

Notice of an application for a planning permit

Land affected by the application

1 Crown Road IVANHOE

Application reference

P870/2024

Responsible Authority

Banyule City Council

Application is for a permit to

- Development of an extension to an existing dwelling within the Design and Development Overlay (DDO2-A)
- Dwelling extension to have a maximum height of 4.67m
- Development of internal fencing within the Environmental Significance Overlay (ESO1)

Planning Scheme Clause

Clause 43.02-2 - Design and Development Overlay-Schedule 2A (DDO2-A)

Clause 42.01-2 (3.1) – Environmental Significance Overlay – Schedule 1 (ESO1)

Matter for which a permit is required

Construct a building and carry out works

Construct a fence

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. P870/2024

Planning permit application



Submitted on	10 September 2024, 11:12AM
Receipt number	PLAN2026
Related form version	20

Privacy

The Planning and Environment Act 1987 (Act) requires a range of information to be made available in accordance with the 'public availability requirements' outlined in Section 197(a-h) of the Act.

By using this form, we are collecting your personal information to enable your application to be lodged and assessed as per the planning process and the Planning and Environment Act 1987. If you do not provide your name, address and contact details, your application cannot be assessed. The handling of your personal information will be conducted in accordance with our [Privacy Policy](#) and requirements of the Act. A copy of your application and relevant information must be made available for any person to inspect at our offices, and/or on our website in accordance with Section 51 of the Act. A copy of the application may be provided to other parties for the purpose of consideration as part of the planning process.

Your application, including your name and address, is a public record and will be made available consistent with the inspection requirements outlined in Section 197(a-h) of the Act.

Personal details available on your application

Personal details including names, addresses, phone numbers and emails.

Do you consent to making your personal details available on your application through our website? Yes - I give consent

The address of the land for this application will be available through our website.

Call our Privacy Officer on [9490 4222](#) or email enquiries@banyule.vic.gov.au if you need access to your personal information or need to amend it.

Background

Have you had a formal meeting with one of our planning officers about this application? Yes

If known, tell us the name of the planning officer you communicated with. Marcus Brooker

Property address

Unit number
Apartment/Flat/Townhouse/Unit/Villa

Street number 1

Street name Crown

ADVERTISED PLAN
Application No. P870/2024

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Street type	Road
Suburb	Ivanhoe

Land description

What is the identifier of the land on title?	Lot number
This distinction can be found on your certificate of title.	
Lot number	2
LP, TP or PS number	PS 056011
LP (lodged plan) TP (title plan) PS (plan of subdivision)	

Title information

You can buy a current copy of title from [LANDATA](#).

If your land is affected by a Section 173 agreement, call us on 03 9490 4222 for guidance on how to proceed with your application.

Upload title documentation	Covenant.pdf Title Cert.pdf Title plan.pdf
Provide a current title, not older than 90 days from today's date for each parcel of land associated with this application.	

Does the proposal breach, in any way, a restriction or encumbrance on the title?	No
--	----

Examples include: a restrictive covenant, Section 173 agreement, an easement or building envelope.

Application type

This application is seeking a permit: Selections influence the application fee payable	to develop the land for a single dwelling and associated buildings and works (class various)
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Proposal

For what use, development or other matter is the permit required?	Building extension to existing single dwelling.
---	---

Upload plans and documentation	21336 - 1 CROWN ROAD, IVANHOE 3079 - TP - 09.09.24 - ISSUE B.pdf
Provide all relevant plans and documentation.	

Cost of proposal

Cost of proposed works	600000	ADVERTISED PLAN Application No. P870/2024
What is the estimated cost of the development for which the permit is required?		
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Difference in cost: \$600000.00

Fees

Fee unit value 16.33

As set by the Victorian Government [Department of Treasury and Finance](#).

Subtotal for change of use \$0.00

Subtotal for a dwelling and assoc. buildings and works \$1535.00

Subtotal for other developments \$0.00

Subtotal for SubDiv Class 17 \$0.00

Subtotal for SubDiv Class 18 \$0.00

Subtotal for SubDiv Class 19 \$0.00

Subtotal for SubDiv Class 20 \$0.00

Subtotal for SubDiv Class 21 \$0.00

Subtotal for types of permits not in regs \$0.00

Combined fee test subdivision 1

0 = single subdivision fee class applies

1 = multiple subdivision fee classes apply

Combined fee test overall 0

0 = single application fee only

1 = combined fees apply

Multiple fee classes apply to this application. The primary fee is applied in full. In addition, only 50% of all other applicable fees apply. The total is referred to as the Application fee.

Application fee \$1535.00

Total fee payable in full when you submit this application.

Existing conditions

Existing conditions of the land

Describe how the land is used now, for instance, vacant, 3 dwellings, medical center with 2 practitioners, licensed restaurant with 80 seats.

Existing single dwelling.

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Applicant details

Name

Full name or organisation name of applicant

Stefano Severino Cortese

Email address

scortese@bcarch.net

Phone number	+61 414 458 448
Postal address	1 Crown Rd, Ivanhoe, 3079

Full postal address including suburb and postcode

Contact person

Is the contact the same as the applicant? Yes
Stefano Severino Cortese

Owner details

Is the owner the same as the applicant? No
Stefano Severino Cortese

Is the owner a registered organisation?

Owner full name Maria Lina Cortese

Declaration

I understand and accept: information provided in this form, including plans and personal information will be publicly available, including online, as part of the planning process in accordance with the Planning and Environment Act 1987

copies may be made for interested parties as part of the planning process in accordance with the Planning and Environment Act 1987

I declare that: all information provided in this application is true and correct
the owner has been notified of this application.

Payment

Confirm who will pay the \$1535.00 application fee? Applicant or consultant

Total amount due **Amount: \$1,535.00**
Transaction ID: 46832352956
Payment gateway: BPoint General Ledgers - BPoint

GST exempt

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

Page 1 of 1

VOLUME 11023 FOLIO 376

Security no : 124117192316C
Produced 05/08/2024 04:56 PM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 056011.
PARENT TITLE Volume 08365 Folio 895
Created by instrument AF250897K 06/08/2007

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 16 of a total of 25 equal undivided shares
Sole Proprietor
MARIA LINA CORTESE of 1 CROWN ROAD IVANHOE VIC 3079
As to 9 of a total of 25 equal undivided shares
Sole Proprietor
SILC HOLDINGS PTY LTD of 1 CROWN ROAD IVANHOE VIC 3079
AS550933X 20/09/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS550934V 20/09/2019
MACQUARIE BANK LTD

COVENANT 0640261

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 LP056011 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: 1 CROWN ROAD IVANHOE VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED
Effective from 20/09/2019

DOCUMENT END

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Application No. P870/2024

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Document Type	Plan
Document Identification	LP056011
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/08/2024 16:56

