06<sup>th</sup> October 2021 – rev. C

## SITE ANALYSIS REPORT

#### & DESIGN RESPONSE

- For: Alterations to the Existing Dwelling & Proposed Single-Storey Dwelling to the rear of the Existing Dwelling.
- AT: No. 11 Grant Avenue, Werribee VIC 3030

No. 11 Grant Avenue, Werribee VIC 3030

## **CONTENTS**

- 1) Site Analysis Report
- 2) Design Response
- 3) Development Summary

### 1) - SITE ANALYSIS REPORT

This report deals with the existing conditions of <u>No. 11 Grant Avenue, Werribee</u> and subsequently, the manner in which the application responds to the site analysis and the urban character of the locality and surrounding environs.

#### Neighbourhood Conditions.

The following points will give an explanation of the context of the neighbourhood.

- The pattern of the subdivision is generally of regular shapes
- The pattern of the development of the neighbourhood is residential and is reflected by sites of similar size and proportion as the subject site.
- There is a mixture of housing types and styles in the area and the majority of lots being single storey dwellings in the area.
- Dwellings are predominantly of brick external wall cladding with either hipped or gable tiled roofs with eaves.
- Architectural styles vary between 30 years of age to present.
- Existing developments are characterised by setbacks varying from 5.0m to 8.0m.
- Front yards are primarily lawns and shrubs.
- Side boundary fencing essentially consists of timber paling fences to a maximum height of 2.00 metres.

#### **Existing Site Conditions.**

The site is located at No. 11 Grant Avenue, Werribee on the west side of the road. It has a depth of 35.05 metres along both the north-western and south-eastern boundaries and a width of 15.24 metres along both the north-eastern (ie. street frontage facing 'Grant Avenue') and south-western boundaries. The total site area is 534.19 m2. Presently, the site has a single storey brick dwelling with a tiled hipped roof form located within it.

The site is relatively flat throughout. There are presently a few trees located on the site to the front of the Existing Dwelling within the front street setback facing 'Grant Avenue' and to the rear of the Existing Dwelling as shown on the attached plans. A Storm Water discharge point and sewerage point service the site.

Views from the site are limited due to the neighbouring dwellings.

Street parking is available on both sides of the street.

The street has predominantly single storey brick dwellings located within it. The dwellings date from the late 1970's, to the present, having varying architectural styles. Abutting the site on the north-west side is a single-storey brick dwelling with a flat metal roof form whilst on the south-east side is a single-storey brick dwelling with a tiled gabled roof form. There are predominantly brick dwellings with tiled hipped &/or gabled roofs throughout the street.

The site is well situated to accommodate more intensive residential development being afforded excellent access to a broad range of facilities including primary and secondary schools, sporting facilities, hospitals, shopping centres and strips, public transport and generous public open spaces.

Public transport.	<ul> <li>Buses along 'Greaves Street North' (400 mts)</li> <li>Werribee Railway Station (1.50 kms)</li> </ul>
Shops	<ul> <li>'Watton Street' Strip Shopping Centre (1.40 kms)</li> <li>Werribee Village Shopping Centre (1.65 kms)</li> </ul>
Public Open Space	- 'Quarbing Street' Reserve ( 400 mts ) - 'Eldan Drive' Reserve ( 100 mts )

Refer to Site Description & Neighbourhood Character Layout.

## 2) - <u>DESIGN REPONSE</u>

#### **Proposed Development**

#### **B1 – NEIGHBOURHOOD CHARACTER**

Following a detailed site analysis and a neighbourhood study, the design process went about maximising the natural attributes of the site.

The development is respectful of the neighbourhood character. The area is characterised by a diversity of architectural styles.

The design and alterations of the existing dwelling take advantage of the site constraints by way of reconfiguring the internal layout to re-position the internal living areas to obtain northern exposure throughout the middle hours of the day.

The design of the new dwelling to the rear of the existing dwelling is complementary to other forms of residential dwellings within the street. The use of brick and rendered external cladding and tiled hip roof forms will produce a character that will blend comfortably into the existing neighbourhood whilst retaining a theme of its own.

It is submitted that the design will make a positive contribution to the overall character of the neighbourhood by improving and enhancing the existing neighbourhood character.

