Planning Enquiries
Phone: 03 9205 2200
Web: http://www.hume.vic.gov.au

Office Use Only

Application No.: Date Lodged: / /

Application for Planning Permit

If you need help to complete this form, read How to complete the Application for Planning Permit 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*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

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

Clear Form

The Land

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

Street Address *

Unit No.: | St. No.: 32 | St. Name: Katunga Crescent

Suburb/Locality: BROADMEADOWS | Postcode: 3047

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 1022 (●) Lodged Plan ( ) Title Plan ( ) Plan of Subdivision No.: 97152

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

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.

(2) **For what use, development or other matter do you require a permit? ***

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Select the focus of this application and describe below: Other

Construction of two (2) dwellings to the rear of the existing dwelling

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

(3) **Estimated cost of development for which the permit is required ***

Cost $ 930000

You may be required to verify this estimate.
Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

4 **Describe how the land is used and developed now** *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling

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

Title Information

5 **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive 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', eg. restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:

[redacted]

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

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

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

Name: Same as applicant ☑

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

7. **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: 28 May 2025 day / month / year

Need help with the Application?

If you need help to complete this form, read How to complete the Application for Planning Permit form
General information about the planning process is available at www.delwp.vic.gov.au/planning

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.

8 Has there been a pre-application meeting with a Council planning officer?

- (•) No
- ( ) Yes

If yes, with whom?:

Date: day / month / year

Checklist

9 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.

- [x] 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 (eg traffic, noise, environmental impacts).
  - [ ] If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- [ ] Completed the relevant Council planning permit checklist?
- [ ] Signed the declaration (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

URBAN FIELDS CONSULTING

[redacted]

Dear Daniella

Response to further information – Council Engineering concerns
Planning Application P26683
Development of the land for multiple dwellings at the rear of the existing dwelling
32 Katunga Cres, Broadmeadows

We continue to act on behalf of the land owner in respect to the above site.

We appreciate your regular updates on the application and referral advice from internal departments. We also recognise and thank you for the timely handling and management of the application.

Following your email of last week, the building designer has reviewed the comments flagged by Council's traffic engineers and have updated the plans. Please find attached 'concept plans' which make the following amendments as requested:

1. **Accessway to Dwelling 1 increased to a minimum width of 3m.**

Refer to Dwg no. TP02. The accessway to Dwelling 1 off the common driveway his provided with a minimum width of 3m.

2. **Tandem parking space to Dwelling 1 to be line marked.**

Refer to Dwg no. TP02. The plan has been updated to illustrate box line marking of the 2nd car parking space, located 500mm behind the undercover 'carport space.

3. **Access width to Dwelling 1 carport increased to 3.2m.**

Refer to Dwg no. TP02 & TP06. The plan has been updated, slightly repositioning the post of the carport to increase the access width off the driveway.

4. **Reduction in the gradient of the driveway to 25%.**

Refer to Dwg no. TP02. Slope arrows and spot levels have been illustrated on the drawings to show the driveway does not exceed 1:4 (25%) slope and has appropriate transitions into garages. Accordingly, no alteration has been made to the levels of garage 3.

We believe that the above response and amended plans address the concerns raised by Council's engineering unit.

With the completion of public notice, we would appreciate if you could forward any submissions received against the application for our review and response.

Should you have further questions of the content of the above response or attached documentation, I invite you to contact our office at admin@urbanfieldsgroup.com.au or 0407 871 645.

Yours faithfully

Robert Shatford
Director
URBAN FIELDS CONSULTING

Encl: Attach B – Application Plans (v4)

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

VOLUME 09110 FOLIO 335

Security no : 124124711631H
Produced 23/05/2025 09:18 AM

LAND DESCRIPTION

Lot 1022 on Plan of Subdivision 097152.
PARENT TITLE Volume 08864 Folio 869
Created by instrument LP097152 21/10/1975

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP097152 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**LP097152**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**23/05/2025 09:18**

LP 97152

EDITION 2

APPROVED 15/10/72

2 SHEETS
SHEET 1

PLAN OF SUBDIVISION OF
PART OF CROWN PORTIONS 10 & 14
AND PART OF FORMER GOVERNMENT ROAD
PARISH OF WILL WILL ROOK
COUNTY OF BOURKE

VOL.8864 FOL.869

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

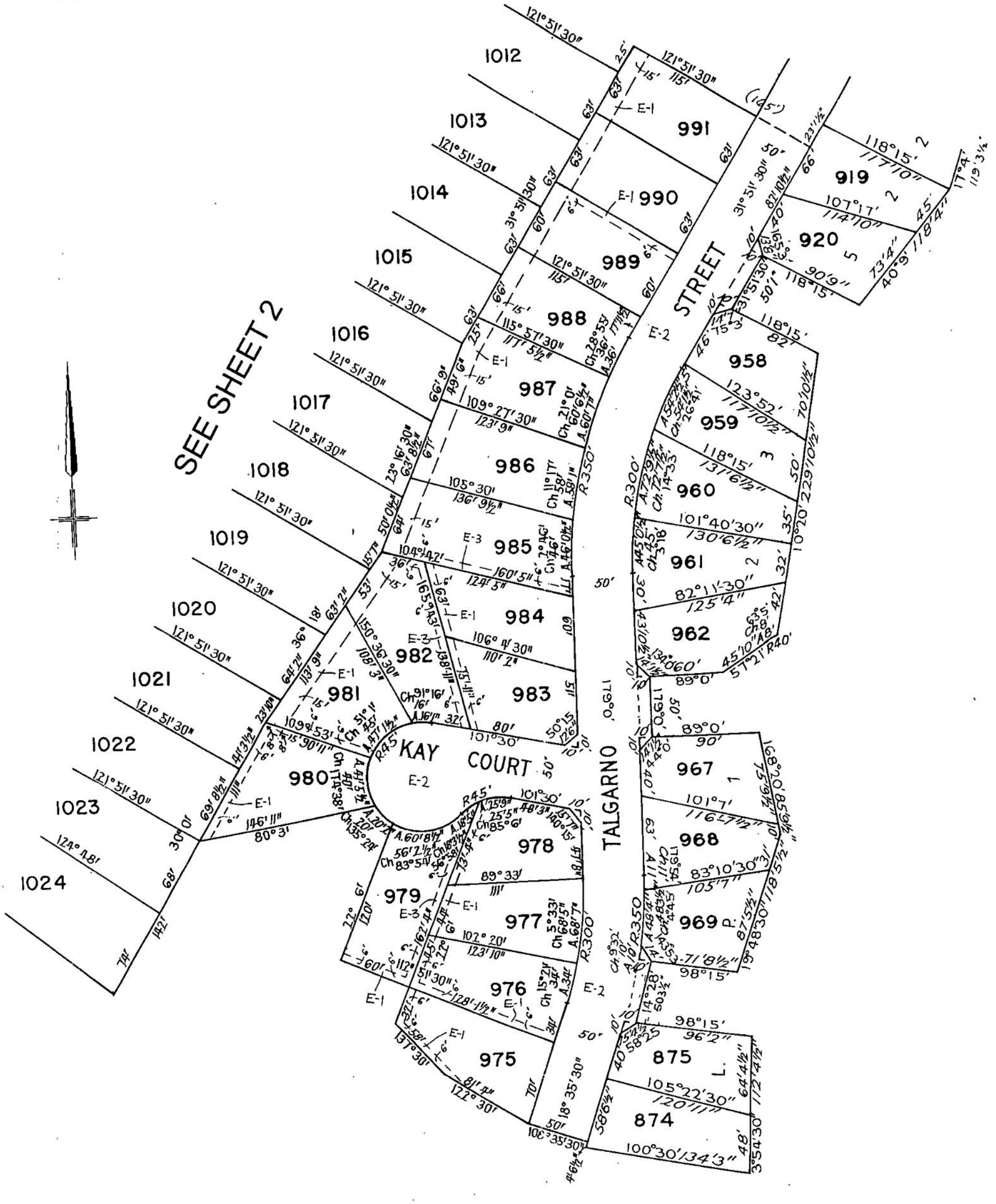
APPROPRIATIONS

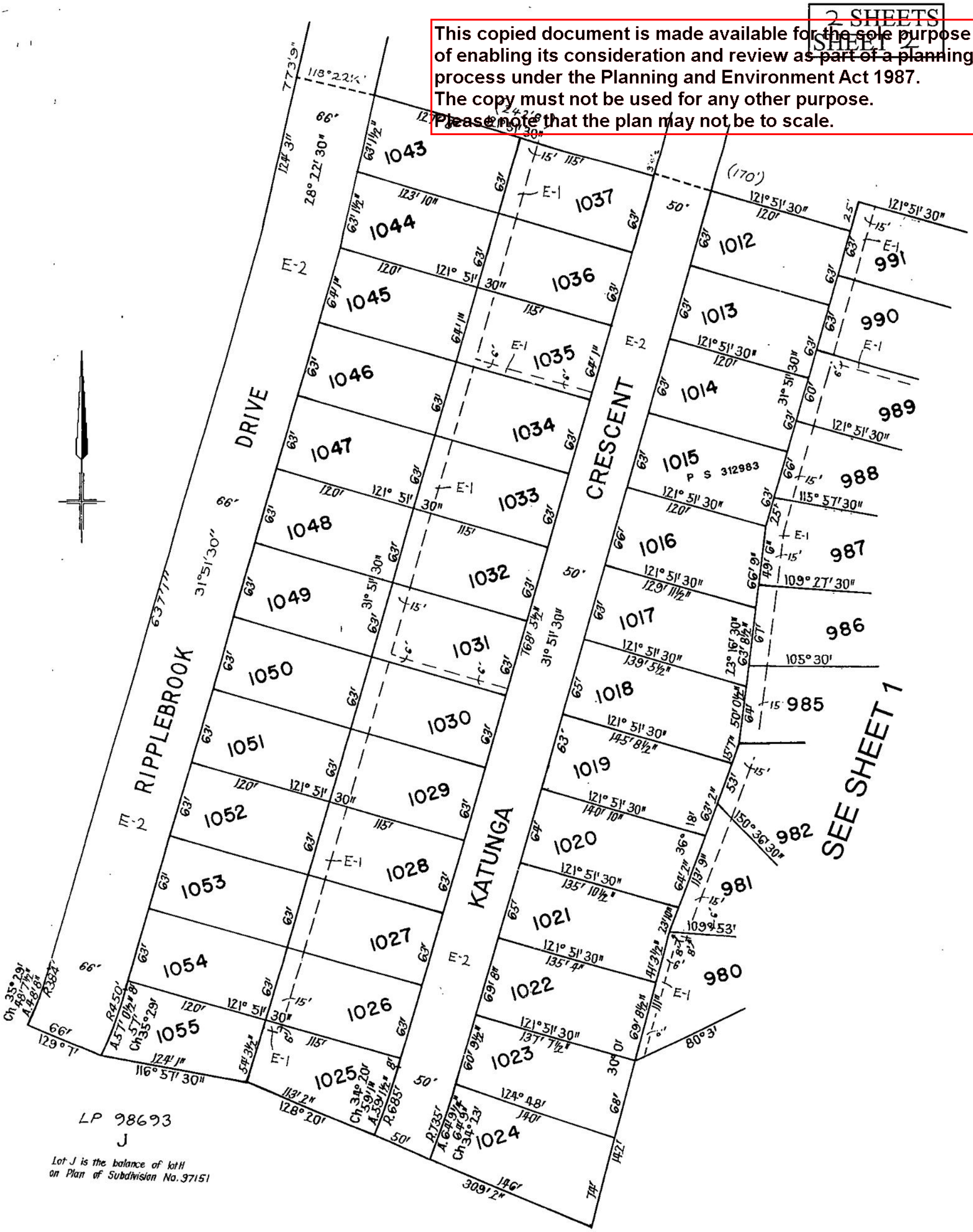
Brown: Way and Drainage.
Blue: Dra[illegible]
Green: Sewerage.

OTHER NOTES

Lots 876 to 918, 921 to 957, 963 to 966, 970 to 974, 992 to 1011 and 1038 to 1042 are omitted.

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




RIPPLEBROOK DRIVE
KATUNGA CRESCENT
SEE SHEET 1
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P S 312983
E-1
E-2
LP 98693
J
Lot J is the balance of lot H on Plan of Subdivision No. 97151

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 97152

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 919-920		REMOVAL OF EASEMENT	L887732X			2	GJN
LOTS 958-962		REMOVAL OF EASEMENT	L887732X			2	GJN
LOTS 967-969		REMOVAL OF EASEMENT	L887732X			2	GJN
LOTS 874-875		REMOVAL OF EASEMENT	L887732X			2	GJN
		REMOVAL OF EASEMENT	L887731B			2	GJN

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

URBAN FIELDS CONSULTING

Town Planning Report

32 Katunga Cres Broadmeadows

Town Planning, Environmental & Project Management

[redacted]

Town Planning Report
32 Katunga Cres, Broadmeadows

Prepared for and on behalf of:
Landowner

Version	Prepared & Authorised	Date
1	RS	Mar 2025

Disclaimer:

This report is current as at the most recent Version date listed in the above table. Urban Fields Consulting Pty Ltd have exercised their professional diligence and with consideration to the planning framework that influences the site and proposal throughout the research and collation of the information contained in this Report and for the purposes for which it has been written. The Report may not cover other legislative frameworks that apply to the site or proposal. No warranty to the accuracy of the information is given and the company, its directors and employees accept no responsibility or liability. Legal liability is expressly excluded in respect to any error, omissions or negligence and will not accept liability for any errors or omissions or for any loss arising from the reliance upon this Report, its contents, and appendices.

This report remains the property of Urban Fields Consulting Pty Ltd and its immediate client. No part of the report shall be reproduced in part, or in whole, or in any form thereof without the express written consent of the Report's author.

REFERENCES:

Planning Property Reports - https://mapshare.vic.gov.au/vicplan/

Hume Planning Scheme - https://planning-schemes.app.planning.vic.gov.au/HUME/ordinance/32.08

Google Maps - https://www.google.com/maps/place/32+Katunga+Cres,+Broadmeadows+VIC+3047/@-37.675525,144.9128093,860m/data=!3m2!1e3!4b1!4m6!3m5!1s0x6ad65a62c5ccd38d:0x81e450a03f6015d0!8m2!3d-37.6755293!4d144.9153842!16s%2Fg%2F11c12t483j?entry=ttu&g_ep=EgoyMDI1MDMzMC4wIKXMDSoASAFQAw%3D%3D

NearMaps - https://www.nearmap.com/au/en

ACHRIS - https://achris.vic.gov.au/#/onlinemap

Melways – https://online.melway.com.au/melway/

URBAN FIELDS CONSULTING

TABLE OF CONTENTS

1.1 Introduction and purpose

This Report has been prepared on behalf of the land owner in support of an application for the *Construction of 2 or more dwellings on a lot (2 additional dwellings)* at 32 Katunga Cres, Broadmeadows.

The Report and accompanying attachments are intended to demonstrate that the land is suitably located and dimensioned to accommodate the proposed development and use; and, that the proposal meets the legislative requirements of the Hume Planning Scheme; and, the *Planning and Environment Act 1987*.

Accompanying this report and to support justification for the proposal are the following documents:

- Title documentation (**Attachment A**);
- Application plans (**Attachment B**);
- Arborist report (**Attachment C**); and,
- Landscape plan (**Attachment D**).

1.2 Snapshot of site and project

Table 1.2.1: Project summary

Proposal aspect	Information / Status / Works
Lot details	Lot 1022 Lodged Plan 97152, also known as 32 Katunga Cres, Broadmeadows.
Land zoning	General Residential Zone – Schedule 1 (Hume Residential Areas)
Planning scheme overlay(s)	None applicable.
Current use of subject land	Residential – single dwelling.
Total site area	883.14m².
Site topography	Ascends steeply to the rear with a significant grade from front to rear of 1:4.9 (20.4% grade).
Reticulated services available to site	Electricity, gas, telecommunications, water and sewerage, sealed road access.
Detailed works schedule	Construction of 2 x 3-storey dwellings; Construction of carport to existing dwelling; and, Associated works and landscaping.

Proposal aspect	Information / Status / Works

Table 1.2.1: Dwelling configurations & design outcome

	Dwg 1 (existing)	Dwg 2	Dwg 3
Floor Area (m²) (excludes balconies)	*125.89*	*220.45*	*229.6*
Building Height (m)	*5.45*	*9.89*	*7.8*
SPOS (m²) (min 3m)	*27.02*	*30.61*	*55.95*
Total POS (m²)	*117.39*	*35.07*	*59.7*
Garden Area	*309.7m² (35.1%)*		
Site Coverage	*401.7m² (45.5%)*		
Permeability	*333.1m² (37.7%)*		
Maximum Building Height	*9.89m*		
Cladding Materials	*Exposed brick, rendered hebel cladding, weathertex grooved cladding, timber battens and colorbond roofing.*		

Detailed use schedule

Residential.

Is vegetation removal proposed?

Yes. The site comprises multiple trees as identified within the arboricultural report (**Attachment C**). No trees within the front setback or roadside will be disturbed as part of the proposed works. To the rear of the site is a lemon-scented gum (Tree 23) and narrow-leaved peppermint (Tree 24). Whilst these trees are large and present a moderate retention value, there are no vegetation protection or environmental significance controls that would prevent their removal. The arborist report recognised that any disturbance to soil within the TPZs would fracture the structural stability of the trees due to the steep topography and strong wind exposure. Given the wide canopy spread of the trees, the TPZ extends up to 8.6m (radius) compromising the retention of the trees as part of any site redevelopment.

Encumbrances

Restrictive Covenants	*Not applicable.*
Section 173 Agreement	*Not applicable.*
Easements	*Not applicable.*

Cultural Heritage

Is the land mapped for Cultural Heritage Sensitivity Mapping	*No*
Is a CHMP required?	*No*
Has a CHMP been previously approved?	*No*
Was there any significance identified with the site that required particular protection?	*No*
Is further action required?	*N/A*
What recommendations may form a condition or permit note of any decision to grant?	*N/A*

Proposal aspect	Information / Status / Works
Environmental Hazards	The site is not affected by an Environmental Audit Overlay (EAO) or Erosion Management Overlay (EMO). The site is not located within a bushfire prone area.

1.3 Project outline

The application proposes the construction of two (2) 3-storey dwellings sleeved in tandem to the rear of the existing dwelling, accessed via a shared driveway as illustrated in the application plans (**Attachment B**).

The dwelling form and make up is summarised as follows:

- → Conventional layout with ground floor primary living areas (above garage) and first floor bedrooms.
- → Dwellings arranged in tandem to the rear of the existing single storey 1970s dwelling.
- → Common driveway sleeved to the site's northern boundary.
- → Dwelling 3 spans the width of the site, located towards the rear boundary.
- → At the excavated ground level of dwelling 2 & 3 is a double garage entrance and store. Dwelling 2 also benefits from a laundry and toilet with external access into the rear yard.
- → First floor comprises a main living area with master bedroom and access to private open space, which for dwelling 3 is located on an elevated balcony.
- → Upper floor comprises two (2) additional bedrooms and a living area / landing.
- → Existing dwelling 1 remains as a single storey 3-bedroom with a new single carport sited within the frontage with the driveway arcing off the main accessway and offering tandem parking and pedestrian access.
- → Secluded open space is typically orientated to the north.
- → There is no requirement for visitor parking.
- → Dual aspect living areas allow for improved daylight access and cross-ventilation.
- → Services to each dwelling include an external 6m³ storage shed, 2.5Kl rain water tank, clothes lines and storage area for waste bins;
- → A projecting porch provides shelter and a sense of address defining the entrance of each dwelling.
- → Built form is contemporary whilst retaining hipped roof forms, consistent with the surrounding built form.
- → No front fencing is proposed, maintaining the open streetscape character to Katunga Cres.

The development represents a modest density of 1:294m², consistent with residential densities of fragmented land in Ripplebrook Dve (110 & 112) and significantly lower than the public housing development to the east (Talgarno St).

Waste collection will be provided via Council's kerbside collection with adequate street frontage width to accommodate waste and recycling bins on collection day.

The design response provides windows to dwelling 2 at the interface with dwelling 1. Any future subdivision of the land would align the boundary to follow the face of the wall from ground level to the underside of the dwelling 2 west facing windows. From there, the boundary would step out to within the airspace of dwelling 1 to provide clearance of the windows and projects upwards from there.

CONTEXTUAL SETTING

2.1 Development site & context

The site presents as regularly dimensioned 889m² parcel, elevated on the east side of Katunga Cres. Located approximately 800m west of the Broadmeadows town centre, the site is characterised by its steep ascent to the rear and broken tree canopy. The local streetscape remains mostly at a single storey, single dwelling density with the road forming the break in topography. To the east of the site however, there is evidence of more intensive residential development occupying a neighbourhood block in Talgarno St extending through to Pearcedale Pde. Beyond the west side of Katunga Cres, the land falls away sharply into a valley comprising Broadmeadows Valley Park and Yuloke Creek.

Framed by timber paling fencing to the side and rear, the property spans a 21.23m frontage to Katunga Cres with a depth of 41.25m. Occupying the land is a 1970s cream brick double fronted dwelling with a driveway sleeved to the site's northern boundary. Car parking is left to an open to the sky space in front of a 2.4m high timber paling fence which secures off the rear private open space. A concrete footpath leads direct from the street through to the front entrance of the dwelling. Two (2) canopy trees occupy the front setback along with shrubs (*Kohuhu*) that frame the site's side boundaries. The rear yard has compromised usability given the significant ascent through to the rear property boundary. Within this space is a large Narrow-leaved Peppermint and Lemon-scented Gum however their central location in the rear yard inhibits future redevelopment opportunities. Smaller native and exotic shrubs are sporadically displaced throughout the yard, along with a clothesline and outbuilding.

