3 USE AND DEVELOPMENT OF THE LAND (IN STAGES) FOR A PLACE OF WORSHIP AND FOOD & DRINK PREMISES (RESTAURANT), BUILDINGS AND WORKS WITHIN THE LAND SUBJECT TO INUNDATION OVERLAY, BUSINESS IDENTIFICATION SIGNAGE AND A REDUCTION IN CAR PARKING AT L4 LP57429, 30 TIVENDALE ROAD, OFFICER VIC 3809

FILE REFERENCE INT1929107

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Emily Cook

RECOMMENDATION

That Planning Permit **T180460** be issued for the **use and development of the land (in stages) for a place of worship and food & drink premises (restaurant), buildings and works within the Land Subject to Inundation Overlay, business identification signage and a reduction in car parking** at **L4 LP57429, 30 Tivendale Road, Officer VIC 3809** subject to the conditions attached to this report.

Attachments

1	Locality Map	1 Page
2	Development Plans	18 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.:	**T180460.**
APPLICANT:	**Land Use Town Planning Service - Peter Tesdorpf.**
LAND:	**L4 LP57429, 30 Tivendale Road, Officer VIC 3809.**
PROPOSAL:	Use and development of the land (in stages) for a place of worship and food & drink premises (restaurant), buildings and works within the Land Subject to Inundation Overlay, business identification signage and a reduction in car parking.
PLANNING CONTROLS:	Urban Growth Zone – Schedule 3. General Residential Zone. Development Contribution Plan Overlay – Schedule 4. Land Subject to Inundation Overlay.
NOTIFICATION & OBJECTIONS:	N/A – The application is exempt from notice and review in accordance with Clause 37.07-13 of the Urban Growth Zone.
KEY PLANNING CONSIDERATIONS:	Officer Precinct Structure Plan & Development Contribution Plan (September 2011), Clause 52.05 Signs, Clause 52.06 Car Parking and Clause 13.02-1S Bushfire Planning.

RECOMMENDATION: Grant Planning Permit T180460 subject to conditions.

BACKGROUND:

The applicant first approached Council in relation to developing the site for a Church in 2016. Council Officers provided pre-application advice and undertook a number of meetings with the applicant. During 2016 and 2017 Council Officers provided general advice relating to the zoning, overlays and Officer Precinct Structure Plan (September 2011) requirements. This included information relating to land required for encumbered and unencumbered open space land, the construction of a shared path and obligations in relation to the Officer Development Contribution Plan (September 2011). In 2017, Council provided further advice in relation to planning permit application requirements.

SUBJECT SITE

The site is located on the east side of Tivendale Road approximately 275m north of the Princes Highway in Officer. The lot is generally rectangular with an approximate width of 49m and length of 207m. The site has a total area of 10,143sqm.

The site slopes from the north-west to south-east and is burdened by a drainage easement along the eastern (rear) boundary.

The site contains an existing dwelling and outbuilding in the western portion of the site with two crossovers and a circular driveway providing access to Tivendale Road. The site includes some scattered vegetation in the western (front) setback and surrounding the dwelling.

The main characteristics of the surrounding area are:

- North: Existing residential lots and dwellings, undeveloped land currently used for farming/grazing, Minaret College and Berwick Grammar School. It is noted that Council has recently approved planning permits for residential subdivision adjoining the site to the north at 60 and 46 Tivendale Road, Officer.
- East: Officer Creek, undeveloped land currently used for farming/grazing and Starling Road.
- West: Tivendale Road, existing residential lots and Officer Primary School.
- South: Existing residential lots, Officer Town Hall, Officer Church, the Coles Service Station Development, the SJB Building and the Princes Highway.

PROPOSAL

The proposal is for the use and development of the land (in stages) for a place of worship and food & drink premises (restaurant), buildings and works within the Land Subject to Inundation Overlay, business identification signage and a reduction in car parking.

<u>Uses</u>

Place of Worship

- The place of worship is proposed to cater for 522 patrons/seats.
- Hours of operation:
    - Monday to Friday 8.00am – 10.30pm
    - Saturday 9.00am – 10.30pm
    - Sunday 9.00am – 10.00pm

Restaurant (food & drink premises)

- Cater for 85 patrons/seats.
- Operate from Monday to Saturday 8.30am - 4.30pm

Built Form

The proposal includes the construction of a single building in two stages.

Stage 1 includes an auditorium, kitchen, bathrooms, food and drink area, foyer, multi-purpose room and crèche/play space. It is noted that while an area is nominated crèche/play space area the application is not for a child care centre. The space is ancillary to the use as a place of worship (ie used by patrons attending the venue) and is not therefore a child care centre business.

Stage 2 includes staff rooms, meeting rooms, multi-purpose spaces and is located east of Stage 1.

The building presents as single storey to Tivendale Road increasing to a maximum height of 12.5m above the auditorium.

Reserve

The proposal includes the provision of approximately 1,458sqm of encumbered open space (Melbourne Water Drainage Reserve) and 486sqm of unencumbered open space (Council Linear Reserve). This is land required in accordance with the Officer Precinct Structure Plan (September 2011). A 2.5m shared path is to be constructed within the Council Linear Reserve. A 1.5m high open-style (pool) fence is proposed to be erected between the proposed car park and the Council Linear Reserve.

Access/Car Parking

The proposal includes a 5.5m access way constructed along the northern boundary of the site. A total of 157 car parking spaces are provided to the rear (east) of the proposed building, representing a reduction of 33 spaces (17%).

The car park includes alterative line marking (basketball court) to be utilised in off peak times.

All car parking and access ways form part of Stage 1.

Vegetation Removal

The proposal does not include the removal of any vegetation which requires planning approval and does not include the removal of any vegetation within Tivendale Road.

Signage

The proposal includes the erection of two (2) business identification signs along the western property boundary (fronting Tivendale Road).

Sign 1: Proposed Street Signage (Stage 1)

- Is a steel sign mounted to the building frontage. The sign is a circle with a maximum diameter of 2m. Sign will be located 0.8m above ground level and identify the place of worship. Sign to be externally illuminated from garden bed up-light.

Sign 2: Proposed Steel Cross (Stage 1)

- Is a steel cross (galvanised finish) with a maximum height of 9m and a maximum width of 4.6m located 1.5m from the front (western property boundary).

PLANNING SCHEME PROVISIONS

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.02-2S Structure Planning

- Clause 11.02-3S Sequencing of development
- Clause 11.03-2S Growth Areas
- Clause 13.02-1S Bushfire Planning
- Clause 13.03-1S Floodplain Management
- Clause 13.07-1S Land Use compatibility
- Clause 14.02-1S Catchment planning and management
- Clause 15.01-1S Urban Design
- Clause 15.01-2S Building Design
- Clause 19.02-3R Cultural Facilities Metropolitan Melbourne

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03-2 Urban Growth Area
- Clause 21.06-1 Design and Built Form

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.05 Signs
- Clause 52.06 Car Parking
- Clause 65 Decision Guidelines
- Clause 66.02 Use and Development Referrals
- Officer Precinct Structure Plan (September 2011)
- Officer Development Contributions Plan (September 2011)
- Officer Native Vegetation Precinct Plan (September 2011)

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion
- Improved Safety
- Reduce Obesity

Zone

The land is subject to the Urban Growth Zone – Schedule 3 with the Applied Zone being the General Residential Zone.

Overlays

The land is subject to the following overlays:

- Development Contribution Plan Overlay – Schedule 4
- Land Subject to Inundation Overlay

PLANNING PERMIT TRIGGERS

The proposal for the **use and development of the land (in stages) for a place of worship and food & drinks premises (restaurant), buildings and works within the Land Subject to Inundation Overlay, business identification signage and a reduction in car parking** requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-3 of the General Residential Zone a planning permit is required to use the land as a place of worship (given the gross floor area exceeds 250sqm and the site does not adjoining a road in a Road Zone).
- Pursuant to Clause 32.08-3 of the General Residential Zone a planning permit is required to use the land for a Restaurant.
- Pursuant to Clause 32.08-8 of the General Residential Zone a planning permit is required for buildings and works for a Section 2 Use (place of worship and food & drink premises (restaurant)).
- Pursuant to Clause 44.04-1 of the Land Subject to Inundation Overlay a planning permit is required to carry out works.
- In accordance with Clause 32.08-13 of the General Residential Zone the signage provisions of Clause 52.05-13 (Category 3 – High Amenity Areas) apply to the subject site. Clause 73.02 of Sign Terms defines 'business identification signage' as:

  > *A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.*

  The proposal therefore provides for the definition of business identification signage and in accordance with to Clause 52.05 of Signs, a planning permit is required for business identification signage.
- Pursuant to Clause 52.06 Car Parking, a planning permit is required to reduce the specified car parking rate.

PUBLIC NOTIFICATION

Pursuant to Clause 37.07-13 of the Cardinia Planning Scheme the proposal is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act 1987*.

Clause 37.07-13 states that:

> *"An application under clause any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act., unless the schedule to this zone specifies otherwise".*

The application is considered to be generally in accordance with the Officer Precinct Structure Plan (PSP) which applies to the subject site (discussed below). Schedule 3 to this zone (which applies to the subject site) does not include any clauses which prevent this exemption. The proposal is therefore considered to meet the exemption of Clause 37.07-13 and is not required to be advertised.

REFERRALS

Melbourne Water
The application was referred to Melbourne Water as a statutory referral who had no objection to the proposal subject to conditions.

Transport for Victoria
The application was referred to the Head of Transport for Victoria as a statutory referral who had no objection to the proposal and did not require any conditions to be included on the permit.

DISCUSSION

The applicant submitted various background reports in support of the application including: a Site Contamination Assessment, Hydrological Impact Assessment, Geotechnical Investigation Report, Cultural Heritage Advice and Arboriculture Assessment & Report. All reports confirmed the site is suitable for the proposed use.

The applicant has provided a Landscape Plan to the satisfaction of Council's Landscaping Department and a draft Waste Management Plan (a revised Waste Management Plan is recommended as a condition on a permit).

General Residential Zone

The proposed use for a **place of worship and food & drinks premises (restaurant),** is considered to be compatible with surrounding existing residential use and future increased residential use. The site is located on a Connector level street (Tivendale Road) and as such is capable of accommodating the increased traffic generation. The applicant provided a Traffic Engineering Assessment in support of the application. This report found that the car parking demand generated by the proposal will be met by the 157 car parking spaces provided and, that the impact of the development on the operation of the Tivendale Road/Princes Highway intersection is acceptable as it does not detract from the safety of the intersection.

The proposal will service local community needs by providing a place of worship (and associated restaurant). The proposal is considered to be of a scale and intensity that is appropriate for the area. The design and height of the proposed building provides for visual interest. A minimal setback from Tivendale Road maximises activation and passive surveillance to this street.

The submitted landscape plan provides for the re-vegetation of the site and retention of all existing street trees within Tivendale Road. Adequate car parking and access have been provided and, a revised waste management plan (required as a permit condition) will ensure appropriate loading and refuse collection. The additional traffic is not expected to detract from the safe and efficient operation of the area as discussed above.

Officer Precinct Structure Plan (September 2011)

The proposal satisfies a number of objectives of the Officer PSP relating to urban design, employment and community facilities through:

- The minimal setback (1.9m) of the building from Tivendale Road, which provides activation of this street frontage.
- The proposed articulation, varied building heights and materials which will contribute to visual amenity of the streetscape.
- Employment opportunities for the precinct.
- Provision of a community facility for residents within the Officer and surrounding community.

The PSP includes land for public open space within the subject site. The proposal provides for both the Melbourne Water Drainage Reserve (encumbered) and Council Linear Reserve (unencumbered) as shown in the Officer PSP. This land is required (via permit conditions) to be transferred to Council. It is noted that all land will be transferred to Council who will then seek a maintenance agreement with Melbourne Water for the drainage reserve area.

The subject site does not contain any vegetation identified in the Officer NVPP as significant. All vegetation can therefore be removed without a planning permit.

Development Contribution Plan Overlay – Schedule 4 & Officer Development Contributions Plan (September 2011)

<u>Development Contribution Levy</u>

Part 3B of the Planning and Environment Act 1987 outlines the statutory provisions relating to development contributions. This allows for the creation and implementation of Development Contribution Plans (DCPs) for purpose of levying contributions to provide works, services and facilities. The Officer Development Contribution Plan has been prepared and applies to the subject site.

