



# Agenda

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

**Via videoconference (ZOOM)**

### **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

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**

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## **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: 69 Stokes Street, Queenscliff

**Planning Permit application number: 2021/024**

#### SUMMARY

<b>Proposal</b>	Construction of a two storey dwelling and front fence Refer <i>Appendix 1 (note: amended plans included in appendix 3)</i>
<b>Zone/Overlays</b>	Neighbourhood Residential Zone – Schedule 1 (NRZ1) Significance Landscape Overlay – Schedule 1 (SLO1) Design and Development Overlay – Schedule 3 (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>	<p>Number submissions received: 9</p> <p>Copy of submissions provided to Councillors: Refer <i>Confidential Appendix 2</i></p> <p>Applicants response to submissions (including amended plans): Refer <i>Appendix 3</i></p>
<b>Key issues raised by submitter</b>	<p>Setbacks/east wall</p> <p>Access/safety</p> <p>Impact on streetscape/character</p> <p>Bulk/size</p> <p>Overshadowing</p> <p>Site coverage</p> <p>Views to Swan Bay</p>



**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: 69 Stokes Street, Queenscliff



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

Form fields for Street Address: Unit No., St. No.: 69, St. Name: Stokes Street, Suburb/Locality: Queenscliff, 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.

Form fields for Formal Land Description: A Lot No.: 1, 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?

Proposal description: 2 storey single dwelling with a double garage. Includes checkbox for additional information and a text area for details.

Estimated cost of any development for which the permit is required

Form field for Cost \$ and a note: You may be required to verify this estimate. Insert '0' if no development is proposed.



### Existing Conditions 1

**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.

Single storey dwelling

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

### Title Information 1

**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 1

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

**Applicant \***

The person who wants the permit.

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:

Please provide at least one contact phone number \*

**Contact information for applicant OR contact person below**

Business phone:  Email:

Mobile phone:  Fax:

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

**Contact person's details\*** Same as applicant

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:

**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.

Same as applicant

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:

Owner's Signature (Optional):  Date:

day / month / year



## Declaration

This form must be signed by the applicant \*

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date: 19/03/2021

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

**Has there been a pre-application meeting with a council planning officer?**

No  Yes

If 'Yes', with whom?:

Date:

day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

## Lodgement

Lodge the completed and signed form, the fee and all documents with:

Borough of Queenscliffe  
PO Box 93  
Queenscliffe VIC 3225  
50 Learmonth Street  
Queenscliffe VIC 3225

**Contact information:**

Email: [info@queenscliffe.vic.gov.au](mailto:info@queenscliffe.vic.gov.au)

Deliver application in person, by post or by electronic lodgement.



## ROBSONRAK ARCHITECTS AND INTERIOR DESIGNERS

### TOWN PLANING SUBMISSION

69 Stokes St, Queenscliff VIC 3225

**APPLICANT :** Robson Rak Architects Pty Ltd  
Level 1, 90 St Kilda Road  
St Kilda 3182 Victoria

**PROPERTY ADDRESS :** 69 Stokes St,  
Queenscliff VIC 3225

**THE PROPOSAL :** Demolition of the existing dwelling on site and proposed construction of new single dwelling, new fences along boundaries, spa and landscaping.

### GENERAL DESCRIPTION FOR PROPOSAL

The site is located at the corner of Nankervis Parade, Stokes Street and Bethune Street. The site has three street frontages with the existing dwelling being located at the high point of the site in the north eastern corner.

The proposed two storey dwelling is sited in response to the slope of the Natural Ground Level on site. The existing natural ground level is falling from a high point in the northeast corner to a low point in the southwest corner. The fall across the site is more than 2m. The vehicle access/ crossover has been relocated to Nankervis Parade given the unusually tight traffic management approach, which initially directs vehicles travelling north at the Stokes/Bethune intersection towards the property.

The upper floor of the proposed dwelling is designed to be positioned toward the south east corner, so the visual bulk of the building is minimised to Nankervis Parade and Stokes Street. The lower level of the building is at ground level from Nankervis Parade and is semi-submerged into the ground at the south eastern corner of the site. This siting allows for a lower built form which maximizes the proposed landscaping to ensure the building is responding to its coastal location.

The proposed building materials are a pale grey coloured brick, concrete, and timber which will be left to weather and grey. The proposed building material palette has been selected to blend into the surrounding neighborhood and responding to the colours and textures of the coastal environment.

### SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on planning scheme map as **DDO3**

#### 1.0 Design Objectives

The proposed dwelling is two storeys. However, due to the fall of the land and the subterranean nature of the lower ground floor, the building will only be read as double storey on the lower point of the site (southwest corner). The building is 4.5m high from the higher point of the site (northeast corner). The proposed roof is flat to ensure it will not dominate the streetscape and create unnecessary visual bulk. The proposed flat roof will also reduce the obstruction of neighbouring views.

The building is designed to sit towards the east of the site to allow for more substantial proposed native landscaping and vegetation. The native vegetation will be visible from the streetscape and the foreshore, and has been designed to soften the proposal and integrate the proposal with the coastal vernacular.



## ROBSONRAK ARCHITECTS AND INTERIOR DESIGNERS

### 2.0 Building and works

The proposed fence along the boundary facing Nankervis Parade will be made up of 1.5m high angled vertical metal blades which allow the proposed landscape to penetrate through the fence, and also allow visual connection between the street and the site. The north eastern corner of the fence will be 1.5m high solid concrete fence to match the proposed lower level of the dwelling. This solid fencing is proposed as protection from the traffic coming down Stokes Street and potentially crashing into the corner of our site. The proposed fence is solid to prevent major damage to the house and its occupants should this corner site be breached with a car.

### Building Height

The building is 2 storeys high and the maximum height from the NGL is 7.3m high, which complies with the requirement. The proposed dwelling will read well from the street as the neighboring dwelling on 67 Stokes St is also a 2 storey high dwelling. Given that the sloping level across the site, the form will not be dominant.



*View from Stokes St/ Nankervis Parade*

### Building Setback

The average setback from the boundary along Nankervis Parade and Stokes Street varies between 6m to 25m. However, the garage with driveway connecting to Nankervis Parade has a 3m setback from boundary (on the short side, as the boundary is tapering as shown on plan). The 3m setback is matching the setback of No. 10 Nankervis Parade, which is located next to the proposed dwelling site.

The wall along the southern boundary is setback 2.07m from the boundary to comply with the underground sewer pipe clearance (800mm clear from the edge of pipe).

Our proposal includes a 8.76m long and 4.7m high wall on boundary along Bethune Street. This boundary wall allows for a discreet side entry into the proposed home, private from the street. The wall on boundary conceals a side entry and stairs up to the upper ground level. Given the exposed nature of the three corner site, this side entrance allows the occupants privacy into their living space, and also allows us to propose a green wall of ficus (or similar) to grow over the wall on boundary to Bethune Street, further softening our proposal. It also allows for minimal impact of our proposal from the coastal side or Nankervis Parade.

We acknowledge we will be required to apply for report and consent for this wall on boundary.

### 3.0 Site Coverage

The calculation for site coverage and permeability is printed on the Floor Plan. The site coverage for the proposal is 44.4%.



## ROBSONRAK ARCHITECTS AND INTERIOR DESIGNERS

It is 4.4% more than the 40% requirement, however, this is mainly due to the triangular shaped site. The proposed building is setback from Nankervis Parade to respect the foreshore, while allowing for more landscaping opportunities to enhance the streetscape further. The building portion that is closer to Nankervis Parade is a single story form so it will reduce the visual impact from the coastal side. We are proposing to build an 'L shaped' plan which is responding to the sloping site levels.

Building a full double storey high building will reduce the site coverage but it is not a sensible design as it will create visual obstruction by having bulky full double storey high building on site. Our proposal of a semi submerged lower ground floor reduces the visual bulk considerably.

### **54.03-2 BUILDING HEIGHT**

The proposed extension will not increase the overall building height from existing conditions. Refer to elevations for building height from natural ground level.

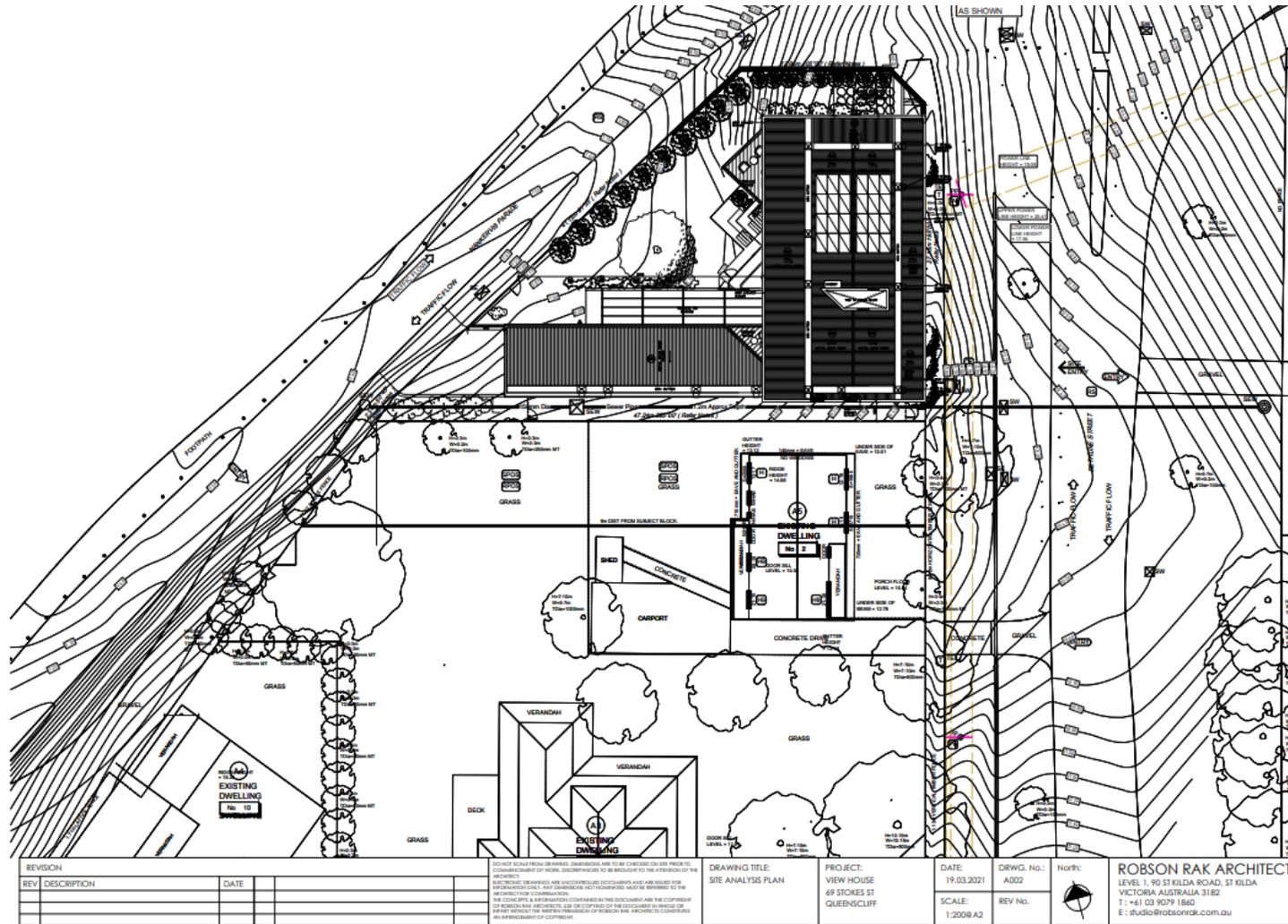
### **SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**

An arboricultural assessment has been completed for the subject site – refer to the attached report done by Treescape Consulting. The proposal will not impact any trees in council's property, and none of the proposal trees for removal are native or significant.