A retaining wall situated approximately 1m from the rear of the dwelling creates a separate and usable recreation space for the existing residents.

Table 2.1.1: Contextual features

Town Centres	Broadmeadows Activity Centre – 800m (e) Melbourne CBD – 17.5km (s)
Public Space	Broadmeadows Valley Park – 650m (sw) Broadmeadows Town Park – 1.4km (e)
Health & Education	Kangan Institute – 500m (e) Hume Central Secondary College – 850m (s) Broadmeadows Hospital – 1.3km (s)
Main Roads	Pascoe Vale Rd – 1.6km (e) Johnstone St – 570m (s)

Public Transport	Broadmeadows train station – 1.6km (se) Bus 532, 541, 542, 901 (Pearcedale Ave) – 670m (sw) Bus 477 – Moonee Ponds (Dimboola Rd) – 570m (s)
Road Infrastructure	Sealed road frontage; kerb & channel; footpath; single width residential crossover at northern end of frontage; overhead power on western side of street; two (2) street trees; 6.5m wide seal invert to invert; local street with 50km/hr speed limit

Figure 2.1.1: Site context & movement network (source: Melways)

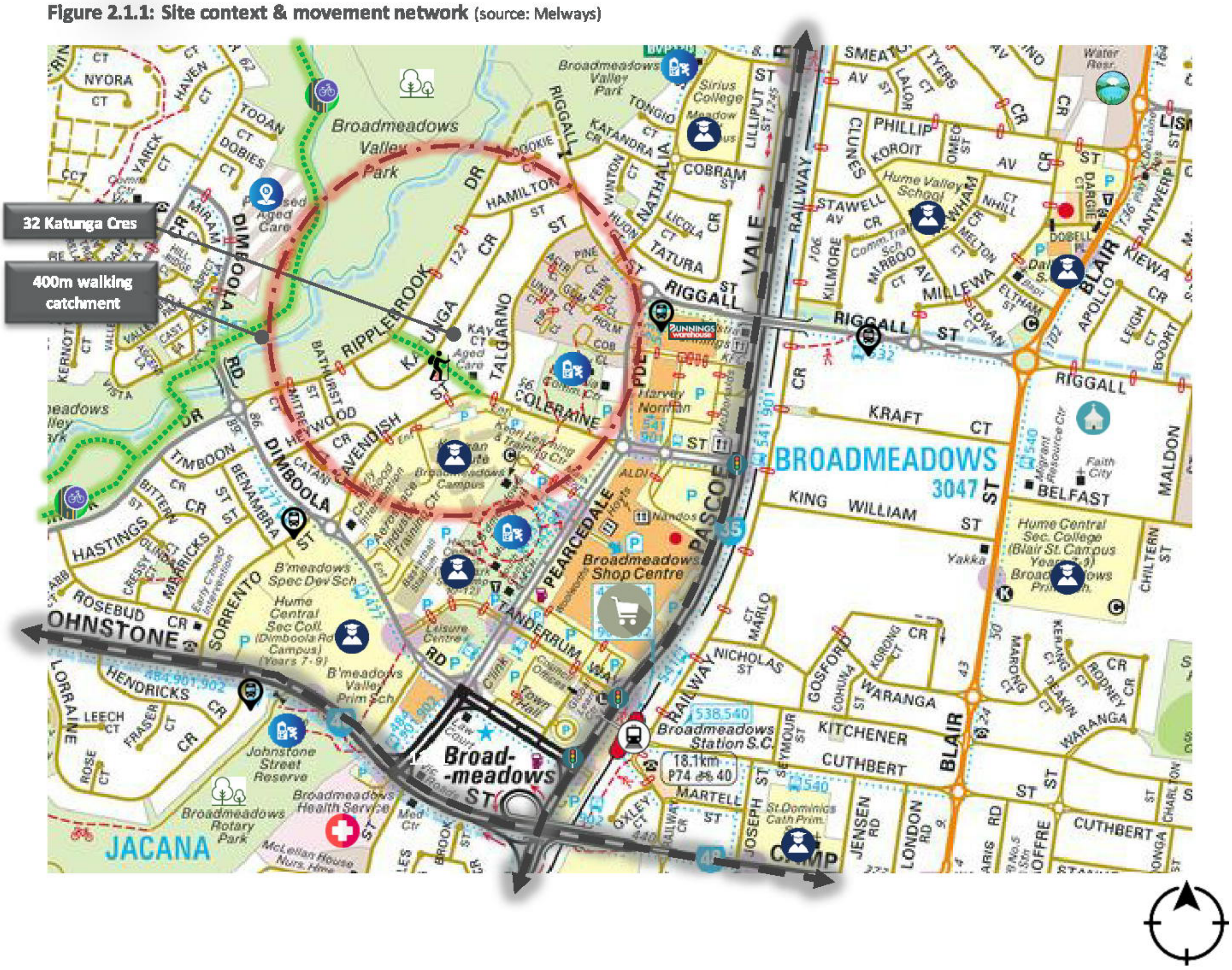
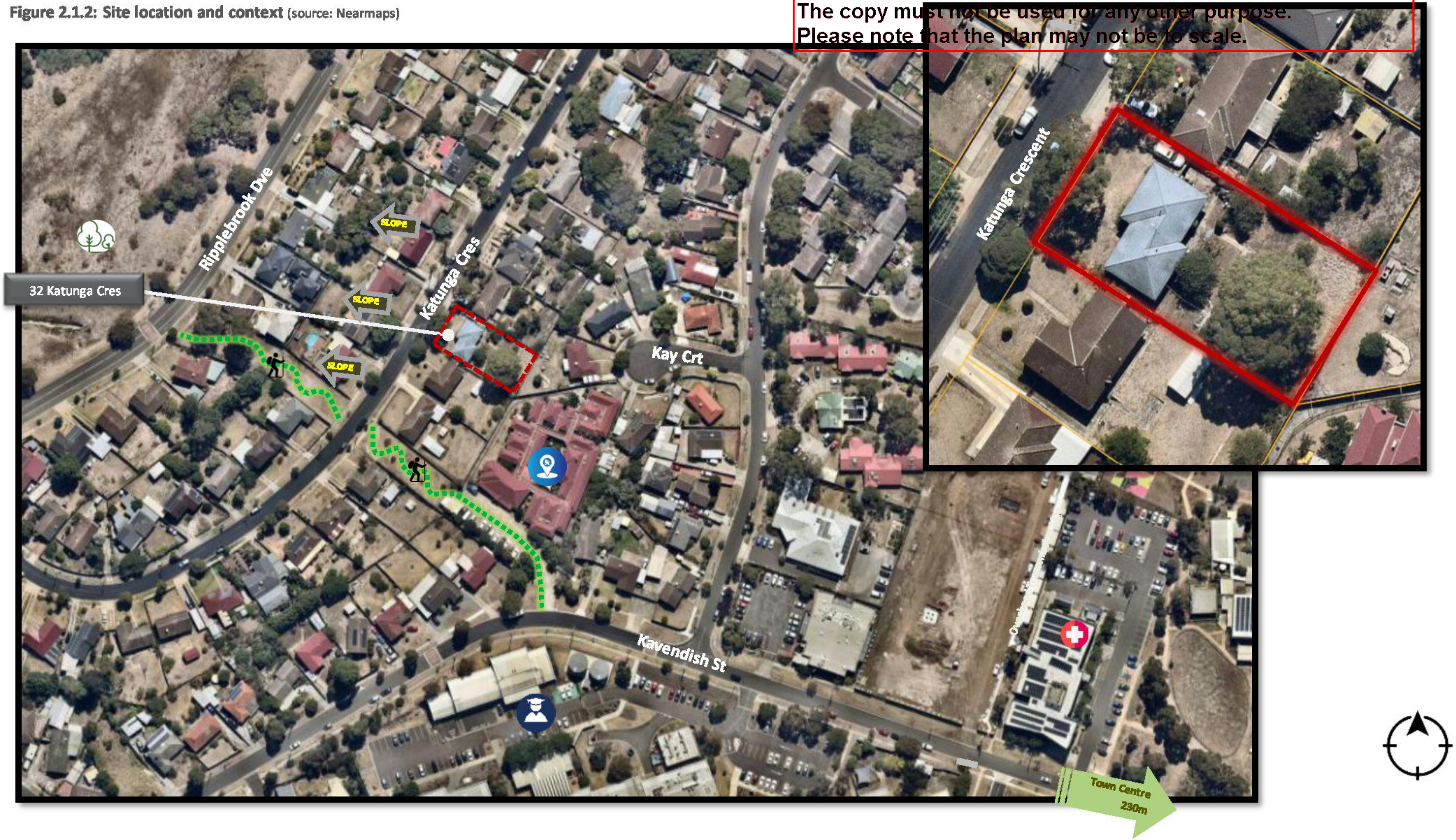


Figure 2.1.2: Site location and context (source: Nearmaps)



2.2 Site photos

1 32 Katunga Cres

2 32 Katunga Cres

3 View south across front yard from dwelling entrance

4 View east from rear of existing dwelling

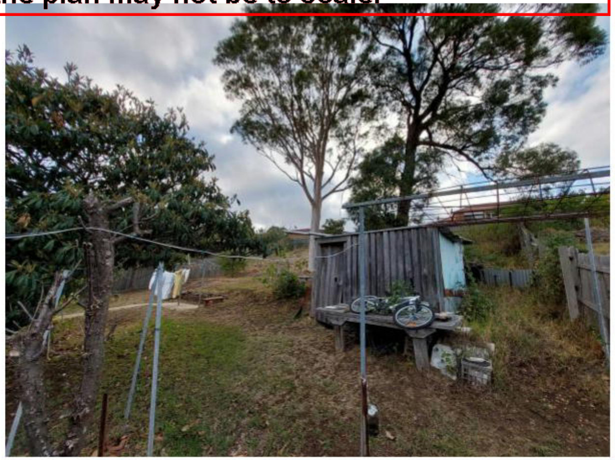
5 View southwest from rear of existing dwelling

6 View from site's northeast corner

7 View northwest across rear of 34 Katunga Cres

8 View east along site's southern boundary (rear of dwg)

9 View northeast from rear of existing dwelling



10 View west along site's southern boundary

11 View south along rear of existing dwelling

12 Existing driveway entrance to north of dwelling

PLANNING PROVISIONS

3.1 Why is a permit required?

The following permit triggers are applicable to the proposal pursuant to the Hume Planning Scheme:

Cl 32.08 General Residential Zone

- A permit is required to construct 2 or more dwellings pursuant to the provisions of Cl 32.08-6.

DESIGN RESPONSE & ISSUES

4.1 Does the proposal enjoy strategic policy support?

The proposal enjoys strong strategic policy support commensurate to the site's location within the context of the Broadmeadows Activity Centre.

As per the requirements of Cl 55, the assessment of the design's response to planning provisions is exempt from:

a) The requirements and assessment criteria of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF);
b) The purpose and decision guidelines of the relevant zone; and,
c) The decision guidelines of Cl 65,

except where the Standards of a particular measure are not satisfied and the decision guidelines of the relevant measure specify otherwise.

4.2 Is sufficient car & bicycle parking provided for the use?

Adequate car parking and safe vehicle manoeuvrability exists on to and within the confines of the site.

Cl 52.06 (*Car parking*) seeks to ensure that an appropriate supply of car parking is provided as part of new development commensurate to the use and occupation of the land. The provisions also give guidance on the design of car parking and accessways to ensure safe and usable parking spaces. The table to Cl 52.06 specifies a parking rate of one (1) space for every 2-bedroom dwelling; two (2) spaces per dwelling with 3+ bedrooms; and, one (1) visitor space for every five (5) dwellings.

The Policy also seeks to provide particular design objectives and standards which include, amongst other matters:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*

- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The design response achieves the parking requirements of Cl 52.06 with no request for a parking reduction as demonstrated through **Table 4.2.1**.

Table 4.2.1 – Car parking allocation per dwelling

Dwelling No	No. of Bedrooms	No. of Spaces required	No. of Spaces Provided
1	3-bedrooms	2	2
2	3-bedrooms	2	2
3	3-bedrooms	2	2
Visitor	-	0	0
TOTAL PARKING SPACES		6	6

All parking spaces are appropriately dimensioned and satisfy the design standards of Cl 52.06-9 with internal dimensions of double car garages measuring 5.5m (w) x 6m (l) and the open carport for the existing dwelling measuring 3.5m (w) by 6m (l). This carport will not be provided with external walls or a roller door maintaining open view lines between the dwelling and street. If required, storage alcoves will be closed off by a sliding door avoiding a door opening inwards into the usable parking dimension.

All three (3) dwellings will be accessed via the same shared driveway sleeving the northern boundary. Generous area is available to facilitate vehicle swept paths, allowing vehicles to enter and egress the site in a forward motion.

Cl 18.02-2 (*Cycling*) provides direction at a State, Regional and local level on facilitating use of bicycles as a mode of transport and ensuring the safe movement of cyclists. Cl 52.34 (*Bicycle parking*) speaks to the allocation of bicycle parking for the respective land use activity. Bicycle parking for the residents is not required. Notwithstanding this, there is sufficient area available within the garage and storage sheds of each dwelling to provide secure bicycle parking.

Katunga Cres is designated as an 'Access Street – Level 2' as defined by Cl 56.06-8 *Table C1 – Design of roads and neighbourhood streets* of the Hume Planning Scheme. As an 'Access Street – Level 2', the street has the capacity to accommodate up to 3000 vehicle movements per day. It is assumed that on average, an additional 16 vehicle movements per day can be anticipated from the proposed development, being eight (8) movements for each additional 3-bedroom + dwelling. This minimal increase falls within the capacity of the local street network which has low traffic movements and does not serve as a connector to the neighbouring street network.

No additional vehicle crossovers are proposed, retaining the existing availability of on-street car parking and providing sufficient frontage width for the collection of Council waste bins.

4.3 Does the proposal satisfy the Requirements of Clause 55?

The purpose of Cl 55 is, amongst other matters:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Where the design response achieves the Standards, it is recorded as 'Deemed to Comply' within **Table 4.3.1** below. Where the Standards are not met, a detailed response against the design objectives and decision guidelines have been provided.

Table 4.3.1 – Cl 55 assessment

Clause 55 Requirements		Response
55.01-1 Neighbourhood and Site Description		Refer to **Section 2.1**.
55.01-2 Design Response	*Derives from and responds to site and context description* *Includes a landscape plan that provides for:* → *Retention and planting of canopy trees,* → *Planting of other vegetation including location, species, number and size at maturity of vegetation,* → *Where required, areas of deep soil and root barriers,* → *Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,* → *Selection of vegetation that responds to the site's environment and geographic factors,* → *A plan showing the location of site services, clothes drying and storage*	The design response is derived from the features, orientation, opportunities and constraints of the site, along with the character and siting of existing built form and vegetation on adjoining land and the public realm. This includes the locational advantages of the site to the Broadmeadows town centre and other nearby conveniences. A landscape plan accompanies the application (**Attachment C**) which addresses the requirements contained in Cl 55.01-2.
55.02-1 Street Setback	*To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.*	**Deemed to Comply** The required setback is 6.0m, or the lesser of the average. The existing dwelling is setback 8.37m from the street boundary. The existing dwelling is proposed to be retained, with a new carport sleeving the front setback of the dwelling. The carport, which will present as an open walled structure, achieves the minimum requisite setback of 6m from the street boundary.
55.02-2 Building Height	*To ensure that the height of buildings respond to the existing or preferred neighbourhood character.*	**Deemed to Comply** The proposal consists of a maximum building height of 9.89m (dwelling 2) above natural ground level. As the land is within the General Residential Zone, a maximum building height of 11m and 3-storeys is permitted.

Clause 55 Requirements		Response
55.02-3 Side and Rear Setbacks	*To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.*	**Deemed to Comply** The proposed setbacks meet the recommended distances specified in the Standard. The heights contained within the following table are based on the worst case scenario of highest wall and closest proximity to side / rear boundary. The proposed building setbacks offer a design response commensurate to the siting of built form from boundaries within the neighbourhood and brokers the impact of building scale and shadowing on the amenity of neighbouring properties. (See Table 55.02-3 below.)
55.02-4 Walls on Boundaries	*To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.*	**Deemed to Comply** Walls on boundary are limited to the northern wall of the front entrance of dwelling 3. The length of wall on boundary measures 3.8m along the site's northern boundary capped to a maximum height of 2.7m.
55.02-5 Site Coverage	*To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.*	**Deemed to Comply** The total ground floor building footprint equates to 380m² or the equivalent of 43% site coverage, well below the allowable 65% site coverage applicable in the GRZ.
55.02-6 Access	*To ensure the number and design of vehicle crossovers responds to the neighbourhood character.*	**Deemed to Comply** The site has a frontage width of 21.23m. An existing driveway and crossover sleeves the northern perimeter of the site which is to be retained as part of the design response. No additional crossovers are proposed. The existing crossover measures 3.1m representing 14.6% of the site frontage width, within the requirements of the Standard. The crossover and driveway do not encroach within the TPZ of the street tree by more than 10%.

Table 55.02-3: Side & Rear Setbacks

B/dary	Wall Height	Rqd Setback	Proposed Setback
North	6.59m (Dwg 2 1st floor)	1.9m	7.86m
	8.55m (Dwg 2 2nd floor)	3.64m	8.61m
	4.48m (Dwg 3 – 1st floor) *(3.2m avg)*	1.26m	1.35m
	6.64m (Dwg 3 – 2nd floor)	1.91m	3.97m
East	3.22m (Dwg 3 1st floor)	1m	1.01m
	5.06m (Dwg 3 2nd floor)	1.44m	1.53m
South	6.44m (Dwg 2 1st floor)	1.85m	1.85m
	8.35m (Dwg 2 2nd floor)	3.44m	4.13m
	4.45m (Dwg 3 1st floor)	1.26m	1.44m
	6.79m (Dwg 3 2nd floor)	1.96m	2.32m

Clause 55 Requirements		Response
55.02-7 Tree Canopy	*To encourage development that respects the landscape character of the neighbourhood.* *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.* *To provide appropriate landscaping.* *To encourage the retention of mature vegetation on the site.*	**Deemed to Comply** Premised on a site area of $881.49m^2$, an area of $88m^2$ must be assigned for canopy trees. The design response has chosen to rely on a combination of Tree types A & B for its calculation of canopy coverage at maturity. Refer to the Landscape Plan (**Attachment D**). The design response retains an existing tree at the front of the site (*Eucalytpus botryoides*) and the planting of a further four (4) *Calliestemon viminalis* 'Weeping Bottlebrush'. One (1) of these specimens is located in the 'rear' setback of dwelling 3, forming the side (southern) boundary of the lot. The design achieves the canopy cover and deep soil requirements of Table B2-7.2 with a canopy coverage proposed equating to $97.95m^2$. The adopted approach seeks to advance the landscape character outcomes of the site and surrounding land and contribute to a reduction in the urban heat island effect.
55.02-8 Front Fences	*To encourage front fence design that responds to the existing or preferred neighbourhood character.*	**Deemed to Comply** No front fencing is proposed.
55.03-1 Dwelling Diversity	*To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*	**Not applicable** The objective does not apply to a development of less than ten (10) dwellings. Notwithstanding the above, each dwelling comprises a bathroom at ground (main living) level.
55.03-2 Parking Location	*To minimise the impact of vehicular noise within developments on residents*	**Deemed to Comply** The existing dwelling comprises a north facing living room window within 600mm of the edge of the driveway. This window will be replaced with a double glazed unit to maximise northern daylight access whilst ameliorating sound transfer from vehicle movements along the driveway. This approach is considered a preferable outcome than bricking up a north facing window. Visual privacy can be addressed through the use of internal blinds, whilst also noting the difference between NGL and FFL.
55.03-3 Street Integration	*To integrate the layout of development with the street to support the safety and amenity of residents.*	**Deemed to Comply** The design response seeks the retention of the existing dwelling. This dwelling will continue to maintain views from habitable rooms across the front setback including through the open 4-post carport. From dwellings 2 and 3, the entrances remain clearly identifiable with elevated living spaces and balconies providing views over the common driveway. No front fence is proposed and services will not occupy more than 20% of the site width. Mail boxes will sleeve the southern perimeter of the common driveway. Bollard lighting is located at appropriate intervals along the northern perimeter of the driveway.

Clause 55 Requirements		Response
55.03-4 Entry	*To provide each dwelling, apartment development or residential building with its own sense of identity.* *To provide entries with weather protection, safe design, natural light and ventilation.*	**Deemed to Comply** The proposal includes the following design features: → An entrance door to dwelling 1 & dwelling 3 clearly visible and within direct line of sight from Katunga Cres; → An entrance door to dwelling 2 directly visible from the accessway; → Each entrance is separately defined providing direct access to each dwelling, with secondary access for dwelling 2 & 3 available via the garage; and, → An externally covered area of minimum 3.5m².
55.03-5 Private Open Space	*To provide adequate private open space for the reasonable recreation and service needs of residents.*	**Deemed to Comply** Refer to **Section 1.2 & Table 1.2.1.** Generous private and secluded private open space (SPOS) is provided for the reasonable recreation and service needs of each dwelling, exceeding the requirements of the Standard. All SPOS achieves the minimum dimension of 3m. → Dwg 1 – 27m² of minimum width 3m; → Dwg 2 – 30m² of minimum width 3m; and, → Dwg 3 - 56m² of minimum width 3m. Clothes drying areas are provided within the private open space of each dwelling.
55.03-6 Solar Access	*To allow solar access into the secluded private open space of new dwellings and residential buildings.*	**Deemed to Comply** SPOS is orientated to the north side of each dwelling, separated from built form at 34 Katunga Cres by the driveway (dwelling 1 & 2) and a pergola (dwelling 3).
55.03-7 Functional Layout	*To ensure dwellings provide functional areas that meet the needs of residents.*	**Deemed to Comply** Refer to room dimensions as illustrated on the respective floor plans and the following table.

