

Notice of an application for a planning permit

Land affected by the application

7 Natimuk Street GREENSBOROUGH

Application reference

P962/2024

Applicant

Lawlor and Loy Victoria Pty Ltd

Responsible Authority

Banyule City Council

Application is for a permit to

- 2 lot vacant land subdivision

Planning Scheme Clause

Clause 32.08-3

Matter for which a permit is required

2 Lot Vacant Subdivision

Review the application for free

Scan or visit banyule.vic.gov.au/PlanningNotices

alternatively

Visit during business hours:

Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088

To discuss this application, call our Planning Department on 9490 4222

The Responsible Authority will not decide on the application before: 10 January 2025

Submissions lodged after this date will only be considered if received by Council before a decision is made.

**What are my options?**

You may object or make other submissions in writing if you are affected by the granting of a permit for this application. If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

ADVERTISED PLAN
Application No. P962/2024

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FORM 1
Reg 6 Subdivision (Procedures) Regulations 2011
SUBDIVISION ACT 1988

APPLICATION FOR CERTIFICATION

PART A

PLAN NO: PS927887G

To: Banyule City Council
PO Box 94
GREENSBOROUGH VIC 3088

I/We: LAWLOR & LOY VICTORIA PTY. LTD.
of: P.O. BOX 242, GREENSBOROUGH, 3088
Telephone: (03) 9435 2422


apply to have the attached.

*PLAN OF SUBDIVISION

certified under the Subdivision Act 1988

*AND ADVICE OF STREET NUMBERS ALLOCATED

1. Situation of land: 7 Natimuk Street Greensborough
2. Name and address of Registered Proprietor of land or owner:
Yalerab101 PTY LTD of 101 Gills Lane Brunkerville NSW
3. Name and address of Applicant: **Lawlor & Loy Victoria P/L (As above)**

Signed:  Dated: 20/9/2024
DEAN P. EDDY (Lic. Surveyor)

I consent to the Applicant submitting this plan to Council for Certification.

Signed:  Dated: 19/9/24
For and on behalf of Yalerab101 PTY LTD
(Owners Consent Section 5(5) Subdivision Act 1988)

**LAWLOR AND LOY VICTORIA PTY. LTD.
SURVEYORS, PROPERTY MANAGEMENT
AND PLANNING CONSULTANTS
5/14 LONGFORD ROAD, EPPING VIC 3076
PO BOX 242, GREENSBOROUGH 3088
TELEPHONE: 9435 2422
SURVEYORS REFERENCE NO:9169**

SEE OVER FOR PARTS B, C & D...

ADVERTISED PLAN
Application No. P962/2024

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Ref : 9169

30th September 2024

Banyule City Council,
P.O. Box 94,
GREENSBOROUGH, Vic., 3088.

Attention: M/s. Paige Yap – Subdivisions Officer

Dear Paige,

Re: Two lot subdivision
Address : 7 Natimuk Street Greensborough
Plan of Subdivision PS.927887G

We act for the owners of the above property who wish to subdivide the subject site into two allotments, with each allotment proposed to be created as a vacant allotment.

The subdivision and planning permit application are being submitted to council in SPEAR, and the following documents are included:-

1. Application for Planning Permit and certification.
2. Copy of Certificate of Title Volume 6628 Folio 509 together with copy of LP.12513, being the Title for the subject land. There are no Restrictive Covenants on Title.
3. Explanatory Report setting out details for the subdivision and issues relating to the Banyule Planning Scheme.
4. Plan of Subdivision being PS 927887G.
5. Plan of Existing Conditions being 9169-EC, showing the existing conditions for the subject site and surrounding properties.
6. Plan of Proposed Subdivision, Surveyors Ref.: 9169-P, showing the proposed subdivisional layout and existing conditions.
7. Plan of Surrounding Area, Surveyors Ref.: 8093-SA, showing the subject site, together with the outline of surrounding properties and areas of allotments in the general vicinity of the subject site.
8. Arborist report prepared by Gum and Maple Consulting dated 28/5/2024.

The subject land is located within a General Residential Zone (GRZ2) under the provisions of the Planning Scheme and is also affected by a number of planning overlays.

The Application can be summarized as follows:-

- (a) The subject land has a total area of 1,103m².
- (b) The subject site fronts onto Natimuk Street.
- (c) The subject site currently contains an existing dwelling and a number of trees with the existing dwelling being proposed to be removed as part of the subdivision of the site.
- (d) It is intended to subdivide the property into two vacant allotment, with each allotment to front onto Natimuk Street.
- (e) No vegetation is proposed to be impacted or removed as part of the development. An arborist report has been obtained and is provided for the subject site.
- (f) The property is generally serviced by all relevant infrastructure services with water, sewerage and electricity services.
- (g) A pre-application meeting has been undertaken with council regarding the proposed subdivision.

We consider that the proposed subdivision is in harmony with the surrounding area, and will have minimal disturbance to the Neighbourhood Character of the surrounding area.

We request that council issue the necessary planning permit for the proposed subdivision and certify the plan of subdivision in due course.

Should you have any queries do not hesitate to contact our office accordingly.

Yours faithfully,

Dean Eddy
LAWLOR & LOY PTY. LTD.,

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

Page 1 of 1

VOLUME 06628 FOLIO 509

Security no : 124114285739Y
Produced 18/04/2024 02:35 PM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 012513.
PARENT TITLE Volume 06185 Folio 872
Created by instrument 1886989 14/06/1943

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YALCRAB101 PTY LTD of 101 GILLS LANE BRUNKERVILLE NSW 2323
AX310913C 02/10/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP012513 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 7 NATIMUK STREET GREENSBOROUGH VIC 3088

ADMINISTRATIVE NOTICES

NIL

eCT Control 22675Q NORTH EASTERN CONVEYANCING
Effective from 02/10/2023

DOCUMENT END

ADVERTISED PLAN
Application No. P962/2024

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PLAN OF SUBDIVISION
OF PART OF CROWN PORTION 17
PARISH OF KEELBUNDORA
COUNTY OF BOURKE

VOL. 5390 FOL. 919

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

ENCUMBRANCES

AS TO THE ROAD R1:
THE RIGHT OF CARRIAGEWAY
CREATED IN INST. No. 1681605

LP 12513

EDITION 2

PLAN MAY BE LODGED

COLOUR CODE

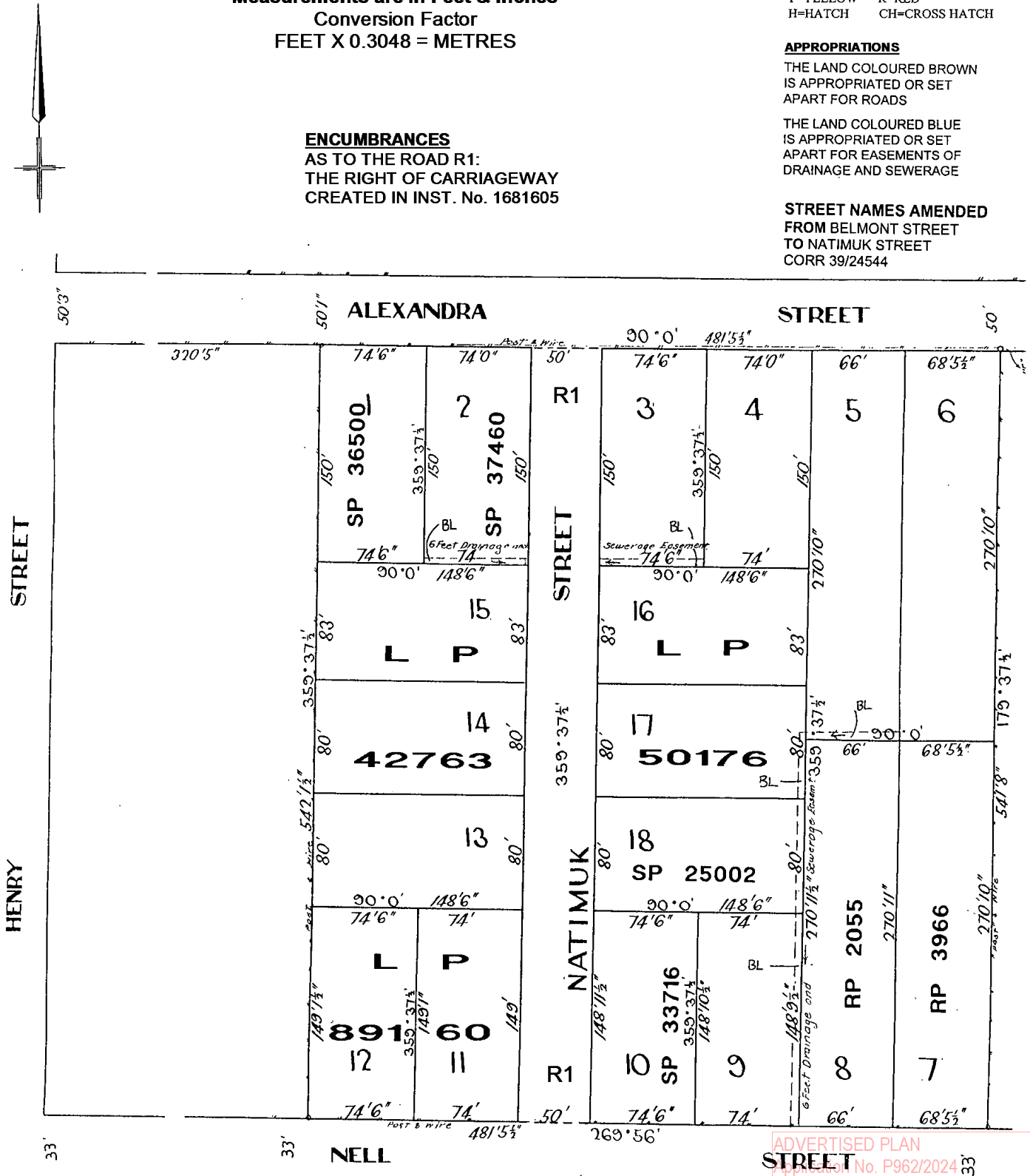
BL=BLUE G=GREEN
R1=BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR ROADS

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

STREET NAMES AMENDED
FROM BELMONT STREET
TO NATIMUK STREET
CORR 39/24544



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Application No. P962/2024

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 12513

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

[illegible]

Ref : 9169

Date : 17th September 2024

EXPLANATORY REPORT
incorporating
SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

Clause 56 of Planning Scheme

Two Lot Residential Subdivision

- Property Address:** 7 Natimuk Street Greensborough
- Certificate of Title:** Volume 6628 Folio 509 being Lot 13 on LP12513 and having a total area of 1,103m².
- Proposal:** Two lot subdivision to create:-
- **Lot 1** – Vacant allotment having an area of 552m².
 - **Lot 2** – Vacant allotment having an area of 552m².