#### **B2 – RESIDENTIAL POLICY**

The proposal is considered not to affect the amenities of any of the adjoining properties and is designed sympathetically to fit into the existing streetscape as the design is complementary to the single-storey nature of adjoining dwellings and also provides for an alternative mix of housing in the area.

#### **B3 – DWELLING DIVERSITY**

This standard is not applicable to this development as the objective of this standard refers to the development of more than 10 dwellings.

#### **B4 – INFRASTRUCTURE**

The surrounding area has been established for many years and will not require the provision of additional services to accommodate the proposal.

The proposed development takes advantage of existing physical and social infrastructure, ie. Shops, public transport and recreational parks. All services are available to the site and the design and layout provides sufficient space for services to be installed and maintained. An appropriate drainage system will be designed to suit the site.

The site is well situated to more intensive residential development being afforded excellent access to a broad range of facilities including primary and secondary schools, sporting facilities, hospitals, shopping centres and strips, public library, public transport and generous public open spaces.

Public transport.	<ul> <li>Buses along 'Greaves Street North' (400 mts)</li> <li>Werribee Railway Station (1.50 kms)</li> </ul>
Shops	<ul> <li>- 'Watton Street' Strip Shopping Centre (1.40 kms)</li> <li>- Werribee Village Shopping Centre (1.65 kms)</li> </ul>
Public Open Space	- 'Quarbing Street' Reserve ( 400 mts ) - 'Eldan Drive' Reserve ( 100 mts )

#### **B5 – INTERGRATION WITH THE STREET**

The layout of the development is such that it minimises the potential for any pedestrian and vehicular conflict.

There is existing vegetation at the front of the site facing 'Grant Avenue' which is to remain.

#### **B6 – STREET SETBACK & B7 – BUILDING HEIGHTS**

Street setback of the proposed dwelling is not applicable for this application.

All building heights including those along site boundaries meet the height requirements stipulated within rescode as all walls on boundaries will not exceed a wall height of 3.2 metres.

#### **B8 – SITE COVERAGE**

The standard specifies a maximum site coverage of 60% with 20% of the site to be permeable. The proposed site coverage is 40.50% which is well below the maximum required in the standard, which reflects the existing character of the neighbourhood and responds well to the features of the site.

#### **B9 – PERMEABILITY**

The proposal satisfies this standard as the area, which is permeable, is in excess of 20%, ie. 37.55%.

#### **B10 – ENERGY EFFICIENCY**

Existing site constraints due to the orientation of the allotment has provided for an alternate design to achieve res-code compliance to the existing dwelling via internal and external alterations to this dwelling.

External alterations are required to provide for the positioning of a driveway parallel to the south-eastern site boundary (ie. for vehicular access &/or movemenet to the rear of the site) whilst internal alterations are required to provide for north facing living areas to this dwelling making best use of natural ventilation, daylight and solar energy.

The private secluded open space area to the proposed dwelling is also well situated to achieve some form of northern exposure which will ensure the best use of natural ventilation, daylight and solar energy.

The living/family room area for the proposed dwelling has also been sited to achieve adequate sunlight, especially throughout the middle and afternoon hours of the day, thus achieving an energy efficient layout.

#### **B11 – OPEN SPACE**

There is no public open space proposed.

#### B12 – SAFETY

The proposed dwelling has been designed so that the entry area is viewable from the driveway.

#### **B13 – LANDSCAPING**

Consideration of existing site features and constraints of the site in terms of it's orientation results in the development responding well to the surrounding environment. There is adequate room on-site for the planting of significant trees and shrubs with ample sun exposure throughout the day contributing to the area. Refer to Landscaping Drawings.

#### B14 – ACCESS

The existing/proposed accessway allows for the ease of vehicle movement on site relative to each dwelling.

There will be no impact on pedestrian flow and the proposed layout will not impede on the traffic flow.

The existing crossover along the eastern corner of the site facing 'Grant Avenue' is to be removed and replaced with a new crossover in this location for both the existing and proposed dwellings which is to service vehicular movement for both these dwellings.

#### **B15 – PARKING LOCATION**

It is submitted that the objectives of this standard have been met. In particular, the car parking facilities (garages and/or carports) are all:

- Reasonably close and provide for convenience access to each respective dwelling.
- Are all secure.
- Are all designed to allow for safe and efficient movements within the development.

#### **B16 – PARKING PROVISIONS**

Refer to Statement at the end of the Report.

