
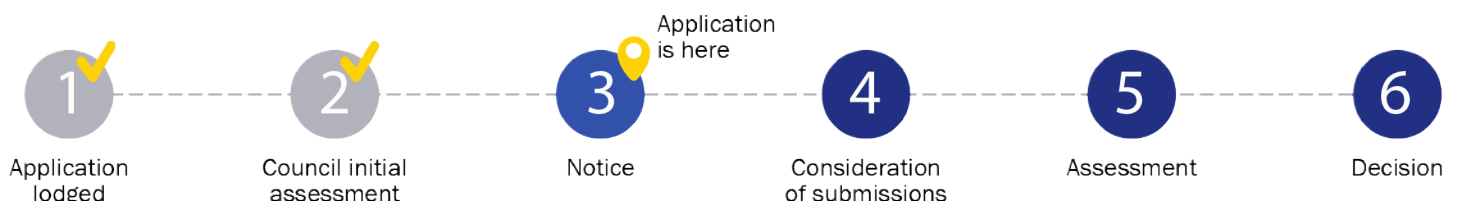


Notice of Application for a Planning Permit

| | |
|--|--|
| The land affected by the application is located at: | L92 LP4209 V11055 F047 36 Gardner Street, Koo Wee Rup VIC 3981 |
| The application is for a permit to: | Buildings and Works (Construction of Three (3) Dwellings and Three (3) Rainwater Tanks) |
| 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: | T250308 |
| <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: | 23 September 2025 |
| 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> | <p>An objection must:</p> <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. <p>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.</p> |



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ePlanning

Application Summary

Portal Reference A22554UG

Basic Information

| | |
|---------------|---|
| Proposed Use | PROPOSED MULTI-UNIT DEVELOPMENT |
| Current Use | SINGLE DWELLING AND ASSOCIATED OUTBUILDINGS |
| Cost of Works | \$850,000 |
| Site Address | 36 Gardner 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.

Total \$1,706.50



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20 Siding Avenue, Officer, Victoria

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

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

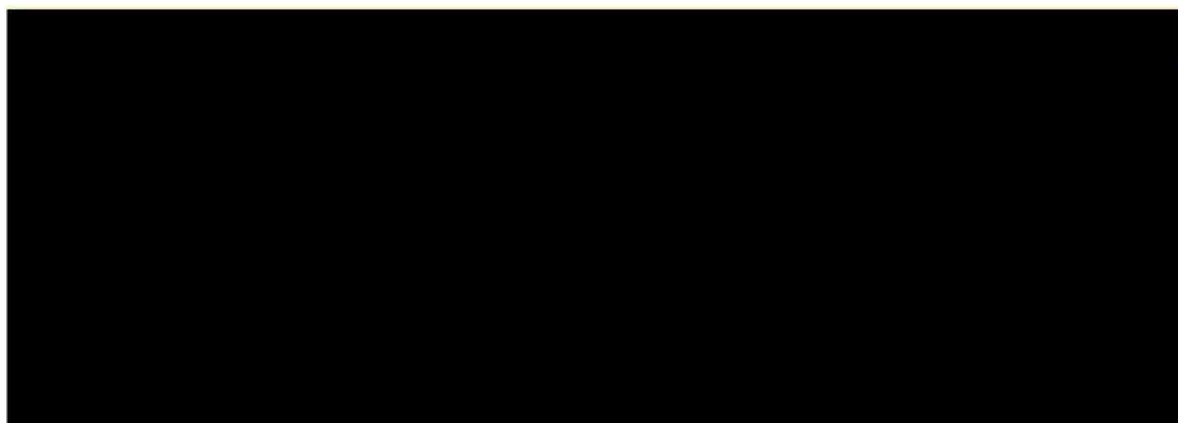
Email: mail@cardinia.vic.gov.au

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 |
|------------|------------------------------------|-----------------------------------|
| 02-06-2025 | A Copy of Title | Updated Title.pdf |
| 02-06-2025 | A Copy of Title | Updated POS.pdf |
| 02-06-2025 | A Copy of Title | Covenant.pdf |
| 02-06-2025 | Site plans | Gardner St TP_A.pdf |
| 02-06-2025 | Neighbourhood and Site Description | Planning Cover Letter.pdf |
| 02-06-2025 | Neighbourhood and Site Description | Town Planning Report - Part A.pdf |
| 02-06-2025 | Neighbourhood and Site Description | Town Planning Report - Part B.pdf |
| 02-06-2025 | Additional Document | Gardner St STORM Report.PDF |
| 02-06-2025 | Additional Document | Gardner St Arborist Report V2.pdf |
| 02-06-2025 | Additional Document | 36 Gardner St, KWR F+L Plan.pdf |



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After Hours: 1300 787 624
Fax: 03 5941 3784



ePlanning

Application Summary

| | |
|------------------|----------|
| Portal Reference | D325896P |
| Reference No | T250308 |

Basic Information

| | |
|---------------|--|
| Cost of Works | \$850,000 |
| Site Address | 36 Gardner Street Koo Wee Rup VIC 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.

Documents Uploaded

| Date | Type | Filename |
|------------|---------------------|---|
| 28-07-2025 | Additional Document | RFI Cover Letter.pdf |
| 28-07-2025 | Additional Document | Town Planning Report - Part B - Ver II.pdf |
| 28-07-2025 | Additional Document | Gardner St TP_B.pdf |
| 28-07-2025 | Additional Document | 36 Gardner St Koo Wee Rup LANDSCAPE.pdf |
| 28-07-2025 | Additional Document | 36 Gardner St Koo Wee Rup TREE_PLAN.pdf |
| 28-07-2025 | Additional Document | SoC_36 Gardner Street*J Koo Wee Rup_traffic assessment.pdf |
| 28-07-2025 | Additional Document | FORM__Section_50_50A_57A__Request_to_Amend_an_Application_in_progress.pdf |

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



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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

| | |
|----------------------|--------------------------------|
| Application No.: | T250308 |
| Address of the Land: | 36 GARDNER STREET, KOO WEE RUP |

APPLICANT DETAILS

| Under which section of the Act is this amendment being made? (select one) | |
|--|-------------------------------------|
| Section 50 – Amendment to application at request of applicant before notice: | <input type="checkbox"/> |
| Section 50A – Amendment to application at request of responsible authority before notice: | <input checked="" type="checkbox"/> |
| Section 57A – Amendment to application after notice is given: | <input type="checkbox"/> |

AMENDMENT DETAILS

| What is being amended? (select all that apply) | | |
|---|--|--|
| What is being applied for <input checked="" type="checkbox"/> | Plans / other documents <input type="checkbox"/> | Applicant / owner details <input type="checkbox"/> |
| Land affected <input type="checkbox"/> | Other <input type="checkbox"/> | |
| Describe the changes. If you need more space, please attach a separate page. | | |
| PERMIT REQUIRED FOR DEVELOPMENT OF THE LAND WITH THREE DWELLINGS AND THREE WATER TANKS. | | |
| | | |
| | | |

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Specify the estimated cost of any development for which the permit is required:

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at <https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

Page 1 of 1

VOLUME 11055 FOLIO 047

Security no : 124124838603U

Produced 28/05/2025 12:36 PM

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LAND DESCRIPTION

Lot 92 on Plan of Subdivision 004209.

PARENT TITLES :

Volume 11031 Folio 028 to Volume 11031 Folio 029

Created by instrument AF671283Y 22/02/2008

MORTGAGE AZ101002V 30/04/2025
MACQUARIE BANK LTD

COVENANT 1428603 04/09/1929

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

DIAGRAM LOCATION

SEE LP004209 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|--------------------------|------------|------------|
| AZ099217D (E) | CONV PCT & NOM ECT TO LC | Completed | 30/04/2025 |
| AZ101001X (E) | TRANSFER | Registered | 30/04/2025 |
| AZ101002V (E) | MORTGAGE | Registered | 30/04/2025 |

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

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

Street Address: 36 GARDNER STREET KOO WEE RUP VIC 3981

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 30/04/2025

DOCUMENT END

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| Number of Pages (excluding this cover sheet) | 4 |
| Document Assembled | 28/05/2025 12:36 |

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LP 4209

EDITION 2

PLAN MAY BE LODGED 11/12/200

COLOUR CODE

R1 = BROWN

ROADS COLOURED BROWN

3 SHEETS
SHEET 1

ENCUMBRANCES

THE LAND SHOWN AS E-2 IS A
WATER CHANNEL EASEMENT
WHICH INCLUDES THE RIGHTS IN
CONNECTION THEREWITH
RESERVED IN INSTRUMENT OF
TRANSFER No.2325347

APPURTENANCES

AS TO LOTS 26, 40, 68, 87, 91, 95, 96
& 98 TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER THE ROADS
COLOURED BROWN ON THIS PLAN

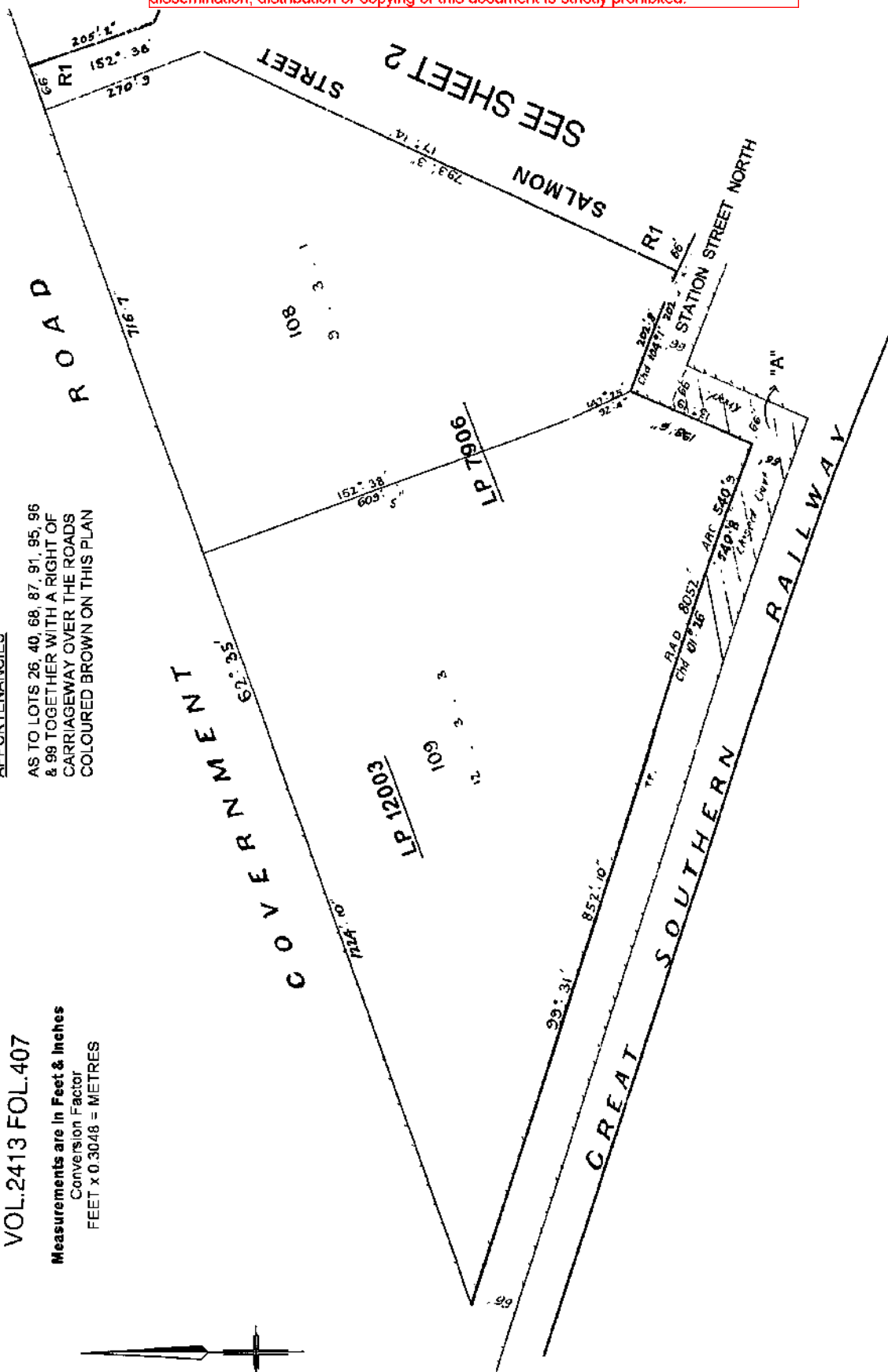
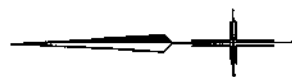
PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 3A
PARISH OF YALLOCK
COUNTY OF MORNINGTON

VOL.2413 FOL.407

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES



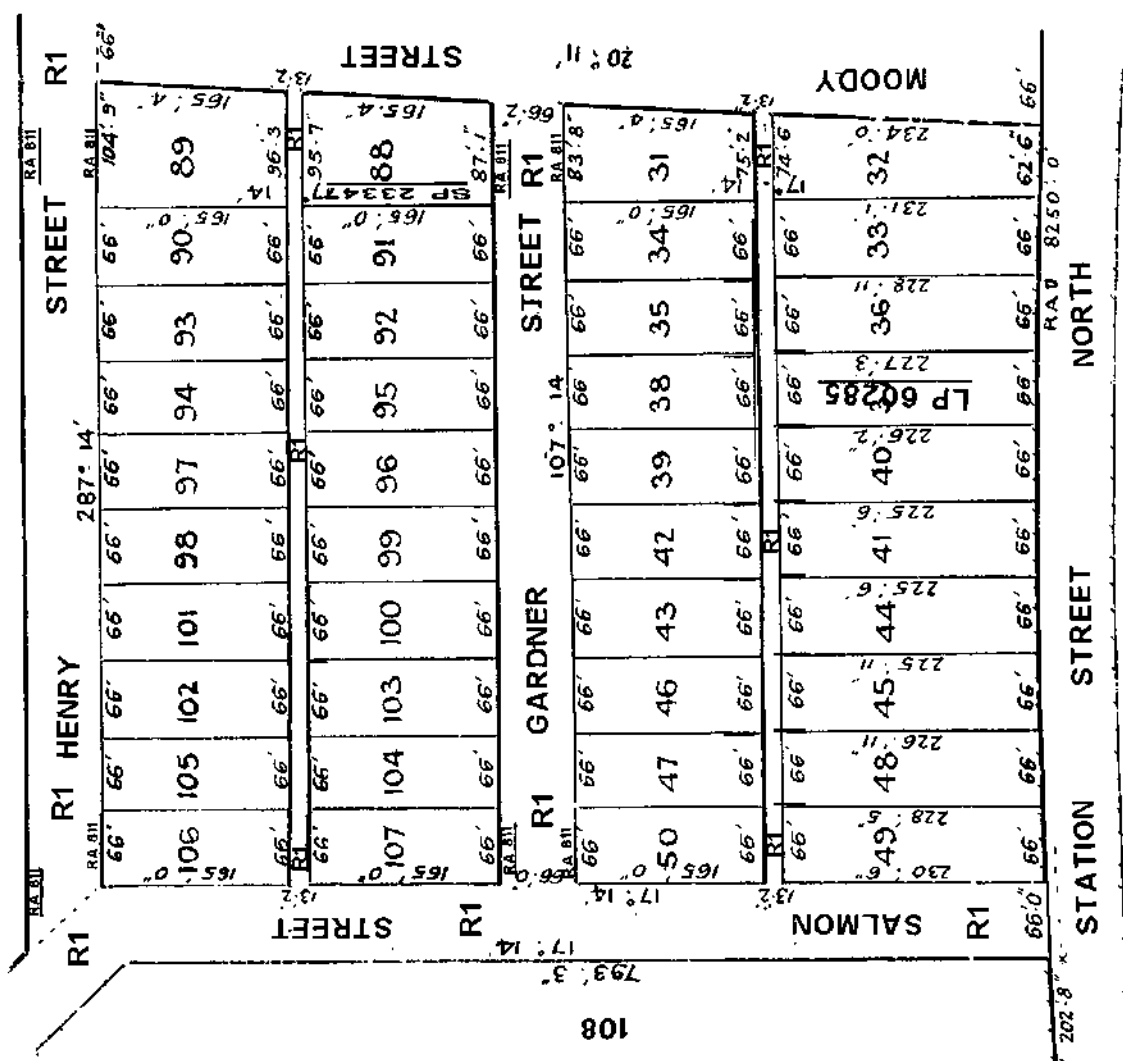
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SHEET 2

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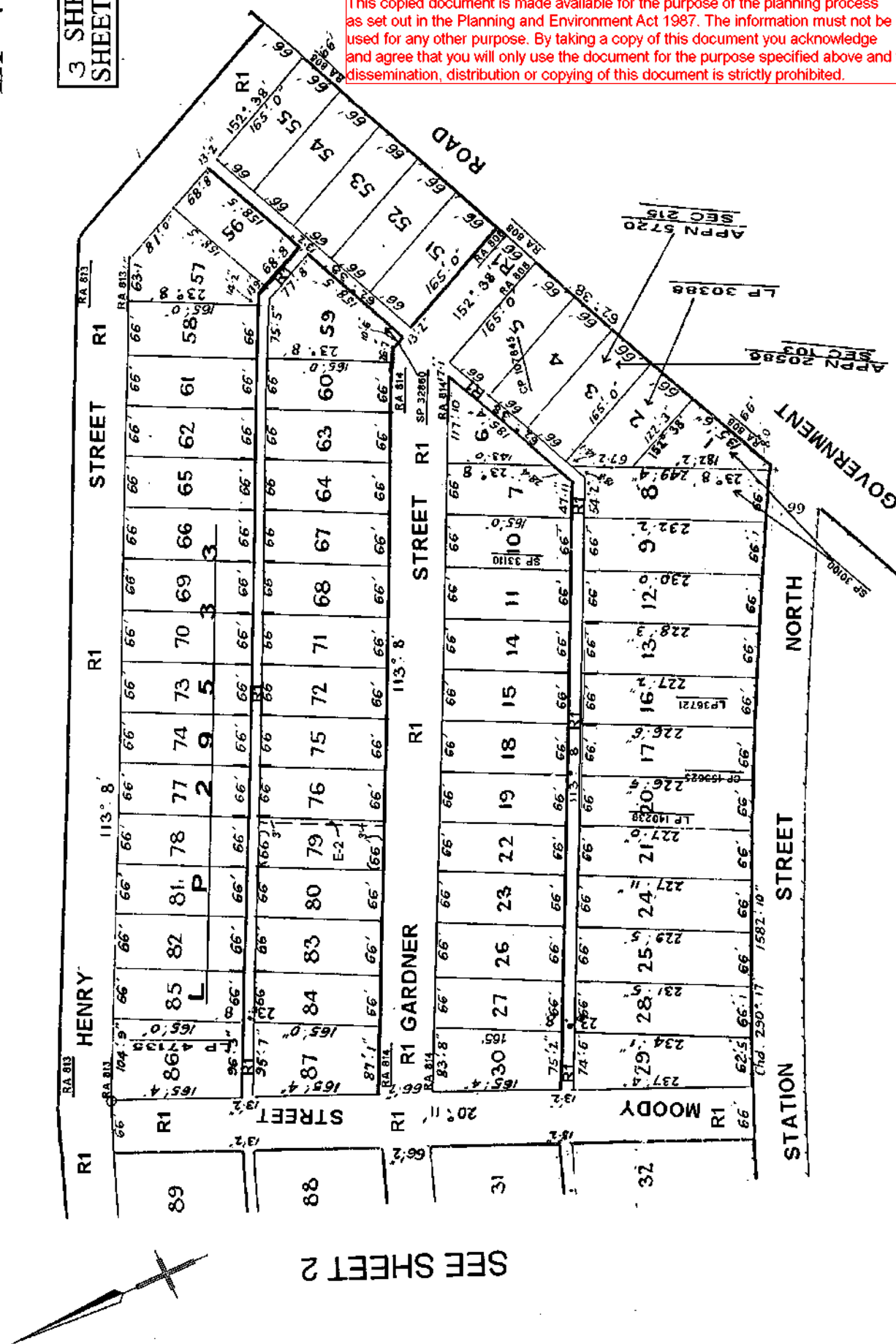
SEE SHEET 3