Initial planning advice:

A pre application meeting has been undertaken with council regarding the proposed subdivision of the site. A copy of the preliminary assessment report provided by council has been included as part of documentation provided in support of this application. The below response and documents provided as part of this application has considered the preliminary assessment provided as part of the pre-application meeting.

56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

56.01-1 Subdivision Site and Context Description

The following Plans have been uploaded into SPEAR and form part of the Site and Context Description for the property:-

- **Site and Context Description, being Plan of Existing Conditions**, Surveyors Ref.: 9169-EC, showing the location of the site together with the location of all existing buildings, contours, existing trees and vegetation on the site and adjoining sites, the location of immediately adjoining buildings, street furniture, infrastructure services, easements and all other relevant information for the site and immediately surrounding allotments.

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- **Plan of Proposed Subdivision**, Surveyors Ref.: 9169-P, which is a copy of the Existing Conditions Plan endorsed to also show the location of existing access, proposed driveways, proposed boundaries and proposed trees protection zones.
- **Plan of Subdivision PS927887G**, two sheets, showing the actual dimensions of the proposed lots in the subdivision and associated areas.
- **Plan of Surrounding Area**, Surveyors Ref.: 9169-SA, showing the subject site and the outlines of surrounding properties and their associated areas.

It is considered that the above Plans and the information shown thereon, accurately describes all relevant items and information listed under the provisions of Clause 56.01-1 of the Planning Scheme.

56.01-2 Subdivision Design Response

The Plans and documents submitted herewith and referred to as the Subdivision Site and Context Description above, accurately show the proposed subdivisional layout together with existing conditions for the property. The Plans also show the subdivisional layout in context with the immediately abutting and surrounding allotments. The proposed subdivision meets the requirements of the provisions of Clause 56 as identified and detailed below.

The subject site is located within a **General Residential Zone, Schedule 2 (GRZ2)**. In addition, the **Vegetation Protection Zone (VPO5)** and **Development Contributions Plan Overlay (DCP01)** apply to the subject land.

CLAUSE 56 OBJECTIVES AND STANDARDS TO BE MET BY SUBDIVISION

As the proposed subdivision creates two allotments, and in accordance with Clause 32.08-3 of the Banyule Planning Scheme, the subdivision is required to meet the Standards included in only the following Clause 56 provisions.

56.03-5 Neighbourhood Character Objective

Standard C6 requires that the subdivision should:-

- *Respect the existing neighbourhood character or achieve a preferred neighbourhood character and be consistent with relevant neighbourhood character objective, policy or statement set out in this Scheme.*
- *Respond to and integrate with the surrounding urban environment.*
- *Protect significant vegetation and site features.*

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Response

It is believed that the allotments to be created as part of the proposed subdivision are in keeping with the surrounding neighbourhood character as the allotments to be created are of a similar size and orientation to allotments immediately surrounding the property. It is also believed that the subdivision of the subject site will have minimal impact on the streetscape along Natimuk Street. The proposed subdivision will only create one additional allotment to front Natimuk Street.

It is proposed that one additional vehicle crossing will be created as part of the subdivision, with an indicative crossing location being shown on the provided Plan of Proposed Subdivision. We believe the positioning and creation of the new crossing meets Banyule council requirements

It is not proposed as part of the application that any trees be removed. The arborist report included as part of the application identifies all trees upon the subject site as not requiring a permit to remove. It is proposed that building exclusion zones will be created as part of the subdivision to protect vegetation on adjoining properties as recommended within the arborist report. The location of these zones are shown on our Plan of Proposed Subdivision.

The subject land is also covered by **Vegetation Protection Overlay (VPO)** under the provisions of Clause 42.02 of the Planning Scheme. The Schedule for the Overlay is Schedule 5. As detailed above no significant native vegetation exists on the site and a permit is not required to remove vegetation on the subject site. It is believed that the size of the proposed allotments will allow for additional tree planting to occur on the subject allotments in the future when the dwellings are constructed.

As detailed within the pre-application meeting response, we understand a Section 173 agreement will be required to be registered on Title as part of the proposed subdivision process. We understand that the 173 agreement will require that development and landscape plans be submitted to council for approval prior to any dwellings being constructed on the proposed allotments. We understand this measure is required to preserve the neighbourhood character of the area and ensure that any dwellings meet the requirements of the Garden Suburban Precinct 1, which applies to the subject site.

56.04 LOT DESIGN

56.04-2 Lot Area and Building Envelopes Objective

It is proposed that the subdivision undertaken of the subject land will create two allotments, each having an area of 552m².

It is not proposed that Building Envelopes will be created for the proposed allotments, which was supported as part of the pre application meeting response. Building Exclusion Zones are proposed to be created to protect trees with adjoining properties. Each allotment is capable of supporting a rectangle of 10x15m and therefore meets the requirements of this clause.

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56.04-3 Solar Orientation and Lots Objective

The boundaries for the lots in the subdivision are basically determined by the external boundaries of the site, and it is believed that adequate solar access will be available for any dwellings proposed to be constructed on the proposed allotments. Any dwellings to be constructed on the proposed allotments would be of a similar orientation to dwellings located on surrounding properties along Natimuk Street.

56.04-5 Common Area Objective

No Common Areas are to be created as part of the subdivision as each allotment will be provided with direct access to Natimuk Street and all relevant services and infrastructure can be independently provided to each allotment.

56.06-8 Lot Access Objective

Proposed Lot 2 on our Plans is proposed to gain access via the existing driveway and crossing from Natimuk Street. As detailed previously, access to Lot 1 will need to be gained by a proposed new vehicle crossing from Natimuk Street. An indicative location of the crossing for Lot 1 has been shown on plans submitted in support of the application. The positioning of this crossing has taken into account the existing street tree and neighbouring trees.

We expect that both the existing and proposed access will need to meet council's normal requirements for crossings of these purposes. We would expect that insignificant excavations and/or earthworks are to be required for the upgrading of the existing access and construction of the proposed new access.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking Water Supply Objective

Reticulated water supply under the control of Yarra Valley Water Limited is currently located within Natimuk Street. It would be expected that water supply can be readily made available to any proposed dwellings on Lot 1 and Lot 2 in accordance with Yarra Valley Water requirements.

56.07-2 Reused and Recycled Water Objective

This proposed subdivision does not affect the ability of individual allotments to provide for the recycling of water in accordance with appropriate authority requirements.

56.07-3 Waste Water Management Objective

An existing sewer main is located across the frontage of the property within Natimuk Street. A sewer connection point currently exists for the property which we believe can be used by proposed Lot 1. We would expect as part of the subdivision process that a new sewer connection point could readily be provided to Lot 2.

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56.07-4 Urban Run-Off Management Objective

The subject site falls towards Natimuk Street within which existing drainage infrastructure exists. It is considered that each of the proposed allotments could readily be connected to drainage infrastructure located within Natimuk Street. We would expect any permit issued by council for the subdivision of the site will contain relevant conditions relating to drainage requirements.

56.08 SITE MANAGEMENT

56.08-1 Site Management Objective

As it is considered that no significant construction work will be required as part of the subdivision process, it is believed the proposed subdivision will have little to no impact on surrounding allotments and the surrounding areas will not be affected by the proposed subdivision.

56.09 UTILITIES

56.09-1 Shared Trenching Objective

It is envisaged that shared trenching may be utilized for the provision of drainage and sewerage services to the proposed new allotments.

56.09-2 Electricity, Telecommunications and Gas Objective

Overhead electricity lines exist across the frontage of the property, we therefore believe electricity supply can be readily supplied to each of the proposed allotments. The proposed subdivision also does not restrict the use of renewable energy supply as part of the construction of future dwellings.

Telecommunication services as would normally be associated for allotments in this area can be provided as normal.

ADDITIONAL INFORMATION

- The dwelling currently located on the site would be positioned across the proposed boundary. It is expected that any permit issued by council for the subdivision of the site will require that the dwelling be removed as part of the subdivision process.
- The **Development Contributions Plan Overlay (DCP01)** applies to the subject land. We would expect the requirements relating to this overlay can easily be satisfied and any permit issued by council would contain conditions relating to requirement of this overlay.
- **Vegetation Protection Zone (VPO5)** is applicable to the site. As detailed previously vegetation is not proposed to be removed as part of the application. As detailed within the provided arborist report much of the vegetation of the site is regarded as weed species and is encouraged to be removed by council.

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Application No. P962/2024

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SUMMARY

This subdivision is a simple two lot subdivision of an allotment which currently has an area of 1,103m².

The size of the proposed allotments to be created in the subdivision is consistent with allotments in the surrounding area, and for practical purposes the subdivisional boundary to be created will continue the uniformity of allotments surrounding this subject land.

Building Exclusion Zones are proposed to be created around neighbouring trees to protect this vegetation.

Neighbourhood Character Objectives under the provisions of the Planning Scheme have been maintained, and for practical purposes vegetation removal has been kept to a minimum.

It is considered that all requirements and Objectives of the Planning Scheme and the provisions of Clause 56 have been satisfied by this Planning Permit Application, and council is urged to issue the Planning Permit without unnecessary delays.

DEAN PAUL EDDY, Licensed Surveyor
Consulting Land Surveyor acting for and on
behalf of the Registered Proprietors

ADVERTISED PLAN
Application No. P962/2024

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Application for Planning Permit and Certification

Supplied by Dean Eddy
Submitted Date 30/09/2024

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 9169
Responsible Authority Name Banyule City Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S237751T

The Land

Primary Parcel 7 NATIMUK STREET, GREENSBOROUGH
VIC 3088
Lot 13/Plan LP12513
SPI 13\LP12513
CPN 113837
Zone: 32.08 General Residential
Overlay: 45.06 Development Plan Contributions
42.02 Vegetation Protection

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS927887G
Number of lots 2
Proposal Description Subdivision to create two vacant allotments
Estimated cost of the development for which a permit is required \$ 10000

Existing Conditions

Existing Conditions Description Existing house and associated outbuildings and garden areas.
Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact

Dean Eddy
Lawlor and Loy Victoria Pty Ltd
5/14 Longford Road, Epping, VIC, 3076
Business Phone: 03 94352422
Email: admin@lawlorandloy.com.au

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Applicant

Applicant

Yalcrab101 Pty Ltd c/- Lawlor and Loy Victoria
PO Box 242 Greensborough, VIC,
Business Phone: 94352422
Email: admin@lawlorandloy.com.au

Owner

Owner

Yalcrab101 Pty Ltd
101 Gills Lane, Bunkerville, NSW,

Declaration

I, Dean Eddy, declare that the owner (if not myself) has been notified about this application.

I, Dean Eddy, declare that all the information supplied is true.

