof of the dwelling.			
Clause 55.05-4 Standard B5-4 Solar Protection to New North-facing Windows	North facing windows should be shaded by eaves, fixed horizontal shading devices or fixed awnings with a min. horizontal depth of 0.25 times the window height.	Yes	N/A	All north facing windows (max. 1.8m high) are shaded by 450mm eaves. Sliding doors (2.1m high) are mostly shaded by the same eaves.
Clause 55.05-5 Standard B5-5 Waste and Recycling	The development should include an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling that meets the size requirements of Table B5-5.1.	Yes	N/A	Each Unit has an individual bin storage area nominated in its private open space that is 1.8m ² (0.8m x 1.8m) as per Table B5-5.1 Bin Storage. Bin collection points are also nominated at the Salmon Street roadside.
Clause 55.05-6 Standard B5-6 Noise Impacts	Mechanical plant, including mechanical car storage and lift facilities must not be located immediately adjacent to bedrooms of new/existing dwellings, unless a solid barrier is in place to provide a line-of-sight barrier to transmission of noise and the location of all relevant bedrooms.	N/A	N/A	N/A
Clause 55.05-7 Standard B5-7 Energy Efficiency for Apartment Developments	Dwellings in or forming part of an apartment located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.	N/A	N/A	N/A

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Arboriculture and Urban Forest Consultants
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Arboricultural Impact Assessment

Location:

21 Salmon Street, Koo Wee Rup

Report Commissioned by:

Hobson Developments

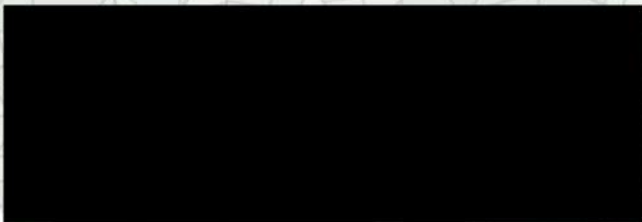


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1 Introduction

Arbkey has been engaged by Hobson Developments to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 21 Salmon Street, Koo Wee Rup. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees TPZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.

2 Site Details

The subject site is a single occupancy residential property featuring a house building, rear sheds and surrounding lawns and gardens. Figure 1: Canopy trees are a significant feature of the site yards and are common within the surrounding road reserves.

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Figure 1: Subject site frontage.

2.1 Development Proposal

Demolition of the existing buildings and installation of four (4) units is proposed.

2.2 Planning and Policy Context

The subject site is located within Neighbourhood Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). Tree protection related planning overlays or local law are not applied to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 12 May 2025, Lachlan Scott undertook inspection of trees greater than 10m in height located at, or with tree protection zones (AS 4970 2009) likely to intersect the property at, 21 Salmon Street, Koo Wee Rup. The following information was collected for the trees:

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- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of TPZs by the development has been calculated using GIS software.

Full data collection definitions are available in Appendix 6: Data Definitions.

3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Salmon Street CD_A	CD_A	JDESIGN Group	Site Plans	May 2025

4 Observations

4.1 Tree Details

14 trees were assessed, 10 on the site itself and four (4) within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

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Table 2: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Prunus cerasifera</i>	Cherry Plum	Exotic	2	6, 10
<i>Citrus sp.</i>	Citrus	Exotic	1	13
<i>Coprosma repens</i>	Mirror Bush	Exotic	1	8
<i>Eriobotrya japonica</i>	Loquat	Exotic	1	9
<i>Eucalyptus leucoxylon</i> "Rosea"	Rose Yellow Gum	Australian Native	1	1
<i>Hibiscus rosa-sinensis</i>	Rose of China	Exotic	1	4
<i>Laurus nobilis</i>	Bay Tree	Exotic	1	5
<i>Lophostemon confertus</i>	Queensland Brush Box	Australian Native	1	2
<i>Magnolia grandiflora</i>	Bull Bay	Exotic	1	14
<i>Malus domestica</i>	Apple	Exotic	1	12
<i>Nerium oleander</i>	Oleander	Exotic	1	3
<i>Prunus persica</i>	Peach/Nectarine	Exotic	1	7
<i>Schinus areira</i>	Peppercorn Tree	Exotic	1	11

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
Medium	3	2, 5, 9
Low	7	3, 4, 6, 7, 8, 10, 13
Third Party Ownership	4	1, 11, 12, 14

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ Details.

5.3 Arboricultural Impact, TPZ Encroachment and Viability

5.3.1 Tree removal

All 10 trees on the site itself are proposed for removal under the current development plans (Table 4). Permit approval is not required for the removal of these trees.

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Table 4: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DBH (cm)	DAB (cm)
2	<i>Lophostemon confertus</i>	Queensland Brush Box	Medium	9	38	46
3	<i>Nerium oleander</i>	Oleander	Low	3	9.27	10
4	<i>Hibiscus rosa-sinensis</i>	Rose of China	Low	4	12.73	15
5	<i>Laurus nobilis</i>	Bay Tree	Medium	9	44.83	75
6	<i>Prunus cerasifera</i>	Cherry Plum	Low	4	28.32	28
7	<i>Prunus persica</i>	Peach/Nectarine	Low	3	6.16	8
8	<i>Coprosma repens</i>	Mirror Bush	Low	4	13.89	15
9	<i>Eriobotrya japonica</i>	Loquat	Medium	7	27.78	29
10	<i>Prunus cerasifera</i>	Cherry Plum	Low	5	17	20
13	<i>Citrus sp.</i>	Citrus	Low	4	17.49	17

5.3.2 Impact of design on trees to be retained

To assess the viability of the trees proposed for retention throughout the design's implementation, their TPZ and SRZ has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

Two (2) trees have TPZ encroached by the proposed development's footprint (Table 5).

Trees 1 and 14 have TPZ encroached by less than 10% of their respective area by the proposed development footprint. Where encroachment of a respective TPZ is limited to less than 10% of its area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ are considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ. These trees are expected to remain viable throughout the implementation of the design.

Table 5: Trees to be retained with TPZ encroached by development footprint (AS4970 2009)

Tree ID	Genus Species	Common Name	TPZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
1	<i>Eucalyptus leucoxylon</i> "Rosea"	Rose Yellow Gum	2.4	No	Minor
14	<i>Magnolia grandiflora</i>	Bull Bay	7.39	Yes	Minor

The remaining trees proposed for retention are not encroached by the design footprint and would remain viable throughout its implementation.

5.3.3 TPZ, SRZ and Encroachment Map

Maps detailing the TPZ, SRZ and Encroachment have been provided in Appendix 4: TPZ, SRZ and Encroachment Map.

6 Conclusions and Recommendations

Demolition of the existing buildings and installation of four (4) units is currently proposed at 21 Salmon Street, Koo Wee Rup. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 14 trees were assessed, 10 on the site and four (4) within adjacent property. All 10 trees on the site itself are proposed for removal under the development plans. Permit approval is not required for the removal of these trees.

To assess the viability of the trees proposed for retention throughout the design's implementation, their tree protection zone (TPZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

Two (2) of the trees proposed for retention have TPZ encroached by the proposed design footprint. Trees 1 and 14 have TPZ encroached by less than 10% of their respective TPZ area, a level considered generally permissible under AS4970 (2009). These trees would remain viable throughout the implementation of the proposal.

The remaining trees proposed for retention are not encroached by the design footprint and would remain viable throughout its implementation. It is recommended that, prior to the commencement of any construction or demolition activities, a Tree Protection Management Plan (TPMP) in accordance with AS4970 (2009) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.

7 References

- AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2nd Edition Standards Australia
- AS 4970, 2009, Australian Standard, Protection of Trees on Development Sites, Standards Australia
- DEECA 2025, Vicplan, Department of Energy, Environment and Climate Action,
<https://mapshare.vic.gov.au/vicplan/>
- Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey
- IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia
- Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

8 Appendix 1: Site Map

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Figure 2: Site Map – Existing Condition

9 Appendix 2: Tree Details

Table 6: Details of assessed trees

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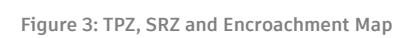
Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	(cm)	(cm)	Health	Structure	Maturity (years)	Arboricultural Value	
1	<i>Eucalyptus leucoxylon</i> "Rosea"	Rose Yellow Gum	Australian Native	13	12	57	65	Good	Fair	Mature	15 to 40	Third Party Ownership
2	<i>Lophostemon confertus</i>	Queensland Brush Box	Australian Native	9	7	38	46	Good	Fair	Mature	15 to 40	Medium
3	<i>Nerium oleander</i>	Oleander	Exotic	3	2	9.27	10	Good	Fair	Mature	5 to 15	Low
4	<i>Hibiscus rosa-sinensis</i>	Rose of China	Exotic	4	3	12.73	15	Good	Fair	Mature	5 to 15	Low
5	<i>Laurus nobilis</i>	Bay Tree	Exotic	9	9	44.83	75	Good	Fair	Mature	15 to 40	Medium
6	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	4	4	28.32	28	Good	Fair	Mature	5 to 15	Low
7	<i>Prunus persica</i>	Peach/Nectarine	Exotic	3	2	6.16	8	Fair	Fair	Semi-mature	5 to 15	Low
8	<i>Coprosma repens</i>	Mirror Bush	Exotic	4	3	13.89	15	Good	Fair	Mature	5 to 15	Low
9	<i>Eriobotrya japonica</i>	Loquat	Exotic	7	7	27.78	29	Good	Fair	Mature	15 to 40	Medium
10	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	5	4	17	20	Fair	Fair	Mature	5 to 15	Low
11	<i>Schinus areira</i>	Peppercorn Tree	Exotic	9	9	44.42	45	Good	Fair	Mature	>40	Third Party Ownership
12	<i>Malus domestica</i>	Apple	Exotic	5	2	12	15	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership
13	<i>Citrus sp.</i>	Citrus	Exotic	4	4	17.49	17	Good	Fair	Semi-mature	15 to 40	Low
14	<i>Magnolia grandiflora</i>	Bull Bay	Exotic	6	5	17.2	18	Good	Fair	Semi-mature	15 to 40	Third Party Ownership

10 Appendix 3: TPZ and SRZ Details

Table 7: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m2)
1	<i>Eucalyptus leucoxylon</i> "Rosea"	Rose Yellow Gum	2.76	6.84	146.981
2	<i>Lophostemon confertus</i>	Queensland Brush Box	2.39	4.56	65.325
3	<i>Nerium oleander</i>	Oleander	1.5	2	12.566
4	<i>Hibiscus rosa-sinensis</i>	Rose of China	1.5	2	12.566
5	<i>Laurus nobilis</i>	Bay Tree	2.93	5.38	90.932
6	<i>Prunus cerasifera</i>	Cherry Plum	1.94	3.4	36.317
7	<i>Prunus persica</i>	Peach/Nectarine	1.5	2	12.566
8	<i>Coprosma repens</i>	Mirror Bush	1.5	2	12.566
9	<i>Eriobotrya japonica</i>	Loquat	1.97	3.33	34.837
10	<i>Prunus cerasifera</i>	Cherry Plum	1.68	2.04	13.074
11	<i>Schinus areira</i>	Peppercorn Tree	2.37	5.33	89.249
12	<i>Malus domestica</i>	Apple	1.5	2	12.566
13	<i>Citrus sp.</i>	Citrus	1.57	2.1	13.854
14	<i>Magnolia grandiflora</i>	Bull Bay	1.61	2.06	13.332