SEE SHEET 1

3 SHEETS
SHEET 3

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SEE SHEET 2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER
LP 4209

| AFFECTED LAND/PARCEL | LAND/PARCEL IDENTIFIER CREATED | MODIFICATION | DEALING NUMBER | DATE | TIME | EDITION NUMBER | ASSISTANT REGISTRAR OF TITLES |
|-------------------------|--------------------------------------|---------------------------------------|-------------------|------|------|-------------------|-------------------------------------|
| THIS PLAN | "A" | ROAD CLOSURE | CO 38702 | | | 2 | AD |
| THIS PLAN | | APPURTENAN EASEMENT NOTATION ADDED | | | | 2 | AD |
| LOT 79 | E-2 | CREATION OF EASEMENT | TR. No.2325347 | | | 2 | AD |
| | | | | | | | |
| | | | | | | | |
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3063956

1428603

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MA
6/10

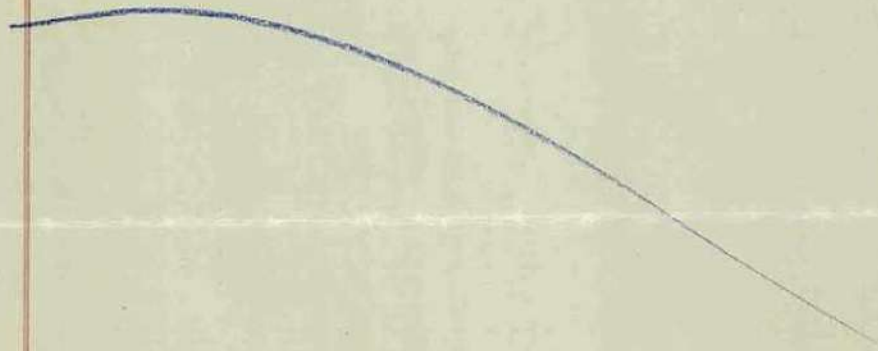


ENCUMBRANCES.

~~The Covenant set out in the above transfer~~

~~Any easements subsisting over or upon or affecting the same.~~

3/6
13/11/24
6/2
CEN 24



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DATED the day of 1929.

UNION TRANSFER CO.
OF AUSTRALIA LIMITED.
by direction
of

NELSON

- to -

SOUTHER.

TRANSFER.

*Deborah Robinson
465 Gilling St.*

[Signature]

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28th May 2025

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Dear Town Planner,

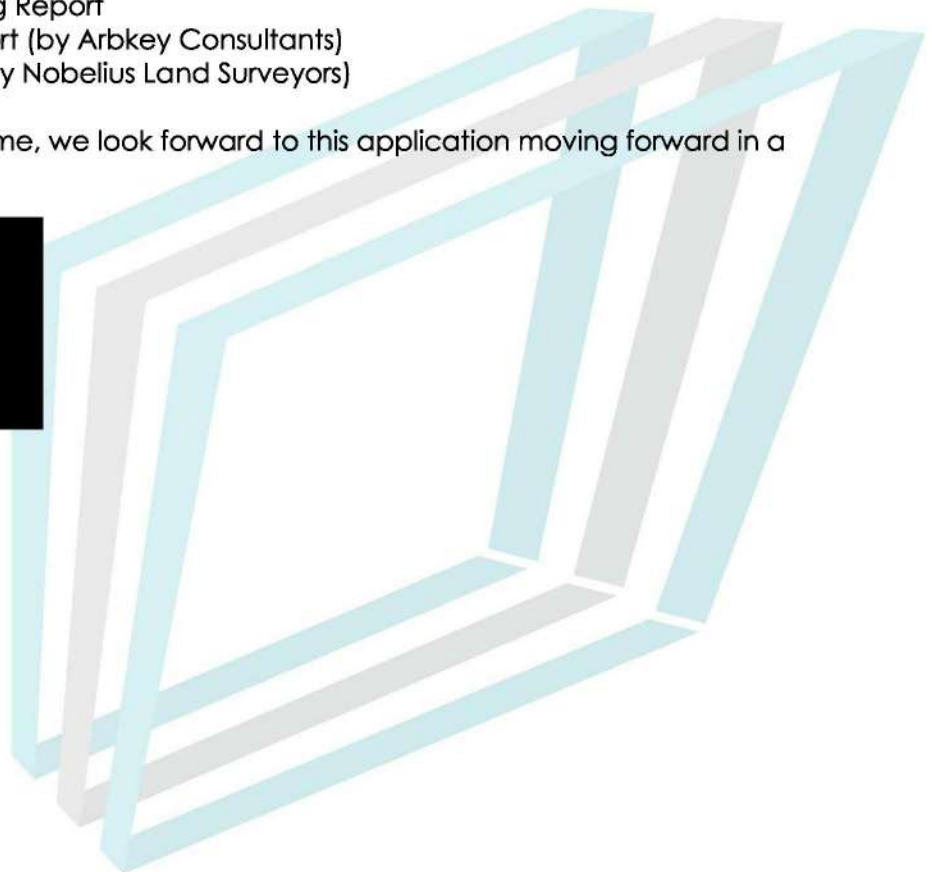
RE: 36 Gardner Street, Koo Wee Rup

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.





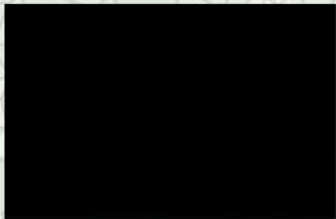
Arboricultural Impact Assessment

Location:

36 Gardner Street, Koo Wee Rup

Report Commissioned by:

JDesign Group



Arbkey ref: 25-03-21GardnerKooWeeRupV2.docx

Date submitted: May 30, 2025

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| 13 | Appendix 6: Data Definitions | 14 |
| 14 | Appendix 7: Tree Protection Zones and Encroachment Overview | 16 |

1 Introduction

Arbkey has been engaged by JDesign Group to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 36 Gardner 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 an approximately quatre-acre property featuring a dwelling, shed, and surrounding mostly grassed yards (Figure 1). Small, often self-set, trees are scattered across the site but are not a significant feature of the site or its surrounds.



Figure 1: Subject site

2.1 Development Proposal

Demolition of the existing buildings and installation of three (3) 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

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3 Methodology

On the 1 April 2025, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 36 Gardner Street, Koo Wee Rup. The following information was collected for the trees:

- 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

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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 |
|-----------------|----------------|---------------|----------------------|---------------------|
| Gardner St TP_A | TP_A | JDesign Group | Site Plans | May 2025 |

4 Observations

4.1 Tree Details

Nine (9) trees were assessed, seven (7) on the site itself and two (2) 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 |
|-----------------------------|-----------------|----------------|----------------|----------|
| Prunus cerasifera | Cherry Plum | Exotic | 3 | 3, 5, 9 |
| Prunus persica | Peach/Nectarine | Exotic | 2 | 1, 8 |
| Eriobotrya japonica | Loquat | Exotic | 1 | 6 |
| Juglans regia | Walnut | Exotic | 1 | 4 |
| Opuntia ficus-indica | Indian Fig | Exotic | 1 | 2 |
| Punica granatum | Pomegranate | Exotic | 1 | 7 |

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 |
|------------------------------|-------|------------------|
| Low | 6 | 1, 2, 6, 7, 8, 9 |
| None | 1 | 4 |
| Third Party Ownership | 2 | 3, 5 |

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 seven (7) 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.

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) |
|---------|-----------------------------|-----------------|----------------------|------------|----------------|----------|
| 1 | <i>Prunus persica</i> | Peach/Nectarine | Low | 4 | 10.82 | 14 |
| 2 | <i>Opuntia ficus-indica</i> | Indian Fig | Low | 3 | 20 | 25 |
| 4 | <i>Juglans regia</i> | Walnut | None | 3 | 13.49 | 15 |
| 6 | <i>Eriobotrya japonica</i> | Loquat | Low | 5 | 22.8 | 25 |
| 7 | <i>Punica granatum</i> | Pomegranate | Low | 4 | 25.04 | 25 |
| 8 | <i>Prunus persica</i> | Peach/Nectarine | Low | 3 | 10 | 13 |
| 9 | <i>Prunus cerasifera</i> | Cherry Plum | Low | 5 | 31 | 39 |

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).

One (1) tree has a TPZ encroached by the proposed development's footprint (Table 5).

Tree 5 has a TPZ encroached by more than 10% of its respective area by the proposal. 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.

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

| Tree ID | Genus Species | Common Name | Arboricultural Value | TPZ Encroachment (%) | SRZ Encroachment? | Encroachment Classification |
|---------|--------------------------|-------------|-----------------------|----------------------|-------------------|-----------------------------|
| 5 | <i>Prunus cerasifera</i> | Cherry Plum | Third Party Ownership | 45.3 | Yes | Major |

The remaining tree proposed for retention is 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.

5.3.4 Mitigation measures

Tree 5 is a self-set Cherry Plum (*Prunus cerasifera*), a recognised environmental weed, with a TPZ majorly encroached by a proposed fence. This tree has no substantial amenity, environmental or landscape value and implementing encroachment mitigation measures to facilitate its retention throughout the development would be of no benefit. This tree should be removed to facilitate the development. Permission from the owner of Tree 5, Cardinia Shire Council, would be required prior to its removal.

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6 Conclusions and Recommendations

Demolition of the existing buildings and installation of three (3) units is currently proposed at 36 Gardner Street, Koo Wee Rup. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. Nine (9) trees were assessed, seven (7) on the site and two (2) within adjacent property. All seven (7) 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).

One (1) of the trees proposed for retention has a TPZ encroached by the proposed design footprint. Tree 5 has a TPZ encroached by greater than 10% of its respective TPZ area, a level considered major and generally intolerable under AS4970 (2009).

Tree 5 is a self-set Cherry Plum (*Prunus cerasifera*), a recognised environmental weed, with a TPZ majorly encroached by a proposed fence. This tree has no substantial amenity, environmental or landscape value and implementing encroachment mitigation measures to facilitate its retention throughout the development would be of no benefit. This tree should be removed to facilitate the development. Permission from the owner of Tree 5, Cardinia Shire Council, would be required prior to its removal.

The remaining trees proposed for retention are not encroached by the design footprint and would remain viable throughout its implementation. It is recommended that, trees that are unable to be retained through the development are removed prior to the commencement of construction but after the approval of final plans by the relevant authority.

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,
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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

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Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

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8 Appendix 1: Site Map



Figure 2: Site Map – Existing Condition

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9 Appendix 2: Tree Details

Table 6: Details of assessed trees

| Tree ID | Genus Species | Common Name | Species Origin | Height (m) | Crown Spread (m) | Total DBH (cm) | DAB (cm) | Health | Structure | Maturity | ULE (years) | Arboricultural Value | Comments |
|---------|-----------------------------|-----------------|----------------|------------|------------------|----------------|----------|--------|-----------|-------------|-------------|-----------------------|----------|
| 1 | <i>Prunus persica</i> | Peach/Nectarine | Exotic | 4 | 3 | 10.82 | 14 | Fair | Fair | Semi-mature | 5 to 15 | Low | |
| 2 | <i>Opuntia ficus-indica</i> | Indian Fig | Exotic | 3 | 4 | 20 | 25 | Fair | Fair | Mature | 5 to 15 | Low | |
| 3 | <i>Prunus cerasifera</i> | Cherry Plum | Exotic | 5 | 4 | 18 | 20 | Fair | Fair | Mature | 5 to 15 | Third Party Ownership | |
| 4 | <i>Juglans regia</i> | Walnut | Exotic | 3 | 2 | 13.49 | 15 | Poor | Fair | Semi-mature | <5 | None | |
| 5 | <i>Prunus cerasifera</i> | Cherry Plum | Exotic | 4 | 3 | 12.04 | 14 | Fair | Fair | Semi-mature | 5 to 15 | Third Party Ownership | |
| 6 | <i>Eriobotrya japonica</i> | Loquat | Exotic | 5 | 4 | 22.8 | 25 | Good | Fair | Mature | 5 to 15 | Low | |
| 7 | <i>Punica granatum</i> | Pomegranate | Exotic | 4 | 4 | 25.04 | 25 | Good | Fair | Mature | 5 to 15 | Low | |
| 8 | <i>Prunus persica</i> | Peach/Nectarine | Exotic | 3 | 3 | 10 | 13 | Good | Fair | Semi-mature | 5 to 15 | Low | |
| 9 | <i>Prunus cerasifera</i> | Cherry Plum | Exotic | 5 | 4 | 31 | 39 | Fair | Fair | Mature | 5 to 15 | Low | |

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>Prunus persica</i> | Peach/Nectarine | 1.5 | 2 | 12.566 |
| 2 | <i>Opuntia ficus-indica</i> | Indian Fig | 1.85 | 2.4 | 18.096 |
| 3 | <i>Prunus cerasifera</i> | Cherry Plum | 1.68 | 2.16 | 14.657 |
| 4 | <i>Juglans regia</i> | Walnut | 1.5 | 2 | 12.566 |
| 5 | <i>Prunus cerasifera</i> | Cherry Plum | 1.5 | 2 | 12.566 |
| 6 | <i>Eriobotrya japonica</i> | Loquat | 1.85 | 2.74 | 23.586 |
| 7 | <i>Punica granatum</i> | Pomegranate | 1.85 | 3 | 28.274 |
| 8 | <i>Prunus persica</i> | Peach/Nectarine | 1.5 | 2 | 12.566 |
| 9 | <i>Prunus cerasifera</i> | Cherry Plum | 2.23 | 3.72 | 43.475 |

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11 Appendix 4: TPZ, SRZ and Encroachment Map

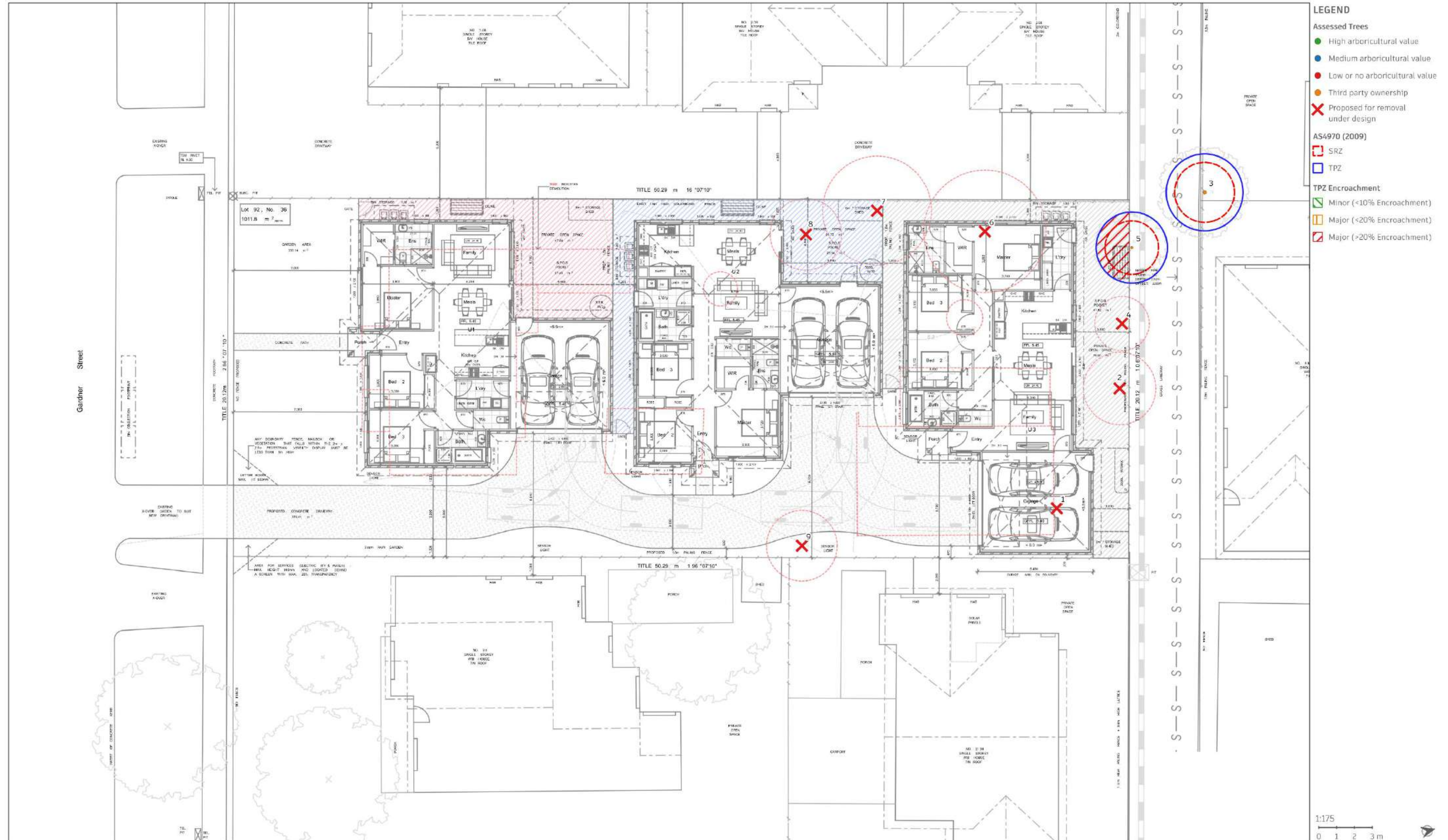


Figure 3: TPZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

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Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



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Tree ID: 9



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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 1.4m 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 -

- | | |
|--|---|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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 |
|--|---|

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Medium -

- The tree is in fair condition and good or low vigour
- 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 viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- 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.