I, Dean Eddy, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

Authorised by Organisation

Dean Eddy
Lawlor and Loy Victoria Pty Ltd

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 30 September 2024 05:14 PM

PROPERTY DETAILS

Address: **7 NATIMUK STREET GREENSBOROUGH 3088**
Lot and Plan Number: **Lot 13 LP12513**
Standard Parcel Identifier (SPI): **13\LP12513**
Local Government Area (Council): **BANYULE**
Council Property Number: **113837**
Planning Scheme: **Banyule**
Directory Reference: **Melway 20 J3**

www.banyule.vic.gov.au

[Planning Scheme - Banyule](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**
Legislative Assembly: **BUNDOORA**

OTHER

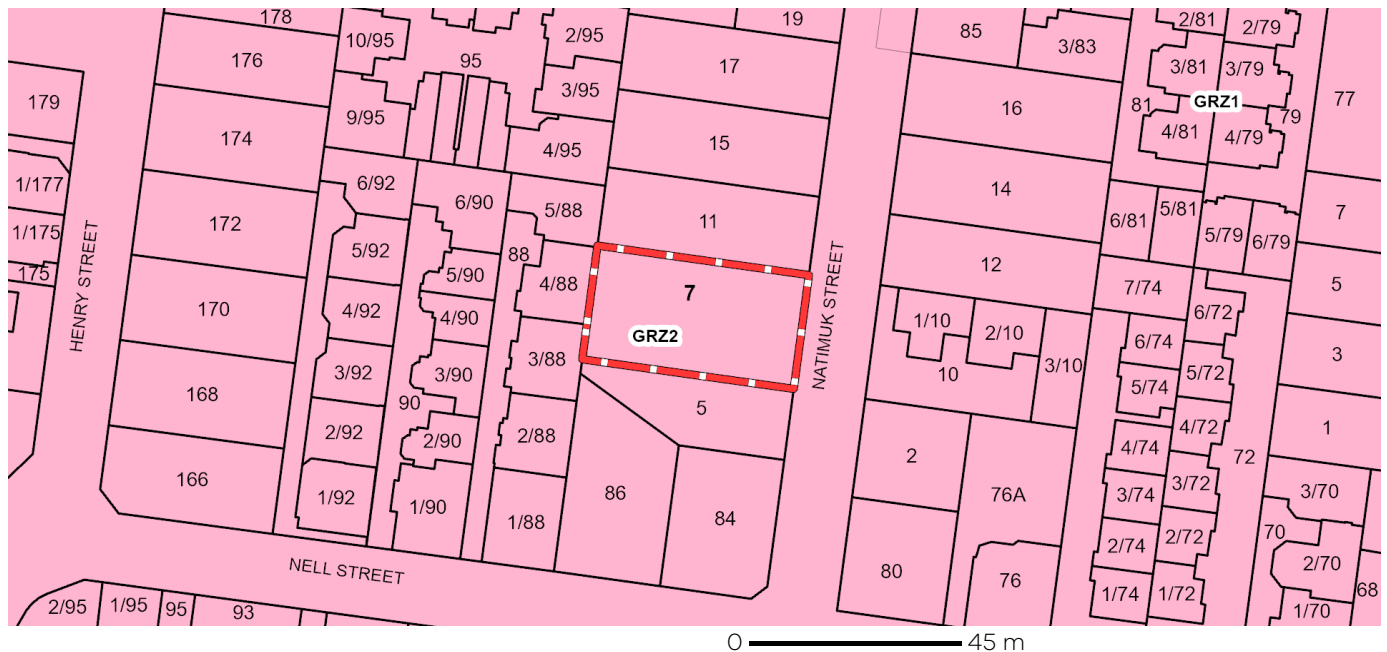
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)



GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

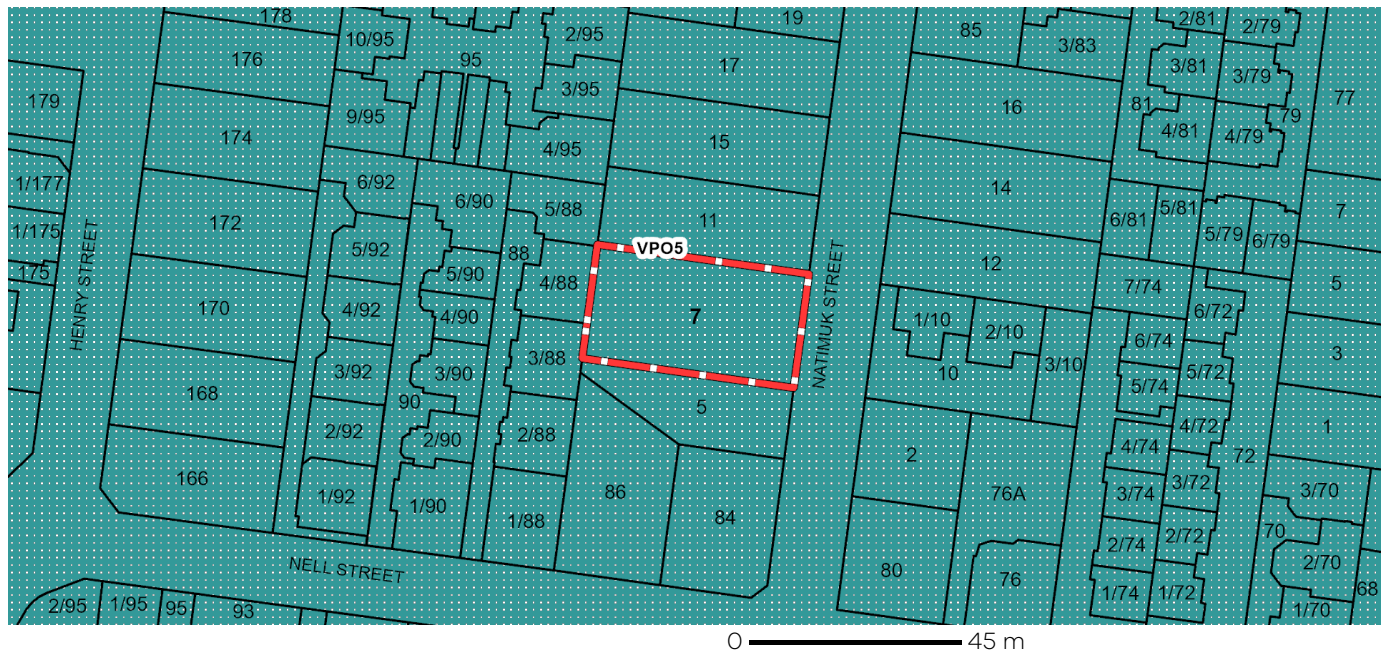


DCPO - Development Contributions Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 5 (VPO5)



VPO - Vegetation Protection Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Further Planning Information

Planning scheme data last updated on 19 September 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

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Fee Paid to Responsible Authority

Credit Card Payment to Banyule City Council

Payment made on: 04/10/2024 at 11:01 AM
Payment made by: Dean Eddy
Bank Transaction ID: 3886147515
Payment Reference: SPR_S237751T_01_STA_113837
Amount Paid: \$1,646.10
SPEAR Ref No: S237751T
Fee Type: Statutory
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Arborist Report

Preliminary Arboricultural Assessment

Location: 7 Natimuk Street, Greensborough

Reference number: NW24-05-28_7Natimuk

Prepared by:

Liam Kennedy – Consulting Arborist

Qualifications:

Graduate Certificate in Arboriculture (University of Melbourne)

Advanced Diploma in Horticulture (Arboriculture) (University of Melbourne)

ISA Tree Risk Assessment Qualified – Exp: 15 Sep 2023

Report Commissioned By: Multiply Town Planning

Report Date: 28 May 2023

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Executive Summary

Gum and Maple Consulting has assessed trees on and neighbouring 7 Natimuk Street, Greensborough for the purposes of property development. The tables below list the assessed trees and provide each a retention value. This value is principally applied based on each tree's contribution to the property and broader landscape (significance) whilst taking into account relevant Council documents (suitability). These reference documents are listed in section 1.1 of this report. To best understand the development tolerances of each assessed tree we apply Australian Standards, and peer reviewed research and texts which are referenced throughout this report.

The below table lists the site trees recommended to be removed due to their low landscape values, weed status, or poor condition.

#	Common Name	Height & Spread	Ownership	Permit Status	Retention Value	Recommendation	Justification
2	Shining Privet	3 x 2	Site Tree	Exempt	Low	Remove	Weed Status
3	Desert Ash	7 x 6	Site Tree	Exempt	Low	Remove	Weed Status
4	Cabbage Tree Palm	5.5 x 4	Site Tree	Undersized	Low	Remove	Low Values
5	Bhutan Cypress	10 x 4	Site Tree	Undersized	Low	Remove	Low Values
6	Shining Privet	6.5 x 7	Site Tree	Exempt	Low	Remove	Weed Status
7	English Elm	4 x 4	Site Tree	Exempt	Low	Remove	Low Values
8	Cherry-plum	5 x 7	Site Tree	Exempt	Low	Remove	Weed Status
9	Lilly Pilly	9 x 7	Site Tree	Undersized	Low	Remove	Low Values
10	English Elm	6 x 6	Site Tree	Exempt	Low	Remove	Weed Status
11	Mirror Plant	3.5 x 4	Site Tree	Exempt	Low	Remove	Weed Status
12	Firewheel Tree	3 x 3	Site Tree	Undersized	Low	Remove	Low Values
13	Cotoneaster	3.5 x 6	Site Tree	Exempt	Low	Remove	Weed Status
14	Shining Privet	6 x 10	Site Tree	Exempt	Low	Remove	Weed Status
15	Shining Privet	4 x 3	Site Tree	Exempt	Low	Remove	Weed Status
16	Kohuhu	4 x 3	Site Tree	Undersized	Low	Remove	Low Values

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The below table lists trees that will require protection during any proposed development of the property. Please note that Trees 20 and 22 are recommended to be removed and require third-party consent. If not removed, they will require protection.

#	Common Name	Height & Spread	Ownership	Permit Status	Retention Value	Recommendation	Justification
17	Kohuhu	4 x 2	Third-Party	Undersized	High	Protect	Third-Party Owned
18	Leyland Cypress	9 x 8	Third-Party	Undersized	High	Protect	Third-Party Owned
19	Pittosporum	4 x 5	Third-Party	VPO5	High	Protect	Third-Party Owned
20	English Elm	6 x 6	Third-Party	Exempt	High	Remove	Third-Party Owned Inappropriate Location
21	Loquat	4.5 x 5	Third-Party	Undersized	High	Protect	Third-Party Owned
22	English Elm	6 x 4	Third-Party	Exempt	High	Remove	Third-Party Owned Inappropriate Location

Below lists the Council managed tree. Their removal could be successfully pursued in a development proposal, if desired. In instances such as these, the applicant would bear the financial cost of the tree's value (according to relevant Council policy), including removal, replacement, and establishment costs.

#	Common Name	Height & Spread	Ownership	Permit Status	Retention Value	Recommendation	Justification
1	Crape Myrtle	2 x 2	Council	PARKS Undersized	High	Retain & Protect	Community Asset

Please note that the opinions expressed within this report are that of the author and ultimately the decision-making around vegetation removal and development outcomes sits with the responsible authority (Council).

The Arborist Working Drawings are provided in Appendix B of this report.