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12 Appendix 5: Tree Photos

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Tree ID: 1



Tree ID: 3



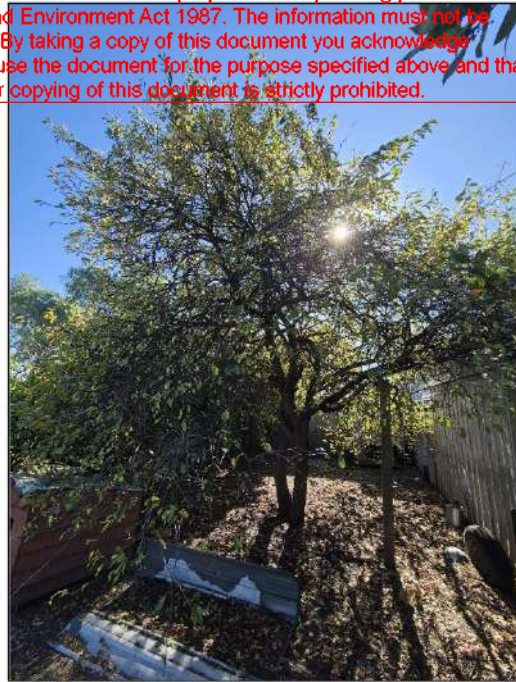
Tree ID: 4



Tree ID: 5



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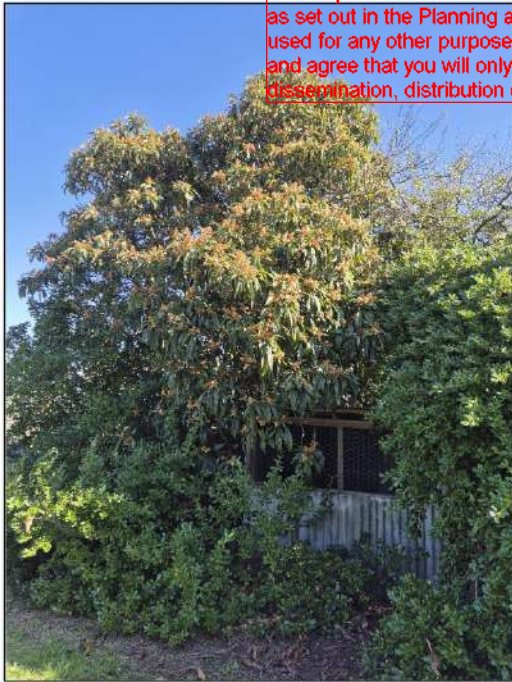
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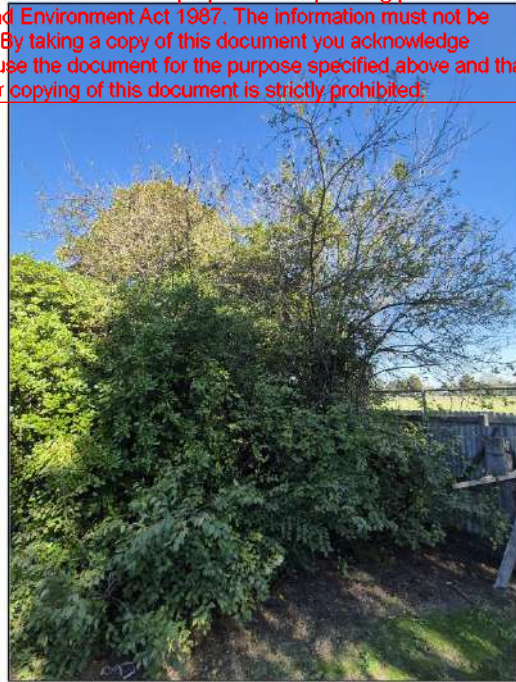
Tree ID: 8



Tree ID: 9



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Tree ID: 11

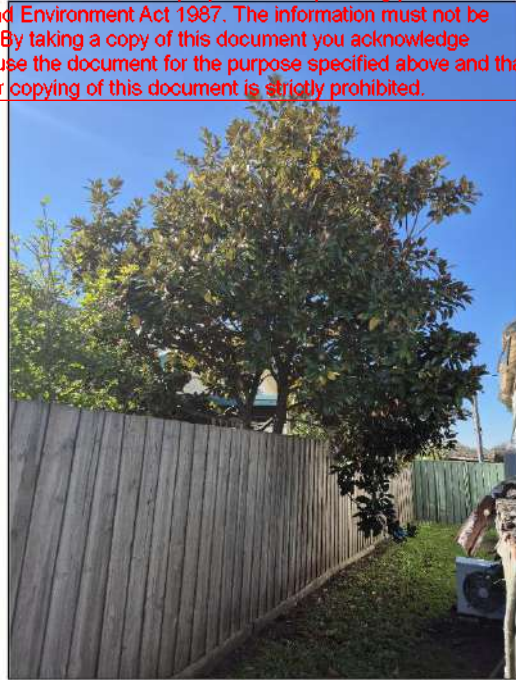


Tree ID: 12



Tree ID: 13

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13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4 m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead - No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile - The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature - Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature - The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature - The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

Medium -

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- The tree is in fair condition and is not in decline.
 - The tree has form typical or atypical of the species.
 - The tree is a planted locally indigenous taxa or a common species within the area.
 - The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when
 - The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair 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 due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 8).

Table 8: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
		High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
	>40 years	High	Medium	Low	Low	Third Party Ownership
	15-40 years	High	Medium	Low	Low	Third Party Ownership
	5-15 years	High	Medium	Low	None	Third Party Ownership
	<5 years	Medium	Low	None	None	Third Party Ownership
	0 years	Low	None	None	None	Third Party Ownership

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

14 Appendix 7: Tree Protection Zones and Encroachment Overview

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m},$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

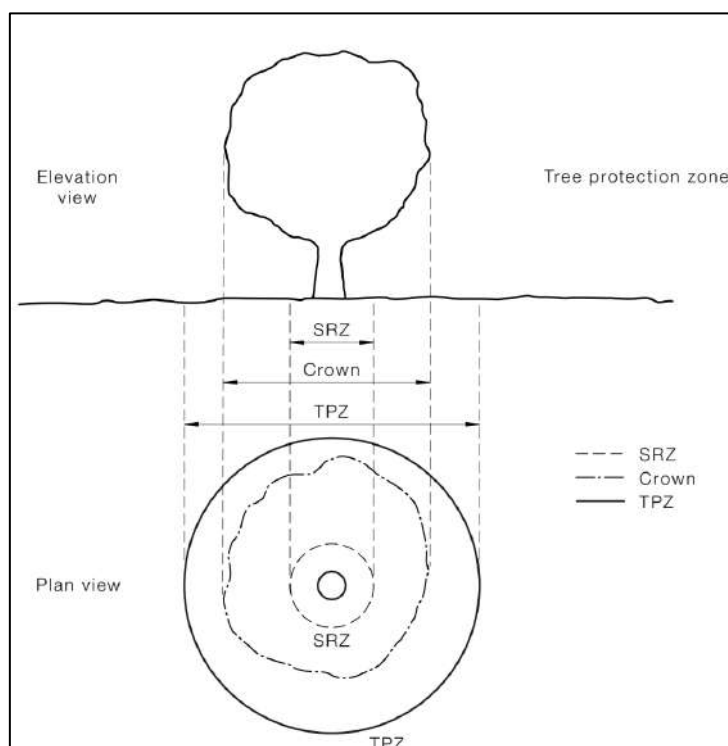


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of calculated TPZs to be varied under certain conditions, to allow varying levels encroachment into the TPZ. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

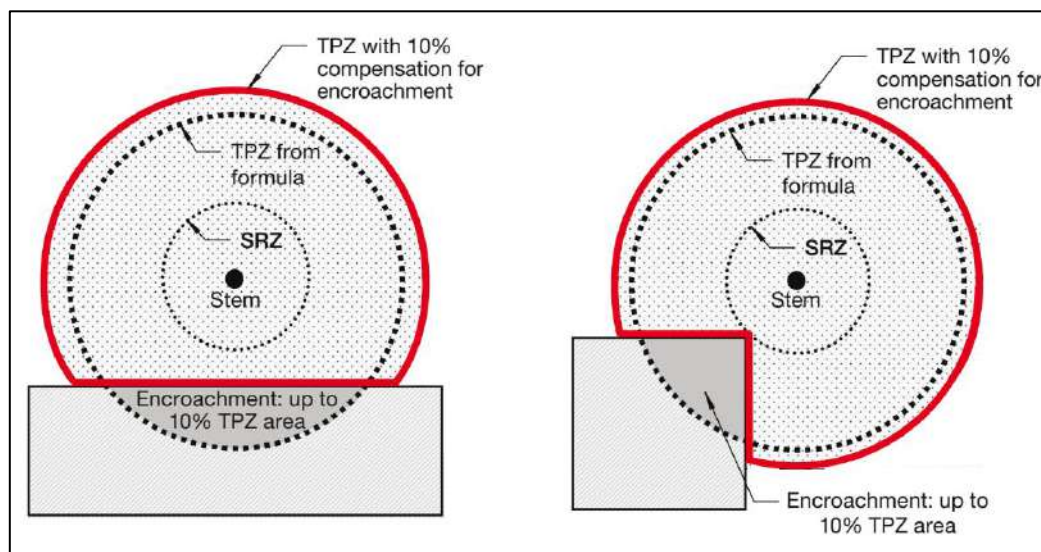


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

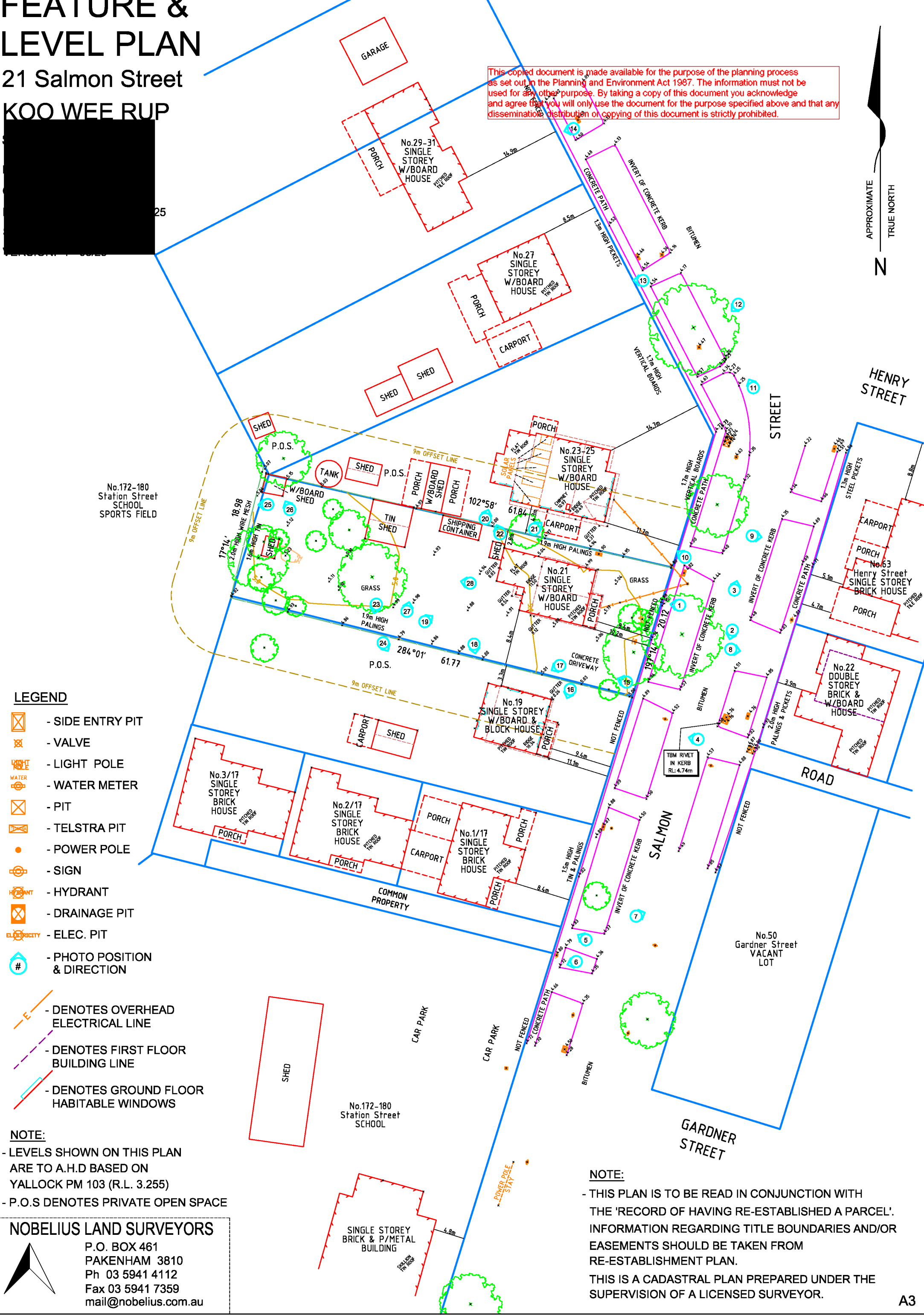
Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