The Officer DCP has been created to fund a range of physical and social infrastructure for the Precinct. Each development within the precinct is required to pay the applicable levy (based on the amount of land which is being developed). This money is then used to deliver the relevant infrastructure items. However, not all infrastructure is funded through the DCP and other localised items are required to be provided by relevant land holders.

Pursuant to Clause 45.06-2 of the Cardinia Shire Planning Scheme the permit will require payment of the Development Contribution Levy. Council does not have discretionary powers in relation to this requirement.

Land Items

In accordance with the Officer Precinct Structure Plan and Development Contributions Plan (September 2011) the site contains land forming part of both a Melbourne Water Drainage Reserve (encumbered open space) and a Council Linear Reserve/Trail Network (unencumbered open space).

30m of land (measured from the eastern/rear property) is required as part of the Melbourne Water Drainage Reserve and 10m of land (measured from the Melbourne Water Drainage Reserve) is required as part of the Council Linear Reserve/Trail Network.

The proposal therefore includes the provision of this land. It is noted that the land will be vested in Council who will then enter into an applicable maintenance agreement with Melbourne Water.

Development Construction Items

The proposal triggers the delivery of a footpath along the eastern side of Tivendale Road (adjoining the subject site only). It is noted that this is an Officer Development Contribution Plan item and therefore the cost of delivery is credited against the applicable Development Contribution Levy owing as a result of the development.

The proposal also triggers the construction of a 2.5m shared path within the Council Linear Reserve/Trail Network. It is noted that this is a localised infrastructure requirement (not a Development Contribution Plan item) and therefore is not creditable against the applicable Development Contribution Plan Levy.

Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay applies to part of the subject site. The application includes the provision of the land required as encumbered open space (drainage reserve) and was referred to Melbourne Water who have consented to the proposal (subject to conditions).

Clause 13.02 Bushfire

The applicant submitted a Bushfire Risk Assessment (Practical Ecology, ecological restoration & consulting, Bushfire Risk Assessment: Follow Baptist Church 30 Tivendale Road, Officer, October 2018) in support of the application. This assessment found:

> *The bushfire hazard landscape assessment determined that the immediate surroundings posed very little threat to the site as the majority of it is residential or urban and/or pasture.*
>
> *When assessing these conditions against the requirements of Clause 52.03; we determined that no changes were required to the proposed layout or design to respond to bushfire threat apart from a BAL-19 Construction Standard as per AS3959-2009.*
>
> *The surrounding landscape is also Urban Growth Zone with several residential subdivisions observed so we can expect the bushfire risk to be reduced as development continues (this may allow for BAL-12.5 construction but this decision will be left to the CFA and/or the relevant governing authority).*

The report specifically specifies that the appropriate BAL rating should be determined by the 'relevant governing authority'. Building surveyors are required to determine appropriate BAL ratings when issuing building permits. It is therefore considered that the appropriate mechanism/authority is the building surveyor and no planning permit conditions are required. This was confirmed by Council's Building Department.

Clause 52.05 Signs

The proposed signage is not expected to detract from the residential character of the area and is compatible with the proposed use. The proposed signage is integrated into the built form and is reasonably required for business identification. Signage will not be visible from the adjoining open space (drainage reserve). The size of the proposed signage and steel cross reflects the proposed use of the site. Given the location of the

signage within the centre of the site the proposed illumination is not expected to detract from the amenity of the area or adjoining land.

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, 190 car parking spaces are required for the proposed uses (place or worship and restaurant). A total of 157 spaces are proposed and therefore a reduction of 33 spaces (17%) is sought.

The submitted Traffic Impact Assessment found that the restaurant will predominately operate as an ancillary use to the church and will not generate additional parking demands. During the restaurants regular operating times, it will generate in the order of 10 car spaces. During these times, parking demands associated with church planning, pastoral work and various prayer group sessions will generate significantly lower parking demands.

The application has been referred to Council's Traffic Department who consented to the application including the reduction of car parking.

CONCLUSION

The proposed **use and development of the land (in stages) for a place of worship and restaurant, buildings and works within the Land Subject to Inundation Overlay, business identification signage and a reduction in car parking** is consistent with the purpose and objectives of the Officer Precinct Structure Plan and Development Contributions Plan (September 2011), Clause 53.01 Public Open Space Contribution and Subdivision, the Land Subject to Inundation Overlay, Clause 13.02 Bushfire, Clause 52.05 Signs and Clause 52.06 Car Parking which apply to the subject property. The proposal is considered acceptable and as such should be accepted.

CONDITIONS

1. *The use and development of land must be generally in accordance with the plans endorsed under this permit and subject to the conditions set out in this permit.*
2. *The layout of the use, development and access as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.*
3. *The development of the land must proceed in the order of stages shown on the endorsed plans except with the prior written consent of the Responsible Authority.*
4. *Once the development of each stage starts, it must be continued and completed to the satisfaction of the Responsible Authority.*
5. *Except with the written consent of the Responsible Authority, the use of the land for a place of worship may only operate Monday to Sunday (including public holidays) between 8.00am - 10.30pm.*
6. *Except with the written consent of the Responsible Authority, the use of the land for a food & drink premises (restaurant) may only operate Monday to Saturday (including public holidays) between 8.30am - 4.30pm.*
7. *Except with the written consent of the Responsible Authority, a maximum of 522 patrons associated with the use of the land for a place or worship and a maximum of 85 patrons associated with the use of the land for a food & drink premises (restaurant) are permitted on the land at any time.*
8. *Before the development starts, as defined by the issue of a building permit under The Building Act, 1993 unless some other time has been agreed with the Collecting Agency, a Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan.*
9. *Before the commencement of any buildings and works, land shown as encumbered and unencumbered open space in the Officer Precinct Structure Plan and Development Contribution Plan must be vested in the Responsible Authority. Encumbered open space must include an easement in favour of Melbourne Water.*

Within four (4) weeks of the registration of the plans at the Land Titles Office, a Certificate of Title for all land vested in the Responsible Authority must be sent to the Responsible Authority.

10. *Before the commencement of any buildings and works, a Public Infrastructure Plan (PIP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the PIP must be implemented to the satisfaction of the Responsible Authority.*

    The PIP must show the proposed location, type, staging and timing of delivery of all infrastructure on the land which is identified in the Officer Precinct Structure Plan and Development Contributions Plan, or which is otherwise reasonably required on or to the land or on any other land as a result of the development of the land. Without limiting the extent of what must be shown on and in the PIP it must include the following to the satisfaction of the Responsible Authority:

    a. Upgrade of Tivendale Road (eastern footpath only).
    b. Provision of land for encumbered and unencumbered open space.
    c. Construction of 2.5m wide shared path within unencumbered open space.
    d. The staging sequence
    e. The land which is required to be set aside for infrastructure identified in the DCP or the PSP including land required for public open space and community facilities and any proposed reconciliation payment in respect of the land having regard to its value set out in the DCP.
    f. Subject to the consent of the Collecting Agency, any infrastructure works set out in the DCP which can be provided 'in lieu' of development contributions in accordance with the DCP.
    g. The effects of the provision of infrastructure on the land or any other land.
    h. Any other item considered relevant by the Responsible Authority unless otherwise agreed in writing by the Responsible Authority.

    The PIP may be amended with the written consent of the Responsible Authority.

11. Before the commencement of any buildings and works, or any other time agreed to in writing by the Responsible Authority, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:

    a. The implementation of the Public Infrastructure Plan approved under this permit.
    b. The timing of any payments to be made to the owner in respect of any infrastructure project having regard to the availability of funds in the DCP.

    The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the Responsible Authority).

12. Before the commencement of any buildings and works, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must:

    a. Be prepared by a suitably qualified expert.
    b. Provide detail of the proposed arrangements for collection of waste from the land. Private waste collection is required.

13. All waste generated by the use of the land must be managed in accordance with the Waste Management Plan for the land approved by the Responsible Authority.

14. Before the commencement of any buildings and works, drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

    Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a

standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

15. Before the commencement of any buildings and works:
    a. Tree Protection Fencings (TPF) must be installed for all trees shown on plans endorsed under this permit as being retained, in accordance with specifications contained within the Arboriculture Assessment & Report (Glenn Waters, Follow Baptist Church, 30 Tivendale Road, Officer, 31 October 2017), to the satisfaction of the Responsible Authority and,
    b. Within 100m of the edge of any waterbody to be retained, a highly visible fence is to be installed 20m from the edge of the waterbody.
16. Before the installation of any zebra crossing, a Memorandum of Authorisation must be obtained from VicRoads.
17. Before the use commences the following must be constructed in accordance with approved detailed design (engineering plans) and the Officer Development Contribution Plan to the satisfaction of the Responsible Authority:
    a. A footpath within Tivendale Road (eastern side) from the northern to the southern property boundary.
    b. A 2.5m shared path within the unencumbered open space from northern to the southern property boundary.
18. *Before the use commences:*
    a. All existing structures (including but not limited to dwellings, outbuildings and septic systems) must be removed from the land. All existing septic tank and septic tank systems (including fittings and fixtures) must be removed, the tank contents must be pumped out and the existing waste water treatment system must be decommissioned by a plumber to the satisfaction of the Responsible Authority.
    b. The premises are connected to reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
    c. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
    d. Line marking for car parking and basketball/sporting must be clear differentiated to the satisfaction of the Responsible Authority.
    e. No standing signs are to be installed within Tivendale Road adjacent to the subject site as directed by the Responsible Authority.
    f. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
    g. All fencing along a common boundary with land which is or intended to become public open space must be provided in a manner which is consistent with the Officer Precinct Structure Plan and the plans endorsed as part of this planning permit, to the satisfaction of the Responsible Authority. Fencing must be visually transparent.
    h. The landscape works shown on the approved detailed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority.
    i. A bin storage area must be provided and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
19. The use and development must be managed so that the amenity of the area is not detrimentally affected through the:

a. Transport of materials, goods or commodities to or from the land.

b. Appearance of any building, works or materials.

c. Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

d. Presence of vermin.

To the satisfaction of the Responsible Authority.

20. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.

21. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

22. All external plant and equipment must be acoustically treated or placed in sound proof housing to reduce noise to a level satisfactory to the Responsible Authority.

23. The loading and unloading of goods from vehicles must only be carried out on the land within the designated loading bay/s on the endorsed plans and must not disrupt the circulation and parking of vehicles on the land.

24. All rooftop plant and equipment (including air conditioning units, heating units and hot water systems) must be concealed or screened from general view to the satisfaction of the Responsible Authority.

25. The landscaping shown on the endorsed landscape plan must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.

26. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.

27. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.

28. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.

29. All design and construction must be in accordance with the Geotechnical Investigation Report (GeoAust, Job No: 5767-2-R, 16 March 2018).

30. All design and construction must be in accordance with the Hydrological Assessment (Valenza Engineering Pty Ltd, 30 Tivendale Road, Officer, 28 February 2018) and the Hydrogeological Assessment Addendum Letter (Valenza Engineering Pty Ltd, Follow Baptist Church, 30 Tivendale Road - Officer – completed 5 October 2018).

<u>Signage Conditions</u>

31. No signs other than those allowed by this permit or the planning scheme may be displayed on the subject land without the written consent of the Responsible Authority.

32. The location and details of the signs, including those on the supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the Responsible Authority.

33. Sign/s must not be illuminated by external or internal light except as approved by this permit or with the written consent of the Responsible Authority

34. The illumination of the sign/s must not detrimentally affect the amenity of the area through the emission of unreasonable levels of light beyond the boundary of the subject land.

35. The sign/s must not contain any flashing light.

36. The sign/s must be displayed and maintained to the satisfaction of the Responsible Authority.

Melbourne Water Conditions:

37. Prior to vesting the encumbered and unencumbered open space on this property, as stated in the Officer Precinct Structure Plan, to Council, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and storm water from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.
38. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses.
39. Prior to vesting the encumbered and unencumbered open space on this property, as stated in the Officer Precinct Structure Plan, to Council, a stormwater management strategy including associated modelling must be submitted and approved by Melbourne Water and Council.
40. Stormwater runoff from the subdivision must achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
41. All new building pads are to be filled to a minimum of 300mm above the 1 in 100 year flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600mm above the 1 in 100 year flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway.
42. Prior to the issue of Certificate of Occupancy, a certified survey plan prepared by or under the supervision of a licensed land surveyor, showing finished lot levels reduced to the Australian Height Datum, must be submitted to Melbourne Water for our records.
43. Easements or reserves shall be created over existing and proposed Melbourne Water assets on the Plan of Subdivision to the satisfaction of Melbourne Water.
44. The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
45. Any temporary outfall is to be arranged to the satisfaction of Melbourne Water, Council and the affected downstream property owner(s).