#### **B17 – SIDE AND REAR SETBACKS**

Setbacks to side and rear boundaries have been adopted where required to respect the existing neighbourhood character and limit the impact on the existing and adjoining dwellings.

Setbacks are in accordance with the requirement of this standard.

#### **B18 – WALL ON BOUNDARIES**

The proposed dwelling's enclosed garage has been located along part of the south-eastern site boundary abutting the adjoining private open space area of 'No. 9 Grant Avenue, Werribee'.

This wall will provide no interference with the adjoining dwelling and its' windows as the proposed garage has been located well away from the adjoining dwelling to the southern side.

#### **B19 – DAY LIGHT TO EXISTING WINDOWS**

Daylight to existing adjoining habitable rooms will not be impaired as a result of the proposed dwelling.

#### **B20 – NORTH FACING WINDOWS**

The proposed dwelling including garage will provide no interference with any adjoining north facing windows.

#### **B21 – OVERSHADOWING OPEN SPACE**

The proposed dwelling has been designed and located on the site with adequate setbacks and distances so as not to cause any significant overshadowing of existing and proposed secluded private open space areas including adjoining secluded private open space areas. Refer to Shadow Drawings.

#### **B22 – OVERLOOKING**

To achieve a satisfactory living environment it is recognised that there needs to be visual and acoustic privacy for residents and neighbours. The privacy and amenity issues to both the adjoining properties and future occupants of the dwellings have been considered in the design of the development.

Overlooking is not considered to be an issue within this proposal as the proposed dwelling is of single-storey in nature.

#### **B23 – INTERNAL VIEWS**

Prevention of views into the secluded private open space areas and habitable room windows of adjoining dwellings and dwellings within the same development have been exercised in the design by carefully locating windows. It is submitted that the proposed design meets the objective of this standard.

#### **B24 – NOISE IMPACT**

Care will be exercised in the location of any future air conditioning units and heating devices so that adjoining residents will not be affected.

#### **B25 - ACCESSIBILITY**

The proposed dwelling has been designed with consideration for the needs of people with limited mobility. Floors levels have been kept to a minimum.

#### **B26 – DWELLING ENTRY**

The entry to the proposed dwelling has been designed to be visible and easily identifiable from the proposed driveway as visitors enter the site.

#### **B27 – DAY LIGHT TO NEW WINDOWS**

The proposed dwelling has been designed in such a way that all habitable windows face an outdoor area large enough to provide sufficient daylight to these windows.

#### **B28 – PRIVATE OPEN SPACE**

The secluded private open space areas for both the existing and proposed dwellings have been designed with good connection to the internal living areas of these dwellings.

In providing for private open space, special consideration was given to the outlook of the area, sunlight, relationship to the dwelling and living area, dimensions to adjacent walls and fencing and its landscape treatment.

It is felt that the private open space areas to both the existing and proposed dwellings are both adequate in terms of their areas and functional in terms of their amenities and privacy.

#### **B29 – SOLAR ACCESS TO OPEN SPACE**

The private open space areas to both the existing and proposed dwellings have been designed to achieve northern orientation. The solar access to these dwellings are considered satisfactory, thus meeting the objective of this standard.

#### **B30 – STORAGE**

There is adequate room on-site for the provision of a storage area in accordance with the objective of this standard.

#### **B31 – DESIGN DETAIL**

The design of the proposed dwelling is complimentary to other forms of residential dwellings in the street. The design endeavoured to compliment the existing mix of styles of architecture within the area, rather than mimic the design of the prominent housing type.

Aspects of the diverse housing types within the area have been selected and combined together to produce a character that will blend comfortably into the existing neighbourhood whilst retaining a theme of its own.

#### **B32 – FRONT FENCES**

There is an existing 2.0 metre high treated timber fence along the full frontage of the site which is to be removed and replaced with a new 1.0 metre high treated timber fence facing 'Grant Avenue'.

#### **B33 – COMMON PROPERTIES**

The only common land proposed for this development is that of the existing/proposed driveway parallel to the south-eastern site boundary which is to service vehicular movement throughout the site.

#### **B34 – SITE SERVICES**

Both the existing and proposed dwellings have adequate room to accommodate open air drying facilities, which would not be visible from the street. Furthermore, the mailboxes for the existing and proposed dwellings will be well designed and located in such a way as to provide convenient access for the residents and employees of Australia Post.