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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

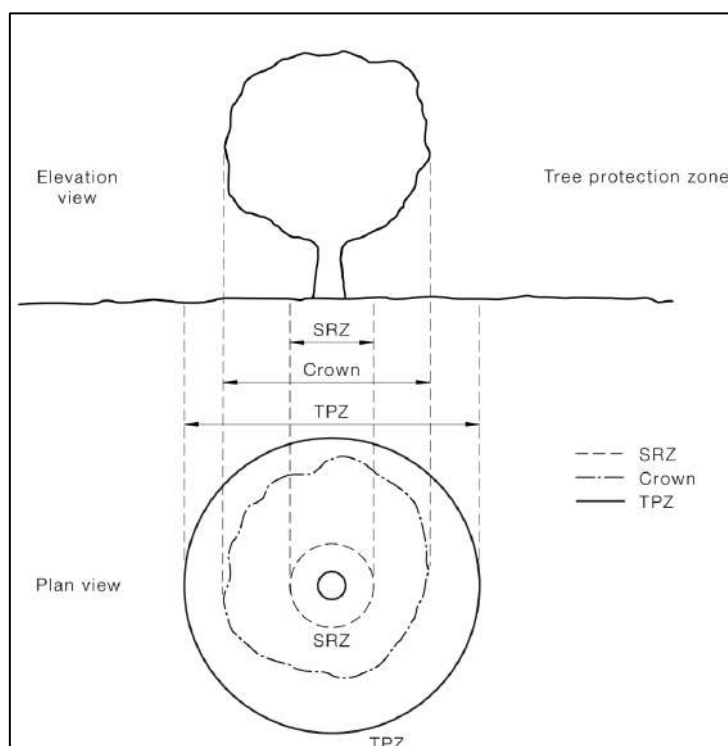


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

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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 TPZs. 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.

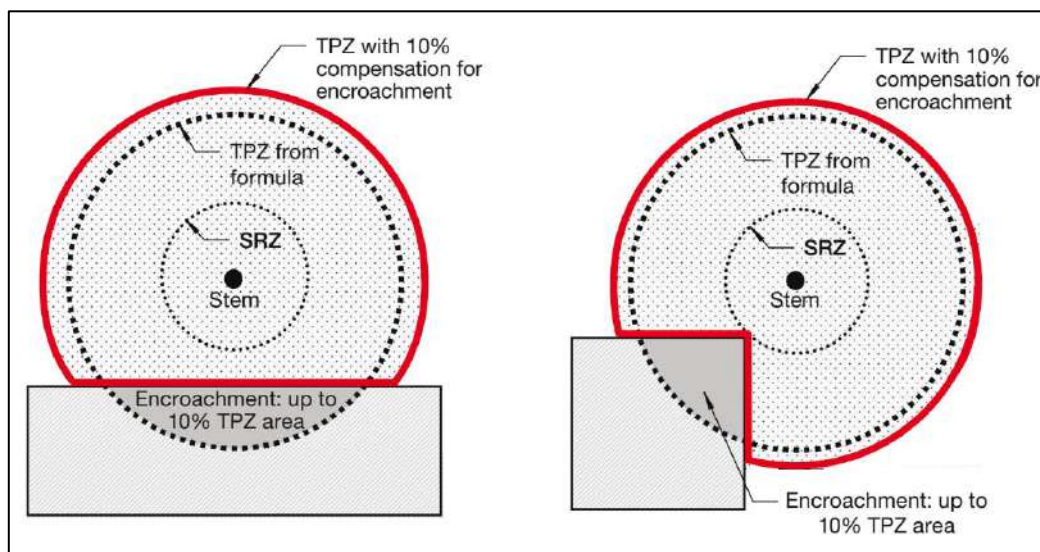


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

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

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**TOWN PLANNING REPORT
(PART A)
NO. 36 GARDNER STREET,
KOO WEE RUP**

INTRODUCTION

This planning submission has been prepared to support the proposed development of three units at 36 Gardner Street, Koo Wee Rup.

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SUBJECT SITE

The subject site is situated at number 36 Gardner Street, Koo Wee Rup. The site is rectangular in shape, with minimal fall and comprises a total site area of approximately 1012m².

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 three new units. The existing crossover in the south-west corner of the site will remain but will be widened so that it can service all three 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.

The proposal is not a new concept for the area and 36 Gardner Street, Koo Wee Rup is an ideal location for the proposal as it is extremely close to the town's infrastructure and local services.



Figure 1: 36 Gardner Street, Koo Wee Rup

PROPOSAL

This planning submission has been prepared to support the development of three new dwellings at 36 Gardner Street, Koo Wee Rup. Ample 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.

| | |
|----------------------------|--|
| TOTAL SITE AREA | 1012m ² |
| NUMBER OF DWELLINGS | 3 |
| SITE COVERAGE | 47% |
| PERMEABILITY | 35.8% |
| DWELLING LAYOUT | 3 x three bedroom dwellings with attached double 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:

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 36 Gardner 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 36 Gardner 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.

- Unit 1 is proposed to be setback 7m from the front boundary, consistent with the requirements of DDO8 and similar, if not greater than other setbacks in the surrounding area.
- All units have a side setback of 1.2m to the western boundary, with Unit 3 proposed to be located 0.2m from the eastern boundary. 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, 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 47%, 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 all 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 are currently no street trees in the nature strip of 36 Gardner Street, however, one can be included in the Landscape Plan that is consistent with existing street tree species on adjoining streets if necessary.

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.



Figure 4: Zoning Map of 36 Gardner 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 4.83m 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 3 units have a Residence FFL of RL 5.45 and a Garage FFL of RL 5.40.

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

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 | CAR PARKING MEASURE |
|----------|----------|---|
| | COLUMN A | COLUMN C |
| Dwelling | 3 | 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 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 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 of 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.

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.

However, the impact of the development on stormwater quality has attempted to be minimised firstly by keeping impervious areas to the minimum necessary. 35.8% 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.'

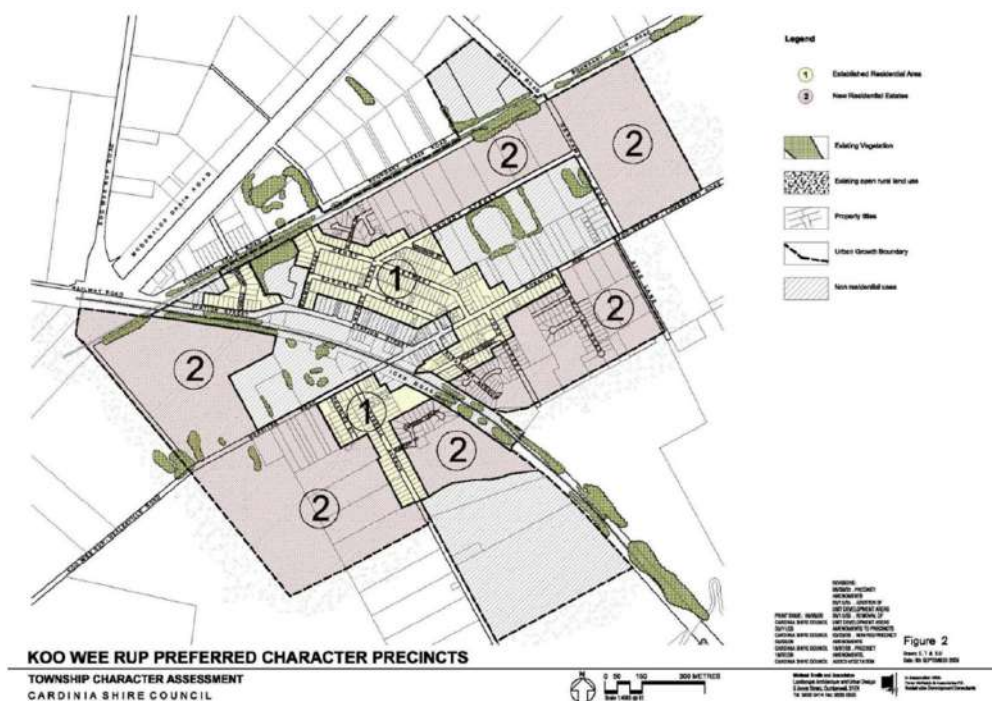


Figure 5: Koo Wee Rup preferred character precincts

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 connectivity 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 all 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 setback 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 18% of the site (restricted to back yards only), however a total of 356m² has been set aside as garden area, making up 35% 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:

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 an 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 home 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.

Three 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 development 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. 36 GARDNER STREET,
KOO WEE RUP

| 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 4.8m. |
| 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. The Garage wall of Unit 3 is located 0.2m off the south-east boundary and has an average height of 2.93m. The north-west wall of each unit is located 1.2m off the boundary for a maximum height of 2.9m. |
| 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 | The Garage wall of Unit 3 is located 0.2m off the south-east boundary for a length of 6.48m. |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|--|---|---------------------|------------------|---|
| Clause 55.02-5 Standard B2-5 Site Coverage | Maximum site coverage as specified in a schedule to the zone. If not specified, as per the percentage table specified in Table B2-5. | Yes | No | Under the DDO8 the maximum building site coverage shall not exceed 50% for multi-unit developments. At 47% site coverage, the 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 Tree Canopy Plan for details of proposed canopy trees. Given the size of the site (1011.8m ²) the required area for canopy cover is 202.4m ² . The Tree Canopy Plan indicates 203.4m ² of canopy cover and therefore compliance. |
| 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 |

| 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 habitable room windows on the façade of Unit 2 (Bed 2 and Master Bed) face out to the shared driveway. The window of Bed 2 is located 1.6m off the driveway while the window of the Master Bedroom is located at 1.95m. |
| 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 Gardner Street or the common driveway. Sensor lights have been included and are located at the corner of each garage. Mail boxes will all be located beside the driveway at the front of the property. |

| 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 – 47.89m ² , SPOS Pocket 37.45m ² (min. width 3m) Unit 2 POS – 51.79m ² , SPOS Pocket 25.94m ² (min. width 3m) Unit 3 POS – 78.50m ² , SPOS Pocket 41.82m 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. Living areas must have a minimum width of 3.6m and a minimum area of 12m ² . | Yes | N/A | Unit 1 Master Bed - 3.55 x 3.9m, Bed 2 - 3 x 3.05m, Bed 3 - 3 x 3.05m Unit 2 Master Bed - 3.45 x 3.63m, Bed 2 - 3 x 3m, Bed 3 - 3 x 3m Unit 3 Master Bed - 3.6 x 3.74m, Bed 2 - 3 x 3.15m, Bed 3 - 3 x 3.15m |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|---|--|---------------------|------------------|--|
| 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. The breeze path is measured between the ventilation openings on different orientations of the building. | 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 and they are all less than 18m in length and link openings of similar dimensions. |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|--|--|---------------------|------------------|---|
| 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 |
| 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 set back the distance specified in Diagram B4-2.1 North-facing windows | Yes | No | There are no north facing habitable room windows within 3m of the subject site. |
| Clause 55.04-3 Standard B4-3 | The area of secluded private open space that is not overshadowed by the | Yes | No | The Shadow Diagrams included as part of the architectural drawings show minimal overshadowing |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|--|--|---------------------|------------------|--|
| Overshadowing secluded open space | 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 | | | of adjoining properties. The secluded private open space of the adjoining property at 2/34 Gardner Street is large enough that the overshadowing of it does not exceed the requirements of Standard B4-3 as highlighted in the shadow diagrams. |
| 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. |
| 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 | Yes | N/A | The plans indicate that almost 362m ² or 35.8% 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. |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|---|--|---------------------|------------------|--|
| | 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. | | | |
| 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 | The plans indicate a small amount of overshadowing of the adjoining property to the east, however there is no overshadowing of the solar panels, only the wall of that dwelling at 3 & 4pm on 22 September. The 3D Diagrams included with the RFI response highlight this. |
| 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 roof, can be a contiguous area or multiple smaller areas and is free of obstructions on the roof of the dwelling. | Yes | N/A | According to Table B5-3, all 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. |
| Clause 55.05-4 Standard B5-4 | North facing windows should be shaded by eaves, fixed horizontal shading devices or fixed awnings with a min. | Yes | N/A | North facing windows (1.8m high) are shaded by 450mm eaves. |

| Standard | Requirements | Standard fully met? | Right of appeal? | Written Statement/Design Response |
|--|--|---------------------|------------------|--|
| Solar Protection to New North-facing Windows | horizontal depth of 0.25 times the window height. | | | |
| 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 Gardner 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 |

FEATURE & LEVEL PLAN

36 Gardner Street
KOO WEE RUP

SCALE 1:400 (A3)



NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON YALLOCK PM 103 (R.L. 3.255)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- P.O.S DENOTES PRIVATE OPEN SPACE

NOTE:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
- THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

NOBELIUS LAND SURVEYORS

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Ph 03 5941 4112
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LEGEND

- SEWER PIT
- SIDE ENTRY PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- DRAINAGE PIT
- ELEC. PIT
- PHOTO POSITION & DIRECTION

- DENOTES OVERHEAD ELECTRICAL LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

DRAWN BY : DUSTIN NGUYEN
CHECKED : T.F
DATE OF SURVEY : 28/02/2025
SURV. REF. NO. 22446
VERSION: 01 - 03/25

15 July 2025

TRAFFIC ASSESSMENT: 36 GARDNER STREET, KOO WEE RUP

The traffic assessment has been based upon:

- Clause 52.06 of the Cardinia Planning Scheme;
- AutoTURN computer software program for the swept path assessment (B85 car); and
- Layout plan of the proposed development at 36 Gardner Street, Koo Wee Rup prepared by JDesign Group, Sheet 3 of 6, Rev TP_B, dated July 2025.

The following traffic assessment examines the ability for the dwelling occupiers to safely enter and exit the on-site spaces, manoeuvre on site to then exit in a forward manner.

The layout plan used as a basis for the assessment is shown **Attachment A**.

Reference to Clause 52.06-9 (design standard 1) of the Cardinia Planning Scheme states that:

"if the accessway serves four or more spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction."

The swept paths of vehicles entering and exiting the dwelling on-site car spaces have been assessed with the use of the AutoTURN computer software for a B85 motor car.

The swept path analysis undertaken on the layout plan (refer **Attachment B**), shows that the dwelling occupiers are able to safely enter the on-site spaces, manoeuvre on-site to then exit from the site in a forward manner in accordance with the requirements of the Cardinia Planning Scheme.

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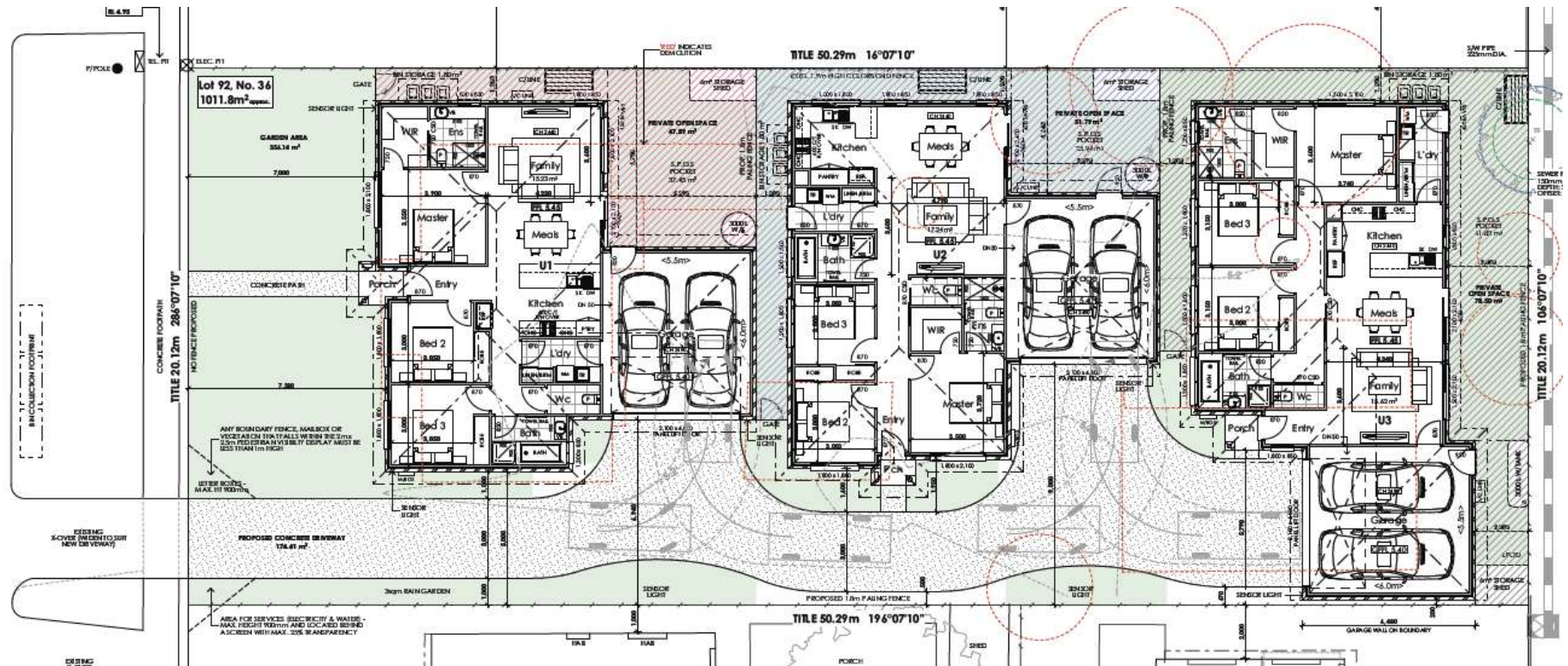
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ATTACHMENT A
CAR PARK LAYOUT

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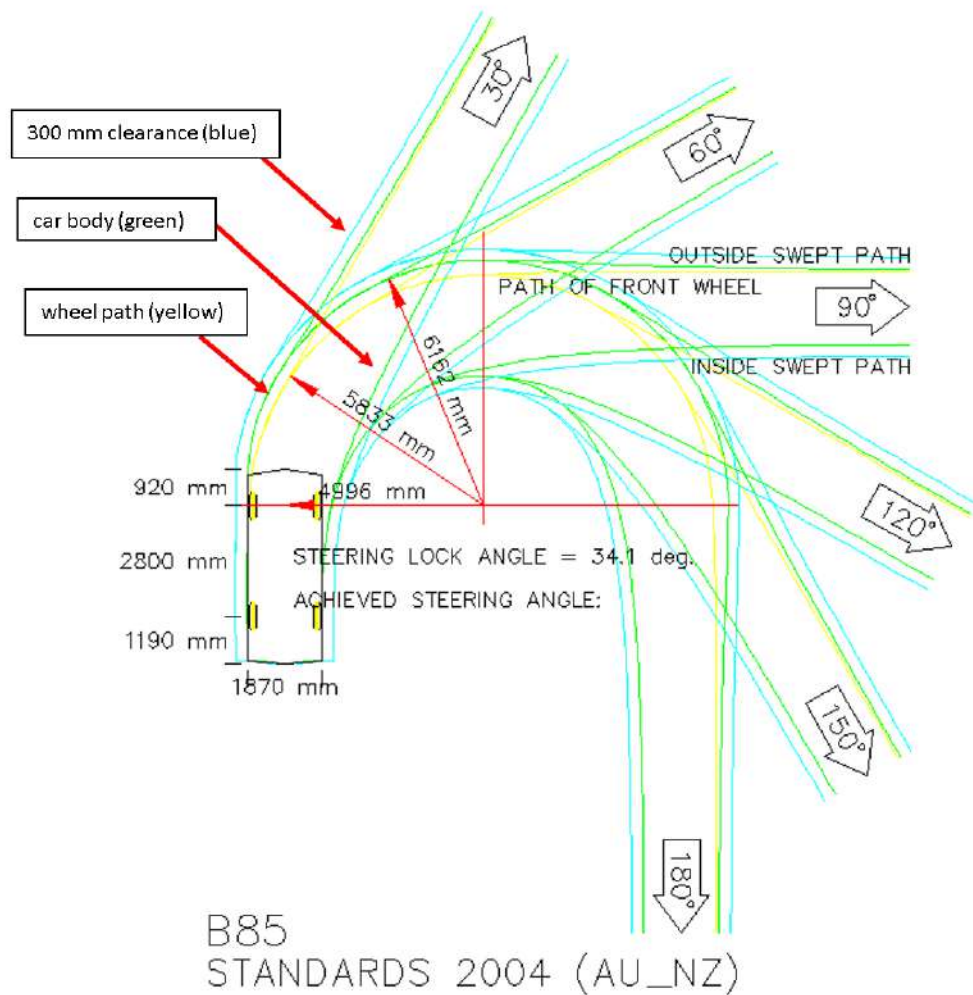
Gardner Street



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ATTACHMENT B

SWEPT PATH ANALYSIS (B85 CAR)







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28th 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
- Swept Path Analysis prepared by EB Traffic Solutions
- Amended Clause 55 – Part B Assessment (Part A not affected by amendments)

The attached plans have been amended to address council's preliminary assessment concerns. The external colours schedule for Unit 2 has been amended so that it avoids repetitive built form and design. Additionally, we note that the Floor Plans for all units are different, therefore contributing to the feeling of non-repetition.