Expiry:

A permit for the development and use of land expires if—

a) the first stage development does not start within two (2) years after the issue of the permit; or

b) the final stage development is not completed within ten (10) years after the issue of the permit; or

c) the use does not start within two (2) years after the completion of the development; or

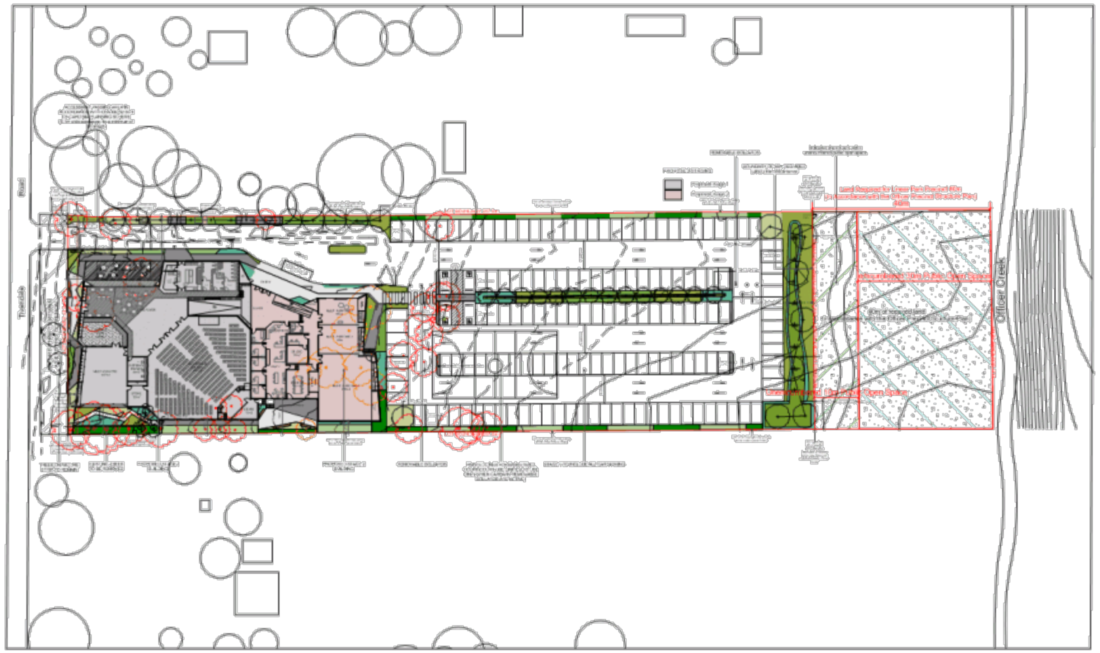
d) the use is discontinued for a period of two (2) years.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

Subject Site
Hillstowe
Officer Central
Potters North Side
Timbertop East
Officer
Bushlark
Potters Grove
South Siding
Princes Hwy
Tivendale Rd
Starling Rd
Officer Recreation Reserve
Station Street Reserve
Shale Rs Reserve



SOFT LANDSCAPE ELEMENTS

- Native canopy trees Refer Landscape Plan TP02
- Screening shrubs Refer Landscape Plan TP02
- Low massed planting Refer Landscape Plan TP02
- Swale/daylighted stormwater Refer Landscape Plan TP02

HARD LANDSCAPE ELEMENTS (BY OTHERS)

- Feature paving
- Standard paving
- Custom seating elements

EXISTING ELEMENTS

- Existing trees to be retained & protected
- Trees to be removed in Stage 1
- Trees to be removed in Stage 2
- Existing ground condition to remain
- Encumbered 30m Public Open Space
- Unencumbered 10m Public Open Space
- Property Boundary
- Officer Precinct Structure Plan. (40m Required Land)

NOTES:
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REVISIONS:
522 3 DP 26 Planning application -180710_ms

Approx North

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30 Tivendale rd, Officer VIC 3809

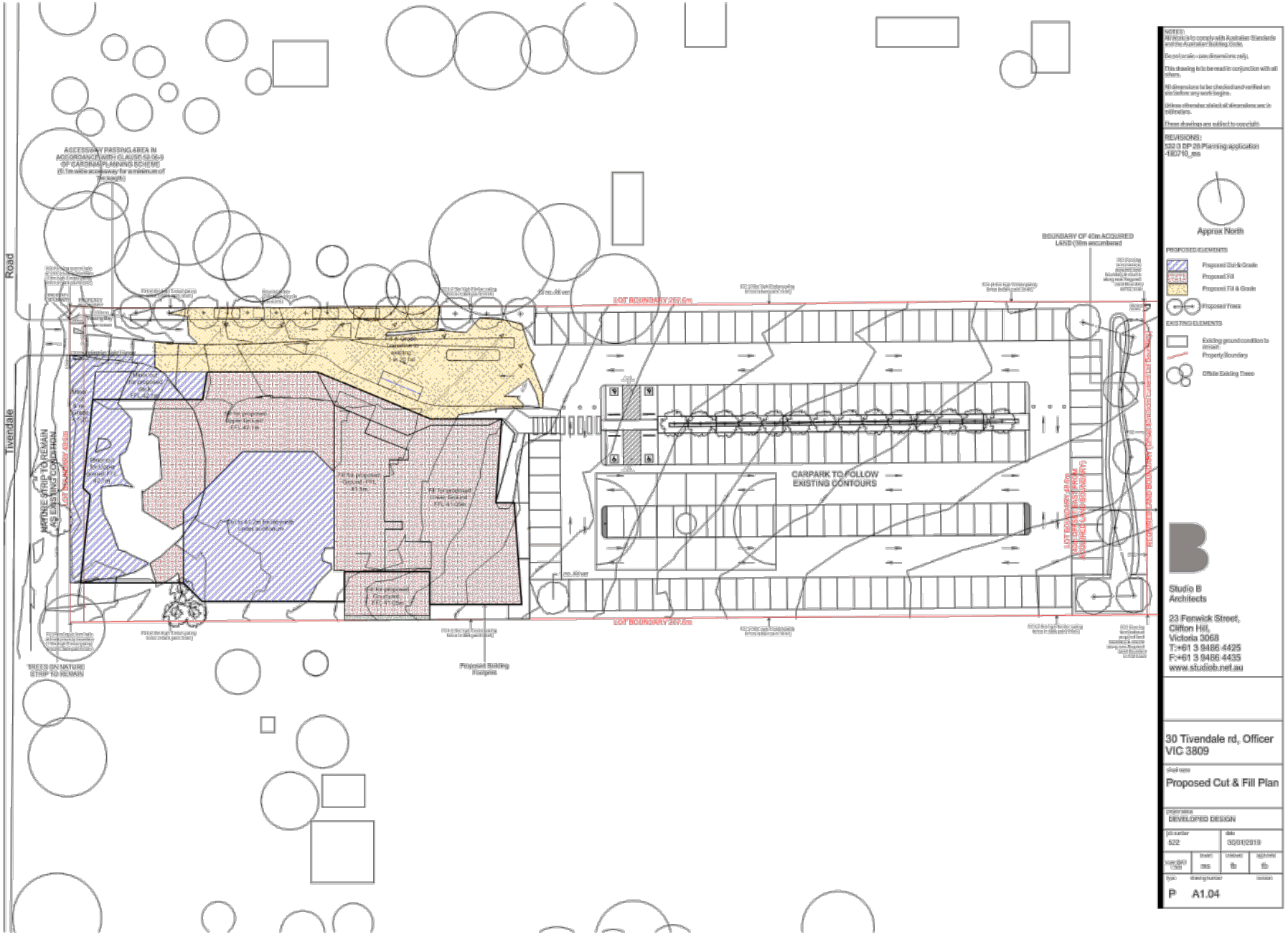
Site Plan (Officer Precinct Plan)

DEVELOPED DESIGN

522 | 31/01/2019

ms | fb | fb

P A1.03


Tivendale Road
ACCESSWAY PASSING AREA IN ACCORDANCE WITH CLAUSE 52.06-9 OF CARDINIA PLANNING SCHEME
BOUNDARY OF 40m ACQUIRED LAND (30m encumbered
LOT BOUNDARY 257.6m
CARPARK TO FOLLOW EXISTING CONTOURS
MATURE STRIP TO REMAIN AS EXISTING CONDITION
TREES ON NATURE STRIP TO REMAIN
Proposed Building Footprint
Approx North
PROPOSED ELEMENTS
Proposed Cut & Grade
Proposed Cut
Proposed Fill & Grade
Proposed Trees
EXISTING ELEMENTS
Existing ground condition to remain
Property Boundary
Offsite Existing Trees
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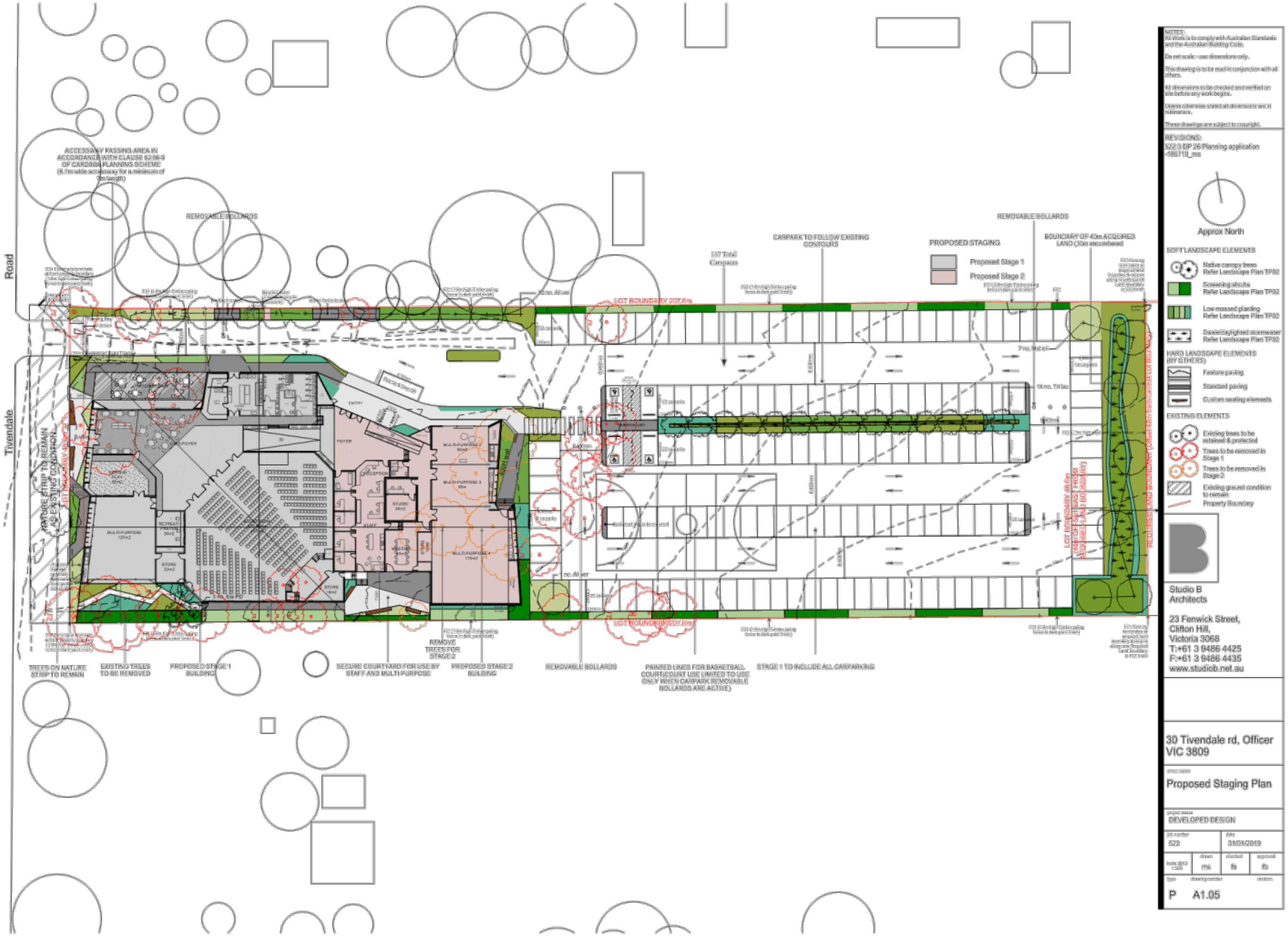
Proposed Cut & Fill Plan
DEVELOPED DESIGN
522
30/01/2019
P A1.04