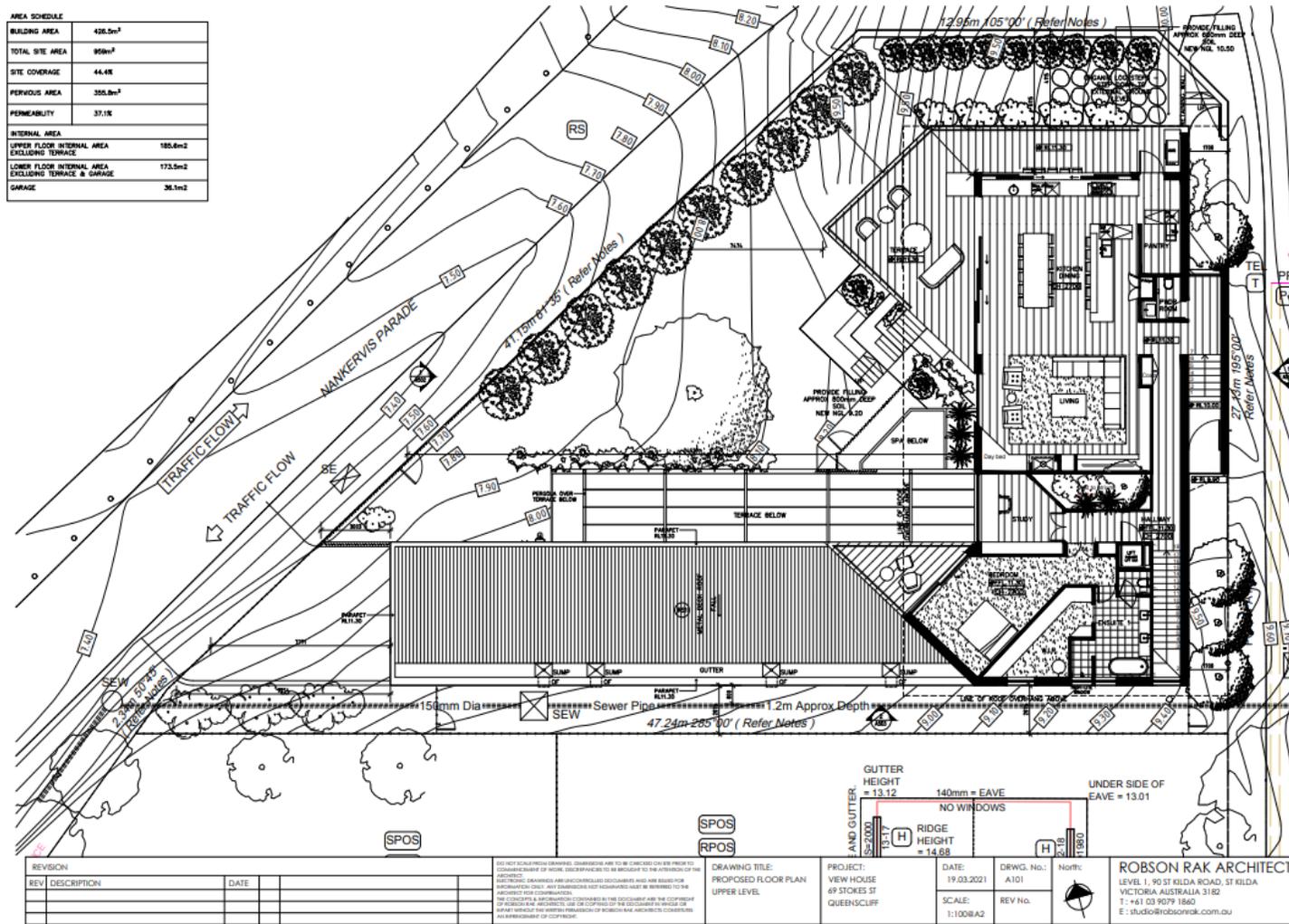
As stated in the arborist's report, the landscape design plan will be submitted at a later date. The landscape design will comply with council's requirement and the suggestion from Treescape consulting – to incorporate majority of indigenous and native plants at the completion of the construction process that are suitable to the site and local area.





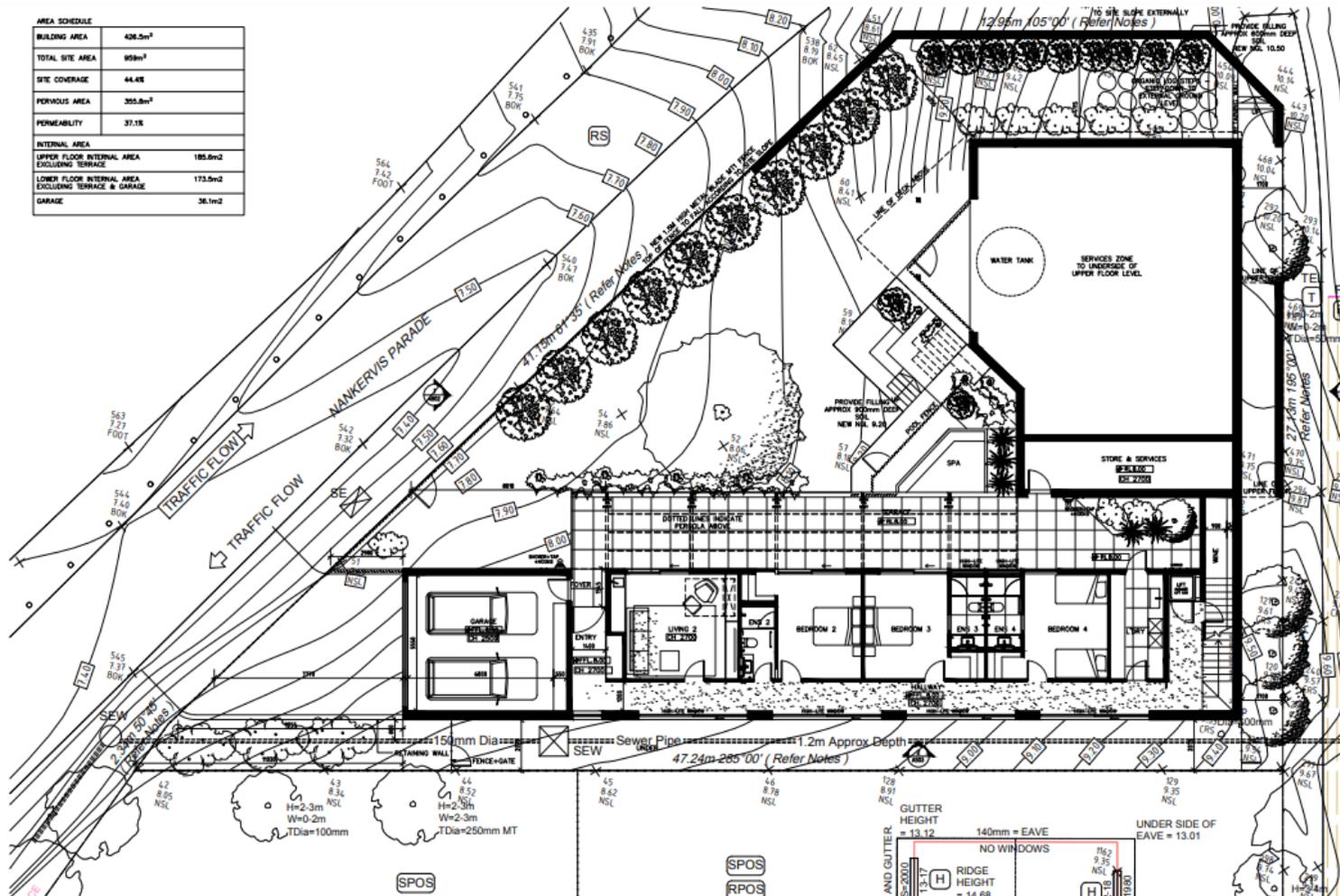
**ROBSON RAK ARCHITECTS**  
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 VICTORIA, AUSTRALIA 3182  
 T: +61 03 9079 1860  
 E: studio@robsonrak.com.au

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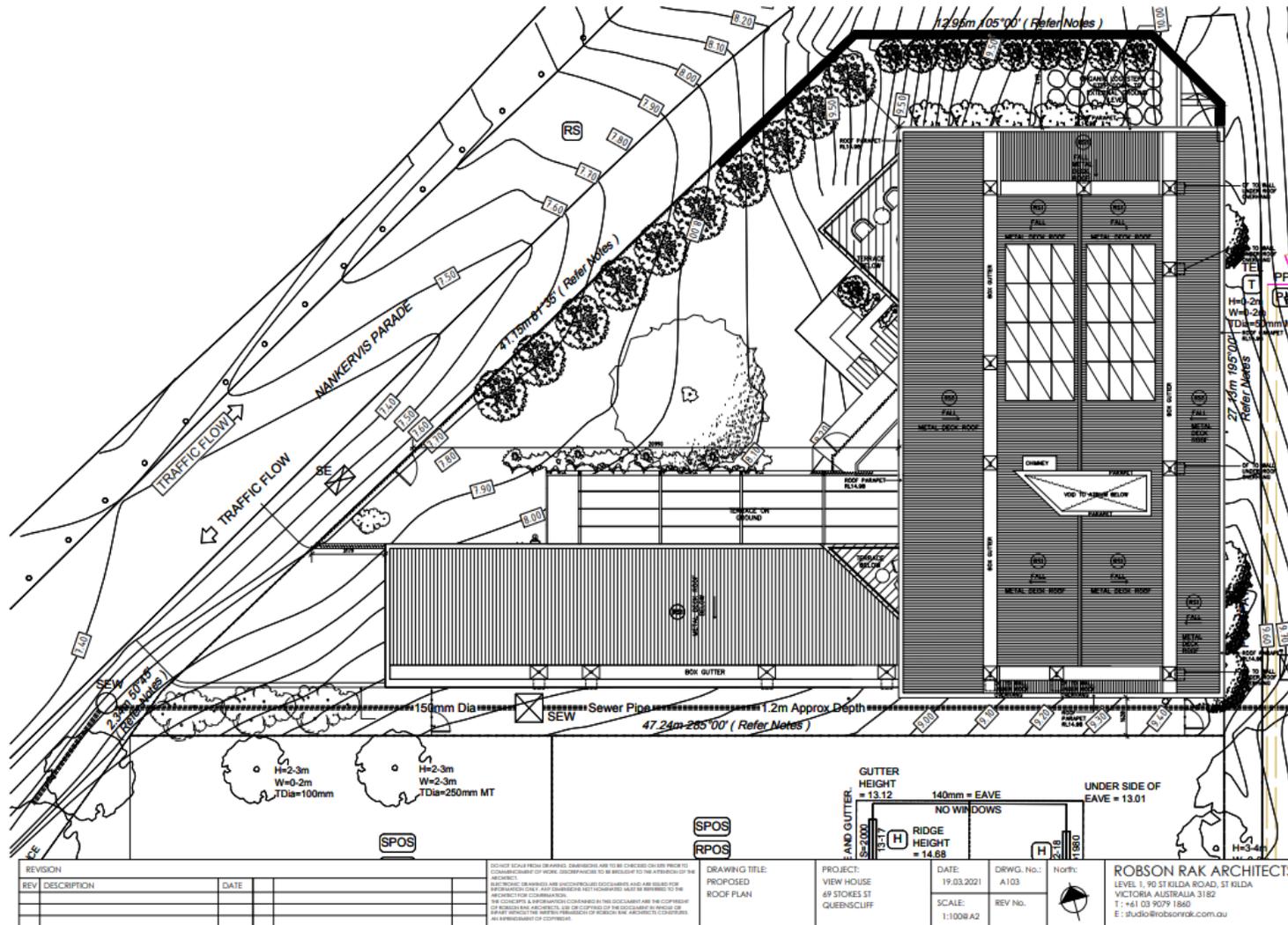