The enclosed Tree Canopy Plan demonstrates that the canopy cover meets the requirements of Table B2-7.1 (exclusive of the existing Tree 5, that has not been included as part of the calculations).

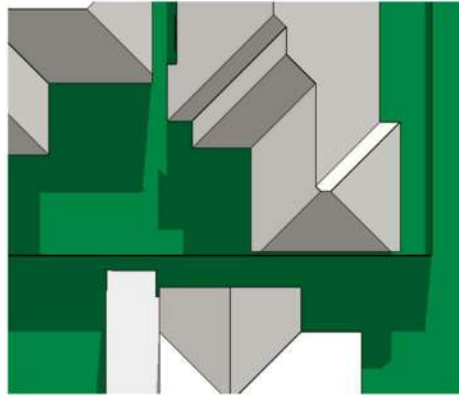
Floor Plans have been updated to show that all 3 dwellings have openable windows, doors or other ventilation devices that provide ventilation openings of approximately the same size.

Updated Shadow Diagrams indicate that the SPOS of 2/34 Gardner Street is not overshadowed by the proposal by more than 50% at any time of the day on 22nd September and therefore the Shadow Diagrams are consistent with the requirements of Standard B4-3.

Included below are 3D Diagrams that indicate no overshadowing of the roof of the adjoining property's solar panels at 4pm on 22nd September and therefore compliance with Standard B5-2.



36 Gardner Street, Koo Wee Rup



The Shadow Diagrams were also amended to include the shadows cast by existing buildings and fences, as well as showing the entire SPOS and SPOS area of the adjoining impacted properties.

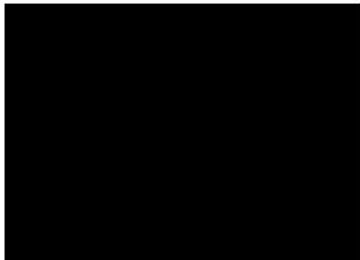
Plans have been amended to include an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

Additionally, the Site Analysis Plan has been amended to include sensor lights at all Garages, the location of ground level heating/cooling units (none proposed at roof level), minimum dimensions and areas of living areas and the location of the site's legal point of discharge.

Amended Floor Plans also show the minimum dimensions/areas of living areas as well as length of all breeze baths. Ventilation openings are all approximately the same size.

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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1st September 2025

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RE: Planning Application No. T250308
36 Gardner Street, Koo Wee Rup

Please see below response to your RFI (post Section 50 amendment) dated 25th August 2025.

I enclose with this response:

- Amended architectural plans labelled TP [REDACTED]
- Amended Tree Canopy Plan prepared by [REDACTED]

The attached plans have had additional dimensions [REDACTED] in accordance with Standard B5-5 *Waste and Recycling*.

They also include extra notes that show all new fences in the development complying with Condition 5 of Melbourne Water's response, dated 10th July 2025 – paling style fences that allow the passage of floodwaters.

Additionally, with response to Clause 53.18 *Stormwater Management in Urban Development*, the purpose of the 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 design of a suitable stormwater management plan is able to be provided as a permit condition.

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

However, the impact of the development on stormwater quality has attempted to be minimised firstly by keeping impervious areas to the minimum necessary. 35.8% of the site is made up of surfaces that can absorb water (garden beds, lawn and other unsealed surfaces).

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 are responsible for sweeping the site and keeping it free of debris that could flow into stormwater drains.

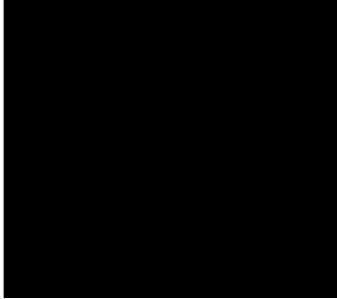
They also need to make certain that all stored wastes are stowed and disposed of appropriately through the use of site bins so that litter is not able to be washed from the site. Separate bins should be provided for paints/solvents to allow safe removal and disposal at accredited locations. Staff need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

36 Gardner Street, Koo Wee Rup

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.

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.

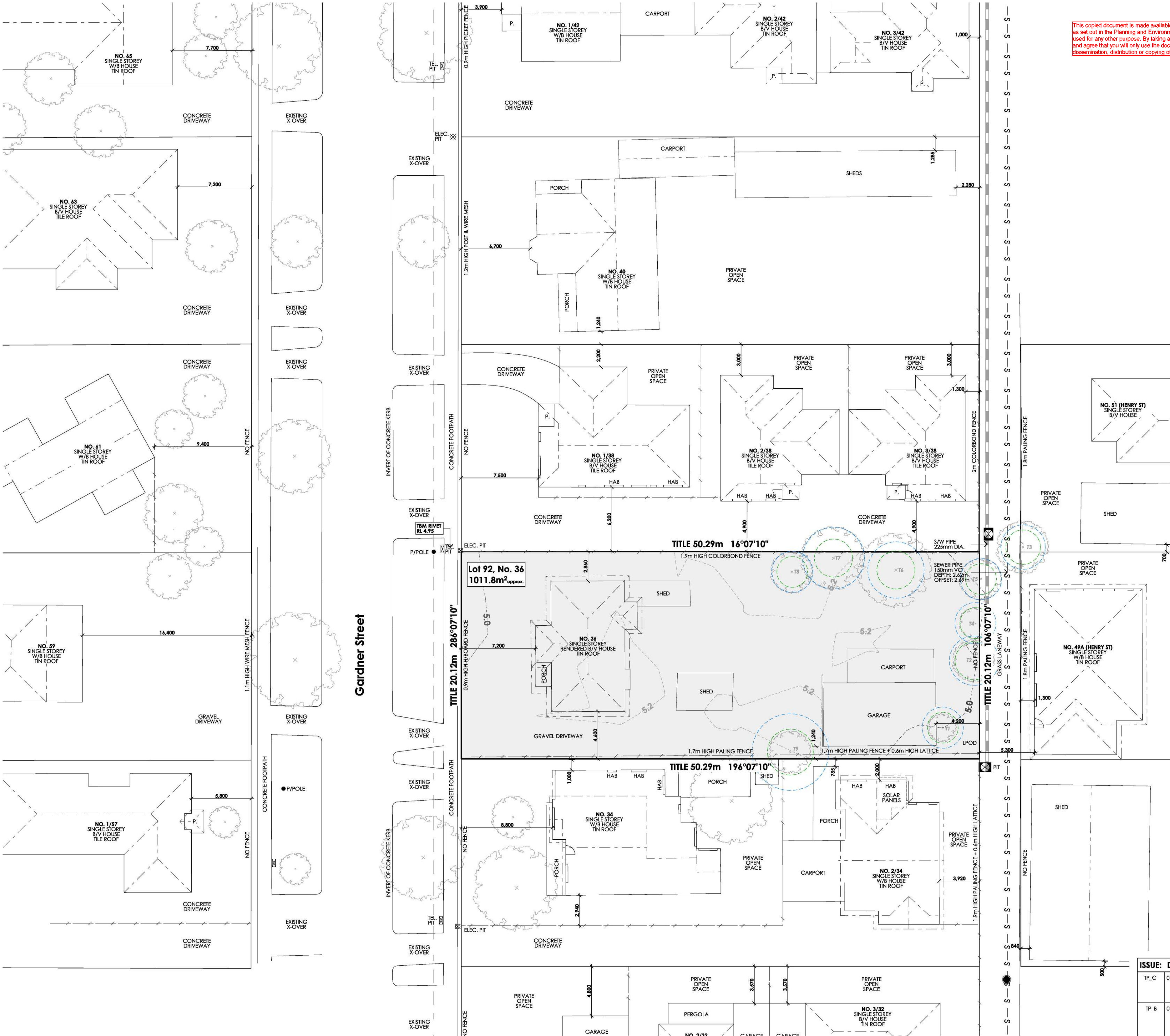


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Town Planning Drawings - C

| 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 | Garden Area, Solar Plan & Shadow Diagrams |









| Legend | |
|--|--|
| P.S | PRIMARY SCHOOL: APPROX. 600m TO KOO WEE RUP PRIMARY SCHOOL |
| S.S | SECONDARY SCHOOL: APPROX. 850m TO KOO WEE RUP SECONDARY COLLEGE |
| | PARKS: APPROX. 700m TO COCHRANE PARK PLAYGROUND |
| | SHOPS: APPROX. 290m TO WOOLWORTHS KOO WEE RUP |
| | BUS STOP / RAILWAY STATION APPROX. 550m 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: DUSTIN NGUYEN DATE OF SURVEY: 28/02/25 SURVEY REFERENCE NO: 22446 | |
| NOTE: REFER TO ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY 'ARBKEY' ON APRIL 2, 2025 FOR DETAILS OF EXISTING TREES, TREE REMOVAL ETC. | |



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| ISSUE: DATE: AMENDMENTS: | |
|--------------------------|---|
| TP_C | 01/09/25 TOWN PLANNING AMENDMENTS - ADDED DIMENSIONS TO INTERNAL WASTE/ RECYCLING SPACE - ADDED FENCING NOTE |
| TP_B | 09/07/25 TOWN PLANNING AMENDMENTS - ADDED SENSOR LIGHTS TO GARAGES - ADDED EXTERNAL A/CON UNITS - ADDED LIVING AREA DIMENSIONS & AREAS - ADDRESS CORRECTION |

Legend

| | |
|--|--|
| P.S | PRIMARY SCHOOL: APPROX. 600m TO KOO WEE RUP PRIMARY SCHOOL |
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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 |
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|  | TREES TO BE REMOVED |
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NOTE:
LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED
ON YALLOCK PM 103 (RL 3.255)

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ARE DISPLAYED FOR INDICATION PURPOSES, USE
QUOTED SETBACKS ONLY

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DRAWN BY: DUSTIN NGUTEN
DATE OF SURVEY: 28/02/25
SURVEY REFERENCE NO: 22446

NOTE:
REFER TO ARBORICULTURAL IMPACT ASSESSMENT
PREPARED BY ARBKEY ON APRIL 2, 2025 FOR
DETAILS OF EXISTING TREES, TREE REMOVAL ETC.



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- (T#) TREE ID (REFER ARBORIST'S REPORT)
- EXISTING TREES
 - TREES TO BE REMOVED
 - TREE PROTECTION ZONE (TPZ)
 - STRUCTURAL ROOT ZONE (SRZ)

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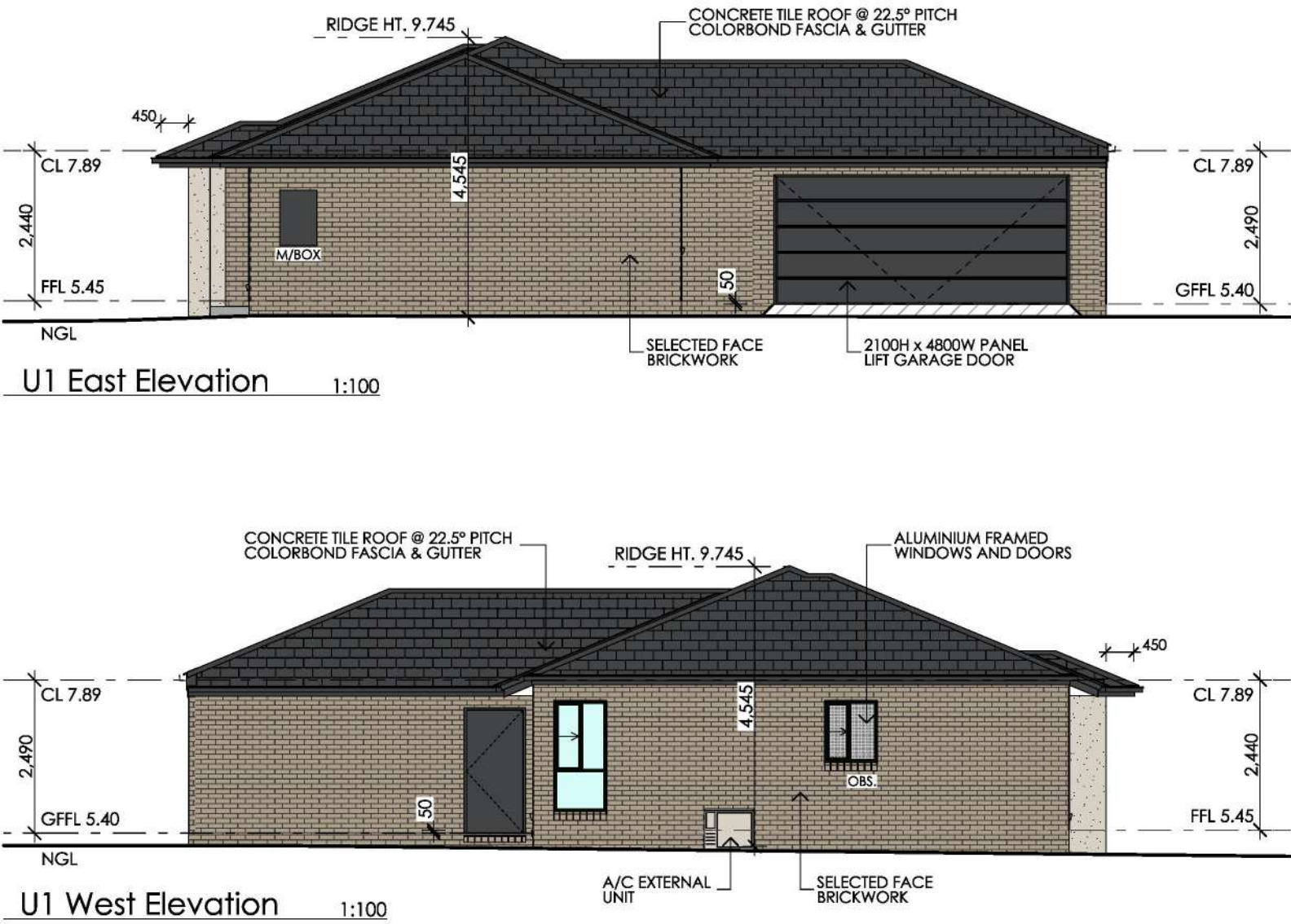
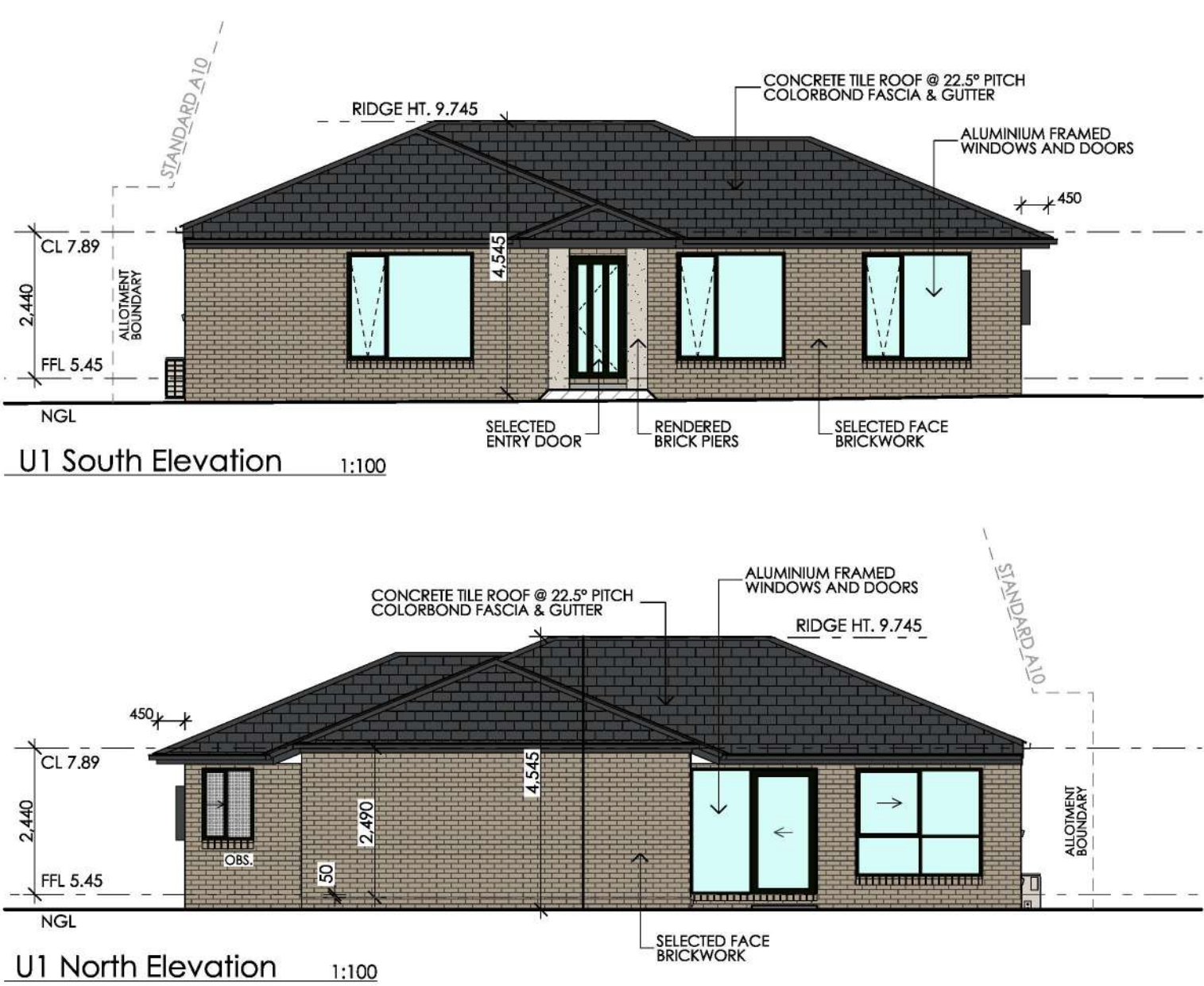
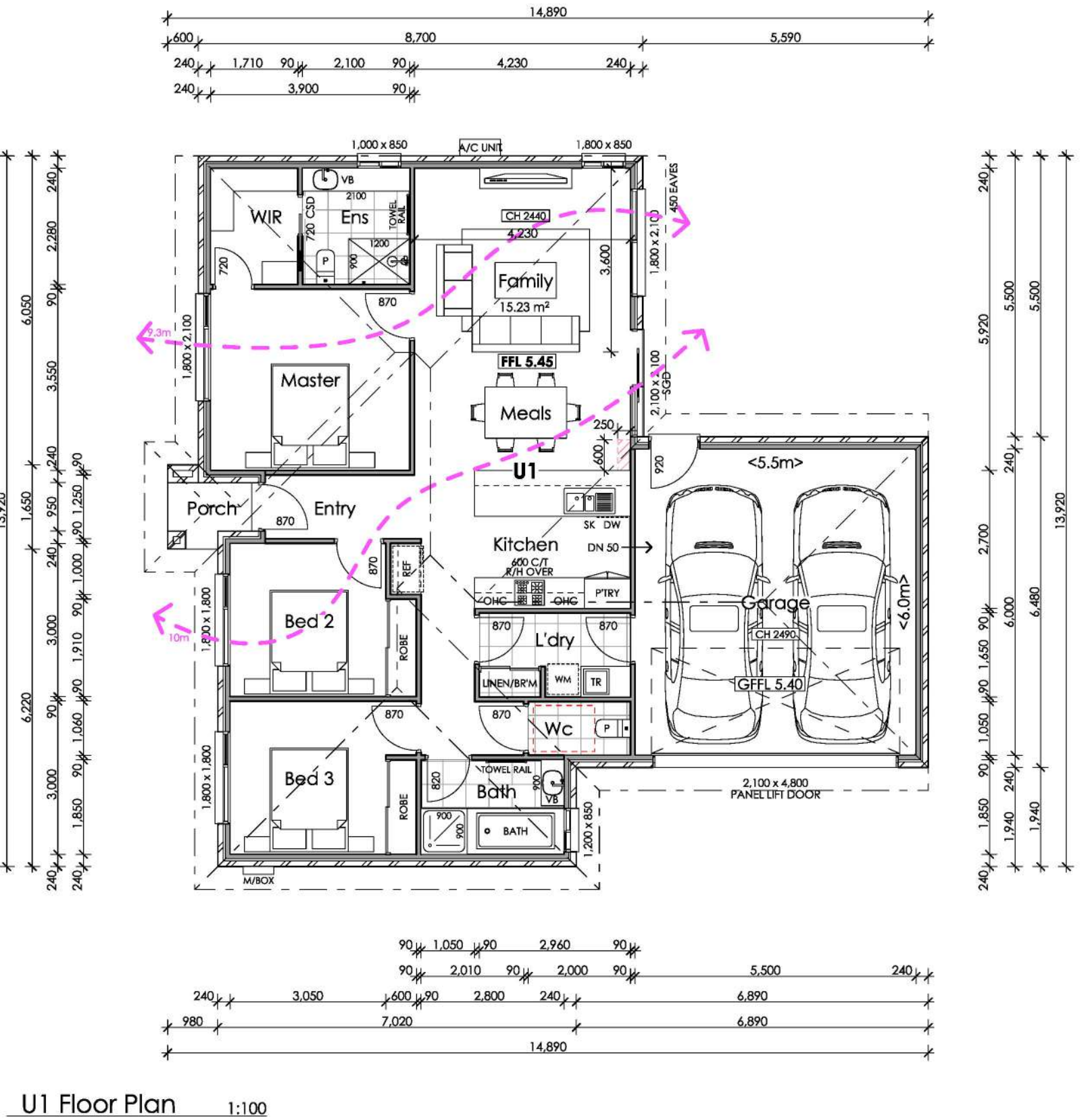
Gardner Street