Tivendale Road
NATURE STRIP TO REMAIN AS EXISTING CONDITION
ACCESSWAY PASSING AREA IN ACCORDANCE WITH CLAUSE 52.06-9 OF CARDINIA PLANNING SCHEME (6.1m wide accessway for a minimum of 7m length)
REMOVABLE BOLLARDS
CARPARK TO FOLLOW EXISTING CONTOURS
PROPOSED STAGING
Proposed Stage 1
Proposed Stage 2
BOUNDARY OF 40m ACQUIRED LAND (30m encumbered)
LOT BOUNDARY 207.6m
TREES ON NATURE STRIP TO REMAIN
EXISTING TREES TO BE REMOVED
PROPOSED STAGE 1 BUILDING
SECURE COURTYARD FOR USE BY STAFF AND MULTI-PURPOSE
REMOVE TREES FOR STAGE 2
PROPOSED STAGE 2 BUILDING
REMOVABLE BOLLARDS
PAINTED LINES FOR BASKETBALL COURT (COURT USE LIMITED TO USE ONLY WHEN CARPARK REMOVABLE BOLLARDS ARE ACTIVE)
STAGE 1 TO INCLUDE ALL CARPARKING
NOTES:
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REVISIONS:
522 3 DP 26 Planning application -180718_ms
Approx North
SOFT LANDSCAPE ELEMENTS
Native canopy trees Refer Landscape Plan TP02
Screening shrubs Refer Landscape Plan TP02
Low massed planting Refer Landscape Plan TP02
Swale/daylighted stormwater Refer Landscape Plan TP02
HARD LANDSCAPE ELEMENTS (BY OTHERS)
Feature paving
Standard paving
Custom seating elements
EXISTING ELEMENTS
Existing trees to be retained & protected
Trees to be removed in Stage 1
Trees to be removed in Stage 2
Existing ground condition to remain
Property Boundary
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Proposed Staging Plan
DEVELOPED DESIGN
522
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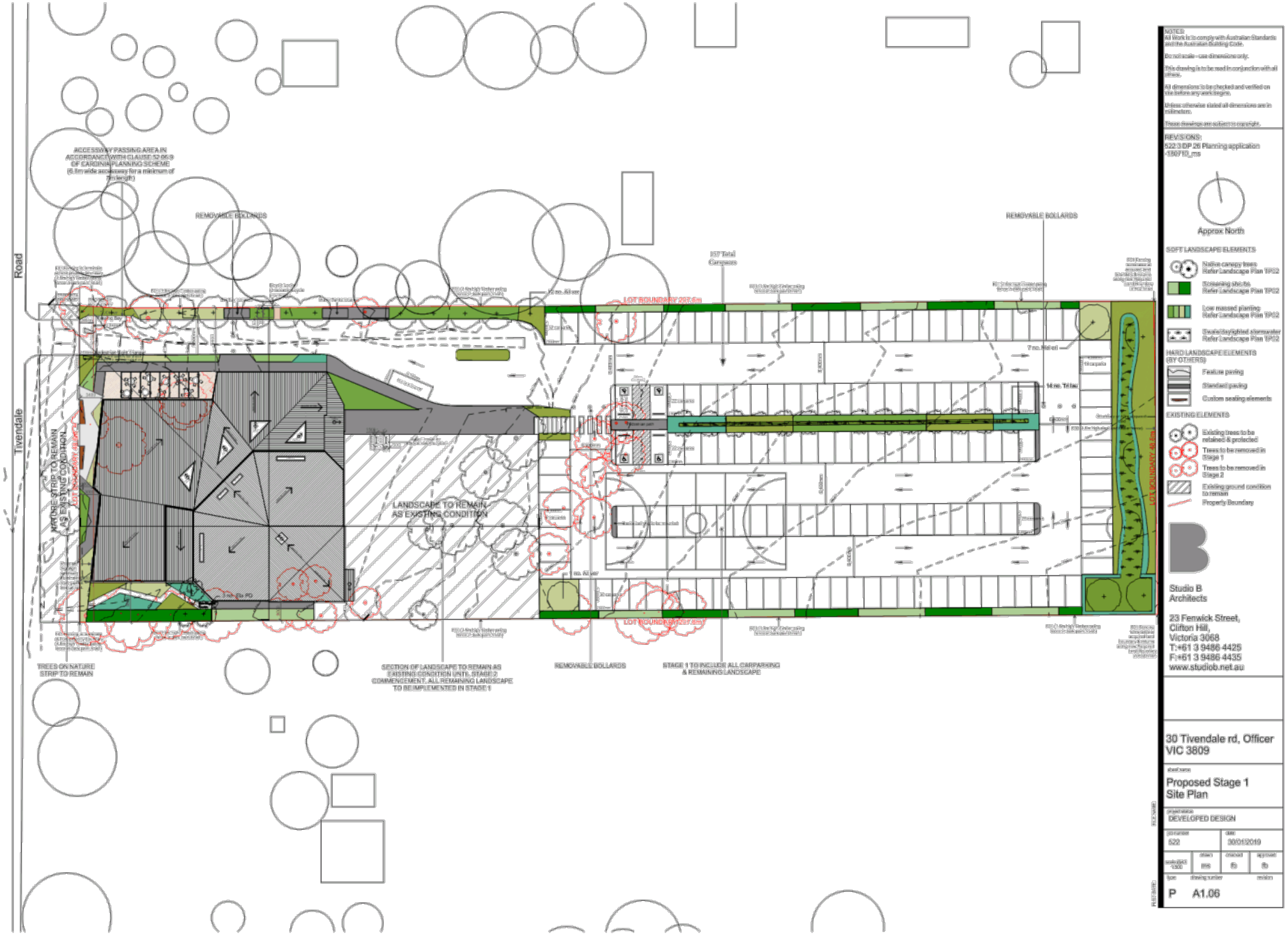
A1.05


Tivendale Road
ACCESSWAY PASSING AREA IN ACCORDANCE WITH CLAUSE 52.06-9 OF CARDINIA PLANNING SCHEME (6.1m wide accessway for a minimum of 7m length)
REMOVABLE BOLLARDS
157 Total Carparks
LOT BOUNDARY 207.6m
NATURE STRIP TO REMAIN AS EXISTING CONDITION
LANDSCAPE TO REMAIN AS EXISTING CONDITION
LOT BOUNDARY 48.5m
TREES ON NATURE STRIP TO REMAIN
SECTION OF LANDSCAPE TO REMAIN AS EXISTING CONDITION UNTIL STAGE 2 COMMENCEMENT. ALL REMAINING LANDSCAPE TO BE IMPLEMENTED IN STAGE 1
REMOVABLE BOLLARDS
STAGE 1 TO INCLUDE ALL CARPARKING & REMAINING LANDSCAPE
NOTES:
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REVISIONS:
522 3 DP 26 Planning application -180710_ms
Approx North
SOFT LANDSCAPE ELEMENTS
Native canopy trees Refer Landscape Plan TP02
Screening shrubs Refer Landscape Plan TP02
Low massed planting Refer Landscape Plan TP02
Swale/daylighted stormwater Refer Landscape Plan TP02
HARD LANDSCAPE ELEMENTS (BY OTHERS)
Feature paving
Standard paving
Custom seating elements
EXISTING ELEMENTS
Existing trees to be retained & protected
Trees to be removed in Stage 1
Trees to be removed in Stage 2
Existing ground condition to remain
Property Boundary
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Proposed Stage 1 Site Plan
DEVELOPED DESIGN
522
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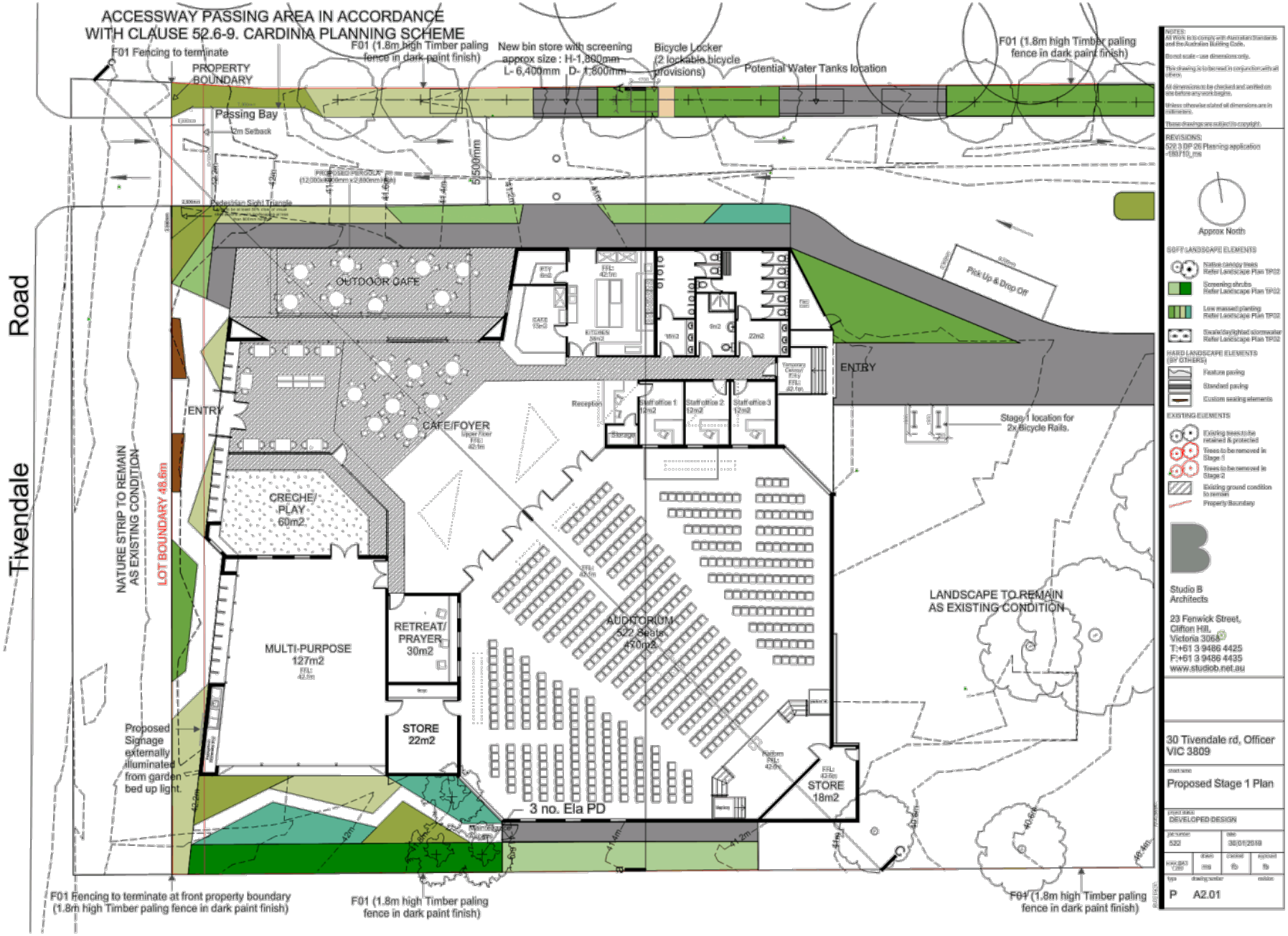
A1.06