Table 55.03-7: Functional Layout

Dwg	Master Bedroom	Secondary Bedroom	Living Area
1	No alteration is proposed to the existing dwelling negating the requirement to meet the room size dimensions. The bedrooms do not meet the minimum requisite dimensions.		
2	3m x 3.4m	3m x 3m	19.5m²
3	3m x 3.4m	3m x 3m	25m²

Living areas achieve the minimum requisite width of 3.6m.

Clause 55 Requirements		Response
55.03-8 Room Depth	*To allow adequate daylight into single aspect habitable rooms.*	**Deemed to Comply** The following room depths have been provided: - *Dwelling 1:* No alteration is proposed to the existing dwelling negating the requirement to meet the room size dimensions. *Dwelling 2 & 3:* Most main habitable rooms (living areas) are dual fronted.

Clause 55 Requirements		Response
		Premised on a 2.55m ceiling height at second floor, a depth of 6.38m is allowed. At first floor, a ceiling height of 2.9m allows a room depth of 6.75m. All room depths meet the required standard.
55.03-9 Daylight to New Windows	*To allow adequate daylight into new habitable room windows.*	**Deemed to Comply** All new windows will be provided with a minimum 3m² light court and maintain 1m clear to the sky in accordance with the standard. Windows face an outdoor area of minimum depth 1m. Where carport (dwelling 1) or pergolas exist over the windows, these spaces remain open for at least ⅓ of their perimeter allowing adequate daylight to habitable rooms.
55.03-10 Natural Ventilation	*To encourage natural ventilation of dwellings.* *To allow occupants to effectively manage natural ventilation of dwellings.*	**Deemed to Comply** Refer to Sheets TP05 & TP06 (*Elevations*). Each dwelling has openable windows to all habitable rooms providing adequate ventilation for the requirements of residents including: → Maximum breeze paths through the dwelling of 18m; → Minimum breeze paths through the dwelling of 5m; and, → Window / door openings of similar dimensions.
55.03-11 Storage	*To provide adequate storage facilities for each dwelling.*	**Deemed to Comply** Each dwelling has access to at least 6m³ of externally accessible storage space in accordance with the Standard. Storage for dwelling 2 & 3 is located within the garage; storage for dwelling 1 is located to the eastern side of the dwelling.
55.03-12 Accessibility for Apartment Developments	*To ensure the design of dwellings meets the needs of people with limited mobility.*	**Not Applicable**
55.04-1 Daylight to Existing Windows	*To allow adequate daylight into existing habitable room windows.*	**Deemed to Comply** With the exception of a north facing window at 30 Katunga Cres, all existing habitable room windows are setback in excess of 3m from the boundary. All existing windows, including windows of existing dwelling 1 retain the requisite 3m² light court of minimum depth 1m in accordance with the Standard.
55.04-2 Existing North-Facing Windows	*To allow adequate solar access to existing north-facing habitable room windows.*	**Deemed to Comply** As referred to above and on Sheet TP03, a north facing window located at 30 Katunga Cres is orientated to front the subject site. This window however shares an outlook to the existing dwelling and is orientated 33.65° east of north. The window will not be affected by the proposed development.

Clause 55 Requirements		Response
55.04-3 Overshadowing	*To ensure buildings do not significantly overshadow existing secluded private open space.*	**Deemed to Comply** This Standard applies only to secluded open space (SPOS), not private open space (POS). The proposed overshadowing from dwelling 2 and 3 over the adjoining SPOS of 30 Katunga Cres and 20 Liliput St is less than 50% of the overall POS, and additionally maintains $25m^2$ with a minimum dimension of 3m, for at least five (5) hours between 9 am and 3 pm on 22 September.
55.04-4 **Overlooking**	*To limit views into existing secluded private open space and habitable room windows.*	**Deemed to Comply** Refer to Sheet TP09 (*Overlooking*). The following overlooking measures have been employed as part of the design response: → A fence comprising 1.8m (h) timber paling is proposed to all side, rear and internal boundaries. → Highlight windows are provided to all upper floor east facing windows of dwelling 3. → The balcony of dwelling 3 is obscured to the north with screening; to the west, overlooking is addressed through the site's northern boundary fence. → A north facing upper floor window of dwelling 3 is obscured by lower floor roof form within the 9m arc. → A north facing living room and balcony of dwelling 2 are obscured by the northern boundary fence.
55.04-5 Internal Views	*To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*	**Deemed to Comply** Refer to Sheet TP09 (*Overlooking*). The following overlooking measures have been employed as part of the design response to prevent internal views: → All internal boundary fences are proposed at a height of 1.8m (h) timber paling. → Highlight windows are provided to all upper floor west facing windows of dwelling 3. → 1.7m (h) screen is provided to the southern end of the balcony of dwelling 3 to prevent views into dwelling 2's SPOS. → Dwelling 3's 2nd floor balcony views are obscured by lower level roof form. → Dwelling 2 lounge room and balcony views to dwelling 1 are obscured by lower level roof form, with downward views from the study nook further hindered by a built-in desk which shifts the viewing point back a further 750mm from the window pane.
55.05-1 Permeability & Stormwater Management	*To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.* *To facilitate on-site stormwater infiltration.* *To encourage stormwater management that maximises the retention and reuse of stormwater.* *To contribute to urban cooling.*	**Deemed to Comply** The design response incorporates the following measures: → Permeability of $318m^2$ or 36.1%; → Provides a STORM report (Sheet TP12) that satisfies the best practice quantitative performance objectives for stormwater quality; and, → Provides water tanks of capacity 2.5Kl per dwelling.

<table>
<tr><th colspan="2">Clause 55 Requirements</th><th>Response</th></tr>
<tr><td>55.05-2
Overshadowing Domestic Solar Systems</td><td>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</td><td>Deemed to Comply
There are no existing domestic solar energy systems located on the roof of any neighbouring dwelling.
The proposed built form does not overshadow any existing roof of an adjoining dwelling to prevent the future installation of a PV system.</td></tr>
<tr><td>55.05-3
Rooftop Solar Energy Generation Area</td><td>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling</td><td>Deemed to Comply
Refer to Sheet TP01 (Site plan)
The design response incorporates a hipped roof. The following Table 55.05-3 illustrates the available roof area, of minimum 1.7m dimension and within the top two-thirds of the roof slope.
Table 55.05-3: Rooftop solar energy generation area
<table>
<tr><th>Dwg</th><th>North Slope</th><th>East Slope</th><th>West Slope</th><th>Total</th></tr>
<tr><td>1</td><td>10m²</td><td>11m²</td><td>19m²</td><td>40m²</td></tr>
<tr><td>2</td><td>26m²</td><td>0m²</td><td>0m²</td><td>26m²</td></tr>
<tr><td>3</td><td>0m²</td><td>62m²</td><td>0m²</td><td>62m²</td></tr>
</table>
The design response achieves the Standards whilst also providing an elevated roof form at first floor ensuring that the respective roofs will not be further shadowed by any future development occurring on adjoining land.</td></tr>
<tr><td>55.05-4
Solar Protection – new North Facing Windows</td><td>To encourage external shading of north facing windows to minimise summer heat gain.</td><td>Deemed to Comply
North facing windows are skewed at 30° off north and comprise the following:
Dwelling 1:
→ Living room window. No change to window other than to acoustically treat glazing.
Dwelling 2:
→ First floor – living room windows; Treatment: 450mm deep shroud, representing 37.5% of the window height.
Dwelling 3:
→ First floor - living room window provided with 150mm window shade hood, representing 37.5% of window height – 400mm;
→ Second floor – living room window provided with 450mm deep shroud, representing 75% of window height – 600mm.</td></tr>
<tr><td>55.05-5
Waste & Recycling</td><td>To ensure dwellings are designed to facilitate waste recycling.
To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity</td><td>Deemed to Comply
The proposed design incorporates individual waste storage areas for each dwelling accommodating three (3) waste bins, meeting the minimum requisite dimensions of Table B5-5.1. Sufficient space is available to introduce a fourth waste bin once glass waste stream is introduced by Council.</td></tr>
</table>

Clause 55 Requirements		Response
55.05-6 Noise Impacts	*To minimise the impact of mechanical plant noise located in the development.*	**Deemed to Comply** The design response does not include mechanical plant or equipment that would impact the amenity of residents of the proposed development. Air conditioner condensers can be appropriately treated with acoustic blankets if required.
55.05-7 Energy Efficiency for Apartment Developments	*To achieve energy efficient dwellings and buildings.* *To ensure dwellings achieve adequate thermal efficiency.*	**Not Applicable**

CONCLUSION

Section 60 of the Act requires a decision to be based on both the individual requirements of the planning scheme, an assessment of the application following referrals and notice, and those matters listed at Cl 65. Exemptions apply for applications assessed under Cl 55 subject to satisfying the respective decision guidelines.

The above report demonstrates unequivocally that the *construction of two (2) 3-storey dwellings to the rear of the existing dwelling and associated buildings and works* at 32 Katunga Cres Broadmeadows is an appropriate response to the site.

In closing, this proposal:

- → achieves a high level of compliance with the policy objectives of the Hume planning scheme;
- → substantially addresses the Standards of Cl 55;
- → delivers an acceptable and orderly response to the site's context, features, opportunities and constraints;
- → does not impact upon any significant environmental features or constraints of the land, nor is the site considered to pose an environmental hazard;
- → sensitively responds to the residential interface and will not compromise the amenity or usability of neighbouring properties; and,
- → will not contribute to an unreasonable increase in traffic, or traffic congestion Katunga Cres.

On the basis of the information contained within this report, the development is considered warranted, and we respectfully request Council's support for the application.

URBAN FIELDS CONSULTING

Town Planning, Environmental & Project Management

Arboricultural Appraisal

32 Katunga Crescent, Broadmeadows

March 2025

PO Box 547 Leongatha VIC 3953 | 0407 625 121 | david@ajarboriculture.com

Client: Monica Mulholland
Appraisal Prepared by: David Balsamo - Principal Consultant

1. Summary

Two trees in the rear garden of the site including a Lemon-scented Gum and a Narrow-leaved Peppermint are worthy of retention. There are no specific tree protection controls that apply to trees within the subject site.

2. Objectives

In this appraisal, the following objectives have been identified.

2.1. Inspect the tree(s) located within and adjacent to the subject site as requested by the client and determined by the assessor during the site inspection. A tree is defined in this appraisal as a perennial plant that is greater than 3 metres in height. Perennial plants smaller than 3 metres in height are shrubs or small and/or young trees that may be included in this appraisal contingent on landscape contribution.

2.2. Collect and report details concerning the identified tree(s) in accordance with the Australian Standard AS 4970 - 2009 'Protection of trees on development sites', subsequent amendments, applicable local laws, statutory requirements and other relevant documents.

2.3. Provide an unbiased arboricultural perspective within the aforementioned frameworks that clearly informs the client and associated stakeholders of the tree populations merit, protection and management requirements.

3. Method

The following methods were employed to inform the contents of this appraisal.

3.1. The site inspection was undertaken on Friday 14 March 2025.

3.2. Individual Trees identified in this appraisal have been located and numbered in Appendix 1 - 'Site Plan'. Definitions for the data catalogued in Appendix 2 - 'Site Data' are contained in Appendix 3 - 'Tree Feature Descriptions'. Observations including relevant photographs have been incorporated in the appraisal where appropriate. All trees were visually assessed from the ground. Where access to a tree was limited, dimensional characteristics were estimated and some observational features may have been overlooked.

3.3. Tree Protection Zones (TPZ) including variations, Structural Root Zones (SRZ) and tree protection measures identified in this appraisal have been determined in accordance with AS4970 and current industry best practice. Please refer to Section 6.4 for a concise description of TPZ and SRZ calculations.

4. Documents and Literature

The following documents were reviewed in the preparation of this appraisal.

4.1. Planning Property Report from https://mapshare.vic.gov.au/vicplan/ accessed on the Tuesday 18 March 2025 for 32 Katunga Crescent, Broadmeadows.

4.2. Project No. 8644 Site Plan Existing Conditions for 32 Katunga Crescent, Broadmeadows, Sheet 1 of 1 prepared by Head & Humphreys Land Consultants dated 26 February 2025.

5. Observations

The ensuing observations were made during the site inspection and have been included to summarise data, inform discussion, opinions and recommendations contained in this appraisal.

5.1. Twenty-five (25) Individual Trees as defined in this appraisal were identified during the site inspection. Three (3) trees were located in the Katunga Crescent road reserve to the north west of the subject site including Site#'s 1, 2 and 3 and three (3) trees were located in the adjoining property to the north east identified as 34 Katunga Crescent including Site#'s 4, 8 and 9. The remaining nineteen (19) trees were located within the subject site.

5.2. Eight (8) trees received Moderate Retention Values as defined in this appraisal including Site#'s 1, 2, 3, 4, 8, 923 and 24. The remaining seventeen (17) trees received Low Retention Values.

5.3. Additional shrubs and small and/or young trees were noted during the site assessment but have not been included in this appraisal as they do not provide any particular landscape significance or make a contribution to local amenity. Trees in adjoining properties where drip lines did not extend into the subject site were also observed during the site assessment but have not been included in this appraisal as they will not be affected by any proposed development within the subject site.

6. Discussion

6.1. In this appraisal and as required under AS4970; the relative environmental, social and economic virtues of a tree are expressed in its ***Retention Value***. The benefits of tree retention within an evolving urban landscape are significant and quantifiable.

Social Benefits - tree stature and longevity provide a sense of 'place' and a direct link with a sites past. They are living structures that instil serenity, soften vistas and provide cover from the harsh planes of surrounding concrete, glass, brick and asphalt.

Environmental Benefits - Trees contribute to privacy, emphasise views, reduce glare, moderate climate, improve air quality, conserve water and harbour wildlife.

Economic Benefits - Trees provide direct economic benefit through increased property values and reduced energy costs.

Trees that receive a ***High*** or ***Moderate*** value express one or more of these qualities and can with adequate design consideration and protection during construction, continue to contribute as landscape elements. Trees that receive a ***Low*** value add little to the site; may not respond well to changes in their environment, become hazardous or create an amenity nuisance in a transforming landscape. These trees should be excluded from retention considerations.

6.2. In Victoria, tree protection is afforded through local planning, laws, policy and other legal instruments. Protection provisions relevant to the subject site are listed in Section 3 of this appraisal. Vegetation located within the subject site and on adjoining land that may be impacted by proposed development and are subject to protection provisions must be managed in accordance with AS4970 and local policy where it exists. In this appraisal, these trees are designated as ***Significant Trees*** or ***Protected Trees***.

Trees on adjoining property that are exempt from protection provisions and could potentially be impacted by proposed development should be managed in accordance with AS4970. Local government does not enforce the common law tort of negligence where an act or omission leads to damage, loss or injury to a tree. However, Local Authorities may require an applicant to undertake protection works where construction is close to an adjoining property boundary under the Building Act 1993, Building Regulations 2018 Part 7 – Protection of Adjoining Property. Failure to apply appropriate protection measures to a tree on adjoining land may result in project delays, unnecessary disputes, undermine good neighbourly relationships or give rise to needless legal action.

Excluding the trees located within the road reserve to the north west of the subject site which are protected under the Hume City Council General Purpose Local Law No. 1 2023, there are no tree protection controls that apply to this site.

6.3. Acknowledging the value of trees and adopting a balanced perspective between a trees ***Retention Value*** and ***Protected Tree*** status is an important design consideration in ensuring a successful outcome.

There are just as many reasons to remove a tree as there are to retain the very same. What an existing tree will bring to a renewing landscape is at the discretion of the imagination but at the very least, should be a representative symbol of a living and dynamic location where people, structures and trees can coexist in harmony.

6.4. The TPZ as defined under the AS4970 is an area (nominally cylindrical) above and below ground, at a given distance from the trunk center, set aside for the viability of a tree where it is potentially subject to damage by change. The SRZ is the area within the root plate where roots and soil cohesion are necessary to maintain tree stability.

Defining the area and extent of the TPZ and SRZ is determined by the diameter of the trunk, the projection of the crown and the presence of obstacles to root and crown growth. Please refer to Diagram 1 for detail.

The calculated radial distances contained in Appendix 2 - Site Data are designed to provide architects and planners with guidance to the extent of the obscured root plate. Modified zones determined by the arborist are diagrammatically represented in Appendix 1 - Site Plan.

An encroachment of up to 10% into the area on one side of a TPZ is generally tolerated. However; incursions greater than 10%, on multiple sides of the TPZ or into the SRZ are considered unacceptable and is only permissible if it can be demonstrated that after such an incursion the tree will remain a viable landscape element.

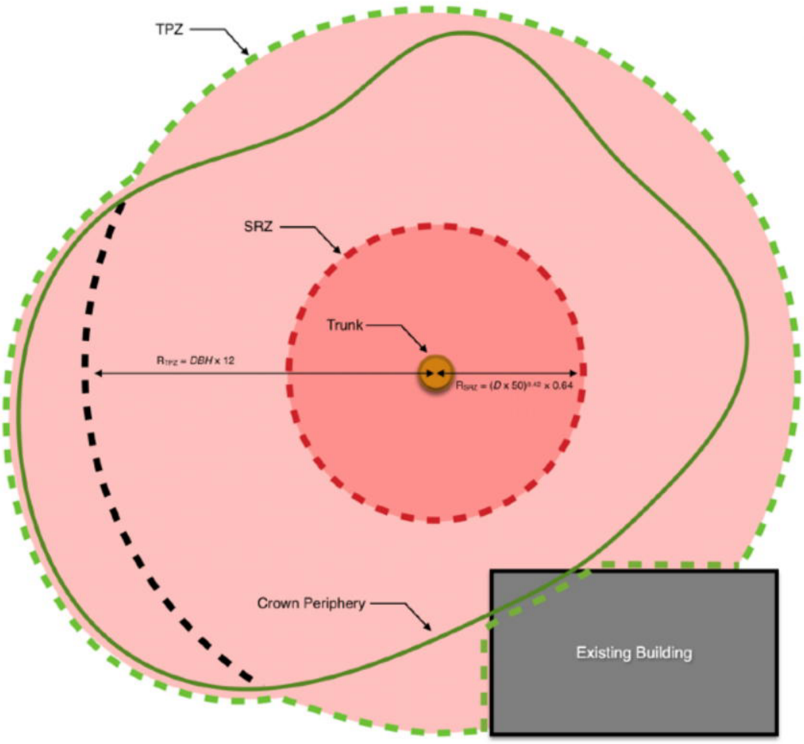


Diagram 1 - Nominal extent of the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for a tree with an asymmetrical crown.

- R_{TPZ} is the calculated radius of the TPZ measured from the trunk center and usually expressed in metres. *DBH* is the diameter of the trunk measured 1.4 metres above ground level. The TPZ can be modified to consider obstacles affecting growth, root plate and crown asymmetry.
- R_{SRZ} is the calculated radius of the SRZ measured from the trunk center and usually expressed in metres. *D* is the diameter of the trunk measured immediately above the root buttress. The SRZ can be modified to consider obstacles affecting growth and root plate asymmetry.
- TPZ and SRZ calculations do not apply to palms, ferns and cycads.

Adapted from the Australian Standard AS4970 - 2009 'Protection of trees on development sites'.

7. Opinions and Recommendations

The following opinions and recommendations have been made within the context of the existing proposal without modification.

The property title for the subject site was not inspected and it is unknown if there are any specific tree protection controls under existing planning permits or Section 173 Agreements for the subject site.

7.1. Site# 23 a Lemon-scented Gum (*Corymbia citriodora*) and 24 a Narrow-leaved Peppermint (*Eucalyptus nicholii*) both received Moderate Retention Values and are worthy of retention.

Considering the high level of exposure both trees have to prevailing wind loads from the south west to the north, the steep grade of the site and the relatively shallow nature of the soils upon which they are planted; any soil disturbance within the TPZ of these trees in particular to the east or north (tension sides of the root plate) will likely compromise long term root plate structural stability.

Should the these trees be retained as landscape elements within any future land development, no soil disturbance must be allowed to occur within the TPZ's identified.