Area Analysis

| | |
|---------------------------|-------------------|
| SITE AREA: | 1011.8 sqm |
| UNIT 1 TOTAL FLOOR AREA: | 153.4 sqm |
| UNIT 2 TOTAL FLOOR AREA: | 151.5 sqm |
| UNIT 3 TOTAL FLOOR AREA: | 161.7 sqm |
| UNIT 1 GARDEN SHED: | 3.0 sqm |
| UNIT 2 GARDEN SHED: | 3.0 sqm |
| UNIT 3 GARDEN SHED: | 3.0 sqm |
| TOTAL BUILDING FOOTPRINT: | 475.6 sqm |
| SITE COVERAGE: | 47% |
| TOTAL DRIVEWAY AREA: | 174.4 sqm (17.2%) |

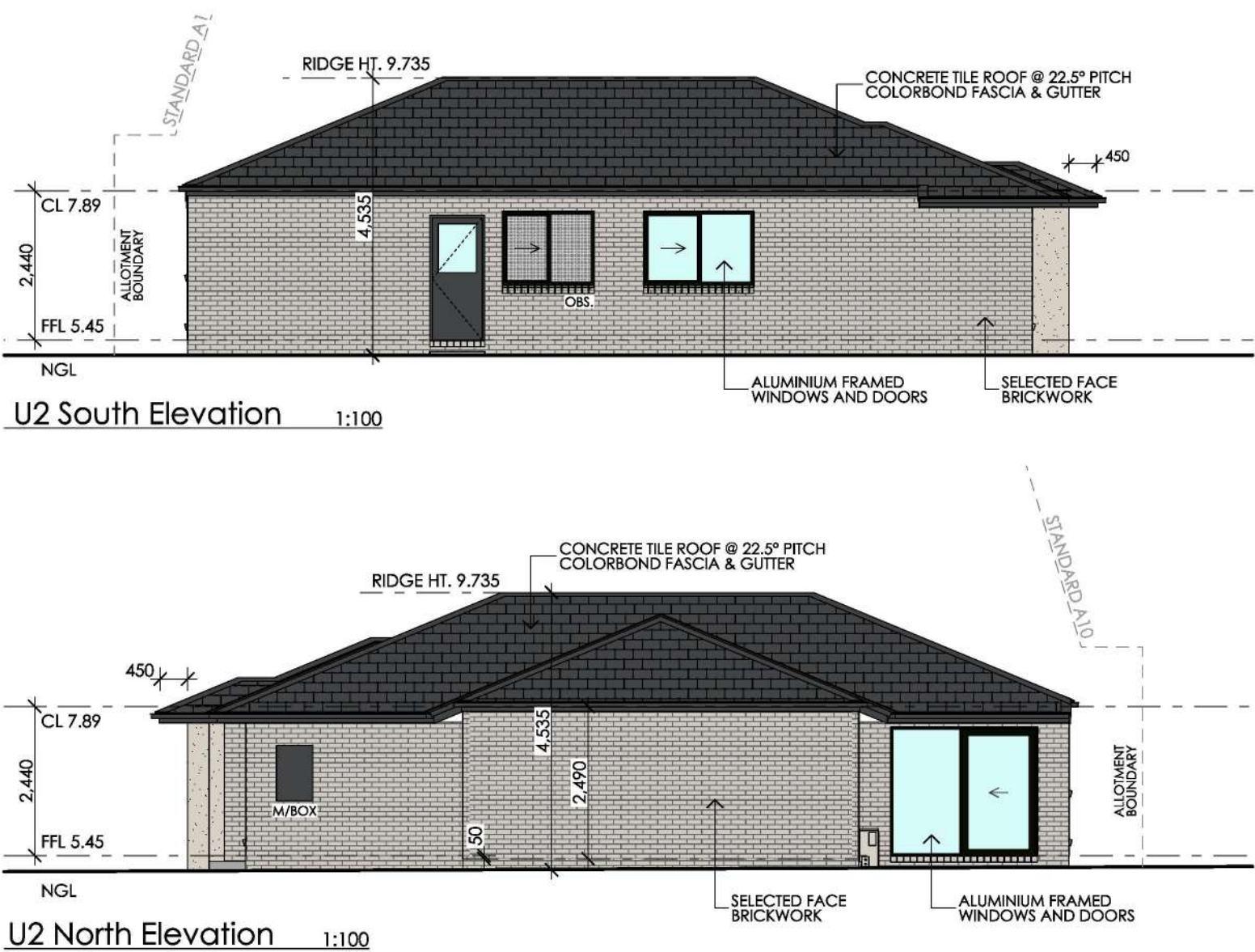
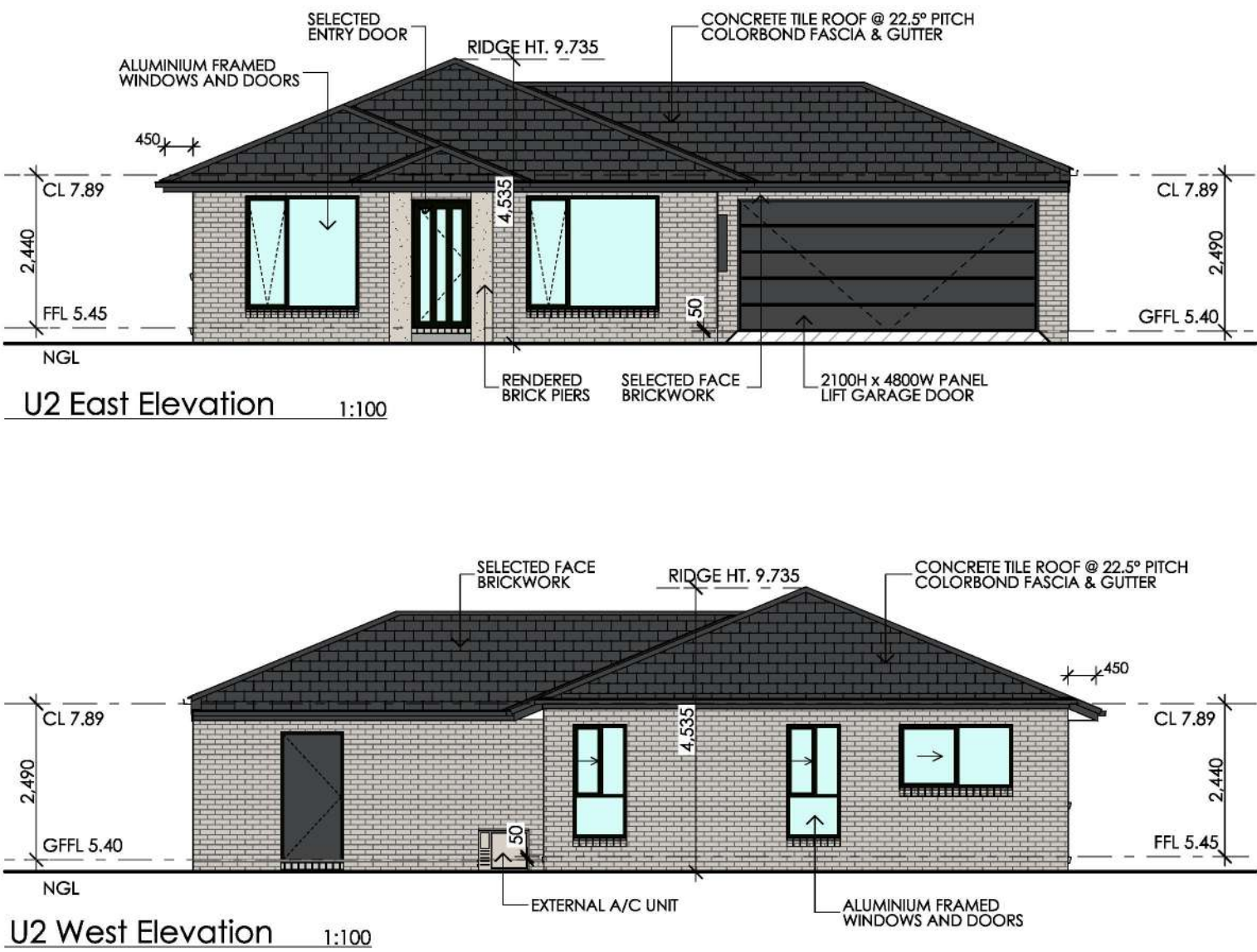
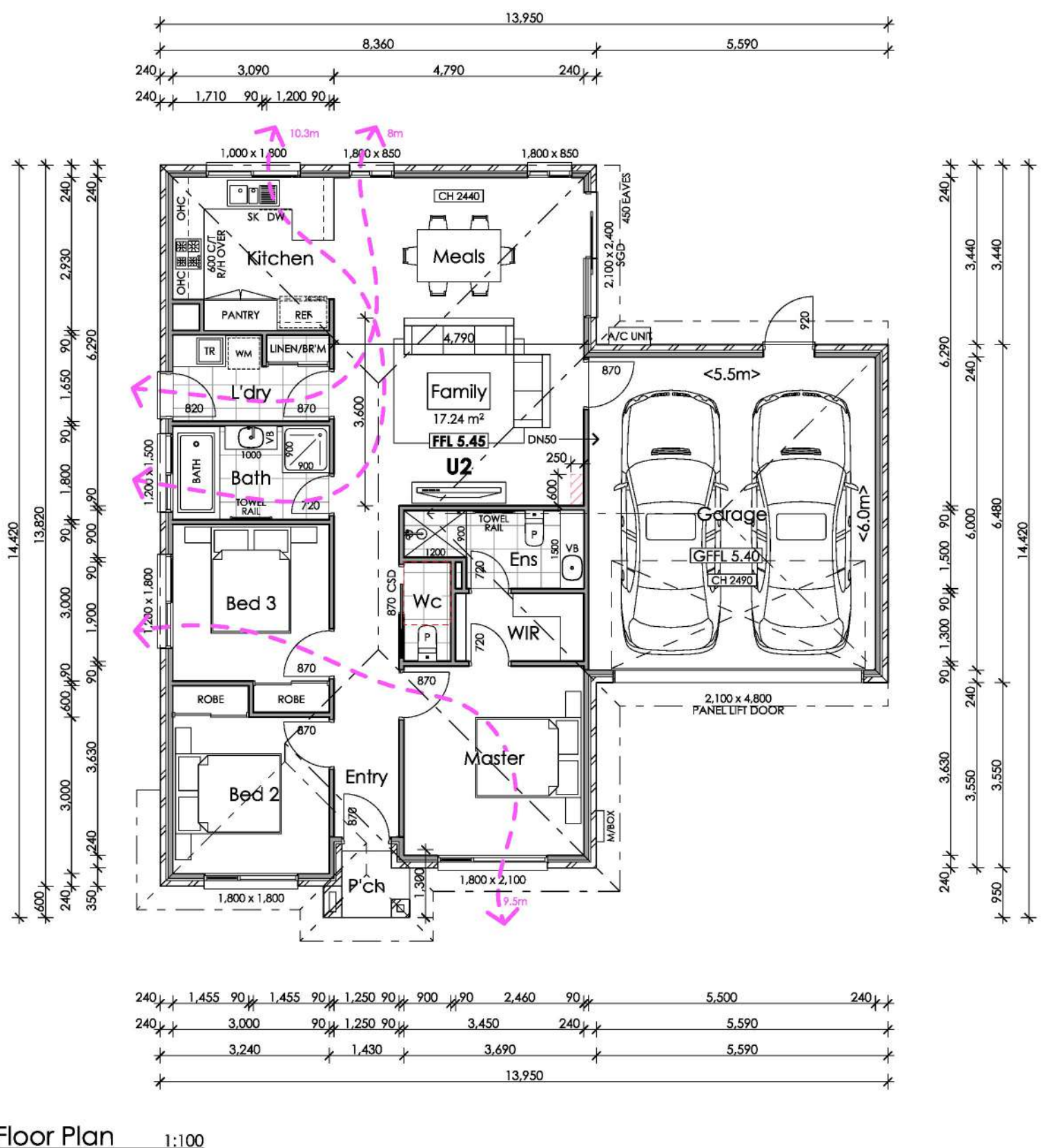
- UNIT 1 P.O.S
- UNIT 2 P.O.S
- UNIT 3 P.O.S

| Floor Plan Legend | |
|-------------------|---|
| | VENTILATION PATH |
| | WC CIRCULATION SPACE |
| | 0.07 CUBIC m FOR WASTE/RECYCLING (MIN. 0.25m X 0.6m X 0.6m) |