FEATURE & LEVEL PLAN

21 Salmon Street
KOO WEE RUP



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NOBELIUS LAND SURVEYORS



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Town Planning Drawings - B

Sheet Index	
1	Neighbourhood Character Plan
2	Design Response Plan
3	Site Analysis Plan
4	Floor Plans & Elevations (1 of 2)
5	Floor Plans & Elevations (2 of 2)
6	Streetscape Elevations & Site Sections
7	Garden Area, Solar Plan & Shadow Diagrams

Legend

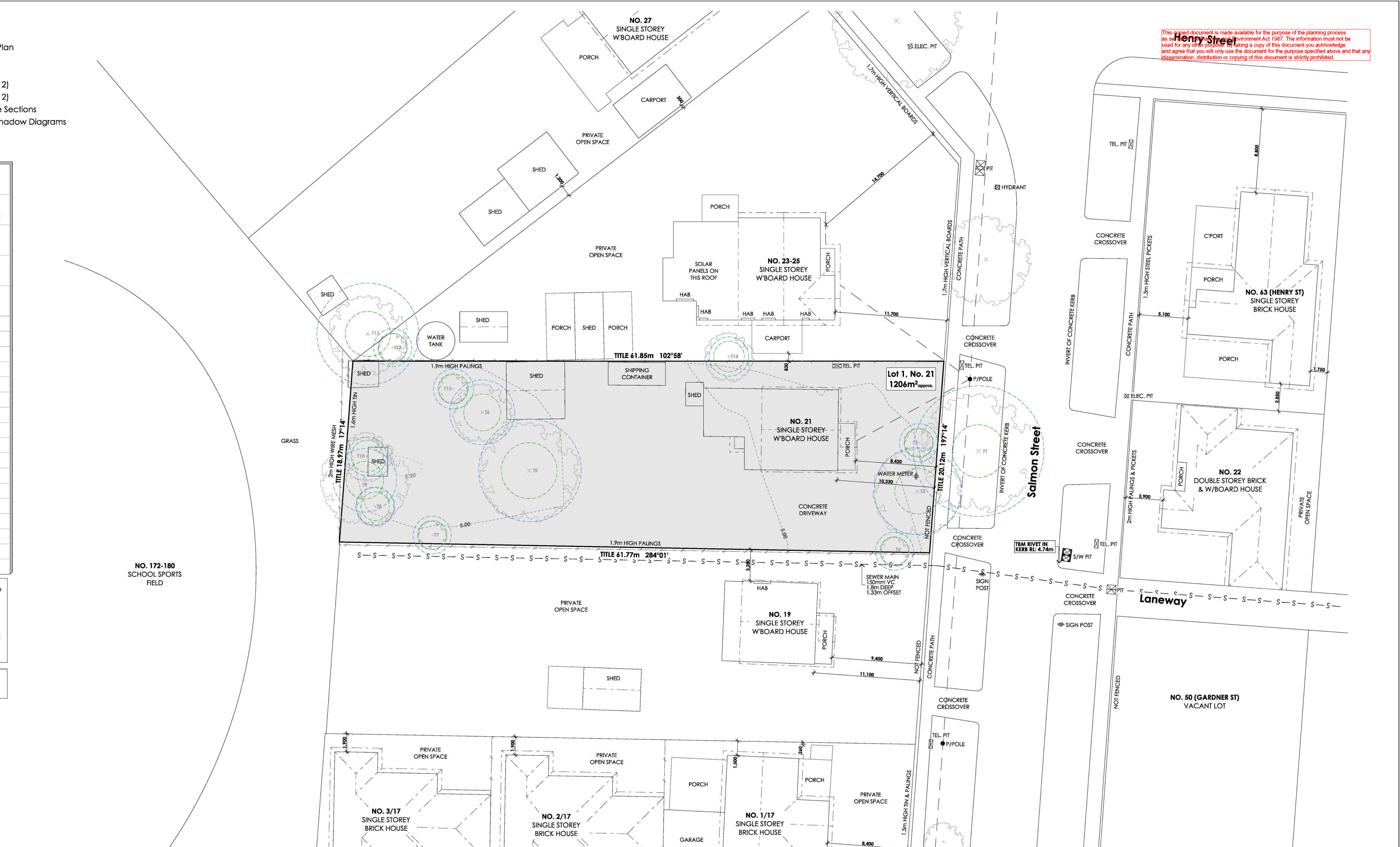
P.S	PRIMARY SCHOOL: APPROX. 700m TO KOO WEE RUP PRIMARY SCHOOL
S.S	SECONDARY SCHOOL: APPROX. 1km TO KOO WEE RUP SECONDARY COLLEGE
	PARKS: APPROX. 950m TO COCHRANE PARK PLAYGROUND
	SHOPS: APPROX. 400m TO WOOLWORTHS KOO WEE RUP
	BUS STOP / RAILWAY STATION APPROX. 800m TO KOO WEE RUP BUS INTERCHANGE
---	OVERHEAD POWERLINES
S/S	SINGLE STOREY RESIDENCE
D/S	DOUBLE STOREY RESIDENCE
B/V	BRICK VENEER CONSTRUCTION
W/B	WEATHERBOARD
L/C	LIGHTWEIGHT CLADDING
T/R	CONCRETE TILED ROOF
CB/R	COLORBOND / TIN ROOF
SHED	SHED
HAB.	HABITABLE ROOM WINDOW
N.HAB	NON - HABITABLE ROOM WINDOW
P.O.S.	PRIVATE OPEN SPACE
(T#)	TREE ID (REFER ARBORIST'S REPORT)
	EXISTING TREES
	TREES TO BE REMOVED
	TREE PROTECTION ZONE (TPZ)
	STRUCTURAL ROOT ZONE (SRZ)









NOTE:
LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED
ON YALLOCK PM 103 (RL 3.255)

TITLE AND BUILDING POSITIONS OFF SUBJECT SITE
ARE DISPLAYED FOR INDICATION PURPOSES, USE
QUOTED SETBACKS ONLY

SURVEY PROVIDED BY NOBELIUS LAND SURVEYORS
DRAWN BY: HENRY
DATE OF SURVEY: 28/02/25
SURVEY REFERENCE NO: 22447

NOTE:
REFER TO ARBORICULTURAL IMPACT ASSESSMENT
PREPARED BY 'ARBKEY' ON MAY 14, 2025 FOR
DETAILS OF EXISTING TREES, TREE REMOVAL ETC.



Legend	
P.S	PRIMARY SCHOOL: APPROX. 700m TO KOO WEE RUP PRIMARY SCHOOL
S.S	SECONDARY SCHOOL: APPROX. 1km TO KOO WEE RUP SECONDARY COLLEGE
	PARKS: APPROX. 950m TO COCHRANE PARK PLAYGROUND
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S/S	SINGLE STOREY RESIDENCE
D/S	DOUBLE STOREY RESIDENCE
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W/B	WEATHERBOARD
L/C	LIGHTWEIGHT CLADDING
T/R	CONCRETE TILED ROOF
CB/R	COLORBOND / TIN ROOF
SHED	SHED
HAB.	HABITABLE ROOM WINDOW
N.HAB	NON - HABITABLE ROOM WINDOW
P.O.S.	PRIVATE OPEN SPACE
(T#)	TREE ID (REFER ARBORIST'S REPORT)
	EXISTING TREES
	TREES TO BE REMOVED
	TREE PROTECTION ZONE (TPZ)
	STRUCTURAL ROOT ZONE (SRZ)

NOTE:
LEVELS SHOWN ON THIS PLAN ARE TO A.H.D. BASED
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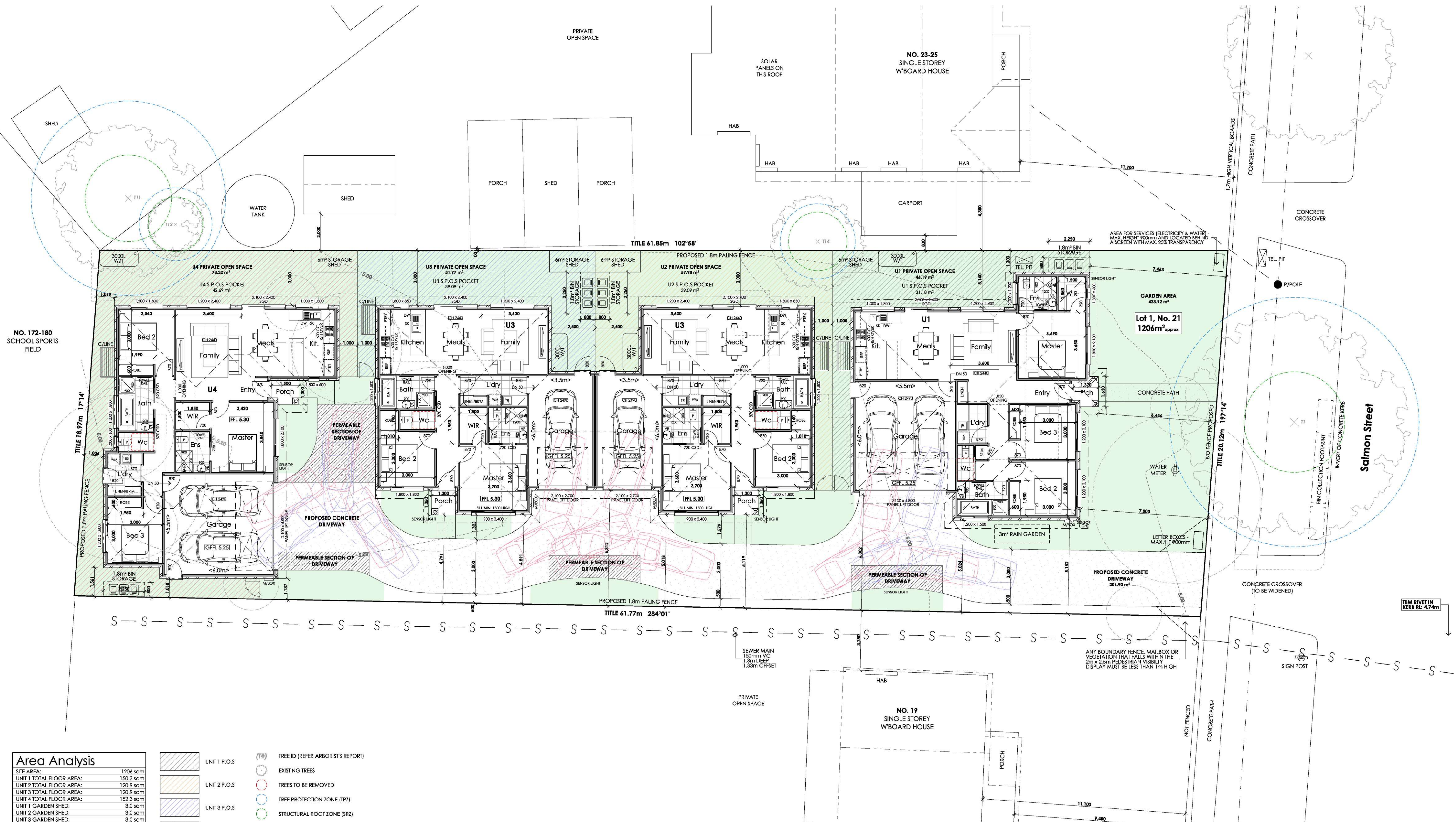
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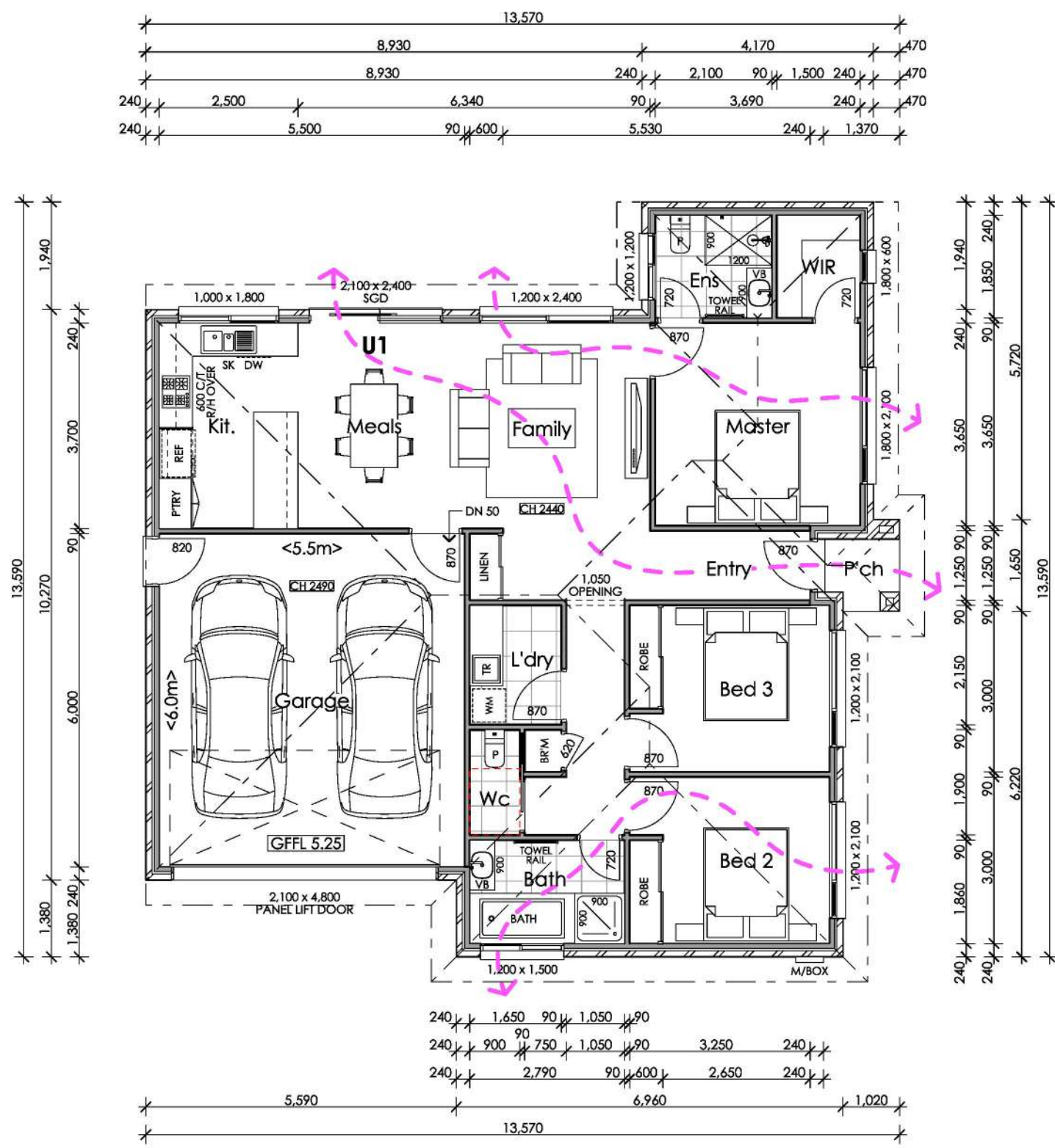
Floor Plan Legend