## **DEVELOPMENT SUMMARY**

#### Site Particulars

No. of Dwellings	1 No. Existing Single-Storey Brick Dwelling &
-	1 No. Proposed Single-Storey Brick/Rendered Dwelling

#### Site Areas

Site Area	534.19 sq/m
Total built-up Area	216.37 sq/m
Site Coverage	40.50%

#### **Existing Dwelling**

Ground Floor Area	92.27 sq/m
Porch	6.38 sq/m

## **Proposed Dwelling**

Ground Floor Area	91.16 sq/m
Proposed Porch	2.28 sq/m
Proposed Garage	24.28 sq/m

## 1. Clause 52.06 (Car Parking) Assessment

Pursuant to Clause 52.06 (Car Parking) of the Wyndham Planning Scheme the proposal must provide:

- One car space per two bedroom dwelling.
- Two car spaces per three bedroom dwelling.
- Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single car space and 5.5 metres wide for a double car space measured inside the garage &/or carport.
- Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

In regards to accessways, they must be:

- At least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.

An assessment of the proposal demonstrates that compliance has been achieved with Clause 52.06 (Car Parking) of the Wyndham Planning Scheme in the following ways:

- One car space is provided for each of the Existing & Proposed Dwellings ie. 2 bedroom dwellings.
- The single space garage achieves dimensions 6 metres long x 3.5 metres wide internally clear of any obstructions.
- The single space carspace achieves dimensions 4.9 metres long x 2.6 metres wide.
- One car space is provided undercover where a single space garage &/or carport is proposed for a three bedroom dwelling.
- The driveways are 3 metres wide.

In regard to traffic generation, it is submitted that the proposal can be adequately accommodated within the surrounding street network. The site layout provides an appropriate design for this form of development. Vehicle access and car parking for the development provides access widths and car space dimensions of sufficient size to allow safe and efficient movements within and externally from the site, in accordance with Clause 52.06.

No. 11 Grant Avenue, Werribee VIC 3030



TransactionID:	1244313							
Municipality:	WYNDHAM (South West of Skeleton Creek)							
Rainfall Station:	WYNDHAM (Sout	WYNDHAM (South West of Skeleton Creek)						
Address:	11 Grant Avenue							
	Werribee VIC							
	VIC	3030						
Assessor:	Liden Design Grou	qu						
Development Type:	Residential - Dwel	ling						
Allotment Site (m2):	534.19							
STORM Rating %:	100							
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)		
Existing Dwelling - Roof Area into Water Tank	115.40	Rainwater Tank	2,500.00	2	102.70	96.90		
Proposed Dwelling - Roof Area into Water Tank	90.00	Rainwater Tank	2,500.00	2	121.80	96.40		
Existing Porch	6.38	None	0.00	0	0.00	0.00		
Driveway	17.50	None	0.00	0	0.00	0.00		

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> Arborícultural C PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however ABN 92 600 519 479 are the most recent version as at the date shown below:

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# **Tree Assessment**

Client:

Site: 11 Grant Av, Werribee 3030

Date of Inspection: 23 August 2021

Report prepared by: Joe Kellett (Adv. Cert. Arb. & Dip. App. Sc. (Arb.))

**Brief**: Inspect the trees growing adjacent to 11 Grant Av, Werribee 3030, report on their health and structure, in regard to a proposed building development in the rear garden of this property.

# WYNDHAM CITY COUNCIL Town Planning Advertised Documents

Plan: 14 of 26

## Introduction

I inspected the trees from ground level using non-invasive methods. Trees of 3.5 pLEASE NOTE: The plan/s that are being provided to you metres in height and above have been detailed in the sease methods. Trees of 3.5 pLEASE NOTE: The plan/s that are being provided to you metres in height and above have been detailed in the sease methods. The plan/s that are being provided to you (Hei.) was estimated, the width (Wid.) is an average of the interthy south and the shown below: east/west axis, given in metres [m]. Trunk diameter at breast beight (DBH)/was measured at 1.4 m above ground level, unless otherwise stated; it is given in centimetres [cm]. All data is presented in the table 'Observations of Trees'. This includes the following headings: 'Hea.' meaning health, 'Stru.' refers to the trees structure and 'ULE': Useful Life Expectancy (further illustrated in Appendix 1), and 'Ret. Val.' is for the Retention Value of the tree as per council specifications. Appendix 1 at the end of this document explains tree characteristics such as age, health and structure. Appendix 2 is a plan with tree positions marked in relation to the proposed existing and new house. Appendix 3 gives details of my credentials and experience. Appendix 4 contains some photos of the trees detailed in this assessment.

