



# Agenda

## Planning Review Meeting Thursday 14 April 2021 at 7:00pm

Queenscliff Town Hall  
50 Learmonth Street, Queenscliff

### **Distribution**

#### **Councillors**

Cr Ross Ebbels (Mayor)

Cr Donnie Grigau

Cr Michael Grout

Cr Fleur Hewitt

Cr Susan Salter

#### **Officers**

Martin Gill – Chief Executive Officer

Johann Rajaratnam – General Manager Planning & Infrastructure

Phillip Carruthers – General Manager Organisational Performance & Community Services

Dinah O'Brien – Planning Program Leader

In accordance with the Borough of Queenscliffe *Local Law No. 1, 2010*, the information contained within this Agenda is for the confidential and privileged use of Councillors until at least 48 hours prior to this meeting.

**THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL**



## **Council Vision**

Inspired by the Borough's Latin motto, 'Statio Tutissima Nautis', that translates as "the safest anchorage for seafarers", our vision for the future is that:

The Borough remains a safe haven defined by its unique heritage, rich culture and significant natural environment. It is a special and restorative place for an involved and caring community and our visitors.

Council acknowledges the traditional owners of this land, the Wadawurrung people, one of some 25 clans that form part of the Kulin nation.

We acknowledge and respect their continuing connection to the Land, Water, Culture and the Contribution they make to the life of our Community.

We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.

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## **PLANNING REVIEW MEETING – A GUIDE TO UNDERSTANDING MEETING PROTOCOL**

There is a need to cover some simple protocols as each meeting will often involve people attending for the first time.

1. Planning Review meetings are held to provide additional information to Councillors in preparation for the following formal council meeting. The meetings are informal and proponents and submitters to any planning matter are encouraged to address council.
  2. This is not a debating forum – we are trying to obtain the best possible understanding of the matter.
  3. We ask that parties addressing Council speak to the chair and not involve the gallery.
  4. Submitters are asked to elaborate on their written submissions – not just read out their letter/email – all councillors have a copy of written material.
  5. The meeting process will typically adopt the following sequence:
    - Introduction and welcome by the Chairperson.
    - Overview presentation by Council's Planning Officer.
    - The Applicant is given 5-10 minutes to outline their proposal – longer time may be given at the discretion of the chair depending on the complexity of the matter.
    - We ask submitters to limit their comments to 5 minutes bearing in mind we are seeking elaboration on the comments already received in their submission.
    - Following the last submitter the Applicant will be given an opportunity to clarify any matter of fact – but not to comment on matters of opinion.
    - Throughout this process Councillors will be able to ask questions of the Applicant, submitters or a Council Officer.
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**1. OPENING OF MEETING**

The meeting opened at:

**2. APOLOGIES**

**3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES**

Councillors:

Officers:

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## 4. PLANNING & DEVELOPMENT

### 4.1 Application summary: 18 Cheshunt Street, Point Lonsdale

**Planning Permit application number: 2020/077**

#### SUMMARY

<b>Proposal</b>	Construction of a two storey dwelling, removal of native vegetation and variation to the site coverage requirements of Design and Development Overlay – Schedule 4  Refer <i>Appendix 1</i>
<b>Zone/Overlays</b>	General Residential Zone – Schedule 1 (GRZ1) Vegetation Protection Overlay – Schedule 1 (VPO1) Design and Development Overlay – Schedule 4 (DDO4)
<b>Public Notification</b>	<ul style="list-style-type: none"> <li>• Advertised by registered post to adjoining property owners and occupiers</li> <li>• Sign placed on site</li> <li>• Application made available for viewing on Council’s website</li> </ul>
<b>Submissions</b>	Number submissions received: 4  Copy of submissions provided to Councillors:  Refer <i>Confidential Appendix 2</i>  Applicants response to submissions:  Refer <i>Appendix 3</i>
<b>Key issues raised by submitter</b>	Impact on vegetation Overlooking/privacy Bulk, design, siting and scale Excessive site coverage Urban character Detail of solar panels Details of roof garden Amenity impact



**4.1.1. Applicant to present to Council**

**4.1.2. Submitters to present to Council**

**4.1.3. Applicant to readdress Council**

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5. APPENDIX 1- APPLICATION DOCUMENTS: 18 Cheshunt Street, Point Lonsdale



Enquiries:
Ph: (03) 5258 1377
Web:
www.queenscliffe.vic.gov.au

Clear Form

Office Use Only

Application No.: Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

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

Questions marked with an asterisk (\*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address \*

Unit No.: St. No.: 18 St. Name: Cheshunt Street
Suburb/Locality: Point Lonsdale Postcode: 3225

Formal Land Description \*
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 65 Lodged Plan Title Plan Plan of Subdivision No.: 001554
OR
B Crown Allotment No.: Section No.:
Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? \*

Development of a dwelling, associated works and vegetation removal generally in accordance with the submitted plans.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required \*

Cost \$2,000,000 You may be required to verify this estimate. Insert '0' if no development is proposed.





### Existing Conditions i

Describe how the land is used and developed now \*  
For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant residential lot

Provide a plan of the existing conditions. Photos are also helpful.

### Title Information i

Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

### Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

#### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

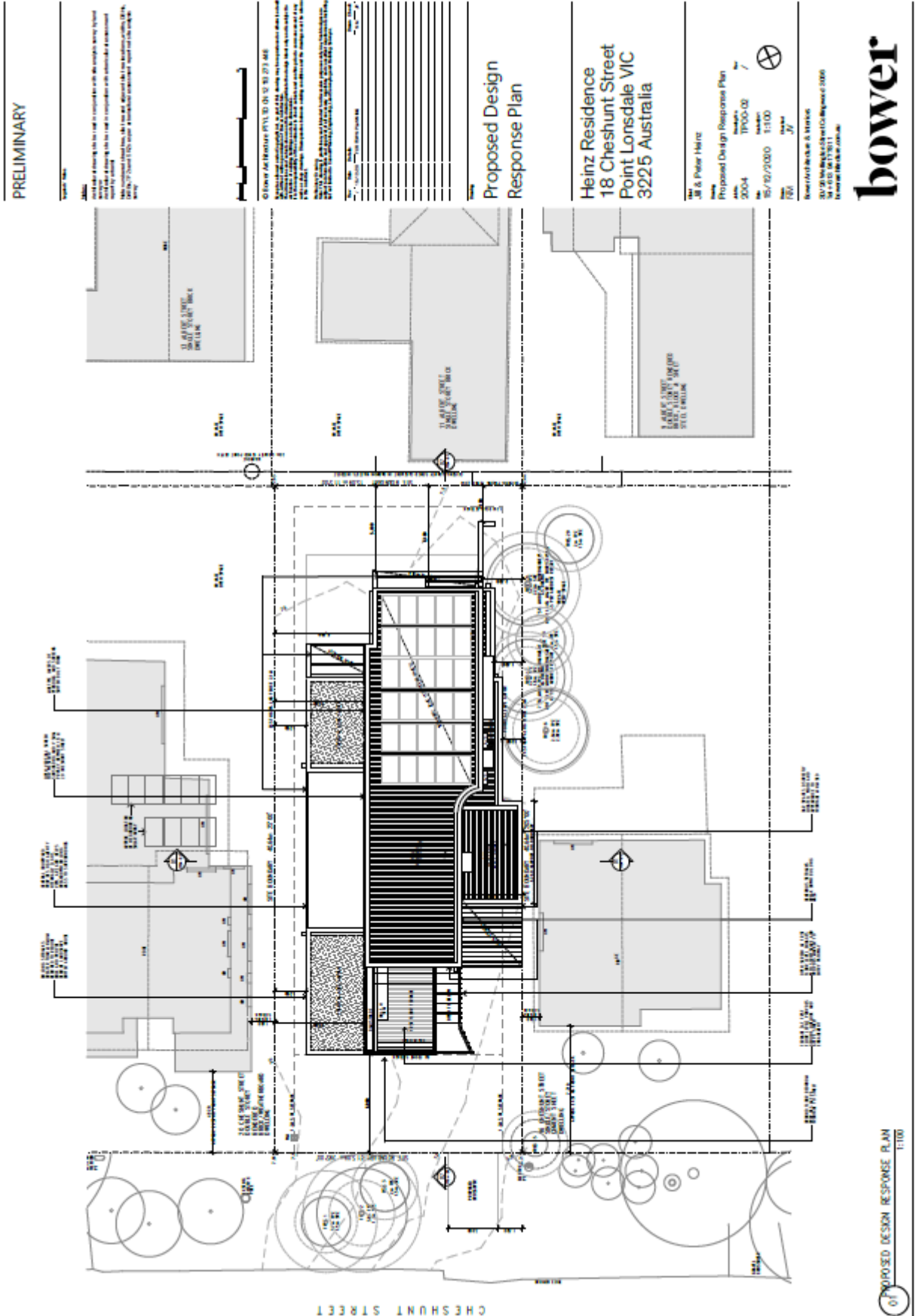
#### Owner \*

The person or organisation who owns the land

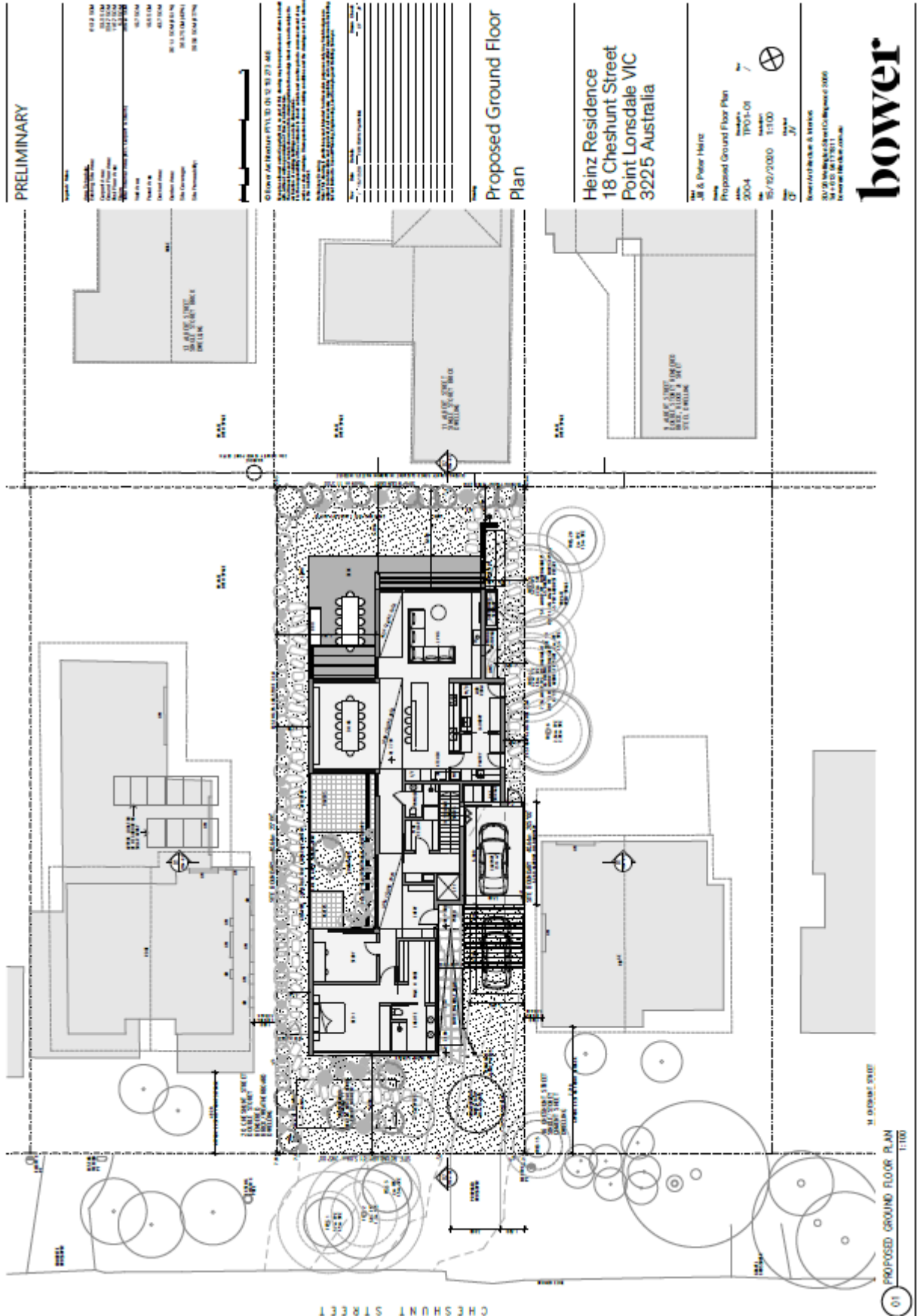
Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title: Mr	First Name: Brendan	Surname: Ward
Organisation (if applicable): Town Planning & Co P/L		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO BOX 11229
Suburb/Locality: Frankston	State: Vic	Postcode: 3199
<b>Contact information for applicant OR contact person below</b>		
Business phone:	Email: brendan@townplanningco.com.au	
Mobile phone: 0417 632 489	Fax:	
<b>Contact person's details*</b> <span style="float:right">Same as applicant <input checked="" type="checkbox"/></span>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
<b>Owner *</b> <span style="float:right">Same as applicant <input type="checkbox"/></span>		
Name:		
Title:	First Name: Jill	Surname: Heinz
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 127	St. Name: Webster Street
Suburb/Locality: Ballarat	State: Vic	Postcode: 3350
Owner's Signature (Optional):		Date:
		day / month / year

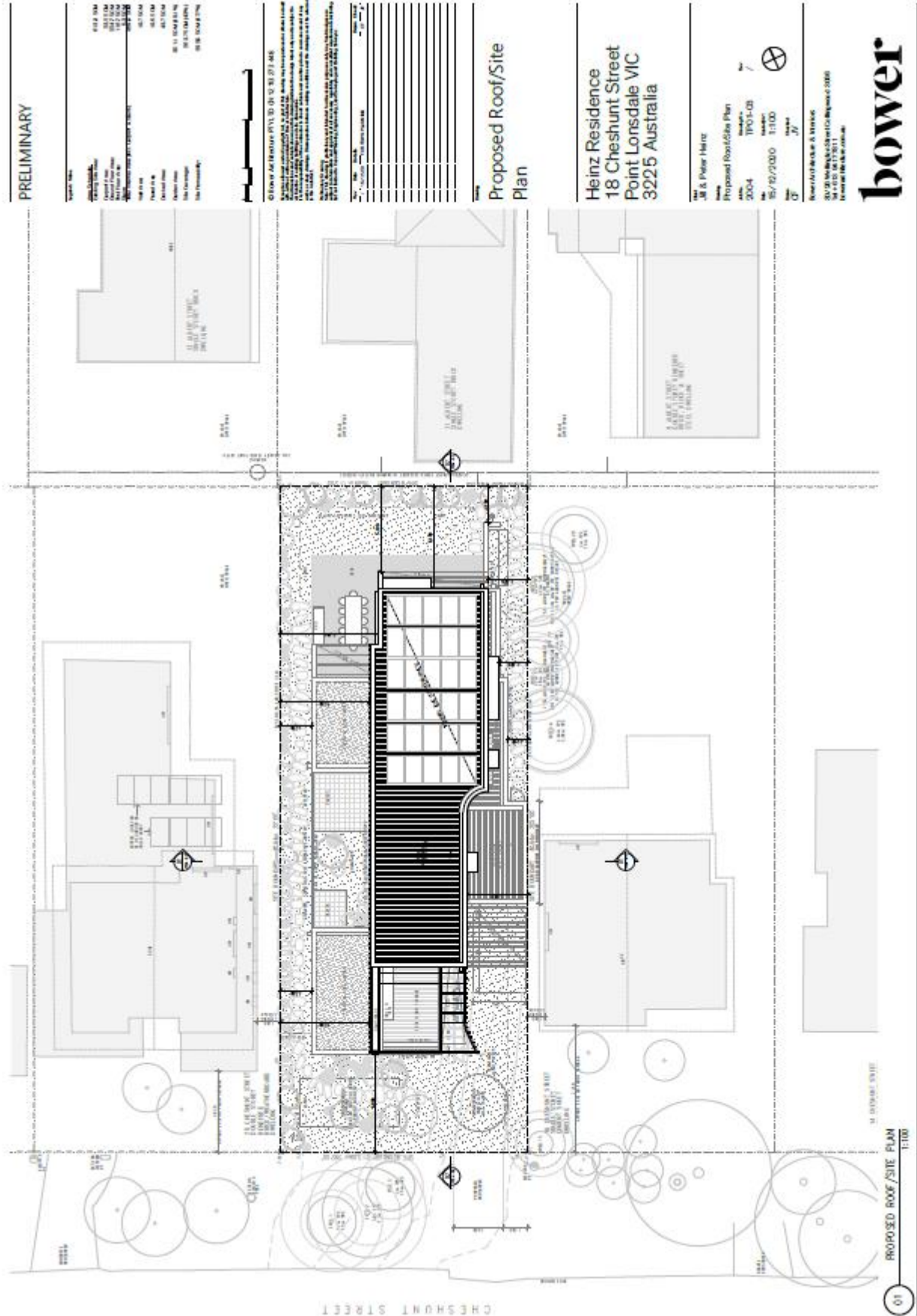














PRELIMINARY

PROPOSED ELEVATIONS  
DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
DATE: 18/02/2020

Client: Mr Heinz Heine, 18/19, 20/21, 22/23, 24/25, 26/27, 28/29, 30/31, 32/33, 34/35, 36/37, 38/39, 40/41, 42/43, 44/45, 46/47, 48/49, 50/51, 52/53, 54/55, 56/57, 58/59, 60/61, 62/63, 64/65, 66/67, 68/69, 70/71, 72/73, 74/75, 76/77, 78/79, 80/81, 82/83, 84/85, 86/87, 88/89, 90/91, 92/93, 94/95, 96/97, 98/99, 100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 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2388/2389, 2390/2391, 2392/2393, 2394/2395, 2396/2397, 2398/2399, 2400/2401, 2402/24





Streetscape Elevation  
1:1100

**PRELIMINARY**

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No.	Name	Date
1	Issue for Review	14/04/2021

**Proposed Streetscape Elevation**

**Heinz Residence**  
**18 Chesnut Street**  
**Point Lonsdale VIC**  
**3225 Australia**

---

Jill & Peter Heinz  
 Proposed Streetscape Elevation  
 Project No: TP03-02  
 Date: 15/02/2020 11:00  
 Scale: 1:1100  
 Drawn: JPH  
 Checked: JPH  
 Town of Queenscliffe Pty Ltd  
 801 St Georges Road, Point Lonsdale VIC 3225  
 Tel: +61 8 9421 1111  
 Email: info@townofqueenscliffe.com.au

bower



SECTION 01  
1:100

SECTION 02  
1:100

**PRELIMINARY**

DATE: 15/04/2020  
 DRAWN: J. HARRIS  
 CHECKED: J. HARRIS  
 PROJECT: HEINZ RESIDENCE  
 SHEET: 01 OF 01

PROPOSED OVERLOOKING DIAGRAMS

Heinz Residence  
 18 Cheshunt Street  
 Point Lonsdale VIC  
 3225 Australia

Scale: 1:100  
 Date: 15/04/2020  
 Author: J. HARRIS  
 Checker: J. HARRIS

**bower**





**(11) APPROACH FROM CHESHUNT STREET**  
18/04/2021 12:00 PM



**(12) APPROACH FROM CHESHUNT STREET**  
18/04/2021 12:00 PM



**(13) VIEW FROM COURTYARD ENTRANCE DRIVE**  
18/04/2021 12:00 PM



**(14) APPROACH FROM PROPOSED DRIVEWAY**  
18/04/2021 12:00 PM

**PRELIMINARY**

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**Proposed Preliminary 3D Images**

**Heinz Residence**  
18 Cheshunt Street  
Point Lonsdale VIC  
3225 Australia

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**Jill & Peter Heinz**  
Proposed Preliminary 3D Images  
Date: 20/04 1P/2-01  
No: 20/19/2020 Area: 1,125, 15,371  
Date: 20/04 2/1  
J&P

**bower**



**PRELIMINARY**

PROPOSED COLOURS, MATERIALS & FINISHES  
 TO BE USED ON THE EXTERIOR OF THE PROPOSED BUILDING  
 TO BE CONSIDERED IN THE PLANNING REVIEW PROCESS

CLIENT: HEINZ RESIDENCE  
 PROJECT: HEINZ RESIDENCE  
 ADDRESS: 18 CHESHUNT STREET, POINT LONSDALE VIC 3225

DATE: 15/02/2020

SCALE: 1:100

DESIGNED BY: BOWER ARCHITECTURE & INTERIORS  
 18/100 CHESHUNT STREET, POINT LONSDALE VIC 3225  
 PHONE: 03 5252 2222  
 WWW.BOWERARCHITECTURE.COM.AU