ACCESSWAY PASSING AREA IN ACCORDANCE WITH CLAUSE 52.6-9. CARDINIA PLANNING SCHEME
F01 Fencing to terminate
PROPERTY BOUNDARY
F01 (1.8m high Timber paling fence in dark paint finish)
New bin store with screening approx size : H-1,800mm L- 6,400mm D- 1,800mm
Bicycle Locker (2 lockable bicycle provisions)
Potential Water Tanks location
F01 (1.8m high Timber paling fence in dark paint finish)
Passing Bay
2m Setback
5,500mm
Pedestrian Sight Triangle
OUTDOOR CAFE
Pick Up & Drop Off
ENTRY
CAFE/FOYER
Reception
Staff office 1 12m2
Staff office 2 12m2
Staff office 3 12m2
Storage
Stage 1 location for 2x Bicycle Rails.
Tivendale Road
NATURE STRIP TO REMAIN AS EXISTING CONDITION
LOT BOUNDARY 48.6m
CRECHE/ PLAY 60m2
MULTI-PURPOSE 127m2
RETREAT/ PRAYER 30m2
STORE 22m2
AUDITORIUM 522 Seats 470m2
STORE 18m2
3 no. Ela PD
LANDSCAPE TO REMAIN AS EXISTING CONDITION
Proposed Signage externally illuminated from garden bed up light.
F01 Fencing to terminate at front property boundary (1.8m high Timber paling fence in dark paint finish)
F01 (1.8m high Timber paling fence in dark paint finish)
F01 (1.8m high Timber paling fence in dark paint finish)
Approx North
SOFT LANDSCAPE ELEMENTS
HARD LANDSCAPE ELEMENTS (BY OTHERS)
EXISTING ELEMENTS
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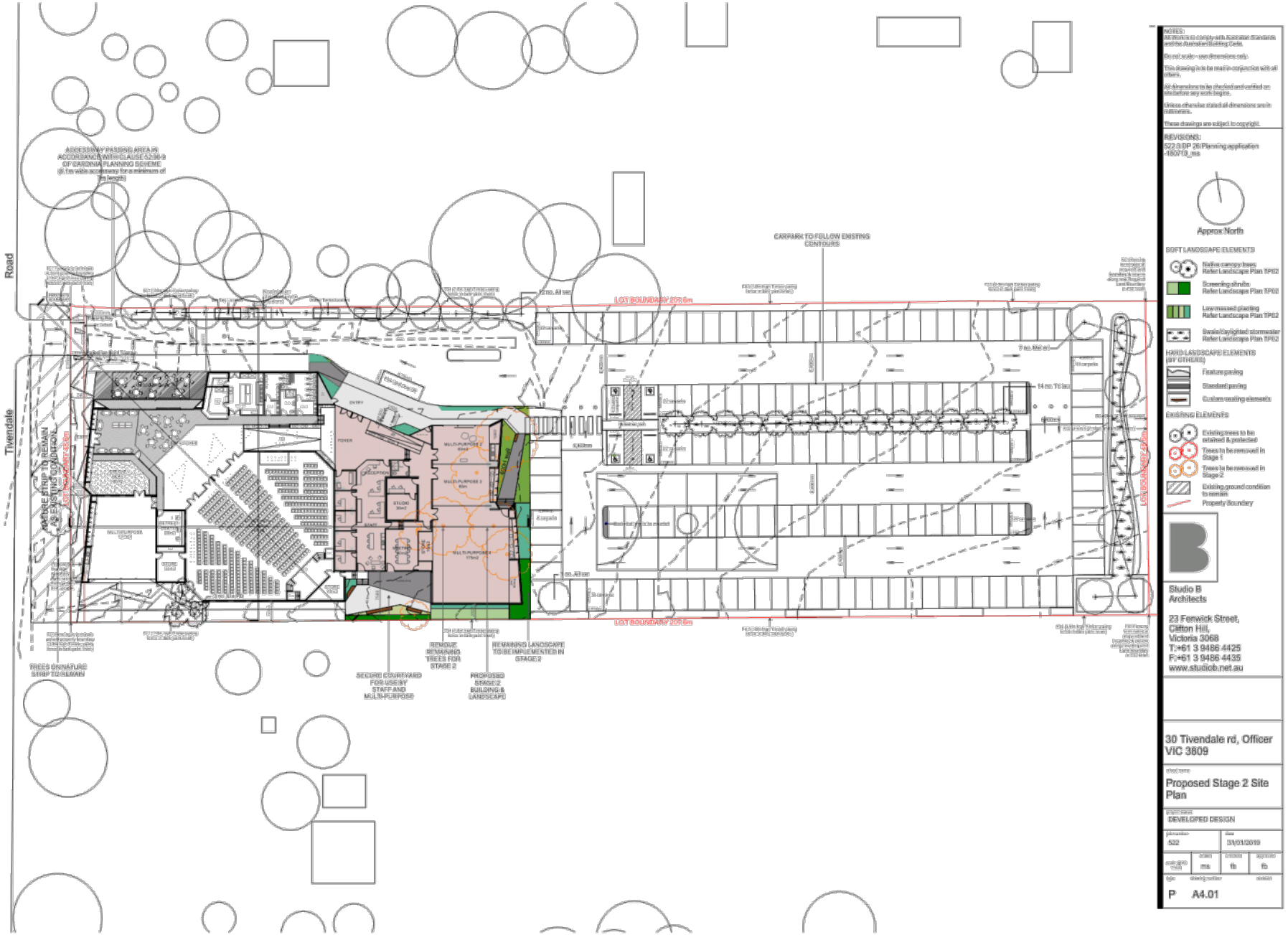
Proposed Stage 1 Plan
DEVELOPED DESIGN
522
P A2.01


Tivendale Road
ACCESSWAY PASSING AREA IN ACCORDANCE WITH CLAUSE 52.06-9 OF CARDINIA PLANNING SCHEME
CARPARK TO FOLLOW EXISTING CONTOURS
LOT BOUNDARY 207.6m
TREES ON NATURE STRIP TO REMAIN
SECURE COURTYARD FOR USE BY STAFF AND MULTI-PURPOSE
REMOVE REMAINING TREES FOR STAGE 2
PROPOSED STAGE 2 BUILDING & LANDSCAPE
REMAINING LANDSCAPE TO BE IMPLEMENTED IN STAGE 2
Approx North
SOFT LANDSCAPE ELEMENTS
Native canopy trees Refer Landscape Plan TP02
Screening shrubs Refer Landscape Plan TP02
Low massed planting Refer Landscape Plan TP02
Swale/daylighted stormwater Refer Landscape Plan TP02
HARD LANDSCAPE ELEMENTS (BY OTHERS)
Feature paving
Standard paving
Custom seating elements
EXISTING ELEMENTS
Existing trees to be retained & protected
Trees to be removed in Stage 1
Trees to be removed in Stage 2
Existing ground condition to remain
Property boundary
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Proposed Stage 2 Site Plan
DEVELOPED DESIGN
522
31/01/2019
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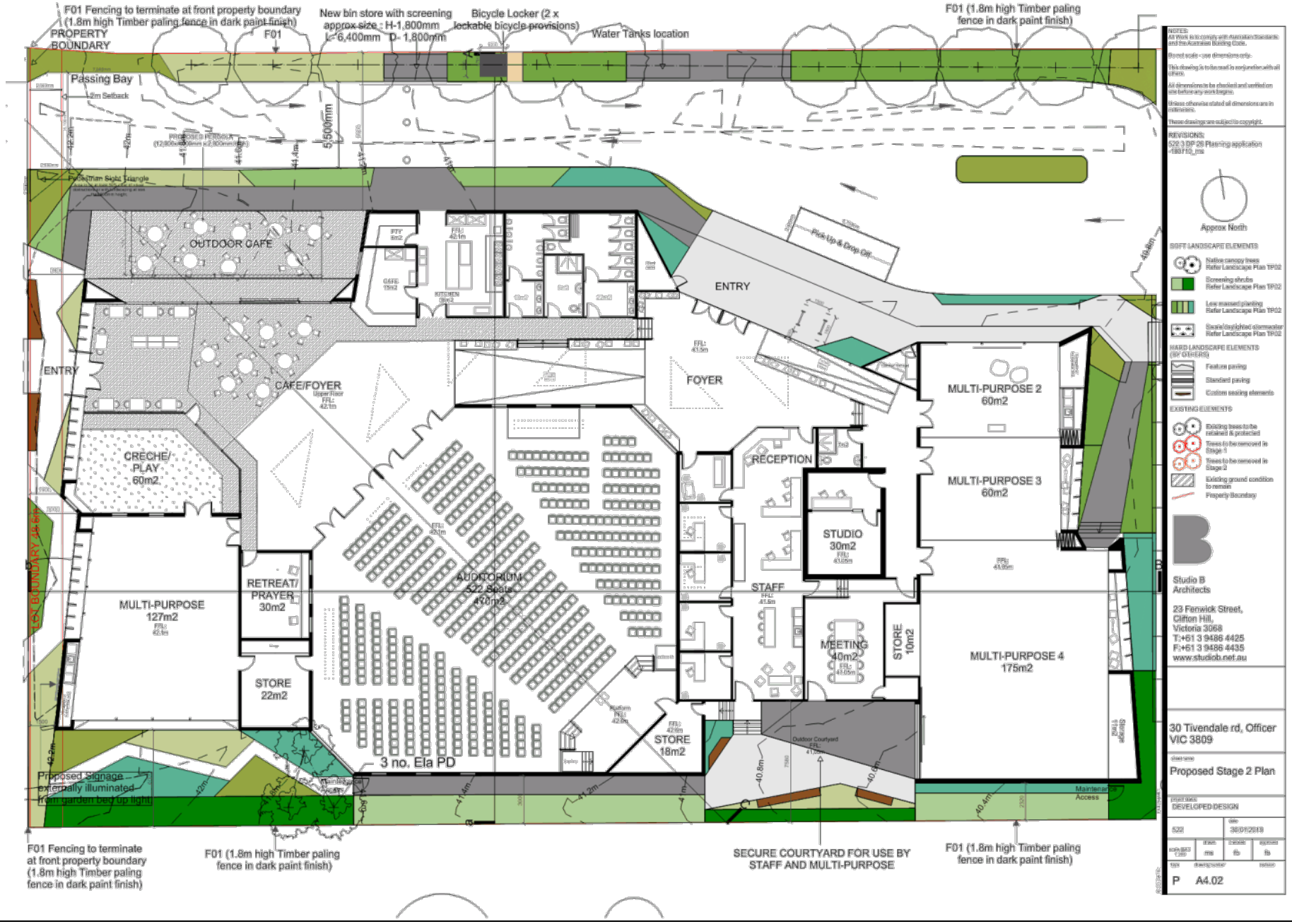
fb
fb
P A4.01


F01 Fencing to terminate at front property boundary (1.8m high Timber paling fence in dark paint finish)
PROPERTY BOUNDARY
F01
New bin store with screening approx size : H-1,800mm L- 6,400mm D- 1,800mm
Bicycle Locker (2 x lockable bicycle provisions)
Water Tanks location
F01 (1.8m high Timber paling fence in dark paint finish)
Passing Bay
2m Setback
5,500mm
Pedestrian Sight Triangle
OUTDOOR CAFE
ENTRY
Pick Up & Drop Off
CAFE/FOYER
FOYER
CRECHE/ PLAY 60m2
MULTI-PURPOSE 127m2
RETREAT/ PRAYER 30m2
STORE 22m2
AUDITORIUM 522 Seats 470m2
3 no. Ela PD
STORE 18m2
RECEPTION
STAFF
STUDIO 30m2
MEETING 40m2
STORE 10m2
MULTI-PURPOSE 2 60m2
MULTI-PURPOSE 3 60m2
MULTI-PURPOSE 4 175m2
Proposed Signage externally illuminated from garden bed up light
F01 Fencing to terminate at front property boundary (1.8m high Timber paling fence in dark paint finish)
F01 (1.8m high Timber paling fence in dark paint finish)
SECURE COURTYARD FOR USE BY STAFF AND MULTI-PURPOSE
F01 (1.8m high Timber paling fence in dark paint finish)
Approx North
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Proposed Stage 2 Plan
DEVELOPED DESIGN
522
30/01/2019
P A4.02