VENTILATION PATH
WC CIRCULATION SPACE

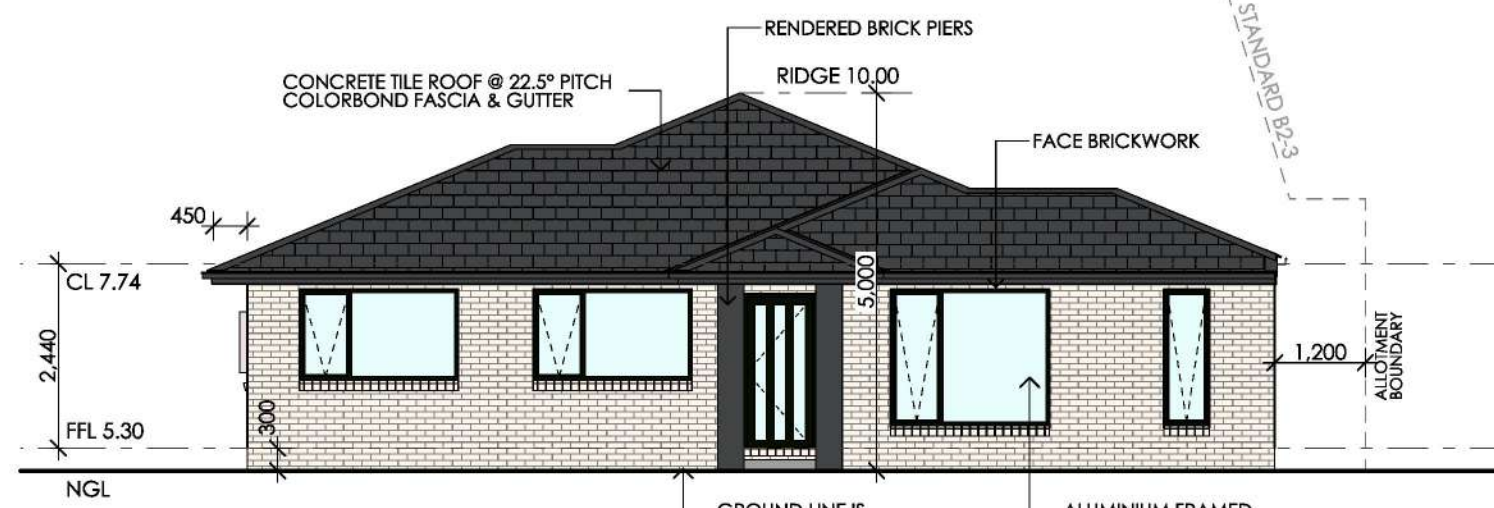
Materials & Colour Schedule

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- FACE BRICKWORK 'BEIGE'
- RENDER 'DARK GREY'
- WINDOW FRAMES 'BLACK'
- GARAGE DOORS 'DARK GREY'