**bower**

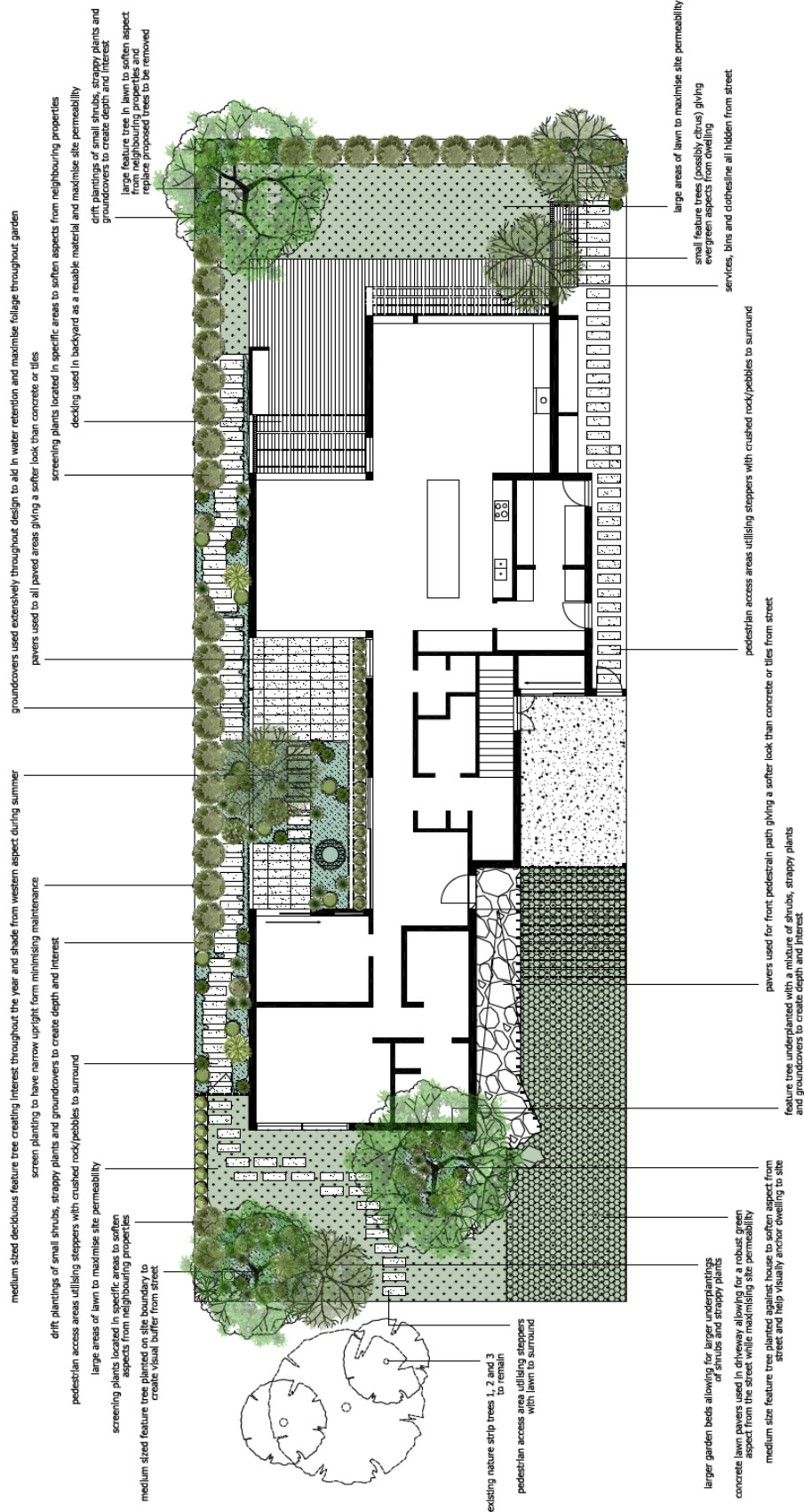
METAL ROOF  
 TIMBER CLADDING STAINED OR PAINTED  
 TIMBER/METAL PERGOLA STAINED OR PAINTED  
 BRICKWORK OR BLOCKWORK  
 TIMBER/METAL SCREEN STAINED OR PAINTED  
 FC SHEET CLADDING PAINTED

**LOVELL ARCHITECTURE**  
 18/100 CHESHUNT STREET, POINT LONSDALE VIC 3225  
 PHONE: 03 5252 2222  
 WWW.LOVELLARCHITECTURE.COM.AU

METAL GANDY  
 TIMBER/METAL PERGOLA STAINED OR PAINTED

**LOVELL ARCHITECTURE**  
 18/100 CHESHUNT STREET, POINT LONSDALE VIC 3225  
 PHONE: 03 5252 2222  
 WWW.LOVELLARCHITECTURE.COM.AU

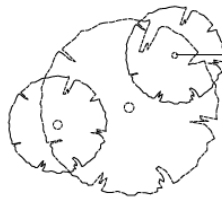
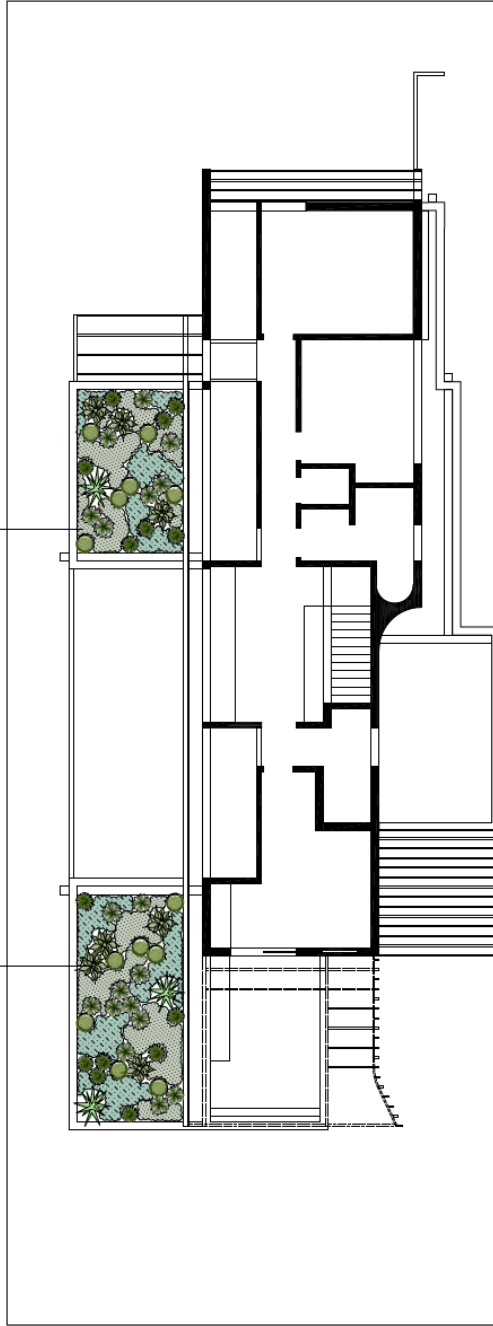






engineer to check maximum soil depth to proposed rooftop gardens which will dictate size and varieties of plants allowable

shallow rooftop garden beds to contain low maintenance plants like succulents, coastal grasses and groundcovers  
groundcover left to cascade over edge to create soft aspect from street



existing nature strip trees 1, 2 and 3  
to remain

planting legend	
ground covers	
strappy plants	
shrubs	
succulents	
screening plants	
feature trees	



**TOWN  
PLANNING  
& CO.**

**TOWN PLANNING RESPONSE**  
**18 Cheshunt Street Point Lonsdale**

Version 1  
December 2020





## EXECUTIVE SUMMARY

TOWN PLANNING & CO acts for the landowner of 18 Cheshunt Street Point Lonsdale [the Site] and seeks approval for the development of a double storey dwelling and vegetation removal on a vacant residential lot.

The land is zoned General Residential Zone Schedule 1 [GRZ1] and is affected by Design and Development Overlay Schedule 4 [DDO4] and Vegetation Protection Overlay Schedule 1 [VPO1]. Pursuant to the Borough of Queenscliffe Urban Design Guidelines, the site is within Precinct 2. of Character Management Area Map 2 therefore the proposal responds to Guideline Pack No. 2: Building Siting Guidelines for Point Lonsdale Natural Coastal Areas.

The relevant Planning Policy Framework encourages residential development in established urban areas, DDO4 encourages site responsive development that respects the *Point Lonsdale Natural Coastal Area* objectives and VPO1 promotes protection of remnant vegetation.

Consideration is required pursuant to DDO4 for all buildings and works and VPO1 for vegetation removal.

The design as presented presents a sympathetic and respectful response to the established neighbourhood character whilst resulting in a contemporary form that responds to the functional needs of the future occupants. The Application presents a sound response to the design objectives of DDO4 and demonstrates strong compliance with all the relevant standards and objectives at Clause 54 ensuring that the amenity afforded to neighbouring land is not unreasonably impacted upon.

We submit that the Application, as proposed, presents an orderly planning outcome that is most worthy of support.



## PROJECT VISION

Both a beach house and a family home, the design response aims to define yet balance the two housing typologies and provide an outcome that enhances the sensitive surrounding context.

Through welcoming and engaging gestures to the street and maximising the opportunities presented by the site, the form of the house is layered and broken down across the site, minimising its impact on its surroundings and providing high levels of amenity within.

These outcomes are achieved by the following primary approaches:

**Active frontage and first floor terrace** – The appearance of car parking is minimised as cars are housed in tandem (narrower than a double garage) along the lower side of the site, avoiding a blank garage door to the street. Instead, sensitively screened habitable rooms combine with a first floor terrace (expressed as a contemporary interpretation of the traditional verandah) and open pergolas which peel away at the entry to welcome approaching visitors, providing a layered open appearance as it is glimpsed from behind the existing street trees.

**Central courtyard** – The central courtyard along the length of the house provides a high level of amenity, light, ventilation and landscaping when viewed from within. The courtyard also breaks up the building mass, allowing landscape and built form to become more integrated and engaged within and beyond the site.

**Light, consistent materials** – External materials (primarily timber and brick/block) are textured, natural, consistent and light, providing an elegant simplicity without being minimal, and complementing the tones of many examples within the surrounding context. The aim is for these materials to flow seamlessly from outside to in.



**External Screening and Layering** – to address requirements of western sun (vertical shading), overlooking and to further help break down the building mass, significant gestures of screening (particularly to the western first floor level) and pergolas (particularly for northern sunshading) are used throughout the site. This layering combines with other areas to further soften the house and provide in-between spaces that bridge the internal and external areas.

Other gestures within and around the proposed house include generous side boundary setbacks to allow for the addition of genuine landscape buffers around the site and carefully placed internal volumes to facilitate both natural light and cross ventilation within.

The aim is for both a sensitive and confident house that is:

- Welcoming
- Light and warm
- Consistent and simple (not minimal)
- Harnessing site opportunities
- Simple elegant solutions to solve threats



View from Cheshunt Street



## 1. THE PROPOSAL

The Application seeks approval for the development of a double storey dwelling on the land.

Works involve:

- single driveway and crossover;
- earthworks;
- vegetation removal from within the site and road reserve to accommodate the crossover; and
- landscaping in accordance with the attached concept landscape plan.

The works, as proposed, make efficient use of the site resulting in a contemporary double storey dwelling with well-considered landscaping responding to its sensitive surrounds.

The proposed front setback is 6.0 metres and the proposed overall building height is 6.6 m above natural ground level.

The table and images to follow assist to further to illustrate the development as proposed.



Table 1: Dwelling Features & Areas

	Inclusions
Ground Floor	Open Living, Dining and Kitchen with Pantry
	Study
	Master Bedroom, WIR and ensuite
	Wine Cellar
	Laundry Powder room
	Courtyard and rear deck
First floor	3 Bedrooms incl. WIR and ensuite to Bed 4,
	Bathroom
	Sitting room
	Front deck
Undercover parking	Single carport and tandem space
Front setback	6.0 metres
Side/ rear setbacks	1.78m (west), 6.1m (north/rear), on boundary (east)
Max. building height	6.6m
Site Coverage	43%
Permeability	47.7%
Garden Area	49.1%



## 2. SITE & SITE CONTEXT

18 Cheshunt Street Point Lonsdale [the Site] is formally known as Lot 65 on Plan of Subdivision 001554 created on 12/03/1974.

The title documents dated 16 November 2020 demonstrate that the Site is not burdened by a restrictive covenant, any easements or agreements pursuant to Section 173 of the Planning and Environment Act [The Act].

Located on the northeastern side of Cheshunt Street, the rectangular Site affords a width of 15.09m and length of 40.64 m resulting in an area of 613.3sqm. The gently sloping topography presents a fall of approximately 0.8 m diagonally across the lot from the northwest to the southeast side

The Site is presently vacant, having previously been partly occupied by a dwelling that straddled the boundary between the subject site and the adjoining lot to the northwest at No. 20 Cheshunt Street.

The Site and road reserve features a variety of native and exotic species including several environmental weeds as outlined within the attached arboricultural report and 2.0 to 2.4 m high timber paling fencing frames the side and rear boundaries.

Located in a GRZ1, the Site is affected by DDO4 and VPO1.

The Site is not located in a bushfire prone area.

DDO4 outlines a range of design objectives to be achieved, influencing the preferred and emerging character of the coastal area.



### **NEIGHBOURHOOD CHARACTER**

As referenced within Clause 22.03 - Urban Character Policy and DDO4, the site is within Precinct 2 (Point Lonsdale Natural Coastal) of Character Management Area Map 2 as shown in Figure 3 within this submission. The Borough of Queenscliffe Urban Design Guidelines Natural Coastal Areas are described as follows:

*'It is the distinctive character of the natural coastal and dune areas of Point Lonsdale which makes them such an attractive place to live and holiday. The main features which contribute to this character are described below, so that people developing in the area understand the attributes Council is seeking to preserve and enhance through these guidelines. The retention and enhancement of these features is the key consideration to take into account when siting and designing buildings or additions in these areas, and underlies the more specific considerations listed in the remainder of these guidelines. The urban character of Point Lonsdale, in particular the core of Old Lonsdale is dominated by the undulating dune topography and the dense coastal native tea tree and moonah vegetation, creating a sense of village enclosure and coastal seclusion. The extensive dense vegetative cover over private and public lands within this area in conjunction with the predominantly low density residential stock and informal roadways has formed a unique and highly valued coastal village (and sub-urban) quality that must not be disturbed. The visual sensitivity of this setting is extreme and key issues of building height and vegetation protection are to be carefully considered in the design process.*

The images and maps to follow assist to further illustrate the Site and site context.



Figure 4 - Neighbourhood Character Study Map

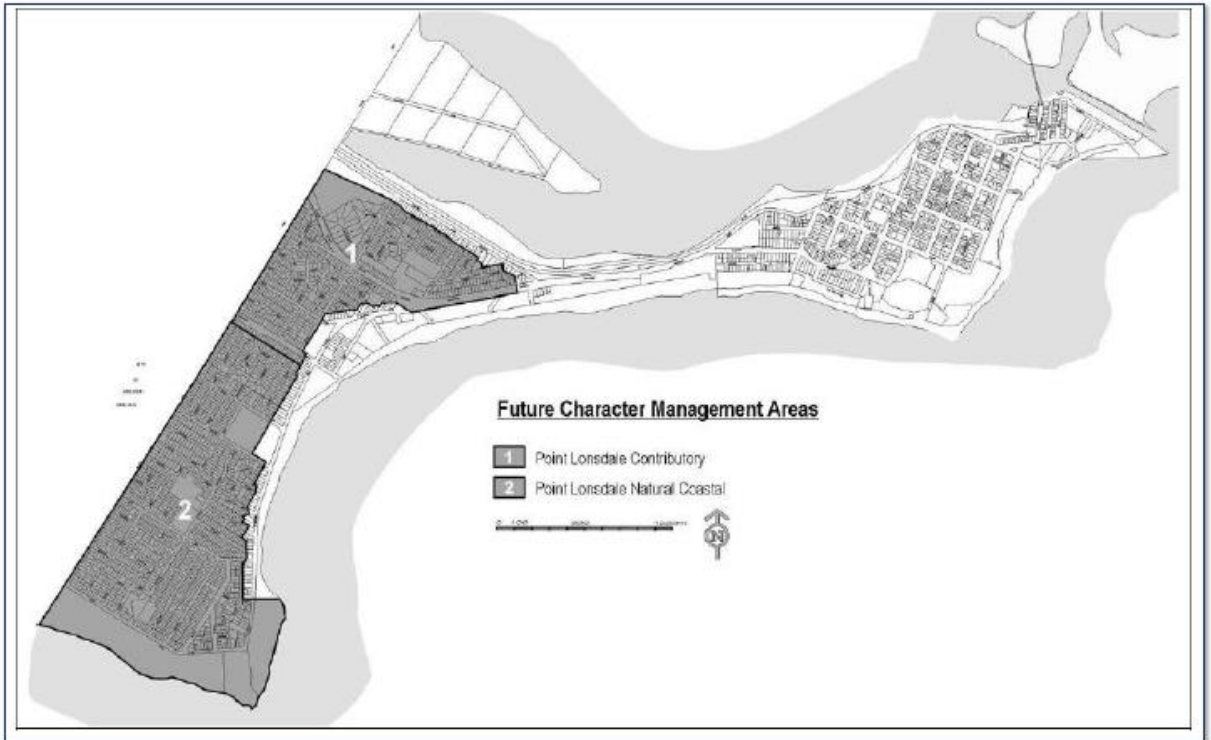


Figure 5: Aerial photograph of the Site and wider surrounds, NearMap as at 25 November 2020







Figure 6: Aerial photograph of the Site and immediate surrounds NearMap as at 25 November 2020



Figure 7: Street-Directory Map





## 3. CONTROLS, TRIGGERS & EXEMPTIONS

### PLANNING CONTROLS

- Zone                                      Clause 32.08, GRZ1
- Overlays                                Clause 42.02, VPO1  
    Clause 43.02, DDO4

### PERMIT TRIGGERS

- Clause 43.02-2, DDO4    Buildings and works
- Clause 42.02, VPO1    Vegetation removal

## 4. EXPECTATIONS

It is anticipated that:

- The decision will be issued within 60 statutory days, pursuant to Section 79 of the *Planning and Environment Act 1979* [the Act] and Regulation 31 [1] of the *Planning and Environment Regulations 2015*.
- The Application will be advertised by way of letter and sign pursuant to Section 52 of the Act.



## 5. PLANNING POLICY FRAMEWORK

### THE RELEVANT PLANNING PROVISIONS

- Clause 11 Settlement
- Clause 11.03-4S Coastal settlement
- Clause 11.03-5S Distinctive areas and landscapes
- Clause 12.02-1S Protection of coastal areas
- Clause 15.01-2S Building design
- Clause 21.04 Built Environment and Heritage
- Clause 22.03 Urban Character Policy
- Clause 32.08 General Residential Zone, Schedule 1
- Clause 42.02 Vegetation Protection Overlay, Schedule 1
- Clause 43.02 Design and Development Overlay, Schedule 4
- Clause 54 One dwelling on a lot
- Clause 65 Decision Guidelines



## **STATE AND LOCAL PLANNING POLICIES – RESPONSE**

The State and Local Planning Policy Framework promotes a high standard of design and appropriate protection of amenity. Coastal development needs to be within settlement boundaries and distinctive areas and landscapes must be protected.

Coastal area protection is important and development must be sensitively sited and located within existing modified settlements.

Building design needs to contribute positively to the local context.

The Municipal Strategic Statement recognises the importance of local area character as well as the environmental values of coastlines. Clause 21.04 Built Environment and Heritage applies and is referenced within DDO4. The policy emphasises the sensitivity of Point Lonsdale and outlines broad objectives generally encouraging development to respect coastal character.

Clause 22.03 Urban Character Policy applies. The development responds to the objectives of Clause 22.03-2 Point Lonsdale Natural Coastal Areas. The site is within Precinct 2, of Character Management Area Map 2 as shown in Figure 4 within this submission. This is discussed in detail within the DDO4 response within this submission.

The proposal supports these policies as it provides for a single dwelling on a residential lot. It will not have a significant further impact on the surrounding landscape and environment beyond current conditions.

The Site is within an existing residential area and although in proximity to the coast, the development will not compromise the associated environmental values.



The development is of sound design that responds to the existing fabric in the area and is respectful of the amenity afforded to neighbouring land.

Vegetation is retained and protected on adjoining properties and the road reserve and planting as shown on the concept landscape plan demonstrates how the environmental values across the site will be maintained.