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1. Introduction

Gum and Maple Consulting was contacted by Multiply Town Planning to assess trees on and neighbouring 7 Natimuk Street, Greensborough (the Property). A site inspection was conducted on 17 May 2024. Prior to attending the site, I reviewed correspondence from the client and aerial images (MetroMaps) to gather a general understanding of the Property, its size, as well as past and existing conditions and built structures.

The Victorian State Government – Environment, Land, Water and Planning – VicPlan website and the Banyule Council website were also reviewed to best understand any legislative controls and other requirements that affect vegetation within the municipality and the Property.

1.1 Reviewed Documents

The following documents have also been reviewed in preparation of this Report:

- The Banyule Planning Scheme
- Schedule 2 to Clause 32.08 General Residential Zone – [GRZ2](#)
- Schedule 3 to Clause 42.02 Vegetation Protection Overlay – VPO5
- [Banyule Weed Management Strategy 2006](#)
- [Banyule City Council Tree Planting Zone Guidelines 2011](#)
- Clause 15.01-5L-01 – Neighbourhood Character – [Garden Suburban 1](#)
- Survey Plans by Lawlor and Loy Vic Pty Ltd dated 19 April 2024

1.2 Objectives

It is this report's primary purpose to provide assessment, commentary, and recommendations to the owner of the Property and other professionals engaged by the owner for the trees located on and directly neighbouring the Property. Pursuant to these recommendations, this report will also outline development considerations as they relate to the assessed trees in order to inform an appropriate development design.

This Report will:

- Identify (nomenclature) and Number all relevant trees
- Provide for their location on a Site Map
- Provide their permit or protection status
- Provide their dimensions and tree protection areas
- Provide each tree a retention value, and
- Comment on any potential parameters of developing the Property as it relates to the assessed trees

1.1 Procedure & Limitations

All trees were assessed from ground level utilising internationally accepted techniques and methods of non-invasive visual tree assessment (VTA)¹. Each tree has been plotted on a Site Map (section 3). The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each tree was measured in accordance with AS 4970-2009 *Protection of Trees on Development Sites* and is shown in section 4 of this report. The assessment of these trees in terms of their overall condition has been made in accordance with the descriptors as set out in [Appendix C](#). These must be referred to when reading this report. For neighbouring trees, they were assessed from within the subject property with their dimensions estimated. Vegetation less than 3 metres in height has not

¹ Lonsdale, D (1999) *The Principles of Tree Hazard Assessment and Management (Research for Amenity Trees)*. London: Her Majesty's Stationary Office Book.
Matheny, N. P & Clark, J. R (1994) *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas*. 2nd Edition. International Society of Arboriculture

been assessed or commented on in this report, nor any trees that are positioned well outside the scope of potential works.

2. Planning Context

2.1 General

From the town planning perspective, the Planning and Environment Act 1987 provides controls with respect to the use and development of land. To achieve this objective the Victorian state government requires that all municipalities develop, administer and enforce their own planning scheme.

Planning Schemes divide all land within their municipality into zones ranging from residential, commercial, industrial and other zones. Each zone will allow for a number of land uses and development to occur without consent from Council's planning branch (as-of-right). Other land uses or development may require Council consent by way of a planning permit (discretionary), whereas other land uses and development may be prohibited all together. In all instances it is the intent of the planning scheme to ensure that the underlying purpose of each zone is maintained by requiring that permitted land uses are compatible with neighbouring land uses.

In addition to the zone controls many parcels of land are also affected by overlay controls. These overlay controls are associated with development requirements which can specifically affect vegetation removal and/or outcomes. Decisions regarding private vegetation are primarily made based on the Council's Planning Scheme – decision guidelines and policy documents – and ultimately by the delegated Council Officer (town planner) and their review of all planning application documents. There are times where the Council Officer may also consider specialist internal referral advice when needed.

2.2 The Property

Both properties are on the western side of Natimuk Street and has an area of 1106 square metres. It is in a General Residential Zone – Schedule 2 (GRZ2) and affected by the Vegetation Protection Overlay – Schedule 5 (VPO5). The VPO5 brings reference to 'Substantial Trees' that are prominent above and around existing dwellings that contribute to the treed landscape. The Schedule requires that a planning permit must be obtained from Council to remove, lop or destroy a tree of any species that is 12 metres in height OR has a trunk diameter of 40 cm (collective) at 1.4 metre from ground level, or greater².

Any vegetation identified as an environmental weed species in the Banyule Weed Management Strategy 2006 is exempt from this requirement and can be removed 'as-of-right'. Council encourages the removal of environmental weeds as a strategic aim and preferred neighbourhood character outcome. The table below best categorises the assessed trees for town planning purposes.

Category	Tree Numbers	Total
Undersized trees	1 , 4, 5, 9, 12, 16, 17 , 18 , 21	9
Weed trees	2, 3, 6, 7, 8, 10, 11, 13, 14, 15, 20 , 22	12
VPO5 trees	19	1

Red – Council managed.

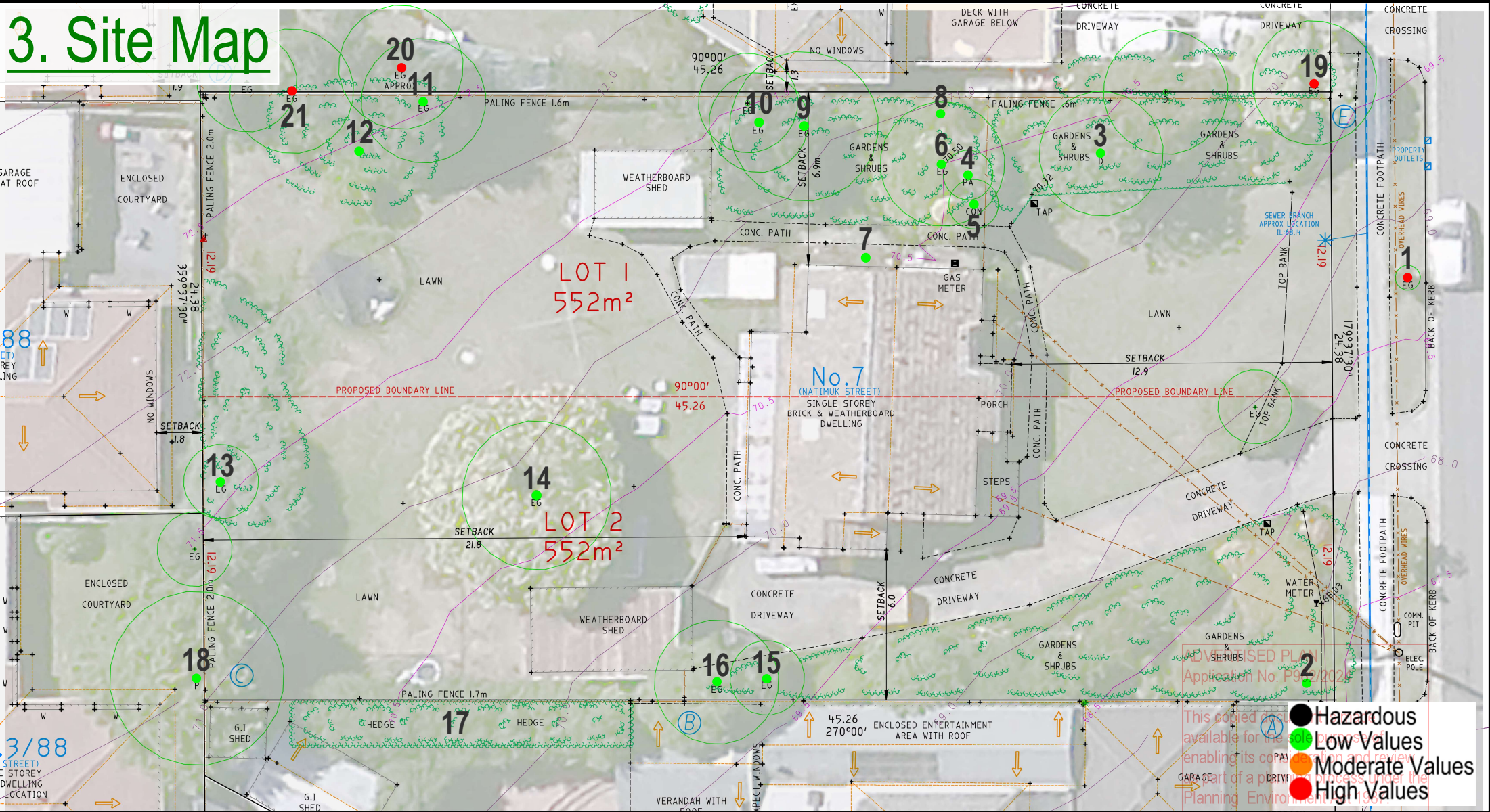
Bold – Third-party owned.

² Banyule City Council, 2019, Schedule 5 to Clause 42.02 Vegetation Protection Overlay, viewed 28 May 24, <https://planning-schemes.delwp.vic.gov.au/schemes/banyule/ordinance/42_02s05_bany.pdf>

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3. Site Map



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- Hazardous
- Low Values
- Moderate Values
- High Values

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#	Species	Common Name	Height & Spread	DBH	TPZ	SRZ	Health	Structure	Form	Origin	Ownership	Permit Status	Retention Value
22	<i>Ulmus procera</i>	English Elm	6 x 4	15	2	1.5	Good	Good	Good	E	Third-Party	Exempt	High

Heading Definitions

~Height – metres

DBH (Diameter at Breast Height) – centimetres

TPZ & SRZ – radius, metres

Origin

I – Indigenous | V – Victorian

N – Native | E – Exotic

VP05 – Vegetation Protection Overlay – Schedule 5*

Undersized – No Permit Required – Tree can be removed ‘as-of-right’

Exempt – Any exemption for the need of a permit should be confirmed by Council

PARKS – Banyule Council - Parks department managed

* Remove, lop, or destroy a tree – exemptions apply.

5. Discussion

5.1 Tree Retention

Trees have an essential role in the built environment. A healthy well-positioned tree; along with being aesthetically pleasing, can provide tangible positive benefits from an environmental, social and financial perspective. In contrast, trees that are inappropriately positioned or that are in poor condition can pose significantly higher risks to built environments, people and can cause varying levels of nuisance and financial burden.

Property owners can unknowingly plant inappropriate trees without fully understanding their growth characteristics or maintenance requirements. Often in these instances, trees are neglected after planting and outgrow their position impacting upon or displacing built structures. There are also times where trees are not planted but readily germinate from seed carried by various methods. This uninformed or haphazard approach often provides for undesirable outcomes.

From a development perspective due to competing pressures for above and below ground space, it is not suitable or reasonable to retain all trees. It is better to identify the more significant trees that have a greater contribution to the site and surrounding area and focus on protecting these well³. Whether it be the tree's position, overall condition or its landscape contribution, a retention value is placed on all trees that may be impacted by a proposal to develop land.