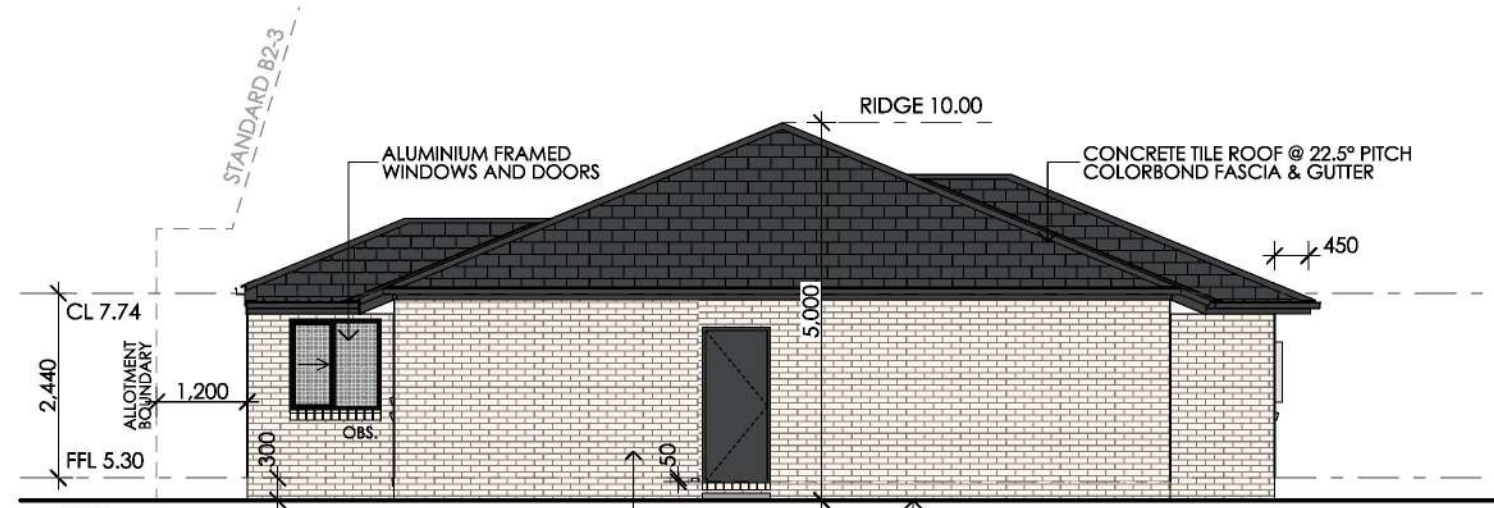
U1 Floor Plan 1:100



U1 East Elevation 1:100



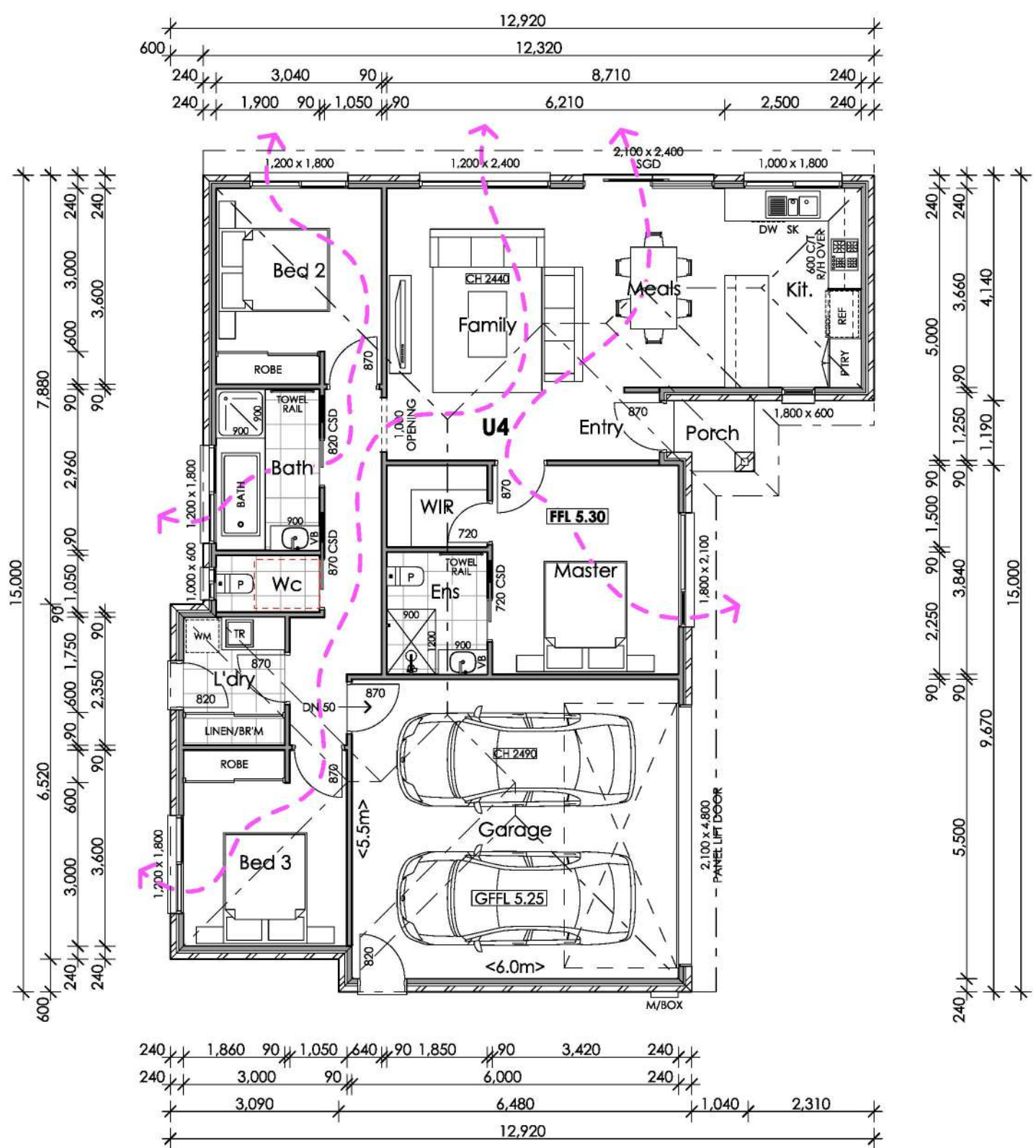
U1 North Elevation 1:100



U1 West Elevation 1:100



U1 South Elevation 1:100



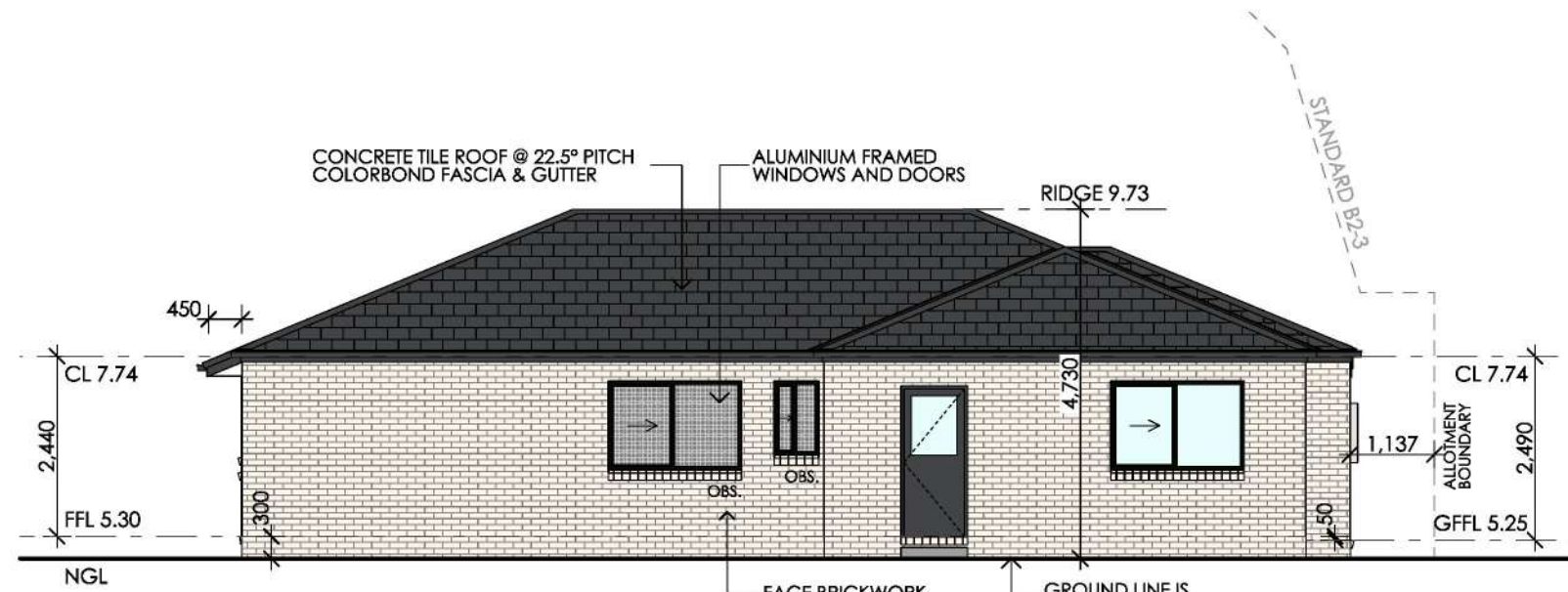
U4 Floor Plan 1:100



U4 East Elevation 1:100



U4 North Elevation 1:100



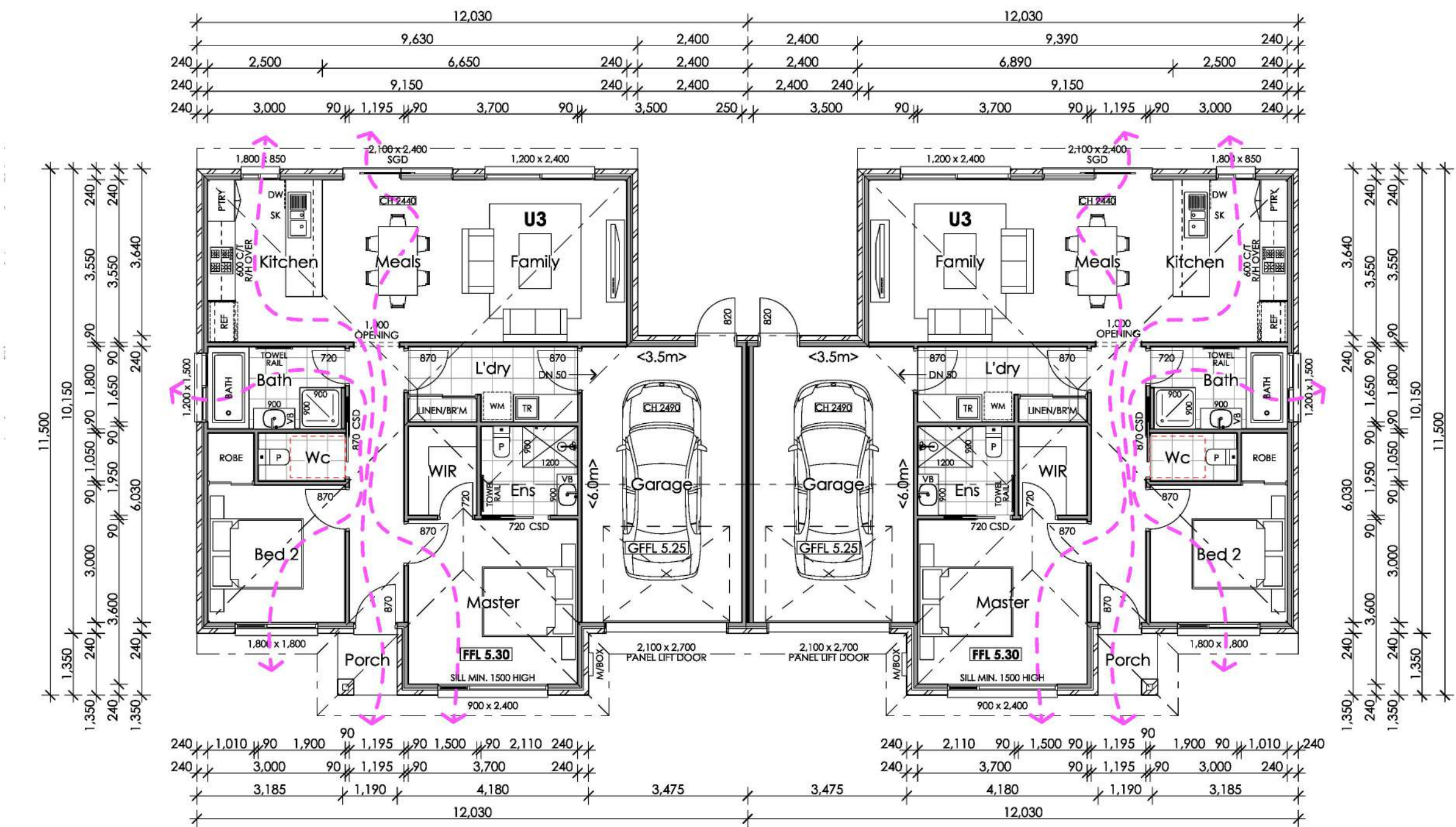
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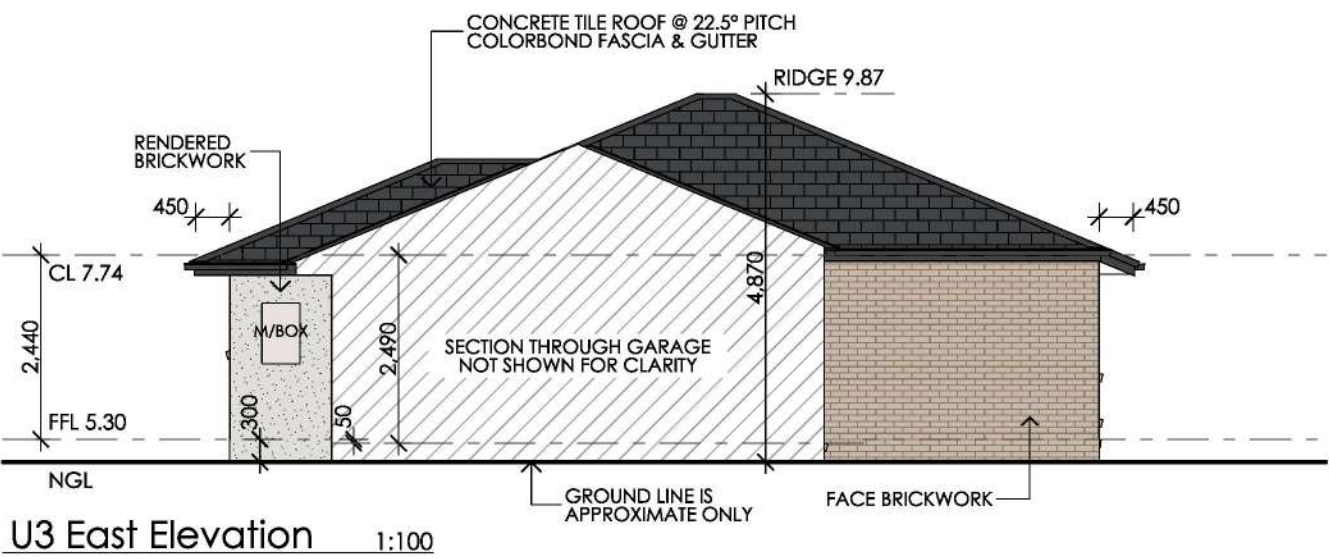
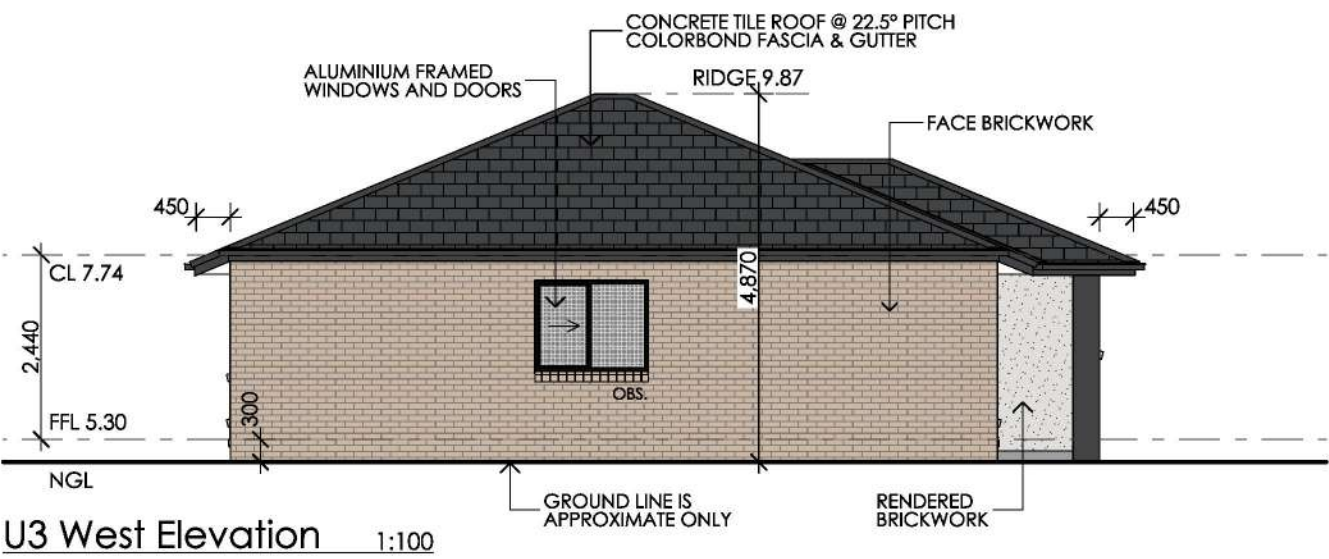
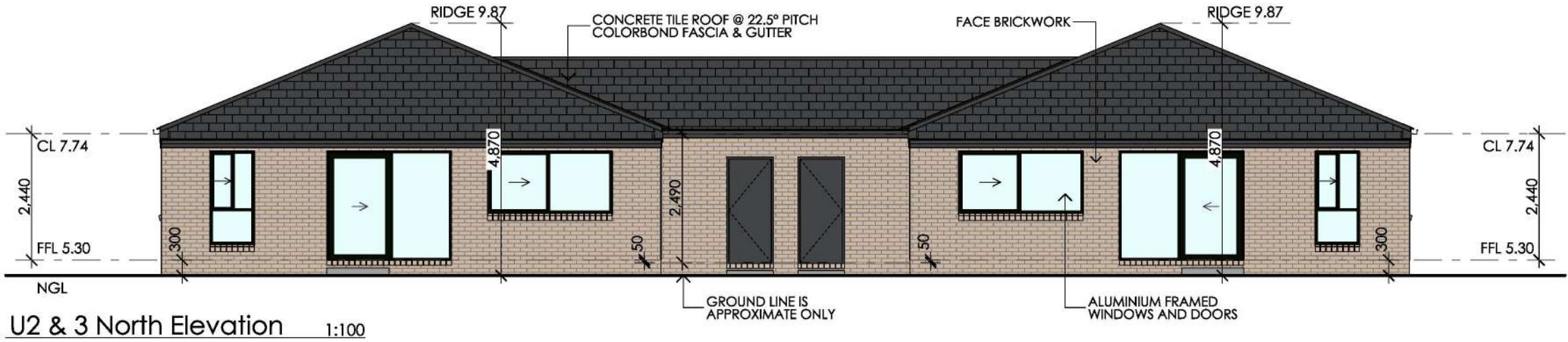