## **THE ZONE – RESPONSE**

The Purpose of the General Residential 1 Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

At Clause 32.08-4 - *Construction or extension of a dwelling or residential building*, the mandatory Garden Area requirements seeks no less than 30% of the site area to be set aside as 'Garden Area' as defined at Clause 73.01 – *General Terms* for sites between 500 and 650sqm,

Clause 32.08-5 – *Construction and extension of one dwelling on a lot*, no permit required for lots over 300 sqm.

The development demonstrates full compliance with the Mandatory Garden Area requirement providing 49.1% i.e. no less than 30 % of the Site area for designated 'Garden Area'.



## **OVERLAY ASSESSMENT**

### **DESIGN & DEVELOPMENT OVERLAY, DDO4 – POINT LONSDALE NATURAL COASTAL AREA**

As established, consideration is required pursuant to DDO4 for the development of buildings and works.

With a maximum height of 6.6 metres, the double storey dwelling comfortably meets the following mandatory requirement of DDO4: *No building can exceed a height of: two storeys; and 8.5 metres above natural ground level.* Compliance with this mandatory requirement is demonstrated within the development plan package. This is consistent with the streetscape which is predominantly developed with double storey dwellings.

A front setback of 6 metres is proposed, meeting the 6 metre requirement of the schedule.

The proposal also meets the building side and rear setback requirements of the Schedule, except that an open sided carport is proposed along the southeast boundary with a maximum height of 3.5 metres, meeting the maximum height requirement of 3.6 metres but seeking a minor variation to the average height standard of 3.0 metres. We submit that this is acceptable given its abuttal to a non-sensitive interface (wall within 1m of common boundary with no habitable windows facing the carport). The length of the carport on the boundary complies with the standard.

A preferred site cover requirement of 40% applies and a variation is proposed at 43% which we submit is acceptable given that the proposal can be adequately drained and landscaped as demonstrated within the development and concept landscape plans. Further, we note that the permeability requirement of 30% is comfortably met, as is garden area of 49%.



The relevant design objectives are an appropriate 'test' for what is reasonable built form, siting and development more broadly and we submit that the development as proposed presented a sound response to the objectives sought to be achieved.

The proposal meets the design objectives of the Schedule which seek to ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale Natural Coastal Area, such as:

- *The undulating dune topography and dense coastal tea tree and moonah vegetation within private gardens, road verges and foreshore areas, which creates a prevailing natural coastal and informal village atmosphere for the area; predominantly low density development and informal roadways; prevailing low scale, detached early 20th Century residential buildings that recede within the vegetated coastal environment; unique mix and diversity of intact historic holiday town building types varying from Californian, Art Deco, Post War, 1960s and contemporary design; substantial estate properties with large dwellings set within significant areas of remnant vegetation which significantly contribute to the native coastal sense of place;*

Whilst the built form character of the area is varied, the height and scale as proposed does not seek to challenge status quo. It is not anticipated that the dwelling will present and visually obtrusive when viewed from the street, or neighbouring land, due to the topography of the site and the modest scale.

Given the relatively modest overall height, we submit that the height as proposed is both reasonable and appropriate in context, presenting a sound response to the natural and physical constraints of the site including topography.





Through effective use of a flat roof form, a modest height of 6.6 metres and generous front, side and rear setbacks, the height as proposed will not present as excessive, nor will not result in an unreasonable extent of visual dominance.

It is not expected that the development will detrimentally impact upon any view-line.

- *The informal road network with limited use of kerb and channel and predominantly grassed road shoulders; the predominantly broad and densely vegetated road reserves and relatively indistinguishable front boundaries of private properties, significant viewlines towards Port Phillip Bay and shorter corridor views to well vegetated dunes. To ensure buildings, fences and driveways do not visually dominate the prevailing natural coastal appearance of the area. To protect the substantial vegetation cover which is a dominant visual and environmental feature in the area by ensuring new development retains natural or established vegetation and provides substantial areas for new landscaping and open space; To respect the existing built form through compatible building heights and setbacks for new development.*

Vegetation of comparable height is retained within the road reserve as per the findings of the arborist's report ensuring that the dwelling will not silhouette above the prevailing tree canopy.

No front fence is proposed, a single crossover and narrow 3 metre driveway result in low permeability and high garden area, and vegetation is retained within the road reserve ensuring that the building and works do not dominate the streetscape.

- *To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay.*



The Site does not abut land within the heritage overlay and the proposal is respectful of heritage listed properties in the wider locality.

- *To require all new development to have regard to the urban character policies contained in the MSS and to the Building Siting and Design Guidelines contained in the Borough of Queenscliffe Urban Character Study, 2000.*

The proposal responds to these guidelines, which repeat (and appear to have informed) the DDO4 requirements.

On balance, we submit that the proposal, and the variations to the preferred requirements as proposed, are reasonable, appropriate and do not depart from the design objectives sought to be achieved.

#### **VEGETATION PROTECTION OVERLAY ASSESSMENT**

Vegetation removal is proposed in accordance with the submitted arboricultural report however this vegetation is predominantly exotic/weed species such as mirror bush, or of poor quality, structure and retention value, or required to accommodate the crossover.

The proposal provides for the protection of all vegetation on adjoining properties and the road reserve.

We refer to the accompanying Arborist Report which talks to the vegetation nominated for removal and retention.

The attached concept landscape plan demonstrates that substantial planting can occur on the land.



**CLAUSE 54 – ONE DWELLING ON A LOT**

CLAUSE 54.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION	✓ <b>Complies</b> Refer to Section 2 of this Response.
CLAUSE 54.01-2 DESIGN RESPONSE	✓ <b>Complies</b> Refer to Sections 1, 3, 5 of this Response.
CLAUSE 54.02-1 NEIGHBOURHOOD CHARACTER	✓ <b>Complies</b> Refer to Section 2 of this Response.
CLAUSE 54.02-2 INTEGRATION WITH THE STREET	✓ <b>Complies</b> The dwelling is oriented to front Cheshunt Street with no front fence proposed.
CLAUSE 54.03-1 STREET SETBACK	✓ <b>Complies</b> With a front setback of 6.0 metres, the proposal meets the 6m front setback requirement of the DDO4 - refer to DDO assessment.
CLAUSE 54.03-2 BUILDING HEIGHT	✓ <b>Complies</b> With a maximum height of 6.6m, the new building is well below the maximum height requirement of 11 m outlined within the zone and the 8.5m/ two storey requirement referenced within DDO4.
CLAUSE 54.03-3 SITE COVERAGE	✓ <b>Complies</b> The total site coverage is <u>less than 60%</u> .
CLAUSE 54.03-4 PERMEABILITY	✓ <b>Complies</b> More than 20% of the Site (and 30% as per DDO4) is permeable.



<p>CLAUSE 54.03-5 ENERGY EFFICIENCY</p>	<p>✓ <b>Complies</b> The dwelling is oriented to the north with large windows provided to living areas on the north elevation.</p>
<p>CLAUSE 54.03-6 SIGNIFICANT TREES</p>	<p>✓ <b>Complies</b> Vegetation removal is proposed in accordance with the submitted arboricultural report however this vegetation is predominantly exotic/weed species such as mirror bush, or of poor quality, structure and retention value, or required to accommodate the crossover.  The proposal provides for the protection of all vegetation on adjoining properties and the road reserve.  We refer to the accompanying Arborist Report which talks to the vegetation nominated for removal and retention.  The attached concept landscape plan demonstrates that substantial planting can occur on the land.</p>
<p>CLAUSE 54.04-1 SIDE &amp; REAR SETBACKS</p>	<p>✓ <b>Complies</b> Refer to Rescode lines provided for within the development plans.</p>



<p>CLAUSE 54.04-2 WALLS ON BOUNDARIES</p>	<p>✓ <b>Variation</b> An open sided carport is proposed along the southeast boundary with a maximum heights of 3.5 metres meeting the maximum height requirement but seeking a minor variation to the average height standard. We submit that this is acceptable given the abuttal to a non-sensitive interface (wall within 1m of common boundary with no habitable windows facing the carport). The length of the carport on the boundary complies with the standard.</p>
<p>CLAUSE 54.04-3 DAYLIGHT TO EXISTING WINDOWS</p>	<p>✓ <b>Complies</b> Adequate daylight will be provided to all windows of adjoining land.</p>
<p>CLAUSE 54.04-4 NORTH FACING WINDOWS</p>	<p>✓ <b>Complies</b> No north facing habitable room window is located within 3 m of the proposed development.</p>
<p>CLAUSE 54.04-5 OVERSHADOWING OPEN SPACE</p>	<p>✓ <b>Complies</b> The development does not result in an unreasonable amount of shadow impact as demonstrated on the attached shadow diagrams.</p>



CLAUSE 54.04-6 OVERLOOKING	<p>✓ <b>Complies</b></p> <p>No unreasonable extent of overlooking will result. First floor windows within 9 metres of boundaries are screened with external screening devices as demonstrated on the overlooking diagrams on the first floor plan and sections on the elevations.</p>
CLAUSE 54.05-1 DAYLIGHT TO NEW WINDOWS	<p>✓ <b>Complies</b></p> <p>All new habitable room windows will receive adequate daylight.</p>
CLAUSE 54.05-2 PRIVATE OPEN SPACE	<p>✓ <b>Complies</b></p> <p>The site is afforded generous private open space and secluded private open space respectively.</p>
CLAUSE 54.05-5 SOLAR ACCESS TO OPEN SPACE	<p>✓ <b>Complies</b></p> <p>The generous open space ensures adequate solar access.</p>
CLAUSE 54.06-1 DESIGN DETAIL	<p>✓ <b>Complies</b></p> <p>The quality design response respects the existing neighbourhood character.</p>
CLAUSE 54.06-2 FRONT FENCES	<p>✓ <b>Complies</b></p> <p>No front fencing is proposed.</p>



## 6. CONCLUSION

Approval is sought for the development of a double storey dwelling together with associated works and vegetation removal at 18 Cheshunt Street Point Lonsdale.

The design as presented presents a sympathetic and respectful response to the sensitive surrounds whilst resulting in a contemporary form that responds to the functional needs of the future occupants. Consideration of the Application is required pursuant to DDO4 and VPO1 of the Planning Scheme.

We submit that the development is entirely consistent with the relevant Planning Policy Framework whilst presenting a sound response to the *Point Lonsdale Natural Coastal Area* objectives of Clause 22.03, DDO4 and the vegetation protection objectives of VPO1. Further, demonstrated compliance with all the relevant objectives at Clause 54 is achieved.

It is our professional opinion that the Application presents an orderly planning outcome that is most worthy of support.



## APPENDIX 1: SITE PHOTOGRAPHS

Site Photos (street views)



View of subject site from crossover



Street view facing subject site



View from subject site towards street

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26

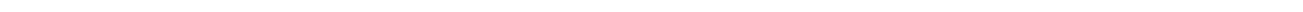
PLANNING RESPONSE - 18 CHESHUNT STREET POINT LONSDALE

**TOWN  
PLAN  
NING  
& CO.**



**6. APPENDIX 2 (CONFIDENTIAL) SUBMISSIONS: 18 Cheshunt Street, Point Lonsdale**

PLEASE SEE APPENDIX 2 (FOR CONFIDENTIAL DISTRIBUTION TO COUNCILLORS ONLY)





7. APPENDIX 3: APPLICANTS RESPONSE TO SUBMISSIONS: 18 Cheshunt Street, Point Lonsdale

**bower**

Date 31 March 2021

PROJECT: 18 CHESHUNT ST, POINT LONSDALE  
PROPOSAL: SINGLE DWELLING AND ASSOCIATED WORKS

A summary of the revised items for 'without prejudice' plans are below for your reference.

Revised items:

1. Crossover splay to the front of the site included as per traffic engineer advice
2. Crossover to the front of the site relocated as per traffic engineer, arborist and council advice
3. Tree 5 to the front of the site retained as per arborist and council advice
4. Accessway turning circle within the front setback included as per traffic engineer advice
5. Accessway within the front setback graded as per traffic engineer advice
6. Retaining wall on boundary included as per structural engineer advice
7. Entry door to dwelling from carport included
8. Raked carport ceiling battens removed
9. Entry door to dwelling from pantry removed
10. Screening trees within the rear setback specified as per landscape architect advice

**Response to objectors**

**In response to proposed vegetation removal to street frontage concerns from Cheshunt Street residents:**

Working with council and the project consultants, the crossover to the front of the site has been splayed and relocated and Tree 5 to the front of the site has been retained, as per council advice, to reduce the amount of street frontage vegetation proposed for removal in response to the objections regarding removal of vegetation.

Following on from the site meeting, Wednesday 24 March 2021, with the project arborist, the officer from council and the planner from council, the project arborist has confirmed it's possible to retain Tree 5 if the splayed and relocated crossover to the front of the site protects the 2.2m Structural Root Zone of Tree 5. The project traffic engineer has also confirmed it's possible to access the site if the crossover to the front of the site is splayed and relocated.

**In response to overlooking concerns from Albert Street residents:**

All proposed spaces and windows will satisfy the overlooking prevention requirements of Rescode Clause 54.04-6. The screening trees within the rear setback have been specified to further respond to objections regarding overlooking. The landscape architect has confirmed further overlooking prevention can be achieved through the proposed rear boundary planting with Acacia Cognata 'Copper Tips'. Acacia Cognata 'Copper Tips' are small, native, evergreen trees. The mature height achieves the required height to further prevent overlooking. They are fast growing and only require minimal pruning. They also have small root systems for the easement to the rear of the site and they are indicated on the proposed landscaping plan.

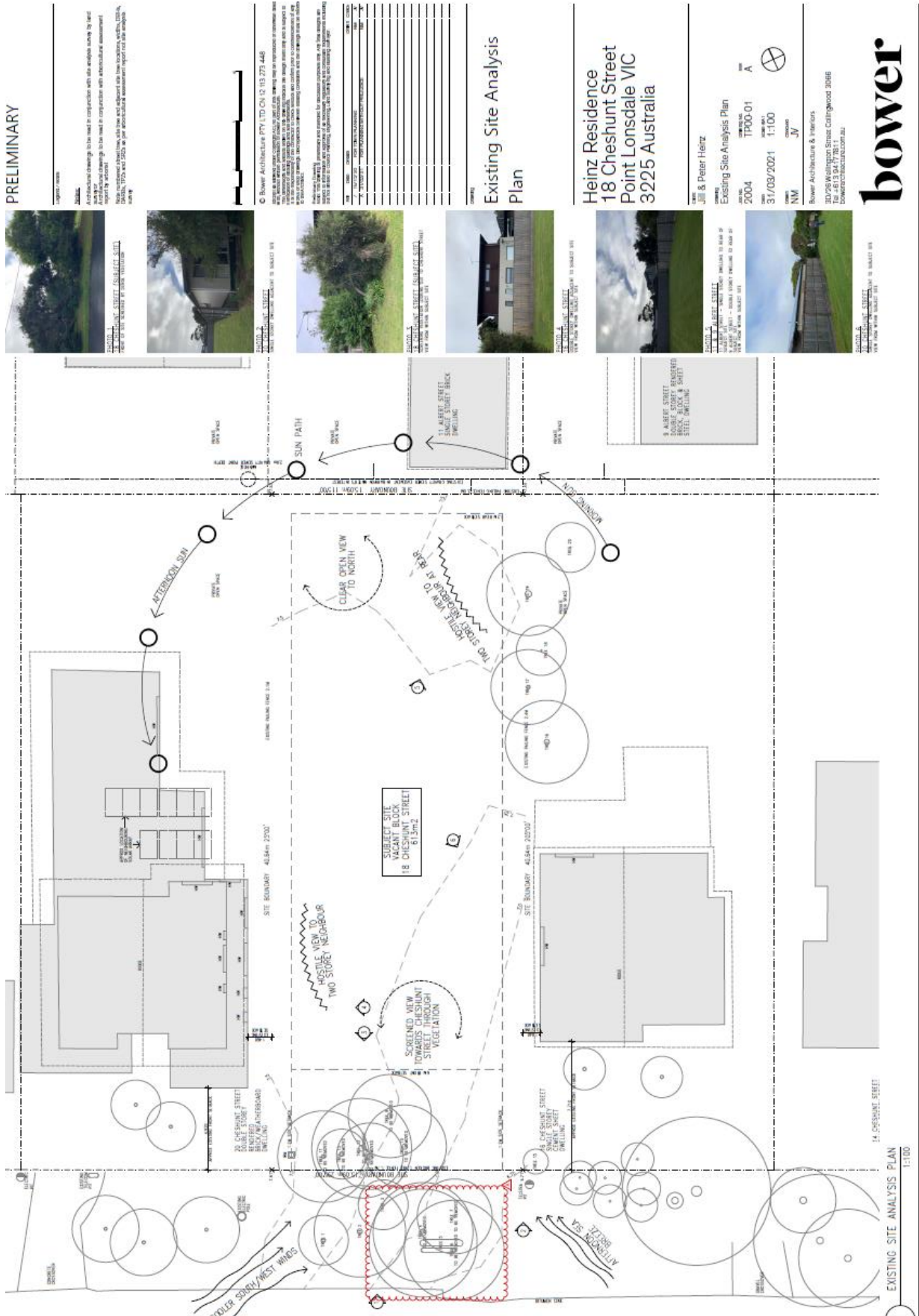
Only one first floor windows to the rear elevation is habitable. The window is to Bed 4, a room inhabitants are not likely to stand in front of, and look out of and again, the mature height of the evergreen Acacia Cognata 'Copper Tips' is high enough to further prevent overlooking.



# bower

## Other

- An accessway turnout within the front driveway has been included to allow vehicles to enter and exit the site in a forward direction.
- The driveway along the southern side of the house has been gently graded up at a slope of 1:20 to better work with natural ground and internal floor levels. This includes a low retaining wall to the southern boundary (max 510mm high above NGL) to ensure there is no impact on the adjacent site.
- An entry door to the dwelling from the carport has been included to achieve pedestrian access to the dwelling from the carport.





PRELIMINARY

Notes:
1. This plan is preliminary and is for information only. It is not to be used for any other purpose.
2. All dimensions are in millimetres unless otherwise stated.
3. All measurements are to the centre of lines unless otherwise stated.
4. All measurements are to the face of lines unless otherwise stated.
5. All measurements are to the edge of lines unless otherwise stated.
6. All measurements are to the centre of circles unless otherwise stated.
7. All measurements are to the face of circles unless otherwise stated.
8. All measurements are to the edge of circles unless otherwise stated.
9. All measurements are to the centre of squares unless otherwise stated.
10. All measurements are to the face of squares unless otherwise stated.
11. All measurements are to the edge of squares unless otherwise stated.
12. All measurements are to the centre of rectangles unless otherwise stated.
13. All measurements are to the face of rectangles unless otherwise stated.
14. All measurements are to the edge of rectangles unless otherwise stated.
15. All measurements are to the centre of triangles unless otherwise stated.
16. All measurements are to the face of triangles unless otherwise stated.
17. All measurements are to the edge of triangles unless otherwise stated.
18. All measurements are to the centre of hexagons unless otherwise stated.
19. All measurements are to the face of hexagons unless otherwise stated.
20. All measurements are to the edge of hexagons unless otherwise stated.