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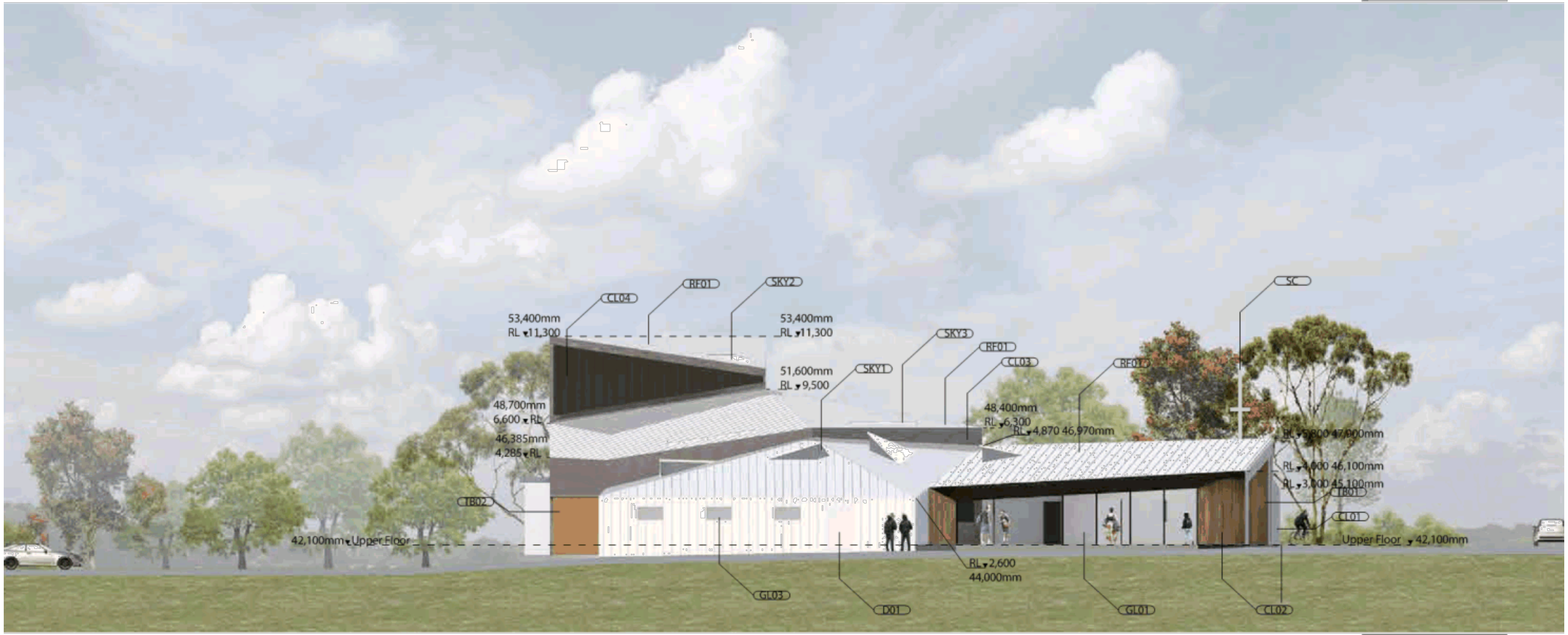

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30 Tivendale rd, Officer VIC 3809

Stage 1 Elevation North

DEVELOPED DESIGN

522 | 27/09/2018

ms | fb | hw

P A3.01

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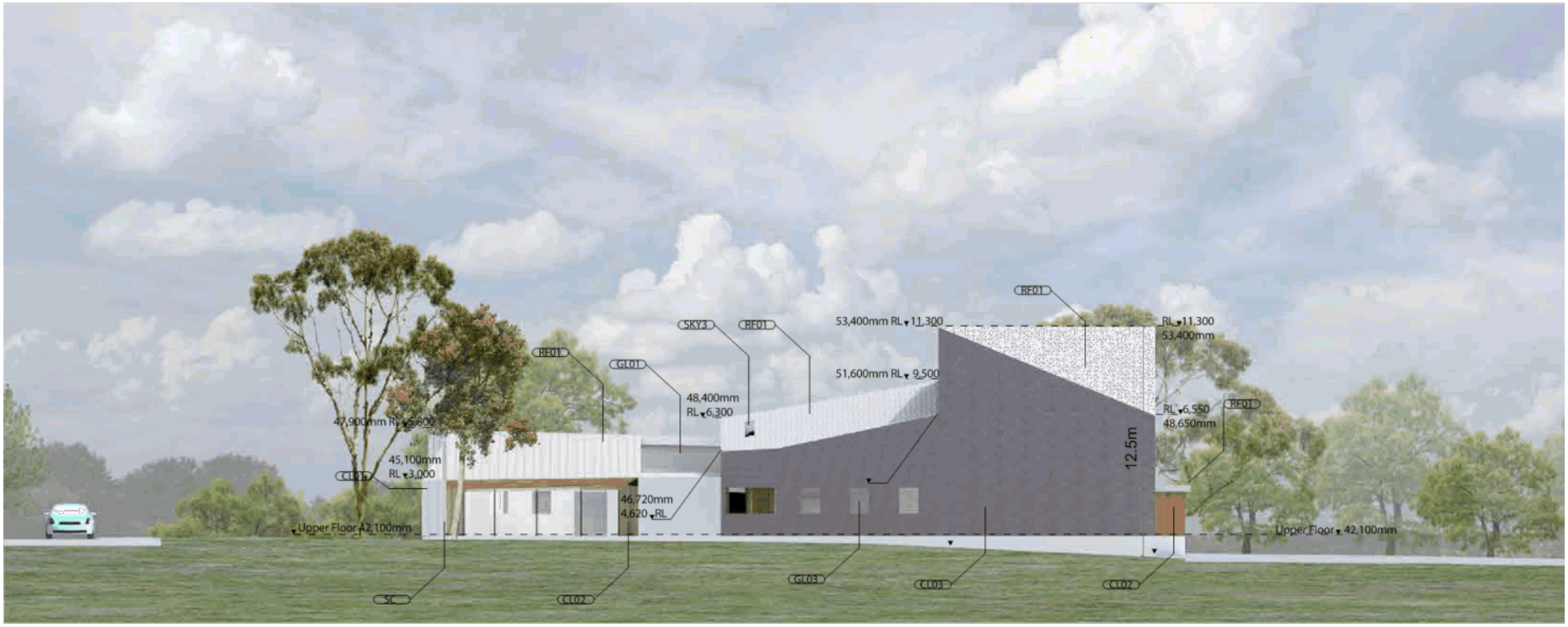


Note: Maximum building height of 12.5m.

Studio B Architects

30 Tivendale rd, Officer
VIC 3809

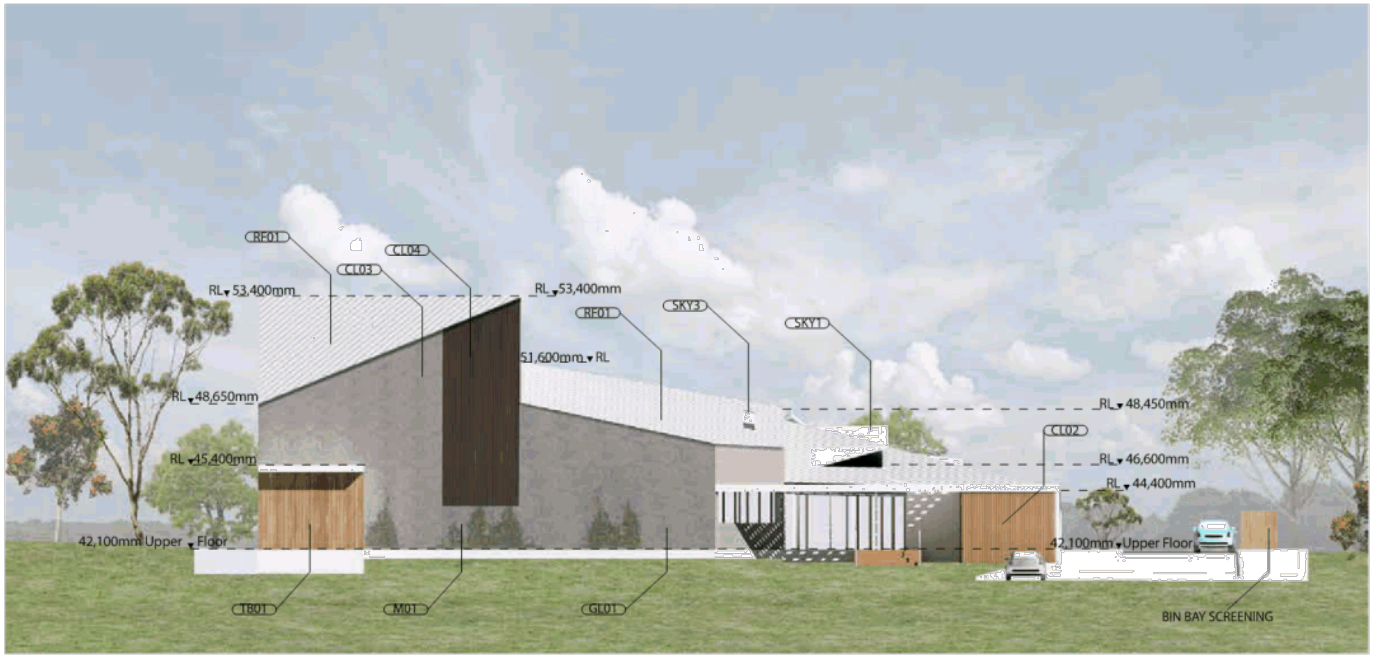
Stage 1 Elevations South

DEVELOPED DESIGN

job number	date
622	31/01/2019

scale @A3	drawn	checked	approved
1:200	ms	fb	hw

type	drawing number	revision
P	A3.04	



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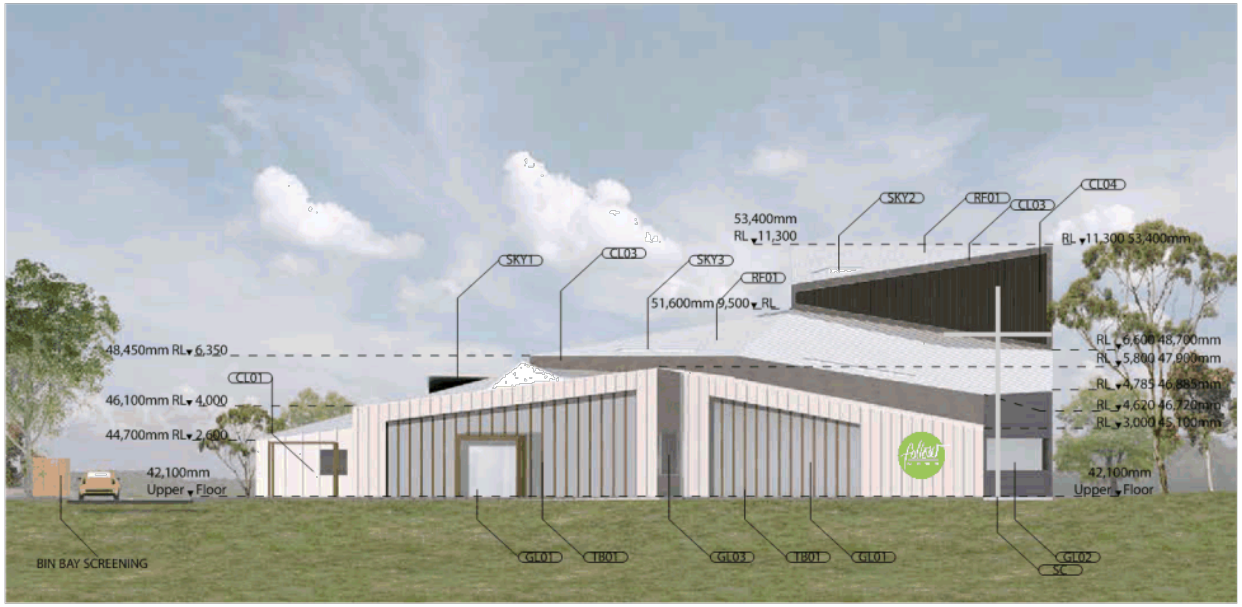
drawing
Stage 1 Elevations East

project status
DEVELOPED DESIGN

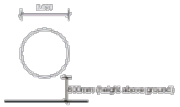
job number 522 | date 27/09/2018

scale @ A3 1:250 | drawn ms | checked fb | approved fb

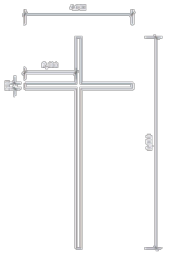
type P | drawing number A3.03 | revision



Proposed Street Signage (stage 1)
Steel sign mounted to building frontage in green paint finish
Proposed Signage externally illuminated from garden bed uplight.