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PLAN OF SUBDIVISION
PART OF CROWN PORTION I
PARISH OF KEELBUNDORA

COUNTY OF BOURKE

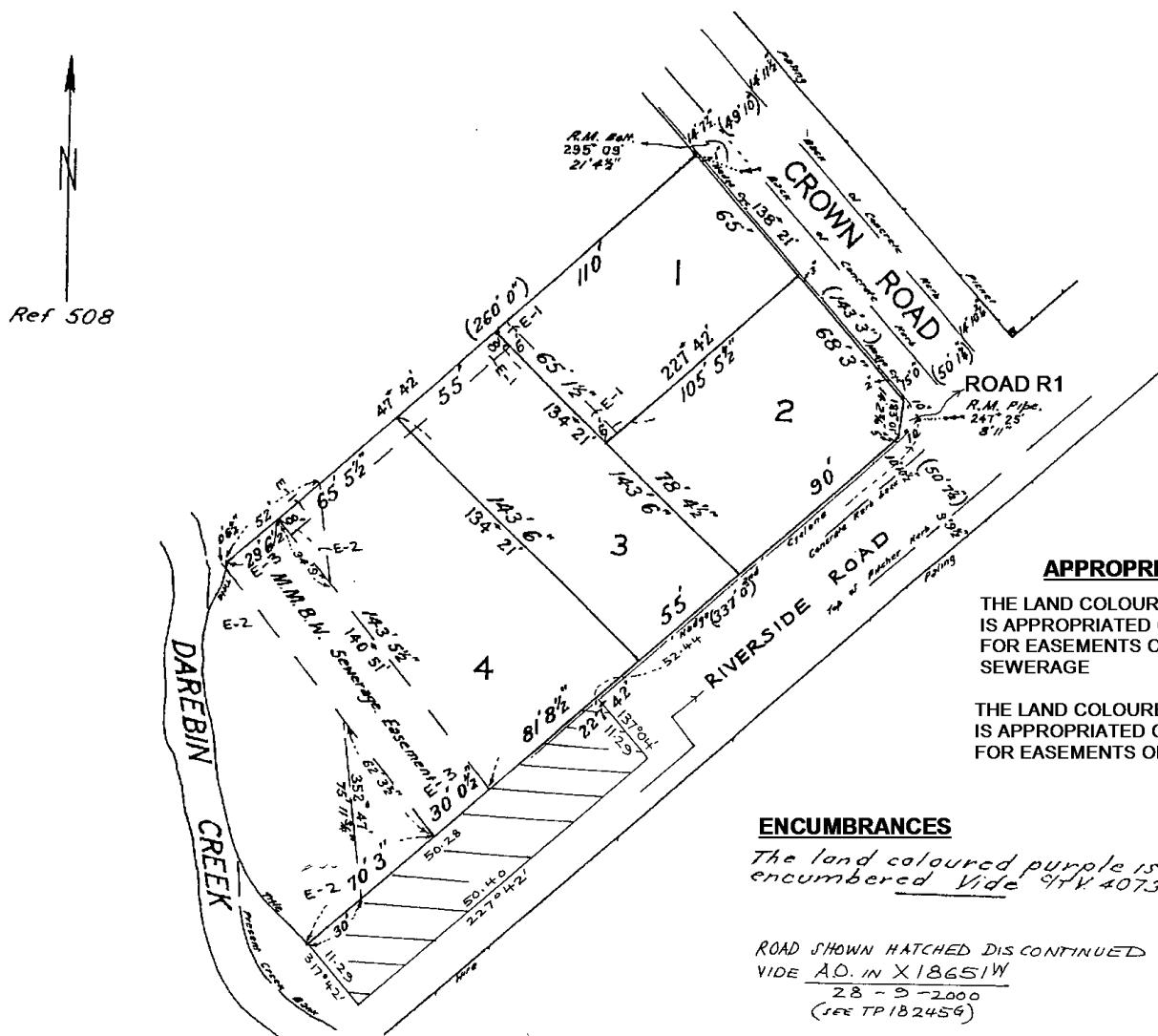
VOL.4073 FOL.424

Measurements are in Feet & Inches

Conversion Factor
FEET X 0.3048 = METRES

LP56011
EDITION 2
PLAN MAY BE LODGED 13/7/62

COLOUR CONVERSION
E-1 = BLUE
E-2 = GREEN
E-3 = PURPLE
R1 = BROWN



ADVERTISED PLAN
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MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

PLAN NUMBER

LP56011

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME ENTERED		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
	ROAD CLOSURE	X18651W (see TP182456)			2	
					ADVERTISED PLAN Application No. P870/2024	
					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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1431857

157

640261

WILLIAMS & MATTHEWS

MICROFILMED.

VICTORIA

TRANSFER OF LAND

7- JAN. 1911



I MAUD ISOBEL STEELE of Ivanhoe Widow being registered or entitled to be registered as Executrix of the Will of Charles Steele late of Livingstone Street Ivanhoe Importer deceased as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Four hundred and seventy five pounds paid to me by - WILLIAM HENRY FIRTH SMITH of Tarnagulla Mine Owner DO HEREBY TRANSFER to the said William Henry Firth Smith All my estate and interest in ALL THAT piece of land being Lots Twenty seven, Twenty eight, and Thirty four on Plan of Subdivision No. 4555 lodged in the Office of Titles and being part of Crown Portion One at - Alphington Parish of Keelbundra County of Bourke TOGETHER WITH - a right of carriage way over the roads colored brown on the said plan AND in consideration of the Transfer hereby made and executed and to the intent that the covenant hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as an encumbrance affecting the same

*3188 PLATE 3210 OF
548 area 4-1-35
Top of roads brown
on said LP.
Enc. The Covenants herein*

*W.H.S.
2/1/11
CH 2/11/11
10/11/11*

APR 1881

the said Transferee so as to bind himself his executors administrators and transferess only while he or they shall actually be or remain the registered proprietor or proprietors of the said land - hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being doth hereby for himself his executors administrators and transferess covenant with the said - transferror his heirs executors administrators and transferess - ~~registered proprietor or proprietors~~ owner of owners for the time being of the land described in the - Certificate of Title entered in the Register Book Volume 3188 Folio 637548 other than so much thereof as is hereby or has heretofore been by registered instrument transferred ~~that he or they shall~~ not erect or cause to be erected on the said land hereby transferred any dwelling to cost less than the sum of Four hundred and fifty pounds at the least (exclusive of fences and outbuildings and stabling relating thereto or to be used therewith) without the consent in writing of the said Transferror - his heirs executors administrators and transferess AND I the said Transferee - his heirs executors administrators and transferess ADVERTISED PLAN Application No. P870/2024

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D640261-1-2

C.M.P. 1-1

640261

that the above covenant may appear as an encumbrance on the -
Certificate of Title to be issued on this and any subsequent -
transfer or transfers and to run with the land hereby transferred.

M DATED the fourth day of January one thousand nine
M hundred and ten

SIGNED by the said MAUD ISOBEL STEELE
in the presence of

G. F. Matthews
Solicitor
Melbourne

M I Steele

SIGNED by the said WILLIAM HENRY FIRTH
SMITH in the presence of

Alfred Horay
Notary Public
Melbourne

W H F Smith

ENCUMBRANCES REFERRED TO

Al
✓

ADVERTISED PLAN
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D640261-1-2

ADVERTISED PLAN
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D640261-2-8

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D640261-2-8

Dated 4th January 1910

Mrs M. I. Steele
(as Executrix of the Will of Chas.
Steele deceased)

- to -

W. H. F. Smith Esq.

TRANSFER

Williams & Matthews
69 Queen Street
Melbourne

MEMORIAL OF INSTRUMENT.

MATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION.	NAME OF THE PARTIES THERETO	NUMBER SYMBOL THEREOF
Creation of easement and Transfer also part and creation of easement	THE 7 th DAY OF January 1910 AT 11 ⁴³ O'CLOCK IN THE fore NOON.	Roundel Steele to William Henry Firth Smith	640261

ASSISTANT REGISTRAR OF TITLE

NOTING THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME
ENT ABOVE MENTIONED IN THE REGISTER BOOK VOL 3188 FOL 637048

ASSISTANT REGISTRAR OF TITLE

ADVERTISED PLAN
Application No. P870/2024

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Request for further information



Submitted on	6 November 2024, 11:20AM
Receipt number	FIR-1683
External Id	od-planning
External status	11/6/2024 11:23:05 AM
Related form version	10

Privacy

Your personal information is being collected by Banyule City Council for the purpose of enabling consideration and review of the planning process under the *Planning and Environment Act 1987* (PE Act). It will be used to:

- correspond with you about your permit application;
- if necessary, notify affected parties who may wish to inspect your application so that they can respond; or
- for other directly or reasonably related purposes.

The information you provide will be made available:

- on Council's website during the application public notice period; (if applicable)
- on Council's permit register that is available for inspection at Council's Service Centre at 1 Flintoff Street, Greensborough;
- to any person wishing to inspect your application until the application process is concluded, including any review by the Victorian Civil and Administrative Tribunal, relevant officers within Council and other pertinent Government agencies directly involved in the planning process;
- to persons accessing information in accordance with the *Planning and Environment Act 1987* (PE Act) or the *Freedom of Information Act 1982*.

Without collection of your personal information, Council will not be able to process your application. If you wish to access or alter any of the personal information you have supplied to Banyule City Council, contact the Development Planning team on 9490 4222 or email enquiries@banyule.vic.gov.au. Refer to Council's Privacy Policy for further information.

Personal information you provide by completing this form is managed in line with our [privacy policy](#).

Property

If the project spans across multiple lots, and is known by multiple street addresses, provide the main street address.

Address	1 CROWN ROAD IVANHOE
---------	----------------------

Permit

Zones	NRZ3	ADVERTISED PLAN Application No. P870/2024
Overlays	SLO1 ESO1 DCPO1 DDO2-A	This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the <i>Planning Environment Act 1987</i> .
Select the relevant planning permit reference	P870/2024	The document must not be used for any purpose which may breach any copyright.

Amendment

It's important to know when amendments have been made to a planning application.

An amendment may include:

- changes to the use or development mentioned in the application
- changes to the description of land to which the application applies
- changes to any plans and documentation *not* relating to our request for further information.

Is an amendment being made to planning application
P870/2024? No

Documentation

Select the documentation you will attach to this request	Arboriculture report / impact assessment
	Architectural plans
	Other: Materials and Colour Schedule, Provision of Additional Information

Arboriculture

Attach your arboriculture report / impact assessment [24R5094_1CrownRdIvanhoe.pdf](#)

Architecture

Attach your architectural plans [21336 - 1 CROWN ROAD, IVANHOE 3079 - TP - 29.10.24 - ISSUE C.pdf](#)

Other

Attach any other documentation [Provision of Additional Information - Final.pdf](#)
[Materials and Colour Schedule - Final.pdf](#)

Organisation

Is the applicant an organisation? No

Contact

Title	Mr	<p>ADVERTISED PLAN Application No. P870/2024</p> <p>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.</p>
First name	Stefano	
Surname	Cortese	
Email address	scortese@bcarch.net	
Phone number	0414458448	

Declaration

I understand and accept that this submission will be considered an official response to a request for further information in accordance with Section 54 of the Planning and Environment Act 1987

If only part of the documentation requested is included in this submission, the planning application will lapse if the balance of the request is not provided to us in the timeframe specified on the request

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Provision of Additional Information

As requested 3rd October 2024

Banyule Planning Scheme Application No: P870/2024

Property: 1 Crown Road, Ivanhoe

Proposal: Development of extension to an existing dwelling within the Design and Development Overlay (DD02 - A)

Attached as alongside this provision as required are the following:

- Arboricultural impact assessment and report has been prepared and included.
- Modified site and floor plans
- Planting Concept Plan
- Schedule of external building material, colours and finishes

Responses to each point as below:

Strategic Framework	<i>The site is located within the 'Limited Incremental' area. The development is reflective of the anticipated development of this strategic framework.</i> Noted
Mandatory Zone Requirements – Neighbourhood Residential Zone (NRZ3)	<i>The proposed height and stories are appropriate. Garden Area is greater than 35%.</i> Noted

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<p>Design and Development Overlay – Schedule 2-A (DDO2-A)</p>	<p><i>The development triggers assessment against the DDO2-A for buildings and works.</i></p> <p>Noted</p> <p><i>The proposed height is below the maximum of 8m as outlined within table 1 of the DDO2.</i></p> <p>Noted</p> <p><i>The setback is also in excess of that required within the minimum setback requirements. The site is not in proximity and therefore appropriately setback to the 'setback reference line', this is associated with the Yarra River.</i></p> <p>Noted</p> <p><i>Site coverage is proposed at 40.8%, the DDO2 outlines a 40% maximum, this minor variation is acceptable in principle.</i></p> <p>Noted</p> <p><i>Given the setback and height of the dwelling, no concern is associated with overshadowing to the neighbouring properties or the Yarra River if the existing vegetation abutting the south boundary is retained.</i></p> <p>Noted</p> <p><i>Under landscape protection, the responsible authority must consider the visibility of any proposed buildings and works when viewed from adjacent public open space, pedestrian and bicycle paths and bridge crossings and the need for additional landscaping or new vegetation screening to filter views of proposed buildings and works. It is noted that the extension is setback only 1.8m from Riverside Road. The vegetation existing along the boundary to Riverside Road is to be retained to ensure this is appropriately screened to Riverside Road given its access and proximity to the river. Further, the siting and design guidelines consider whether any additional overshadowing of public open space can be avoided by redesigning or relocating a proposed building or parts of it. Retaining the vegetation to the south will ensure the level of shadow remains (as the vegetation is taller than the proposed extension) with it being a natural form.</i></p> <p>It is not proposed to remove any of the existing vegetation.</p>
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	<p><i>Building materials should use non-reflective colours and finishes that blend with the natural landscape. A materials/colours schedule is required to detail this.</i></p> <p>Please see attached a materials/colours schedule.</p> <p><i>It does not appear that any new fencing is proposed. If you are proposing a new fence, please include this as this needs to be assessed.</i></p> <p>New fencing and gate have been added to the updated plans.</p>
Impact on Trees and Tree Removal	<p><i>An array of vegetation is existing within the area of works.</i></p> <p><i>It appears that protected vegetation is proposed to be encroached and/or removed, an arboricultural impact assessment is required.</i></p> <p><i>If any protected vegetation is proposed to be removed, this must be detailed in the plans and reflected within the above required report. The removal of any protected vegetation will likely result in replanting conditions or alterations to the siting of the extension. It is not proposed to remove any protected vegetation.</i></p> <p>It is not proposed to remove any protected vegetation. An arborist, Treemap Arboriculture, has prepared an arboricultural impact assessment, refer attached.</p>
Landscaping	<p><i>A landscaping plan is required, or the site plan is to be updated to demonstrate all existing vegetation, proposed vegetation and vegetation proposed to be removed throughout the site.</i></p> <p><i>Please include a schedule of the vegetation which demonstrates the associated species, size, and width of the landscaping.</i></p> <p>The site plan has been updated to demonstrate all existing and proposed vegetation.</p> <p>It is not proposed to remove any protected vegetation.</p> <p>It is not proposed to plant any new vegetation, the landscaping around the building is to match the adjoining landscaping.</p>