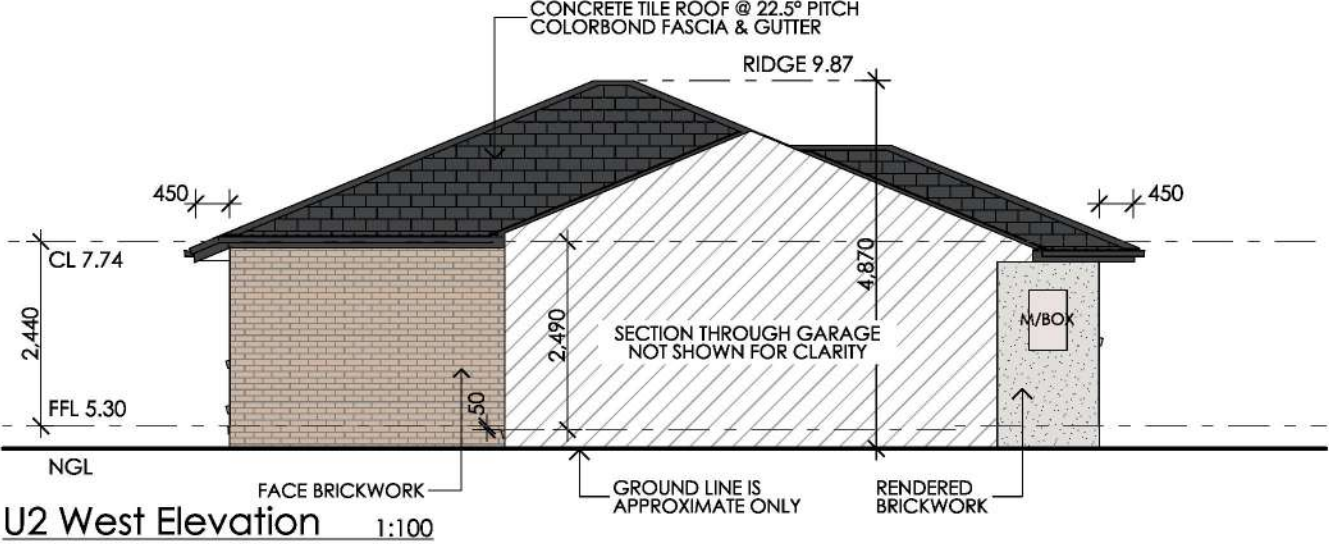
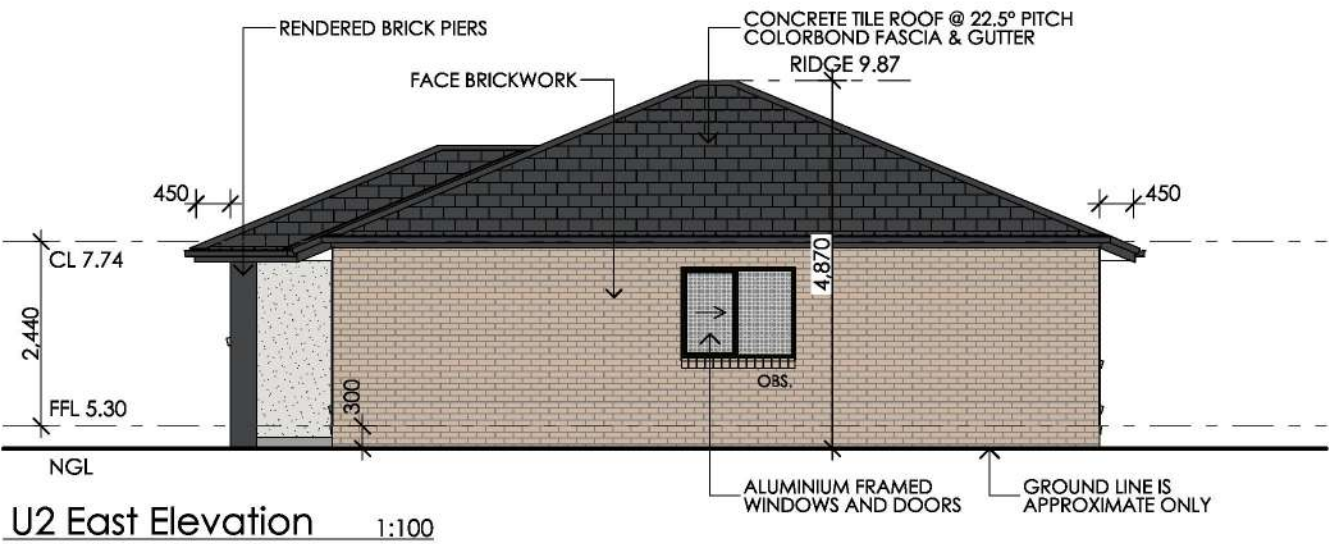
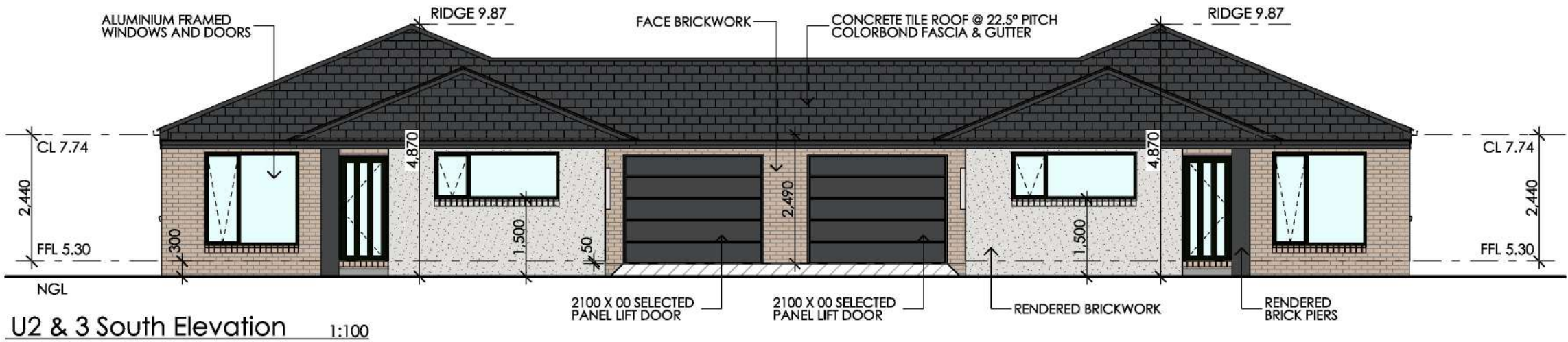
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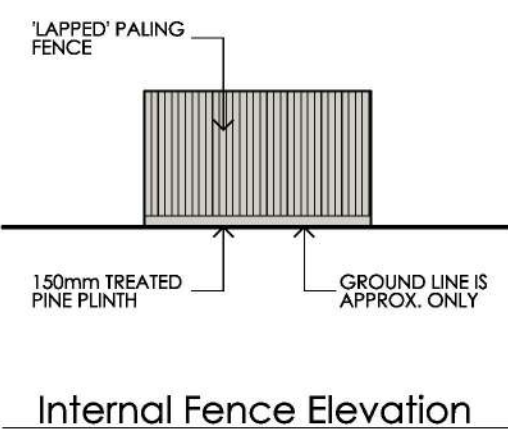
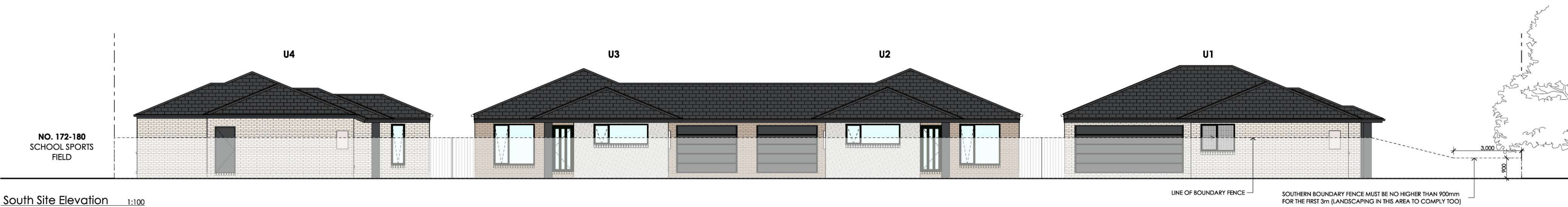
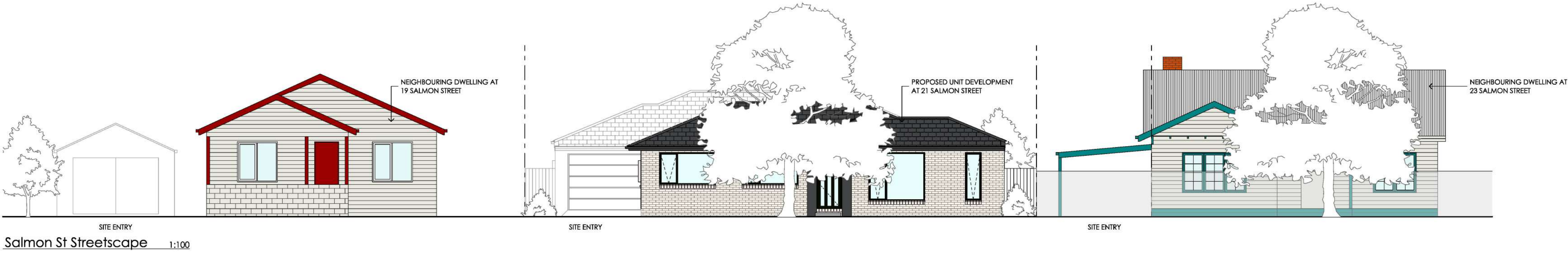
Floor Plan Legend	
	VENTILATION PATH
	WC CIRCULATION SPACE

Materials & Colour Schedule	
	FACE BRICKWORK 'BROWN'
	RENDER 'DARK GREY'
	RENDER 'LIGHT GREY/BEIGE'
	WINDOW FRAMES 'BLACK'
	GARAGE DOORS 'DARK GREY'