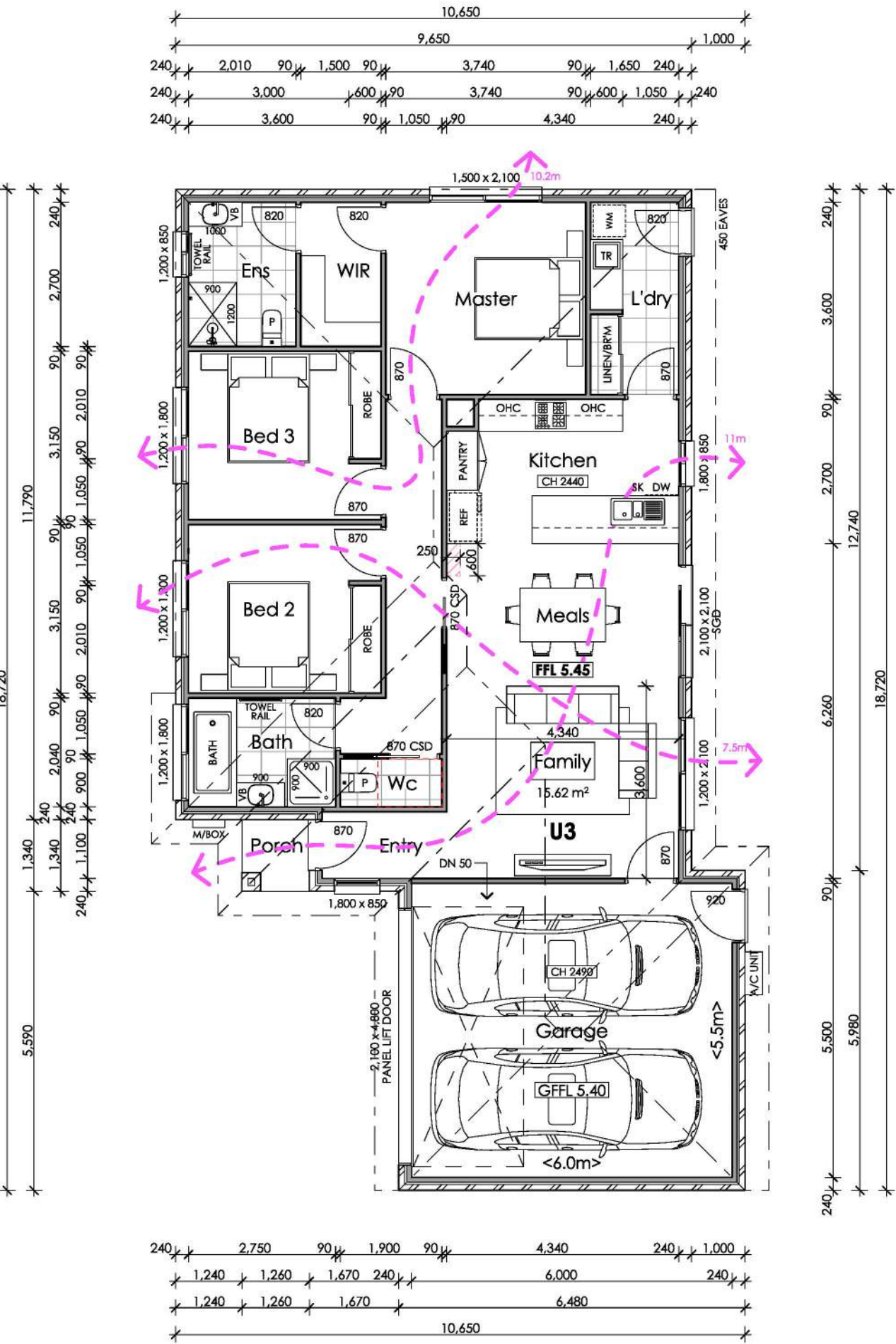
| Materials & Colour Schedule | |
|-----------------------------|--------------------------------|
| | TILE ROOF 'DARK GREY' |
| | FACE BRICKWORK 'MEDIUM BROWN' |
| | RENDER 'BEIGE/GREY' |
| | WINDOW FRAMES 'BLACK' |
| | GARAGE DOORS 'C'BOND MONUMENT' |

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| Materials & Colour Schedule | |
|-----------------------------|--------------------------------|
| | TILE ROOF 'DARK GREY' |
| | FACE BRICKWORK 'BEIGE/GREY' |
| | RENDER 'BEIGE/GREY' |
| | WINDOW FRAMES 'BLACK' |
| | GARAGE DOORS 'C'BOND MONUMENT' |

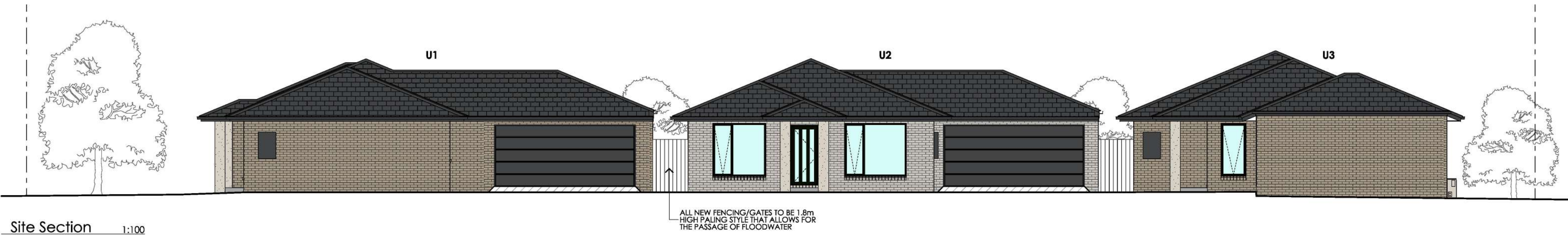
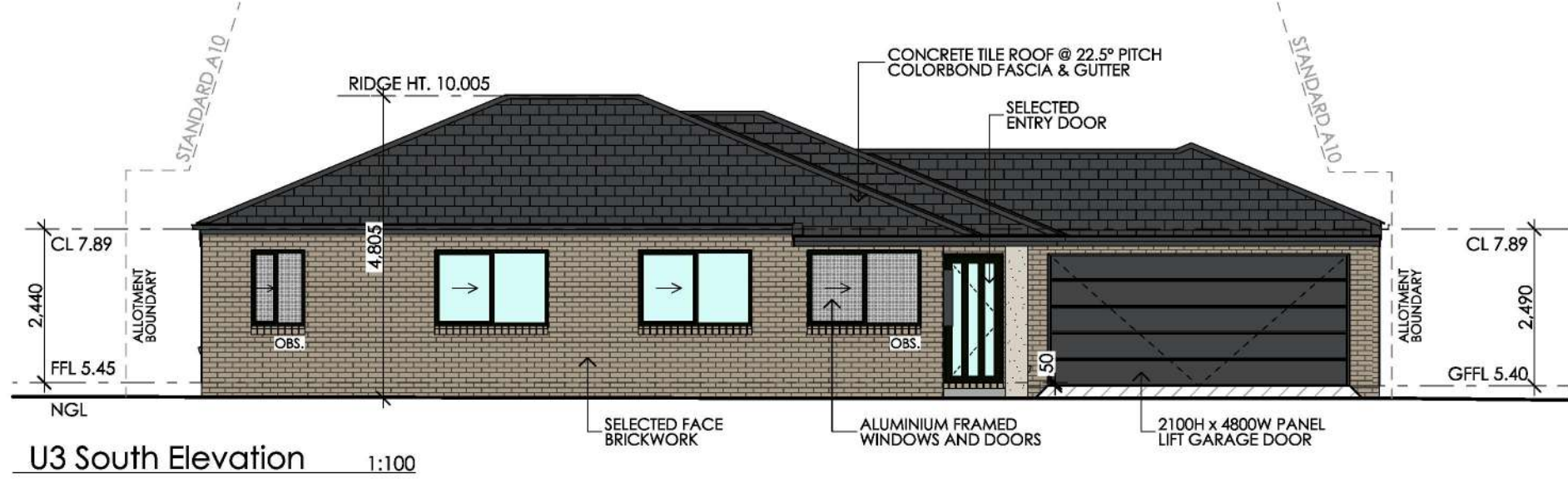
| Floor Plan Legend | |
|-------------------|---|
| | VENTILATION PATH |
| | WC CIRCULATION SPACE |
| | 0.07 CUBIC m FOR WASTE/RECYCLING (MIN. 0.25m X 0.6m X 0.6m) |



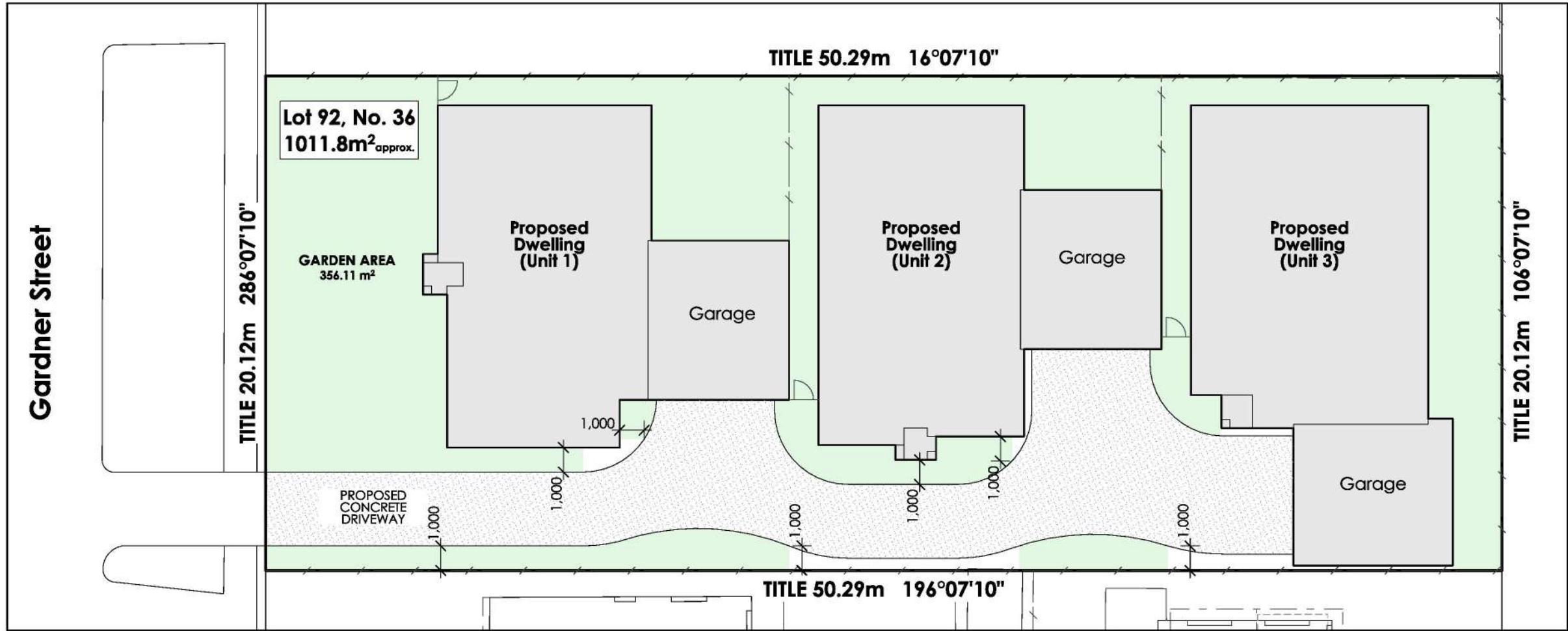
U3 Floor Plan 1:100

| Materials & Colour Schedule | |
|-----------------------------|--------------------------------|
| | TILE ROOF 'DARK GREY' |
| | FACE BRICKWORK 'MEDIUM BROWN' |
| | RENDER 'BEIGE/GREY' |
| | WINDOW FRAMES 'BLACK' |
| | GARAGE DOORS 'C'BOND MONUMENT' |

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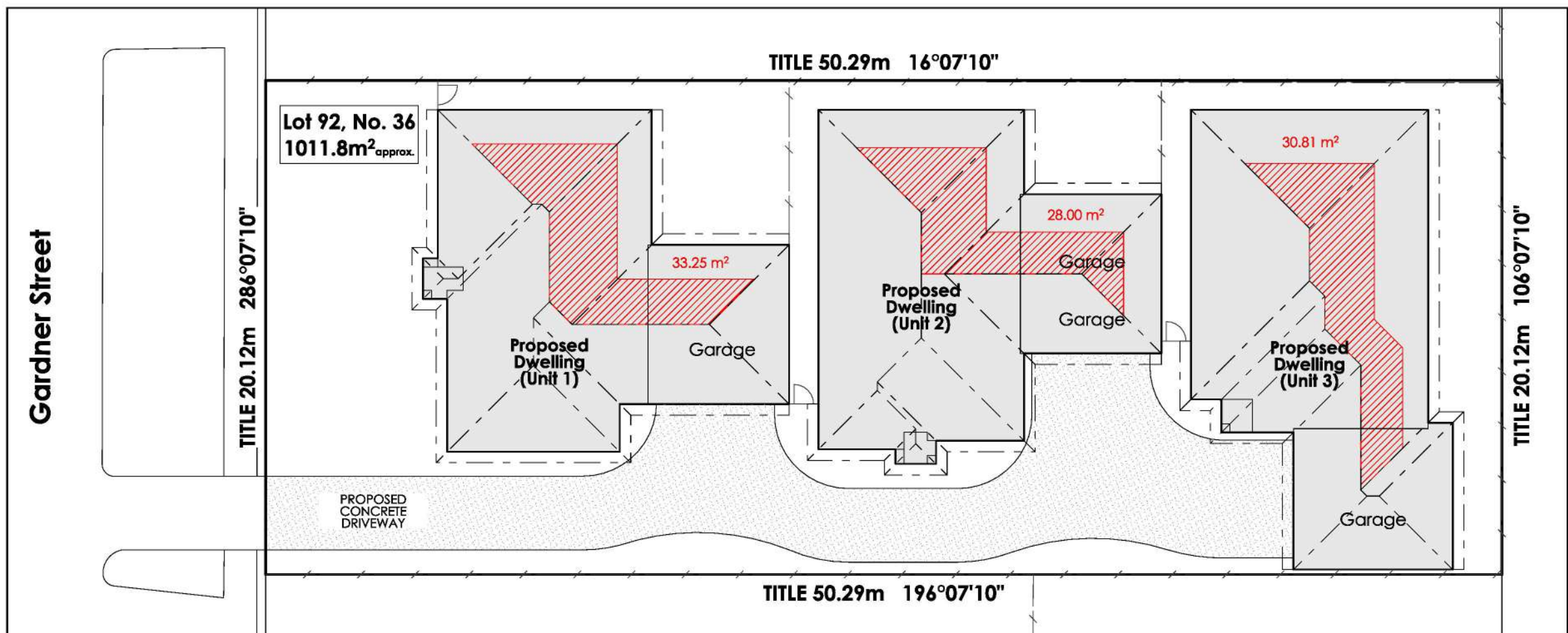


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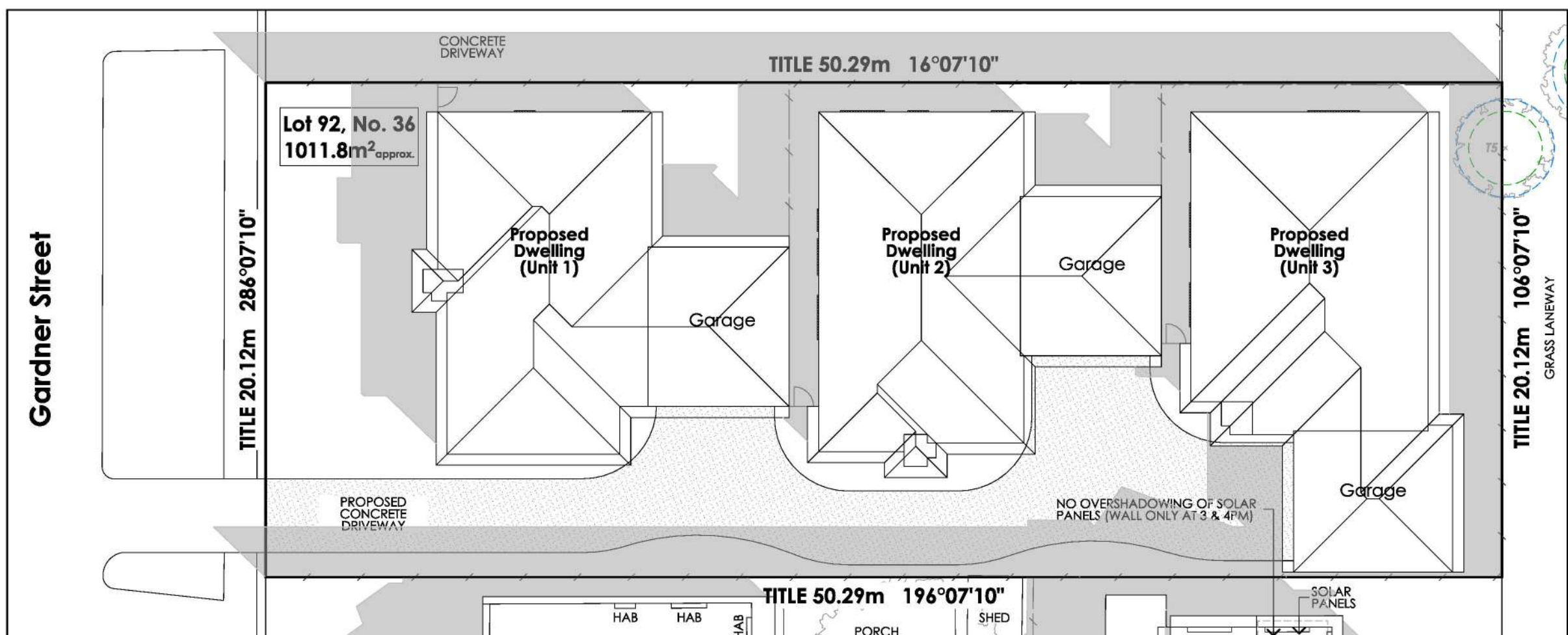
Garden Area Plan 1:200