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Melbourne Water	<p><i>The site is within 100m of the Yarra River; therefore, the application is required to be sent to Melbourne Water for review under the DDO2.</i></p> <p><i>This referral has been sent and is awaiting comment.</i></p> <p>Noted</p>
Environmental Significance Overlay – Schedule 1 (ESO1) and Significant Landscape Overlay –Schedule 1 (SLO1)	<p><i>The buildings and works alone do not trigger the ESO1 or SLO1 given the height of the building and associated wall heights.</i></p> <p>Noted</p>
Restrictive Covenant (640261)	<p><i>The restrictive covenant prohibits development (excluding fences and outbuildings) which costs less than 450 pounds.</i></p> <p><i>It is acknowledged that the associated cost of works would be exceed this and is not of concern.</i></p> <p>Noted</p>
Site services	<p><i>Air conditioner units and hot water systems to be nominated on the plans and screened to minimise visibility from the public realm and neighbouring properties, to the satisfaction of the Responsible Authority.</i></p> <p><i>Mailboxes and utility meters to be nominated on the plans and elevations and be designed, screened, and co-located (where possible) to integrate with the development and the streetscape. Mailboxes are to be located in accordance with Australia Post guidelines and any mailboxes and meters greater than 900mm in height must be located outside the pedestrian visibility splay area.</i></p> <p><i>The instantaneous hot water service and air conditioning unit is located in the courtyard between the existing and proposed buildings so that it is screened to minimise visibility from the public realm. It is noted on the updated plans attached.</i></p> <p><i>There are no new mailboxes and utility meters proposed to be installed. The existing mailbox and utility meters are shown on the updated plans attached.</i></p>

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TREEMAP

ARBORICULTURE



Arboricultural Assessment & Report

1 Crown Road, Ivanhoe

Treemap Arboriculture
PO Box 465, Heidelberg VIC 3084
ABN 20 325 463 261
www.treemap.com.au

ADVERTISED PLAN
Application No. P870/2024

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October 2024



1 Name and address of consultant

Dean Simonsen (AQF Level 7)
Treemap Arboriculture
PO Box 465, Heidelberg, Victoria 3084

2 Instructions

2.1 The instructions provided to Treemap Arboriculture on 16/10/24 by Steven Cortese were to provide an Arboricultural assessment and report for trees located on or adjacent to the subject site, the subject site being 1 Crown Road, Ivanhoe.

3 Introduction

3.1 The owners of the subject site are undertaking investigations to make improvements to the property. As part of the design and application process, the owners are undertaking a review of the vegetation located near the site. This report examines the arboricultural matters associated with this vegetation.

3.2 Under the guidelines of AS4970-2009 (Australian Standard – Protection of trees on development sites), the following report would be defined as an ‘Arboricultural impact assessment’. The standard indicates that *“The report will identify possible impacts on trees to be retained. The report will explain design and construction methods proposed to minimize impacts on retained trees where there is encroachment into the calculated TPZ.”*

4 Key Objectives

4.1 To undertake a general assessment of trees located on or adjacent to the subject site.

4.2 To provide an assessment of the subject trees with respect to their overall condition, structure, safety and suitability for protection.

4.3 To provide recommendations on the suitability of the trees for protection, and provide approved methods of tree protection.

5 Method

5.1 A site and tree inspection were conducted on Friday 25th October 2024.

5.2 The tree assessment consisted of a visual inspection, which was undertaken with regard to modern arboricultural principles and practices. The assessment did not involve a detailed examination of below ground or internal tree parts. The assessment was undertaken from the ground of the subject site to determine tree condition and species type. Measurements were taken to establish trunk and crown dimensions. No tree samples or site soil samples were taken unless specified. Trunk diameters for trees on adjoining properties may be estimated due to site access limitations.

5.3 The trees have been allocated a retention value rating which combines tree condition factors with functional and aesthetic characteristics in the context of an urban landscape. The document must not be used for any purpose which may breach any copyright.

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retention or preservation of trees may not depend solely on arboricultural considerations; therefore, the ratings may act as a guide to assist in decisions relating to tree management and retention.

- 5.4 A survey plan was provided by the client (Neighbourhood and Site Description Plan prepared by Mawdsley Building Designs, REF: 21336 and dated 09/09/24). The assessed trees have been numbered on this plan (Appendix 3).
- 5.5 A proposed plan was provided by the client for analysis (Proposed Site Analysis Plan - GF, prepared by Mawdsley Building Designs, REF: 21336 and dated 09/09/24). The trees have been numbered on this plan and Tree Protection Zones are provided for specific trees (Appendix 3a).

6 Observations

6.1 The site under review presented as a single residential allotment with an existing dwelling and detached carport. The site adjoins residential properties to the north, south and west. The Panorama frontage is located to the east. The site contained a few small trees and shrubs.



6.2 Eighteen (18) trees or shrubs were assessed in detail as part of the site review. This included 7 trees or shrubs on the subject site, 4 neighbouring trees and 7 street trees. The detail of each individual tree assessment is provided in table format at Appendix 1. Tree numbers²⁴ within the assessment table correspond to those provided on the survey plan (Appendix 3).

6.3 The site is influenced by 2 local vegetation controls. This is based on a planning property report for the site being obtained from www.planning.vic.gov.au/ on 25/10/24. It²⁵ is a City of Banyule Significant Landscape Overlay (SLO) and Schedule 1 to that Overlay (SLO1) applies to the site, and states:

A permit is required to:

- Remove, destroy or lop vegetation. This does not apply:
 - Non-native vegetation that is less than 6 metres in height, has a trunk circumference of less than 0.35 metre measured at 1.4 metres above ground level and a branch spread of less than 4 metres.
 - Pruning of dead or broken branches, or branches less than 50 millimetres in diameter at the point of contact with the larger branches or trunk, provided no more than 1/3 of the foliage of each individual plant is removed. This does not apply to the trunk of a tree.
 - Vegetation maintenance carried out by, or on behalf of, a municipal council or public authority or public land manager.
 - Non-native vegetation in preparation for revegetation works carried out by, or on behalf of, a municipal council, public authority or public land manager.
 - Vegetation that could adversely affect stream flow carried out by, or on behalf of, a municipal council, public authority or public land manager.
 - Vegetation identified as environmental weed species in the Banyule Weed Management Strategy (Banyule City Council, 2006).
 - Removal of street trees in accordance with Banyule Urban Forest Strategic Plan (Banyule City Council, 2015).

6.4 A City of Banyule Environmental Significance Overlay (VPO) and Schedule 1 to that Overlay (ESO1) also applies to the site. Under ESO1, a permit is required to remove, destroy or lop any vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of exotic vegetation which is less than 5 metres in height and has a trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in Banyule Weed Management Strategy 2006..
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation, unless the dead vegetation is a habitat tree containing hollows.
- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

6.5 The proposed design indicates an extension to the south of the existing dwelling.

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7 Discussion

The Australian Standard (AS4970-2009) – ‘Protection of trees on development sites’ puts forward a process for undertaking tree inspections and reports on property where development is proposed.

is being considered. It recommends a preliminary assessment be undertaken to help guide planners and property owners with regard to the preservation of existing trees; that is trees that might contribute to the completed proposal. The standard points out that the preliminary report 'information is to be used by planners, architects and designers, in conjunction with any planning controls and other legislation, to develop the design layout in such a way that trees selected for retention are provided with enough space'.