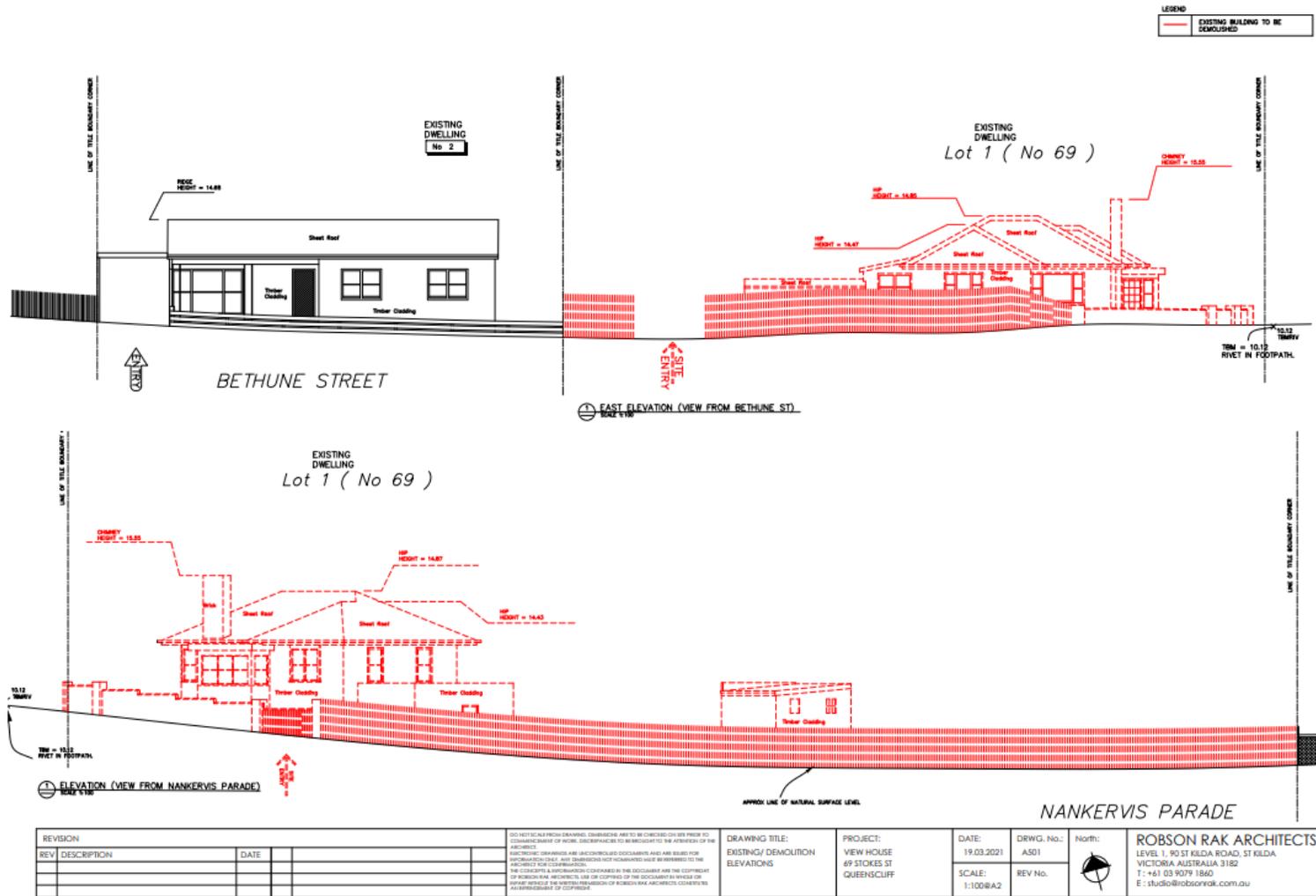


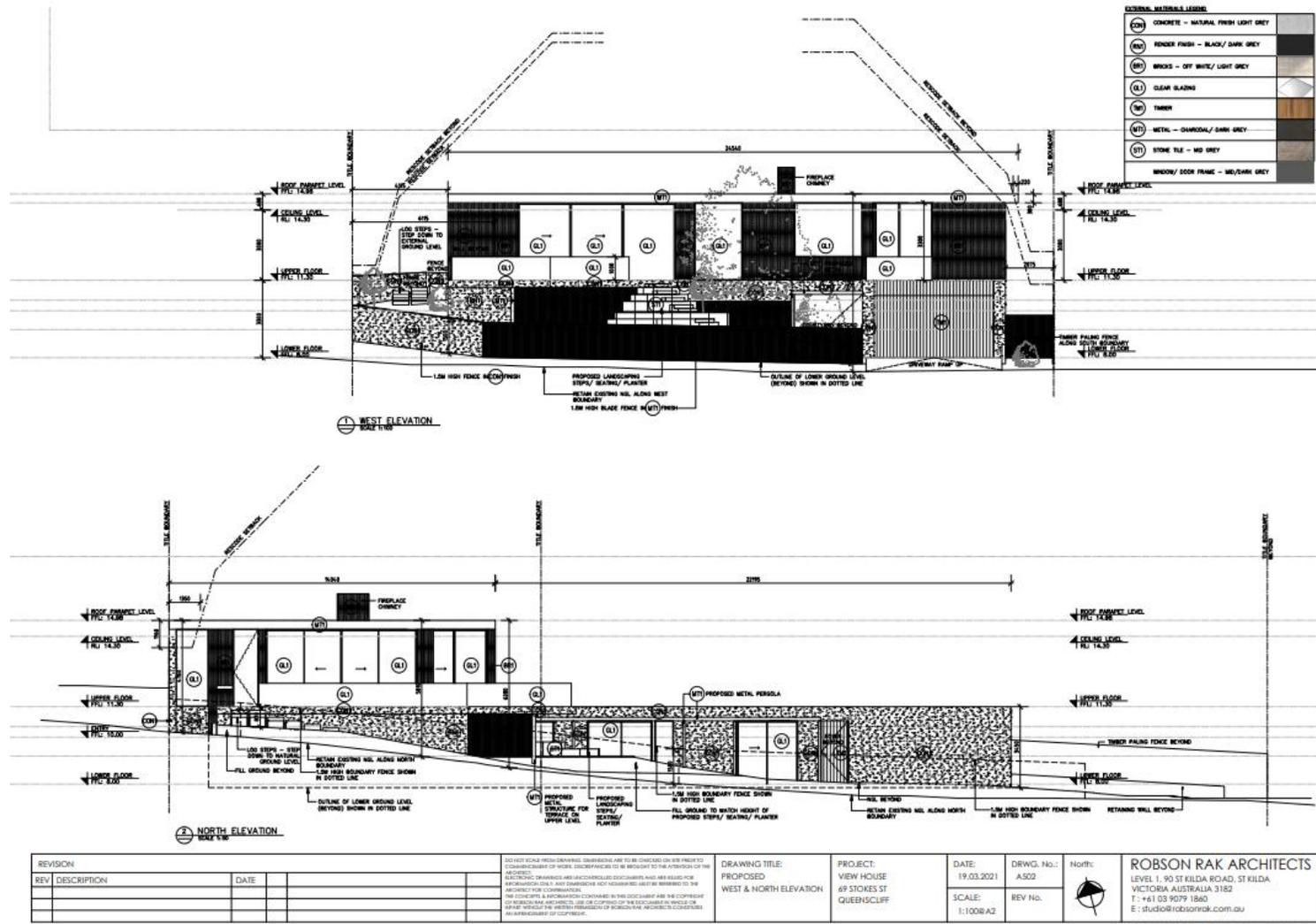
AREA SCHEDULE	
BUILDING AREA	426.5m <sup>2</sup>
TOTAL SITE AREA	959m <sup>2</sup>
SITE COVERAGE	44.4%
PERVIOUS AREA	355.8m <sup>2</sup>
PERMEABILITY	37.1%
INTERNAL AREA	
UPPER FLOOR INTERNAL AREA EXCLUDING TERRACE	185.6m <sup>2</sup>
LOWER FLOOR INTERNAL AREA EXCLUDING TERRACE & GARAGE	173.5m <sup>2</sup>
GARAGE	36.1m <sup>2</sup>

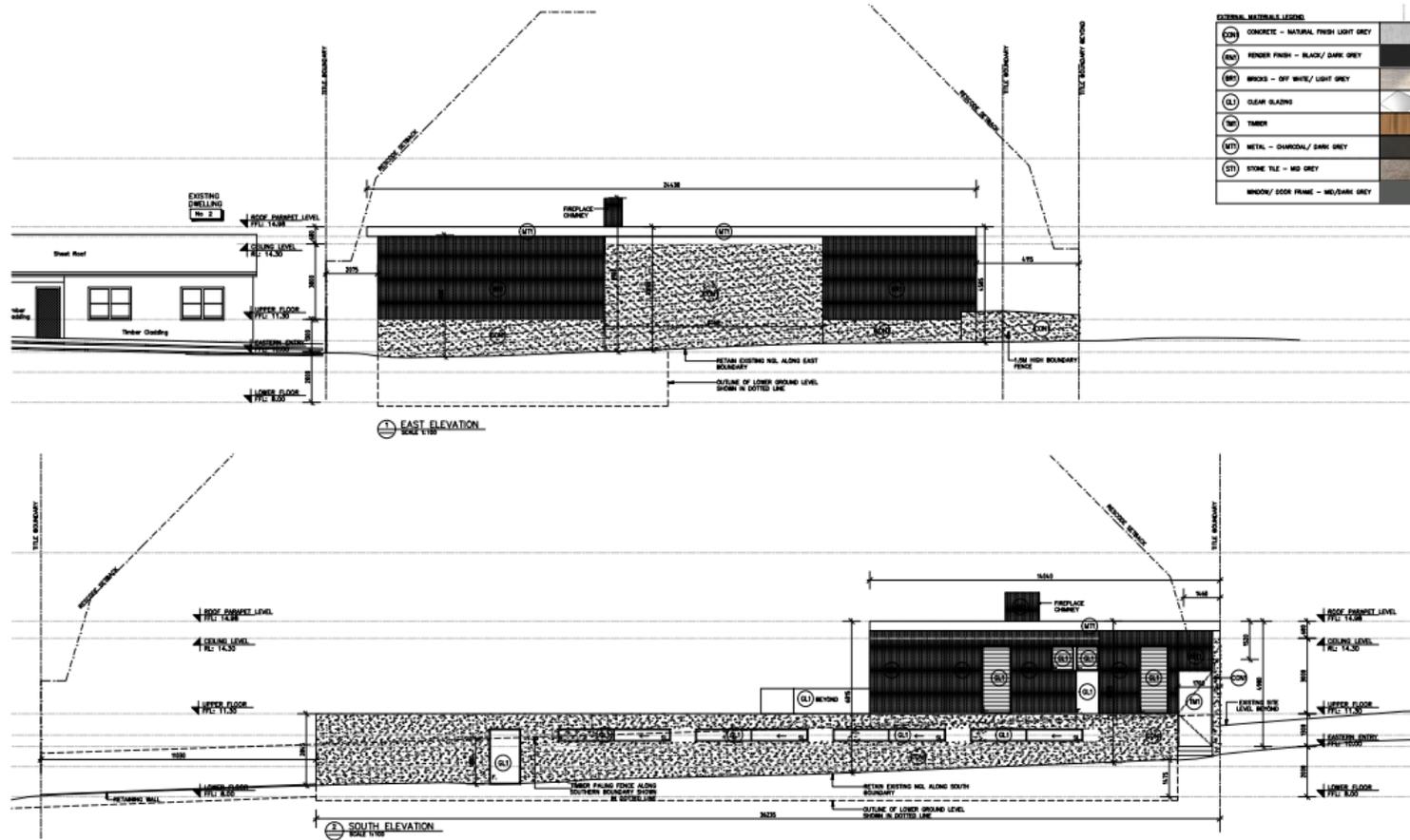


REVISION	DESCRIPTION	DATE	NO SCALE FROM DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. DIMENSIONS AND LOCATIONS OF ALL SERVICES ARE APPROXIMATE. ANY DISCREPANCIES NOT DISCOVERED MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	DRAWING TITLE: PROPOSED FLOOR PLAN LOWER LEVEL	PROJECT: VIEW HOUSE 69 STOKES ST QUEENSLIFF	DATE: 19.03.2021	DRWG. No.: A102	North	ROBSON RAK ARCHITECTS LEVEL 1, 90 ST KILDA ROAD, ST KILDA VICTORIA, AUSTRALIA 3182 T: +61 03 9079 1860 E: studio@robsonrak.com.au
REV	DESCRIPTION	DATE							