The 'Tree Protection Zone' (TPZ) was calculated using the methodology described by Harris, Clark & Matheny (1999). This figure reads as a radius in metres from the trunk of the tree, to protect parts of the tree above and below ground. This corresponds with the current Australian Standard for trees on building sites. Some encroachment into this area is possible though it could be detrimental to the long-term health of a tree. It is recommended that a qualified arborist supervise any encroachment into tree protection zones.

## Site

This is a rectangular shaped property, facing east onto Grant Avenue. There are no significant trees growing in the neighbouring properties, that would be directly impacted by this building proposal on this property. There are no trees growing on the property proposed for development. All necessary trees have been detailed here.

## Discussion

Due to site restrictions, it is often not possible or reasonable to retain all trees during a development. A realistic alternative is to select the more significant, healthy trees in good condition and protect these well; rather than trying to retain all trees and decreasing the quality of their protection (Matheny & Clark 1998).

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Plan: 15 of 26

## **Observations of Trees**

											DI EACE MOTE: The plan (a that are being previded to you
Tree	Botanical Name	Age	Hei.	DBH	TPZ	SRZ	ULE	Hea.	Stru.	Ret.	Comments Mative ence Explains that are being provided to you
No.			x	(cm)	(m)	(m)				Val.	Building Envelopee the mesoundary rsion as at the date shown below:
			Wid.								Date Plans Provided: 13/10/2021
1	Viburnum tinus	М	3.7x	14	2	1.5	Med	Fair	Fair	Low	Exotic large shrub. 0.35 to b. Close to
			4.2								BE. Retain
2	Ligustrum	М	7.8	46	5.5	2.4	Short	Fair	Fair	Low	Exotic, 0.25m to b. Close to BE. Cut back to
	lucidum CV		X7.3								boundary. Retain
3	Nerium oleander	М	3.5x	5	2	1.5	Short	Poor	Fair	Low	Exotic weed. Suppressed 0.7m to b.
			1.3								Clear of BE
4	Melaleuca	М	5.7x	27	2.2	1.9	Short	Poor	Fair	Med	Native hybrid 1.1m to b. Dead wood throughout
	bracteata		3.8								canopy. Clear of BE. Retain
	CV										
5	Prunus cerasifera	Y	2.6x	1	2	1.5	Med	Fair	Good	Med	Exotic in street, close to north boundary. Clear of
	CV		1.1								BE. Retain

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Plan: 16 of 26

Tree Protection Zones can be breached, thou gh it is recommended that any work PLEASE NOTE: The plan/s that are being provided to you within the TPZ be monitored and managed by are damaged or have to be removed should be repair. Supervision by an arborist can prevent catastrophice accidental damage to trees simply by making construction workers aware of the sensitivity of tree roots and methods of avoiding impact with them.

All pruning recommended is to be carried out to Australian Standards, 2007 'Pruning of Amenity Trees' AS4373-2007. This work should be supervised or carried out by a qualified arborist.

## **Trees Proposed for Removal**

No trees have been marked for or require removal to allow this proposal to proceed as it has been presented here.

## Trees to Be Retained

Trees marked for retention are generally of good health and structure and have a greater impact on the wider landscape. Buildings and other infrastructure may be located within tree protection zones, at the discretion of the consulting arborist.

Tree 1 is a *Viburnum tinus* (Viburnum), this large shrub is growing 0.35 of a metre inside the neighbouring property to the south. It is opposite an established concrete driveway, that abuts this boundary. The proposal has a new concrete driveway mirroring the existing one. This large shrub will therefore not be impacted by this proposal. When the concrete is being removed, it should be lifted carefully with machinery. Once the soil under the concrete is exposed, no machinery must be allowed to move through this area. The concrete driveway must be the last area to be cleared. The soil can then be covered with a geotextile material and 7cm of wood chip placed over the top. This will create an area where people can move through, until the new driveway has been installed.