Proposed Steel Cross (stage 1)
Steel RHS Gal Finish



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Stage 1 Elevations West

DEVELOPED DESIGN

job number	date
622	27/09/2018

drawn by	checked	approved
ms	fb	fb

type	drawing number	revision
P	A3.02	

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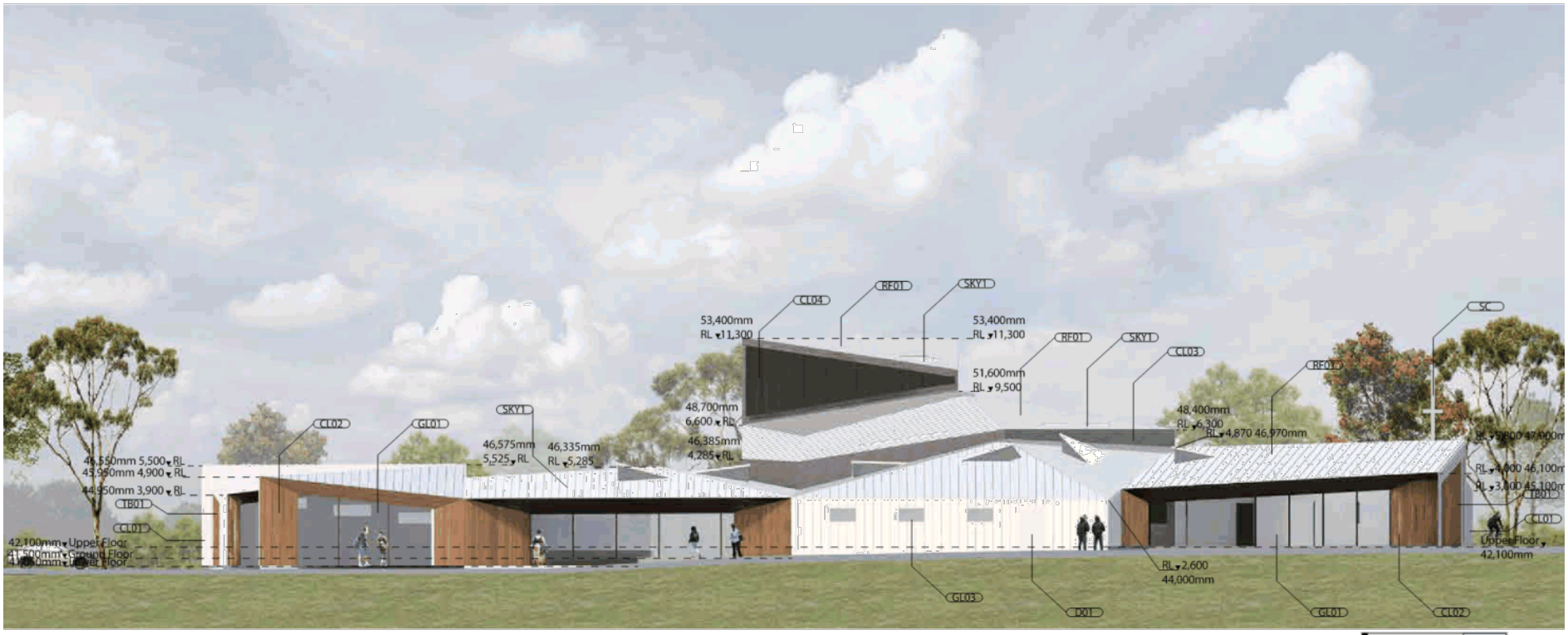

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30 Tivendale rd, Officer
VIC 3809

drawing
Stage 2 Elevation North

project status
DEVELOPED DESIGN

job number	date
522	27/09/2018

scale @ A3 1:250	drawn	checked	approved
	ms	fb	hw

type	drawing number	revision
P	A5.01	

Note: Maximum building height of 12.5m.

Studio B Architects

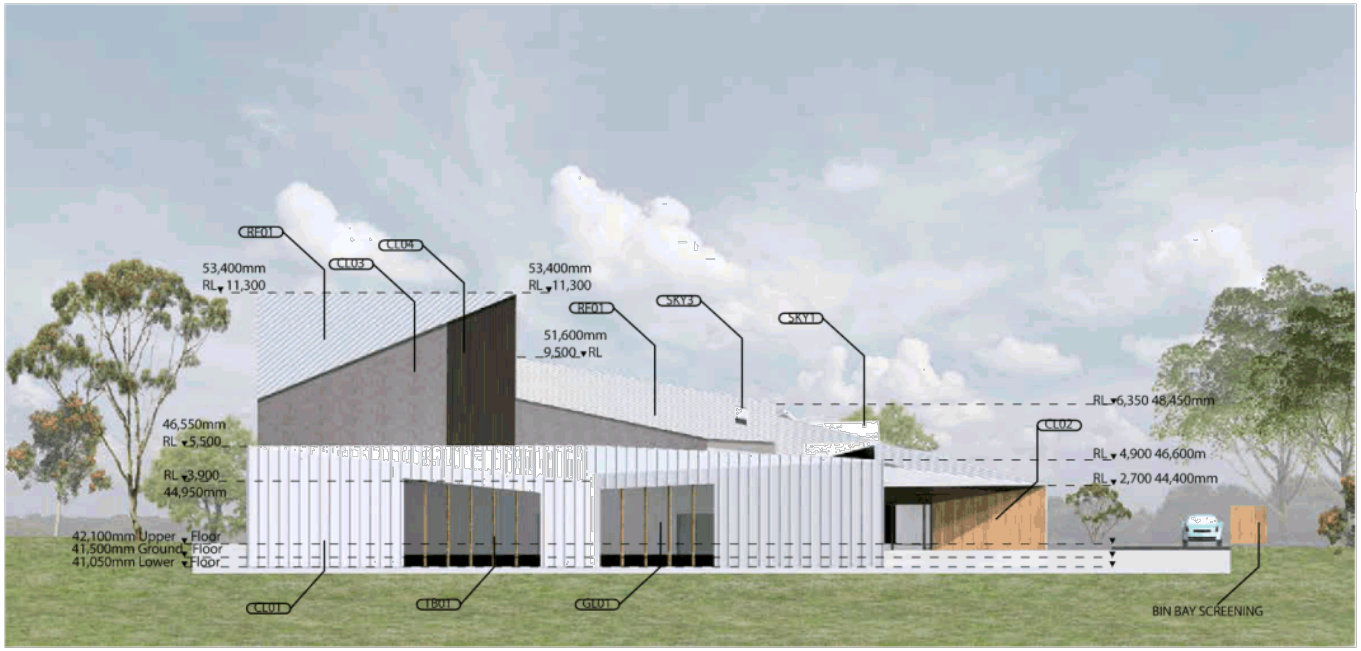
30 Tivendale rd, Officer
VIC 3809

Stage 2 Elevations South

DEVELOPED DESIGN

522 | 30/01/2019

P A5.04



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30 Tivendale rd, Officer
VIC 3809

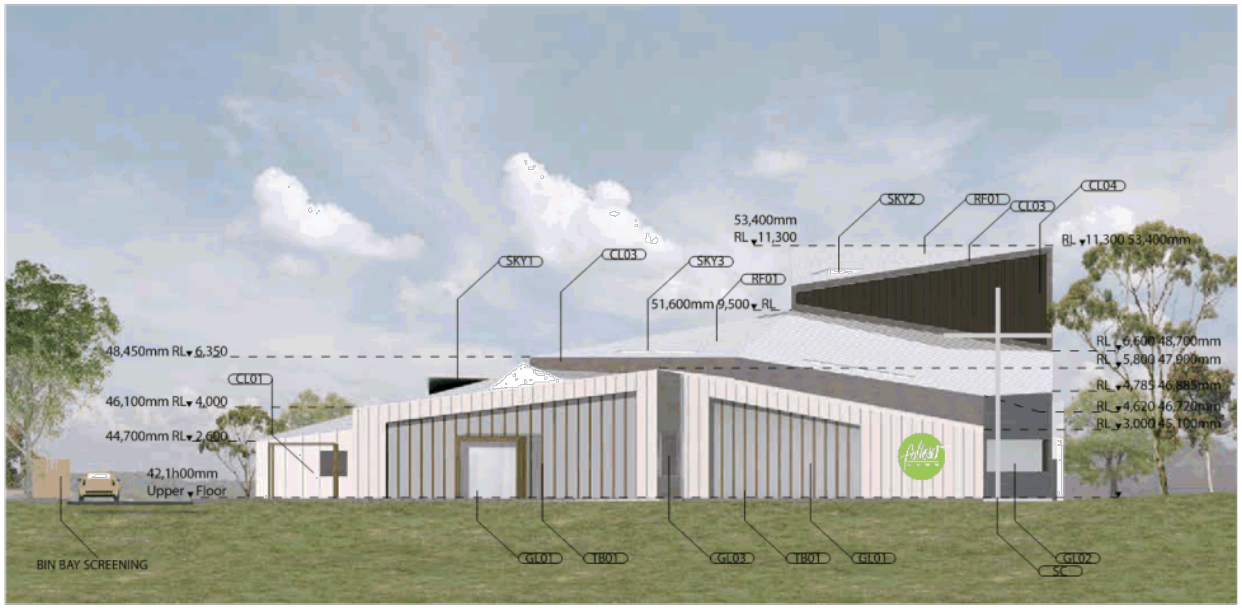
drawing name
Stage 2 Elevations East

project status
DEVELOPED DESIGN

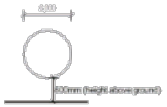
job number	date
532	27/09/2018

scale @ A3	drawn	checked	approved
1:200	ira	fb	fb

type	drawing number	revision
P	A5.03	



Proposed Street Signage (stage 1)
Steel sign mounted to building frontage
in green paint finish
Proposed Signage externally illuminated
from garden bed uplight.



Proposed Steel Cross (stage 1)
Steel RHS Gal Finish

NOTES:
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Stage 2 Elevations West

DEVELOPED DESIGN

522 | 27/09/2018

ms | fb | fb

P A5.02

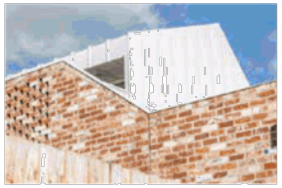
CL01
Metal Profile Wall Cladding.
(Light finish)

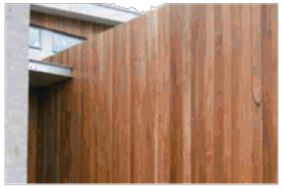
CL02
Vertical Timber Louvers/wall cladding with oiled finish.

CL03
Black concrete tilt slab or wall panelling.

CL04
Solar Chiminey finished in Dark Metal Cladding

Steel Cross Precedent
Raft Church, Rowville, Vic.





GL01
Fixed - Powder coat finished aluminium door joinery.

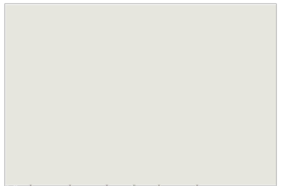
Bin Bay Screening

RF01
Metal Profile Roof Cladding.
(Light finish)

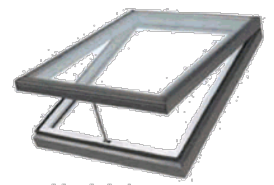
TB01
Vertical Timber Louvers with oiled finish.

GL02
Operable - Powder coat finished aluminium window/ door joinery.

M01
Mesh Trellis System



Light colored color bond matte finish



Operable Skylights
Fixed - Powder coat finish aluminium window with operable window & block-out blinds

F01
Timber Pailing Fencing with Dark paint finish. (1.8m High)
F02
Steel & timber fence with lockable gate. (1.5m high)

GL03
Fixed - Powder coat finish aluminium window joinery

Pergola Structure Precedent
Collingwood Glasshouse Outdoor Cafe.