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Bower Architecture Pty Ltd
1000 High Street, Melbourne VIC 3000
Phone: (03) 9412 1111
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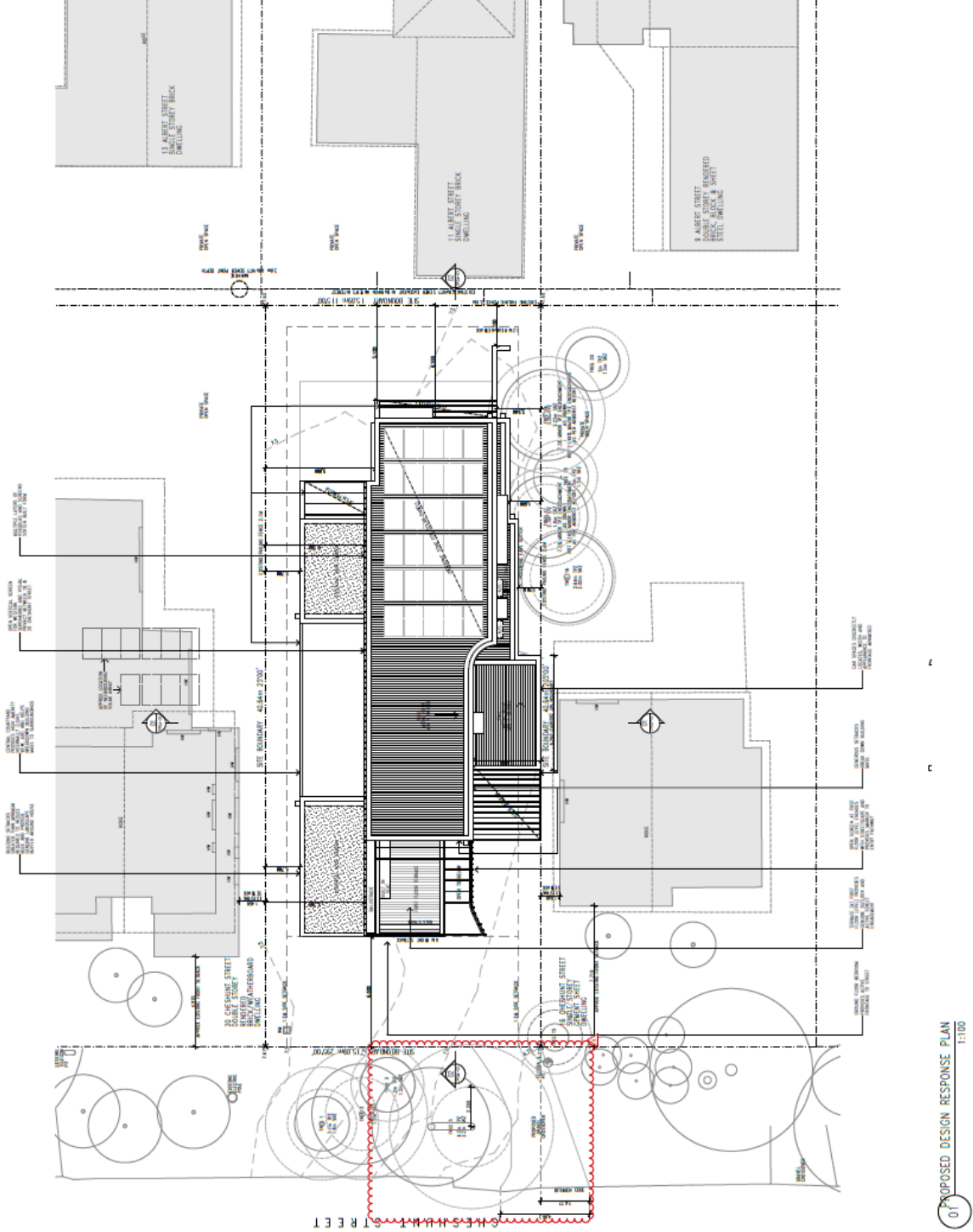
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Proposed Design Response Plan

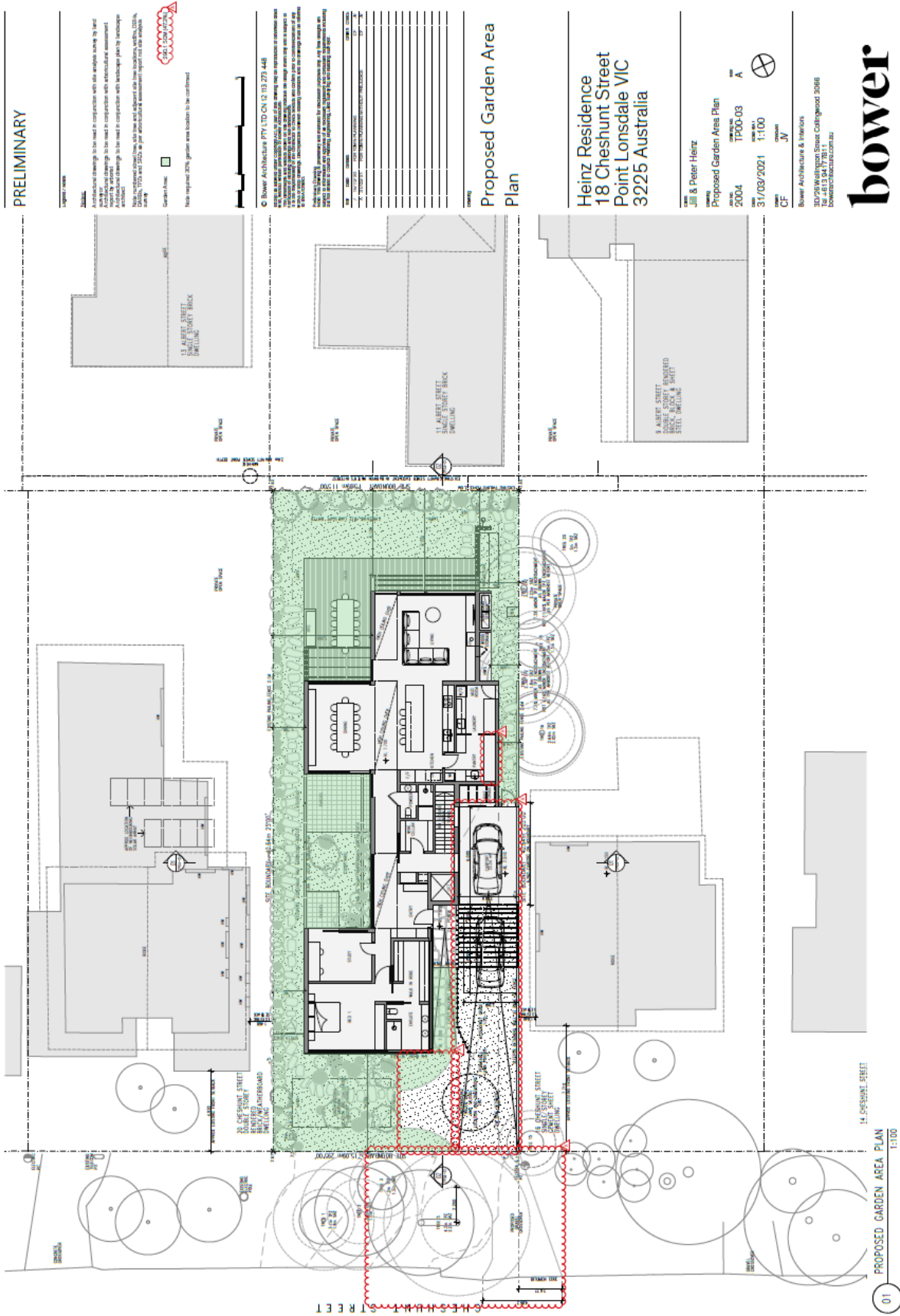
Heinz Residence
18 Cheshunt Street
Point Lonsdale VIC
3225 Australia

Client: Heinz & Peter Heinz
Project: Proposed Design Response Plan
Drawing No: 2004
Date: 31/03/2021
Scale: 1:100
Author: NM
Checker: JW

Bower Architecture & Interiors
200 High Street, Collingwood 3068
Melbourne VIC 3068
www.bowerarchitecture.com.au



PROPOSED DESIGN RESPONSE PLAN 1:100



PRELIMINARY

**Legend:**

Architectural drawings to be used in conjunction with site analysis drawings by hand.  
 Architectural drawings to be used in conjunction with architectural assessment.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.

Garden Area:

Note: proposed 20% greater area location to be confirmed.

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Architectural drawings to be used in conjunction with site analysis drawings by hand.  
 Architectural drawings to be used in conjunction with architectural assessment.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
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 Architectural drawings to be used in conjunction with landscape plan by landscape architect.  
 Architectural drawings to be used in conjunction with landscape plan by landscape architect.

Proposed Garden Area Plan

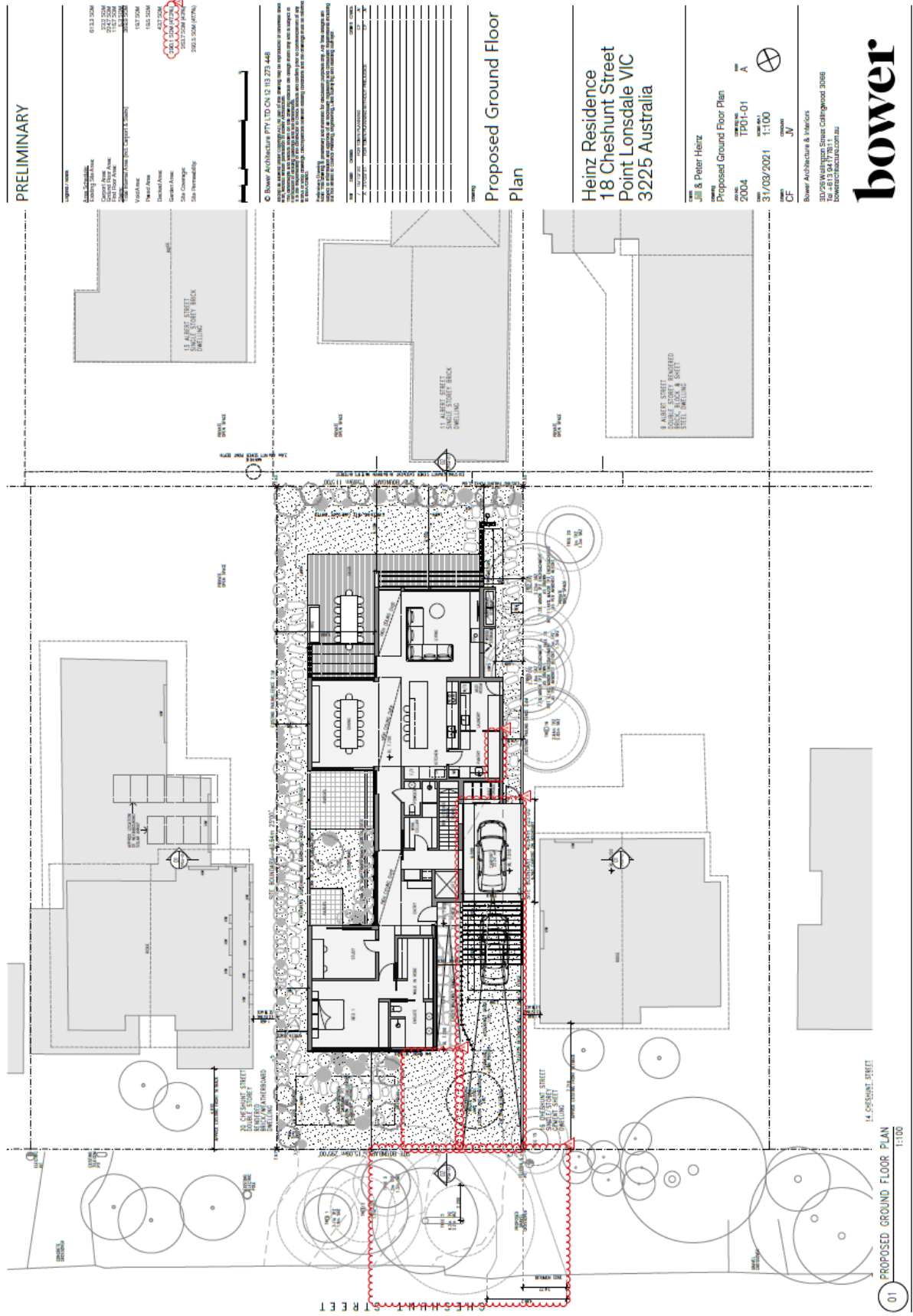
Heinz Residence  
 18 Chesnut Street  
 Point Lonsdale VIC  
 3225 Australia

Jill & Peter Heinz  
 Proposed Garden Area Plan  
 2004  
 TPO-03  
 31/03/2021  
 1:100  
 CF

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 14-15 Alfred Street  
 Point Lonsdale VIC 3225  
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01 PROPOSED GARDEN AREA PLAN 1:100



PRELIMINARY

**Project Name:** Heinz Residence  
**Client Name:** Heinz Residence Pty Ltd  
**Project No:** 1803/2021  
**Scale:** 1:100  
**Date:** 31/03/2021

**C Bower Architecture Pty Ltd (1803 271 448)**  
 This plan is a preliminary design and is not to be used for construction purposes without the approval of the relevant authority. It is the responsibility of the client to ensure that the plan complies with all applicable laws and regulations. The client warrants that the information provided to the architect is true and correct. The architect warrants that the plan is based on the information provided and is a true and accurate representation of the design. The architect is not responsible for any errors or omissions in the plan.

Proposed Ground Floor Plan

**Heinz Residence**  
 18 Chesnut Street  
 Point Lonsdale VIC  
 3225 Australia

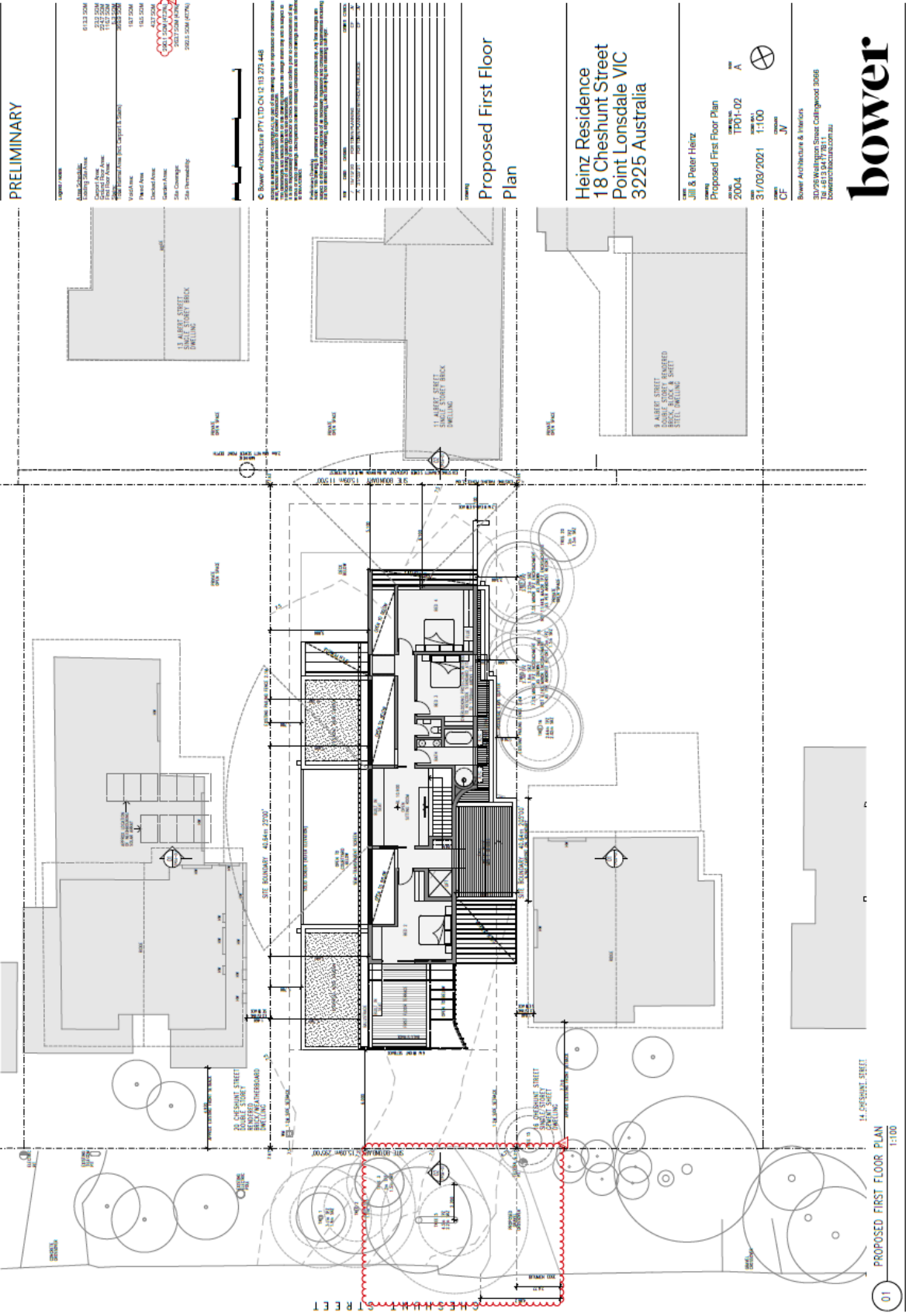
**Jill & Peter Heintz**  
 Proposed Ground Floor Plan  
 Date: 31/03/2021  
 Scale: 1:100  
 Drawing No: 1803-01  
 Version: A

**Bower Architecture & Interiors**  
 310/312 Warrigal Street Coltrane Wood 3086  
 Phone: 03 9497 4488  
 Email: info@bower.com.au



PROPOSED GROUND FLOOR PLAN 1:100





**PRELIMINARY**

**Site Data:**  
 18 Chesnut Street  
 Point Lonsdale VIC 3225  
 Site Area: 15.51m x 42.27m  
 Block Area: 653.22m<sup>2</sup>  
 Lot Area: 653.22m<sup>2</sup>  
 Planning Zone: P14-Neighbourhood Residential Zone

**Client:**  
 Heinz Residence  
 18 Chesnut Street  
 Point Lonsdale VIC 3225

**Designer:**  
 Bower Architecture & Interiors  
 30/28 Wellington Street Coltrageood 3098  
 Tel: +61 3 8417 7811  
 www.bowerarchitects.com.au

**Scale:**  
 1:100  
 1:500  
 1:2000

**Notes:**  
 1. This drawing is to be used in conjunction with the site plan and section drawings.  
 2. All dimensions are to the face of the wall unless otherwise stated.  
 3. The architect is not responsible for the accuracy of the site plan or the existing structures shown on this drawing.  
 4. The architect is not responsible for the accuracy of the proposed structures shown on this drawing.  
 5. The architect is not responsible for the accuracy of the proposed landscaping shown on this drawing.  
 6. The architect is not responsible for the accuracy of the proposed site boundaries shown on this drawing.

**Proposed First Floor Plan**

**Heinz Residence**  
 18 Chesnut Street  
 Point Lonsdale VIC  
 3225 Australia

**Client:**  
 Heinz Residence

**Designer:**  
 Bower Architecture & Interiors  
 30/28 Wellington Street Coltrageood 3098  
 Tel: +61 3 8417 7811  
 www.bowerarchitects.com.au

**Date:** 31/03/2021  
**Scale:** 1:100  
**Sheet:** 01  
**Version:** A  
**Author:** JV  
**Checker:** CF

**Project Info:**  
 Project: Heinz Residence  
 Drawing No: 2004  
 Title: Proposed First Floor Plan



**01** PROPOSED FIRST FLOOR PLAN  
 1:100



**PRELIMINARY**

Address: 18 Chesnut Street, Point Lonsdale VIC 3225  
 Client: Heinz Residence  
 Project Name: Proposed Roof/Site Plan  
 Date: 31/03/2021

Architect: J.H. & P.H.  
 Project: Proposed Roof/Site Plan  
 Date: 31/03/2021

Scale: 1:100  
 Drawing No: 1P01-03

18 Chesnut Street  
 Point Lonsdale VIC 3225 Australia

Proposed Roof/Site Plan

Heinz Residence  
 18 Chesnut Street  
 Point Lonsdale VIC  
 3225 Australia

J.H. & P.H.  
 Bower Architecture & Interiors  
 30/758 Wellington Street, Coltrageood 3096  
 Tel: 0813 441778  
 Email: info@bower.com.au

**bower**

01 PROPOSED ROOF/SITE PLAN 1:100



PRELIMINARY

- INCLUSION OF BLOCKWORK
- THREE COLOUR STAINED OF PAINTS
- PAINTING OF EXTERIOR WALLS
- METAL CLADDING
- METAL ROOF
- CONCRETE PATIOS OR DECKS
- THREEMATERIAL TERRAZZO STAINED OF PAINTS
- THREEMATERIAL FENCE STAINED OF PAINTS

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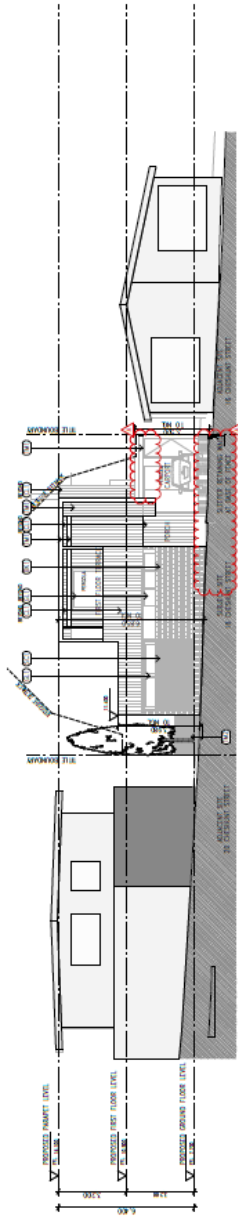
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 CHECKED BY: JY  
 SCALE: 1:100