As identified in section 3, this report categorises all trees on the Property into 4 main groups. They are:

- Hazardous
- Low retention
- Moderate retention
- High retention

As indicated in the first dot point above, trees that pose a high or extreme risk are considered hazardous. Please note, none of the trees assessed in this Report are deemed hazardous. However, risk and more crucially its level, is the most important determining factor when considering a tree's overall retention value.

Trees of low retention value contribute little to the site and surrounding area and are unsuitable for retention, they should not restrict reasonable development of a property.

Trees holding moderate retention value should be retained pending a thorough analysis of any potential constraints (i.e. can the tree be incorporated with minor design changes). In these instances, the determination to retain a tree and incorporate it into the development should be based on a combination of the tree's position and the proposed essential or desirable spaces. An example of this is; a kitchen, living room or master bedroom is essential to a dwelling whereas, a gym, shed or swimming pool is not.

Trees of high retention value contribute greatly to the site and surrounding area. Such trees should be adequately accommodated for in the design stages. When trees are removed consideration should be given to suitable replacement planting.

Neighbouring trees are categorised as High retention value as there are common law rights and obligations that are afforded to the owner/s of these assets. Any proposal to develop the land should give regard to their healthy safe retention. In saying this there may be instances where their removal can be negotiated with the owner/s whilst also satisfying any legislative requirements with the Responsible Authority (Council).

³ Matheny, N and Clark, J. 1998. *Trees and Development*. ISA, Champaign, Ill, USA

5.2 Development Considerations

Trees have above ground parts (stem/s, branches and leaves) and below ground parts (woody and non-woody roots) both are essential for a tree's health and structure. It is a common misconception that a tree's canopy and roots mirror each other and that tree roots only extend to a tree's 'drip-line'. In actuality they differ greatly in their function and distribution.

When developing a site, tree roots are often forgotten or insufficiently considered, nonetheless they can be adversely impacted in various ways. To reduce these impacts, Arborists use the Australian Standard AS 4970-2009 - *Protection of Trees on Development Sites* (AS 4970-2009) to guide the integration between existing retained trees and proposed development construction.

AS 4970-2009 uses the tree's trunk or stem dimensions to equate a Structural Root Zone (SRZ) and a Tree Protection Zone (TPZ) for each assessed tree. These measurements are provided in section 4 of this Report. Both zones are a radial measurement from the tree trunk's centre and encompass the entire tree. These zones should appear as circles on scaled site plans and should not be confused with each tree's estimated canopy dimensions.

Development encroachment is all proposed construction within a tree's calculated TPZ. This includes but is not limited to; site cuts or excavation, built form (buildings), decking or hard landscaping, and surfaces (including permeable surfaces).

Development encroachment is assessed as either 'minor' encroachment (less than 10%) or 'major' encroachment (greater than 10%) into a tree's TPZ. Any encroachment into a tree's SRZ is discouraged and is always assessed as a 'major' encroachment.

In instances of minor encroachment and outside the SRZ, such construction is generally considered acceptable on the basis that it can be compensated for elsewhere and is contiguous with the TPZ. If a proposed encroachment is greater than 10% of the TPZ, or inside the SRZ, a consulting Arborist must demonstrate that the tree will remain viable. Determining this may require further investigation by non-destructive methods.

The severity of proposed development encroachment is assessed on a sliding scale. The removing of soil to install basement levels, ramps and retaining walls is considered most detrimental to trees as it can remove tree roots and the soil environment conducive for root growth entirely. Surfaces, hard landscaping or decking is generally viewed at the opposing end of the scale and more tolerable. In saying this there are many factors that influence this determination. Some of these are listed below:

- i. The subject tree, its species, tolerances and condition
- ii. Pre-existing site conditions that may have limited the extent and distribution of root growth
- iii. The type of proposed encroachment (as above)
- iv. The level of proposed construction works represented as a percentage
- v. The design and methods of construction works

Such an assessment must be undertaken by a fully qualified consulting or project Arborist, with a minimum Australian Qualification Framework (AQF) – Level 5 Diploma in Arboriculture.

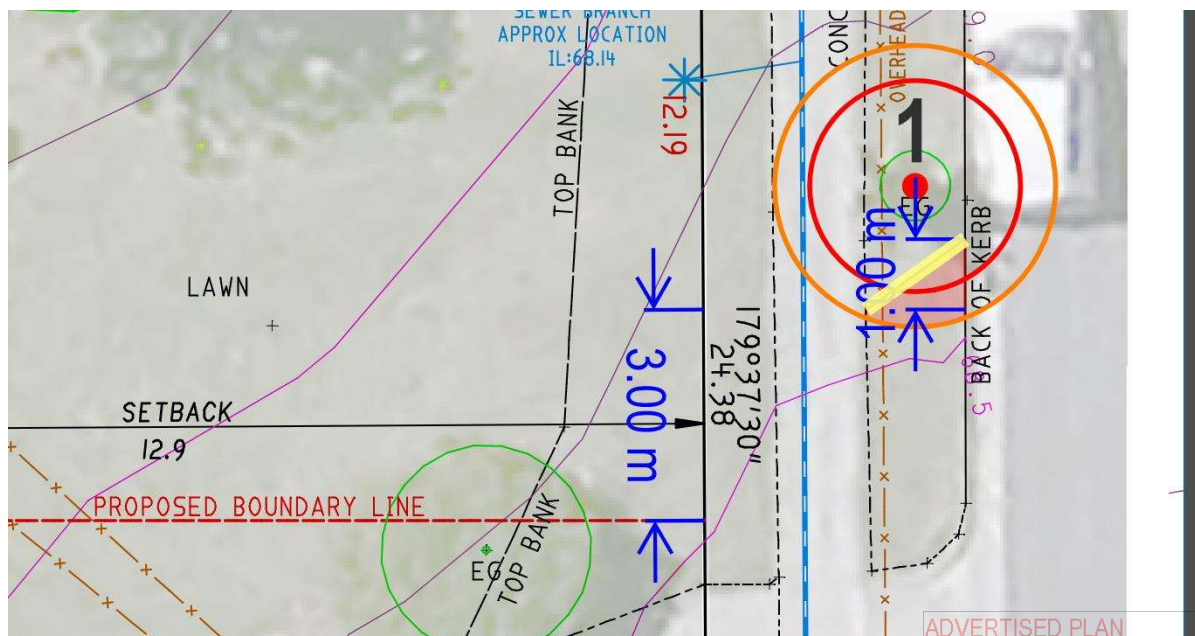
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The property for the most part contains self-sown or unkept insignificant vegetation that ultimately should not limit development of the land. There are ten (10) self-sown weed species on the property that have germinated by various means and are often located inappropriately hard-against existing built structures or boundary fences. These 10 weed trees do not require consent to remove, and they should be removed irrespective of development. The predominant arboricultural concerns that relate to developing the land are

1. Assessment of the condition of each site tree and their respective worthiness of retention in a proposed development (refer to table provided in Executive Summary).
2. Any requirements to obtain town planning consent to remove the assessed trees
3. For trees recommended or required to be retained provide for any known tolerances to construction works.
4. Specify design methods and specific management techniques that could be implemented to minimise adverse impacts to retained neighbouring trees.
5. Provide for an acceptable encroachment into the TPZ areas of neighbouring trees that require protection, and
6. Provide a list of tree species that would provide good contribution to a development outcome.

The street tree (Tree 1) adjoining the property is a small crape myrtle with the nominal and minimum TPZ and SRZ radius. Based on the 'proposed boundary line' illustrated on the Lawlor and Loy Survey Plans it is unlikely that an additional vehicle crossing could be successfully installed at the southernmost end of Lot 1 without excessively impacting the viability of Tree 1. Pursuing the removal of Council managed street trees to enable vehicle crossings for development can be successful. In these instances, decision making is determined by an authorised Council officer based on Council policy, merits of the street tree and costs payable by the applicant. Construction of an additional vehicle crossing at the northernmost area of the Lot 1 would be outside the TPZ of Tree 1 and would not impact its viability. If retained, this tree will require standard tree protection measures to ensure it remains healthy and structurally stable during the life of the project.



The only notable tree in the front setback of the property is a self-sown desert ash and classified as a weed tree⁴.

⁴ Banyule Council, 2024. Banyule Weed Management Strategy (Practical Ecology, 2006), <<https://shaping.banyule.vic.gov.au/Weeds>> [accessed 28 May 2024]

There are five (5) non-weed species in the rear of the property. All measured beneath both the collective stem and canopy height threshold of the VPO5. They are:

#	Common Name	Height & Spread	Origin	Permit Status	Retention Value	Recommendation	Justification
4	Cabbage Tree Palm	5.5 x 4	E	Undersized	Low	Remove	Low Values
5	Bhutan Cypress	10 x 4	E	Undersized	Low	Remove	Low Values
9	Lilly Pilly	9 x 7	V	Undersized	Low	Remove	Low Values
12	Firewheel Tree	3 x 3	N	Undersized	Low	Remove	Low Values
16	Kohuhu	4 x 3	E	Undersized	Low	Remove	Low Values

Development design considerations should be given to neighbouring trees to ensure they remain viable. These considerations mostly relate to Trees 18 and 19.

Tree 18 is a moderate sized semi-nature Leyland cypress in good overall condition. Sections of the tree's TPZ and SRZ occur in the subject property. The tree could provisionally tolerate a major encroachment not exceeding 25% of the tree's TPZ (14 sq. m.) with construction works excluding the tree's SRZ.

Tree 19 is a variegated pittosporum commonly seen along property boundaries in Banyule and greater Melbourne. Large sections of the tree's TPZ and SRZ occur in the property. Construction encroachments that require substantial excavation such as site cuts, ramped driveways, and retaining walls should be excluded from the tree's SRZ. If on the basis a driveway surface is desired in the protection areas of the tree, they must be constructed at or above the existing soil grade. If surface construction exceeds 10% of the tree's TPZ, it should be of a permeable surface material on a minimum base layer suitable for vehicles.

The species (English elm) and inappropriate location of Trees 20 and 22 means direct displacement and damage to the existing boundary fence is highly likely. English elms are known to reach mature heights of 25+ metres with broad canopy spread. Prior to any town planning application and to avoid future displacement of the boundary fence, the property owner of 11 Natimuk Street could be approached to arrange the removal of these trees.

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7. Recommendations

7.1 Tree removal

- A. To pursue development of the property any potential design should reflect Trees 2-16 as removed. None require a planning permit under the VPO5 to remove.
- B. To avoid future displacement (damage) of the existing (or future) northern boundary fence, approach the neighbouring property owner of 11 Natimuk Street to arrange for their removal. Neither requires a planning permit under the VPO5 to remove.
- C. The TPZ and SRZ areas of these trees should be illustrated as faint dotted lines on any proposed plans.