GARDEN AREA



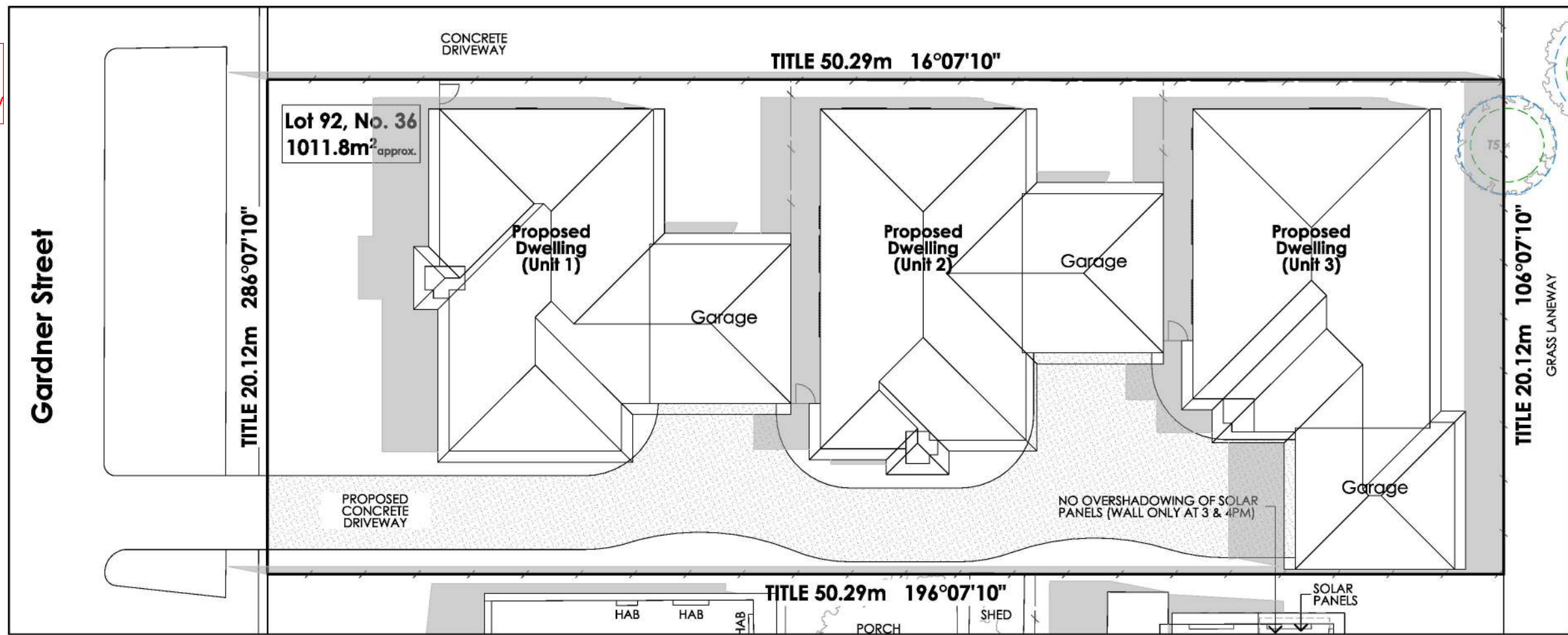
Solar Plan 1:200

ROOFTOP SOLAR ENERGY GENERATION AREA



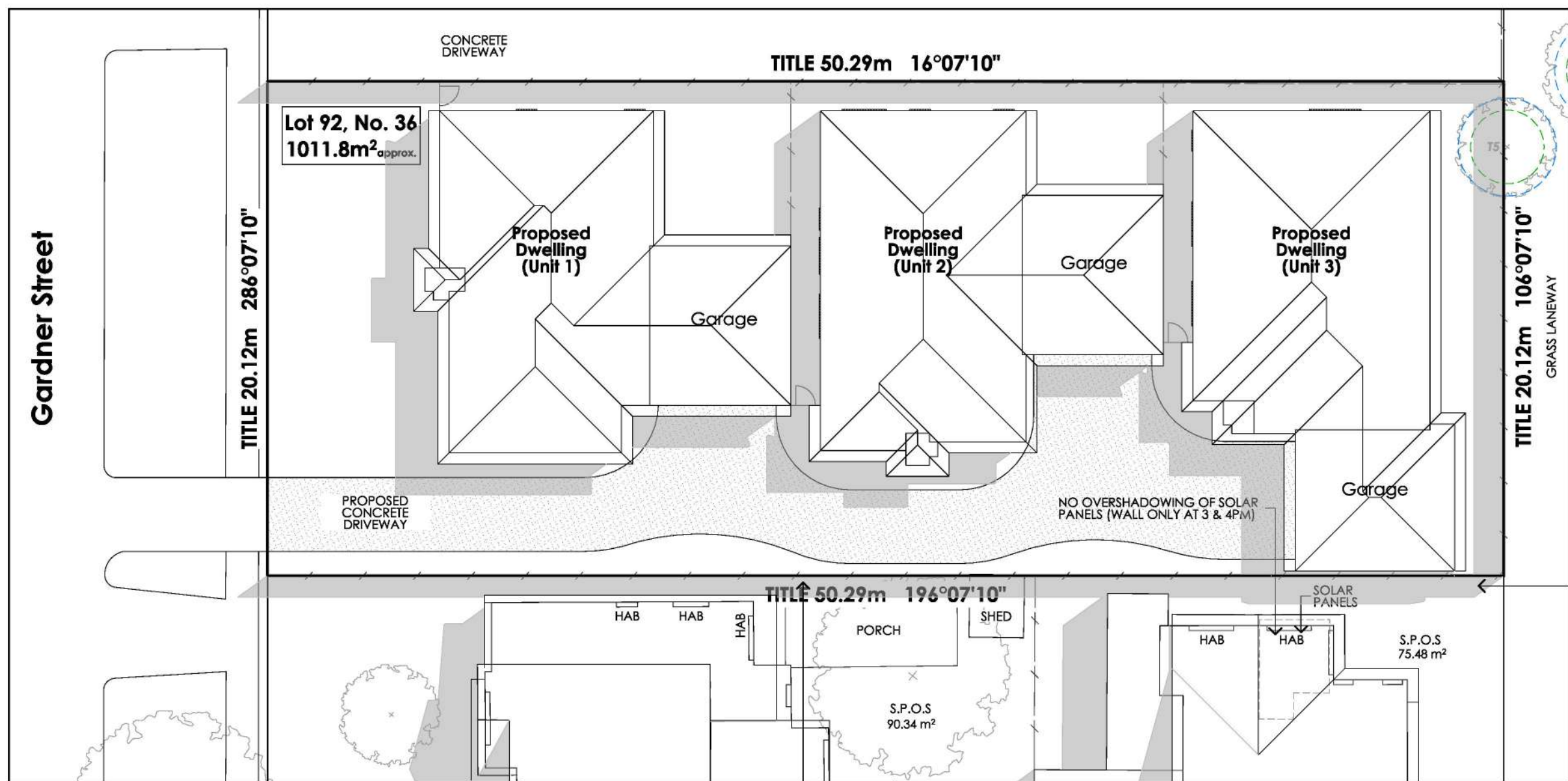
Shadow Diagram - Sept 22nd 9am 1:200

9AM SHADOW CAST BY BUILDINGS



Shadow Diagram - Sept 22nd 11am 1:200

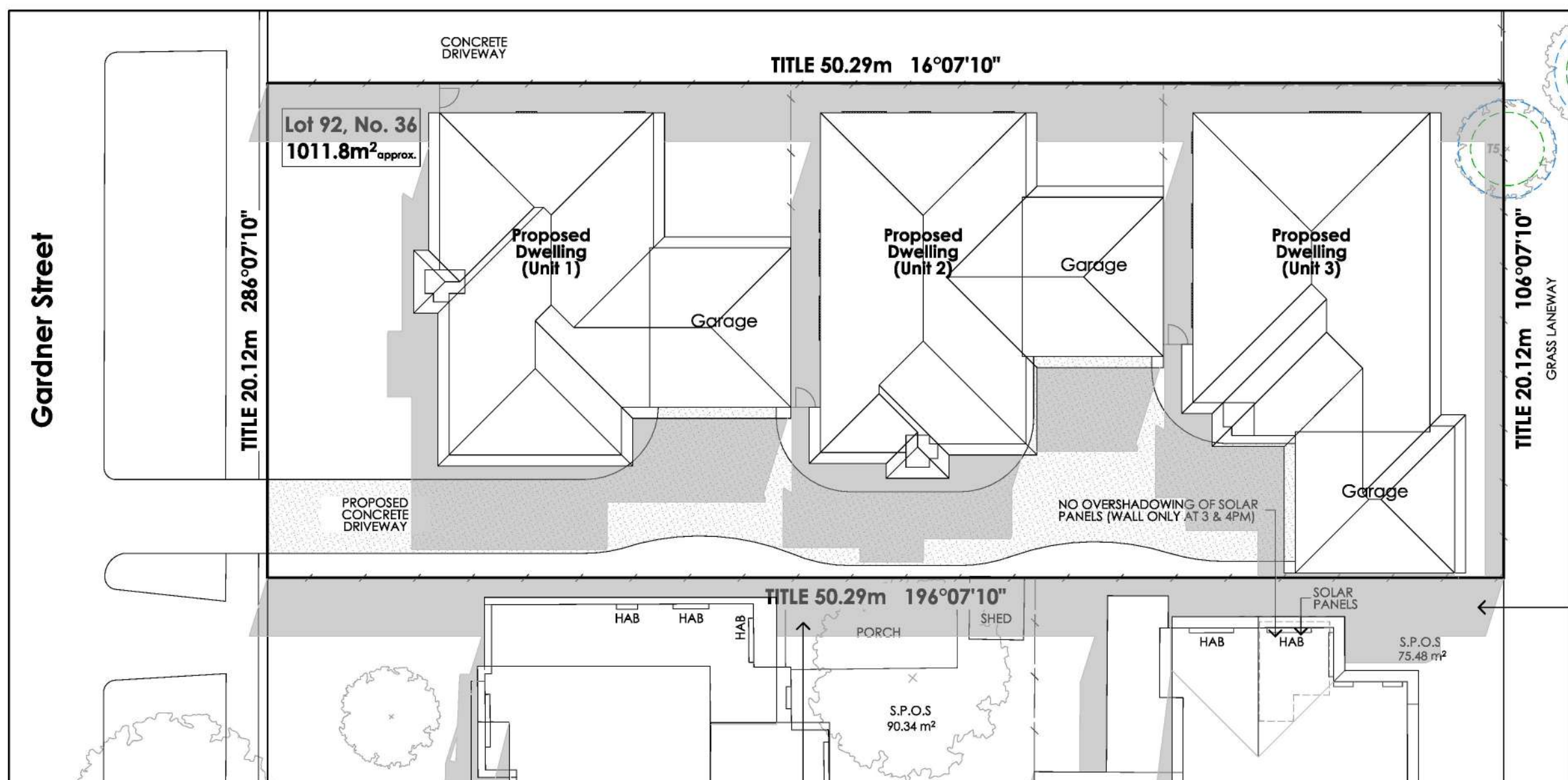
11AM SHADOW CAST BY BUILDINGS



Shadow Diagram - Sept 22nd 1pm 1:200

NO OVERSHADOWING OF S.P.O.S (3m WIDE OR GREATER) AT 1PM

1PM SHADOW CAST BY BUILDINGS



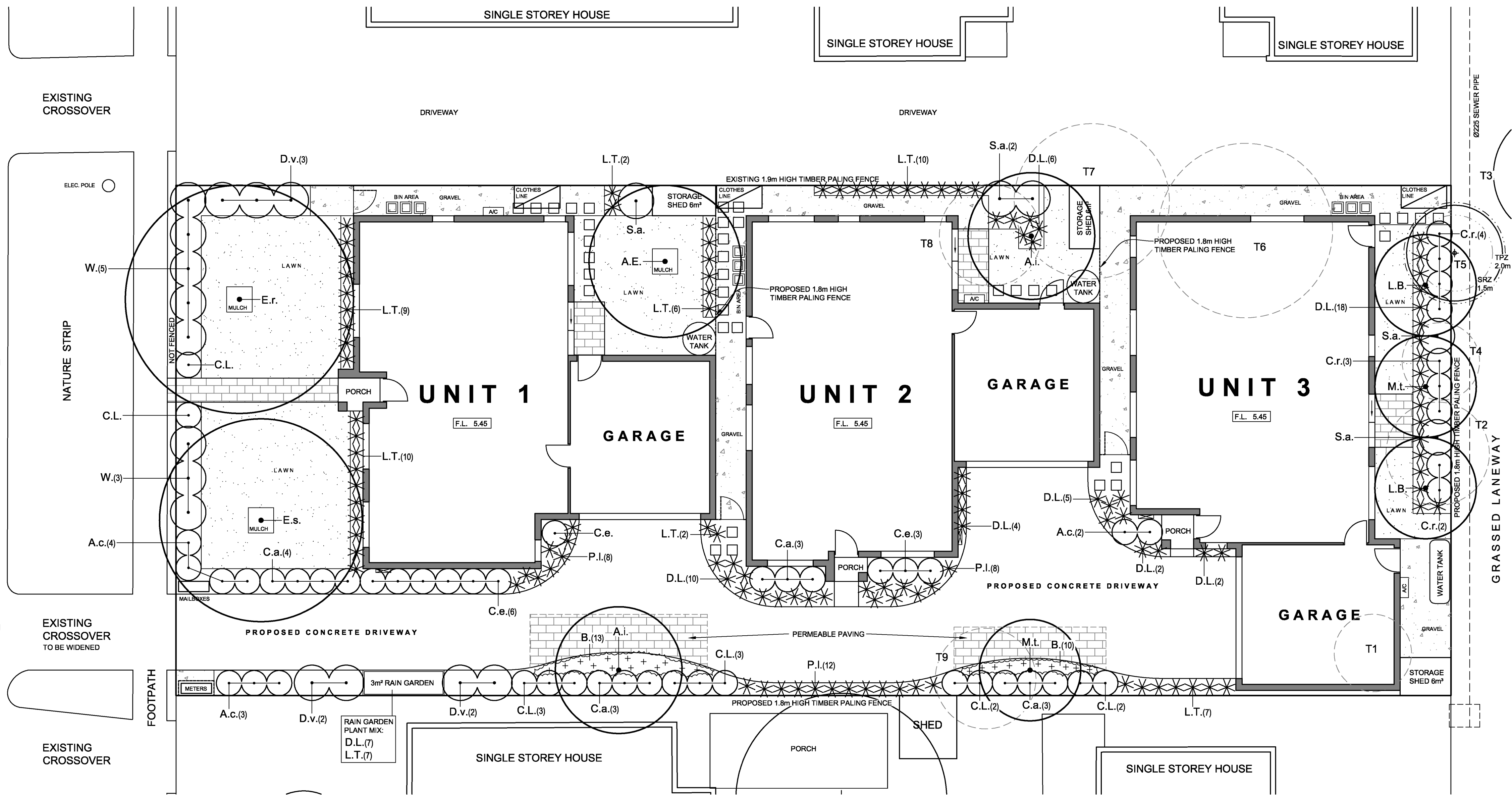
Shadow Diagram - Sept 22nd 3pm 1:200

NO OVERSHADOWING OF S.P.O.S (3m WIDE OR GREATER) AT 3PM

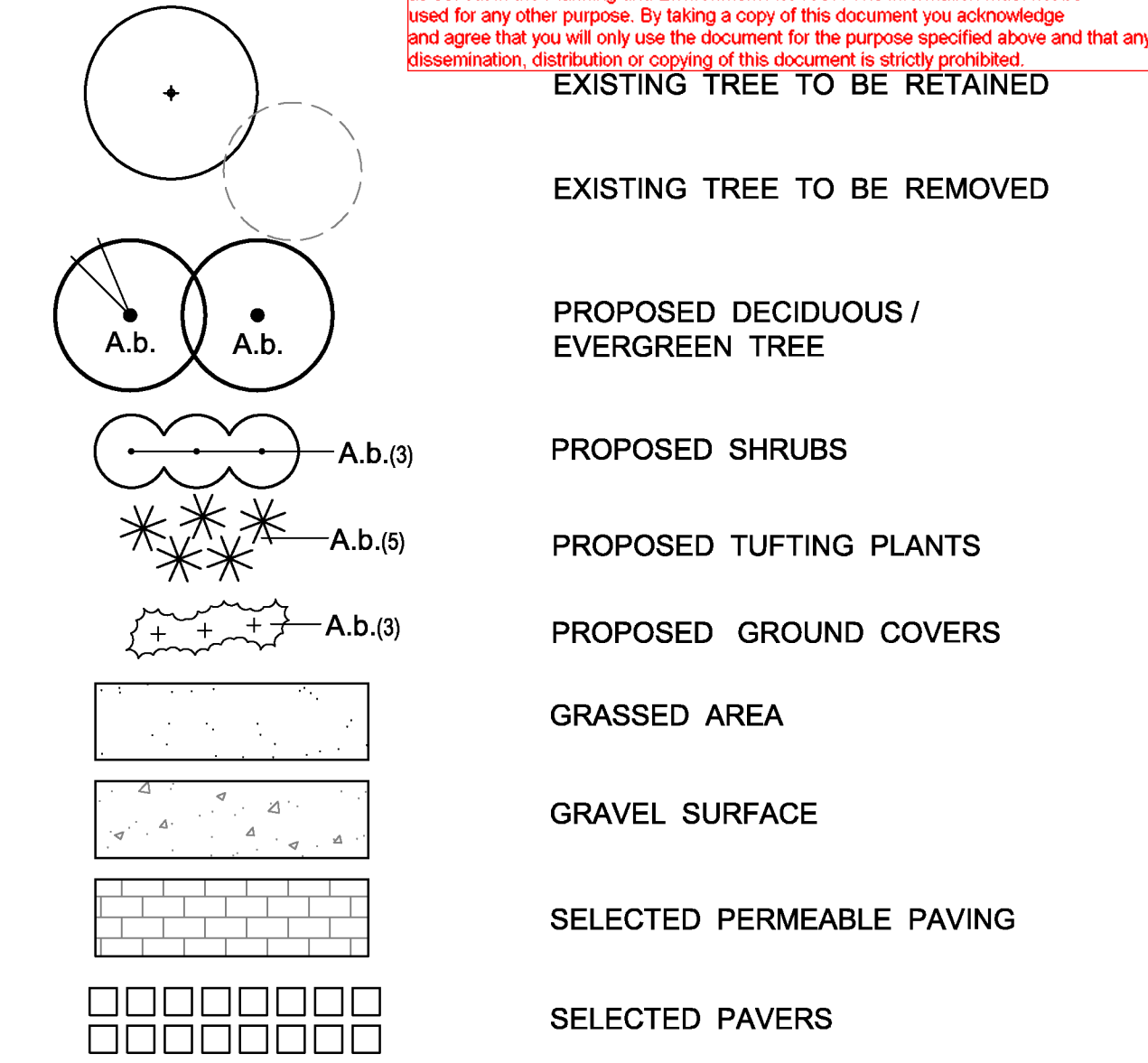
3PM SHADOW CAST BY BUILDINGS

5.98m² OF S.P.O.S (3m WIDE OR GREATER) OVERSHADOWED (7.92%) AT 1PM

18.59m² OF S.P.O.S (3m WIDE OR GREATER) OVERSHADOWED (24.63%) AT 3PM



LEGEND



NOTES

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.

TOPSOIL: Soil, if imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, pH range 6-7. Apply gypsum where necessary.

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

PLANTS AND PLANTING: All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertiliser to each plant hole at the manufacturers specifications. Stake and tie trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in 'figure 8' configuration. Immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.

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.

EDGING: Separate garden bed, gravel and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centres, or similar hard edging.

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

IRRIGATION: The garden areas to be irrigated by an in-ground poly-pipe and emitter dripper system (with an automatic timer).

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.

DISCLAIMER: Bradbury Culina shall not be liable for any damage caused to the existing vegetation retained on and surrounding the site, it is the sole responsibility of the owner or builder. It is the Landscape Contractor's responsibility to locate and prove all services prior to undertaking works and various authorities are to be notified. Should any existing services be damaged during construction works, the contractor shall make arrangement for repairs. All costs for this shall be borne by the contractor.