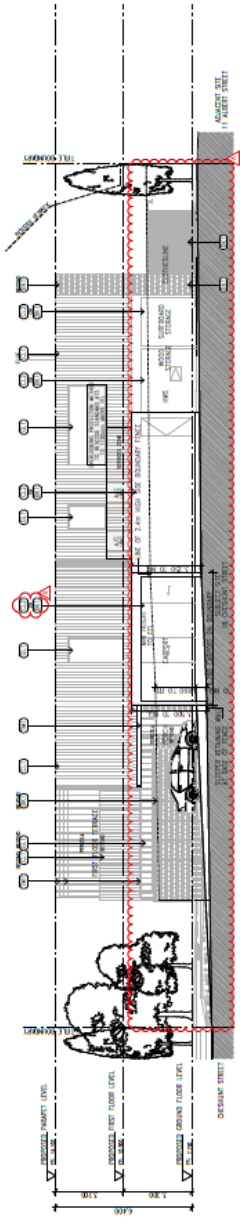
Proposed Elevations

Heinz Residence  
 18 Cheshunt Street  
 Point Lonsdale VIC  
 3225 Australia

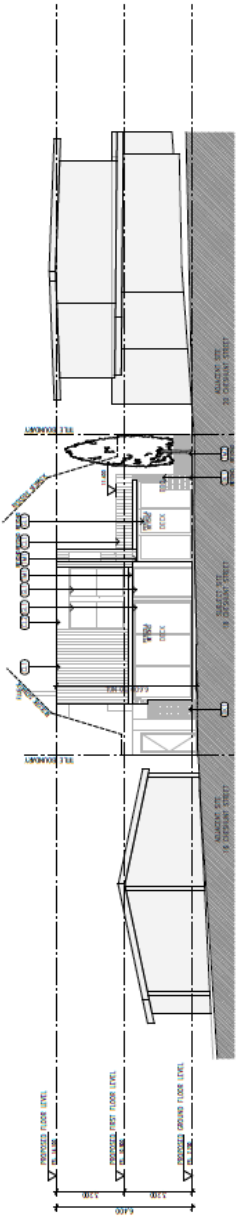
Julie & Peter Heinz  
 Proposed Elevations  
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 1P03-01 A  
 31/03/2021 1:100  
 JY  
 Bower Architecture & Interiors  
 30/05 Waltham Street Coltraneod 3066  
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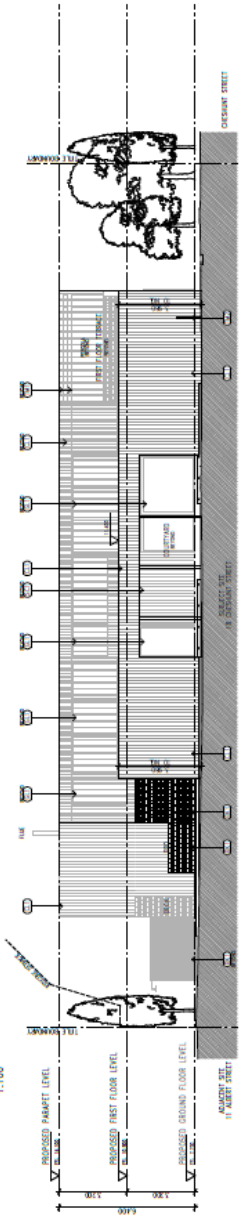
01 SOUTH WEST ELEVATION 1:100



02 SOUTH EAST ELEVATION 1:100



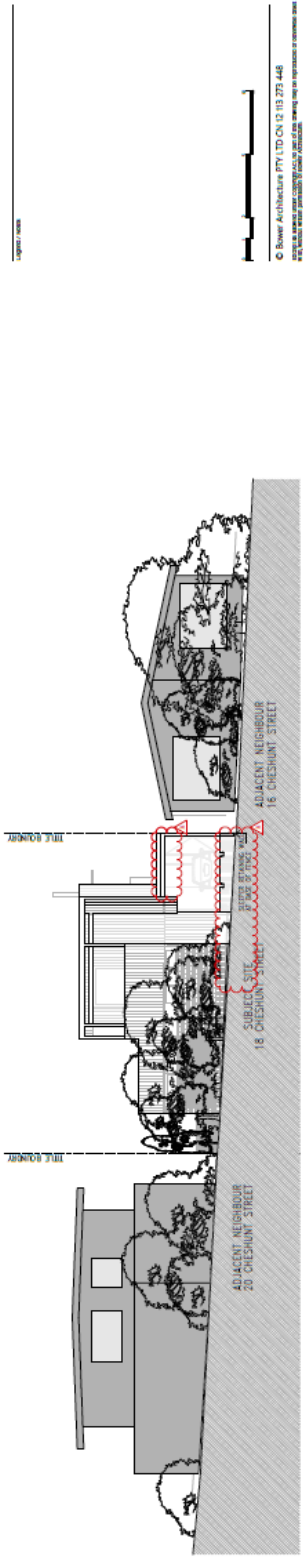
03 NORTH EAST ELEVATION 1:100



04 NORTH WEST ELEVATION 1:100



PRELIMINARY



Streetscape Elevation 1:100

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NO.	DATE	DESCRIPTION	BY	CHECKED
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Proposed Streetscape Elevation

Heinz Residence  
18 Chesnut Street  
Point Lonsdale VIC  
3225 Australia

Jill & Peter Heinz  
 Proposed Streetscape Elevation  
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 1P05-02  
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 31/03/2021 1:100  
 JW  
 JW  
 Bower Architecture & Interiors  
 30/250 Malvern Street, Caulfieldwood 3166  
 08 9438 2222  
 bower@bower.com.au





**PRELIMINARY**

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**Proposed Overlooking Diagrams**

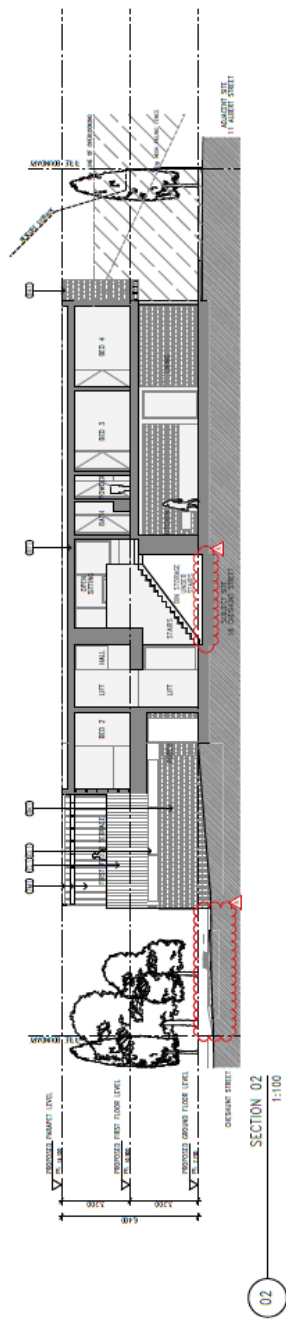
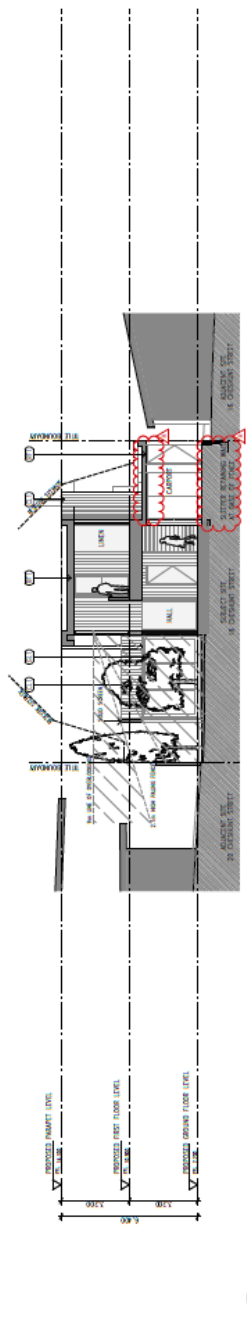
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DATE	31/05/2021
TIME	1:100, 1:50
SCALE	1:100, 1:50
DESIGNER	JV
CHECKER	CF

**Heinz Residence**  
 18 Cheshunt Street  
 Point Lonsdale VIC  
 3225 Australia

Jull & Peter Heitz  
 Proposed Overlooking Diagrams  
 DATE: 31/05/2021  
 TIME: 1:100, 1:50  
 SCALE: 1:100, 1:50  
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PRELIMINARY

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NO	DESCRIPTION	DATE
1	CONCEPT DESIGN	11/07/20
2	PRELIMINARY DESIGN	11/07/20
3	PROPOSED PRELIMINARY 3D IMAGES	11/07/20
4	PROPOSED PRELIMINARY 3D IMAGES	11/07/20

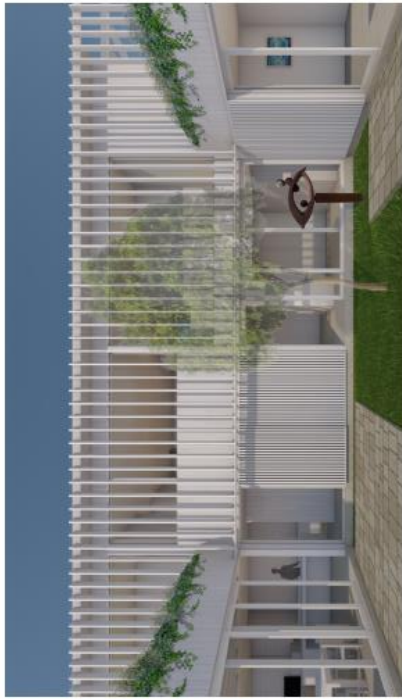
Proposed Preliminary  
3D Images

**Heinz Residence**  
 18 Chestnut Street  
 Point Lonsdale VIC  
 3225 Australia

**Julie & Peter Heinz**  
 Proposed Preliminary 3D Images  
 2004  
 TP12-01 A  
 31/03/2021  
 1:1, 1:1.25, 1:1.5, 1:2, 1:3, 1:7  
 NM JV

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 100 JAMES STREET COLLINGWOOD 3068  
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 DOM@BOWERARCHITECTURE.COM.AU

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23 VIEW FROM COURTYARD TOWARDS HOUSE  
 PRELIMINARY 3D IMAGE



24 REAR/BACK VIEW, REAR/SIDE, REAR/SIDE, REAR/SIDE  
 REAR/SIDE VIEW, REAR/SIDE VIEW, REAR/SIDE VIEW, REAR/SIDE VIEW  
 PRELIMINARY 3D IMAGE



21 APPROACH FROM CHESTNUT STREET  
 PRELIMINARY 3D IMAGE



25 REAR/BACK VIEW, REAR/SIDE, REAR/SIDE, REAR/SIDE  
 REAR/SIDE VIEW, REAR/SIDE VIEW, REAR/SIDE VIEW, REAR/SIDE VIEW  
 PRELIMINARY 3D IMAGE



**PRELIMINARY**

- REVISIONS
- DESCRIPTION OF BLOCKWORK
- REVISIONS TO STAINED OR PAINTED
- REVISIONS TO SELECT COLOURS / FINISHES
- REVISIONS TO METAL CANOPY
- REVISIONS TO METAL PERGOLA
- REVISIONS TO METAL SCREEN
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**Proposed Colours  
/Materials /Finishes**

**Heinz Residence  
18 Cheshunt Street  
Point Lonsdale VIC  
3225 Australia**

Jill & Peter Heinz  
 Proposed Colours /Materials /Finishes  
 2004  
 TPT3-01 A  
 31/03/2021  
 NM  
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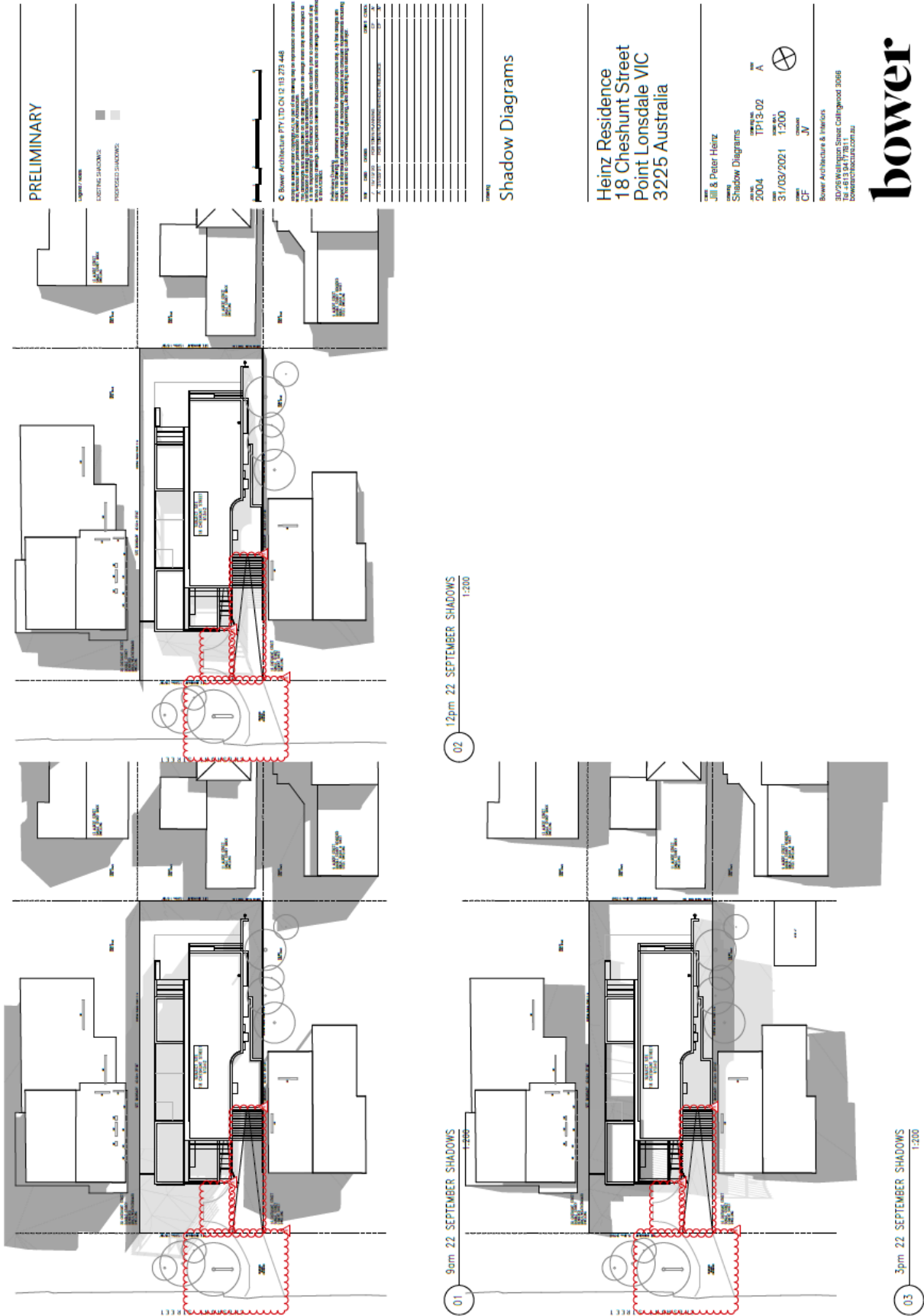
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**(MC)** METAL CANOPY

**(LP)** TIMBER/METAL PERGOLA STAINED OR PAINTED

**(REAR ELEVATION  
PERGOLA & BRICK**

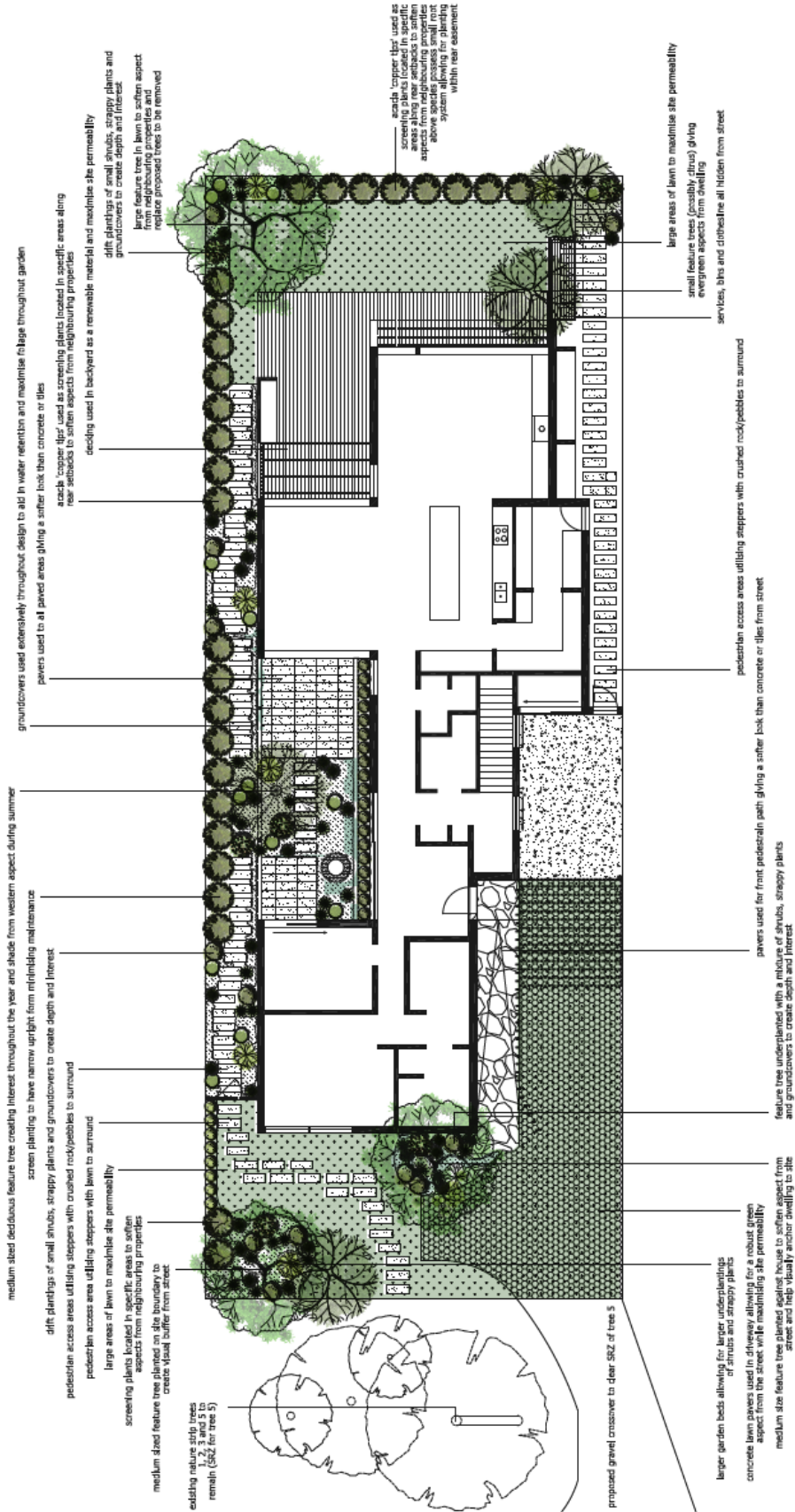
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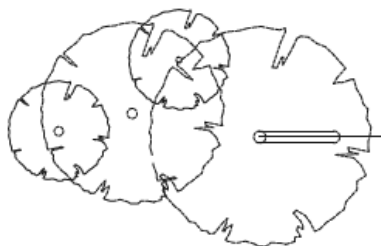
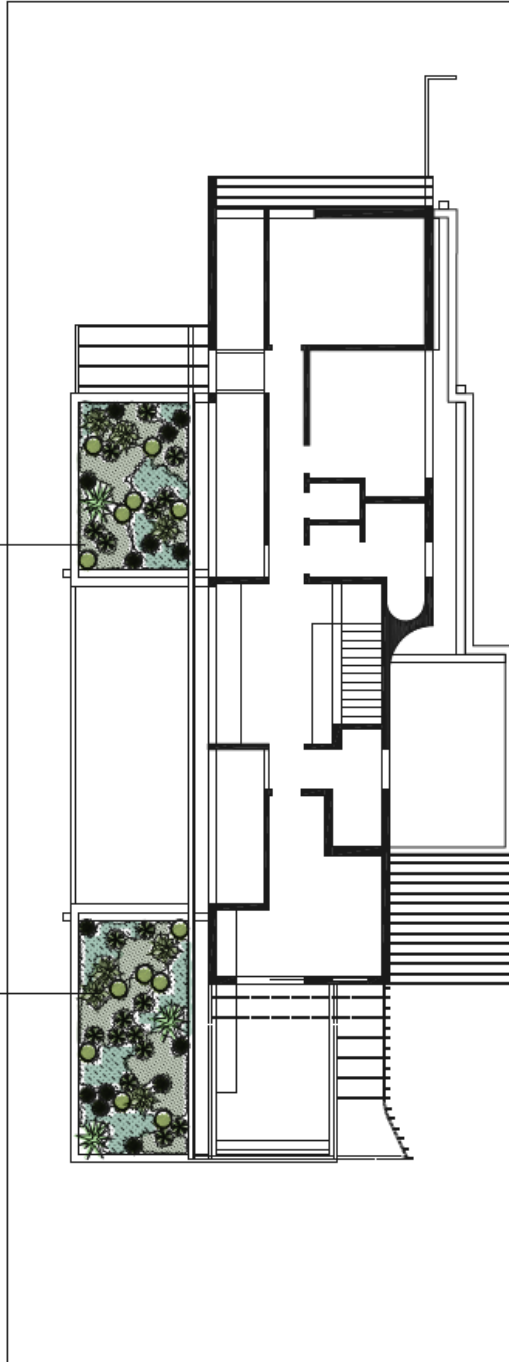
ground floor plan: 1:100 @ A1 / 1:200 @ A3





engineer to check maximum soil depth to proposed rooftop gardens which will dictate size and varieties of plants allowable

shallow rooftop garden beds to contain low maintenance plants like succulents, coastal grasses and groundcovers  
groundcover left to cascade over edge to create soft aspect from street



existing nature strip trees 1, 2, 3 and 5 to remain

planting legend	
ground covers	
strappy plants	
shrubs	
succulents	
screening plants	
feature trees	



## **DS Arboriculture**

**David Stevens 0411 785 181**  
Dip. of Arboriculture Melb. Polytechnic

### **Arboricultural Assessment**

18 Cheshunt St, Point Lonsdale, Vic 3225



14/11/20  
Updated 29/03/21

Commissioned by: Jill Heinz and Charlotte Fitzgibbon  
(Bower Architecture & Interiors)



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## 1.0 Overview

This 'Arboricultural Assessment' has been requested by Jill Heinz (land owner) and Charlotte Fitzgibbon (Bower Architecture & Interiors).