7.2 Design Considerations

- A. To avoid excessive impact to the Council managed tree (Tree 1) or the need for its removal, any vehicle crossing for Lot 1 should be located at the northern end of the property frontage
- B. Construction encroachments where in the TPZ of Tree 18 should be limited to no more than 14 sq. m. or 25%. Works should exclude the tree's SRZ.
- C. No substantial excavation should be proposed in the SRZ of Tree 19. Any proposed surface construction must be at or above the existing soil grade. If surfaces exceed the minor threshold, they should be of permeable material on a minimum base layer suitable for vehicles.
- D. No substantial excavation should be proposed along the property boundaries where in the SRZ of Tree group 17 or Tree 21
- E. The TPZ and SRZ areas of retained neighbouring tree should be illustrated in bold solid lines on any proposed plans.

Substantial excavation is defined as any digging exceeding 200mm, encompasses activities such as constructing retaining walls, ramped driveways, basement levels, slab foundations, and open drainage trenching.

If greater construction encroachments are desired than those articulated above, a Non-Destructive Root Investigation should be undertaken to evidence the presence of roots and acceptability of the proposal.

The underlined item above should appear as a notation on proposed architectural drawings.

7.3 Tree Replacement

To offset the loss of trees and achieve a development that contributes to neighbourhood character, provisions should be considered to provide replacement tree planting. Such offset tree planting will be best illustrated to Council via scaled Landscape Plans drawn by a suitably qualified professional.

All proposed large and medium trees should be setback from boundaries, proposed structures and underground services. Below are some suitable species⁵.

Tree Species List

LARGE

Eucalyptus polyanthemos – red box
Eucalyptus melliodora - Yellow Box
Eucalyptus macrorhyncha - Red Stringybark
Melia azedarach – White Cedar

MEDIUM TO SMALL

Acacia implexa – Lightwood
Allocasuarina littoralis – Black She-oak
Tristaniaopsis laurina - Kanooka
Elaeocarpus reticulatus – Blueberry Ash

⁵ Beardsell, C. 2011, Vegetation Communities of the City of Banyule, <<https://www.banyule.vic.gov.au/files/assets/public/planning/reference-documents/vegetation-communities-in-banyule.pdf>> [viewed on 28 May 24]

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Appendix A: Photographs



Tree 1



Tree 2



Tree 3



Tree 4



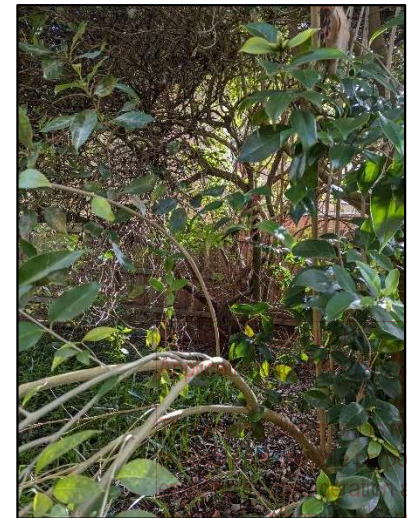
Tree 5



Tree 6



Tree 7



Tree 8



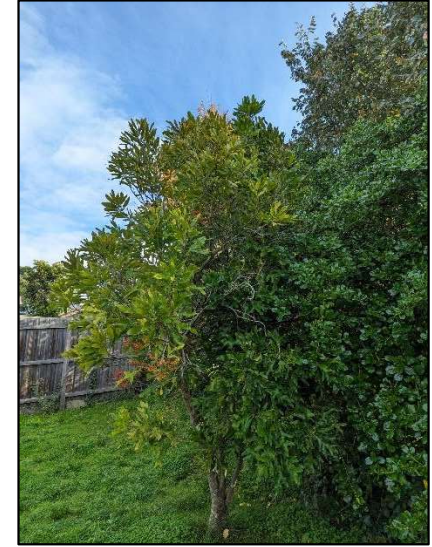
Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15 & 16

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Tree group 17



Tree 18



Tree 19



Tree 20



Tree 21 & 22

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Appendix C: Definition of Terms

Maturity	
Juvenile	Tree is deemed to be less than 5 years old
Semi-mature	Tree yet to achieve 70% of typical mature height and canopy spread for its species
Mature	Tree has achieved greater than 70% of its expected size
Over-mature	Tree has achieved its mature expected size for species, and displays signs of natural decline in health and structure
Dead	Tree has completely defoliated and has no living sections

Health	
Good	A tree with leaf size, colour, density and intermodal growth typical for its species; minor deadwood and dieback caused by typical attrition may be present; no visible pathogen infestation.
Fair	A tree with reduced canopy density including foliage size and colour; uncharacteristic deadwood may present; infestation of pests or epicormic growth may be present at minor levels.
Poor	A tree with significantly reduced canopy and foliage density; significant amounts of deadwood; extensive infestation of pests; and is likely to decline further.
Dead	Foliage may have turned completely brown. No live foliage in the canopy.

Structure	
Good	Structurally sound scaffold limbs and branch unions; no major decay on trunk and scaffold branches. Scaffold limbs and branches display positive taper.
Fair	Structurally sound scaffold limbs and branch unions that may display; structurally stable bifurcated or co-dominant stems; prevalence of tight branch unions but with structurally sound attachments; previous limb failures caused by wind stress and structural issues have not destabilised remaining sections of canopy; trunk or limb decay present but currently not affecting structural integrity.
Poor	Structurally unstable bifurcated or co-dominant stem structure with excessive included bark characteristics; prevalence of structurally unstable scaffold or branch unions and attachments; prevalence of limb failures caused by wind stress and structural issues that have potentially destabilised other sections of canopy; excessive trunk or limb decay affecting structural integrity.

Form	
Good	Canopy form typical for species; symmetrical or minor asymmetrical canopy spread; missing canopy less than 25%
Fair	Canopy form atypical for species; asymmetrical canopy spread with minor directional bias; minor phototropic lean; missing canopy 25%-50%
Poor	Canopy form atypical for species; asymmetrical canopy spread with major directional bias; excessive trunk lean; missing canopy greater than 50%

ADVERTISED PLAN
Application No. P962/2024

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Assumptions and Limiting Conditions

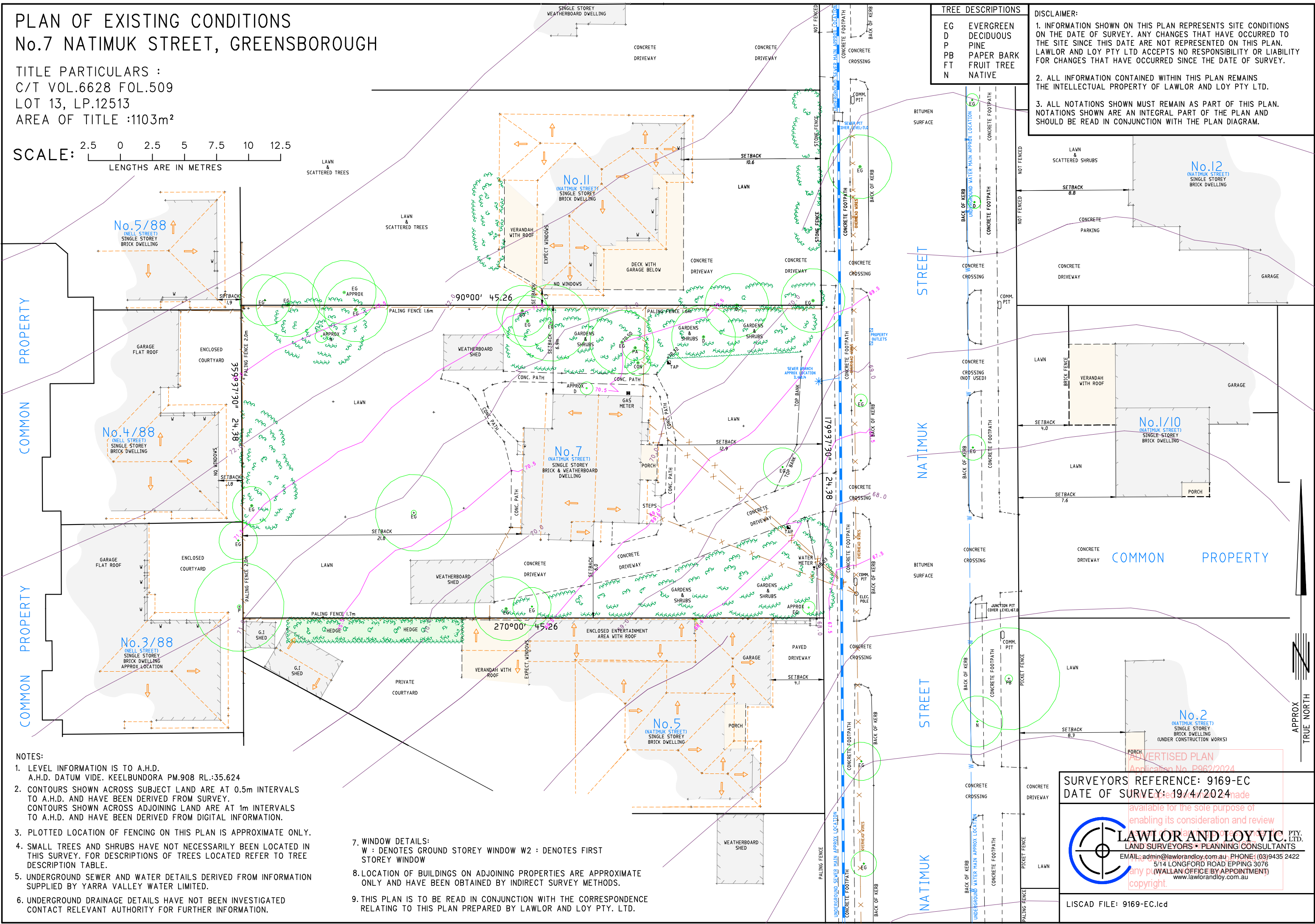
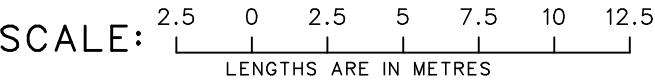
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9. Unless stated otherwise: a) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and, b) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by the author, that the problems or deficiencies of the plants or site in question may not arise in the future.
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12. To the authors' knowledge all facts, matters and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writer's experience and observations.
13. This agreement supersedes all prior discussions and representations between the author and the client on the subject and is the entire agreement and understanding between the two parties.

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Application No. P962/2024

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PLAN OF EXISTING CONDITIONS
No.7 NATIMUK STREET, GREENSBOROUGH

TITLE PARTICULARS :
C/T VOL.6628 FOL.509
LOT 13, LP.12513
AREA OF TITLE :1103m²



TREE DESCRIPTIONS	
EG	EVERGREEN
D	DECIDUOUS
P	PINE
PB	PAPER BARK
FT	FRUIT TREE
N	NATIVE

DISCLAIMER:
1. INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS ON THE DATE OF SURVEY. ANY CHANGES THAT HAVE OCCURRED TO THE SITE SINCE THIS DATE ARE NOT REPRESENTED ON THIS PLAN. LAWLOR AND LOY PTY LTD ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR CHANGES THAT HAVE OCCURRED SINCE THE DATE OF SURVEY.
2. ALL INFORMATION CONTAINED WITHIN THIS PLAN REMAINS THE INTELLECTUAL PROPERTY OF LAWLOR AND LOY PTY LTD.
3. ALL NOTATIONS SHOWN MUST REMAIN AS PART OF THIS PLAN. NOTATIONS SHOWN ARE AN INTEGRAL PART OF THE PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE PLAN DIAGRAM.