These assessments typically reveal a range of trees with varying attributes for health, structure and overall value. Some trees may be considered insignificant for their size, age, species type or condition, but they might still be considered for retention because they are situated conveniently on the site. Conversely, some trees may be exceptional for various reasons but there may be no scope for their retention because of their location or other site constraints. An objective of the tree assessment is to determine the trees that may be preferable, in terms of preservation, and to identify poor or insignificant trees that might be easily replaced or replaced with better species.

The arborist must also exercise judgement and expertise with respect to the types of trees that are deemed suitable for retention, and they should also consider what stage the tree is at in its overall lifecycle.

The site contained a few trees, shrubs and hedges. The retention value for the trees on the site was generally 'Low', aside from Tree 10, which was assigned a 'Moderate' retention value.

None of the trees or shrubs on the site are impacted by the proposed extension. They are distant from the proposed works associated with the extension or they are separated from the works by existing retaining walls.



A factor that may influence development on the subject site will be the proposed design in the vicinity of trees located on adjoining land. The Tree Protection Zones for these trees are illustrated at Appendix 3a.

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Street trees 1, 2, 3, 4, 6, 7 are distant from the proposed site changes and no harm is predicted towards them.

Street tree 5 – *Ulmus* sp. (Elm Tree) would be exposed to <1% Tree Protection Zone encroachment from the proposed design. The Structural Root Zone is avoided. No harm is predicted to this tree from the design.

The area to the southeast of the proposed works includes a road reserve that is dense with elm suckers growing uncontrolled. There are overhanging branches from some trees into the proposed extension workspace. These suckers would need to be pruned back towards the title boundary.

Neighbouring trees 8, 9, 17 & 18 are distant from the proposed site changes and no harm is predicted towards them.

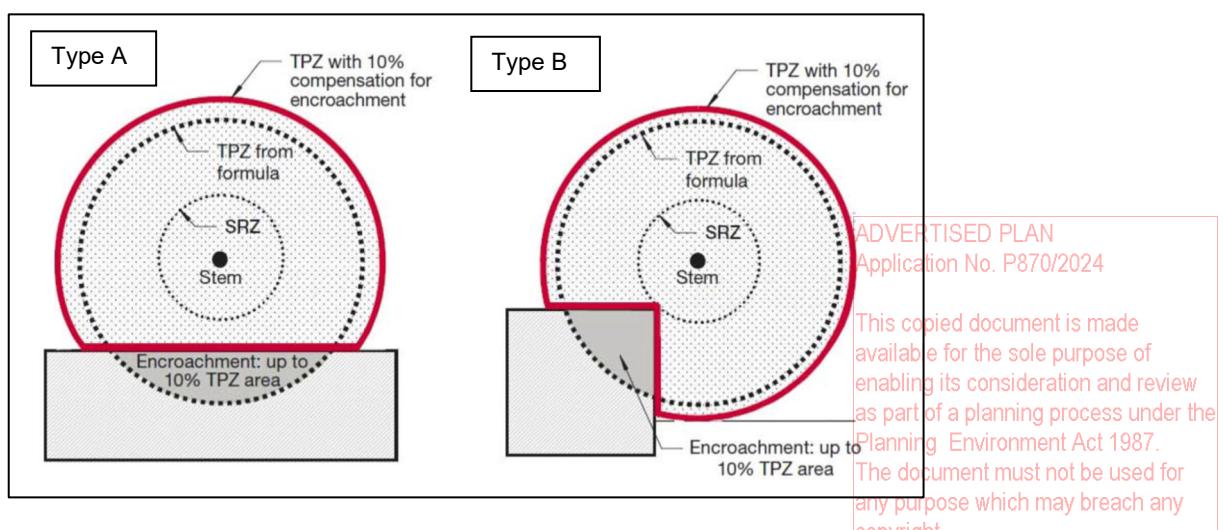
There are no other tree protection matters associated with trees or shrubs on adjoining land.

7.1 Tree protection zones on development sites

The level of encroachment and the impact to specific trees can be estimated by comparing standard or modified tree protection clearances with those clearances provided to trees in the development design. The overall impact towards a specific tree will be based on the severity of encroachment into the respective tree protection zones. The degree of root activity in the tree protection zone can vary significantly, which can result in more or less severe impacts to trees. The most accurate means of determining root activity in these zones is to undertake subsurface root investigations. The alternative to undertaking root investigations is to assign appropriate tree protection zones.

This report adopts AS4970-2009, Australian Standard – Protection of trees on development sites as the preferred tree protection method. The method provides a tree protection zone and a tree protection fencing distance (radial measurement from trunk centre) by using the width of the trunk at 1.4m above ground multiplied by 12. The prescribed TPZ distances are provided for each tree in Appendix 1 and illustrated for specific trees at Appendix 3a.

There is scope to reduce the tree protection zone by an area of 10% without further investigations. The rationale for any reduced tree protection distance is detailed in AS4970-2009 (*Australian Standard – Protection of trees on development sites*). Under encroachment Type A, it is acceptable to reduce the Tree Protection Zone (TPZ) area by 10%. This translates to a reduction in radial clearance distance of approximately 33% on one side of the tree only. This can be applied if there is contiguous space around the tree for root development to occur. The following diagram, from AS4970-2009, is provided to illustrate the approach.



8 Recommendations

8.1 The site contained a few trees, shrubs and hedges. The retention value for the trees on the site was generally 'Low', aside from Tree 10, which was assigned a 'Moderate' retention value.

8.1.1 None of the trees or shrubs on the site are impacted by the proposed extension. They are distant from the proposed works associated with the extension or they are separated from the works by existing retaining walls.

8.2 Street trees 1, 2, 3, 4, 6, 7 are distant from the proposed site changes and no harm is predicted towards them.

8.3 Street tree 5 – *Ulmus* sp. (Elm Tree) would be exposed to <1% Tree Protection Zone encroachment from the proposed design. The Structural Root Zone is avoided. No harm is predicted to this tree from the design.

8.4 The area to the southeast of the proposed works includes a road reserve that is dense with elm suckers growing uncontrolled. There are overhanging branches from some trees into the proposed extension workspace. These suckers would need to be pruned back towards the title boundary.

8.5 Neighbouring trees 8, 9, 17 & 18 are distant from the proposed site changes and no harm is predicted towards them.

8.6 Any vegetation in the study area that was not assessed as part of this report was considered insignificant, generally undesirable or sufficiently clear of any expected works.

8.7 Any proposed development on the site should make provision for landscaping and the planting of new trees.



Dean Simonsen (BAppSc Melb.)
Consultant Arborist

9 References

Australian Standard AS 4970, 2009. *Protection of trees on development sites*. Standards Australia

10 Definitions

The TPZ and SRZ are defined in AS4970-2009, Australian Standard – Protection of trees on development sites as:

Tree protection zone (TPZ)

A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

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Structural root zone (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres. This zone considers a tree's structural stability under the Planning Environment Act 1987.

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only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area.

11 Expertise of Arborist to prepare report

Qualifications and expertise of consultant

- Bachelor of Applied Science, Horticulture (Plant Production) – University of Melbourne, Burnley College.
- Diploma of Applied Science, Horticulture (Arboriculture) – University of Melbourne, Burnley College. Dux of Arboriculture.
- More than 25 years of experience in the arboriculture/horticulture industry (private and local government experience).
- Consultant Arborist and Director at Tree Logic Pty Ltd from June 1999 to September 2011.
- Manager of Arboriculture – Royal Botanic Gardens, Melbourne (27 Months 1997-1999).
- Secretary for the Victorian Tree Industry Organisation (VTIO) 2007-2012.
- Financial member of the International Society of Arboriculture (ISA).
- Presented paper at the International Society of Arboriculture Conference, 2011 at Parramatta, NSW.