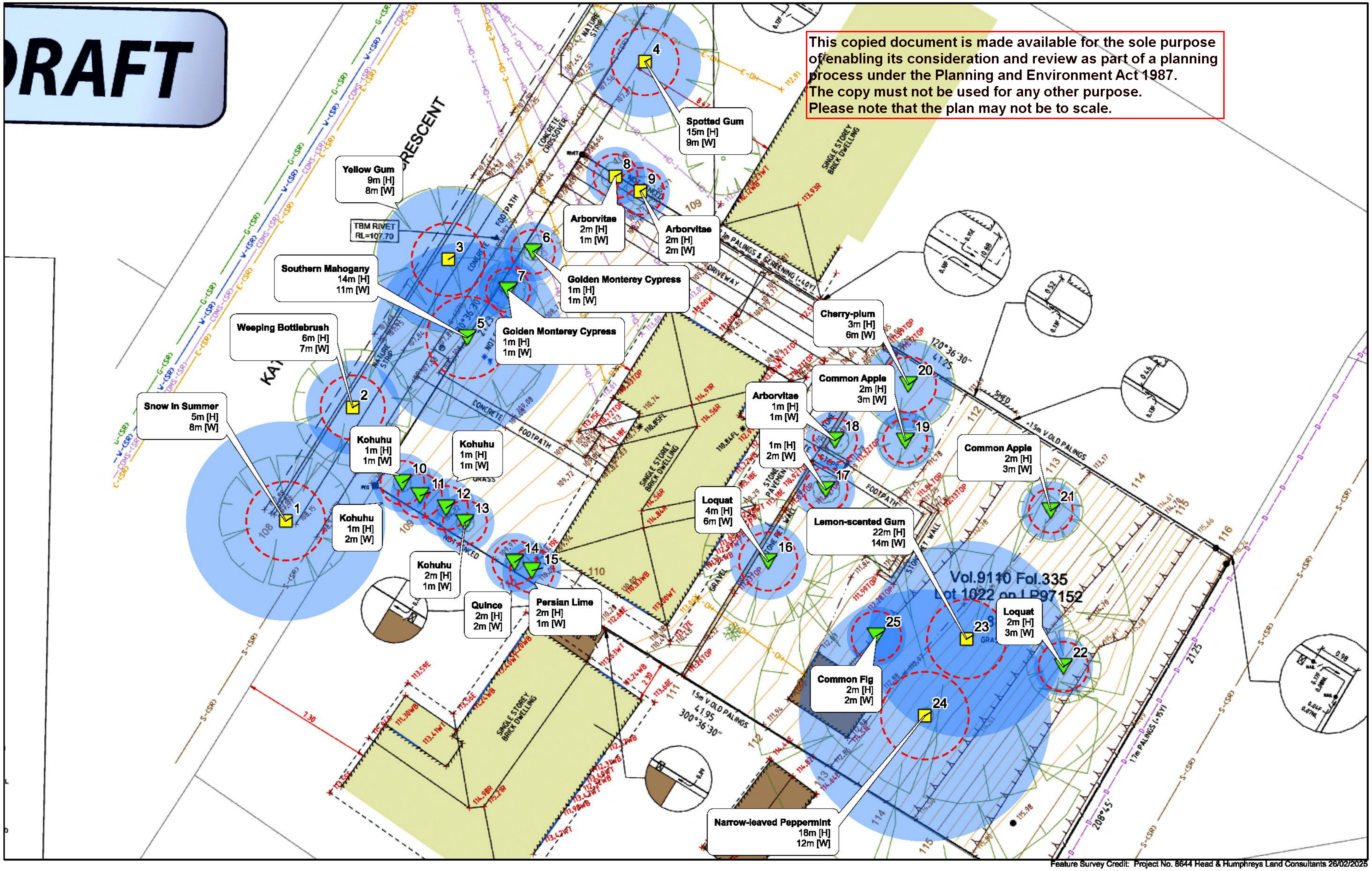
These trees are not considered protected trees and no permits should be required from the Local Authority for removal.

David Balsamo
Principal Consultant

Attachments

- Appendix 1 - Site Plan
- Appendix 2 - Site Data
- Appendix 3 - Tree Feature Descriptions

32 Katunga Crescent, Broadmeadows



Feature Survey Credit: Project No. 8644 Head & Humphreys Land Consultants 26/02/2025

Legend

Individual Tree (AS4970)

- TPZ
- SRZ

Retention Value

- High (0)
- Moderate (8)
- Low (17)

Scale: 1:200

Date: 17/03/2025

0 2 4 8 12 16 20 24 Meters

N

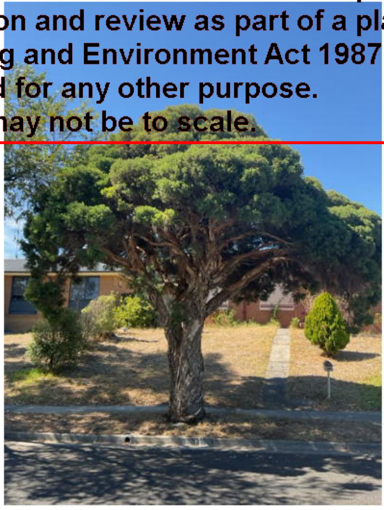
Aja Arboriculture | 0407-625-121 | aja.arbor@gmail.com
PO Box 547 Leongatha VIC 3953 | ABN 23 451 725 400

Coordinate System: GDA 1994 VICGRID94. Trees represented as points, polylines or polygons not identified in the underlying feature survey have been plotted by Aja Arboriculture using a GNSS receiver with NTrip correction, available field references and/or aerial imagery. Location accuracy and dimensional characteristics associated with points, polylines and polygons can be assumed to not exceed one (1) metre from true position. Layers and attributes listed in the Legend are georeferenced in this plan and can be accessed in CAD using the PDFIMPORT command.

Site #: 1
Species & Common Name: ***Melaleuca linariifolia (Snow-in-Summer)***
Origin: Australian Native
Height (m): 5
Width (m): 8
DBH Field Measurements (cm): 42,39
AS4970 DBH Calculation (cm): 57
Basal Diameter (cm): 62
Life Stage: Semi-mature
Vigour: Good
Structure: Acceptable
Growth Space: Minor Limitation
Landscape Viability: **Long**
AS4970 TPZ Calculation (m): 6.8
AS4970 SRZ Calculation (m): 2.7
Retention Value: **Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Local Law
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen



Comments:

Site #: 2
Species & Common Name: ***Callistemon viminalis (Weeping Bottlebrush)***
Origin: Australian Native
Height (m): 6
Width (m): 7
DBH Field Measurements (cm): 27
AS4970 DBH Calculation (cm): 27
Basal Diameter (cm): 38
Life Stage: Semi-mature
Vigour: Fair
Structure: Minor Correction
Growth Space: Minor Limitation
Landscape Viability: **Short**
AS4970 TPZ Calculation (m): 3.2
AS4970 SRZ Calculation (m): 2.2
Retention Value: **Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Local Law
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #: 3
Species & Common Name: ***Eucalyptus leucoxylon (Yellow Gum)***
Origin: Victorian Native
Height (m): 9
Width (m): 8
DBH Field Measurements (cm): 41
AS4970 DBH Calculation (cm): 41
Basal Diameter (cm): 52
Life Stage: Semi-mature
Vigour: Fair
Structure: Acceptable
Growth Space: Minor Limitation
Landscape Viability: **Medium**
AS4970 TPZ Calculation (m): 4.9
AS4970 SRZ Calculation (m): 2.5
Retention Value: **Moderate**

Land Use and Social Contribution

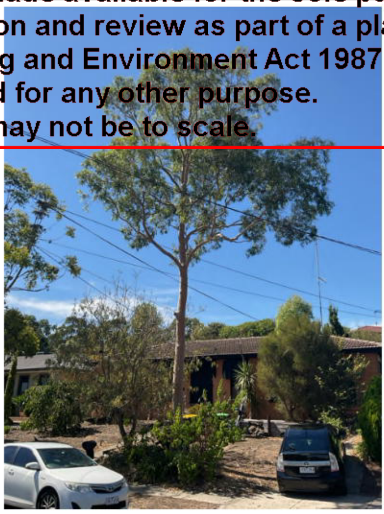
Land Use (Victoria)
Local Law
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	4
Species & Common Name:	***Corymbia maculata (Spotted Gum)***
Origin:	Victorian Native
Height (m):	15
Width (m):	9
DBH Field Measurements (cm):	32
AS4970 DBH Calculation (cm):	32
Basal Diameter (cm):	41
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	3.8
AS4970 SRZ Calculation (m):	2.3
Retention Value:	**Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen



Comments:

Site #:	5
Species & Common Name:	***Eucalyptus botryoides (Southern Mahogany)***
Origin:	Victorian Native
Height (m):	14
Width (m):	11
DBH Field Measurements (cm):	54
AS4970 DBH Calculation (cm):	54
Basal Diameter (cm):	65
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Major Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Short**
AS4970 TPZ Calculation (m):	6.5
AS4970 SRZ Calculation (m):	2.8
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments: Acute angle attachment with poor wood integration between primary stems supporting crown.

Site #:	6
Species & Common Name:	***Cupressus macrocarpa 'Goldcrest' (Golden Monterey***
Origin:	Exotic
Height (m):	1
Width (m):	1
DBH Field Measurements (cm):	5
AS4970 DBH Calculation (cm):	5
Basal Diameter (cm):	9
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments: Goldcrest Wilma

Site #:	7
Species & Common Name:	***Cupressus macrocarpa 'Goldcrest' (Goldcrest Monterey)***
Origin:	Exotic
Height (m):	1
Width (m):	1
DBH Field Measurements (cm):	5
AS4970 DBH Calculation (cm):	5
Basal Diameter (cm):	9
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments: Goldcrest Wilma

Site #:	8
Species & Common Name:	***Thuja occidentalis (Arborvitae)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DBH Field Measurements (cm):	10
AS4970 DBH Calculation (cm):	10
Basal Diameter (cm):	14
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	9
Species & Common Name:	***Thuja occidentalis (Arborvitae)***
Origin:	Exotic
Height (m):	2
Width (m):	2
DBH Field Measurements (cm):	10
AS4970 DBH Calculation (cm):	10
Basal Diameter (cm):	17
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.6
Retention Value:	**Moderate**

Land Use and Social Contribution

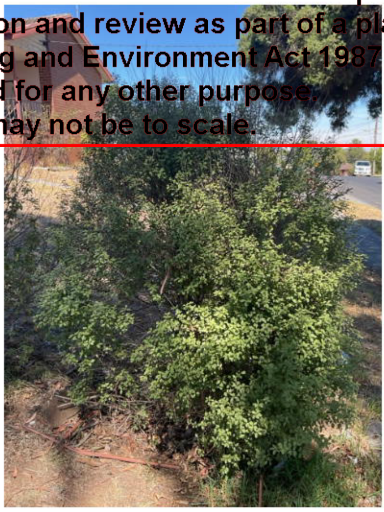
Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	10
Species & Common Name:	***Pittosporum tenuifolium* (Kohuhu)**
Origin:	Exotic
Height (m):	1
Width (m):	2
DBH Field Measurements (cm):	8
AS4970 DBH Calculation (cm):	8
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen



Comments:

Site #:	11
Species & Common Name:	***Pittosporum tenuifolium* (Kohuhu)**
Origin:	Exotic
Height (m):	1
Width (m):	1
DBH Field Measurements (cm):	8
AS4970 DBH Calculation (cm):	8
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Very Poor
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Remove**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

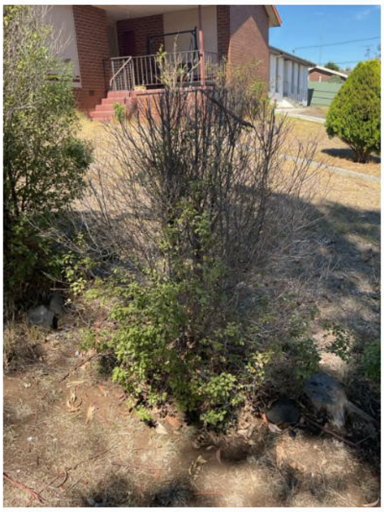
Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	12
Species & Common Name:	***Pittosporum tenuifolium* (Kohuhu)**
Origin:	Exotic
Height (m):	1
Width (m):	1
DBH Field Measurements (cm):	8
AS4970 DBH Calculation (cm):	8
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Very Poor
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Remove**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

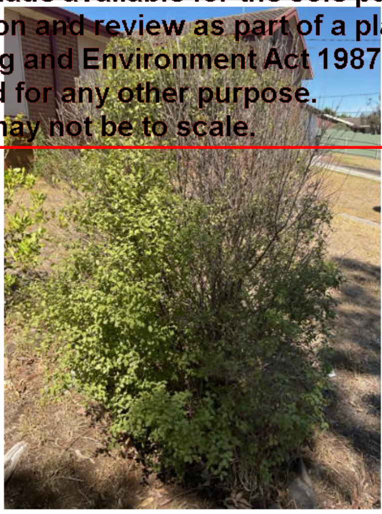


Comments:

Site #:	13
Species & Common Name:	***Pittosporum tenuifolium (Kohuhu)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DBH Field Measurements (cm):	8
AS4970 DBH Calculation (cm):	8
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen



Comments:

Site #:	14
Species & Common Name:	***Citrus × latifolia (Persian Lime)***
Origin:	Exotic
Height (m):	2
Width (m):	1
DBH Field Measurements (cm):	5
AS4970 DBH Calculation (cm):	5
Basal Diameter (cm):	10
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	15
Species & Common Name:	***Cydonia oblonga (Quince)***
Origin:	Exotic
Height (m):	2
Width (m):	2
DBH Field Measurements (cm):	10
AS4970 DBH Calculation (cm):	10
Basal Diameter (cm):	14
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Minor Limitation
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	16
Species & Common Name:	***Eriobotrya japonica (Loquat)***
Origin:	Exotic
Height (m):	4
Width (m):	6
DBH Field Measurements (cm):	22
AS4970 DBH Calculation (cm):	22
Basal Diameter (cm):	31
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2.6
AS4970 SRZ Calculation (m):	2
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	17
Species & Common Name:	***Unlisted***
Origin:	
Height (m):	1
Width (m):	2
DBH Field Measurements (cm):	4
AS4970 DBH Calculation (cm):	4
Basal Diameter (cm):	7
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments: Vitis sp.

Site #:	18
Species & Common Name:	***Thuja occidentalis (Arborvitae)***
Origin:	Exotic
Height (m):	1
Width (m):	1
DBH Field Measurements (cm):	10
AS4970 DBH Calculation (cm):	10
Basal Diameter (cm):	13
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Long**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.5
Retention Value:	**Low**

Land Use and Social Contribution

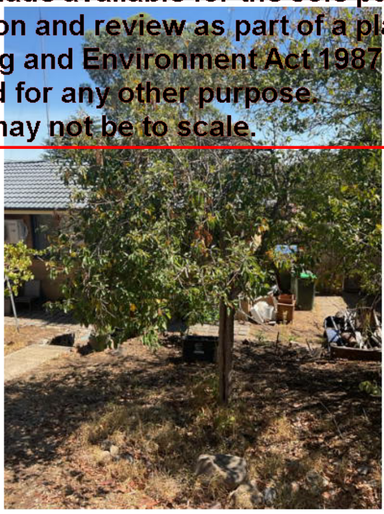
Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #: 19
Species & Common Name: ***Malus domestica (Common Apple)***
Origin: Exotic
Height (m): 2
Width (m): 3
DBH Field Measurements (cm): 12
AS4970 DBH Calculation (cm): 12
Basal Diameter (cm): 14
Life Stage: Semi-mature
Vigour: Fair
Structure: Major Correction
Growth Space: Minor Limitation
Landscape Viability: **Short**
AS4970 TPZ Calculation (m): 2
AS4970 SRZ Calculation (m): 1.5
Retention Value: **Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

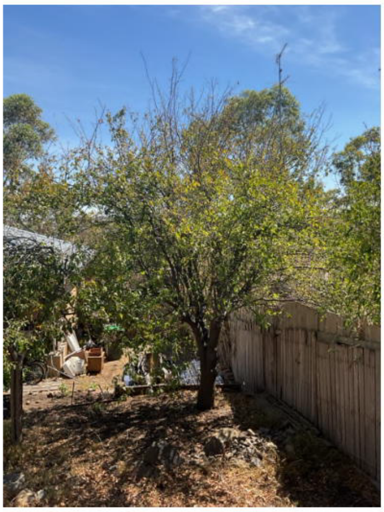


Comments:

Site #: 20
Species & Common Name: ***Prunus cerasifera (Cherry-plum)***
Origin: Exotic
Height (m): 3
Width (m): 6
DBH Field Measurements (cm): 16,14,13
AS4970 DBH Calculation (cm): 25
Basal Diameter (cm): 27
Life Stage: Semi-mature
Vigour: Fair
Structure: Minor Correction
Growth Space: Optimal
Landscape Viability: **Medium**
AS4970 TPZ Calculation (m): 3
AS4970 SRZ Calculation (m): 1.9
Retention Value: **Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen



Comments:

Site #: 21
Species & Common Name: ***Malus domestica (Common Apple)***
Origin: Exotic
Height (m): 2
Width (m): 3
DBH Field Measurements (cm): 12
AS4970 DBH Calculation (cm): 12
Basal Diameter (cm): 14
Life Stage: Semi-mature
Vigour: Fair
Structure: Major Correction
Growth Space: Optimal
Landscape Viability: **Short**
AS4970 TPZ Calculation (m): 2
AS4970 SRZ Calculation (m): 1.5
Retention Value: **Low**

Land Use and Social Contribution

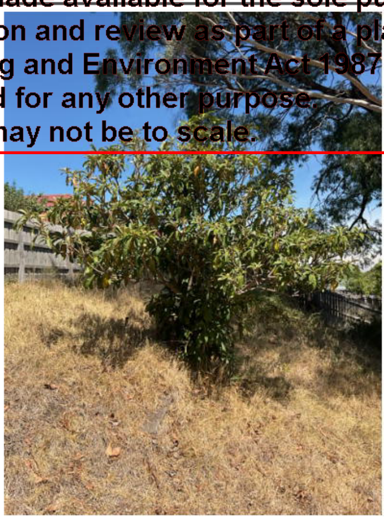
Land Use (Victoria)
Medium Density
Landscape Function
Marginal
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	22
Species & Common Name:	***Eriobotrya japonica (Loquat)***
Origin:	Exotic
Height (m):	2
Width (m):	3
DBH Field Measurements (cm):	5,8,7,3
AS4970 DBH Calculation (cm):	12
Basal Diameter (cm):	21
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Acceptable
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.7
Retention Value:	**Low**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

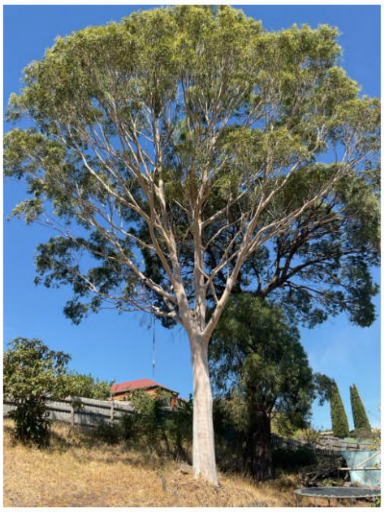


Comments:

Site #:	23
Species & Common Name:	***Corymbia citriodora (Lemon-scented Gum)***
Origin:	Australian Native
Height (m):	22
Width (m):	14
DBH Field Measurements (cm):	56
AS4970 DBH Calculation (cm):	56
Basal Diameter (cm):	63
Life Stage:	Semi-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	6.7
AS4970 SRZ Calculation (m):	2.7
Retention Value:	**Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Notable
Landscape Significance
Important vegetation private property
Ecosystem Contribution
Specimen



Comments:

Site #:	24
Species & Common Name:	***Eucalyptus nicholii (Narrow-leaved Peppermint)***
Origin:	Australian Native
Height (m):	18
Width (m):	12
DBH Field Measurements (cm):	72
AS4970 DBH Calculation (cm):	72
Basal Diameter (cm):	81
Life Stage:	Early-mature
Vigour:	Good
Structure:	Minor Correction
Growth Space:	Minor Limitation
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	8.6
AS4970 SRZ Calculation (m):	3
Retention Value:	**Moderate**

Land Use and Social Contribution

Land Use (Victoria)
Medium Density
Landscape Function
Adequate
Landscape Significance
None
Ecosystem Contribution
Specimen

Comments:

Site #:	25
Species & Common Name:	***Ficus carica (Common Fig)***
Origin:	Exotic
Height (m):	2
Width (m):	2
DBH Field Measurements (cm):	12
AS4970 DBH Calculation (cm):	12
Basal Diameter (cm):	20
Life Stage:	Semi-mature
Vigour:	Fair
Structure:	Minor Correction
Growth Space:	Optimal
Landscape Viability:	**Medium**
AS4970 TPZ Calculation (m):	2
AS4970 SRZ Calculation (m):	1.7
Retention Value:	**Low**

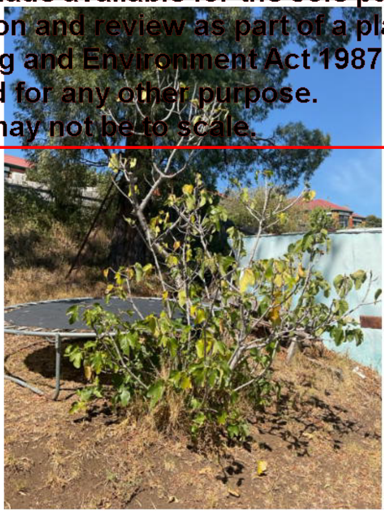
Land Use and Social Contribution

Land Use (Victoria)
Medium Density

Landscape Function
Marginal

Landscape Significance
None

Ecosystem Contribution
Specimen



Comments:

Appendix 3 - Tree Feature Descriptors

Feature Classes - Trees are classified into three groups, Individual Trees, Grouped Trees or Hedge Rows.

Category	Description
Individual Tree	An individual tree with one or more trunks that is represented in the Site Plan as a point. This may include two or more trees growing in close proximity where all trees are engaged in mutual structural support.
Grouped Trees	Multiple trees of one or more species that are represented in the Site Plan as a polygon. Grouped trees are generally managed as a discrete unit.
Hedge Row	Multiple trees of one or more species in a linear arrangement that are represented in the Site Plan as a polyline. Hedge Rows are generally managed as a discrete unit.