The report is in response to the proposed construction of a new two storey residence on an existing vacant site at 18 Cheshunt St, Pt Lonsdale.

The report will provide:

- Written description and assessment report of the condition and protection zones of all existing trees and established vegetation located on the subject site, according to council requirements of the vegetation protection overlay and planning application.
- Written description and assessment report of the condition and protection zones of any relevant existing trees and established vegetation located on the adjacent sites or council nature strip, according to council requirements of the design and development and vegetation protection overlay and planning application.
- Written recommendations for setbacks and construction methods or processes for any building close to protection zones.
- Preliminary comment on potential suitable driveway and crossover location and as it pertains to specific tree protections where deemed necessary, including recommendations for surface options.
- Any other items deemed necessary for this stage and the planning application, including a description of the proposed removal of trees if required.

The site is under a Borough of Queenscliffe General Residential Zone (GRZ1), Design and Development Overlay (DDO4), Aboriginal Cultural Heritage and a Vegetation Protection Overlay (VPO1).

## 2.0 Methodology

David Stevens (AQF III and V (Dip) Horticulture (Arboriculture) Melbourne Polytechnic) from DS Arboriculture collected data on 14/11/2020. On the 24/03/21 representatives of the Borough of Queenscliffe met with David Stevens and Bower Architecture staff discussing placement of the driveway and what trees could be removed. It was agreed trees 4, 6 and 7 may be removed.

Trees within three metres of the neighbouring boundaries were assessed.

Twenty trees were assessed. Seven trees on the subject site. Six are on 16 Cheshunt St and seven are on the nature strip (Borough of Queenscliffe assets).

Tree numbers have been assigned to the subject trees.



The tree species were identified, measured (height, width, Diameter at Breast Height {DBH}) 1.4m above ground level, Diameter Above Root Buttressing {DARB}, health, structure, and retention value were assessed.

A visual assessment of the trees was made from ground level in line with modern Arboricultural Practices and Principles, 'AS 4970 – 2009 Protection of Trees on Development Sites'; 'AS 4373 – 2007 – Pruning of Amenity Trees'; AS/NZS ISO 31000:2009 Risk Management.

Photographs were taken on the day of assessment. Equipment used was a DBH tape (measurements taken 1.4m above ground level) and camera.

All trees were measured from the centre of the tree root buttress to the site boundary.

### **2.1 Tree Protection Zones (TPZ)**

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. Tree Protection Zones (TPZ) were measured at 1.4m (DBH) x 12.

The Tree Protection Zones (TPZ) radius is measured from the centre of the stem at ground level.

### **2.2 Structural Root Zone (SRZ)**

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ only needs to be calculated when major encroachment into a TPZ is proposed. There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress.

### **3.0 Key Objectives**

- Identify and record the dimensions of all trees within 3m of the development site.
- Identify age, health and structure of the trees.
- Establish Retention Value of the trees.
- Identify Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) of the trees.
- Make comments and recommend remedial actions for the trees.
- Identify what trees will be impacted.
- Comment on potential suitable driveway and crossover location.
- Report in accordance with AS 4970 – 2009 Protection of Trees on Development Site.



#### **4.0 Observations/Discussion**

Twenty trees in total were assessed. Seven trees on the subject site, six on 16 Cheshunt St and seven on the nature strip (Borough of Queenscliffe assets).

The report is in response to the proposed construction of a new two storey residence on an existing vacant site at 18 Cheshunt St, Pt Lonsdale.

Seventeen trees are native to Australia; of which twelve are indigenous to the Bellarine Peninsula. Three trees are exotics and are classified as environmental weeds.

For all tree data refer to Appendix 1.

Two trees are young, two trees are semi-mature and sixteen are mature (see Descriptors).

Nine trees have good health, eight fair, two poor and one is dead (see Descriptors).

Sixteen trees have poor structure and three have fair structure (see Descriptors).

#### **4.1 Retention Value**

Retention Value assessment is used to inform the design process. A rating of high, medium, low and nil is given (see Descriptors). High retention trees should be considered and factored into the proposal. Medium retention trees could be considered a constraint. Low retention trees should not be considered a constraint on the development proposal. Nil retention trees are inappropriate to the site.

Eight trees have a medium retention rating.

Five trees a low retention rating.

Seven trees a nil retention rating.

See 4.4: Table 1 Tree Data for Retention Value.



#### 4.2 Site Description

The subject land is a privately-owned property located at 18 Cheshunt St, Pt Lonsdale, Vic 3225 within the Borough of Queenscliffe.

It is a vacant site, oriented south to north.

The subject site is mostly clear of vegetation except for a pocket of seven trees positioned to the south end.



Site Aerial Photo



Site Nature Strip



View from site to street

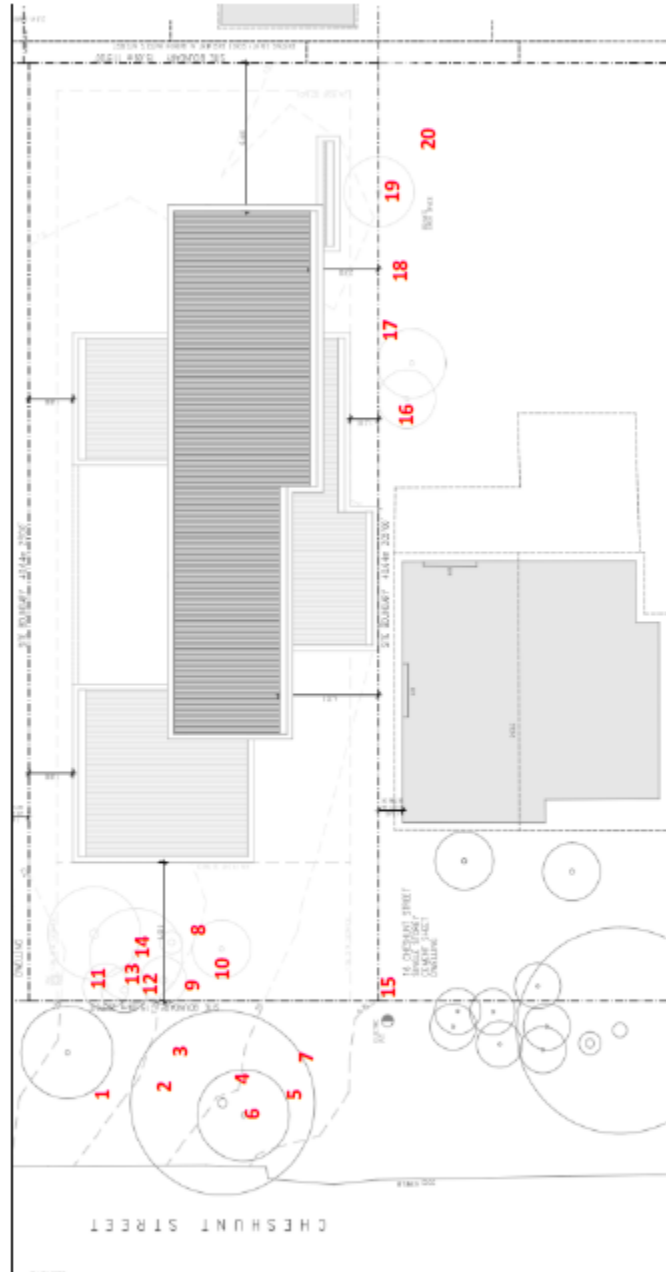


View of site from proposed crossover





4.3 Site Plan, Tree Numbers



Not to scale.



4.4 Table 1: Tree Data

Tree #	Species	Common Name	Origin	Age	Retention Value	Health	Structure	Tree Protection Zone (TPZ)	Structural Root Zone (SRZ)	Distance from the Boundary	Comments
1	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Indigenous	M	Low	Fair	Poor	3.1m	1.9m	4.23m from south 3.1m from west	Council tree, light suppressed, growing to the south, pruning stubs, borer, branch growing into the soil, tear out stubs, decay present in trunk, new extension growth, branches with splits.
2	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Medium	Fair	Poor	3.6m	2.0m	3.7m from south 9.8m from east	Council tree, lying horizontal for most of the tree, large decay pockets in the trunk, foliage growth to the south.
3	<i>Agonis flexuosa</i>	Willow Myrtle	Native	SM	Low	Fair	Poor	2.0m	1.5m	2.1m from south 8.4m from east	Council tree, light suppressed, growing to the north, sparse foliage, elbow developing in the trunk which may be a potential weak point.
4	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Indigenous	M	Low	Fair	Poor	4.58m	2.21m	3.76m from south 6.0m from east	Council tree, split trunk, major part of the tree is lying on the ground, cavities, decay, split branches, borer, good new extension growth, dumped cement on its trunk.
5	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Medium	Fair	Poor	4.5m	2.2m	4.44m from south 3.8m from east	Council tree, lying horizontal to the west, bifurcated, cavities, decay, dumped cement on the trunk, pruning stubs, Coprosma repens growing from its trunk.
6	<i>Acacia longifolia</i>	Coast Wattle	Native	M	Nil	Good	Poor	2.33m	1.87m	4.83m from south 6.0m from east	Council tree, weed species, light suppressed, growing to the east, old wound 1.5m mark on its trunk, cavity developing in this wound, potential weak point, old pruning stubs, ground heave, borer.
7	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Low	Fair	Poor	2.0m	1.6m	2.8m from south 4.1m from east	Council tree, branches laying on the ground, covered in grass, light suppressed, growing to the east, pruning stubs, new extension growth, trunk damage, branch tear out.
8	<i>Melaleuca lanceolata</i>	Moonah	Indigenous	M	Low	Good	Poor	2.68m	2.05m	3.2m from north 8.0m from east	Site tree, leaning to the north, bifurcated trunk with included bark, ground heave.



Tree #	Species	Common Name	Origin	Age	Retention Value	Health	Structure	Tree Protection Zone (TPZ)	Structural Root Zone (SRZ)	Distance from the Boundary	Comments
9	<i>Coprosma repens</i>	Mirror Bush	Exotic	M	Nil	Good	Poor	4.1m	2.1m	.82m from nth 9.2m from east	Site tree, weed species, re-growth from lopped trunk at 1.2m mark.
10	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Nil	Fair	Poor	3.83m	2.05	1.4m from nth 7.1m from east	Site tree, growing at a lean to the west, the trunk is supported by a <i>Coprosma repens</i> , dead cambium, cavities, tear outs, pruning stubs. This tree may collapse, posing considerable risk to people and property.
11	<i>Coprosma repens</i>	Mirror Bush	Exotic	M	Nil	Poor	Poor	2.8m	1.8m	.80m from nth 3.1 from west	Site tree, weed species, supporting Tree 10 and 12, hollow trunk, pruning wounds, split trunk. This tree may collapse, posing considerable risk to people and property.
12	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Nil	Fair	Poor	4.4m	2.2m	1.3m from nth 5.4m from west	Site tree, extreme lean to the west, supported by a <i>Coprosma repens</i> , decay, cavities. This tree may collapse, posing considerable risk to people and property.
13	<i>Coprosma repens</i>	Mirror Bush	Exotic	M	Nil	Poor	Poor	2.0m	1.9m	.95m from nth 4.2m from west	Decay and cracks throughout the trunk, supporting Tree 10. This tree may collapse, posing considerable risk to people and property.
14	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	M	Nil	Dead	Dead			1.9m from nth 4.5m from west	Dead stump.
15	<i>Callistemon viminalis</i>	Bottle Brush	Native	Y	Medium	Good	Fair	2.0m	1.5m	.50 from nth .78 from east	16 Cheshunt St (3 <sup>rd</sup> party tree), bifurcated, good union, growing to the north.
16	<i>Melaleuca lanceolata</i>	Moonah	Indigenous	M	Medium	Good	Poor	2.64m	2.02m	1.44m from east 14.9 from nth	16 Cheshunt St (3 <sup>rd</sup> party tree), multi stem, included bark, good new extension growth, pruning stubs.



Tree #	Species	Common Name	Origin	Age	Retention Value	Health	Structure	Tree Protection Zone (TPZ)	Structural Root Zone (SRZ)	Distance from the Boundary	Comments
17	Meiroleuca lanceolata	Moonah	Indigenous	M	Medium	Good	Poor	2.7m	1.8m	.33m from east 11.6m from nth	16 Cheshunt St (3 <sup>rd</sup> party tree), two stems lying on the ground, vertical growth, root girdling.
18	Meiroleuca lanceolata	Moonah	Indigenous	SM	Medium	Good	Poor	2.0m	1.5m	1.11m from east 9.4m from nth	16 Cheshunt St (3 <sup>rd</sup> party tree), part of the trunk lying horizontal, light suppressed, pruning stubs, growing to the east.
19	Corymbia ficifolia	Red Flowering Gum	Native	M	Medium	Good	Fair	3.2m	2.22m	.33m from east 6.0m from nth	16 Cheshunt St (3 <sup>rd</sup> party tree), growing to the north east, bifurcated with included bark, some foliage over fence line by 1.5m.
20	Eucalyptus sp.		Native	Y	Medium	Good	Fair	2.0m	1.5m	2.85m from east 3.2m from nth	16 Cheshunt St (3 <sup>rd</sup> party tree), this tree has no buds or fruit present, growing to the north with bend in the trunk growing vertical, pruning stubs.

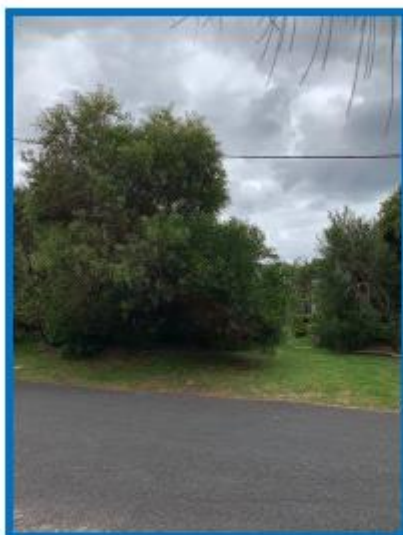


## 5.0 Impacted Trees

Nine trees' TPZs will be encroached upon during construction (see 5.3 Table 2: Impacted Trees below).

The encroachment is from the proposed construction of driveway and east side of the house. Refer to 5.4 and 5.5 Site Plan Proposed Building with TPZ.

### 5.1 Site Plan with Proposed crossover and Driveway Position.



Looking north from Cheshunt St – proposed position of crossover and driveway. Trees 4, 6 and 7 obstructing entrance.



### 5.2 Encroachment into the Tree Protection Zone

Tree protection involves activities designed to preserve and protect tree health by avoiding damage to tree roots, trunk, and or crown. Site development planning prior to site disturbance should include identifying tree protection zones (TPZ) for all trees designated for retention. These measurements are provided in the data in Appendix 1.

If the proposed encroachment is less than 10% this is classed as a minor encroachment. Greater than 10% of the TPZ constitutes a major encroachment as per AS 4970-2009 Protection of trees on development sites.

Minor encroachment, up to 10% of the TPZ, is generally permissible provide encroachment is compensated for by the recruitment and protection of the equivalent area contiguous with the TPZ. No construction should be proposed in the reduced TPZ unless based on the results of non-destructive root investigation, utilizing root sensitive design & construction methods.

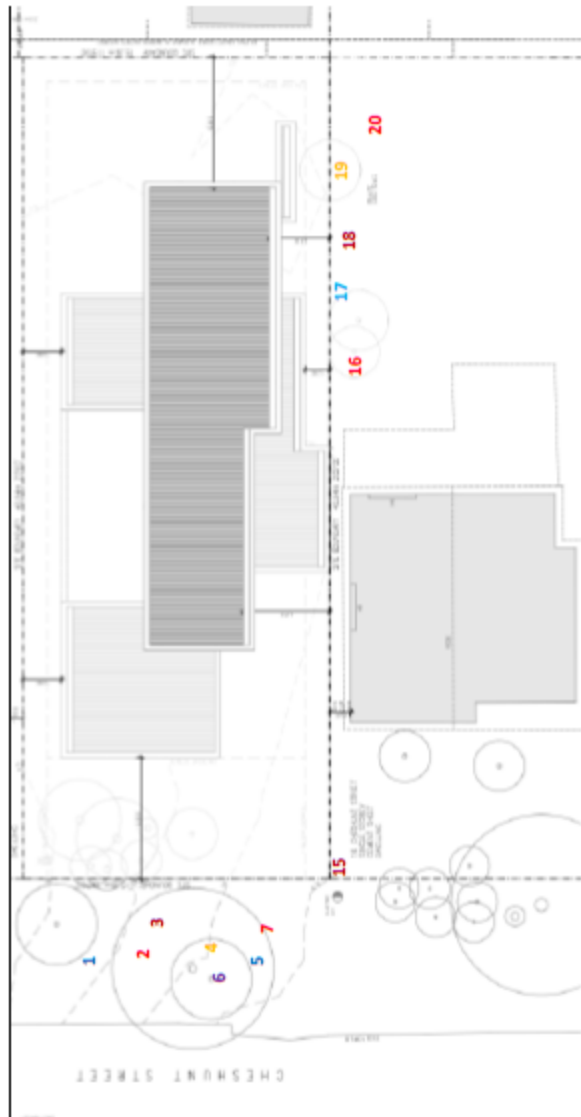
Major encroachment means greater than 10% of the TPZ or inside the SRZ. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors eg. existing compaction or structures.