Expertise to prepare report

- My qualifications and experience have primarily involved the management of tree issues in the urban landscape. Specifically, this has involved hazard, general or detailed assessment of tree condition on private and public land with recommendations made on preservation strategies or remedial works.
- Tree assessments to establish tree health, tree structure and arboricultural values are core components of Treemap Arboriculture's business activities.
- Prepared in excess of 4000 development reports.
- I have experience at Victorian Civil Administrative Tribunal and the magistrate's court as an expert witness on arboricultural matters.
- I have inspected and assessed well over one hundred thousand trees and managed assessment programs for at least ten times as many.

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Appendix 1

Tree Assessment Table

No	Species	Common Name	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
1	<i>Agonis flexuosa</i> 'Variegata'	Variegated Willow Myrtle	18,14 (22.8)	2.74	1.85	7x5	Semi-mature	Fair	Fair to Poor	Minor asymmetry		Australian native	Low	Street tree
2	<i>Callistemon</i> 'Kings Park Special'	King's Park Special Bottlebrush	7,7,7 (12.1)	2.00	1.50	4.5x3	Semi-mature	Fair	Poor	Asymmetric		Australian native	Low	Street tree
3	<i>Corymbia gummiifera</i>	Red Bloodwood	41,28,27 (56.5)	6.78	2.71	13x12	Semi-mature	Fair to Poor	Poor	Minor asymmetry		Australian native	Low	Street tree
4	<i>Corymbia citriodora</i>	Lemon-scented Gum	8	2.00	1.50	6x2	Semi-mature	Fair	Fair	Minor asymmetry		Australian native	Low	Street tree
5	<i>Ulmus</i> sp.	Elm Tree	43,34,30 (62.5)	7.50	2.83	15x14	Semi-mature	Fair	Poor	Minor asymmetry	Bifurcated with included bark	Exotic deciduous	Low	Street tree
6	<i>Corymbia citriodora</i>	Lemon-scented Gum	60	7.20	2.78	21x17	Semi-mature	Fair	Fair to Poor	Minor asymmetry	Acute primary branch attachment	Australian native	Low	Street tree
7	<i>Photinia serratifolia</i>	Chinese Hawthorn	10	2.00	1.50	3x3	Semi-mature	Fair	Poor	Asymmetric		Exotic evergreen	Low	Street tree
8	<i>Corymbia citriodora</i>	Lemon-scented Gum	70	8.40	2.97	22x18	Semi-mature	Fair to Poor	Poor	Minor asymmetry	Decay in attachment	Australian native	Low	Neighbour's tree
9	<i>Acacia floribunda</i>	Gossamer Wattle	20	2.40	1.75	4x6	Semi-mature	Fair	Poor	Minor asymmetry	Woody weed	Victorian native	None	Neighbour's tree
10	<i>Cedrus atlantica</i> f. <i>glaуca</i>	Blue Atlas Cedar	41	4.92	2.37	11x9	Semi-mature	Fair	Fair	Minor asymmetry		Exotic conifer	Moderate	Could be retained
11	<i>Cedrus atlantica</i> f. <i>glaуca</i>	Blue Atlas Cedar	45	5.40	2.46	13x8	Semi-mature	Fair to Poor	Fair	Minor asymmetry		Exotic conifer	Low	Could be retained
12	<i>Betula pendula</i> 'Youngii'	Weeping Silver Birch	11	2.00	1.50	2x3	Semi-mature	Fair	Fair	Minor asymmetry		Exotic deciduous	Low	Could be retained
13	<i>Syzygium paniculatum</i>	Magenta Cherry	11	2.00	1.50	5.5x3	Semi-mature	Fair	Fair	Minor asymmetry	X5	Australian native	Low	Could be retained
14	<i>Ginkgo biloba</i>	Maidenhair Tree	6	2.00	1.50	4x2	Young	Fair	Fair	Minor asymmetry		Deciduous conifer	Low	Could be retained
15	<i>Corylus</i> sp.	Hazel	15	2.00	1.55	4.5x5	Mature	Fair	Poor	Asymmetric		Exotic deciduous	Low	Could be retained

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Appendix 1

No	Species	Common Name	DBH (cm)	TPZ AS4970 (m)	SRZ AS4970 (m)	HxW (m)	Age	Health	Structure	Form	Comment	Tree Type	Retention value	Recommend
16	<i>Prunus lusitanica</i>	Portugese Laurel	7	2.00	1.50	4x1	Young	Fair	Fair	Symmetric	X15	Exotic evergreen	Low	Could be retained
17	<i>Pittosporum tenuifolium</i>	Kohuhu	20	2.40	1.75	9x5	Semi-mature	Fair	Fair	Minor asymmetry		Exotic evergreen	Low	Neighbour's tree
18	<i>Pittosporum tenuifolium</i>	Kohuhu	18,14 (22.8)	2.74	1.85	8x6	Semi-mature	Fair	Poor	Asymmetric		Exotic evergreen	Low	Neighbour's tree

*Descriptors in Appendix 2

DBH = Diameter at Breast Height in centimetres (bracketed dimension = modified diameter according to AS4970)

HxW= Height and Width of crown, in metres.

TPZ – optimum radial clearance distance as per AS4970.

SRZ – minimum radial clearance distance for tree stability as per AS4970

Woody weed from White, M., Cheal, D., Carr, G. W., Adair, R., Blood, K. and Meagher, D. (2018). Advisory list of environmental weeds in Victoria. Arthur Rylah Institute for Environmental Research Technical Report Series No. 287. Department of Environment, Land, Water and Planning, Heidelberg, Victoria

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Appendix 2

Descriptors

Field name	Description
No.	Tree identification number. Unique numbers are assigned to each assessed individual tree or tree group.
Species	Identifies the tree using the international taxonomic classification system of binomial (or trinomial) nomenclature (genus, species, variety and cultivar).
Common Name	Provides the common name as occurs in current Australian horticultural literature. More than one common name can exist for a single tree species, or several species can share the same common name.
DBH (Diameter at breast height)	Indicates the trunk diameter (expressed in centimetres) of an individual tree usually measured at 1.4m above the existing ground level. Multiple stemmed trees are calculated using a formula to combine the stems into a single stem for tree protection zone calculations.
TPZ (Tree protection zone)	Tree protection zone expressed as a radial distance in metres, measured from trunk centre. Based on AS 4970
SRZ (Structural Root Zone)	Radial distance in metres measured from trunk centre to maintain tree stability - AS4970
HxW (Height x Width)	Indicates height and width of single tree and measurement generally expressed in whole metres

Age	Description
<i>Young</i>	Sapling tree and/or recently planted
<i>Semi-mature</i>	Tree rapidly increasing in size and yet to achieve expected size in situation
<i>Maturing</i>	Specimen approaching expected size in situation, with reduced incremental growth
<i>Over-mature</i>	Tree is senescent and in decline

Health	Term assigned that provides a broad description of the health and vigour of the tree.					
Ratings	Good	Fair	Fair to Poor	Poor	Very poor	Dead

Structure	Term assigned that provides a broad description of the structure and stability of the tree.					
Ratings	Good	Fair	Fair to Poor	Poor	Very poor	Failed