- NOTES:
- LEVEL INFORMATION IS TO A.H.D.
A.H.D. DATUM VIDE. KEELBUNDORA PM.908 RL.:35.624
 - CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.5m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM SURVEY.
CONTOURS SHOWN ACROSS ADJOINING LAND ARE AT 1m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM DIGITAL INFORMATION.
 - PLOTTED LOCATION OF FENCING ON THIS PLAN IS APPROXIMATE ONLY.
 - SMALL TREES AND SHRUBS HAVE NOT NECESSARILY BEEN LOCATED IN THIS SURVEY. FOR DESCRIPTIONS OF TREES LOCATED REFER TO TREE DESCRIPTION TABLE.
 - UNDERGROUND SEWER AND WATER DETAILS DERIVED FROM INFORMATION SUPPLIED BY YARRA VALLEY WATER LIMITED.
 - UNDERGROUND DRAINAGE DETAILS HAVE NOT BEEN INVESTIGATED CONTACT RELEVANT AUTHORITY FOR FURTHER INFORMATION.
 - WINDOW DETAILS:
W : DENOTES GROUND STOREY WINDOW W2 : DENOTES FIRST STOREY WINDOW
 - LOCATION OF BUILDINGS ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY AND HAVE BEEN OBTAINED BY INDIRECT SURVEY METHODS.
 - THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CORRESPONDENCE RELATING TO THIS PLAN PREPARED BY LAWLOR AND LOY PTY. LTD.

SURVEYORS REFERENCE: 9169-EC
DATE OF SURVEY: 19/4/2024

ADVERTISED PLAN
Application No. P962/2024

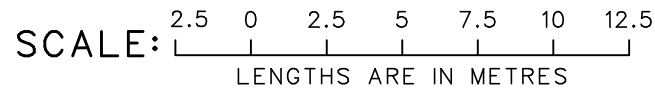
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obtaining a planning permit

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5/14 LONGFORD ROAD EPPING 3076
any planning application must be made by appointment
www.lawlorandloy.com.au

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PLAN OF PROPOSED SUBDIVISION
No.7 NATIMUK STREET, GREENSBOROUGH

TITLE PARTICULARS :
C/T VOL.6628 FOL.509
LOT 13, LP.12513
AREA OF TITLE :1103m²

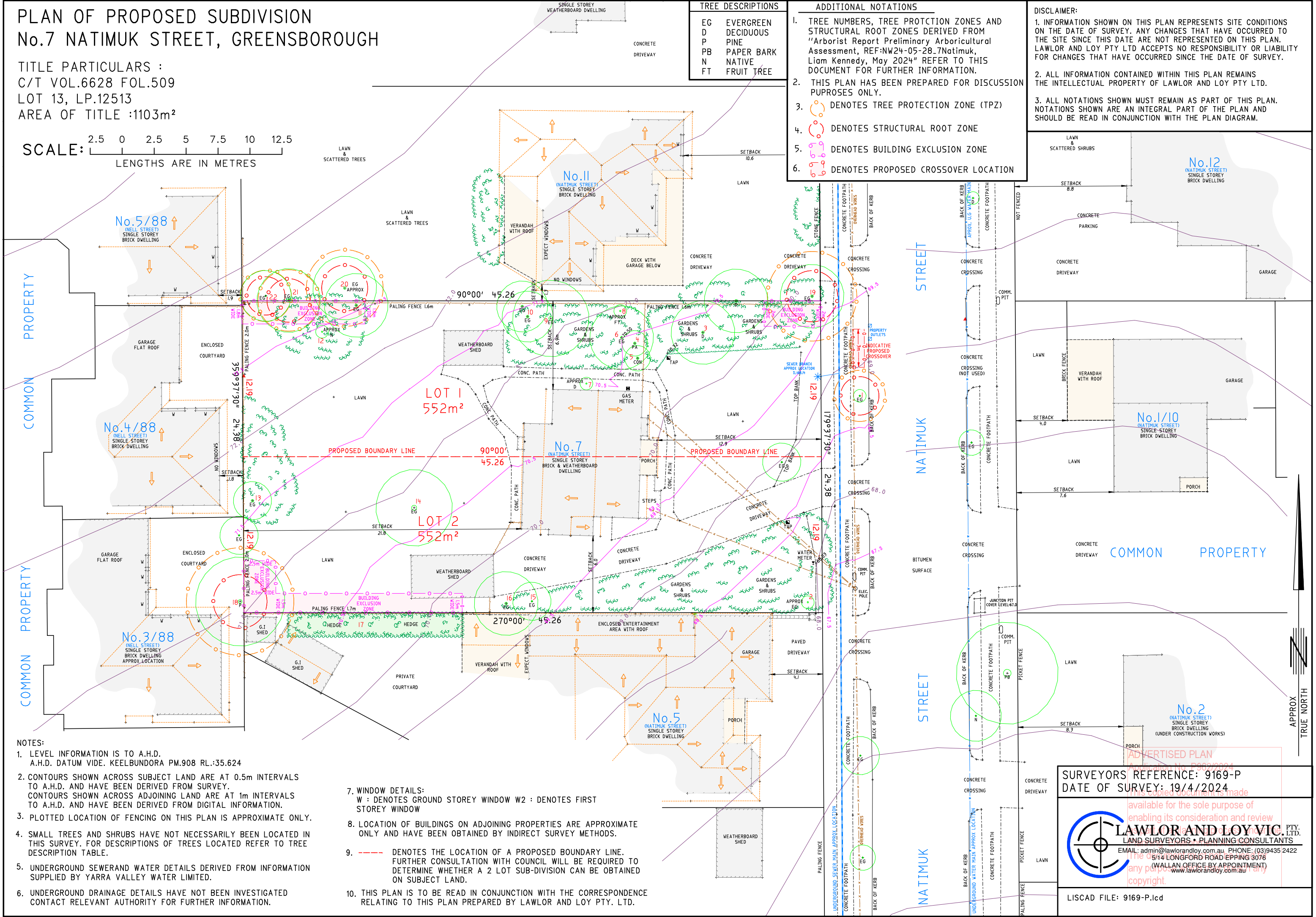


TREE DESCRIPTIONS	
EG	EVERGREEN
D	DECIDUOUS
P	PINE
PB	PAPER BARK
N	NATIVE
FT	FRUIT TREE

- ADDITIONAL NOTATIONS
1. TREE NUMBERS, TREE PROTECTION ZONES AND STRUCTURAL ROOT ZONES DERIVED FROM "Arborist Report Preliminary Arboricultural Assessment, REF: NW24-05-28.7 Natimuk, Liam Kennedy, May 2024" REFER TO THIS DOCUMENT FOR FURTHER INFORMATION.
 2. THIS PLAN HAS BEEN PREPARED FOR DISCUSSION PURPOSES ONLY.
 3. DENOTES TREE PROTECTION ZONE (TPZ)
 4. DENOTES STRUCTURAL ROOT ZONE
 5. DENOTES BUILDING EXCLUSION ZONE
 6. DENOTES PROPOSED CROSSOVER LOCATION

DISCLAIMER:

1. INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS ON THE DATE OF SURVEY. ANY CHANGES THAT HAVE OCCURRED TO THE SITE SINCE THIS DATE ARE NOT REPRESENTED ON THIS PLAN. LAWLOR AND LOY PTY LTD ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR CHANGES THAT HAVE OCCURRED SINCE THE DATE OF SURVEY.
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3. ALL NOTATIONS SHOWN MUST REMAIN AS PART OF THIS PLAN. NOTATIONS SHOWN ARE AN INTEGRAL PART OF THE PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE PLAN DIAGRAM.



- NOTES:
1. LEVEL INFORMATION IS TO A.H.D.
A.H.D. DATUM VIDE. KEELBUNDORA PM.908 RL:35.624
 2. CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.5m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM SURVEY. CONTOURS SHOWN ACROSS ADJOINING LAND ARE AT 1m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM DIGITAL INFORMATION.
 3. PLOTTED LOCATION OF FENCING ON THIS PLAN IS APPROXIMATE ONLY.
 4. SMALL TREES AND SHRUBS HAVE NOT NECESSARILY BEEN LOCATED IN THIS SURVEY. FOR DESCRIPTIONS OF TREES LOCATED REFER TO TREE DESCRIPTION TABLE.
 5. UNDERGROUND SEWER AND WATER DETAILS DERIVED FROM INFORMATION SUPPLIED BY YARRA VALLEY WATER LIMITED.
 6. UNDERGROUND DRAINAGE DETAILS HAVE NOT BEEN INVESTIGATED CONTACT RELEVANT AUTHORITY FOR FURTHER INFORMATION.
 7. WINDOW DETAILS:
W : DENOTES GROUND STOREY WINDOW W2 : DENOTES FIRST STOREY WINDOW
 8. LOCATION OF BUILDINGS ON ADJOINING PROPERTIES ARE APPROXIMATE ONLY AND HAVE BEEN OBTAINED BY INDIRECT SURVEY METHODS.
 9. DENOTES THE LOCATION OF A PROPOSED BOUNDARY LINE. FURTHER CONSULTATION WITH COUNCIL WILL BE REQUIRED TO DETERMINE WHETHER A 2 LOT SUB-DIVISION CAN BE OBTAINED ON SUBJECT LAND.
 10. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CORRESPONDENCE RELATING TO THIS PLAN PREPARED BY LAWLOR AND LOY PTY. LTD.