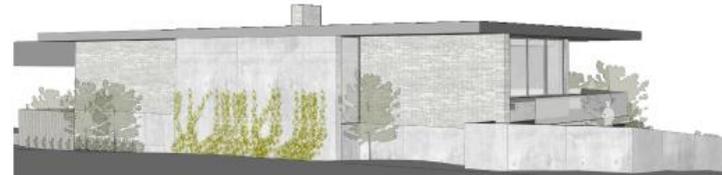




REVISION			DO NOT SCALE FROM DRAWINGS. DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.	DRAWING TITLE: PROPOSED EAST & SOUTH ELEVATION	PROJECT: VIEW HOUSE 69 STOCKS ST QUEENSCLIFF	DATE: 19.03.2021	DRWG. No.: A503	North: 	ROBSON RAK ARCHITECTS LEVEL 1, 90 ST KILDA ROAD, ST KILDA VICTORIA, AUSTRALIA 3182 T: +61 03 9079 1860 E: studio@robsonrak.com.au
REV	DESCRIPTION	DATE							



VIEW FROM STREET  
302° EYE



VIEW FROM NORTH EAST  
302° EYE



VIEW FROM STREET  
302° EYE



VIEW FROM SOUTH WEST  
302° EYE

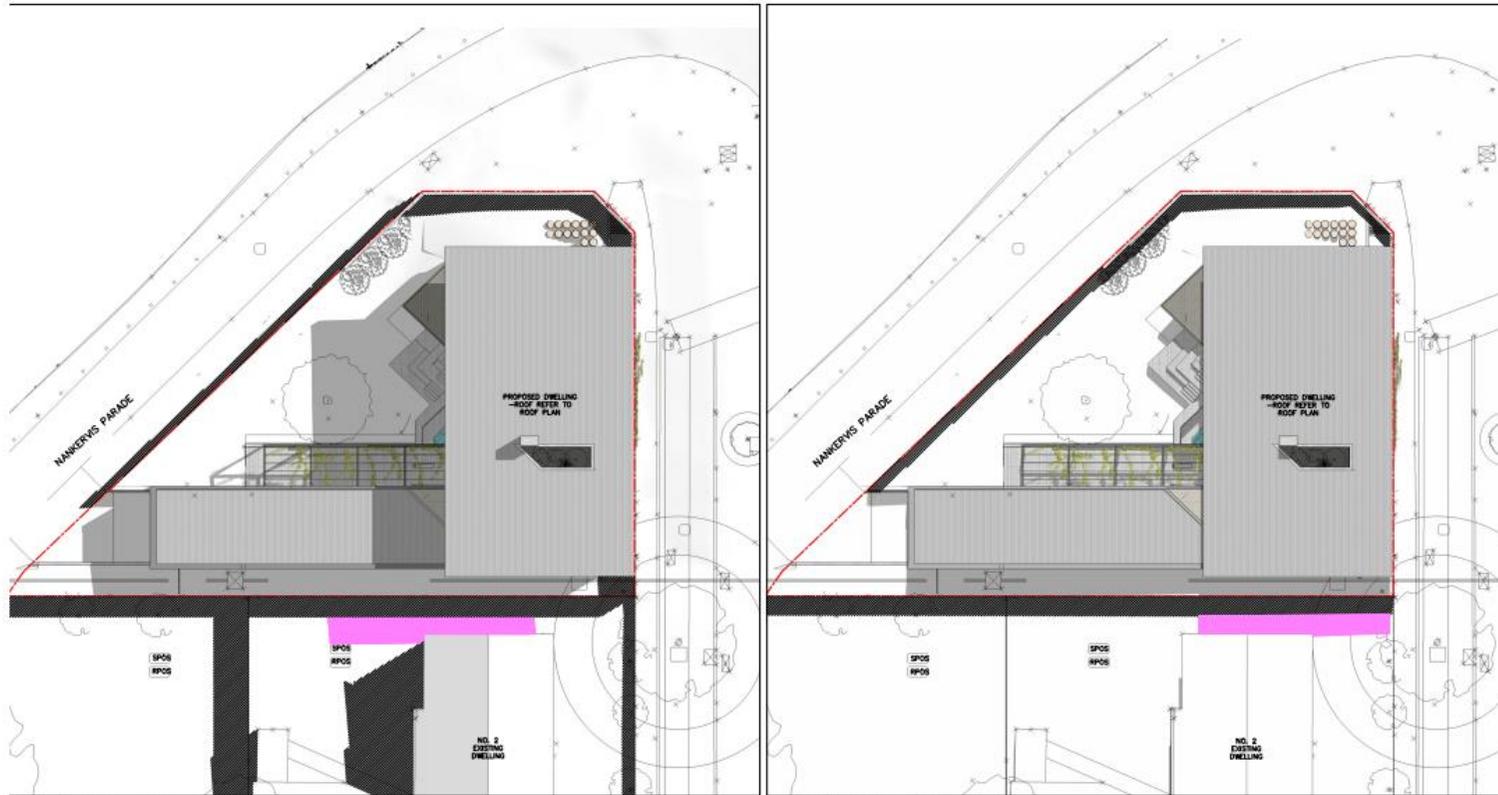


VIEW FROM STREET  
302° EYE



VIEW FROM SOUTH EAST  
302° EYE

REVISION				DRAWING TITLE: PERSPECTIVE VIEWS	PROJECT: VIEW HOUSE 69 STOKES ST QUEENSCLIFF	DATE:	DRWG. No.:	North:	ROBSON RAK ARCHITECTS LEVEL 1, 90 ST KILDA ROAD, ST KILDA VICTORIA AUSTRALIA 3182 T: +61 03 9079 1860 E: studio@robsonrak.com.au
REV	DESCRIPTION	DATE				19.03.2021	A601	North	
						SCALE:	REV No.		
						N/S			



1 SHADOW DIAGRAM - 9AM 22nd September

2 SHADOW DIAGRAM - 12PM 22nd September

LEGEND	
	EXISTING SHADOW (EXISTING FENCE & NEIGHBOR'S BUILDING)
	PROPOSED ADDITIONAL SHADOW CASTING ON NEIGHBORING PROPERTY
	PROPOSED BUILDING SHADOW (CASTING WITHIN PROPERTY BOUNDARY AND COUNCIL'S PROPERTY)

REVISION			
REV	DESCRIPTION	DATE	

NO NOTICES FROM DRAWING COMPANIES ARE TO BE CONCERNED OR BE PROUD TO COMMERCE OF WORK. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE TO BE THE PROPERTY OF ROBSON RAK ARCHITECTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL OBLIGATIONS AS STATED IN THE CONTRACT OF ROBSON RAK ARCHITECTS. SEE OR CONTACT THE ARCHITECT FOR FURTHER INFORMATION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL OBLIGATIONS AS STATED IN THE CONTRACT OF ROBSON RAK ARCHITECTS. SEE OR CONTACT THE ARCHITECT FOR FURTHER INFORMATION.

DRAWING TITLE:  
PROPOSED  
SHADOW DIAGRAMS

PROJECT:  
VIEW HOUSE  
89 STOKES ST  
QUEENSCLEIFF

DATE:  
19.03.2021

DRWG. No.:  
A402

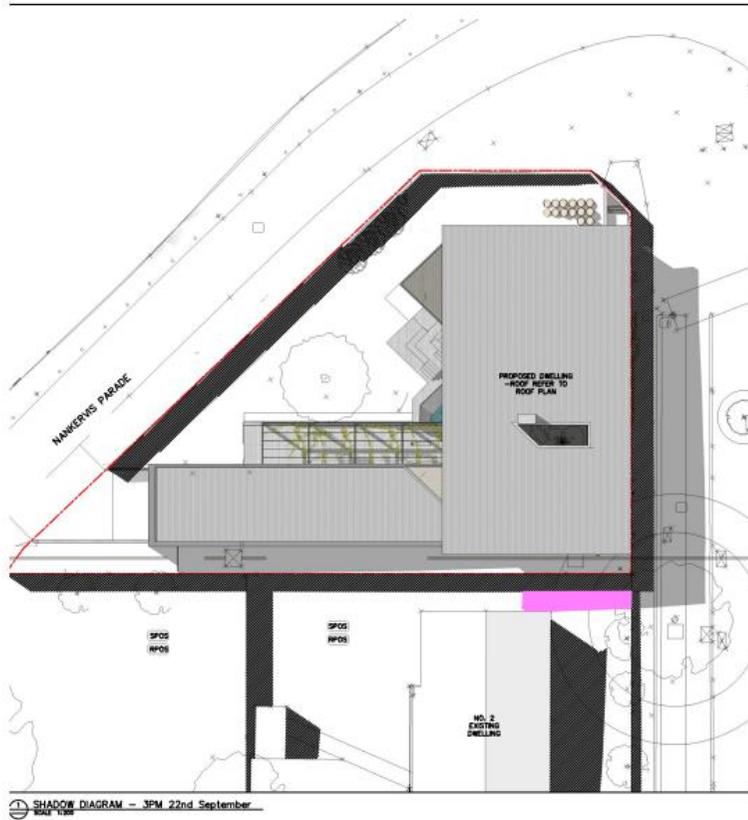
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1:200 @ A3

REV No.:



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LEGEND	
	EXISTING SHADOW (EXISTING FENCE & NEIGHBOR'S BUILDING)
	PROPOSED ADDITIONAL SHADOW CASTING ON NEIGHBORING PROPERTY
	PROPOSED BUILDING SHADOW (CASTING WITHIN PROPERTY BOUNDARY AND COUNCIL'S PROPERTY)

REVISION		
REV	DESCRIPTION	DATE

DO NOT SCALE FROM DIMENSION LINES UNLESS SO INDICATED OR SEE PRIOR TO COMMENCEMENT OF WORK. DIMENSIONS TO BE INDICATED TO THE ATTENTION OF THE ARCHITECT.  
 ALL PROPOSED DIMENSIONS AND ARCHITECTURAL FINISHES ARE TO BE REFERRED TO THE ARCHITECT'S DRAWINGS. ANY DIMENSIONS OR FINISHES NOT REFERRED TO THE ARCHITECT'S DRAWINGS ARE TO BE CONFIRMED BY THE ARCHITECT.  
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DRAWING TITLE:  
PROPOSED  
SHADOW DIAGRAMS

PROJECT:  
VIEW HOUSE  
49 STOKES ST  
QUEENSCLIFF

DATE:  
19.03.2021

SCALE:  
1:200 @ A2

DRWG. No.:  
A463

REV No.:



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 LEVEL 1, 90 ST KILDA ROAD, ST KILDA  
 VICTORIA AUSTRALIA 3182  
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## **Arboricultural Assessment and Report**

Site Address:

**69 Stokes Street Queenscliff**

Report Commissioned by:

**Michael & Fiona Burn**

Prepared by:

**Peter Clark**

Director/Arboricultural Consultant

**February 2021**



Treescape Consulting

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## **1 INTRODUCTION AND REPORT OBJECTIVES**

- 1.1 This report is at the request of Robson Rak Architects and supplied for Michael & Fiona Burn. The report contents should not be made available to any other parties, other than governing Council bodies and affected parties, unless by express permission of Treescape Consulting Pty Ltd.
- 1.2 This report is an analysis of ten (10) trees that include two (2) trees that exist within the road reserve areas and eight (8) trees that exist within the site in question at 69 Stokes Street Queenscliff.
- 1.3 The assessment of the ten (10) trees includes their arboricultural rating, site significance and the tree protection zones for all trees including those that are located within the road reserve that will be determined by the statutory body. The report outlines any tree protection measures that will be required during the construction process and this does include the road reserve trees.
- 1.4 The results of this assessment and a discussion of the relevant arboricultural characteristics are provided and the overall condition of the trees and their sustainable useful life expectancy are given.