Tree 2 is a *Ligustrum lucidum* 'Aureovariegatum' (Variegated Privet), this hybrid has partially returned to its evergreen from. This allows this tree to then produce huge amounts of berries that contain numerous seeds spread by birds. This form is a problematic weed in our urban landscape, due to its rapid spread though areas and overwhelming unkempt gardens and areas. This tree is grown council opposite to a concrete pad, that fills this side of the property, between the boundary and the old swimming pool. There is pool infrast Activities of the property.

Plan: 17 of 26

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here, with weeds covering most of it. This proposal has a light weight garage replacing the concrete slab and the pool is  $t_{\phi}$  be filled in to allow the new house to be built. There is to be no trenching along the being along the being provided to you along the being along of it. The boundary wall is to be constructed using the man de and the set of piers are to be hand dug by or closely supervised by the appropriate a participation of the propriet of the pr roots of 3.5cm in diameter or larger are encountered, the pier hole must be relocated away from those roots, to fully protect them from any impact. The initial 45cm of soil will be hand dug; if there is a need for deeper support for these piers, 'screw-piles' can be used under the piers; these can be installed using mechanical means, closely supervised by the project arborist. The boundary wall is then supported by the piers. The concrete pad must be carefully removed, once the soil is exposed no machinery is allowed to move through this area of the TPZ of this tree. If the concrete slab requires a footing, it must be designed as a 't' or reverse 'C' type footing; preventing the need for any trenching within 2.2 metres of this boundary. A footing along the east end of the slab, west end of slab and north side. This will require an engineer to design the footings to ensure the slab and garage can be built and the neighbours' tree protected. All works inside the TPZ of this tree will be closely supervised by the project arborist.

This tree has been cut back severely to the fence line of this property. These large cuts are 'lopping cuts', they are not at appropriate positions. These cuts should be re-visited to placed them at more appropriate positions, at junctions and at correct angles, to promote the best possible response from this tree. All remaining evergreen leaves are to be pruned out, to prevent this tree from returning to the weedy characteristics of the evergreen form. This tree has reached its expected size in this position, as it is maturing. With the close supervision of the project arborist, the appropriate design of the proposed garage in side its TPZ, this tree can be retained in this position and not be adversely impacted by this proposal.

Tree 3 is a *Nerium oleander* (Oleander), this is an exotic weed in our urban landscape. This tree has been severely suppressed by Tree 2; now that Tree 2 has been severely cut back to the boundary, it has opened up this area to more sun light. It is set 0.7 of a metre from this boundary; it is clear of the works. As its roots would not have been able to compete with the roots of Tree 2 and spread in this property. It therefore should not be seen as an impediment to the approval of a good building design.

Town Planning Advertised Documeŋts

Plan: 18 of 26

Tree 4 is a *Melaleuca bracteata* 'Revolution Cold', this modest size native hybrid is growing 1.1 metres inside the neighbouring provided by the stately is provided to you prover by the stately is provided by the state stately is provided by the state state is provided by the state state state is provided by the state state state state states and by the state state state state state states at the state state state state state states at the state st

Tree 5 is a *Prunus cerasifera* (Wild Plum), this small exotic has been recently planted in the street, as part of a streetscape upgrade. It is positioned close to the north boundary, well clear of the proposed works. It will require temporary protective fencing around it, to isolate of from the works and fully protect it from any impact. With these conditions closely adhered to, this tree will not be impacted in any way.

Methods that must be used and closely adhered to, to fully protect trees on and adjacent to building sites include:

- Employing a suitably qualified (Level 5 or above) project arborist to oversee all works in and around Tree Protection Zones (TPZ) of Trees 2 and 3.
- Suspended walls, using pier and beam construction inside a TPZ of Tree 3.
- Hand digging footings for piers inside a TPZ of Tree 3.
- Use of cantilevered slabs over TPZ of Trees 2 and 3 to reduce the possible impact of the incursion into those areas.
- All services must be routed outside 'Tree Protection Zones'. If there is no alternative to passing through the protection zone, the consulting arborist and local authority must be advised in writing on the need for boring beneath root zone.
- Tree Protection Zone for Tree 5 is to be fenced off with a 1.8 metres high temporary cyclone wire fence prior to the commencement of any works; clearly marked with signs indicating it as an exclusion zone.
- The fenced protection zones for retained trees are to be set outside the critical root zone and should incorporate the maximum amount of optimal root zone. This will be done in consultation between the consulting arborist and site manager.