U2 & 3 Floor Plan 1:100

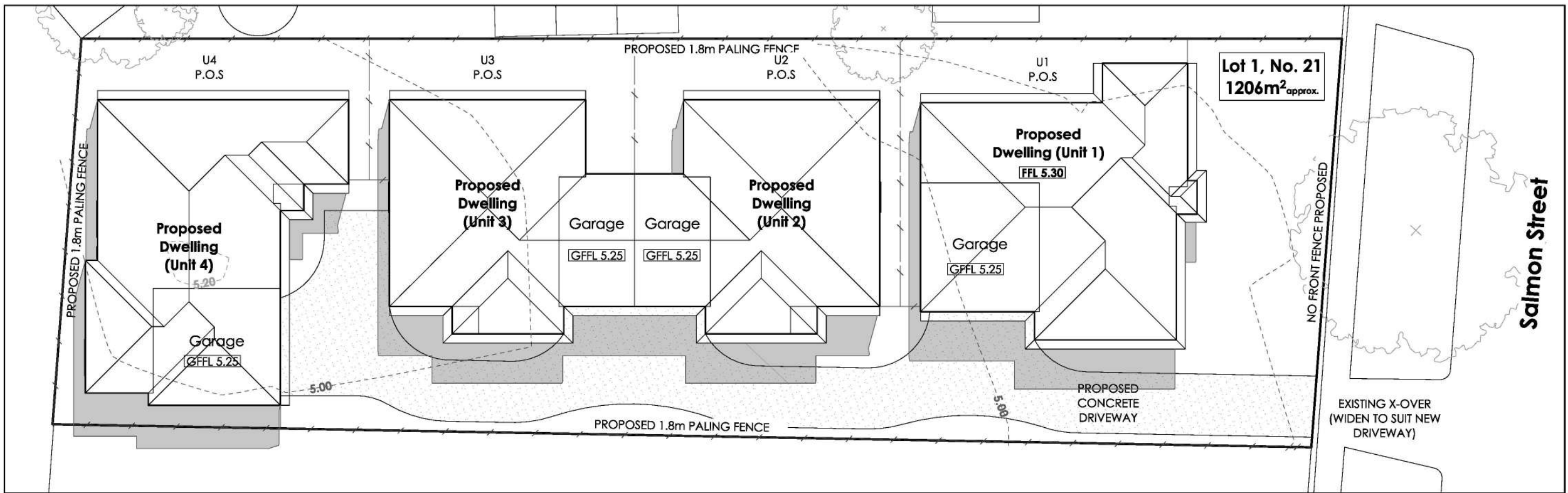




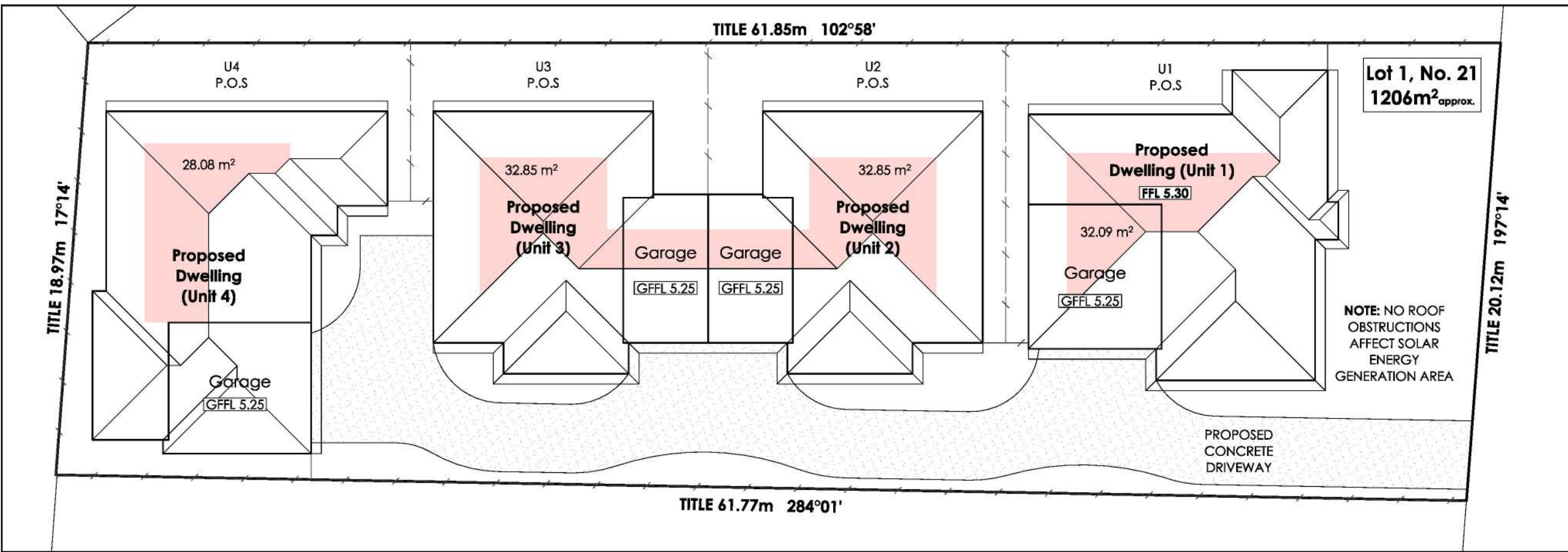
The site plan for Lot 1, No. 21, illustrates the layout of four proposed dwellings and their associated structures. The lot is bounded by a 1.8m paling fence on the north, east, and south sides. The proposed dwellings are labeled as Unit 1, Unit 2, Unit 3, and Unit 4. Each unit is shown with its footprint, including the garage area. The plan also indicates the location of the proposed concrete driveway and the garden area. Key dimensions and titles are provided for the lot and the proposed dwellings.

Feature	Dimensions / Title
Lot 1, No. 21	18.97m x 61.77m
Proposed Dwelling (Unit 1)	61.85m x 102.58m
Proposed Dwelling (Unit 2)	61.85m x 102.58m
Proposed Dwelling (Unit 3)	61.85m x 102.58m
Proposed Dwelling (Unit 4)	61.85m x 102.58m
Garden Area	433.89 m ²

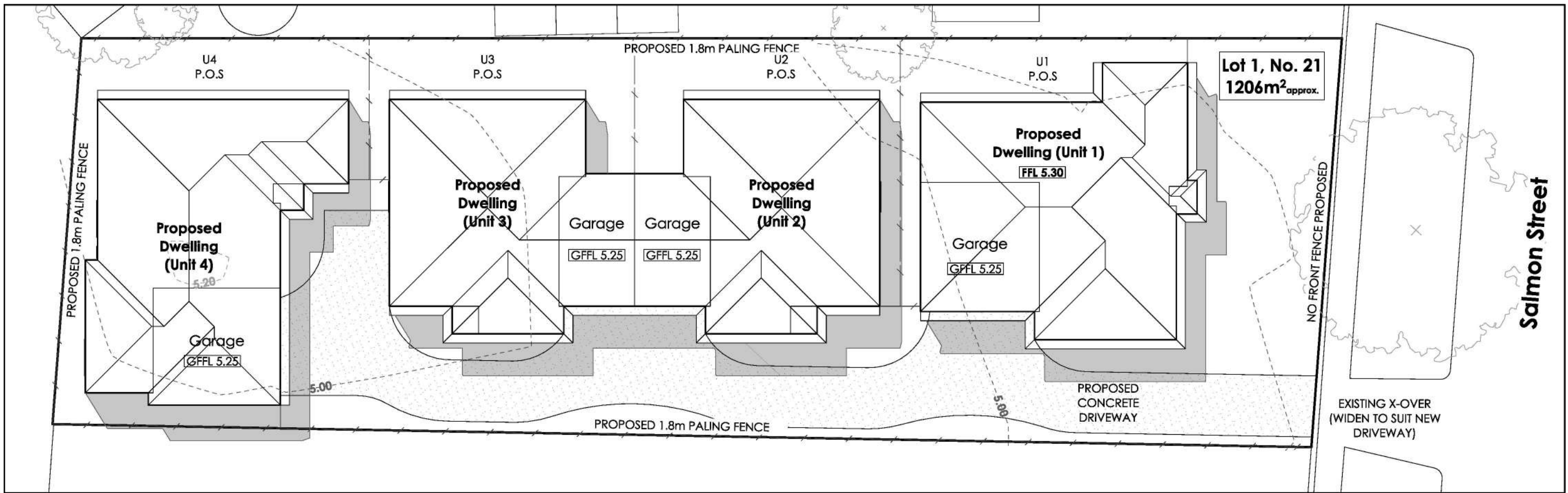
GARDEN AREA (MIN. WIDTH OF 1m)



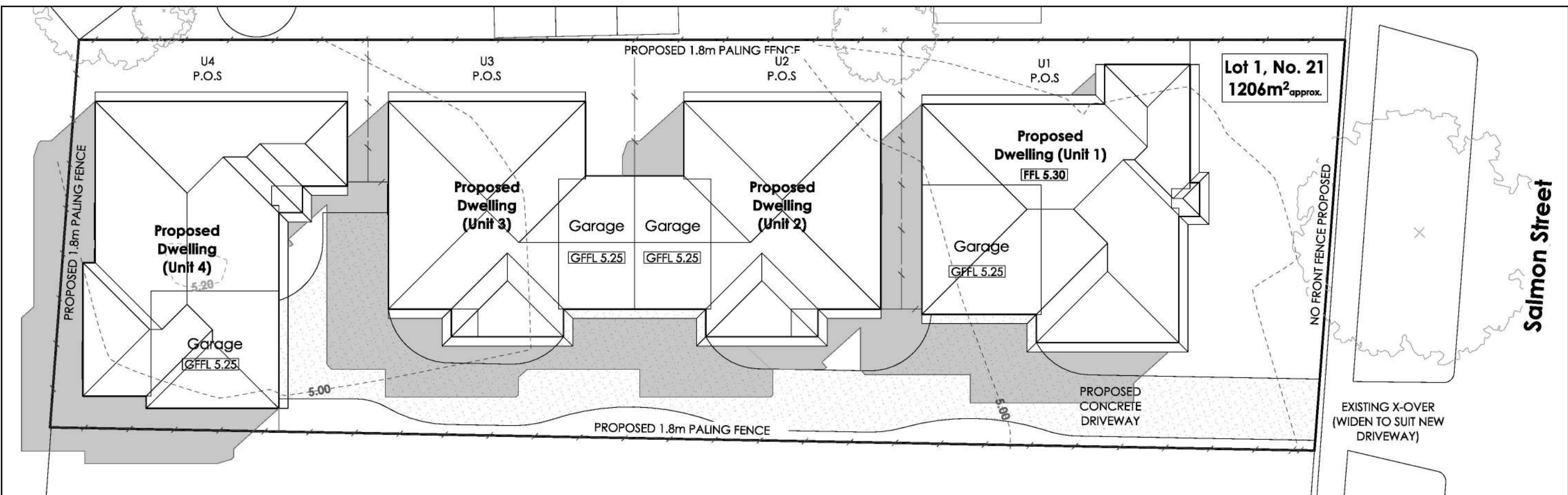
11AM SHADOW CAST BY BUILDINGS



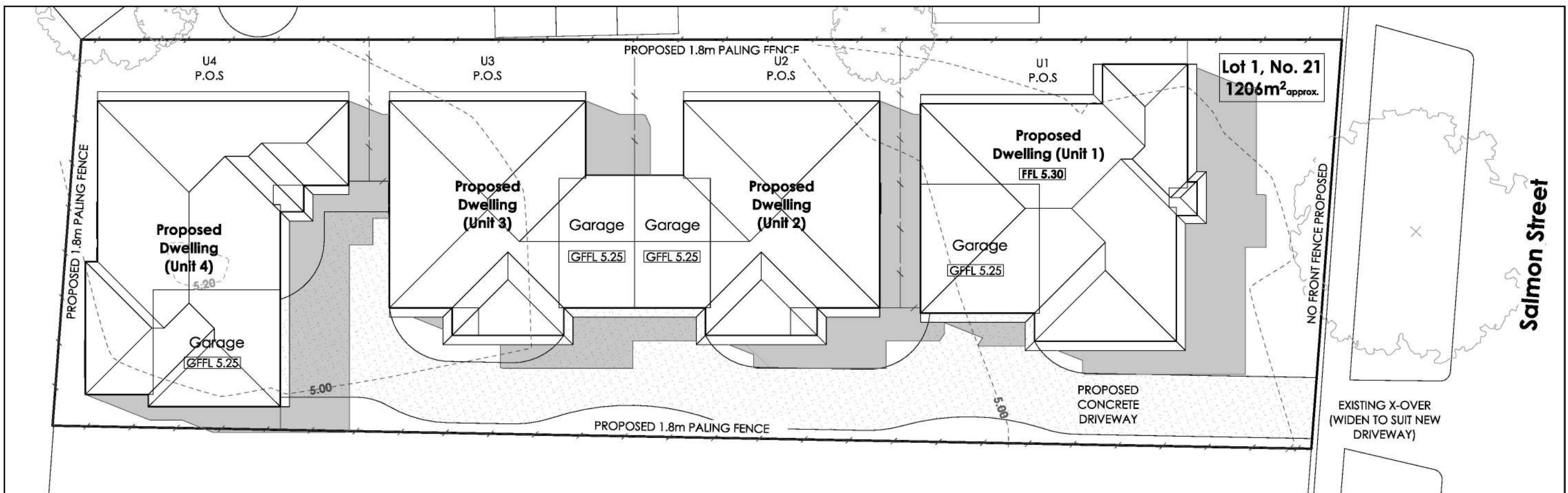
AREA OF ROOF SUITABLE FOR SOLAR PANEL INSTALLATION