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SURVEYORS REFERENCE: 9169-P
DATE OF SURVEY: 19/4/2024

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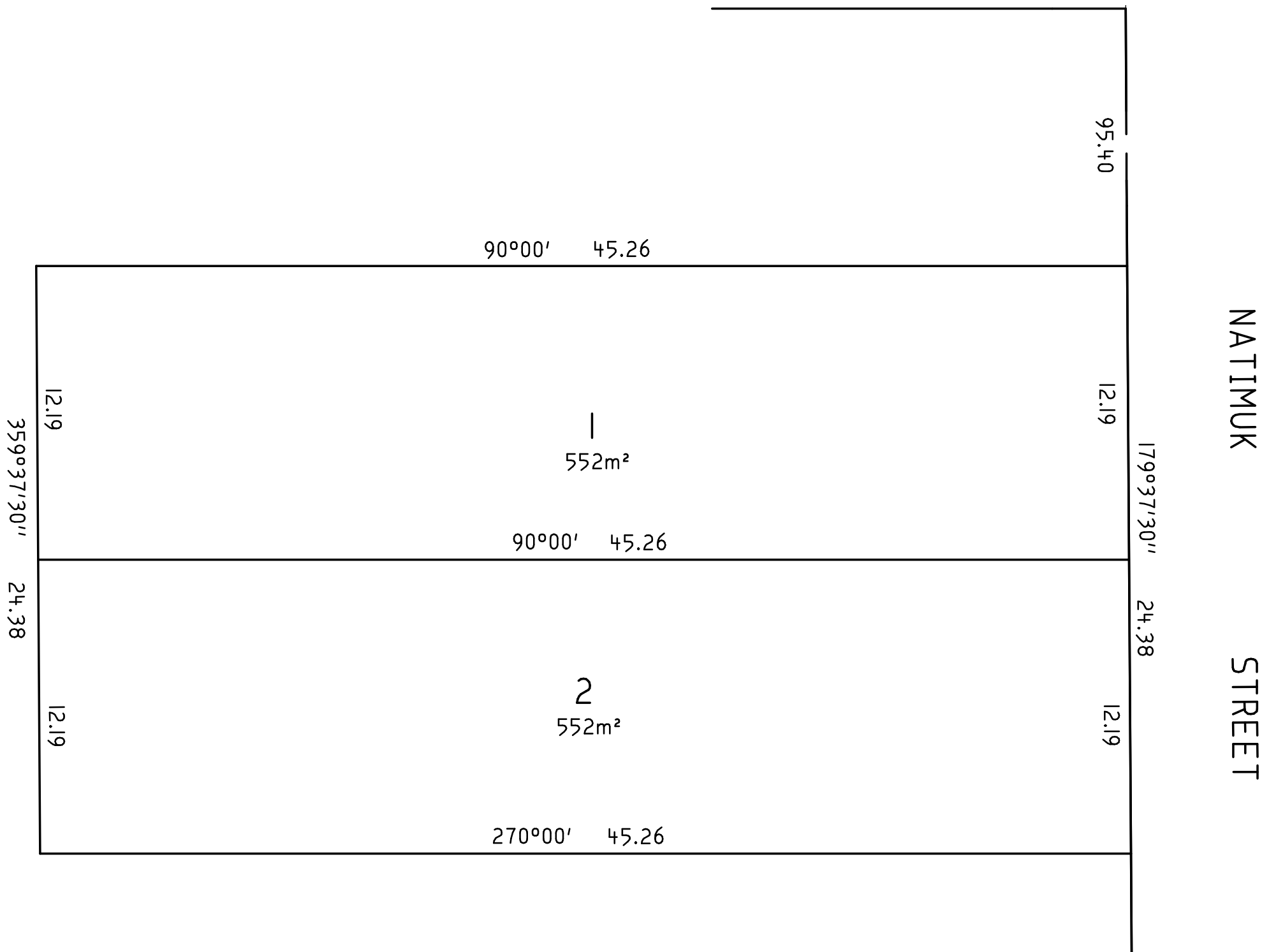
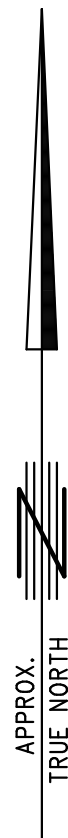
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PLAN OF SUBDIVISION				EDITION 1		PS 9278876	
LOCATION OF LAND				Council Name: Banyule City Council SPEAR Reference Number: S237751T			
PARISH: KEELBUNDORA TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: _____ CROWN PORTION: 17 (PART) TITLE REFERENCE: C/T VOL.6628 FOL.509 LAST PLAN REFERENCE/S: LOT 13, LP.12513 POSTAL ADDRESS: 7 NATIMUK STREET, (at time of subdivision) GREENSBOROUGH 3088 MGA2020 CO-ORDINATES: E: 332 650 ZONE: 55 (of approx centre of land in plan) N: 5 824 800 GDA 2020							
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		CONNECTION SHOWN TO ALEXANDRA STREET IS NOT TO SCALE BEARINGS SHOWN ARE ON TITLE DATUM			
NIL		NIL					
NOTATIONS							
DEPTH LIMITATION DOES NOT APPLY							
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.							
EASEMENT INFORMATION							
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
				ADVERTISED PLAN Application No. P962/2024 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.			
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		LICENSED SURVEYOR		DEAN PAUL EDDY			

PLAN OF SUBDIVISION

PS 927887G

ALEXANDRA SREET

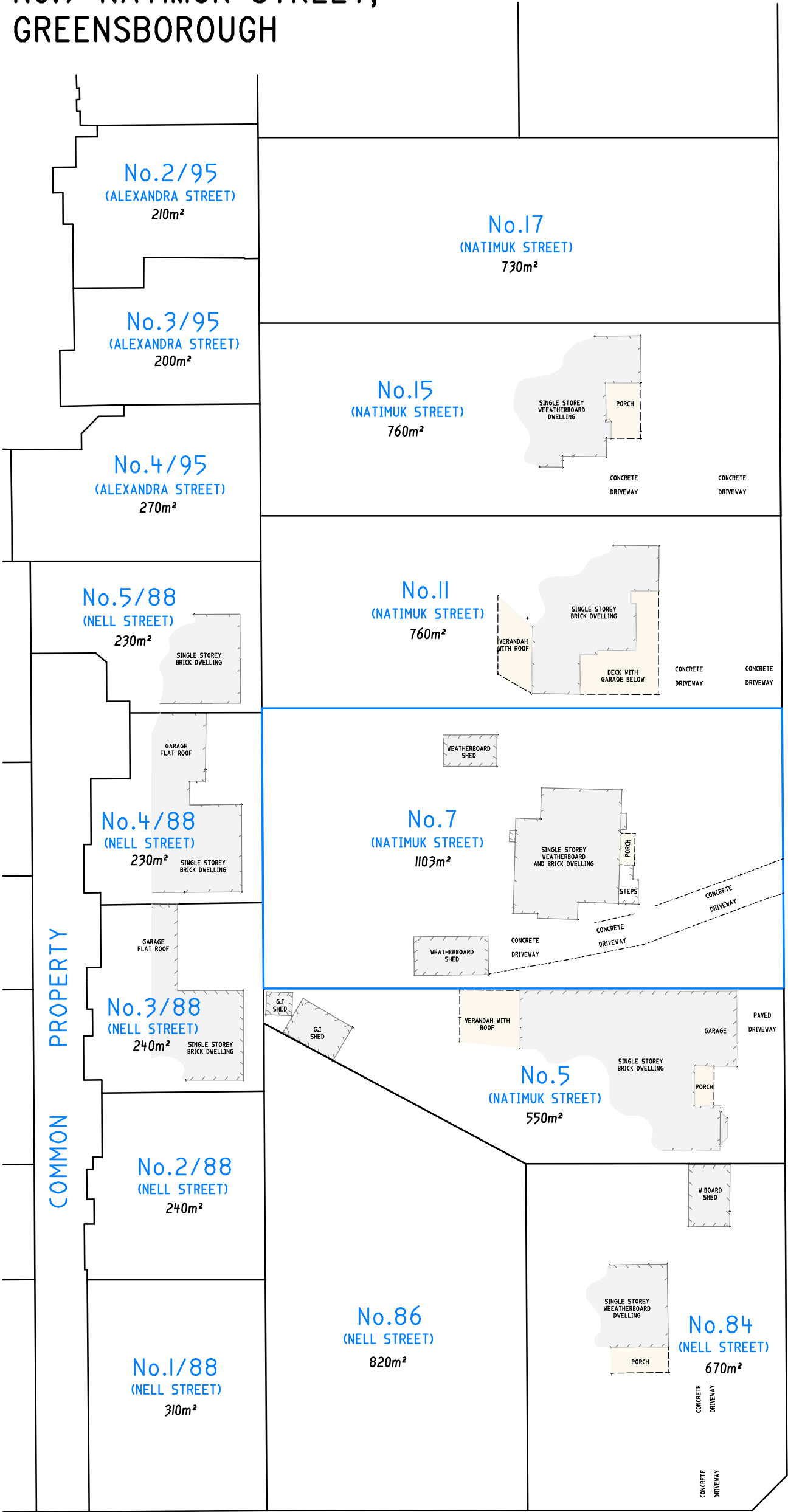


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PLAN OF SORROUNDING AREAS
No.7 NATIMUK STREET,
GREENSBOROUGH

SCALE: 4 0 4 8 12 16 20
LENGTHS ARE IN METRES

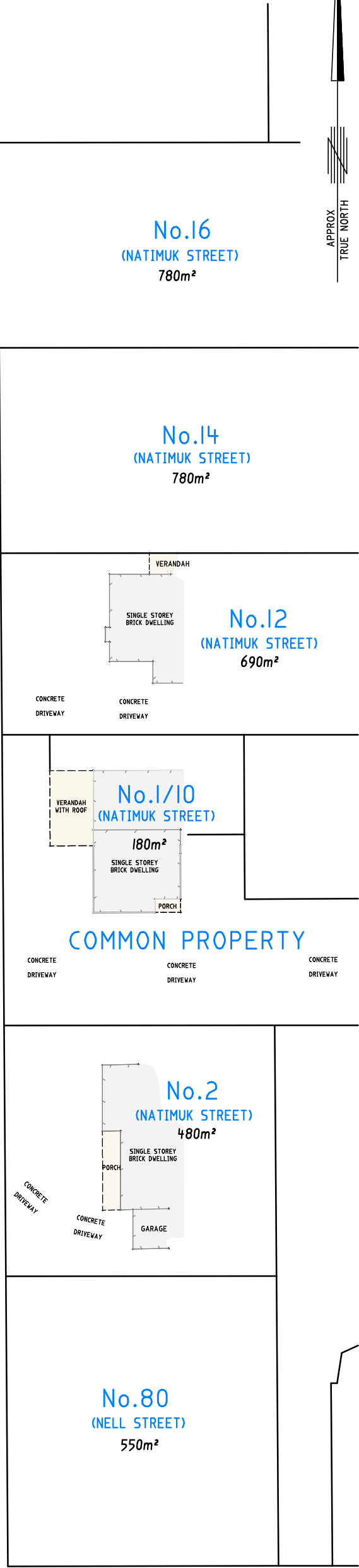


STREET

NATIMUK

STREET

NATIMUK



NELL STREET

1. LIMITED FEATURE DETAILS HAVE BEEN SHOWN FOR CONTEXTUAL PURPOSES ONLY.
2. THIS PLAN IS INTENDED TO GENERALLY SHOW LOT STRUCTURES AND IS NOT A SURVEY TO RE-ESTABLISH TITLE BOUNDARIES.
3. AREAS SHOWN HEREON HAVE BEEN DERIVED FROM DIGITAL INFORMATION AND ARE APPROXIMATE ONLY.
4. LOCATIONS OF BUILDINGS ARE APPROXIMATE ONLY.

SURVEYORS REFERENCE: 9169-SA
DATE OF SURVEY: 19/4/2024

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