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Plan: 19 of 26

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- Under no circumstances is a Tree Protection Zone to be used for any purpose which may the consent of the consulting arborist.
- Under no circumstance is there to be Zone (SRZ).
- No storage of building materials, waste or excess Date Rains Pioleta 13710/2021 Protection Zone.
- No digging, trenching or other soil disturbance is allowed in the fenced area. This includes washing of tools or equipment or allowing the residue of any cleaning to wash into this zone.
- No fittings or fixtures are to be attached to the trees, including temporary services, wires, nails or screws during the construction phase of development.
- The Tree Protection Zone is to be mulched and irrigated to ensure the water needs of each tree during construction.

## Conclusion

There are no significant trees in neighbouring properties that would be directly affected by this building proposal on this property. The protection methods detailed in this report will ensure there is no impact to the roots of these trees. This and the close supervision by the project arborist will ensure they can be isolated from impact and their health maintained now and into the future.

# References

Australian Standard. 2007 <u>Pruning of Amenity Trees</u> AS4373-2007. Standards Australia.

Australian Standard 2009 <u>Protection of trees on development sites.</u> AS 4970-2009

Harris R. Clark J. & Matheny N. 1999. <u>Arboriculture</u> Third Edition. Prentice Hall.

Matheny N. & Clark J. 1998 <u>Trees and Development</u> International Society of Arboriculture.

WYNDHAM CITY COUNCIL Town Planning Advertised Documents

Joe Kellett Arboriculture: 2021 Tree Assessment: 11 grant Av, Werribee 3030

Plan: 20 of 26

Appendix 1	TREE DESCRIPTORS	This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.		
AGE		PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however.		
Category	Description	they are the most recent version as at the date shown below:		
Young (Y)	Juvenile or recently planted tree			
Semi-mature (S)	Tree is actively growing.	Date Plans Provided: 13/10/2021		
Mature (M)	Tree has reached expected size	in situation.		
Senescent (Sen)	Tree is over mature and has sta	rted to decline.		
Health				
Category	Description			
Good	Foliage of tree is entire, with go	ood colour, very little pathogen damage and		
	of good density. Growth indicat	ors are good e.g., extension growth of twigs		
	and wound wood development.	There is minimal or no canopy dieback.		
Fair	Tree is showing one or more of the following symptoms: $<25\%$ dead wood,			
	foliage generally with good cold	our, though some imperfections may be		
	present. Minor pathogen damag	ge present, with growth indicators such as		
	leaf size, canopy density and tw	vig extension growth typical for species in		
	this location.			
Poor	Tree is showing one or more of	the following symptoms :> 25% dead wood,		
	canopy dieback is observable, c	liscoloured or distorted leaves. Pathogen is		
	present, stress symptoms are o	bvious e.g., small leaf size or small twig		
	extensions; these could lead to	decline of specimen.		
Dying or Dead	Tree is in severe decline with g	reater than 55% dead wood; very little foliage		
	that could mostly be epicormic	shoots or no twig extension.		

## Structure

Description	
Trunk and scaffold branches show good tape	r and attachment with minor or
no structural defects. Tree is a good example	of the species with a well-
developed form showing no obvious root pes	ts or diseases.
Tree shows some minor structural defects or	minor damage to trunk e.g.,
bark missing, cavities could be present. Minir	nal damage to structural roots
could be seen as typical for this species.	
There are major structural defects, damage to	o trunk or bark missing. Co-
dominant stems could be present, likely poin	t of branch failure, girdling or
damaged roots obvious and structurally prob	lematic.
Tree is an immediate hazard with potential to	fail; this should be rectified as
soon as possible.	
	WYNDHAM CITY COUNCIL
	Description Trunk and scaffold branches show good tape no structural defects. Tree is a good example developed form showing no obvious root pes Tree shows some minor structural defects or bark missing, cavities could be present. Minin could be seen as typical for this species. There are major structural defects, damage to dominant stems could be present, likely poin damaged roots obvious and structurally prob Tree is an immediate hazard with potential to soon as possible.

Joe Kellett Arboriculture: 2021 Tree Assessment: 11 grant Av, Werribee 3030

Plan: 21 of 26

**Town Planning Advertised Documents**  

# **Useful Life Expectancy – ULE**

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PLEASE NOTE: The plan/s that are being provided to you

Long ULE: Trees that appear to be retainable with a may contain the set of th they are the most recent version as at the date shown below: than 40 years.