1PM SHADOW CAST BY BUILDINGS



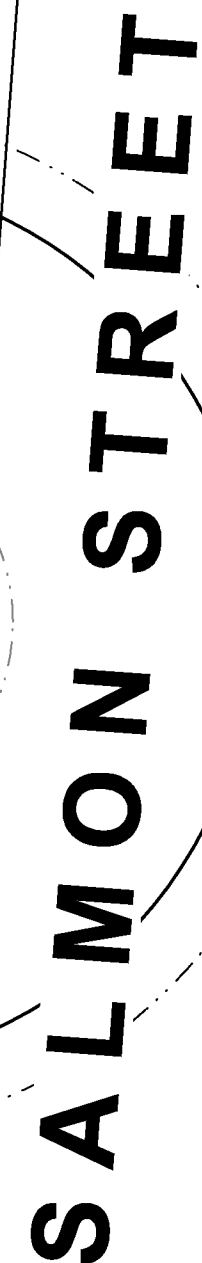
9AM SHADOW CAST BY BUILDINGS



3PM SHADOW CAST BY BUILDINGS



EXISTING
CROSSOVER



EXISTING TREE TO BE REMOVED

PROPOSED SHRUBS

—A.b.(5)

 A.b.(3)

EXISTING TREES: Existing trees to remain are to be adequately protected during site works. Tree protection measures are to be in accordance with Australian Standard AS4970-2009 Protection of Trees on Development Sites.

TREES: All canopy trees to be a minimum 2.0 metres tall when planted.

LAWN: Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Spread lawn seed at the rate of 40gms/m squared. For instant turf grass finish top soil as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.

MULCH: After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

MAINTENANCE: Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

0 5m 10m

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	POT SIZE	QTY
EVERGREEN TREES						
E.s.	Eucalyptus scoparia	Wallangarra White Gum	12m	8m	2m TALL	2
DECIDUOUS TREES						
A.p.	Acer palmatum 'Senkaki'	Coral Bark Maple	6m	4m	2m TALL	2
B.p.	Betula pendula	Silver Birch	10m	5m	2m TALL	3
L.B.	Lagerstroemia indica 'Biloxi'	Crepe Myrtle 'Biloxi'	6m	4m	2m TALL	1
M.t.	Malus tschonoskii	Upright Crab Apple	7m	4m	2m TALL	3
P.n.	Pyrus nivalis	Snow Pear	8m	5m	2m TALL	3
SHRUBS						
A.c.	Acacia cognata 'Mini Cog'	Wattle 'Mini Cog'	0.8m	1.2m	150mm	4
C.a.	Correa alba	White Correa	1.2m	1m	150mm	7
C.L.	Callistemon 'Little John'	Bottlebrush 'Little John'	1m	1m	150mm	10
C.r.	Correa reflexa	Common Correa	1.2m	1.2m	150mm	16
D.v.	Dodonaea viscosa 'Purpurea'	Purple Sticky Hop-Bush	3m	1.5m	200mm	5
I.a.	Indigofera australis	Austral Indigo	1m	1m	150mm	10
S.a.	Syzygium australe 'Elite'	Lilly Pilly 'Elite'	3m	1.5m	200mm	11
W.	Westringia 'Wynabbie Gem'	Native Rosemary	1.5m	1.5-2m	200mm	8
GROUNDCOVERS AND TUFTING PLANTS						
B.	Brachyscome multifida 'Purple'	Cut Leaf Daisy 'Purple'	0.3m	0.6m	100mm	33
C.D.	Correa 'Dusky Bells'	Correa	0.6m	1.2m	150mm	8
D.	Dichondra repens	Kidney Weed	0.2m	1m	100mm	30
D.L.	Dianella 'Little Jess'	Flax Lily 'Little Jess'	0.4m	0.5m	150mm	51
L.T.	Lomandra longifolia 'Tanika'	Mat-Rush 'Tanika'	0.6m	0.7m	150mm	49
P.I.	Poa labillardieri	Common Tussock Grass	0.7m	0.7m	150mm	56

EXISTING VEGETATION

CODE	BOTANICAL NAME	SIZE (H x W)	STATUS
T1	Eucalyptus leucocylon rosea	13x12m	Retain
T2	Lophostemon confertus	9x7m	Remove
T3	Nerium oleander	3x2m	Remove
T4	Hibiscus rosa-sinensis	4x3m	Remove
T5	Laurus nobilis	9x9m	Remove
T6	Prunus cerasifera	4x4m	Remove
T7	Prunus persica	3x2m	Remove
T8	Coprosma repens	4x3m	Remove
T9	Eriobotrya japonica	7x7m	Remove
T10	Prunus cerasifera	5x4m	Remove
T11	Schinus areira	9x9m	Retain
T12	Malus domestica	5x2m	Retain
T13	Citrus sp.	4x4m	Remove
T14	Magnolia grandiflora	6x5m	Retain



TOP OF ROOT BALL TO BE
LEVEL WITH THE FINISHED
GROUND LEVEL

—APPLY 75mm OF MULCH AROUND THE PLANT KEEPING IT AWAY FROM THE TREE TRUNK

✓ SLOPING PLANTING HOLE
IS TO BE 2-3 TIMES THE DIAMETER
OF THE ROOT BALL

ROTARY HUE TO THE DEPT
OF THE ROOT BALL

TOP OF ROOT BALL TO BE
LEVEL WITH THE FINISHED
GROUND LEVEL

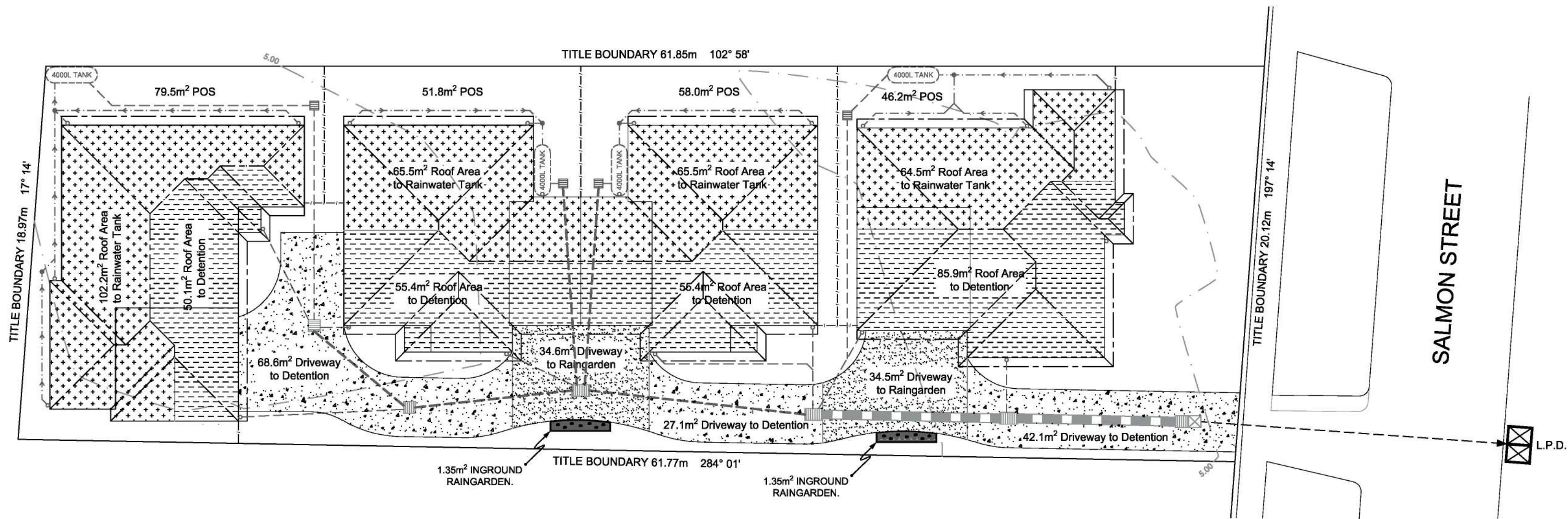
APPLY 75mm OF MULCH
AROUND THE PLANT KEEPING
IT AWAY FROM THE STEM

IS TO BE 2-3 TIMES THE DIAMETER OF THE ROOT BALL

OF THE ROOT BALL

— SUB-GRADE

TYPICAL TREE AND SHRUB PLANTING DETAIL



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SURFACE TYPE	CATCHMENT AREA (m ²)
Unit 1	
Roof to Rainwater Tank	64.5
Roof to Detention System	85.9
Driveway to Raingarden	34.6
Driveway to Detention	42.1
Private Open Space	46.2
Unit 2	
Roof to Rainwater Tank	65.5
Roof to Detention System	55.4
Driveway to Raingarden	17.3
Driveway to Detention	27.1
Private Open Space	58.0
Unit 3	
Roof to Rainwater Tank	65.5
Roof to Detention System	55.4
Driveway to Raingarden	17.3
Driveway to Detention	34.3
Private Open Space	51.8
Unit 4	
Roof to Rainwater Tank	102.2
Roof to Detention System	50.1
Driveway to Detention	34.3
Private Open Space	79.5
Remaining Permeable Areas	207.1
Total Site Area:	1206m²
Total Impervious Area:	751.5m²

PROPOSED DEVELOPMENT DESCRIPTION
<p>The site is an existing 1206m² residential allotment, to be developed into three (4) single storey dwellings of two bedrooms each and one (1) three bedroom dwelling.</p> <p>The development has a total impervious area of 751.5 m² giving an impervious fraction of 63%.</p> <p>The units have a common external driveway with parts of the concrete pavement draining to 1.35m² raingardens.</p> <p>The stormwater management response is summarised as follows:</p> <ul style="list-style-type: none">Between 43 - 67% of the roof of each unit drains to a 4000 litre rainwater harvesting tank, 3000 litres of which is plumbed for toilet flushing and laundry use. The remaining 1000 litres is used for detention purposes.The remaining areas of each townhouse's roof is directed to the underground detention pipe system which drains to the Council's legal point of discharge without treatment.37% of the site is pervious, including the open space areas provided in the front yard (meeting the minimum 30% garden area requirement).The site has sufficient space allocation for the creation of green recreational areas for residents. Planting of trees and native ground covers will contribute towards cooling and providing attractive and enjoyable spaces.Figure 1 below shows the WSUD assets and their required drainage connections. Further details of each WSUD asset will be provided on a more comprehensive Drainage Plan prepared by this office.





STORM Rating Report

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TransactionID: 0
Municipality: CARDINIA
Rainfall Station: CARDINIA
Address: 21 SALMON STREET

KOO WEE RUP
VIC 3981

Assessor: [REDACTED]
Development Type: Residential - Multiunit
Allotment Site (m2): 1,206.00
STORM Rating %: 65

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Dwelling 1 Roof to RWT	64.50	Rainwater Tank	3,000.00	2	139.00	92.10
Dwelling 1 to Detention	85.90	None	0.00	0	0.00	0.00
Dwelling 2 Roof to RWT	65.50	Rainwater Tank	3,000.00	2	138.20	92.10
Dwelling 2 to Detention	55.40	None	0.00	0	0.00	0.00
Dwelling 3 Roof to RWT	65.50	Rainwater Tank	3,000.00	2	138.20	92.10
Dwelling 3 to Detention	55.40	None	0.00	0	0.00	0.00
Dwelling 4 Roof to RWT	102.20	Rainwater Tank	3,000.00	3	122.30	93.50
Dwelling 4 to Detention	50.10	None	0.00	0	0.00	0.00
Driveway to Raingarden	34.50	Raingarden 100mm	1.35	0	132.80	0.00
Driveway to Raingarden	34.60	Raingarden 100mm	1.35	0	132.75	0.00
Driveway to Detention	137.80	None	0.00	0	0.00	0.00

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