Please note: All materials are precedents for intended finishes and not in fact photos of the proposed development.

NOTES:
All Work is to comply with Australian Standards and the Australian Building Code.

Do not scale - use dimensions only.

This drawing is to be read in conjunction with all others.

All dimensions to be checked and verified on site before any work begins.

Unless otherwise stated all dimensions are in millimeters.

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30 Tivendale rd, Officer VIC 3809

Material Precedents

DEVELOPED DESIGN

522 | 27/09/2018

ms | fb | fb

P A6.01

DRAWING KEY

HARD LANDSCAPE ELEMENTS (BY OTHERS)

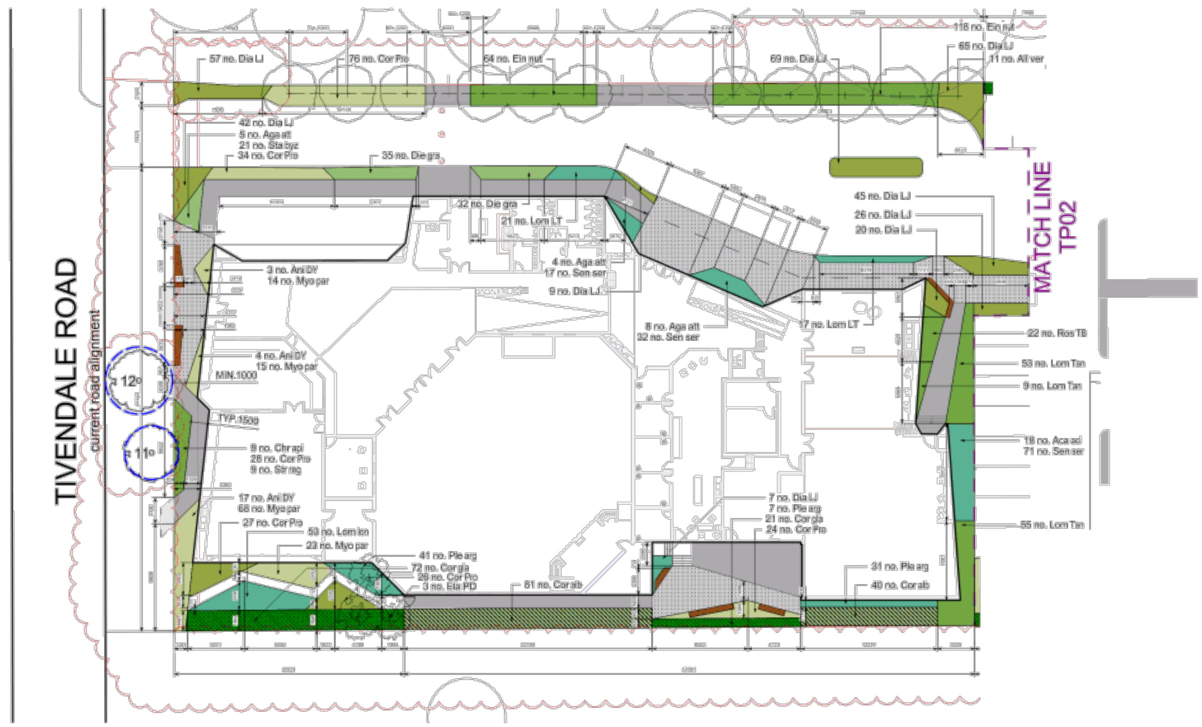
- Feature paving
- Standard paving
- Custom seating elements

SOFT LANDSCAPE ELEMENTS

- Native canopy trees
  Refer Plant schedule TP02
- Screening shrubs
  Refer Plant schedule TP02
- Low massed planting
  Refer Plant schedule TP02

EXISTING ELEMENTS

- Existing trees to be retained & protected
  Tree numbers & Tree protection zone (TPZ) refer Arboriculture report



urban initiatives GROUND FLOOR 143 FRANKLIN STREET MELBOURNE, VIC 3000 T: (03) 9329 6844 F: (03) 9329 6335 E: office@urbaninitiatives.com.au W: www.urbaninitiatives.com.au	Client: Follow Baptist Church	Consultants: StudioB Architects	A 12/10/18 Alterations to paving key & extra trees — REVISION	1 12/10/18 Town Planning Approval — ISSUE
Scale: 1:200@A1	Project No. 18005 Follow Baptist Church 30 Tivendale Road Officer	Drawing No. TP01 A OF 2	Drawing Name: Landscape Plan 01	

LANDSCAPE ARCHITECTS & URBAN DESIGN CONSULTANTS

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DRAWING KEY

HARD LANDSCAPE ELEMENTS (BY OTHERS)

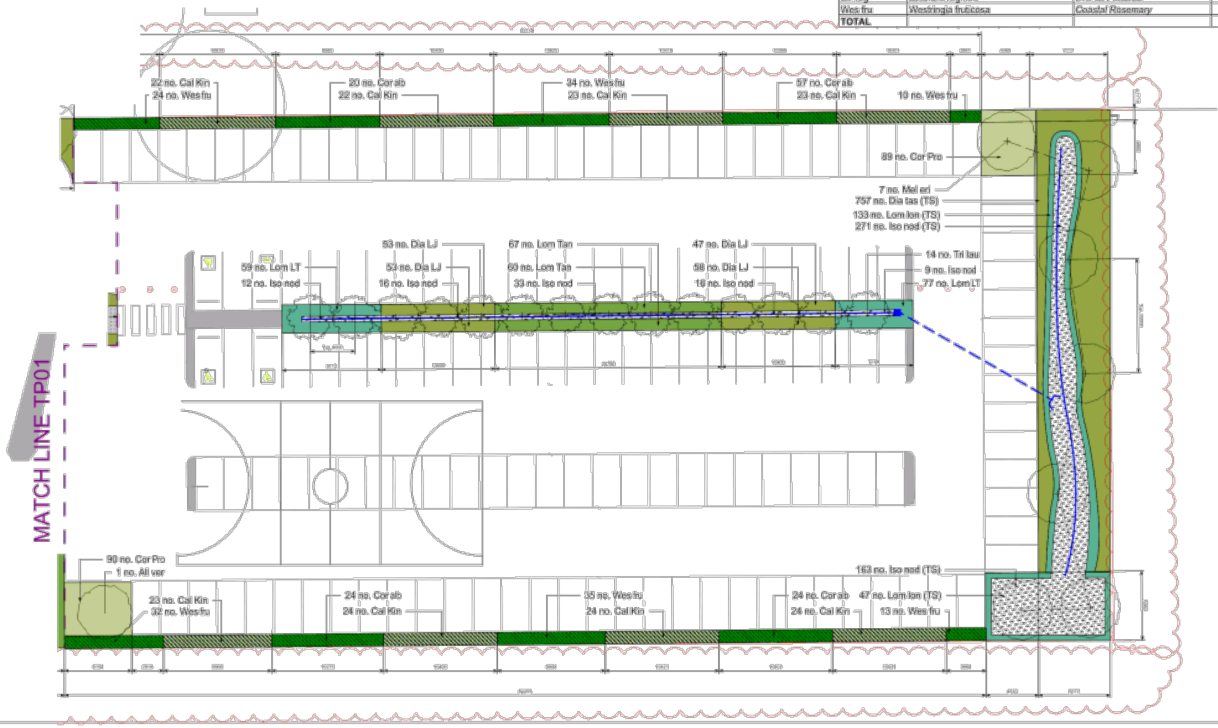
- Standard paving
- Stormwater drain, pits & culvert

SOFT LANDSCAPE ELEMENTS

- Native canopy trees Refer Plant schedule TP02
- Screening shrubs Refer Plant schedule TP02
- Low massed planting Refer Plant schedule TP02
- Swale/daylighted stormwater Swale planting refer Plant Schedule TP02

Planting List

ID	Latin Name	Common Name	Scheduled Size	Mature Height	Mature Spread	Quantity
TREES						
All ver	Allocasuarina verticillata	*Drooping She-oak*	45L	9m	5m	12
Cal Kin	Callistemon 'King Park Special'	*Weeping Bottlebrush*	300mm	6 - 8m	3 - 5m	185
Ela PD	Elaeocarpus reticulatus 'Prima Donna'	*Blueberry Ash (pink flowering)*	45L	8 - 15m	3 - 5m	3
Mel eri	Melaleuca ericifolia	*Swamp Paperbark*	45L	6 - 9m	3 - 5m	7
Tri lau	Tristaniopsis laurina 'Luscious'	*Kanooka, Water Gum*	45L	12 - 15m	6m	14
SHRUBS, GRASSES AND GROUNDCOVERS						
Aca aci	Acacia acinacea	*Gold Dust Wattle*	140mm	0.5 - 2.5m	1 - 2m	18
Aga att	Agave attenuata	*Swan-neck Agave*	140mm	0.4m	0.4m	17
Ani DY	Anigozanthos 'Dwarf Yellow'	*Dwarf Yellow Kangaroo Paws*	140mm	0.5 -1.5m	0.3 - 0.7m	24
Chr api	Chrysocephalum apiculatum	*Yellow Everlasting*	140mm	0.0 - 0.3m	0.3 - 0.6m	9
Cor alb	Correa alba	*White Correa*	140mm	1 - 2m	1 - 2m	246
Cor Pro	Correa alba Prostrate	*Prostrate White Correa*	140mm	0.5m	0.9 - 1.2m	394
Cor gla	Correa glabra	*Rock Correa*	140mm	1 - 3m	1 - 2m	93
Dia LJ	Dianella caerulea 'Little Jess'	*Paroo Lily, Blue Flax-lily*	140mm	0.45 - 0.6m	0.3 - 0.6m	551
Dia tas (TS)	Dianella tasmanica	*Flax Lily*	Tube stock	0.4 - 0.6m	0.4 - 0.8m	757
Die gra	Dietes grandiflora	*Wild Iris*	140mm	1m	1m	67
Ein nut	Einadia nutans	*Nodding Saltbush*	140mm	3 - 5m	2.0 - 3.5m	182
Iso nod	Isolepis nodosa	*Knobby Club-rush*	140mm	1.5 - 3m	0.9 - 1.2m	86
Iso nod (TS)	Isolepis nodosa	*Knobby Club-rush*	Tube stock	1.5 - 3m	0.9 - 1.2m	434
Lom lon (TS)	Lomandra longifolia	*Spiny-headed mat rush*	Tube stock	0.7 - 1.2m	0.7 - 1.2m	180
Lom lon	Lomandra longifolia	*Spiny-headed mat rush*	140mm	0.7 - 1.2m	0.7 - 1.2m	53
Lom LT	Lomandra longifolia 'Lime Tuff'	*Lime Tuff Mat Rush*	140mm	0.6 - 1m	1m	174
Lom Tan	Lomandra longifolia 'Tanika'	*Tanika Mat Rush*	140mm	0.6-0.8m	0.6-0.8m	244
Myo par	Myoporum parvifolium	*Carpet Spreading Myoporum*	140mm	0.1 - 0.3m	1.0 - 2.0m	120
Ple arg	Plectranthus argentatus	*Silver Spurflower*	140mm	1m	1m	79
Ros TB	Rosmarinus 'Tuscan Blue'	*Rosemary*	140mm	1 - 2m	0.8 - 1.5m	22
Sen ser	Senecio serpens	*Blue chalksticks*	140mm	1.5 - 3m	1.2 - 2.0m	120
Sta byz	Stachys byzantina	*Lamb's Ear*	140mm	0.2 - 0.4m	0.5 - 1.0m	21
Str reg	Strelitzia reginae	*Bird Of Paradise*	200mm	1 - 2m	1 - 2m	9
Wes fru	Westringia fruticosa	*Coastal Rosemary*	140mm	1 - 2m	1 - 2m	148
TOTAL						4269



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Client: Follow Baptist Church

Consultants: StudioB Architects

No.	Date	REVISION	By
A	12/10/18	Alterations to parking bay & retain existing trees	RH

No.	Date	ISSUE	By
1	12/10/18	Town Planning Approval	RH

Scale: 1:200@A1

Project No. 18005

Follow Baptist Church

30 Tivendale Road Officer

Drawing No. **TP02 A** OF 2

Drawing Name: **Landscape Plan 02**

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