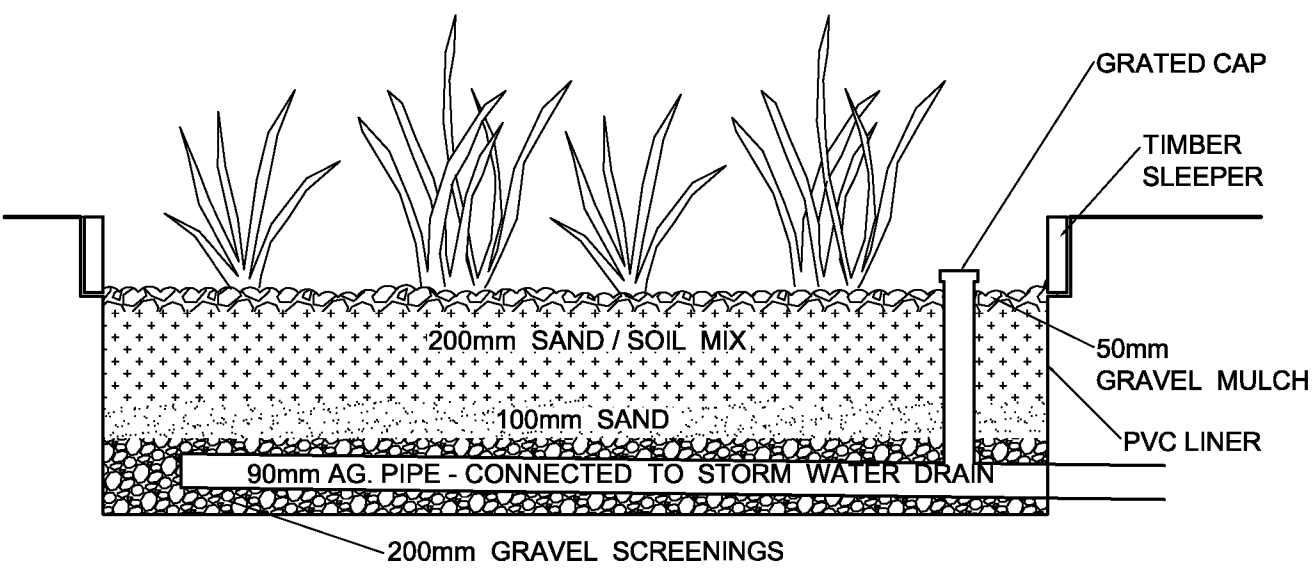
PLANTING SCHEDULE

| CODE | BOTANICAL NAME | COMMON NAME | HEIGHT* | WIDTH* | POT SIZE | QTY |
|---------------------------------|--------------------------------|---------------------------|---------|--------|----------|-----|
| EVERGREEN TREES | | | | | | |
| A.i. | Acacia implexa | Lightwood | 8m | 5m | 2m TALL | 2 |
| E.s. | Eucalyptus scoparia | Wallangarra White Gum | 12m | 8m | 2m TALL | 1 |
| E.r. | Eucalyptus radiata | Narrow Leaf Peppermint | 15m | 9m | 2m TALL | 1 |
| DECIDUOUS TREES | | | | | | |
| A.E. | Acer campestre 'Elsrijk' | Field Maple 'Elsrijk' | 7m | 6m | 2m TALL | 1 |
| L.B. | Lagerstroemia indica 'Biloxi' | Crepe Myrtle 'Biloxi' | 6m | 4m | 2m TALL | 2 |
| M.L. | Malus tschonoskii | Upright Crab Apple | 7m | 4m | 2m TALL | 2 |
| SHRUBS | | | | | | |
| A.c. | Acacia cognata 'Mini Cog' | Wattle 'Mini Cog' | 0.8m | 1.2m | 150mm | 9 |
| C.a. | Correa alba | White Correa | 1.2m | 1m | 150mm | 13 |
| C.e. | Crowea exalata 'Festival' | Crowea 'Festival' | 1m | 0.8m | 150mm | 10 |
| C.L. | Callistemon 'Little John' | Bottlebrush 'Little John' | 1m | 1m | 150mm | 12 |
| C.r. | Correa reflexa | Common Correa | 1.2m | 1.2m | 150mm | 9 |
| D.v. | Dodonaea viscosa 'Purpurea' | Purple Sticky Hop-Bush | 3m | 1.5m | 200mm | 7 |
| S.a. | Syzygium australe 'Elite' | Lilly Pilly 'Elite' | 3m | 1.5m | 200mm | 5 |
| W. | Westringia 'Wynyabbie 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 | 23 |
| D.L. | Dianella 'Little Jess' | Flax Lily 'Little Jess' | 0.4m | 0.5m | 150mm | 54 |
| L.T. | Lomandra longifolia 'Tanika' | Mat-Rush 'Tanika' | 0.6m | 0.7m | 150mm | 53 |
| P.I. | Poa labillardieri | Common Tussock Grass | 0.7m | 0.7m | 150mm | 28 |

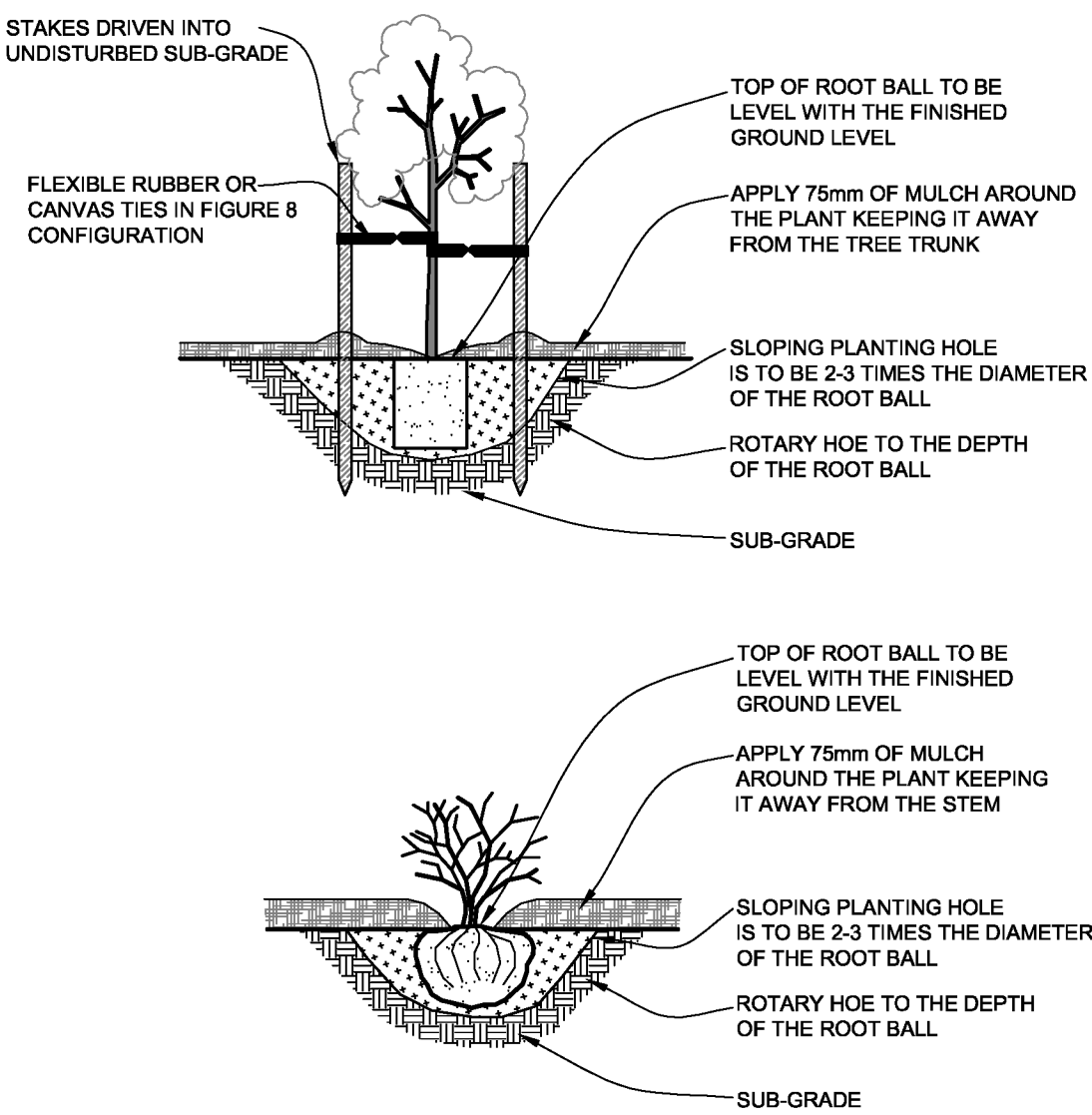
* Denotes height and width at maturity

EXISTING VEGETATION

| CODE | BOTANICAL NAME | SIZE (H x W) | STATUS |
|------|----------------------|--------------|--------|
| T1 | Prunus persica | 4x3m | Remove |
| T2 | Opuntia ficus-indica | 3x4m | Remove |
| T3 | Prunus cerasifera | 5x4m | Retain |
| T4 | Juglans regia | 3x2m | Remove |
| T5 | Prunus cerasifera | 4x3m | Retain |
| T6 | Eriobotrya japonica | 5x4m | Remove |
| T7 | Punica granatum | 4x4m | Remove |
| T8 | Prunus persica | 3x3m | Remove |
| T9 | Prunus cerasifera | 5x4m | Remove |



RAIN GARDEN SECTION - SCALE 1:20

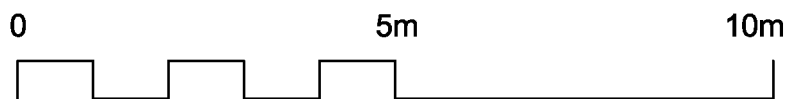
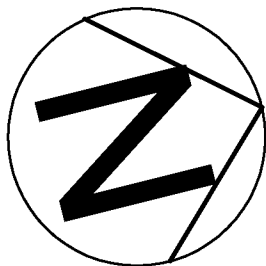


TYPICAL TREE AND SHRUB PLANTING DETAIL
NOT TO SCALE

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LEGEND

- EXISTING CANOPY TREE TO BE RETAINED
- PROPOSED CANOPY TREE
- MATURE CANOPY COVER AREA (WITHIN SUBJECT SITE)
- DEEP SOIL AREAS
- PERMEABLE SURFACE



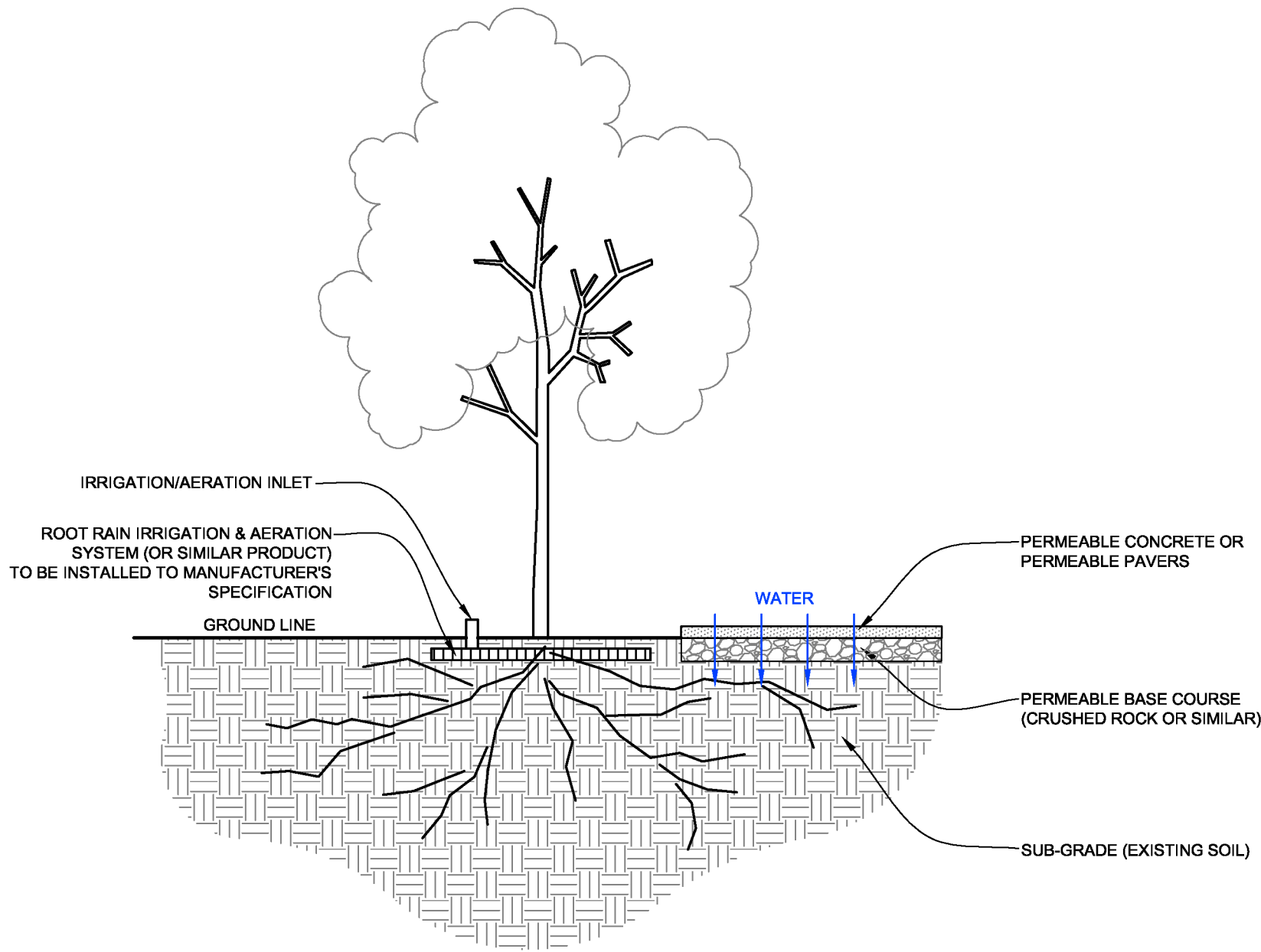
CANOPY TREE SCHEDULE

| CANOPY TREE SCHEDULE | | | | | | | MATURE CANOPY COVER AREA | |
|-----------------------|--------|-------------------------------|------------------------|---------|--------|----------------|---|-----|
| TYPE | CODE | BOTANICAL NAME | COMMON NAME | HEIGHT* | WIDTH* | DEEP SOIL AREA | EXCLUDING OVERLAP & AREAS OUTSIDE OF SITE | QTY |
| PROPOSED CANOPY TREES | | | | | | | | |
| A | L.B. | Lagerstroemia indica 'Biloxi' | Crepe Myrtle 'Biloxi' | 6m | 4m | 12m² 12m² | 10.1m² | 2 |
| A | M.t. | Malus tschonoskii | Upright Crab Apple | 7m | 4m | 12m² 12m² | 10.1m² | 2 |
| A | A.i.-1 | Acacia implexa | Lightwood | 8m | 5m | 16m² 16m² | 14.7m² | 1 |
| A | A.i.-2 | Acacia implexa | Lightwood | 8m | 5m | 16m² 16m² | 18.6m² | 1 |
| A | A.E. | Acer campestre 'Elsrijk' | Field Maple 'Elsrijk' | 7m | 6m | 25m² 25m² | 28.3m² | 1 |
| B | E.s. | Eucalyptus scoparia | Wallangarra White Gum | 12m | 8m | 49m² 49m² | 48.3m² | 1 |
| B | E.r. | Eucalyptus radiata | Narrow Leaf Peppermint | 15m | 9m | 64m² 64m² | 53.1m² | 1 |

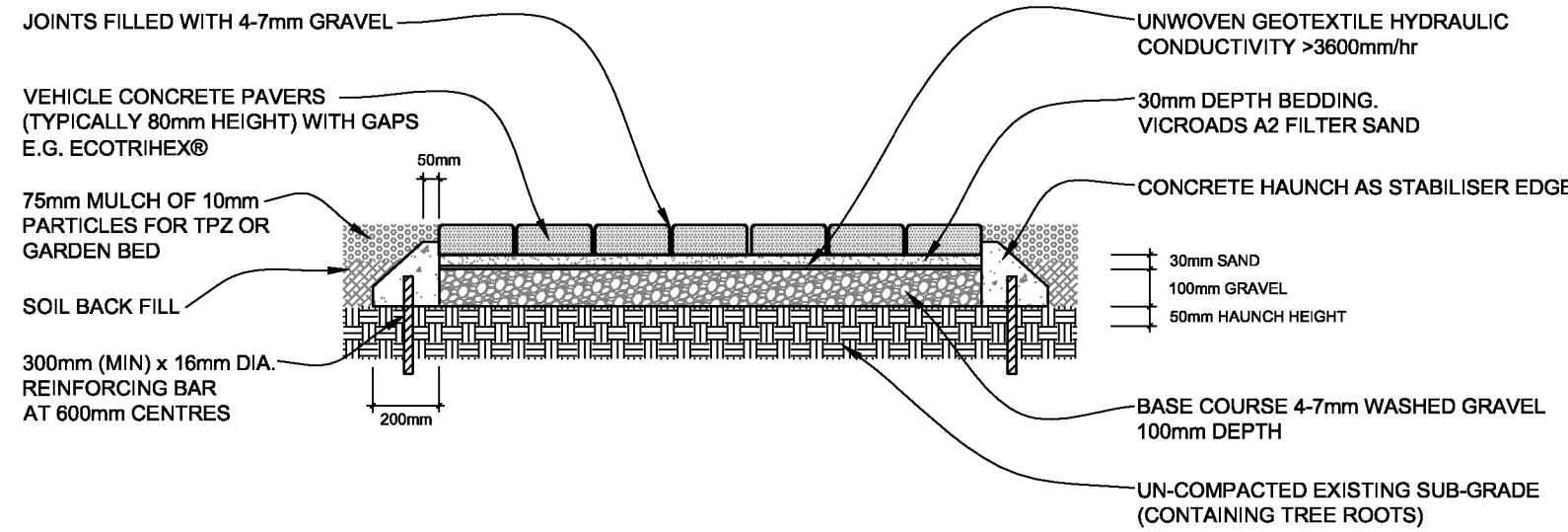
* Denotes height and width at maturity

| | |
|----------------------------------|---------------------|
| Total canopy cover area achieved | 203.4m ² |
|----------------------------------|---------------------|

| | |
|---|----------------------|
| SITE AREA: | 1011.8m ² |
| CANOPY COVER AREA REQUIRED: (20% of site area) | 202.4m ² |
| CANOPY COVER AREA SUPPLIED: (excludes overlap and outside of site) | 203.4m ² |



DEEP SOIL & PERMEABLE DRIVEWAY
NOT TO SCALE



ABOVE GRADE PERMEABLE PAVING
NOT TO SCALE



STORM Rating Report

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TransactionID: 0
Municipality: CARDINIA
Rainfall Station: CARDINIA
Address: 36 GARDNER STREET

KOO WEE RUP
VIC 3981

Assessor: [REDACTED]
Development Type: Residential - Multiunit
Allotment Site (m2): 1,011.80
STORM Rating %: 100

| Description | Impervious Area (m2) | Treatment Type | Treatment Area/Volume (m2 or L) | Occupants / Number Of Bedrooms | Treatment % | Tank Water Supply Reliability (%) |
|-------------|-------------------------|------------------|---------------------------------------|--------------------------------------|-------------|---|
| UNIT ONE | 153.40 | Rainwater Tank | 3,000.00 | 3 | 91.40 | 97.00 |
| UNIT TWO | 151.50 | Rainwater Tank | 3,000.00 | 3 | 91.80 | 97.00 |
| UNIT THREE | 161.70 | Rainwater Tank | 3,000.00 | 3 | 89.80 | 97.00 |
| DRIVEWAY | 174.40 | Raingarden 100mm | 3.00 | 0 | 125.40 | 0.00 |

Date Generated: 28-May-2025

Program Version: 1.0.0