- Structurally sound trees located in positions that can accommodate future growth.
- 2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
- 3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE (Med.): Trees that appear to be retainable with an acceptable level of risk for 15-

40 years.

- 1. Trees that may only live between 15–40 years.
- 2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
- **3.** Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
- 4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

**Short ULE:** Trees that appear to be retainable with an acceptable level of risk for 5–15 years.

- 1. Trees that may live for 5-15 years.
- 2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
- 3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
- 4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

**Remove (Rem.):** Trees with a high level of risk that would need removal within the next 5 years.

- 1. Dead Trees.
- 2. Dying or suppressed and declining trees through disease or inhospitable conditions.
- 3. Dangerous trees through instability or recent loss of adjacent trees.
- 4. Dangerous trees through structural defects including decay, included bark, wounds or poor form.
- 5. Damaged trees that are considered unsafe to retain.
- 6. Trees that will become dangerous after removal of other trees for the above reasons.

# WYNDHAM CITY COUNCIL **Town Planning Advertised Documents**

Plan: 22 of 26



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# Professional Qualifications & Affiliations

- Advanced Certificate of Arboriculture
- Diploma of Applied Science (Arboriculture)
- Date Plans Provided: 13/10/2021

PLEASE NOTE: The plan/s that are being provided to you

may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Member International Society of Arbor culture

## **Professional Experience**

2010 – present	Director of Joe Kellett Arboriculture; Sessional instruction
	at Melbourne Polytechnic in Arboriculture training
1986 - 2010	Director, Assured Tree Care, Pty ltd. Sessional instruction
	and teaching at Burnley College and Northern
	Metropolitan College of TAFE.
1984 - 1986	Arborist, Heidelberg City Council.
1982 - 1984	Trainee Arborist, Rivett Enterprises.

## Areas of Expertise

- Management of trees in the urban environment, including environmentally and historically significant trees.
- Pruning, planting and transplanting of trees.
- Assessment of trees including risk (hazard) assessment, suitability for retention and in areas of proposed building development.
- Preparation of written tree reports for planning applications to local authorities.

# Expertise to prepare this report

My experience includes the provision of tree assessments for both building permit applicants and objectors. All information contained within this report pertaining to the mentioned trees in relation to this property are within my expertise as an arborist. I believe that this report is complete and accurate in every respect.

# Facts, matters and assumptions relied upon

- Inspection of subject site.
- Inspection of the trees, using non-invasive methods of data collection from ground level.
- Viewing of plans of proposed building.

WYNDHAM CITY COUNCIL Town Planning Advertised Documents

Joe Kellett Arboriculture: 2021 Tree Assessment: 11 grant Av, Werribee 3030

Plan: 24 of 26



Photo A shows Tree

1 a *Viburnum tinus* (Viburnum) as seen from the east. This large exotic shrub has reached its full size in this position, 0.3 of a metre from this boundary. The existing concrete driveway an be seen along this southern boundary, with debris stacked on it.



🌬 Photo B shows Tree 2 a

*Ligustrum lucidum* CV (Variegated Glossy Privet) as seen from the north east. The area where the proposed garage is to be installed is a concrete pad, with pool infrastructure in position. The black arrow indicates Tree 3 a *Nerium oleander* (oleander), this exotic weed has been suppressed and has just survived under the canopy

Town Planning Advertised Documents

Joe Kellett Arboriculture: 2021 Tree Assessment: 11 grant Av, Werribee 3030

Plan: 25 of 26

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Date Plans Provided: 13/10/2021

Photo C shows Tree 4 a

*Melaleuca bracteata* 'Revolution Gold', this native hybrid is positioned well clear of the proposed building envelope and would not be adversely impacted by it. There must be no trenching or excavation of the exiting soil level inside its TPZ within 1 metre of this boundary.



Photo D shows Tree 5 a Prunus cerasifera (Wild

Plum) as seen from the south east. This young street tree will require temporary fencing around it, to isolate it from the works area and fully protect it from any impact.

WYNDHAM CITY COUNCIL Town Planning Advertised Documents

Joe Kellett Arboriculture: 2021 Tree Assessment: 11 grant Av, Werribee 3030

Plan: 26 of 26