5.3 Table 2: Impacted Trees

Tree #	Botanical Name	Common Name	Origin	TPZ (m)	SRZ (m)	Distance to works (m)	Area of TPZ (sqm)	Area Encroached (sqm)	TPZ Encroachment	Encroached by
4	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Indigenous	4.58	2.21	1.75	65.9	2.58	3.91%	Crossover/ Driveway
5	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	4.5	2.2	2.2	63.6	16.76	26.35%	Crossover/ Driveway
7	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	2	1.6	2.2	12.5	.26	2.08%	Crossover/ Driveway
8	<i>Melaleuca lanceolata</i>	Moonah	Indigenous	2.68	2.05	.70	22.5	4.51	20.04%	Crossover/ Driveway
9	<i>Coprosma repens</i>	Mirror Bush	Exotic	4.1m	2.1m	1.8	52.8	4.19	7.9%	Crossover/ Driveway
10	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	3.83	2.05	2.85	46.08	33.44	7.47%	Crossover/ Driveway
15	<i>Callistemon viminalis</i>	Bottle Brush	Native	2	1.5	.78	12.5	3.24	25.78%	Crossover/ Driveway
17	<i>Melaleuca lanceolata</i>	Moonah	Indigenous	2.7	1.8	1.53	22.9	1.41	6.16%	House
19	<i>Corymbia ficifolia</i>	Red Flowering Gum	Native	3.2	2.22	2.13	32.1	3.68	11.44%	House



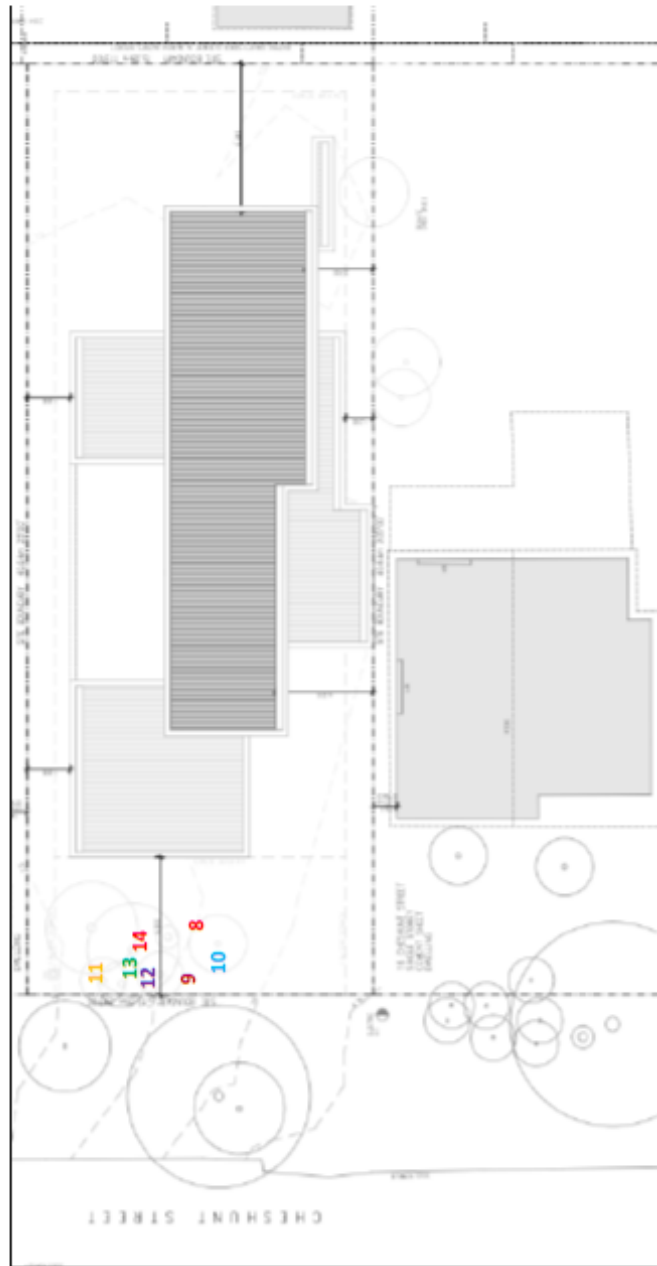
5.4 Site Plan Proposed Building Envelope with TPZ: Trees on Nature Strip and 16 Cheshunt (3rd Party Trees).



Not to scale.



5.5 Site Plan Proposed Building Envelope with TPZ: Onsite Trees.



Not to scale.





### 5.6 Proposed Trees for Removal

A crossover skirting around tree 5's SRZ has been proposed for construction on the east side of the site (see 5.1 Site Plan with Proposed crossover and Driveway Position). This position will have the least impact on the nature strip trees.

A number of trees will have their TPZs encroached (see 5.3 Table 2: Impacted Trees).

It has been agreed with the Borough of Queenscliffe that trees 4, 6, 7 can be removed for the crossover.

Three trees are environmental weeds (trees 9, 11, 13).

One tree has a low retention rating because of its poor structure and inappropriate location (tree 8).

5.7 Table 3: Proposed Trees for Removal

Tree #	Botanical Name	Common Name	Origin	Retention Value	Reason for removal	Ownership of the Tree
4	<i>Leucopogon parviflorus</i>	Coast Beard-heath	Indigenous	Low	Crossover	Council
6	<i>Acacia longifolia</i>	Coast Wattle	Native	Nil	Crossover	Council
7	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	Low	Crossover	Council
8	<i>Melaleuca lanceolata</i>	Moonah	Indigenous	Low	Inappropriate position	Onsite
9	<i>Coprosma repens</i>	Mirror Bush	Exotic	Nil	Weed	Onsite
10	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	Nil	High risk	Onsite
11	<i>Coprosma repens</i>	Mirror Bush	Exotic	Nil	Weed	Onsite
12	<i>Leptospermum laevigatum</i>	Coast Tea-tree	Indigenous	Nil	High risk	Onsite
13	<i>Coprosma repens</i>	Mirror Bush	Exotic	Nil	Weed	Onsite

Four trees have the potential to collapse (trees 10, 11, 12, 13). These trees pose considerable risk to people and property. These trees should be removed.

Trees 10 and 12 (*Leptospermum laevigatum*) are being supported by trees 11 and 13.

Trees 11 and 13 are *Coprosma repens*. They have particularly poor structure with large splits in their branches and trunk. It is anticipated that these trees will fail with the possibility of causing considerable harm to person and damage to property.



Tree 10: Onsite tree, growing at a lean to the west, the trunk is supported by a *Coprosma repens*, dead cambium, cavities, tear outs, pruning stubs. This tree may collapse, considerable risk to people and property.



Tree 13: Trunk, decay and cracks throughout the trunk, supporting Tree 10. This tree may collapse, considerable risk to people and property.



Tree 11: Onsite tree, weed species, supporting Tree 10 and 12, hollow trunk, pruning wounds, split trunk. This tree may collapse, considerable risk to people and property.





Tree 12: Onsite tree, extreme lean to the west, supported by a *Coprosma repens*, rot, cavities. This tree may collapse, considerable risk to people and property.



Tree 8: Onsite tree, leaning to the north, bifurcated trunk with included bark, ground heave.



## 6.0 Conclusion

DS Arboriculture has been engaged by Jill Heinz (land owner) and Charlotte Fitzgibbon (Bower Architecture & Interiors) to assess and provide an Arboricultural Assessment at 18 Cheshunt St, Pt Lonsdale.

The proposed development is located in the Borough of Queenscliffe. The site has Development Overlay (DDO4) and a Vegetation Protection Overlay (VPO1).

Twenty trees were assessed. Seven are onsite, six are at 16 Cheshunt St and seven are nature strip trees.

Nine trees will have their TPZs encroached by the development; seven by the proposed crossover/driveway and two by the proposed house.

Five trees have minor encroachments (trees 4, 7, 9, 10, 17).

Four trees have major encroachments (trees 5, 8, 15, 19).

Tree 5 (nature strip) a *Leptospermum laevigatum* will have a 26.35% encroachment. The area encroached is from the proposed crossover. See recommendations below for TPZ protection.

Tree 8 (18 Cheshunt St) a *Melaleuca lanceolata* will have a 20.04% encroachment. The area encroached is from the proposed crossover/driveway. It is recommended the tree be removed.

Tree 15 (16 Cheshunt St) a *Callistemon viminalis* will have a 25.78% encroachment. The tree's age is young (see Descriptors). It would be reasonable to expect structural roots would not be present within the proposed crossover/driveway. It is anticipated that this level of encroachment will not harm the viability of the tree. See recommendations below for TPZ protection.

Tree 19 (16 Cheshunt St) will have an 11.44% encroachment. The area encroached is a proposed surfboard and firewood storage area. Tree 19 is a *Corymbia ficifolia*, a very hardy tree in the Pt Lonsdale environment. It is anticipated that this level of encroachment will not harm the viability of the tree. An existing fence will act as a barrier for the TPZ.

Nine trees have been recommended for removal.

Three of these trees are within or impeding entry to the proposed crossover/driveway (trees 4, 6, 7). The position proposed for the crossover/driveway will have the least overall impact on trees within the report.

Three trees are environmental weed trees – *Coprosma repens* (trees 9, 11, 13).



Two trees have been recognised as potential hazard trees and pose considerable risk to people and property (trees 10, 12). Both of these trees are *Leptospermum laevigatum*. They are being supported by trees 11 and 13, both of which have considerably poor structure.

One tree is inappropriate for its position (tree 8).

Tree 8 is a *Melaleuca lanceolata*. It is an onsite tree. It has poor structure. It is leaning to the north, with a bifurcated trunk and included bark. There is evidence of ground heave. This is often a precursor to a tree falling.

## 7.0 Recommendations

### 7.1 General TPZ Protection

It is important that all retained trees adhere to the following activities that are restricted within the TPZ. AS 4970-2009 Protection of Trees on Development Sites 4.2 Activities Restricted Within the TPZ pg. 15) pre-construction/during construction and post construction standard.

Activities generally excluded from the TPZ include but are not limited to:

- Machine excavation including trenching
- Excavation for silt fencing
- Cultivation
- Storage
- Preparation of chemicals, including preparation of cement products
- Parking vehicles and plant
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Soil level changes
- Temporary or permanent installation of utilities and signs
- Physical damage to the tree.

All services should be routed outside the TPZ. If underground services must be routed within the TPZ, they should be installed by directional drilling or in manually excavated trenches. The directional drilling bore should be at least 600 mm deep. The project arborist must be notified to assess the likely impacts of boring and bore pits on retained tree.



## 7.2 Tree Removal

Nine trees have been recommended for removal (see 5.7 Table 3: Proposed Trees for Removal).

Three trees are on the nature strip and are Borough of Queenscliffe assets (trees 4, 6, 7). A request for removal has been agreed by the Borough of Queenscliffe. Borough of Queenscliffe contractors may undertake the work.

Six are onsite trees (trees 8, 9, 10, 11, 12, 13). Removal of these trees should be carried out before TPZ fencing is erected for trees that are to be retained.

Three of these trees may need a permit issued by the Borough of Queenscliffe before removal can be undertaken (trees 8, 10, 12), but the trees pose risk to people and property. The subject land is zoned General Residential Schedule 1 with a Design and Development Overlay Schedule 4 and Vegetation Protection Overlay Schedule 1 (VPO1). Whilst a planning permit is required to remove vegetation native to Victoria under the VPO1 pursuant to Clause 42.02-3 of the VPO1 no permit is required for vegetation removal based on the following:

*Where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.*

It is clear that the three trees identified in the report have structural problems and pose a high level of risk to a level to activate the above exemption and so the three trees might be able to be removed without the need for a planning permit.

Trees 9, 11, 13 are environmental weeds. No permit is needed to have them removed.

The trees should be marked for removal by the site arborist. The trees should be removed by a qualified arborist of minimum Certificate 3 qualification. The stumps should be ground out to minimize impact on retained trees.

**This report recommends the removal of the trees HOWEVER this report DOES NOT give permission for removal.**

**These permissions must be sought from other authorities.**

**Heavy penalties for removal of vegetation without the correct permission may apply in some areas.**



### 7.3 Retained Trees TPZ Protection

Retained trees should adhere to the following:

- Pre-construction – overhanging branches may need pruning/uplifting to prevent canopy damage during construction. This work should be performed by a qualified arborist and done prior to erection of TPZ Protective Fencing. AS 4373 – 2007 – Pruning of Amenity Trees.
- Any roots greater than 20mm within a Tree's TPZ that are found while works/digging is carried out, are not to be damaged. If roots greater than 20mm are found the project arborist must be notified. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws.
- If during construction the fence needs to be moved or altered the project arborist must be notified.
- Weed removal - All weeds should be removed by hand without soil disturbance or should be controlled with appropriate use of herbicide.
- Watering - Soil moisture levels should be regularly monitored by the project arborist. Temporary irrigation or watering may be required within the TPZ.

### 7.4 Building Techniques for TPZ Protection

The follows building techniques are highly suitable to maximise tree health:

- Pier and beam footings;
- Localised pier footings;
- Suspended slabs;
- Cantilevered building sections;
- Screw piles; and
- Contiguous piling.

### 7.5 Protection of TPZ from Crossover/Driveway

A crossover/driveway has been proposed to be constructed on the east boundary.

It is recommended that the crossover/driveway be constructed with permeable materials such as gravel or concrete lawn pavers.

During construction Tree 5 and 15 will need protection from soil compaction. Before construction can begin a layer of mulch up to 100mm thick should be laid within the crossover area. Rumble boards that are strapped together should be laid on top of the mulch, see Figure 1 and Appendix 2.

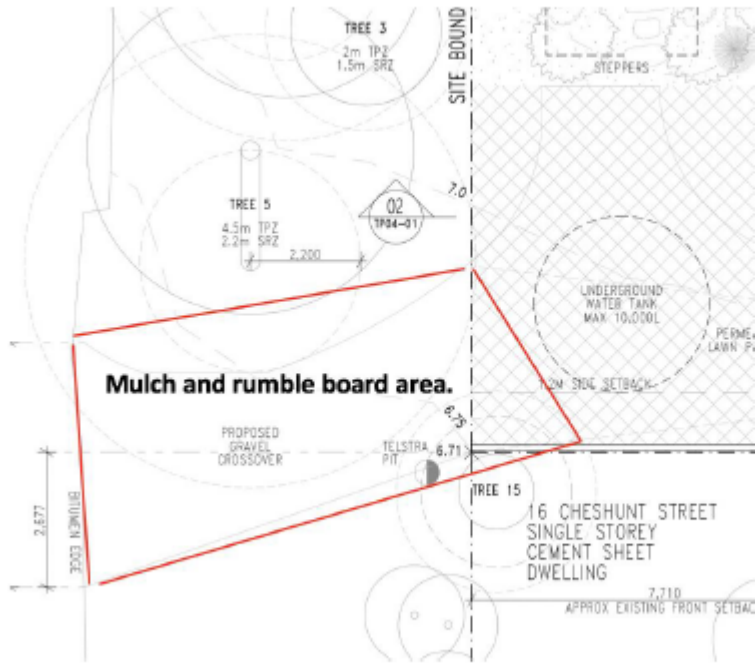


Figure 1: Position of mulch and rumble boards.

All works carried out within Tree 5 and 15's TPZ in the proposed gravel driveway should not go deeper than 20cm and all roots greater than 20mm diameter are not to be damaged. If any digging greater than 20cm in depth is required then this must be done by hand. No roots over 20mm diameter may be cut. Refer to the table below if tree roots are encountered.

Tree Roots >6.3cm circumference >20mm diameter	Tree Roots <6.2cm circumference <19mm diameter
Contact Project Arborist	Tree roots must be pruned as follows <ul style="list-style-type: none"> <li>Final cut to undamaged wood</li> <li>Sharp tool used to make cut with: secateurs, pruners, handsaw</li> <li>Pruning wood should not be treated with dressing or paint</li> <li>If the roots are to be exposed for more than 4 hours contact Project Arborist</li> </ul>



### 7.6 TPZ Protective Fencing

Nature strip trees will need their TPZ protected. Protective fencing will need to be installed prior to site establishment (after removal of trees) and retained intact until completion of the works.

AS 4970 – 2009 Protection of Trees on Development Site recommends that the area within the TPZ protective fence:

- Should be mulched to a depth of 50mm-100mm
- Soil moisture levels monitored by the project arborist. Temporary irrigation or watering may be required.
- All weeds should be removed by hand without soil disturbance or should be controlled with appropriate use of herbicide.

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site, see Appendix 3.

Protective fencing should be chain wire mesh panels held in place with concrete feet. The height of the fencing should be 1.8m, see Appendix 3.

For position of the fence and length of panels – see Figure 2 below.

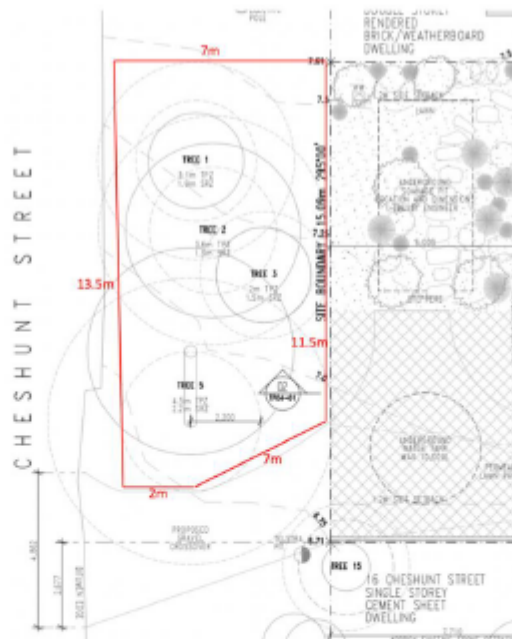


Figure 2: Positioning of TPZ Protective Fence.



### 7.8 VPO Overlay

The site has a Vegetation Protection Overlay (VPO1).

A permit is required to remove, destroy or lop all native or indigenous vegetation including Moonah (*Melaleuca lanceolata*), Tea Tree (*Leptospermum laevigatum*) and Coastal Heath (*Leucopogon parviflorus*).

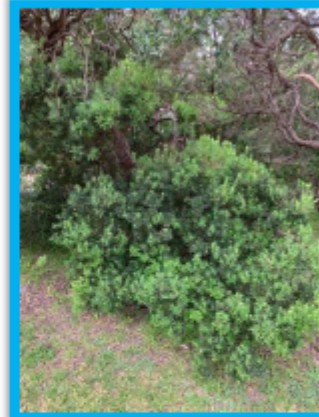
The VPO also states that any indigenous or native vegetation that is removed should be replaced with like-for vegetation, or as otherwise approved by the responsible authority, with new vegetation of species of local provenance at a ratio of 2:1.

Three indigenous onsite trees have been recommended for removal. Two are *Leptospermum laevigatum* and one *Melaleuca lanceolata*. Six trees of these species should be incorporated in the landscape design.

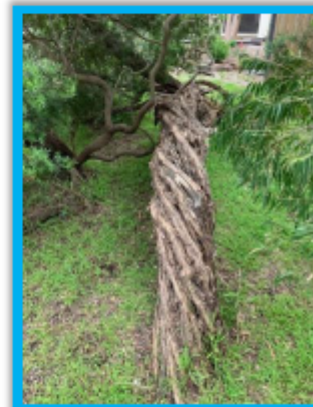


**Appendix 1: Tree Data**

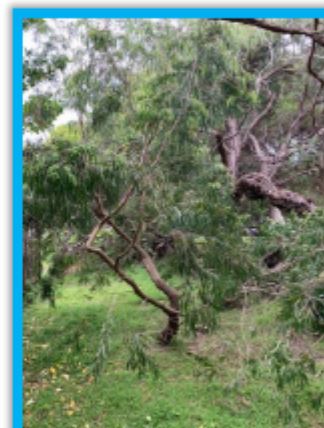
**Tree Number: 1** Botanical Name: *Leucopogon parviflorus*  
 Common Name: Coast Beard-heath  
 Origin: Indigenous  
 Age: Mature  
 D.A.R.B: 26.4cm  
 Height: 3.5m  
 Width: 3m  
 Health: Fair  
 Structure: Poor  
 Retention Value: Low  
 TPZ: 3.1m  
 SRZ: 1.9m  
 Comments: Council tree, light suppressed, growing to the south, pruning stubs, borer, branch growing into the soil, tear out stubs, rot present in trunk, new extension growth, branches with splits.



**Tree Number: 2** Botanical Name: *Leptospermum laevigatum*  
 Common Name: Tea Tree  
 Origin: Indigenous  
 Age: Mature  
 D.A.R.B: 30.2  
 Height: 4m  
 Width: 5.5m  
 Health: Fair  
 Structure: Poor  
 Retention Value: Medium  
 TPZ: 3.6m  
 SRZ: 1.9m  
 Comments: Council tree, lying horizontal for most of the tree, large rot pockets in the trunk, foliage growth to the south.



**Tree Number: 3** Botanical Name: *Agonis flexuosa*  
 Common Name: Willow Myrtle  
 Origin: Native  
 Age: Semi Mature  
 D.B.H: 15cm  
 D.A.R.B: 15.9cm  
 Height: 3.5m  
 Width: 3m  
 Health: Fair  
 Structure: Poor  
 Retention Value: Low  
 TPZ: 2.0m  
 SRZ: 1.5m  
 Comments: Council tree, light suppressed, growing to the north, sparse foliage, elbow developing in the trunk which maybe a potential weak point.





**Tree Number: 4** Botanical Name: *Leucopogon parviflorus*  
Common Name: Coast Beard-heath  
Origin: Indigenous  
Age: Mature  
D.A.R.B: 38.2cm  
Height: 3m  
Width: 6m  
Health: Fair  
Structure: Poor  
Retention Value: Low  
TPZ: 4.58  
SRZ: 2.21m  
Comments: Council tree, split trunk, major part of the tree is lying on the ground, cavities, rot, split branches, borer, good new extension growth, dumped cement on its trunk.