## **2 SURVEY METHODOLOGY**

- 2.1 The collection of data was undertaken by Peter Clark of Treescape Consulting Pty Ltd on Thursday 18 February 2021. The data was captured on a hand held computer and is recorded in this report on a detailed survey sheet, which is located in **7 Tree Data**.
- 2.2 The trees were given a number that corresponds to the numbering on an accompanying site map, which is reproduced in **8 Tree Location Plan**. The site map is not to scale unless specified.
- 2.3 The trees were assessed and its species, arboricultural value, estimated height, diameter at breast height (DBH) and the estimated canopy width. For definition of terms used in the Arboricultural Assessment, see **10 Explanation of Terms**.
- 2.4 The survey undertaken of the subject trees was of a preliminary nature, with a visual inspection being made from the ground level only. The subject site trees were not climbed and no samples (soil, fungal etc.) were taken for analysis. Tree defects not apparent from this ground-based visual inspection are expressly excluded from the scope of this report. Additionally, this report is based upon the condition of the trees at the time of assessment only.



### 3 DISCUSSION

- 3.1 This report is an analysis of ten (10) trees. Two (2) trees exist within the road areas and eight (8) trees that exist within the site in question at 69 Stokes Street Queenscliff.
- 3.2 Trees numbered 9 and 10, *Melaleuca lanceolata* (Moonah) are both located within the road reserve within Bethune Street. Tree number 10 is an immature tree that is located at the front of the site in question and tree number 9 is a mature tree located adjacent to 2 Bethune Street.
  - 3.2.1 Trees numbered 9 and 10, *Melaleuca lanceolata* are considered significant to the streetscape with tree number 9 being dominant within the streetscape. Both trees and are considered significant trees and will need to be retained and protected.
- 3.3 The proposed construction works required to the proposed residence will result in tree number 1, *Metrosideros excelsior*, tree number 2 *Arbutus sp*, tree number 3, *Melaleuca armillaris* and tree number 4, *Pittosporum euginiodes* being located within the building envelop or the construction activity will be in close proximity to the structural root zone (SRZ).
  - 3.3.1 Trees number 1, 2, 3 and 4 are all considered to be of low landscape significance. Tree number 1, *Metrosideros excelsior* and tree number 2 *Arbutus sp* have been topped over the years to be retained as a low plant and all subsequent growth is epicormic, tree number 3, *Melaleuca armillaris* has a split at the major union at the base and requires removal and tree number 4, *Pittosporum euginiodes* is considered to be of a low arboricultural value.
- 3.4 The construction works required to the residence results in trees number 5, *Pittosporum euginiodes*, tree number 6 *Feijoa sellowiana*, tree number 7, *Arbutus sp* and tree number 8, *Callistemon citrinus* all located outside the building envelop and construction activity can be isolated from the tree protection zone.
  - 3.4.1 Trees number 5, *Pittosporum euginiodes*, tree number 6 *Feijoa sellowiana*, tree number 7, *Arbutus sp* and tree number 8, *Callistemon citrinus* are all considered to be of a low arboricultural value. Trees numbered 6, 7 and 8 have been topped over the years to be retained as a low plant and all subsequent growth is epicormic; tree number 5, *Pittosporum euginiodes* is considered to be of a low arboricultural value.



#### 4 CONCLUSION

- 4.1 Trees numbered 9 and 10, *Melaleuca lanceolata* (Moonah) are located within the road reserve and will require a tree protection fence installed around the trees prior to any site works being undertaken (see 6 Tree Protection Guidelines).
- 4.1.1 Trees numbered 9, *Melaleuca lanceolata* (Moonah) has an area of the TPZ 10% that is within the building envelop; the area of the TPZ 10% is less than 10% of the square metre area that is considered minor encroachment of the tree protection area and no construction impact to overall tree health would be expected from the construction process.
- 4.2 Tree number 1, *Metrosideros excelsior*, tree number 2 *Arbutus sp*, tree number 3, *Melaleuca armillaris* and tree number 4, *Pittosporum euginiodes* all either located within the building envelop and cannot be retained in conjunction with the current design. As mentioned above these trees are considered to be of a low arboricultural value.
- 4.3 Trees number 5, *Pittosporum euginiodes*, tree number 6 *Feijoa sellowiana*, tree number 7, *Arbutus sp* and tree number 8, *Callistemon citrinus* are all considered to be of a low arboricultural value. These trees can be retained on site in conjunction with the proposed development of the land.
- 4.4 As will be noted above all eight (8) site trees are considered to be of a low arboricultural value and site significance given previous poor pruning practices, defects noted or species not considered suitable or significant.
- 4.4.1 It would be considered beneficial to the site that all site trees are removed and a landscape design is incorporated within the development proposal to plant indigenous and native plants at the completion of the construction process that are suitable to the site and local area.
- 4.5 These guidelines do not constitute a specific Tree Management Plan (TMP) and it is recommended that a TMP is developed for this site prior to any construction activity commences on site. The TMP should address and not be limited to machinery movement and storage of building materials near trees numbered 9 and 10, *Melaleuca lanceolata* (Moonah) that are located within the road reserve, installation of tree protection fence and signage and any recommendations for any ground works required near the TPZ for each tree.

Yours sincerely,

Peter Clark



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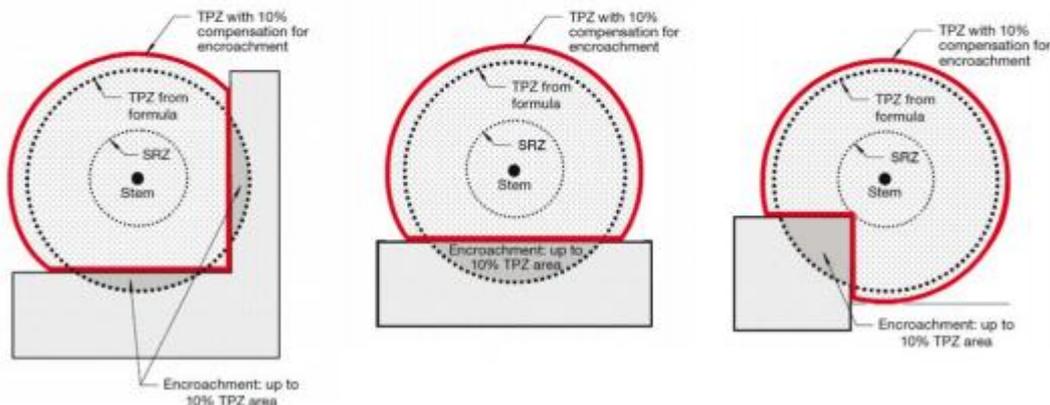
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6 TREE PROTECTION GUIDELINES (INFORMATION ONLY)

- 6.1 Treescape Consulting assesses individual tree protection requirements based upon the Australian Standard AS4970 – 2009 ‘Protection of Trees on Development Sites’. Tree protection requirements are calculated based upon trunk diameter of the tree at breast height. These calculations produce what is referred to in this report as the Tree Protection Zone (TPZ) and is provided as a measurement in metres in a radius from the centre of the trunk.
- 6.2 The TPZ is the zone in which protective measures should be applied in order to protect the tree(s) whilst maintaining the current levels of health and vigour.
- 6.3 Determination of the structural root zone or the zone of rapid taper is provided as the Structural Root Zone (SRZ). The structural root zone calculations are based upon the Australian Standard AS4970 - 2009. The SRZ determines the minimum distance around the tree in which the structural stability of the tree is able to be maintained.
- 6.4 It is important to note that the SRZ only determines the root plate area or the zone of rapid taper. Excavation within this area will not only cause a decline in tree vigour but may also cause catastrophic tree failure (Coder, 1996).
- 6.5 Often it is difficult to protect the entire TPZ due to site constraints. In such events it is imperative that condition and species tolerance to disturbance are evaluated in conjunction with the site characteristics. Helliwell (1985) and Harris (1999) identified that a healthy tree may tolerate removal of up to one-third of its roots and possibly up to 50% in some cases, although stability may be compromised at this level.
- 6.6 In situations where the TPZ of a tree to be retained will be in close proximity to a proposed development or where there will be encroachment into the TPZ of a tree, a specific tree management plan should be developed that provides prescriptive measures to protect trees on development sites. Any encroachment greater than 10% into the TPZ will require exploratory trenching (through non-destructive means) to determine the actual impact to the tree. Further, any encroachment into the TPZ should be compensated in other areas within root zone (as shown in the diagrams below)

Extract from Australian Standard AS 4970 - 2009 Protection of trees on Development sites



Arboricultural impact Assessment

Reference: R9391 RobsonRak Stokes Queenscliff



6.7 The following requirements are only provided for basic guidance with the design phase for a project. These guidelines **do not** constitute a specific tree management plan.

- A tree protective fence should be installed at the recommended distance allocated for each tree to be retained. The fence should be located at the TPZ radial distance provided.
- The protection fence should be rigid (chain link or similar) and should not be less than 1.8 metres in height. Fencing should be firmly attached to a removable concrete or similar base. Alternatively, star pickets (1.5 metre spacing) and para-webbing may be used to define the tree protection area. Fencing should be in accordance with the Australian Standard for Temporary Fencing AS 4687.
- In cases where the TPZ cannot be entirely fenced, it is recommended that ground protection is used. Specific ground protection requirements will form part of a tree management plan that should be developed for each tree to be retained.
- No soil levels should be altered within the fenced TPZ area, no heavy machinery should be allowed to pass within this area and no spoil, chemicals, building materials or refuse should be stored within this area. Nothing whatsoever should be attached to the tree (excluding tape to identify a tree to be protected).
- The area within the tree protection fence should be covered with a layer of organic mulch (woodchips) to a depth of 100mm prior to the commencement of the project. Mulch material should comply with Australian Standard AS 4454.
- The tree protective fencing should be installed prior to any works (including demolition) commencing on site and should remain in place until all site development work is completed. The protective fencing should be located at the prescribed distances and clearly signed **TREE PROTECTION ZONE**. The sign should be similar to the following:





- An area should be designated on site, which is at least 10 metres distance from any tree protection zone of the trees to be retained, where all building materials, chemicals etc. can be stored throughout the proposed development.
- Open trenching for underground services located within the recommended tree protection zone (TPZ) must be avoided. Should there be no alternative for service location; the services must be bored underneath the area designated as the tree protection zone. No trenching whatsoever should be used to install services within the protected area.
- Soil moisture during construction should be maintained at not less than 50% of field capacity (usually 10 litres of water per 10mm of each tree DBH per week). Irrigation may be applied by hand, automatic or manual irrigation system, or by fine spray from water tanker located outside the previously submitted exclusion zones. Water is to be applied at a volume and frequency required so as to maintain turgor and leaf retention and encourage healthy root development. The consultant Arborist should discuss variations to the amount of water to be supplied with the site or Project Manager.
- Remedial pruning works recommended to be undertaken on the subject trees must be carried out to Australian Standard AS4373 (2007) – Pruning of Amenity Trees, by a qualified Arborist. If pruning works are to be undertaken then these works should be carried out prior to any construction works beginning on site.
- Documentation should be provided to the site manager by the consultant Arborist for each inspection during the development process which details the consultant Arborist name, date and time of inspection, the stage of development, and provides comments of what actions are required.