Site ID. ## - textural reference to the location of an Individual Tree, Grouped Trees or Hedge Rows within the attached Site Plan appendix.

Species and Common Name - Defines the botanical name including genus, species, sub-species, variety and cultivar (if known) according to current taxonomical classifications as published in current literature. The common name will be that that is familiar to the arboricultural assessor, the local community or referenced literature.

Origin - Identifies the general geographic origins of the tree species identified.

Category	Description
Victorian Native	Occurs naturally within some part of the State of Victoria.
Australian Native	Occurs naturally within Australia but is not a Victorian native.
Exotic	Does not occur naturally within Australia.
Mixed	Applies to Hedge Rows and Groups of Trees only where the feature is comprised of multiple species that have multiple places of origin.

Height and Width - Dimensions are expressed in metres (m). Identifies the estimated height and width of a tree crown or combined crown for Grouped Trees or Hedge Rows. Crown heights are measured with a clinometer where possible. Crown widths are paced and estimated at the widest axis unless otherwise stated. Measurements rounded to the nearest metre.

Diameter at Breast Height (DBH) - Identifies the trunk diameter expressed in centimetres (cm) of a tree measured at 1.4m above the site grade unless otherwise stated. The methods used to determine this measurement are described in Appendix A of the Australian Standard AS 4970-2009 'Protection of trees on development sites'. Measurements undertaken using a diameter tape or builders tape. In the case of multi-stem (2 - 5 stems) Single Trees, DBH measurements shown are calculated in accordance with the aforementioned Standard. Where the number of stems for a Single Trees exceeds five, the calculation is the square root of the mean stem diameter squared, multiplied by the number of stems and is specified in the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Multi-stem DBH calculations are rounded to the nearest centimetre.

Stem Diameter - Identifies the diameter of the trunk expressed in centimetres (cm) of a tree immediately above the root buttress. Measurements undertaken using a diameter tape or builders tape and rounded to the nearest centimetre.

Life Stage - Identifies the physiological stage of the Features life cycle.

Category	Description
Young	Sapling tree and/or recently planted.
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation.
Maturing	Specimen approaching expected size in situation, with reduced incremental growth.
Over-mature	Tree may be senescent and in decline or crown area substantially reduced relative to trunk size.

Vigour - Describes the overall health and vigour of a Feature and is derived from the Condition variables identified in the iTree Eco v6.0 model. Category selection is based on the Feature displaying one or more of the criteria listed in the corresponding Description.

Category	Description
Excellent	100% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display excellent extension. Buds are swollen.
Good	97% - 92% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display adequate extension. Buds are swollen.
Fair	87% - 77% live crown. Leaf size and colour is generally consistent with that of a healthy example of the species although some foliage (less than 20% of total crown volume) displays discolouration or reduced leaf size. Some shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Poor	72% - 52% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 20% but less than 40% of total crown volume) displays discolouration or reduced leaf size. Shoot tips may display reduced extension and buds may show signs of damage or desiccation.
Critical	47% - 27% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 40% but less than 60% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display reduced extension and buds show signs of damage or desiccation.
Dying	22% - 2% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 60% but less than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display limited extension and buds show distinct signs of damage or desiccation.
Dead	0% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display no extension and buds are damage or desiccated.

Appendix 3 - Tree Feature Descriptors

Structure - Adapted in part from the Quantified Tree Risk Assessment (QTRA) manual, the descriptor is designed to inform planners, architects and arborists of the overall structural capacity of a Feature and provide a concise description of the input required to maintain a Feature within the landscape.

Category	Description
Acceptable	Minimal or no damage, disease or decay visible in the root plate, trunk, primary scaffold limbs or outer crown. No works are required to relieve structural faults or remedy conflict with adjoining edifices. The probability of failure is generally considered to be less than 1/1M
Minor Correction	Minimal to moderate damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would moderately improve Landscape Viability. Adjoining edifices may benefit from treatment. The probability of failure is generally considered to be less than 1/10K but greater than 1/M.
Major Correction	Moderate to major damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would significantly improve Landscape Viability. Adjoining edifices would benefit from treatment. The probability of failure is generally considered to be less than 1/1K but greater than 10/K.
Unacceptable	Moderate to major damage, disease or decay visible in the root plate or lower trunk. Major damage, disease or decay in primary scaffold limb(s) that cannot be corrected through appropriate treatments. Landscape Viability unlikely to be improved by treatment. The probability of failure is generally considered to be greater than 1/1K.

Available Growth Space - Describes the space above and below ground that can be reasonably assumed based on visual inspection of the site that the Feature can exploit for future crown and root development.

Category	Description
Optimal	Open, level or gently sloping ground. Minimal competition for available light, water and nutrient. Part of a group of similar species that is suitably spaced and likely to provide mutual support. Specie genetically suited or adapted to the existing environment.
Minor Limitation	Moderately constrained location. Long standing built form present on one side of Features root zone. Surrounding trees are competing for available space, light, water or nutrients. Feature is regularly pruned to meet clearance requirements.
Major Limitation	Heavily constrained location. Root zone has been compacted by continuous and on-going traffic movements or built over with impervious surfaces. Crown crowded by surrounding larger trees or structures that impede natural form development.

Landscape Viability - Adapted from Tree AZ, describes how long it could be reasonably expected that a Feature will remain a viable asset in its landscape. Landscape Viability is informed by Life Stage, Vigour, Structure and Available Growth Space.

Category	Description
Long	Feature will likely contribute to the landscape for forty (40) or more years.
Medium	Feature will likely contribute to the landscape for between fifteen (15) to forty (40) years.
Short	Feature will likely contribute to the landscape for between five (5) to fifteen (15) years.
Remove	Feature will likely require removal within five (5) years.

Land Use and Social Contribution - Describes the contribution or value a Feature provides to an existing landscape and is derived from MIS506 (2022) Tree Valuation published by Arboriculture Australia. It has four primary components including Land Use (State), Landscape Function, Landscape Significance and Ecosystem Contribution.

Land Use (Victoria)	
Category	**Description**
Legal Instrument	Legal Instrument. Section 173 agreements that contain conditions on the property title requiring the retention and/or protection of vegetation.
Local Law	Local laws protecting vegetation on all land within a municipal area. Exempt trees are attributed according to designated land use for the site.
Statutory Planning	Statutory planning scheme overlays that protect vegetation on private and public land. Existing planning permits requiring the retention of trees. Exempt trees are attributed according to designated land use for the site.
Native Vegetation	Property subject to the provisions of 52.16 or 52.17 Native Vegetation. Exempt trees are attributed according to designated land use for the site.
Public Space	Public Space. Public Park and Recreation Zones. Public Conservation and Resource Zones.
High Density	High Density Mixed Use Zones. Township Zones.
Medium Density	Medium Density. Residential Growth Zone. General Residential Zone.
Low Density	Low Density Residential Zones. Neighbourhood Residential Zones. Green Wedge Zones. Rural Conservation Zones.
Special Purpose	Special Purpose Zones. Public Use Zones. Transport Zones. Commercial Zones.
Industrial/ Farming	Industrial and Farming Zones.
Exempt Land	Exempt Land. Land not subject to statutory land zoning, native vegetation provisions, legal instruments or local laws.

Appendix 3 - Tree Feature Descriptors

Landscape Function	
Category	**Description**
Minimal	Nondescript tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes minimally to positive architectural, engineering, aesthetic or climate function. Canopy intersecting another tree
Marginal	Tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes marginally to positive architectural, engineering, aesthetic or climate function. One of a group of close plantings
Adequate	Tree, hedge or grouped planting of moderate value that contributes as a positive architectural, engineering, aesthetic or climate function. Wide plantings. Irregular spacing between trees; regular spacing one side (not hard surface)
Notable	Tree, hedge or grouped planting of moderate to high value that contributes as a positive architectural, engineering, aesthetic or climate function in a built environment. Hard surface planting (street or pathway), or plantings with regular spacing both sides
Exceptional	Individual feature specimen tree, hedge or grouped planting of significant value as a positive architectural, engineering, aesthetic or climate modifier. Avenue, park, reserve or other green space feature planting.

Landscape Significance	
Category	**Description**
None	The tree(s) is not considered significant within the landscape.
Important private property	The tree(s) represents a significant feature within the subject site or adjoining properties.
Important public space	The tree(s) represents a significant feature within the public realm as viewed from the subject site, adjoining properties and/or streetscapes.
Horticultural Rarity	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
Local/state significant tree	Tree is listed in either a local or state significant tree register.
National significant tree	Tree is listed in a national significant tree register.

Ecosystem Contribution	
Category	**Description**
Weed	The tree(s) is a listed weed species.
Specimen	A typical garden specimen of a species commonly found in the urban context.
Indigenous	Remnant, regenerated or planted indigenous vegetation that contributes to biological diversity.

Ecosystem Contribution	
Category	**Description**
Habitat	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve.

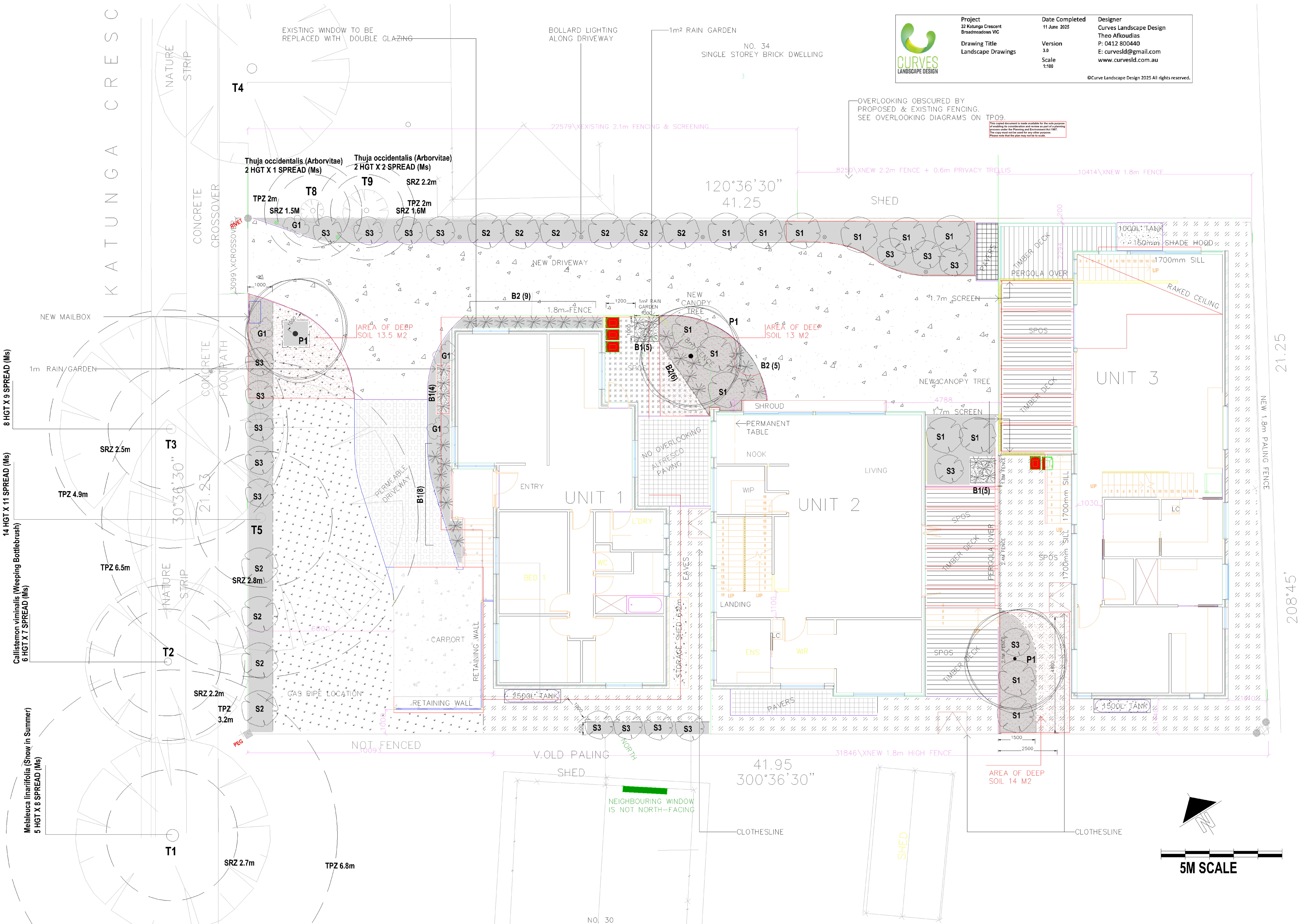
Retention Value - Provides a concise rating of the Features value within the context of an evolving landscape that may include built form. Retention Value is informed by Landscape Viability, Landscape Contribution, published literature and the experience of the surveyor on the capacity of the Feature to tolerate and adapt to change.

Category	**Description**
High	A tree of good quality that displays acceptable vigour and structure. The tree contributes to the existing landscape and has the potential to be long-term component in an evolving one if appropriately managed. The species is known to perform well within its given context and has desirable aesthetic traits. Retention of this tree is highly desirable.
Moderate	A tree of reasonable quality that displays acceptable vigour and structure. The tree may have a condition, and or structural problem that can be corrected with arboricultural treatment. The species is known to perform within its given context. The tree has the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
Low	A tree of poor quality that displays unacceptable vigour or structure. The tree may present an unacceptable hazard to existing and future users of the site. The tree is not considered significant within the landscape. These tree is easily replaceable. The species is functionally inappropriate given the context and may demand excessive management if retained. The cost to maintain this tree within the given context may exceed the benefit it provides to the landscape.

Comments - Provides additional information concerning the Feature.

Tree Protection Zone (TPZ) - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site' as a specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zone (SRZ) - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site' and the subsequent amendment AS 4970/Amdt 1/2010-03-26 as the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright.



Project
32 Katunga Crescent
Broadmeadows VIC

Drawing Title
Landscape Drawings

Date Completed
11 June 2025

Version
3.0

Scale
1:100

Designer
Curves Landscape Design
Theo Afkoudias
P: 0412 800440
E: curvesld@gmail.com
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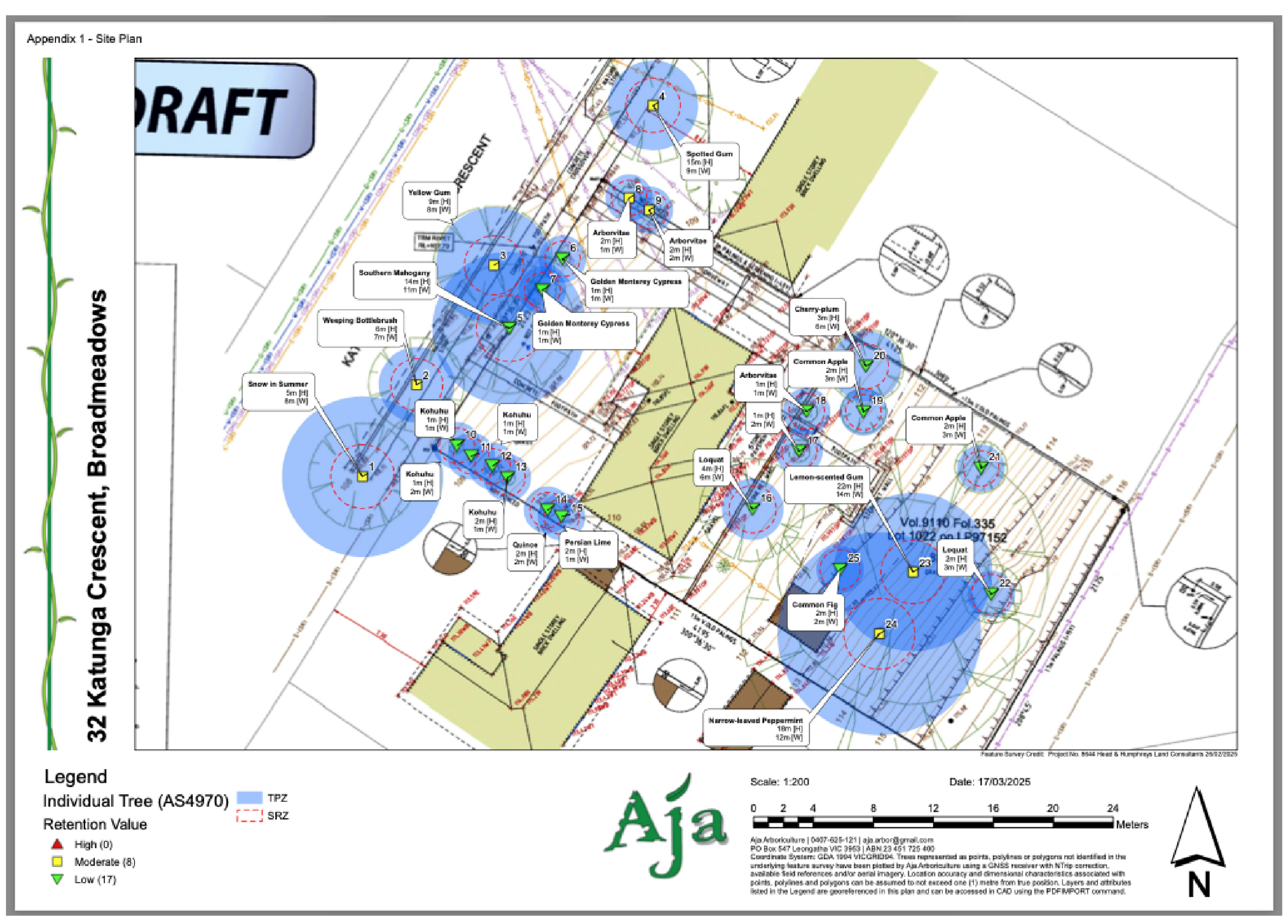
LANDSCAPE LEGEND

- LAWN
- CRUSHED ROCK/TOPPING
- DRIVEWAY CEMENT
- GARDEN BEDS (PERVIOUS)
- PERMEABLE DRIVEWAY
- RAIN WATER GARDEN
- AREA OF DEEP SOIL
- EXISTING TREES
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GROUND COVER
- PROPOSED TUSSOCKS
- TPZ/SRZ
- Existing Tree - Remove
- GARDEN EDGING
- PAILING FENCE
- TPZ FENCING
- Pavers/Steppers

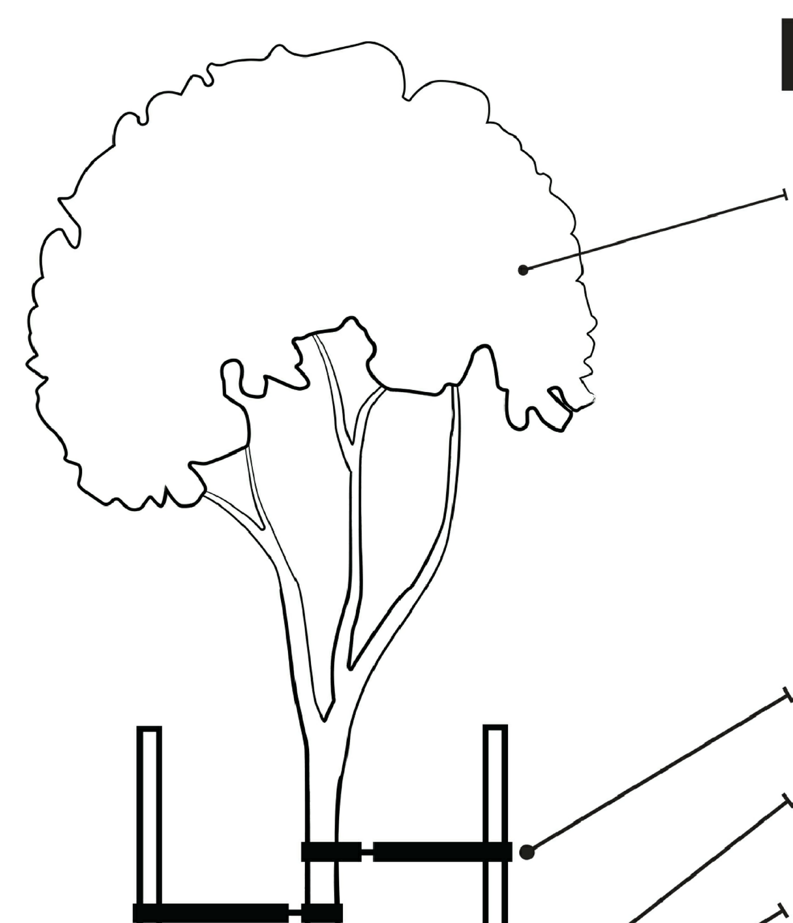


PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	MATURE HxW (M)	SOURCE SIZE	QTY	TREE TYPE	CANOPY AREA (M)2
	PROPOSED TREES						
P1	Hymenosporum flavum	Native Franginani	6 x 4.5	1.5 m hgt	1	A	15.9
P2	Leptospermum petersonii	Lemon scented Tea Tree	6 x 4.5	1.5 m hgt	2	A	31.8
	SHRUBS						
S1	Dodonaea Viscosa Purpurea	Purple hop bush	2 x 1.5	15 CM	13		
S2	Correa Alba	White Correa	1.5 x 1.5	15 CM	10		
S3	Westringia fruticosa Jervis Gem	Coastal Rosemary	1 x 1	15 CM	18		
	STRAPPY /TUSSOCK						
B1	Lomandra Longifolioa	Spiny-headed Mat-rush	0.5 x 0.5	15 CM	22		
B2	Poa labillardierei	Common Tussock-grass	0.5 x 0.5	15 CM	20		
	GROUND COVER						
G1	Banksia spinulosa	Bankisa Candles	0.5 x 1	15 CM	4		
	EXISTING TREES						
T5	Eucalyptus botryoides - 50% on site (5.5m)	Southern Mahogany	14 x 11				47.51
					Total		**95.21**

TREE PLANTING DETAILS

(NOT TO SCALE)



NOTES

LANDSCAPE STRATEGY

Provide low maintenance, attractive gardens whilst blending with local streetscape and environment.