**Tree Number: 5** Botanical Name: *Leptospermum laevigatum*  
Common Name: Tea Tree  
Origin: Indigenous  
Age: Mature  
D.B.H: 37.9cm  
Height: 5m  
Width: 6.5m  
Health: Fair  
Structure: Poor  
Retention Value: Medium  
TPZ: 4.5m  
SRZ: 2.2m  
Comments: Council tree, lying horizontal to the west, bifurcated, cavities, rot, dumped cement on the trunk, pruning stubs, *Coprosma repens* growing from its trunk.



**Tree Number: 6** Botanical Name: *Acacia longifolia*  
Common Name: Coast Wattle  
Origin: Native  
Age: Mature  
D.B.H: 19.4cm  
D.A.R.B: 25.8cm  
Height: 6m  
Width: 6m  
Health: Good  
Structure: Poor  
Retention Value: Nil  
TPZ: 2.33  
SRZ: 1.87  
Comments: Council tree, weed species, light suppressed, growing to the east, old wound 1.5m mark on its trunk, cavity developing in this wound, potential weak point, old pruning stubs, ground heave, borer.





**Tree Number: 7**    **Botanical Name:** *Leptospermum laevigatum*  
**Common Name:** Tea Tree  
**Origin:** Indigenous  
**Age:** Mature  
**D.B.H.:** 16.5cm  
**Height:** 4m  
**Width:** 4.5m  
**Health:** Fair  
**Structure:** Poor  
**Retention Value:** Low  
**TPZ:** 2.0m  
**SRZ:** 1.6m  
**Comments:** Council tree, branches laying on the ground, covered in grass, light suppressed, growing to the east, pruning stubs, new extension growth, trunk damage, branch tear out.



**Tree Number: 8**    **Botanical Name:** *Melaleuca lanceolata*  
**Common Name:** Moonah  
**Origin:** Indigenous  
**Age:** Mature  
**D.B.H.:** 22.3cm  
**D.A.R.B.:** 31.8cm  
**Height:** 4.5m  
**Width:** 5m  
**Health:** Good  
**Structure:** Poor  
**Retention Value:** Low  
**TPZ:** 2.68  
**SRZ:** 2.05  
**Comments:** Onsite tree, leaning to the north, bifurcated trunk with included bark, ground heave.



**Tree Number: 9**    **Botanical Name:** *Coprosma repens*  
**Common Name:** Mirror Bush  
**Origin:** Exotic  
**Age:** Mature  
**D.B.H.:** 34.4cm  
**Height:** 4m  
**Width:** 4m  
**Health:** Good  
**Structure:** Poor  
**Retention Value:** Nil  
**TPZ:** 4.1m  
**SRZ:** 2.1m  
**Comments:** Site tree, weed species, re-growth from lopped trunk at 1.2m mark.





**Tree Number: 10** Botanical Name: *Leptospermum laevigatum*

Common Name: Tea Tree

Origin: Indigenous

Age: Mature

D.B.H: 28.2cm

D.A.R.B: 31.2cm

Height: 6m

Width: 5m

Health: Fair

Structure: Poor

Retention Value: Nil

TPZ: 3.83m

SRZ: 2.05m

Comments: Site tree, growing at a lean to the west, the trunk is supported by a *Coprosma repens*, dead cambium, cavities, tear outs, pruning stubs. This tree may collapse, considerable risk to people and property.



**Tree Number:11** Botanical Name: *Coprosma repens*

Common Name: Mirror Bush

Origin: Exotic

Age: Mature

D.B.H: 23cm

Height: 5m

Width: 5.5m

Health: Poor

Structure: Poor

Retention Value: Nil

TPZ: 2.8m

SRZ: 1.8m

Comments: Site tree, weed species, supporting Tree 10 and 12, hollow trunk, pruning wounds, split trunk. This tree may collapse, considerable risk to people and property.



**Tree Number: 12** Botanical Name: *Leptospermum laevigatum*

Common Name: Tea Tree

Origin: Indigenous

Age: Mature

D.B.H: 36.3cm

Height: 5.5m

Width: 6m

Health: Fair

Structure: Poor

Retention Value: Nil

TPZ: 4.4m

SRZ: 2.2m

Comments: Site tree, extreme lean to the west, supported by a *Coprosma repens*, rot, cavities. This tree may collapse, considerable risk to people and property.

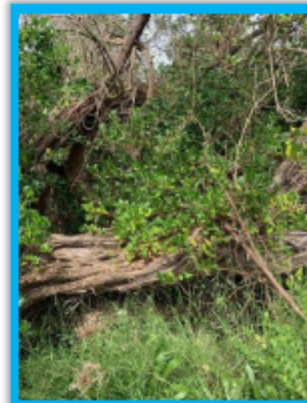




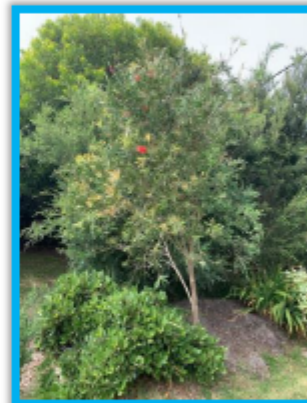
**Tree Number: 13** Botanical Name: *Coprosma repens*  
Common Name: Mirror Bush  
Origin: Exotic  
Age: Mature  
D.B.H: 16cm  
D.A.R.B: 27cm  
Height: 4.5m  
Width: 3m  
Health: Poor  
Structure: Poor  
Retention Value: Nil  
TPZ: 2.0m  
SRZ: 1.9m  
Comments: Rot and cracks throughout the trunk, supporting Tree 10. This tree may collapse, considerable risk to people and property.



**Tree Number: 14** Botanical Name: *Leptospermum laevigatum*  
Common Name: Tea Tree  
Origin: Indigenous  
Age: Mature  
D.B.H: 40cm  
D.A.R.B:  
Height:  
Width:  
Health:  
Structure:  
Retention Value:  
TPZ:  
SRZ:  
Comments: Dead stump



**Tree Number: 15** Botanical Name: *Callistemon viminalis*  
Common Name: Bottle Brush  
Origin: Native  
Age: Young  
D.B.H: 5.5cm  
D.A.R.B: 6.5cm  
Height: 2.5m  
Width: 1.5m  
Health: Good  
Structure: Fair  
Retention Value: Medium  
TPZ: 2.0m  
SRZ: 1.5m  
Comments: 16 Cheshunt St (3<sup>rd</sup> party tree), bifurcated, good union, growing to the north.





**Tree Number: 16** Botanical Name: *Melaleuca lanceolata*  
Common Name: Moonah  
Origin: Indigenous  
Age: Mature  
D.B.H: 22cm  
D.A.R.B: 31cm  
Height: 6m  
Width: 5m  
Health: Good  
Structure: Poor  
Retention Value: Medium  
TPZ: 2.64m  
SRZ: 2.02m  
Comments: 16 Cheshunt St (3<sup>rd</sup> party tree), multi stem, included bark, good new extension growth, pruning stubs.



**Tree Number: 17** Botanical Name: *Melaleuca lanceolata*  
Common Name: Moonah  
Origin: Indigenous  
Age: Mature  
D.B.H: 22cm  
Height: 5m  
Width: 4.5m  
Health: Good  
Structure: Poor  
Retention Value: Medium  
TPZ: 2.7m  
SRZ: 1.8m  
Comments: 16 Cheshunt St (3<sup>rd</sup> party tree), 2 stems lying on the ground, vertical growth, root girdling.



**Tree Number: 18** Botanical Name: *Melaleuca lanceolata*  
Common Name: Moonah  
Origin: Indigenous  
Age: Mature  
D.B.H: 9.5cm  
Height: 4m  
Width: 3m  
Health: Good  
Structure: Poor  
Retention Value: Medium  
TPZ: 2.0m  
SRZ: 1.5m  
Comments: 16 Cheshunt St (3<sup>rd</sup> party tree), part of the trunk lying horizontal, light suppressed, pruning stubs, growing to the east.







**Tree Number: 19**    **Botanical Name:** *Corymbia ficifolia*  
**Common Name:** Red Flowering Gum  
**Origin:** Native  
**Age:** Mature  
**D.B.H:** 27cm  
**D.A.R.B:** 38.5cm  
**Height:** 7m  
**Width:** 5m  
**Health:** Good  
**Structure:** Fair  
**Retention Value:** Medium  
**TPZ:** 3.2m  
**SRZ:** 2.22m  
**Comments:** 16 Cheshunt St (3<sup>rd</sup> party tree), growing to the north east, bifurcated with included bark, some foliage over fence line by 1.5m.

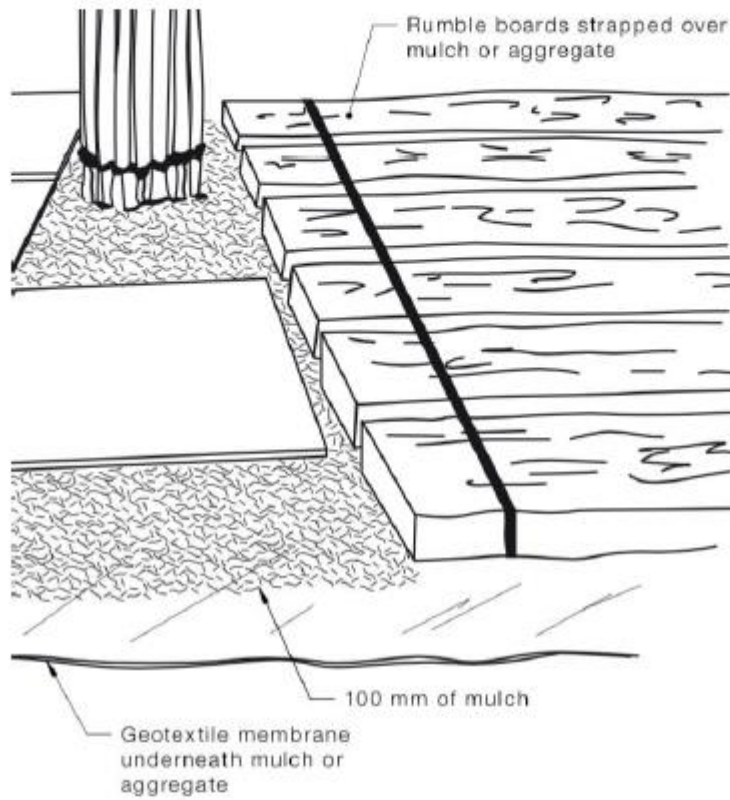


**Tree Number: 20**    **Botanical Name:** *Eucalyptus* sp.  
**Common Name:** Gum Tree  
**Origin:** Native  
**Age:** Young  
**D.B.H:** 10cm  
**Height:** 6.5m  
**Width:** 3m  
**Health:** Good  
**Structure:** Fair  
**Retention Value:** Medium  
**TPZ:** 2.0  
**SRZ:** 1.5m  
**Comments:** 16 Cheshunt St (3<sup>rd</sup> party tree), this tree has no buds or fruit present, growing to the north with bend in the trunk growing vertical, pruning stubs





**Appendix 2: Tree Protection Measures – Soil Compaction**



From: AS4970-2009 "Protection of Trees on Development Sites"



**Appendix 3: Tree Protection Measures – Signs and Fencing**



Example of a TPZ warning sign to be displayed along TPZ fencing.



Example of TPZ fence from AS4970-2009 "Protection of Trees on Development Sites"



### **Terms and Limitations of the Report**

- Any legal information in this report has been provided to *DS Arboriculture* by an external source and it is assumed to be correct. All references to property title and/or control or ownership of land are assumed to be correct as *DS Arboriculture* has been advised.
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- In no way is this report biased or weighted. The content of the report is written in the full, honest opinion of *DS Arboriculture* consulting arborist.
- No diagrams, pictures, graphs or other reference material in this report is said to be to scale or value unless stipulated. All measurements and values are made to the best of the author's ability at the time of reporting and should be checked before using as final measurements for whatever reason.
- This report is developed around the information provided by our client in the project brief. Only issues covered by the project brief are discussed in this report.
- All details, information and advice contained in this report have been researched and referenced. Where no reference is included, it is the author's learned opinion, experience and observations.

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## Descriptors

The information collected on each specimen was based on the assessors' experience and opinion of each of the trees. Included are the descriptions for each of the listed categories. The following information was collected on each tree:

- **Botanical name:** The genus, species and common name.
- **Canopy dimensions** Height (approximate) and width (measured) of the canopy in meters.
- **DBH Diameter at breast height** (measured at 1.4m above ground level).

### Tree Origin

Term	Definition
Exotic	The species originates in a country other than Australia.
Native	The species originates within Australia.
Indigenous	The species originates within the local environs.

### Tree Age

Term	Definition
Young	Juvenile or recently planted, approximately 1-7 years old.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over-mature and has started to decline.

### Health

Term	Definition
Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	The tree is in reasonable condition and growing well. The tree should exhibit an adequate canopy of foliage. There may be some deadwood present in the crown. Some grazing by insects or possums may be evident.
Poor	The tree is not growing to its full capacity; extension growth of the laterals is minimal. The canopy may be thinning or sparse. Large amounts of deadwood may be evident throughout the crown. Significant pest and disease problems may be evident or symptoms of stress indicating tree decline.
Dead	Tree is in severe decline; > 55% deadwood, very little foliage, possible epicormic shoots, minimal extension growth.



**Retention Value**

Term	Definition
Nil	A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape.
Low	Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or a combination of these characteristics. Should be considered for removal.
Moderate	Trees with some beneficial attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their future growth potential at the site by maintenance requirements now or in the future. (e.g. pruning, etc.;;) These trees could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure.

**Structure**

Term	Definition
Good	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunk or the branches. Major limbs are well defined. The tree is considered a good example of the species.
Fair	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance, and some branch unions may be exhibiting minor structural faults. If the tree has a single trunk, it may be on a slight lean or exhibiting minor defects.
Poor	The tree may have a poorly structured crown. The crown may be unbalanced or exhibit large gaps. Major limbs may not be well defined. Branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered root damage.



**Glossary**

<b>Term</b>	<b>Definition</b>
<b>Non-woody roots.</b>	Roots where the primary function is the absorption of water and nutrients in solution. Smallest non-woody roots also referred to as 'fibrous' or 'fine' roots.
<b>Wound wood</b>	Refers to the tissue formed at the margins of a cavity or wound. The margins of this new tissue may eventually meet, closing off the face of the wound.
<b>Scaffold branch/root</b>	A primary structural branch of the crown or primary structural root of the tree.
<b>Epicormic</b>	Shoots which arise from adventitious or latent buds. These shoots often have a weak point of attachment. They are often a response to stress in the tree. Epicormic growth/shoots are generally a survival mechanism, often indicating the presence of a current, or past stress event such as fire, pruning, drought, etc.
<b>Included Bark</b>	The pattern of development at branch or stem junctions where bark is turned inward rather than pushed out. This fault is located at the point where the stems/branches meet. This is normally a genetic fault and potentially a weak point of attachment as the bark obstructs healthy tissue from joining together to strengthen the joint.
<b>Lion tailed</b>	Branches that are long with a crown on the end far from the trunk. Giving slenderness problems.
<b>Root plate</b>	Generally, the area and the conditions in which tree root growth may occur or is occurring. Normally the minimum rooting environment is defined by the Tree Protection Zone (TPZ), however, as root growth can be restricted by structures, pavements, rock, soil type, soil moisture, etc, the area available for root growth may not be evenly distributed or develop in a symmetrical manner out from the tree.
<b>Bi-furcated</b>	Natural division of a branch or stem into two or more stems or parts.
<b>Borer (longhorn beetle)</b>	Bora is an insect that chews through the wood. This happens in the vascular system, this is where the tree function through water and nutrients. This can ring bark the tree or branch coursing it to die. This happens in the larvae stage.



## **References**

AS 4970-2009 Protection of trees on development sites

AS 4373 – 2007 – Pruning of Amenity Trees

Shigo, A; Modern Arboriculture 5<sup>th</sup> Printing 2013

Mattheck.C, Bethge.K, Weber.K; The Body Language of Trees 2015

Frankston\_Arbicultural\_Reporting\_Guidelines.pdf





# Memorandum



To:	Charlotte Fitzgibbon (Bower Architecture & Interiors)	From:	Matthew Woollard (Traffix Group)
Our Ref:	G29223M-01A	Date:	Monday, 5 April 2021
<b>18 Cheshunt Street, Point Lonsdale– Proposed Residential Development</b>			

## Introduction

Further to your request, please find our review of the Without Prejudice Plans (dated 1<sup>st</sup> April, 2021) for the proposed residential development.

We understand that Council’s Vegetation Protection Officer requires Tree 5 along the site’s frontage to be retained and has requested the crossover to be relocated clear of the structural roots of Tree 5.

We have provided design advice to the project architect to achieve a satisfactory crossover arrangement. Access to and from the driveway has been checked for ingress and egress movements by the B85 design car (specified at Appendix B of AS2890.1-2004).

Following our swept path analysis, we have determined that an angled crossover with splays is required to accommodate the relevant turning manoeuvres for vehicles to enter/exit the site in a forwards direction.

The below swept path diagrams demonstrate the appropriate arrangement for the crossover.

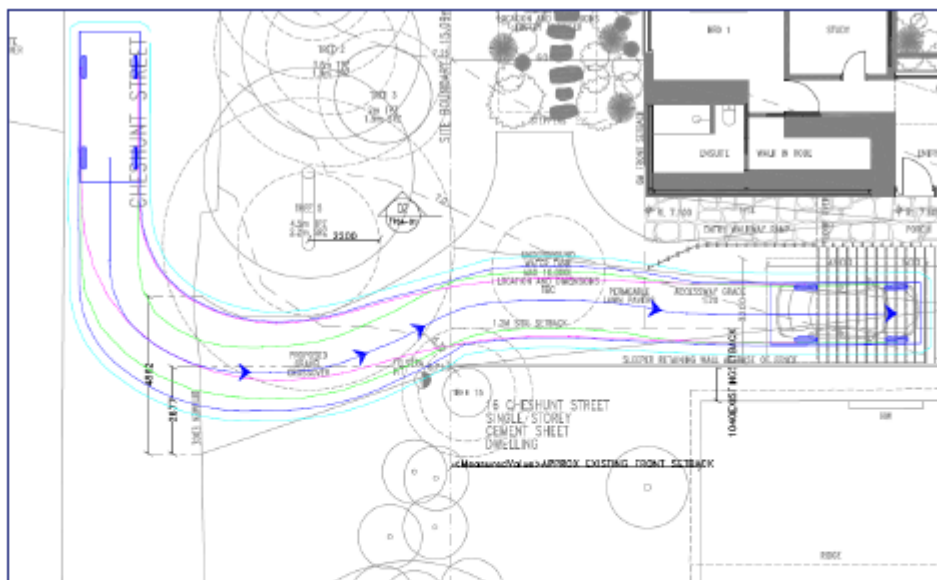


Figure 1: B85 Vehicle – Ingress



OB18 Cheshunt Street, Point Lonsdale

Traffix Group

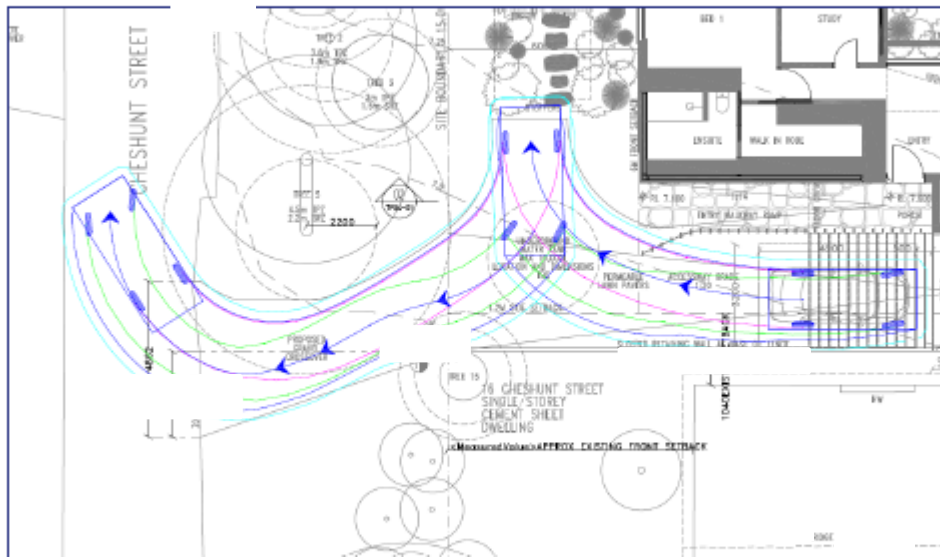


Figure 2: B85 Vehicle - Egress

We trust this is of assistance. Please contact Matthew Woolli for further information.

For any further





**8. CLOSE OF MEETING**