**7 TREE DATA**

Tree Id	Botanical Name	Common Name	Height (m)	Width (m)	DBH (cm)	ULE (years)	Health	Structure	Arboricult Value	Construction Impact	Retention Value	TPZ [m]	TPZ 10% (m)	SRZ [m]	Notes
1	<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	3	3	20.62	6-20	Fair	Fair	Low	Moderate	Low	2.47	1.7	2	The tree has been topped at 1.6 m.
2	<i>Arbutus sp.</i>	Irish Strawberry Tree	3	3.5	25	6-20	Fair	Fair	Low	Extreme	Low	3	2.1	1.85	The tree has been topped at 1.5 m
3	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	4	8	55.77	1-5	Poor	Poor	Low	Extreme	Low	6.69	4.6	2.51	The tree has major structural defects with the base splitting apart at major union.
4	<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Pittosporum	4	4	25.79	6-20	Fair	Fair	Low	High	Low	3.09	2.1	11.65	The tree is of low landscape significance
5	<i>Pittosporum eugenioides</i> 'Variegatum'	Variegated Pittosporum	4	4	30.43	6-20	Fair	Fair	Low	High	Low	3.65	2.5	11.65	The tree is of low landscape significance.
6	<i>Feijoa sellowiana</i>	Feijoa	3	3	17.32	6-20	Fair	Fair	Low	Low	Low	2.08	1.4	1.68	The tree has been topped as a hedge plant at 1.2 m. Retain or remove.
7	<i>Arbutus sp.</i>	Irish Strawberry Tree	3	3	29	6-20	Fair	Fair	Low	Low	Low	3.48	2.4	1.68	The tree has been topped as a hedge plant at 1.2 m. Retain or remove.
8	<i>Callistemon citrinus</i>	Crimson Bottle Brush	3	2.5	14.14	6-20	Fair	Fair	Low	Low	Low	2	1.4	10.32	The tree has been topped as a hedge plant at 1.2 m. Retain or remove.



Treescape Consulting

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Tree Id	Botanical Name	Common Name	Height (m)	Width (m)	DBH (cm)	ULE (years)	Health	Structure	Arboricult Value	Construction Impact	Retention Value	TPZ (m)	TPZ 10% (m)	SRZ (m)	Notes
9	<i>Melaleuca lanceolata</i>	Moonah	5	19	78	21-50	Fair	Fair	High	Low	Very High	9.36	6.5	3	The tree is located on the road reserve in front of number 2 Bethune Street. It is highly unlikely there will be any construction impact to the tree, however a tree protection fence must be installed around the tree prior to any construction starting on site.
10	<i>Melaleuca lanceolata</i>	Moonah	1	2	10	21-50	Good	Fair	High	Low	Medium	2	1.4	1.5	The tree is a small immature street tree that must have a fence surrounding the tree prior to construction activity starting on site. The tree is located within Bethune adjacent to the site in question.



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8 TREE LOCATION PLAN



- Crimson Bottle Brush
- Feijoa
- Giant Honey Myrtle
- Irish Strawberry Tree (2)
- Moonah (2)
- New Zealand Christmas Tree
- Variegated Pittosporum (2)





## 10 EXPLANATION OF TERMS

The following is a definition of terms used regularly in arboricultural assessments.

### DIAMETER AT BREAST HEIGHT (DBH)

DBH is measured at 1400mm above ground level. In cases where the tree has multiple stems, the measurement is taken at the narrowest point below the stems.

### HEALTH

Health pertains to the tree vigour, performance & ability to withstand pathogenic entry. Health is rated according to the following categories:

Category	Description
Good	<ul style="list-style-type: none"> <li>• Crown full, with good foliage density</li> <li>• Foliage entire with average colour, minimal or no pathogen damage</li> <li>• Good growth indicators such as extension growth and leaf size</li> <li>• Little or no canopy dieback</li> <li>• Good wound wood development</li> <li>• The tree exhibits above average health/vigour and no works are required</li> </ul>
Fair	<ul style="list-style-type: none"> <li>• Tree may have more than 30% dead wood, or may have minor canopy dieback</li> <li>• Foliage colour may be slightly lower than average and some discolouration may be present, some pathogenic damage may be observed</li> <li>• Typical growth indicators, eg. extension growth, leaf size, canopy density for species in location</li> <li>• The tree exhibits average health/vigour and remedial works may be employed to improve vigour</li> </ul>
Poor	<ul style="list-style-type: none"> <li>• Tree has more than 30% dead wood and canopy die back present</li> <li>• Leaves discoloured and/or distorted, often small, and/or excessive epicormic growth</li> <li>• Pathogens and or stress agents are present that could lead, or are leading to, the decline of tree</li> <li>• The tree exhibits low health/vigour and remedial works or removal may be required</li> </ul>

### STRUCTURE

Pertains to the physical structure of the tree, including the main scaffold branches and roots. Structure includes those attributes that may influence the probability of major trunk, root or limb failure. Structure is rated according to the following categories:

Category	Description
Good	<ul style="list-style-type: none"> <li>• The tree has a well-defined and balanced crown</li> <li>• Major limbs are well defined and spaced, branch unions appear to be strong with no defects evident in the trunk or the branches</li> <li>• The tree is unlikely to suffer trunk or branch failure under normal conditions</li> <li>• The tree is considered a good example of the species with a well-developed form</li> </ul>
Fair	<ul style="list-style-type: none"> <li>• The tree has some minor problems in the structure of the crown</li> <li>• Some branch unions or branches may exhibit minor structural defects</li> <li>• The tree may have suffered minor root damage or basal damage</li> <li>• These defects are not likely to result in catastrophic trunk or branch failure although some branch failure may occur under normal conditions</li> </ul>
Poor	<ul style="list-style-type: none"> <li>• The tree may have a poorly structured crown</li> <li>• Branch unions or branches may exhibit significant structural defects</li> <li>• The tree may have a substantial lean</li> <li>• The tree may have suffered major root damage or basal damage</li> <li>• These defects may predispose the tree to major trunk or branch failure</li> </ul>



**AGE CLASS**

Age Class is provided as an indication of the relative stage of life that the tree is in based upon its current growing environment and expected longevity. Age Class is based upon the life stage of the subject tree being assessed. Age Class is rated according to the following categories:

Category	Description
Young/ Juvenile	<ul style="list-style-type: none"> <li>Small tree, sapling or new planting. Generally less than 10 years of age</li> </ul>
Semi Mature	<ul style="list-style-type: none"> <li>Tree is active growth and has not reached its expected size for growing environment</li> </ul>
Mature	<ul style="list-style-type: none"> <li>Tree is approaching the expected size for the growing environment.</li> </ul>
Senescent	<ul style="list-style-type: none"> <li>Tree is in the declining phase of its lifespan for the growing environment</li> </ul>

**USEFUL LIFE EXPECTANCY (ULE)**

ULE quantifies the span of time the tree might reasonably be expected to provide useful amenity value, with an acceptable level of safety and at an acceptable cost. Depending on the situation, available financial resources and other factors, two identical trees may have different longevity ratings.

Category	Description
0	<ul style="list-style-type: none"> <li>The tree is dead or almost dead</li> <li>The tree should generally be removed</li> </ul>
<5	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 5 years</li> <li>The tree is in serious decline, poses an unacceptable hazard and/or requires disproportionate maintenance</li> <li>The tree should generally be removed unless other factors require its retention</li> </ul>
6 – 20	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 20 years</li> <li>The tree may be in moderate to serious decline, be a short lived species, present an elevated hazard and/or require high maintenance</li> <li>The tree could be retained or removed depending on the situation</li> </ul>
21 – 50	<ul style="list-style-type: none"> <li>The tree is likely to provide useful amenity for between 21–50 years</li> <li>The tree may be in fair to good condition, have a moderate life-span, present a low to moderate level of hazard and/or require moderate levels of maintenance</li> <li>The tree should generally be retained</li> </ul>
>50	<ul style="list-style-type: none"> <li>The tree is likely to provide useful amenity for greater than 50 years</li> <li>The tree may be in good to excellent condition, a long lived species, present a low level of hazard and/or require low levels of maintenance</li> <li>The tree should generally be retained unless other factors dictate its removal</li> </ul>



**ARBORICULTURAL RATING (RATING)**

The Arboricultural Rating that is given is based upon the overall condition of the tree in the landscape and its suitability for retention in the long term. Arboricultural Rating is rated according to the following categories:

Category	Description
None	<ul style="list-style-type: none"> <li>The tree is in very poor condition and has no value based on its Arboricultural Characteristics.</li> </ul>
Low	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 5 years</li> <li>The tree is in serious decline, poses an unacceptable hazard and/or requires disproportionate maintenance</li> <li>The tree should generally be removed unless other factors require its retention</li> </ul>
Medium	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 20 years</li> <li>The tree may be in moderate to serious decline, be a short lived species, present an elevated hazard and/or require high maintenance</li> <li>The tree could be retained or removed depending on the situation</li> </ul>
High	<ul style="list-style-type: none"> <li>The tree is likely to provide useful amenity greater than 20 years</li> <li>The tree may be in fair to good condition, have a moderate life-span, present a low to moderate level of hazard and/or require moderate levels of maintenance</li> <li>The tree should be retained</li> </ul>

**RETENTION VALUE (RATING)**

The Retention Value that is given is based upon the overall condition of the tree in the landscape and its suitability for retention in the long term. Arboricultural Rating is rated according to the following categories:

Category	Description
None	<ul style="list-style-type: none"> <li>The tree is in very poor condition and has no value based on its Arboricultural Characteristics.</li> </ul>
Low	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 5 years</li> <li>The tree is in serious decline, poses an unacceptable hazard and/or requires disproportionate maintenance</li> <li>The tree should generally be removed unless other factors require its retention</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>The tree is unlikely to provide useful amenity for longer than 20 years</li> <li>The tree may be in moderate to serious decline, be a short lived species, present an elevated hazard and/or require high maintenance</li> <li>The tree could be retained or removed depending on the situation</li> </ul>
High	<ul style="list-style-type: none"> <li>The tree is likely to provide useful amenity greater than 20 years</li> <li>The tree may be in fair to good condition, have a moderate life-span, present a low to moderate level of hazard and/or require moderate levels of maintenance</li> <li>The tree should be retained</li> </ul>



## **11 ASSUMPTIONS AND LIMITING CONDITIONS**

1. Treescape Consulting Pty Ltd [Treescape] contracts with you on the basis that you promise that all legal information which you provide, including land title and ownership of other property, are correct. Treescape is not responsible for verifying or ascertaining any of these issues.
2. Treescape contracts with you on the basis that your promise that all affected property complies with all applicable statutes and subordinate legislation.
3. Treescape will take all reasonable care to obtain necessary information from reliable sources and to verify data. However Treescape neither guarantees nor is responsible for the accuracy of information provided by others.
4. If, after delivery of this report, you later require a representative of Treescape to attend court to give evidence or to assist in the preparation for a hearing because of this report, you must pay an additional hourly fee at our then current rate for expert evidence.
5. Alteration of this report invalidates the entire report.
6. Treescape retains the copyright in this report. Possession of the original or a copy of this report does not give you or anyone else any right of reproduction, publication or use without the written permission of Treescape.
7. The contents of this report represent the professional opinion of the consultant. Treescape's consultancy fee for the preparation of this report is in no way contingent upon the consultant reporting a particular conclusion of fact, nor upon the occurrence of a subsequent event.
8. Sketches, diagrams, graphs and photographs in this report are intended as visual aids, are not to scale unless stated to be so, and must not be construed as engineering or architectural reports or as surveys.
9. Unless expressly stated otherwise:
  - 9.1. The information in this report covers only those items which were examined and reflects the condition of those items at the time of the inspection.
  - 9.2. Our inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, express or implied, that even if they were not present during our inspection, problems or defects in plants or property examined may not arise in the future.
10. This agreement supersedes all prior discussions and representations between Treescape and the client on the subject, and is the entire agreement and understanding between us.