PREPARING SITE

Weeds - All weeds are to be removed from the site by physical removal or spraying with a glyphosate-based herbicide.

Any areas of soil contaminated by paint or building rubble/materials should be removed and replaced with suitable topsoil from the site or imported.

PLANTING

Garden Beds Preparation - Existing garden beds can be prepared with added organic material such as well-rotted manure or materials from plant and animal sources sold as improvers or compost and prepared to AS 4454 – 2003. These can just be top-dressed (placed over the top of the soil) and then covered with mulch. If there is no existing topsoil left, then imported topsoil that complies with AS 4419 – 2003 shall be used with mulch on top.

All tree stock used must be in accordance with AS2303-2015 Tree Stock for Landscape Use.

Topsoil levels at 125mm. Cultivate to improve permeability and break up areas of compaction.

Mulch – Sustainably sourced pine mulch with an average particle size of 10mm, maintained at 75 -100 mm on all garden beds,

Hard Garden Edging –All garden beds and lawn areas are to be framed by hard garden edging. Recommended garden edging includes; treated pine, plantation sugar gum, recycled plastic sleepers, recycled railway sleepers, local stone, and recycled brick or concrete.

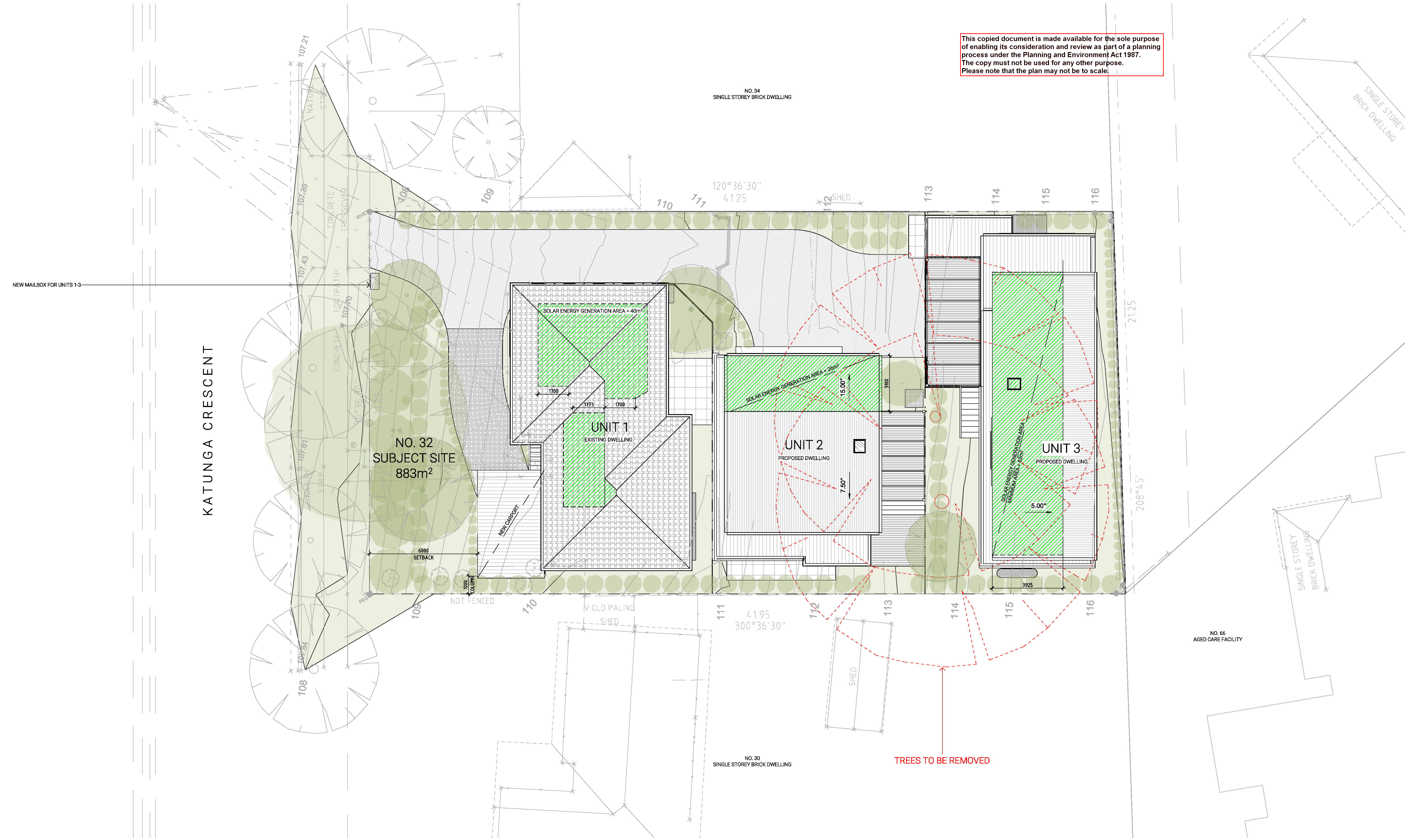
32 KATUNGA CRESCENT

BROADMEADOWS VIC 3047

PROPOSED UNIT DEVELOPMENT

FOR: MONICA MULHOLLAND

Sheet Name	Sheet Number	Current Revision	Current Revision Date
SITE PLAN	TP01		
GARAGE FLOOR PLAN	TP02		
GROUND FLOOR PLAN	TP03		
FIRST FLOOR PLAN	TP04		
ELEVATIONS	TP05		
ELEVATIONS	TP06		
3D VIEWS	TP07		
SHADOW DIAGRAMS	TP08		
OVERLOOKING DIAGRAMS	TP09		
SITE AREAS	TP10		
CAR TURNS	TP11		
STORM PLAN	TP12		
VENTILATION DIAGRAMS	TP13		



CONCEPT 2 COMPLETION

CONCEPT TO COMPLETION PTY LTD ABN 93 103 301 864
1/2 A BEAUMONT ST VERMONT. VIC 3133
PH: (03) 8838 0664 MOB: 0422 843 958
EMAIL: ian@c2cd.com.au

Revisions

NO.	DESCRIPTION	DATE

PROJECT TITLE
UNIT DEVELOPMENT
32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING
SITE PLAN
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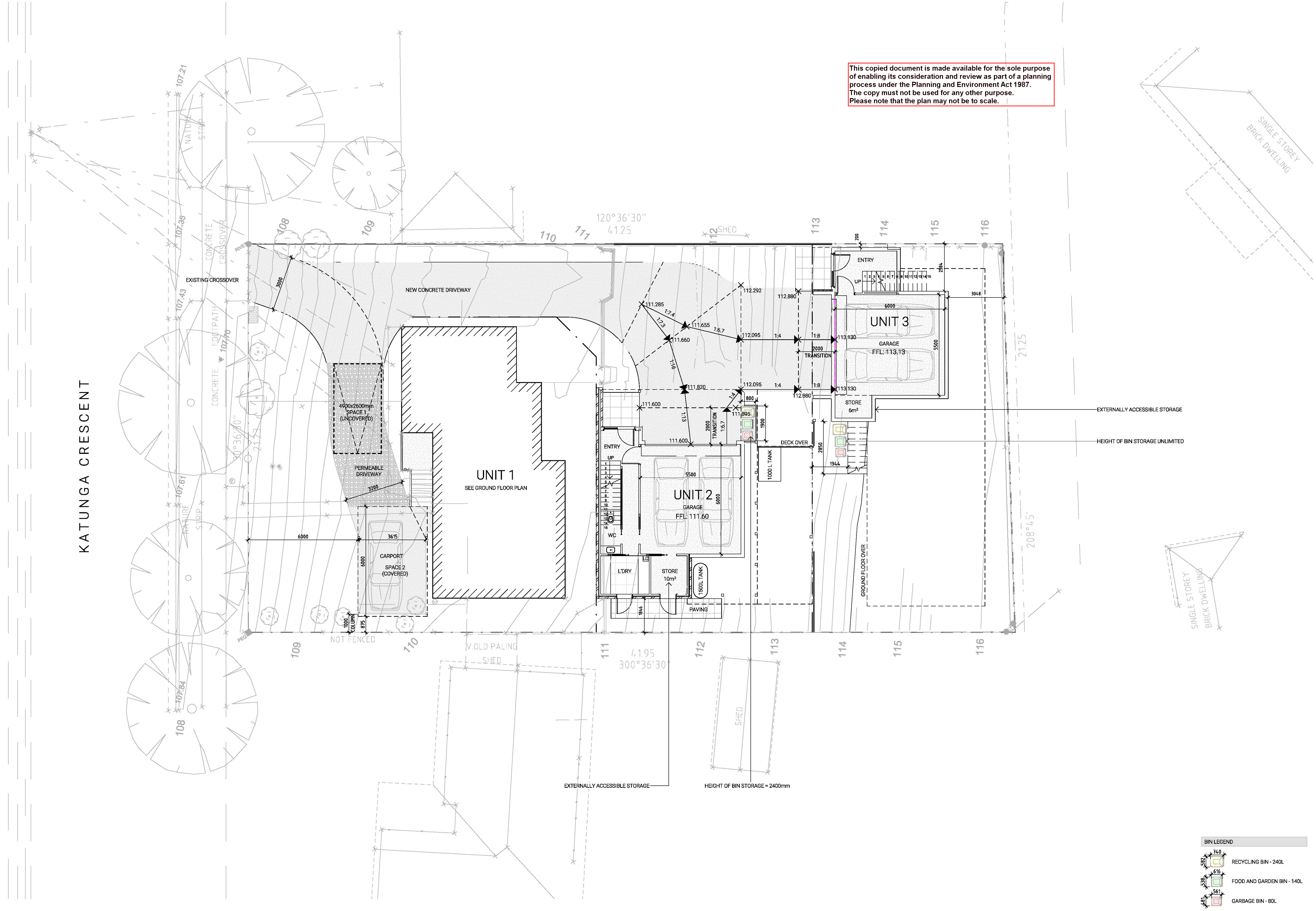
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP01



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32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047

For: MONICA MULHOLLAND

NORTH

DRAWING TITLE — TOWN PLANNING

GARAGE FLOOR PLAN

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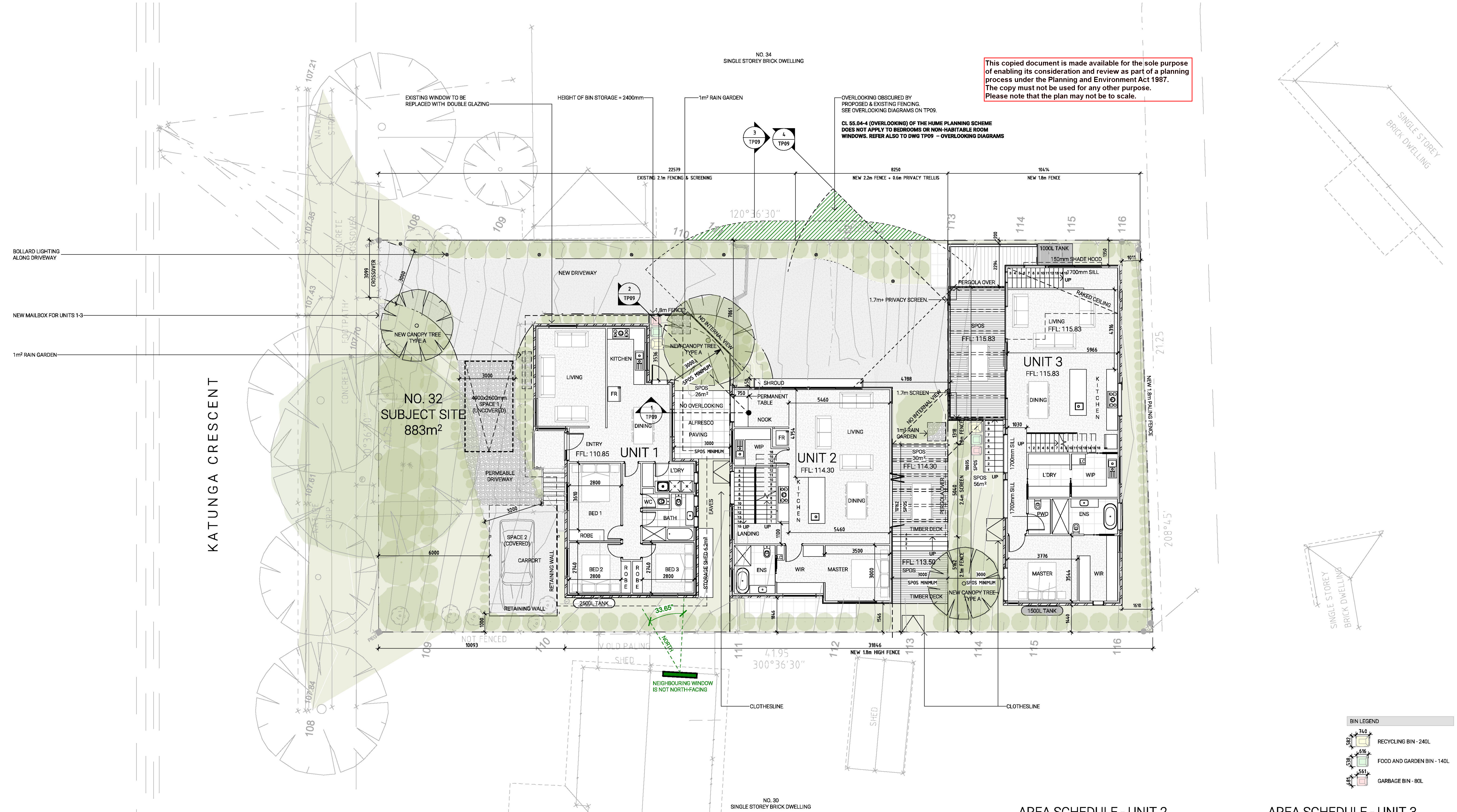

SITE AREA TOTAL	GARDEN AREA		PERMEABLE AREA		SITE COVERAGE		DRIVEWAY AREA	
	m²	%	m²	%	m²	%	m²	%
883.13 m²	308.8 m²	35.0%	335.8 m²	38.0%	402.2 m²	45.5%	186.3 m²	21.1%

AREA SCHEDULE - UNIT 1

Carport	22.28 m²
Ground Floor Area	103.61 m²
SPOS	26.05 m²
	151.95 m²

AREA SCHEDULE - UNIT 2

Balcony	4.41 m²
First Floor Area	57.65 m²
Garage Area	35.20 m²
Ground Floor Area	98.41 m²
Lower Floor Area	29.19 m²
SPOS	30.61 m²
	255.47 m²

AREA SCHEDULE - UNIT 3

Balcony	3.75 m²
First Floor Area	64.76 m²
Garage Area	40.74 m²
Ground Floor Area	115.62 m²
Lower Floor Area	8.48 m²
SPOS	55.95 m²
	289.30 m²

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32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047

For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING

GROUND FLOOR PLAN

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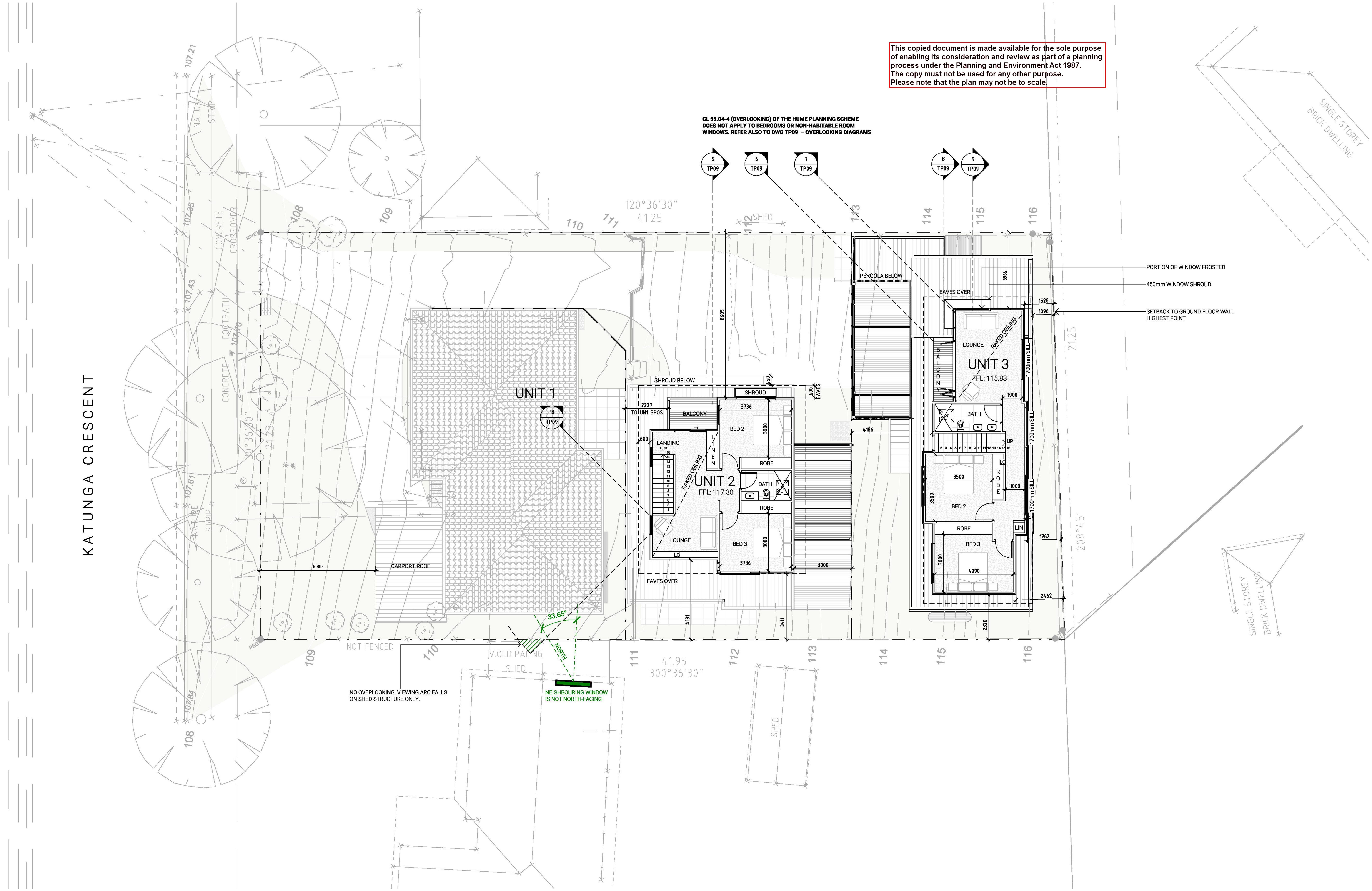

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32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING
FIRST FLOOR PLAN
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JOB	32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET	TP04