Form	Description
<i>Symmetric</i>	Evenly balanced crown
<i>Asymmetric</i>	Crown biased in one direction; can be minor or major
<i>Stump re-sprout</i>	Adventitious shoots originating from stump or trunk
<i>Manipulated</i>	Hedge, pollard, topiary, windrow; managed for specific landscape use or aesthetic outcome

Comment	Additional comments that provide specific detail on the condition of the tree or management requirements					

Tree type	Description
<i>Indigenous</i>	Occurs naturally in the area or region of the subject site
<i>Victorian native</i>	Occurs naturally within some part of Victoria (not exclusively) but is not indigenous
<i>Australian native</i>	Occurs naturally within Australia but is not a Victorian native or indigenous
<i>Exotic deciduous</i>	Occurs outside of Australia and typically sheds its leaves during winter
<i>Exotic evergreen</i>	Occurs outside of Australia and typically holds its leaves all year round
<i>Exotic conifer</i>	Occurs outside of Australia and is classified as a gymnosperm
<i>Native conifer</i>	Occurs naturally within Australia and is classified as a gymnosperm
<i>Palm</i>	Woody monocotyledon
<i>Other</i>	Other descriptions as indicated

Retention value	Qualitative rating provided on tree based on assessment factors. Provided as a guide for management decisions.					
Ratings	High	Moderate	Low	None		

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Recommend	Recommended action based on condition of the tree with reference to proposed site changes						
Responses	Retain	Could be retained	Consider removal	Remove	Street tree	Neighbour's Tree	Already removed

Descriptors reviewed annually and subject to change

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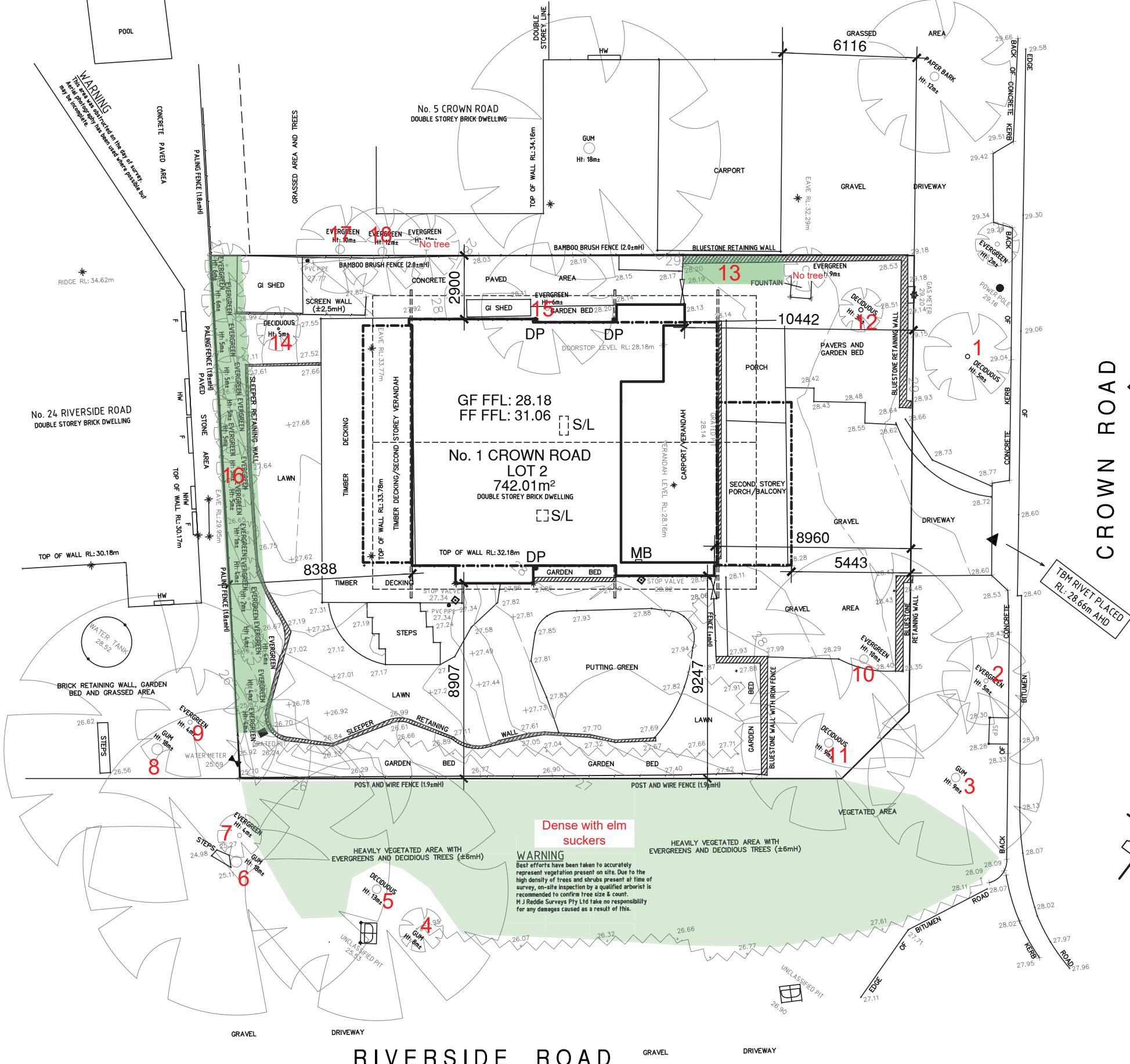
Appendix 3

**TOWN PLANNING
DRAWINGS ONLY - NOT
FOR CONSTRUCTION USE**

CROWN ROAD

BOUNDARY AND FENCE LINES
FENCE LOCATIONS AND TITLE
BOUNDARIES ARE SHOWN INDICATIVE
ONLY ON THESE PLANS

WARNING
This area will be monitored
by the photographic
camera. All movement
may be recorded.