**6. APPENDIX 2 (CONFIDENTIAL) SUBMISSIONS: 69 Stokes Street, Queenscliff**

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

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**7. APPENDIX 3: APPLICANTS RESPONSE TO SUBMISSIONS: 69 Stokes Street, Queenscliff**

**Request to Amend a Current Planning Permit Application**

Planning and Environment Act 1987, Sections 50 & 57A



**PERMIT DETAILS**

Planning Permit No.:	Address:
2021/024	69 STOKES ST QUEENSLIFF

**PERMIT APPLICANT**

Name:	ROBSON RAK ARCHITECTS		
Postal Address:	90 ST KILDA RD ST KILDA		Postcode: 3182
Telephone No. (H):	(W) -	9079 1860	(M) 0411 259 258
Fax No: -	Email Address:	KATHRYN@ROBSONRAK.COM.AU	

**PERMIT CONTACT (IF DIFFERENT TO APPLICANT)**

Name:			
Postal Address:			Postcode:
Telephone No. (H):	(W)		(M)
Fax No:	Email Address:		

**AMENDMENT CATEGORY**

Section 50 - Amendment to the application at request of the applicant before notice	Please tick relevant box	<input type="checkbox"/>
Section 57A - Amendments to application after notice of application is given		<input checked="" type="checkbox"/>

**AMENDMENT DETAILS:** List changes that are being applied for (more space overleaf) and highlight changes on corresponding plans if applicable – a copy of the plans must be submitted with this application.

INCREASED SET BACK TO BETHUNE ST, ADDITION OF WINDOWS, GARDEN BED, TIMBER CLADDING TO BETHUNE ST. CHANGE TO FENCE MATERIAL.

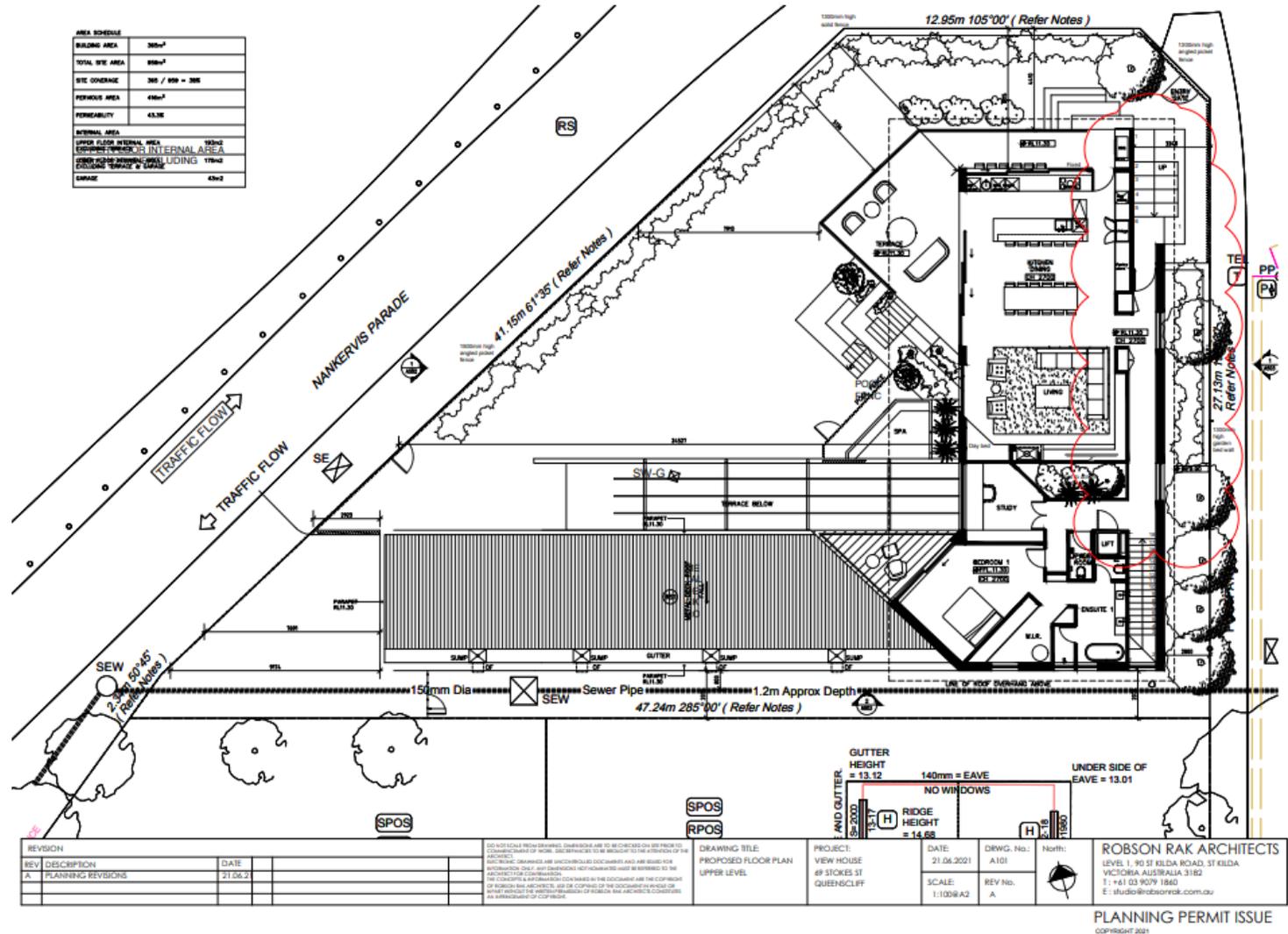
Does the amended proposal breach, in any way, a registered covenant, Section 173 Agreement or restriction on Title?  
 Yes  No  Not Applicable (no such covenant, section 173 agreement or restriction applies)  
 If yes, you should contact Council for advice as to how to proceed with the application. See reverse side for more information

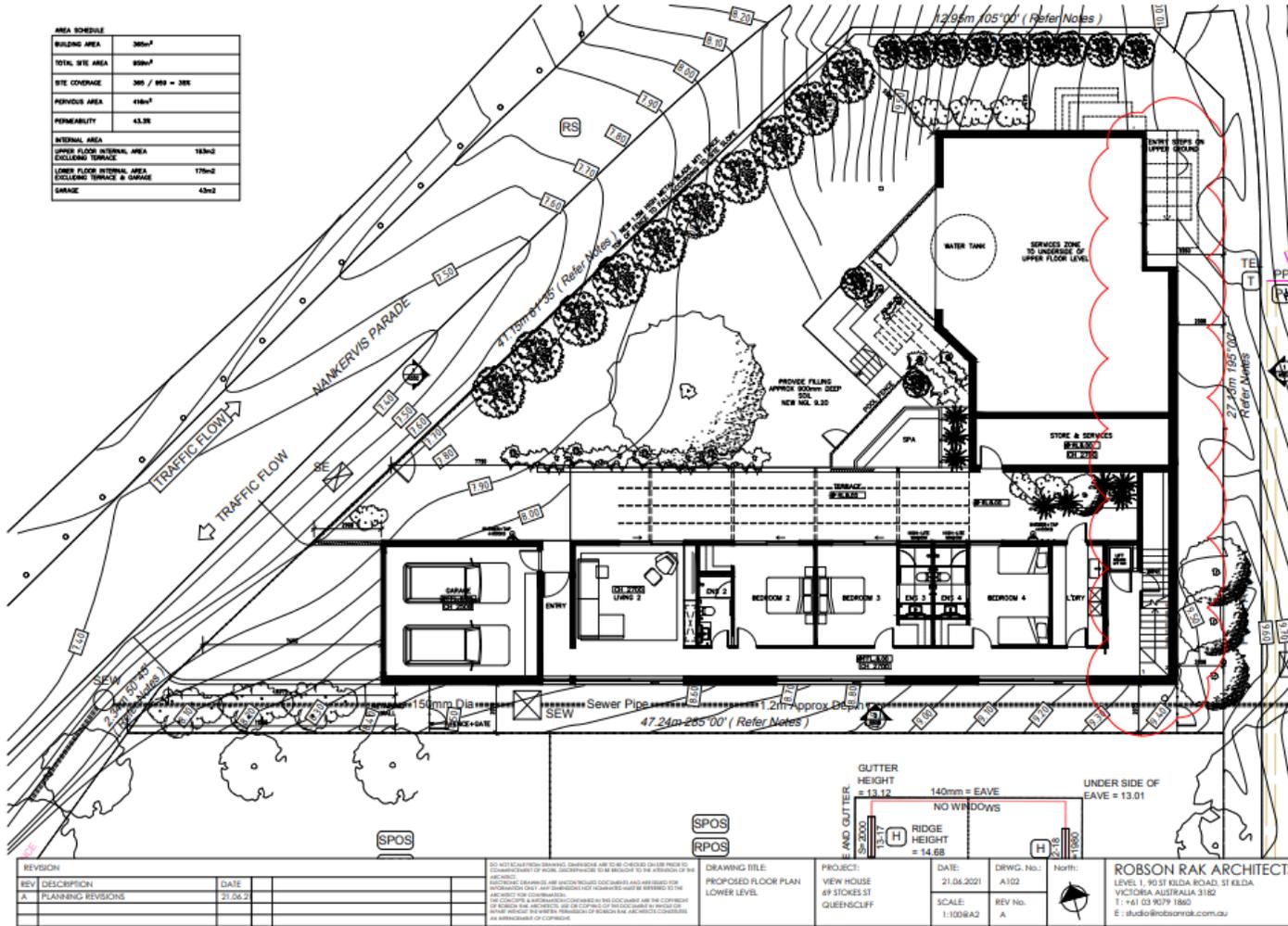
State the estimated cost of the proposed development. This is the total cost of the proposal including the amendments.  Unchanged from initial application  
 or: \$

Does the amended proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction)  
 If yes, an additional application fee may be required, please discuss with a Planning Officer prior to lodgement. Yes /  No

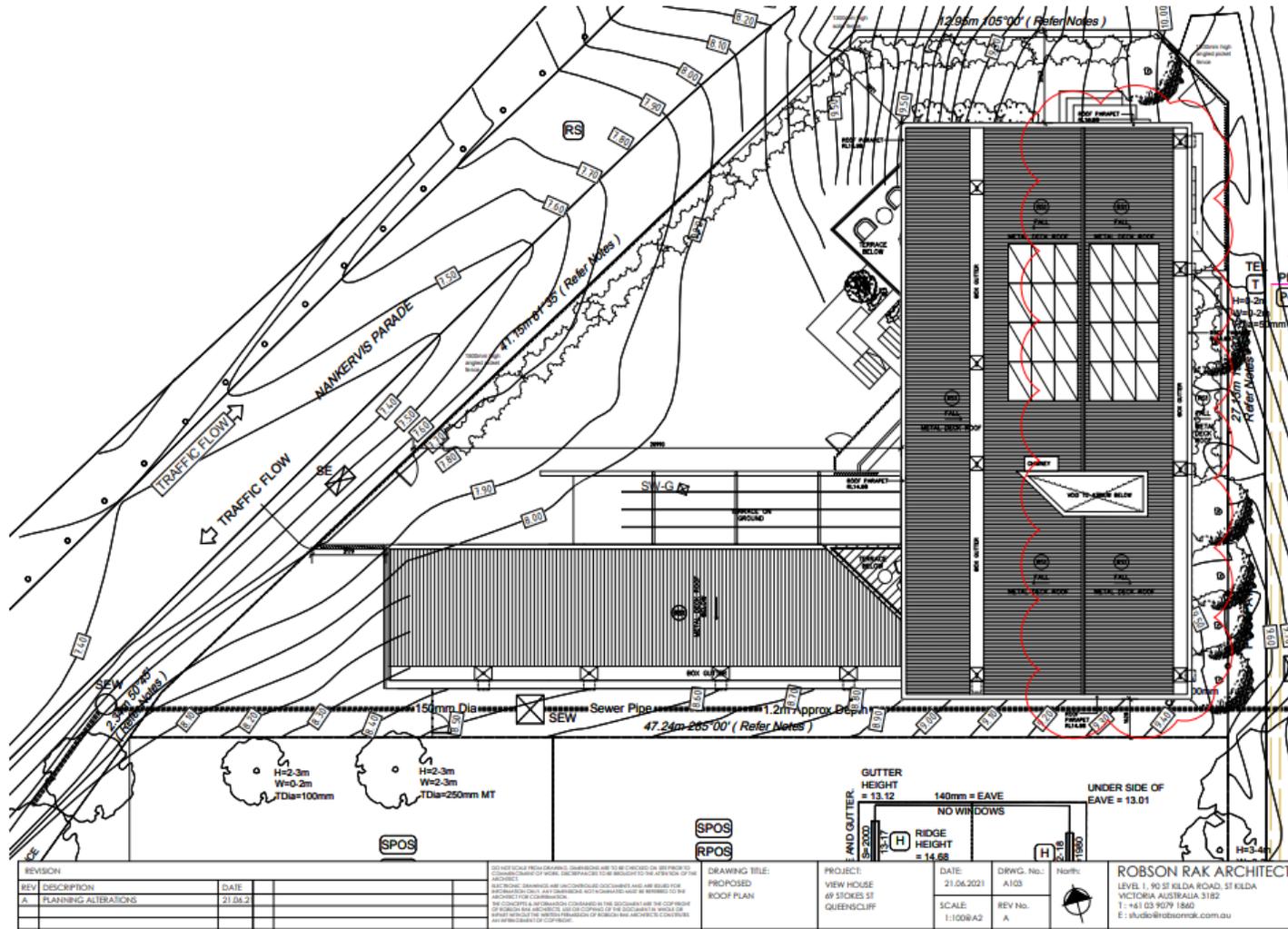
**DECLARATION:** This form must be signed. Complete box A, B or C.

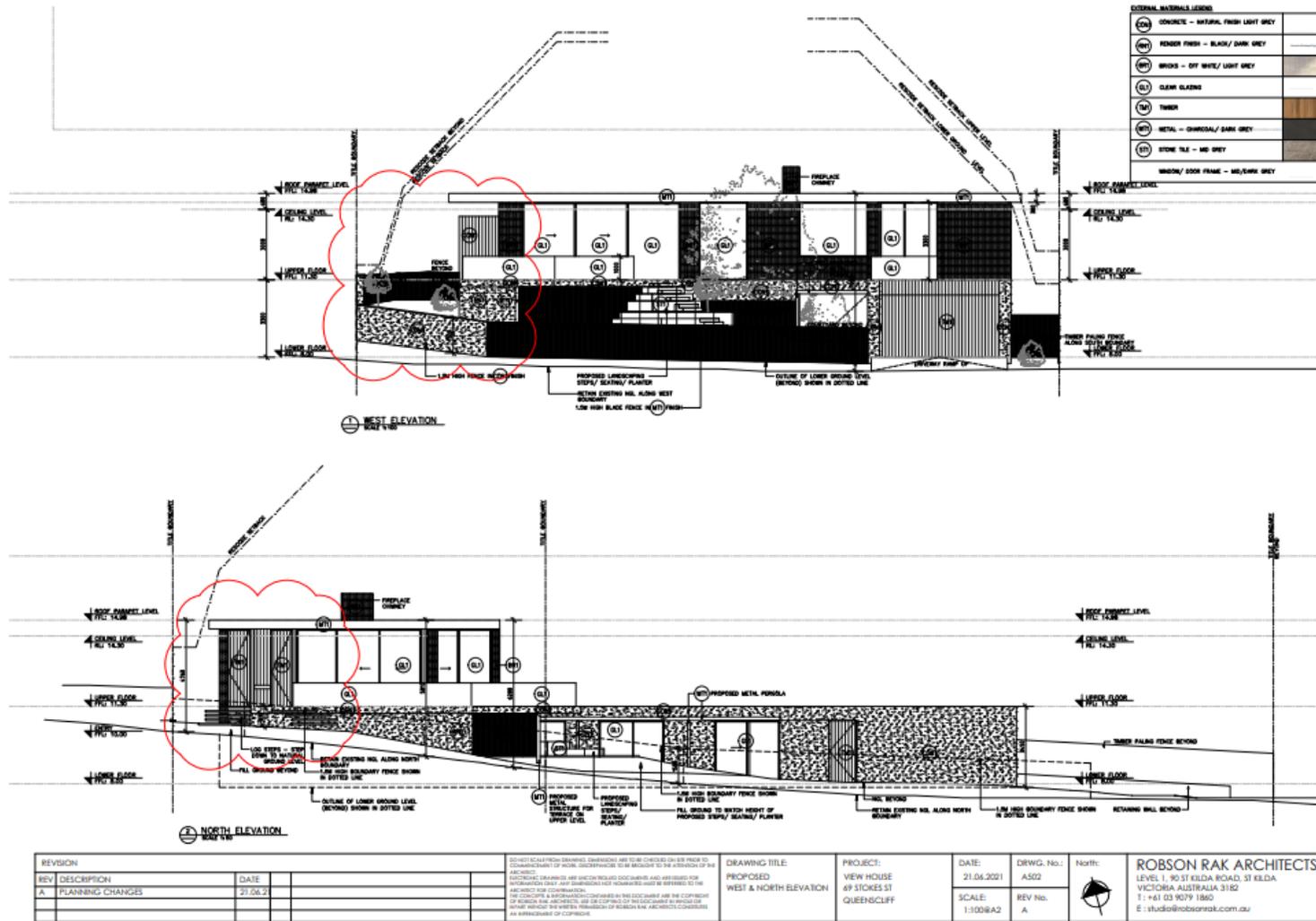
A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date:
B. I am the Owner of the land. I have seen this application. I/We the Applicant declare that all information given is true and correct.	Owner signature: Applicant signature:	Date: Date:
C. I / We the Applicant declare that I / We have notified the owner about this application and that all information given is true and correct.	Applicant signature:	Date: 21.6.21

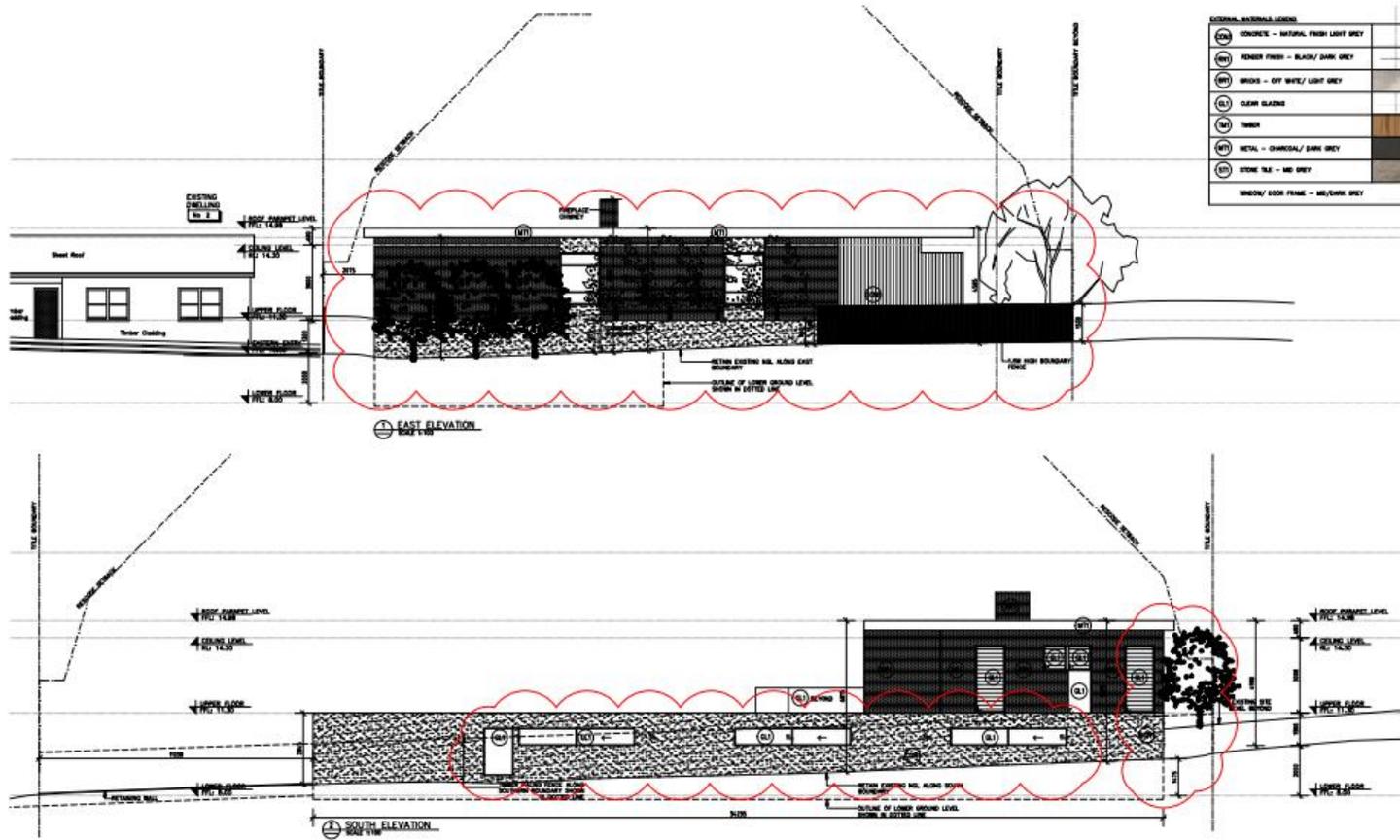




PLANNING PERMIT ISSUE  
 COPYRIGHT 2021







REVISION	DESCRIPTION	DATE	BY	CHECKED	DATE	BY	CHECKED	DATE	BY	CHECKED
A	PLANNING REVISIONS	21.06.21								

<p>ALL INFORMATION SHOWN, DIMENSIONS AND SCALE GIVEN ON THIS DRAWING IS TO BE CONSIDERED AS APPROXIMATE. DIMENSIONS TO BE SHOWN ON THE APPROVED ARCHITECTURAL DRAWINGS ARE TO BE USED FOR CONSTRUCTION AND NOT FOR CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING.</p>	<p>DRAWING TITLE PROPOSED EAST &amp; SOUTH ELEVATION</p>	<p>PROJECT: VIEW HOUSE 49 STOKES ST QUEENSLIFFE</p>	<p>DATE: 21.06.2021</p>	<p>DRWG. No.: AS03</p>	<p>North: </p>	<p>ROBSON RAK ARCHITECTS LEVEL 1, 90 ST KILDA ROAD, ST KILDA, VICTORIA AUSTRALIA 3182 T : +61 03 9079 1860 E : studio@robsonrak.com.au</p>
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VIEW FROM STREET  
N60° E74°



VIEW FROM NORTH EAST  
N60° E74°



VIEW FROM STREET  
N60° E74°



VIEW FROM SOUTH WEST  
N60° E74°



VIEW FROM STREET  
N60° E74°



VIEW FROM SOUTH EAST  
N60° E74°

REVISION		DATE	DESCRIPTION	SCALE	DRAWING TITLE	PROJECT	DATE	DRWG. No.	FORM	<b>ROBSON RAK ARCHITECTS</b> LEVEL 1, 90 ST KILDA ROAD, ST KILDA VICTORIA AUSTRALIA 3182 T: +61 03 9079 1860 E: studio@robsonrak.com.au
A	PLANNING REVISIONS	22.06.21		NIS	PROPOSED PERSPECTIVE VIEWS	VIEW HOUSE 69 STOKES ST QUEENSLIFFE	19.03.2021	A601	A	



**8. CLOSE OF MEETING**