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MAWDSLEY BUILDING DESIGNS

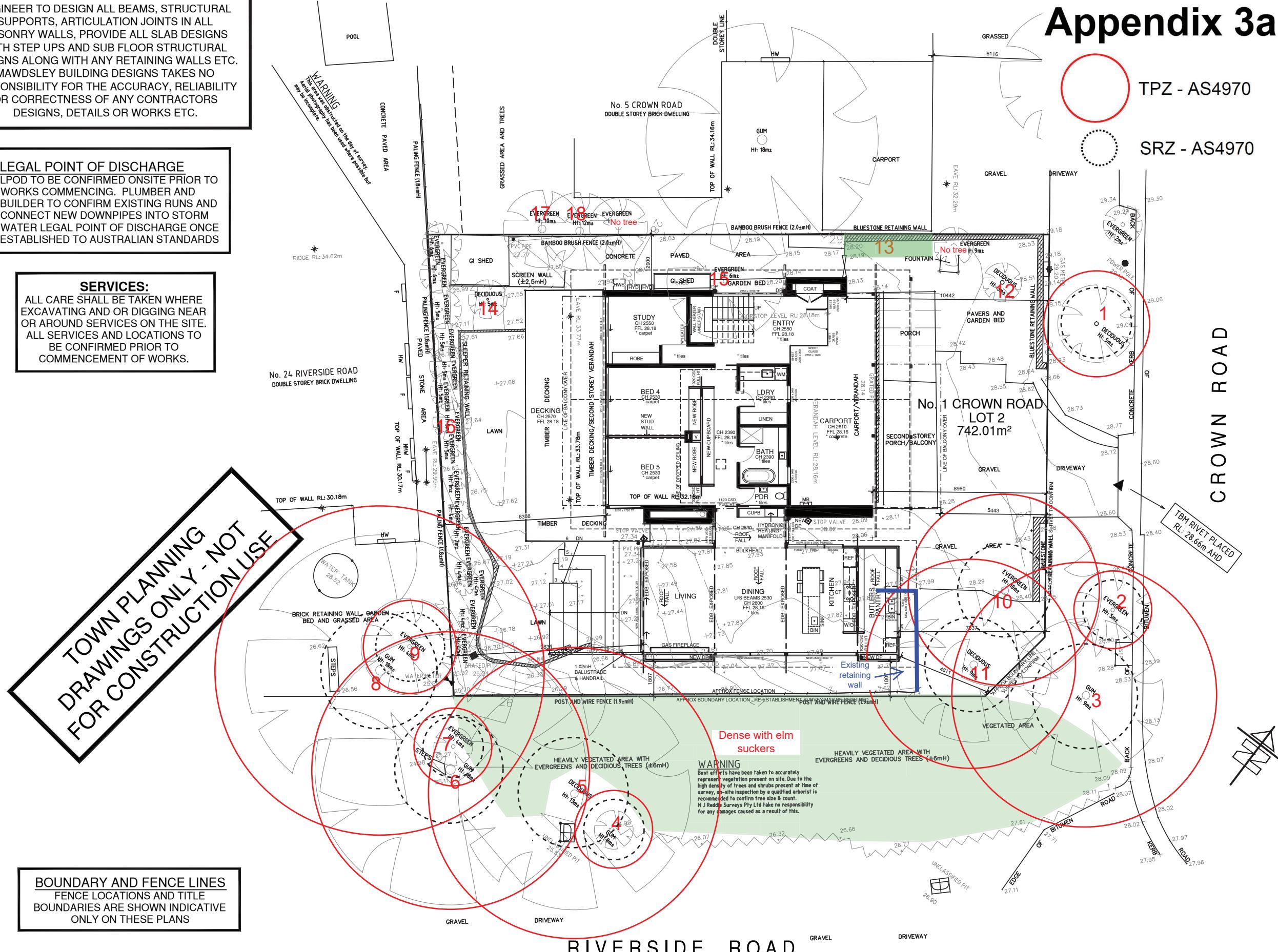
ENGINEER TO DESIGN ALL BEAMS, STRUCTURAL SUPPORTS, ARTICULATION JOINTS IN ALL MASONRY WALLS, PROVIDE ALL SLAB DESIGNS WITH STEP UPS AND SUB FLOOR STRUCTURAL DESIGNS ALONG WITH ANY RETAINING WALLS ETC. MAWDSEY BUILDING DESIGNS TAKES NO RESPONSIBILITY FOR THE ACCURACY, RELIABILITY OR CORRECTNESS OF ANY CONTRACTORS DESIGNS, DETAILS OR WORKS ETC.

LEGAL POINT OF DISCHARGE
LPOD TO BE CONFIRMED ONSITE PRIOR TO
WORKS COMMENCING. PLUMBER AND
BUILDER TO CONFIRM EXISTING RUNS AND
CONNECT NEW DOWNPIPES INTO STORM
WATER LEGAL POINT OF DISCHARGE ONCE
ESTABLISHED TO AUSTRALIAN STANDARDS

SERVICES:
ALL CARE SHALL BE TAKEN WHERE
EXCAVATING AND OR DIGGING NEAR
OR AROUND SERVICES ON THE SITE.
ALL SERVICES AND LOCATIONS TO
BE CONFIRMED PRIOR TO
COMMENCEMENT OF WORKS.

**TOWN PLANNING
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BOUNDARY AND FENCE LINES
FENCE LOCATIONS AND TITLE
BOUNDARIES ARE SHOWN INDICATIVE
ONLY ON THESE PLANS



Appendix 3a

TPZ - AS4970

SRZ - AS4970

SITE NOTES:

- PROVIDE SLIGHT GROUND SCRAPE AS REQUIRED TO OTHER AREAS TO ACHIEVE A MINIMUM OF 150mm CLEARANCE TO PERIMETER OF SLAB AND MIN 400mm CLEARANCE TO UNDERSIDE OF BEARERS AND TO CREATE A FLAT BUILDING AREA. PROVIDE RETAINING WALLS AS REQUIRED TO SUIT ANY CUT & FILL. ALL EXCAVATIONS ARE TO EXTEND MINIMUM 1000mm PAST PERIMETER OF NEW WORK AND ARE TO BE GRADED AWAY FROM NEW WALL AS NECESSARY.
- ALL NEW DOWNPPIPES TO BE CONNECTED TO STORM WATER SYSTEM AND DISCHARGED TO LEGAL POINT TO ENGINEERS CIVIL DESIGN. LOCATION TO BE CONFIRMED BY PLUMBER & BUILDER ON SITE AND MAY CHANGE TO SUIT EXISTING CONDITIONS.
- ALL PLANS TO BE READ IN CONJUNCTION WITH SOIL REPORT AND ENGINEERING DOCUMENTS. FOOTINGS/SLAB FOUNDED TO SUIT SOIL REPORT AND ENGINEERS REQUIREMENTS
- PROVIDE TERMITE TREATMENT TO NEW TIMBER SUB FLOOR & SLAB AREAS ONLY IN ACCORDANCE WITH A.S. 3660.1 2000
- ALL LEVELS INCLUDING FLOOR LEVELS & SITE LEVELS TO BE CONFIRMED ON SITE BY BUILDER.

SOIL TEST INFORMATION

SOIL CLASS (?)
SOIL TEST No. TBC
SOIL ENG - TBC

BAL - N/A

SITE SUMMARY

<u>DWELLING</u>	
EXISTING GROUND FL	120.04m ²
EXISTING FIRST FL	157.26m ²
EXISTING CARPORT	42.31m ²
EXISTING BALCONYS x2	49.41m ²
EXISTING SHED	7.69m ²
PROPOSED EXTENSION	83.36m ²
<u>TOTAL</u>	<u>460.07 m²</u>
 <u>BUILDING AREA COVERED BY ROOF</u>	
= 264.05m ²	
 <u>SITE AREA</u>	
SITE AREA	742.01m ² (APRX)
 <u>SITE COVERAGE</u>	
SITE COVERAGE	40.80%
SITE PERMEABILITY	59.20%
HARD COVER	40.80%
 <u>GARDEN AREA</u>	
GARDEN AREA	59.20%



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Building Design
Association

drawing: **PROPOSED SITE
ANALYSIS PLAN - GF**

client

STEVEN & LINA CORTESE

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MAWDSLEY
BUILDING DESIGNS

1 CROWN ROAD IVANHOE VIC 3079

sht size: A3 issue: B date: 09/09/24 sheet: 4 of 9

Assumptions and limiting conditions of arboricultural consultancy report

1. Any legal description provided to Treemap Arboriculture is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Treemap Arboriculture assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Treemap Arboriculture has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however Treemap Arboriculture can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Treemap Arboriculture control.
4. No Treemap Arboriculture employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Treemap Arboriculture invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Treemap Arboriculture.
7. This report and any values expressed herein represent the opinion of the Treemap Arboriculture consultant and the Treemap Arboriculture fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) 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 2) 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 Treemap Arboriculture, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Treemap Arboriculture consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter 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.

ADVERTISED PLAN
Application No P8/02024
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