NORTH ELEVATION
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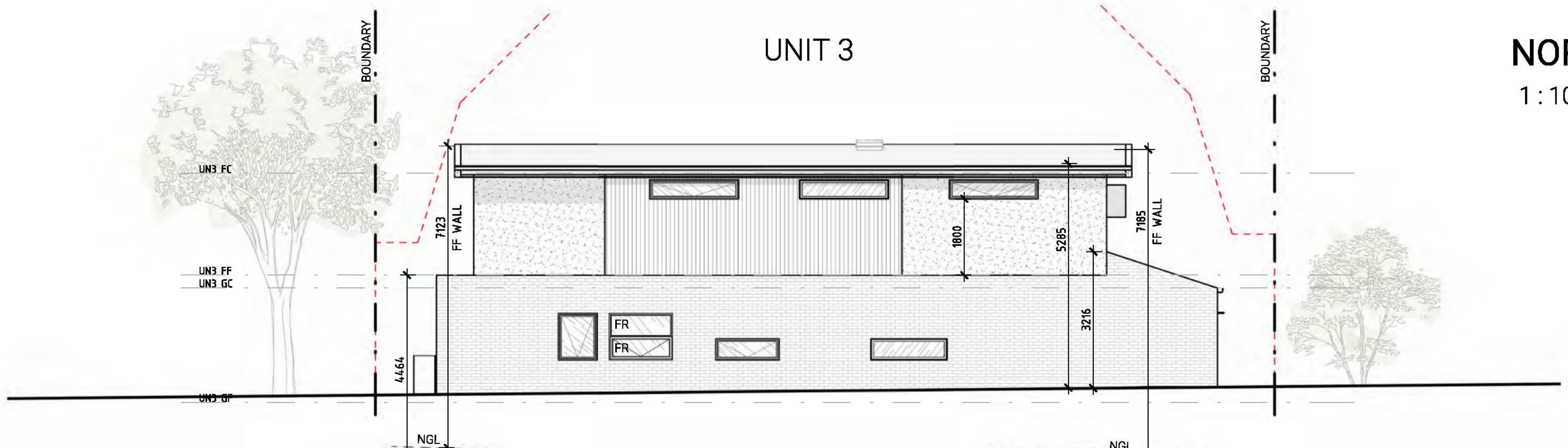
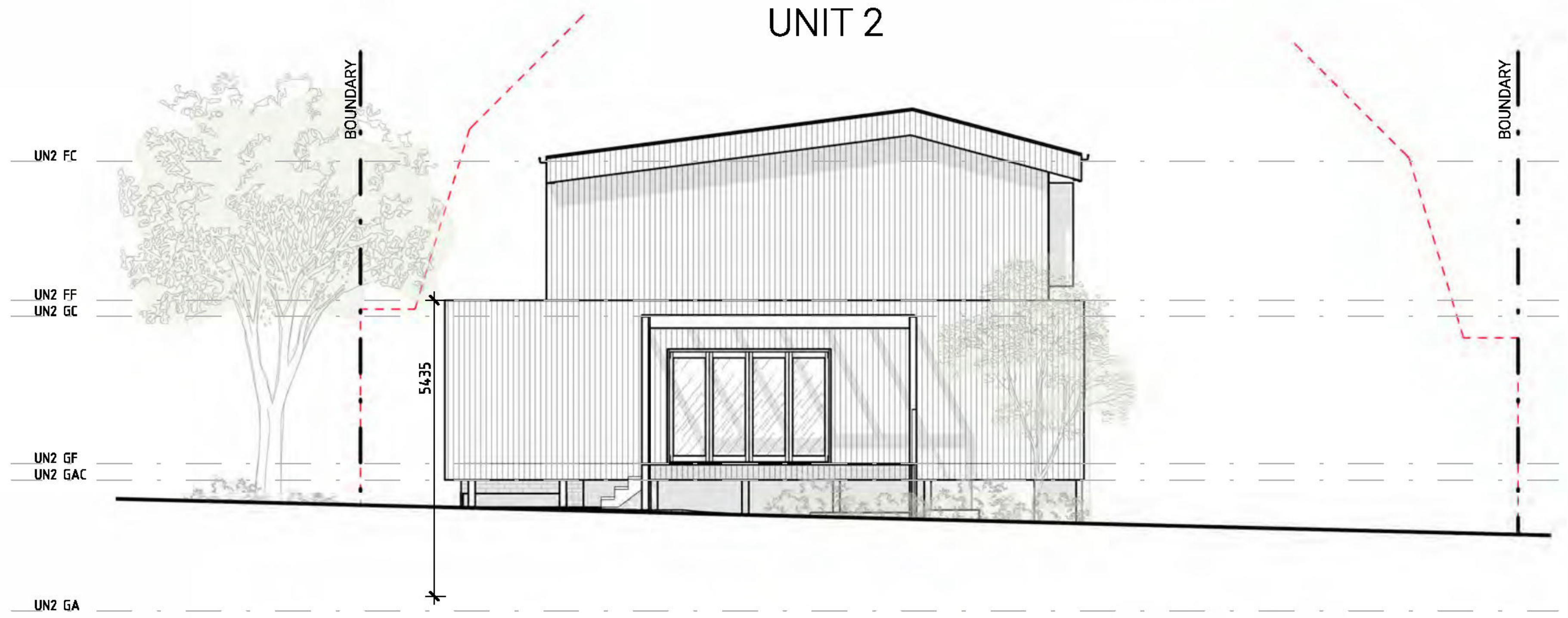


EAST ELEVATION
1 : 100



UNIT 2 INTERNAL EAST ELEVATION
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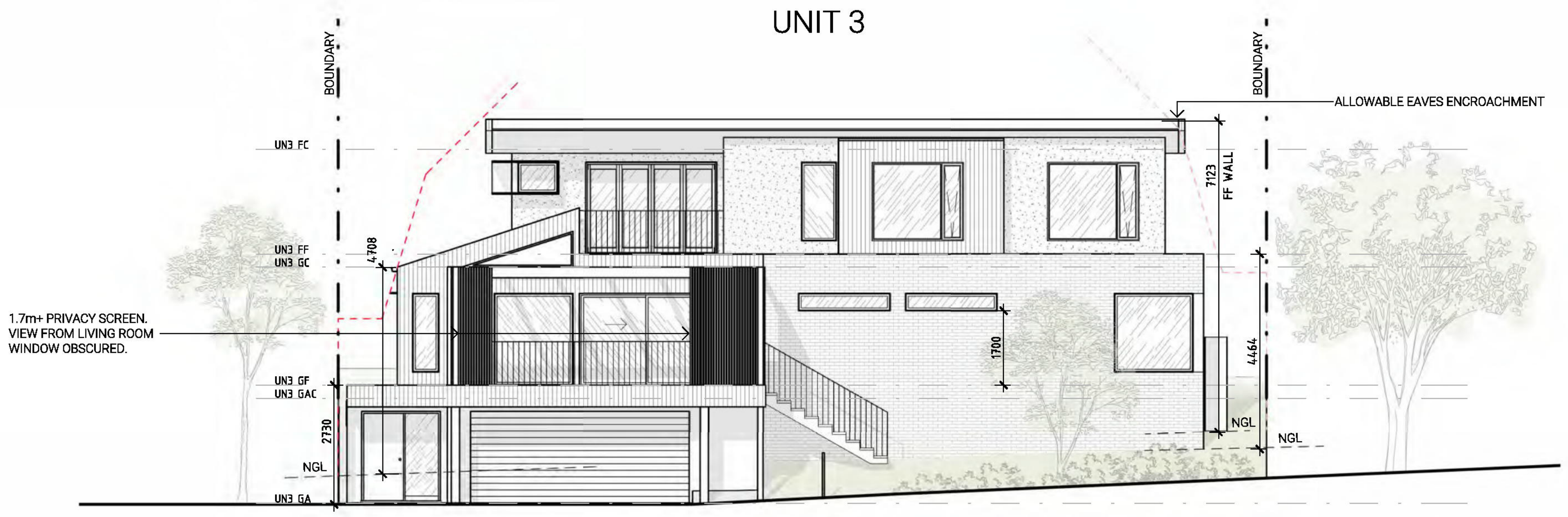

UNIT 3 INTERNAL ELEVATION
1 : 100

NOTES

FR = FROSTED WINDOW

CL 55.04-4 (OVERLOOKING) OF THE HUME PLANNING SCHEME DOES NOT APPLY TO BEDROOMS OR NON-HABITABLE ROOM WINDOWS. REFER ALSO TO DWG TP09 – OVERLOOKING DIAGRAMS

CONCEPT 2 COMPLETION
CONCEPT TO COMPLETION PTY LTD ABN 93 103 301 864
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Revisions		
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PROJECT TITLE
UNIT DEVELOPMENT
32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

DRAWING TITLE TOWN PLANNING
ELEVATIONS
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JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP05

SOUTH ELEVATION

1 : 100

EXTERIOR FINISHES SCHEDULE

EXTERIOR MASONRY
AUSTRAL BRICKS ACCESS ASH OR SIMILAR

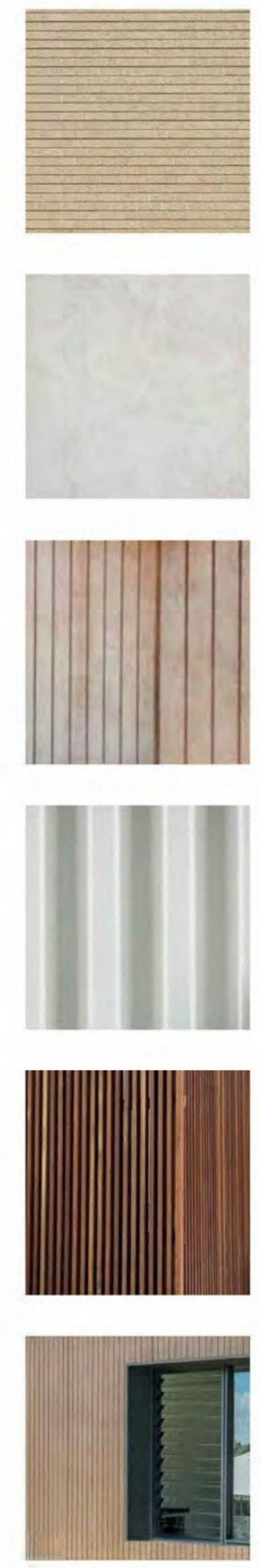
EXTERIOR CLADDING
GREY RENDERED CLADDING

VERTICAL TIMBER CLADDING
WEATHERTEX WEATHERGROOVE NATURAL 150mm OR SIMILAR

PITCHED ROOFS
COLORBOND SHALE GREY OR SIMILAR

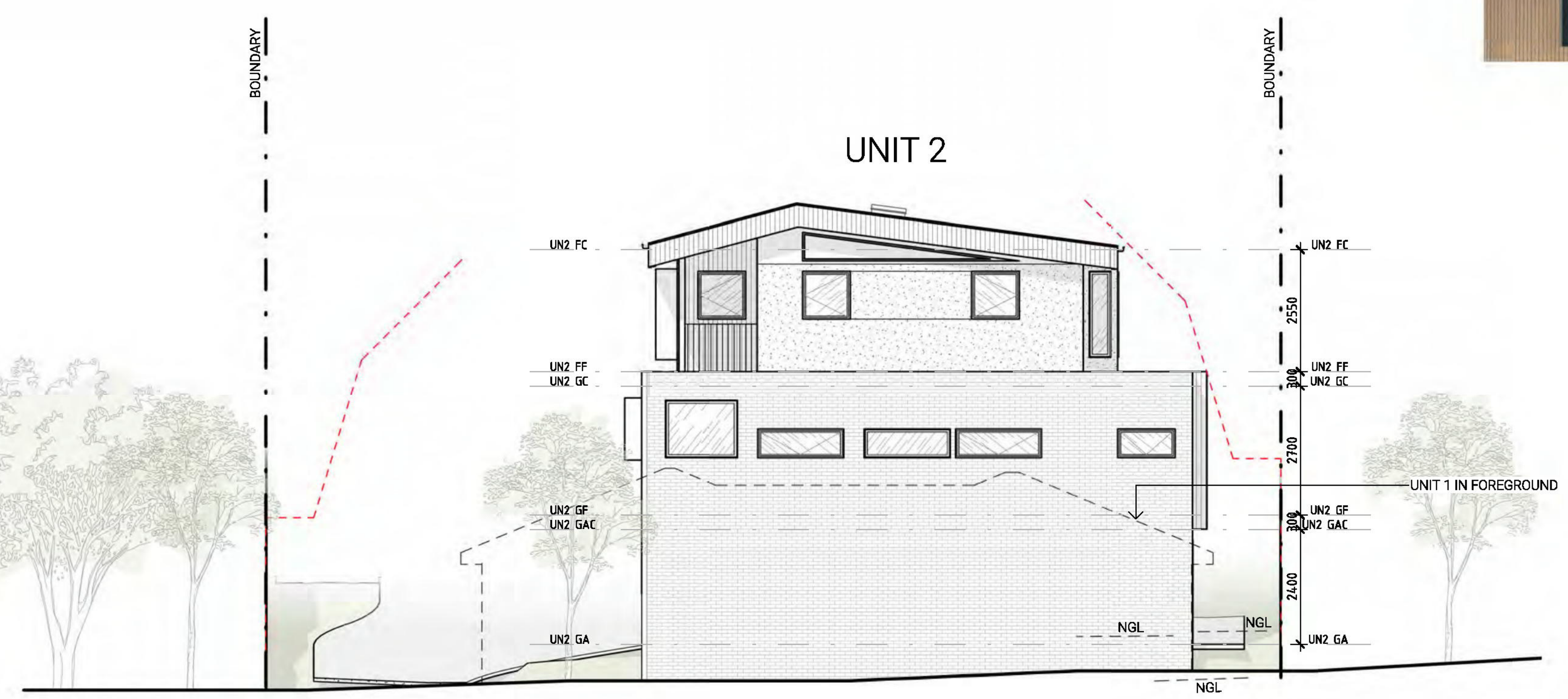
PRIVACY SCREENS AND FEATURE CLADDING
TIMBER BATTENS

COLORBOND MONUMENT OR SIMILAR
ALUMINIUM DOOR AND WINDOW FRAMES
MISCELLANEOUS EXTERIOR ITEMS - BALUSTRADES, FEATURE SHROUDS, DOWNPIPES, FLASHING, CAPPING, GUTTERS ETC.



WEST ELEVATION (STREETSCAPE)

1 : 100



UNIT 2 INTERNAL WEST ELEVATION

1 : 100

NOTES

FR = FROSTED WINDOW

CL 55.04-4 (OVERLOOKING) OF THE HUME PLANNING SCHEME DOES NOT APPLY TO BEDROOMS OR NON-HABITABLE ROOM WINDOWS. REFER ALSO TO DWG TP09 – OVERLOOKING DIAGRAMS

CONCEPT 2 COMPLETION

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BROADMEADOWS VIC 3047

For: MONICA MULHOLLAND

DRAWING TITLE TOWN PLANNING

ELEVATIONS

Scale: 1 : 100

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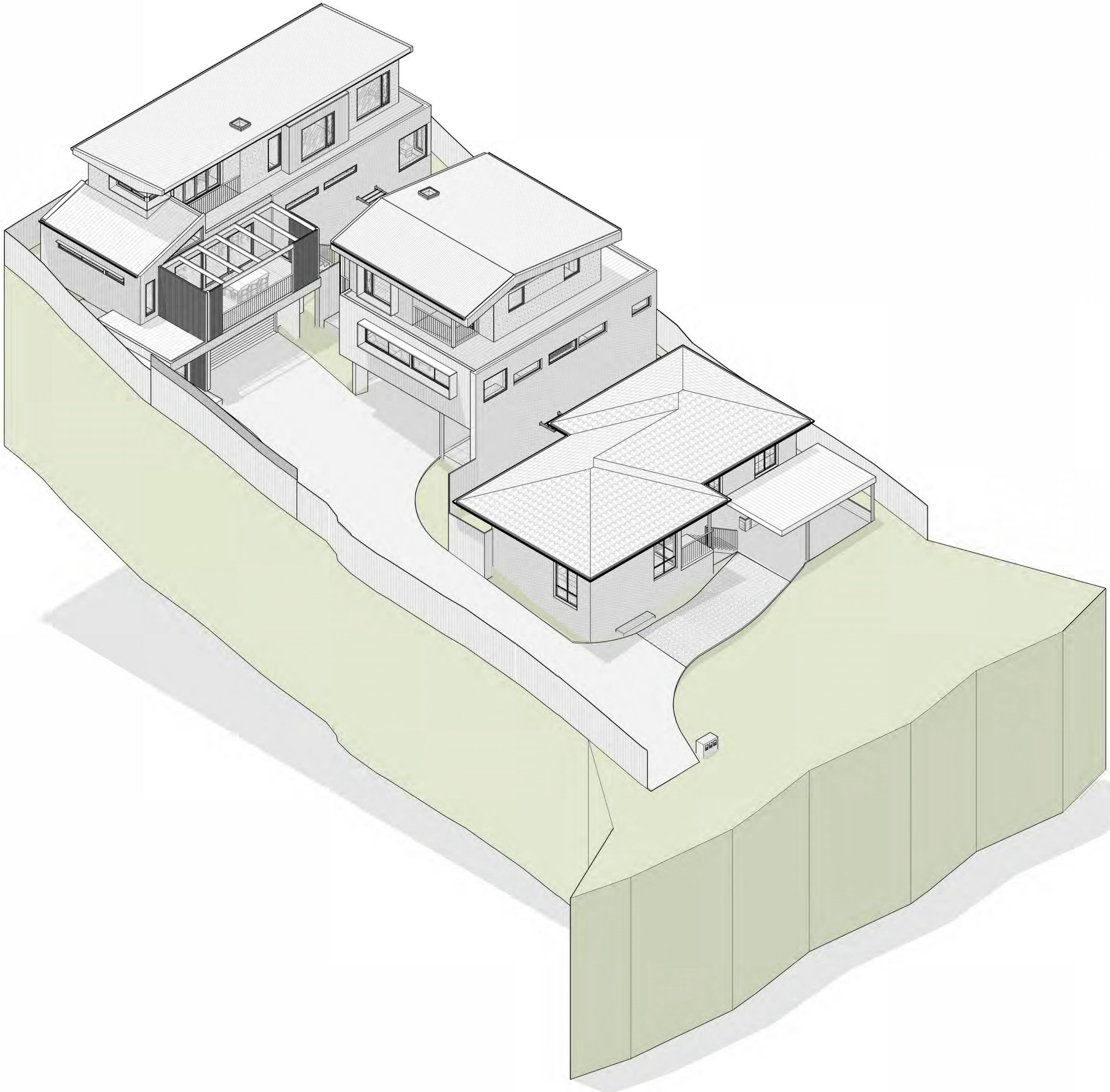

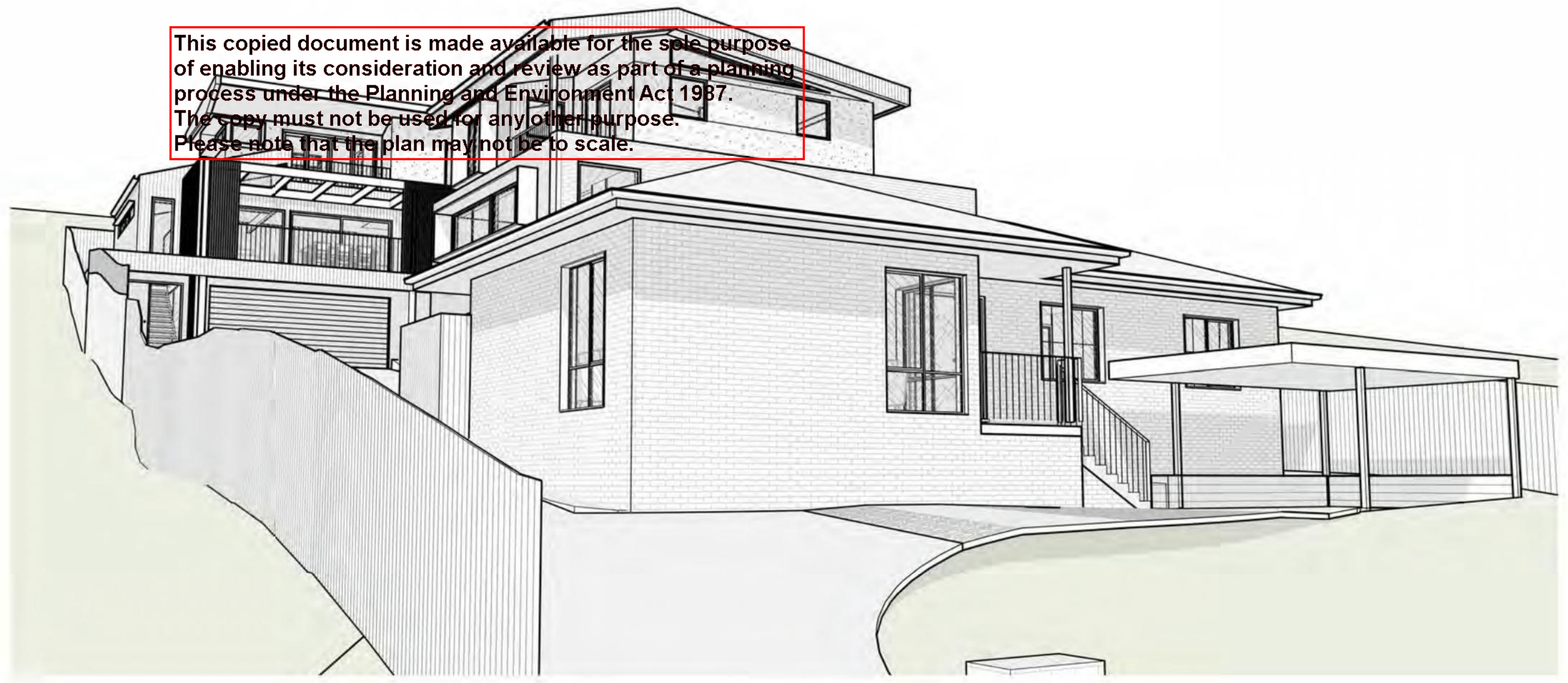

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BROADMEADOWS VIC 3047

For: MONICA MULHOLLAND

DRAWING TITLE
TOWN PLANNING

3D VIEWS

Scale:

A1

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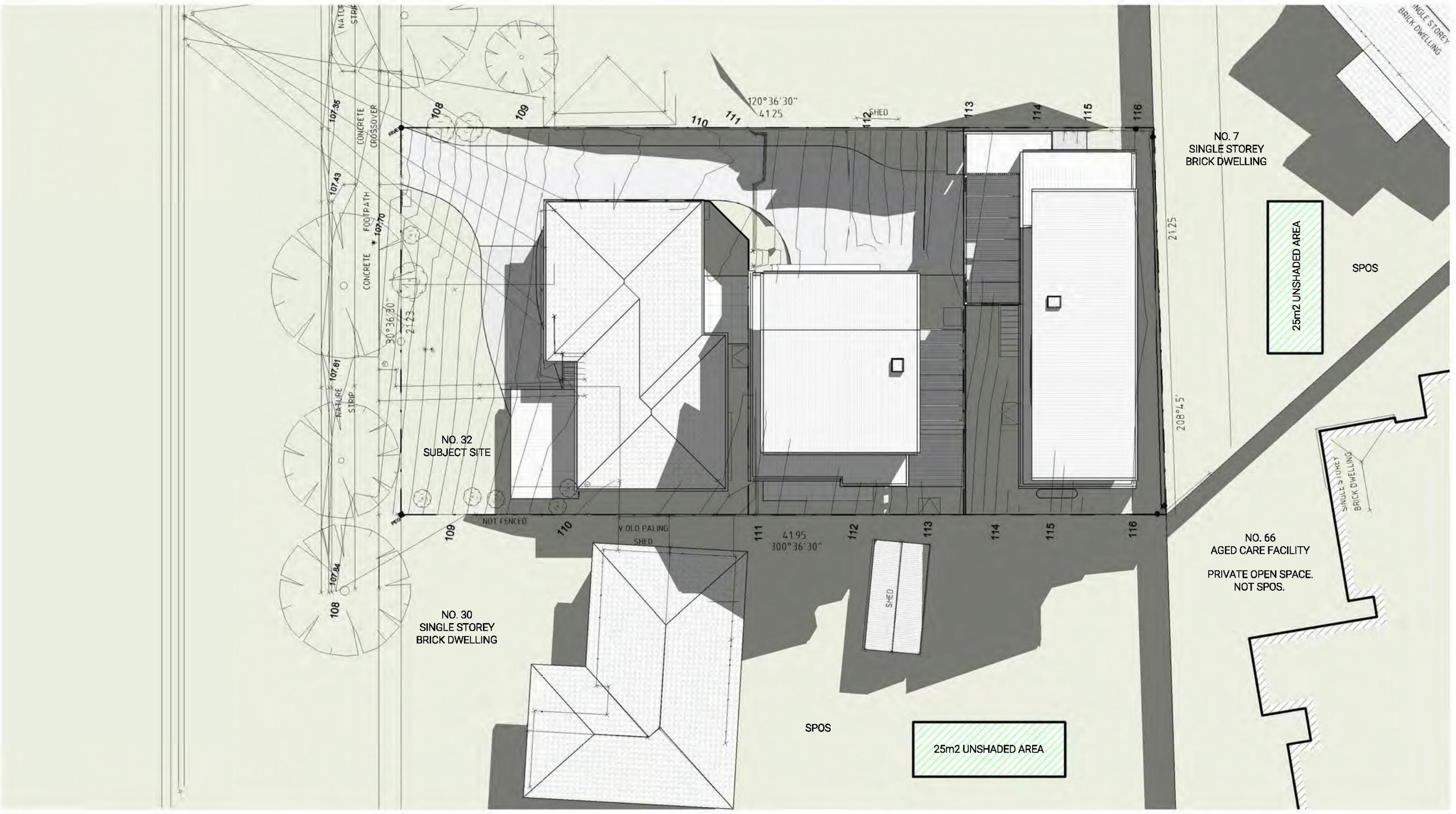
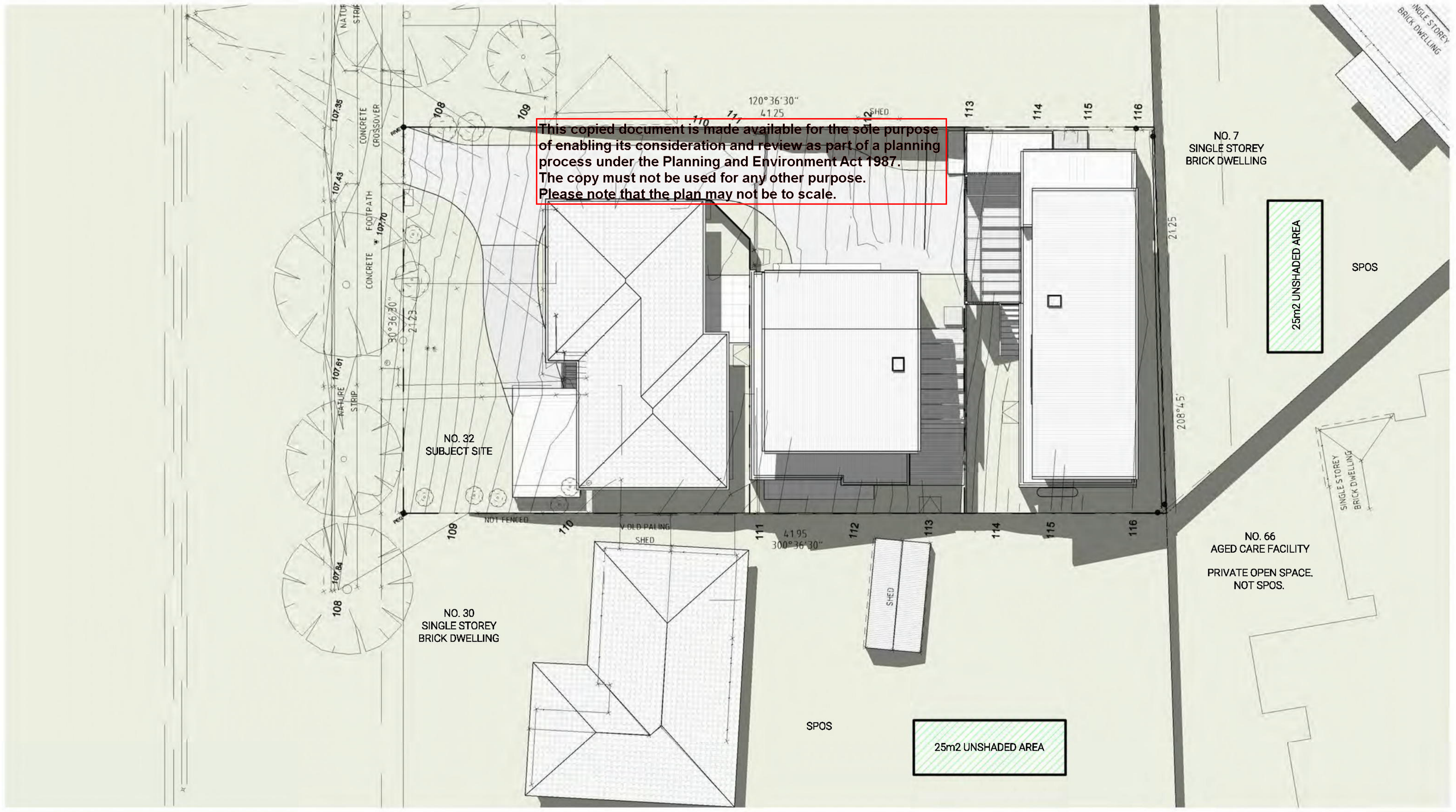


SHADOWS - 9AM

1 : 200



SHADOWS - 12PM

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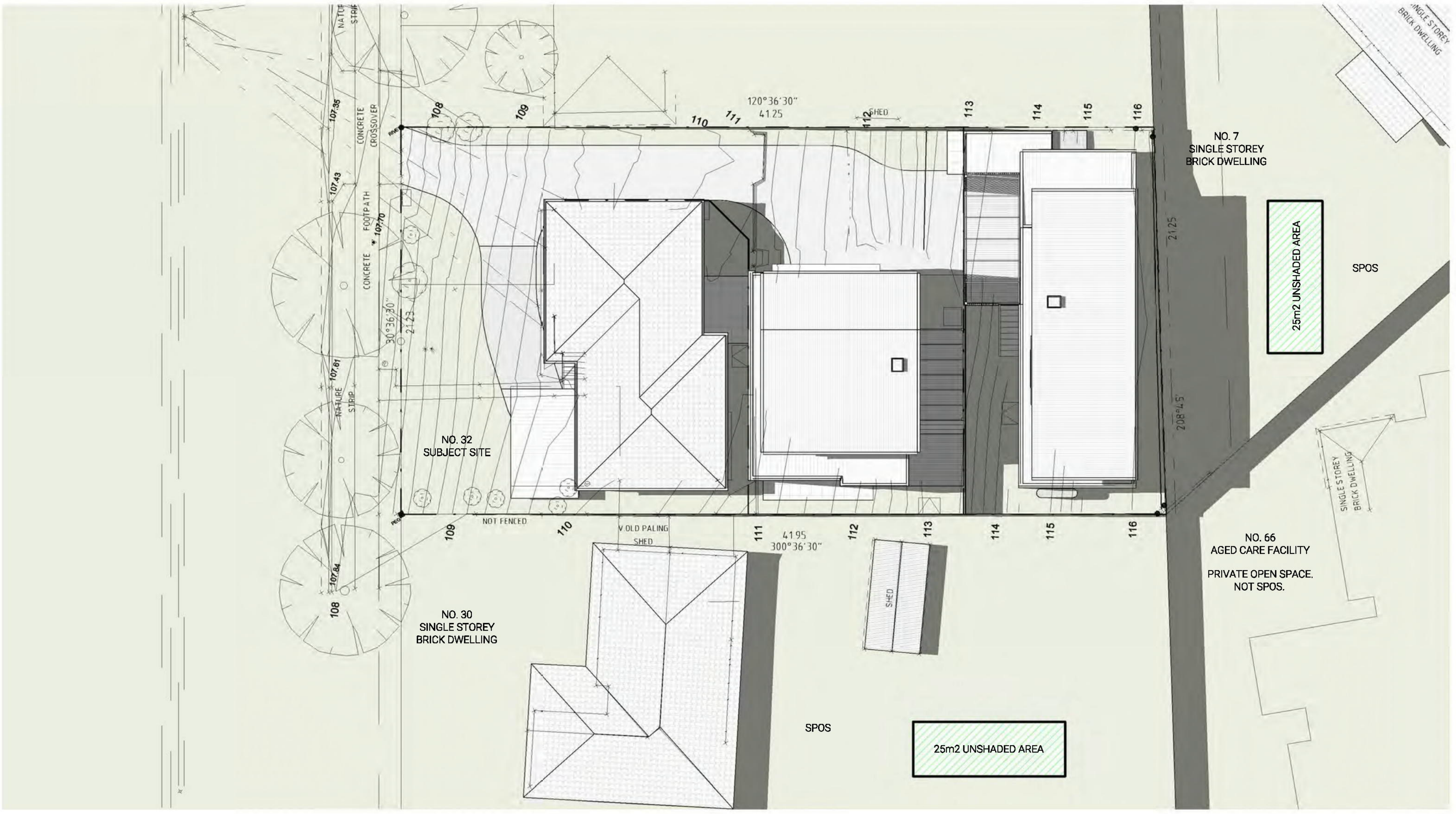


SHADOWS - 3PM

1 : 200

NOTE: ALL SHADOWS FROM NEW AND EXISTING STRUCTURES & FENCES ARE INCLUDED AND DEMONSTRATE REQUIRED UNSHADED AREA ACHIEVED OVER 6 CONTINUOUS HOURS.

CONCEPT 2
COMPLETION

CONCEPT TO COMPLETION PTY LTD ABN 93 103 301 864
1/2 A BEAUMONT ST VERMONT. VIC 3133
PH: (03) 8838 0664 MOB: 0422 843 958
EMAIL: ian@c2cd.com.au

Revisions

NO.	DESCRIPTION	DATE

PROJECT TITLE

UNIT DEVELOPMENT

32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047

For: MONICA MULHOLLAND

NORTH

DRAWING TITLE

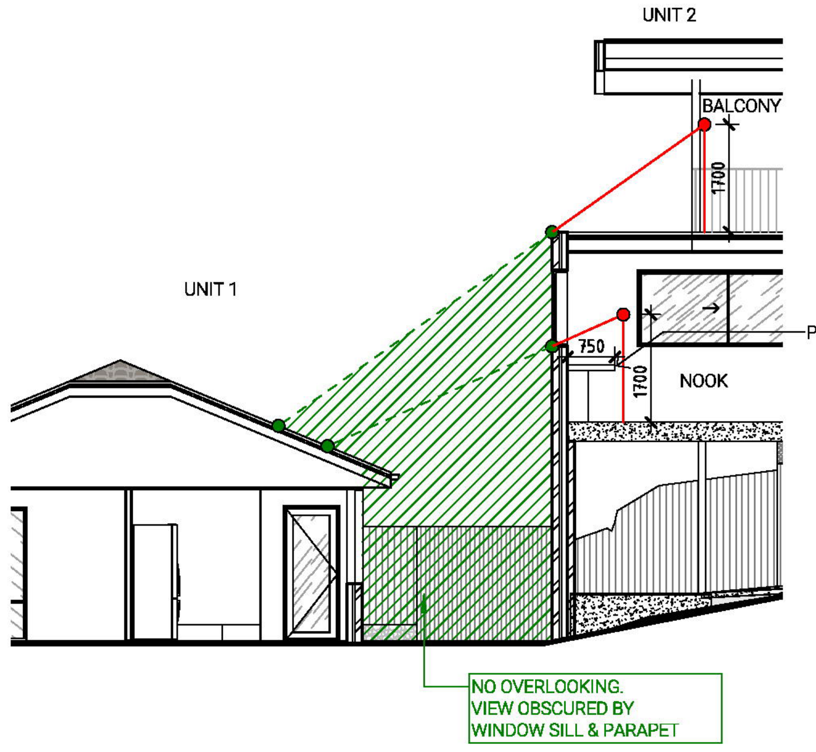
TOWN PLANNING

SHADOW DIAGRAMS

Scale: 1 : 200

A1

DATE 4/07/2025 11:48:14 AM
DRAWN CT
CHECKED IL
CAD FILE TP08
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP08



1 TP09 OVERLOOKING DIAGRAM 1
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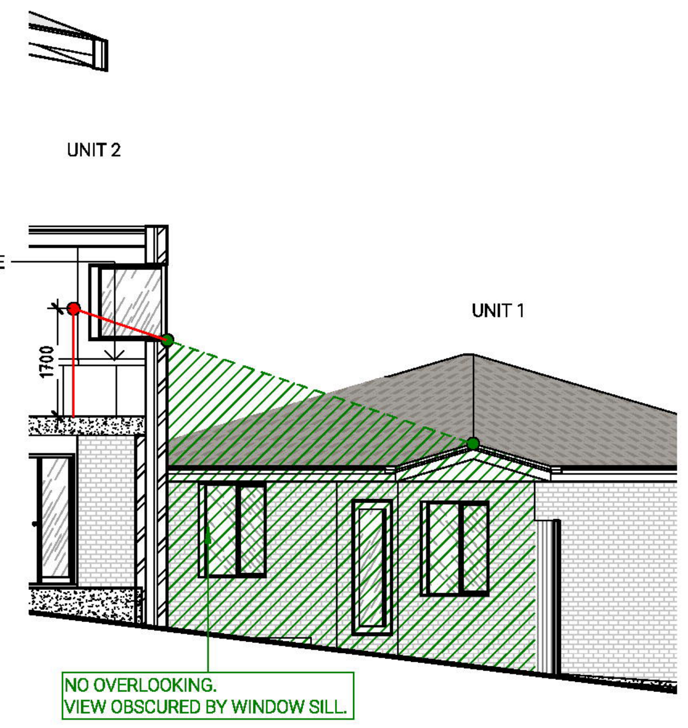

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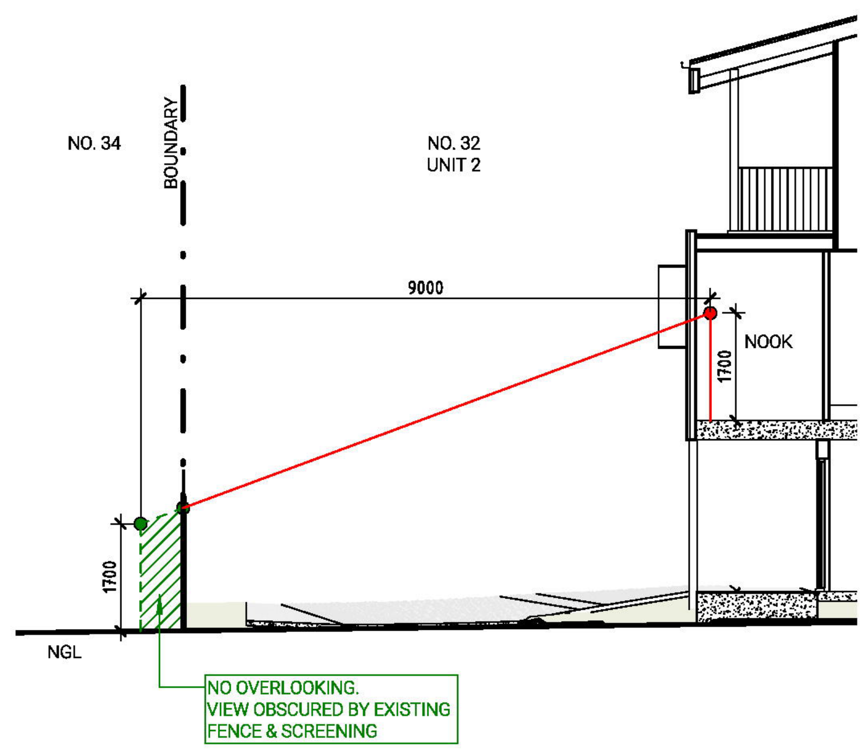

3 TP09 OVERLOOKING DIAGRAM 3
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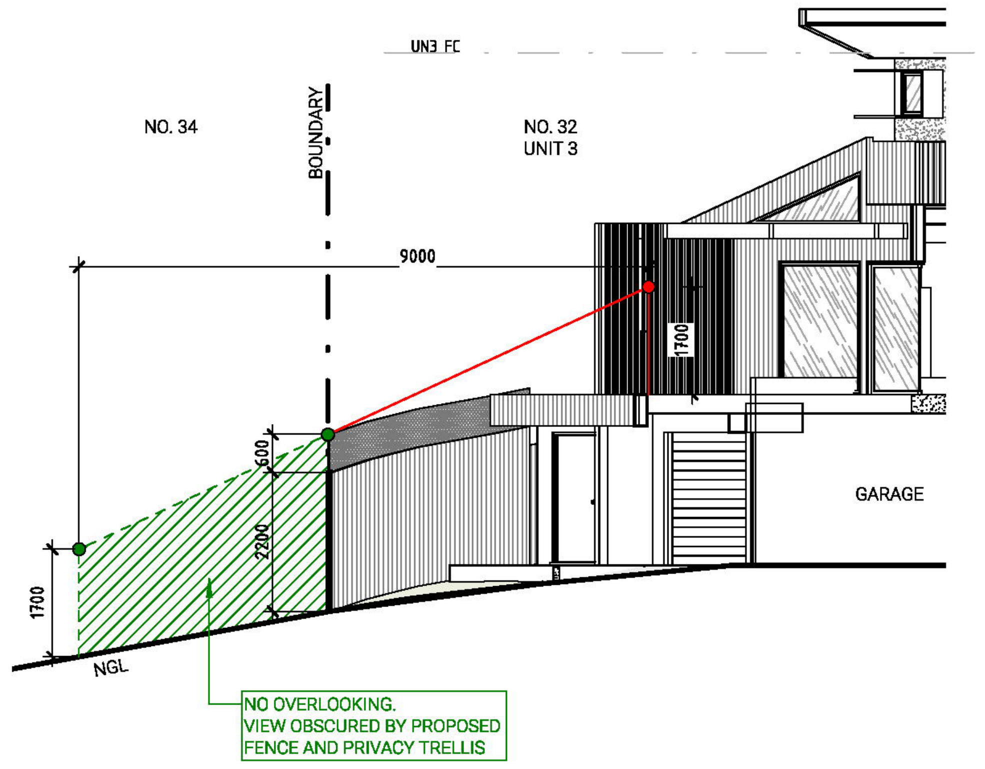

4 TP09 OVERLOOKING DIAGRAM 4
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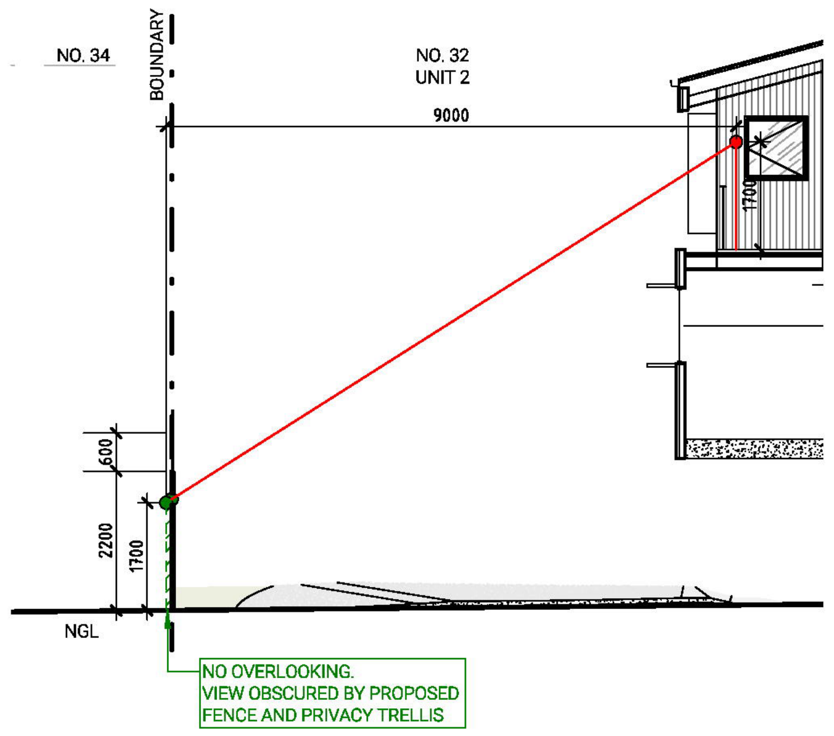

5 TP09 OVERLOOKING DIAGRAM 5
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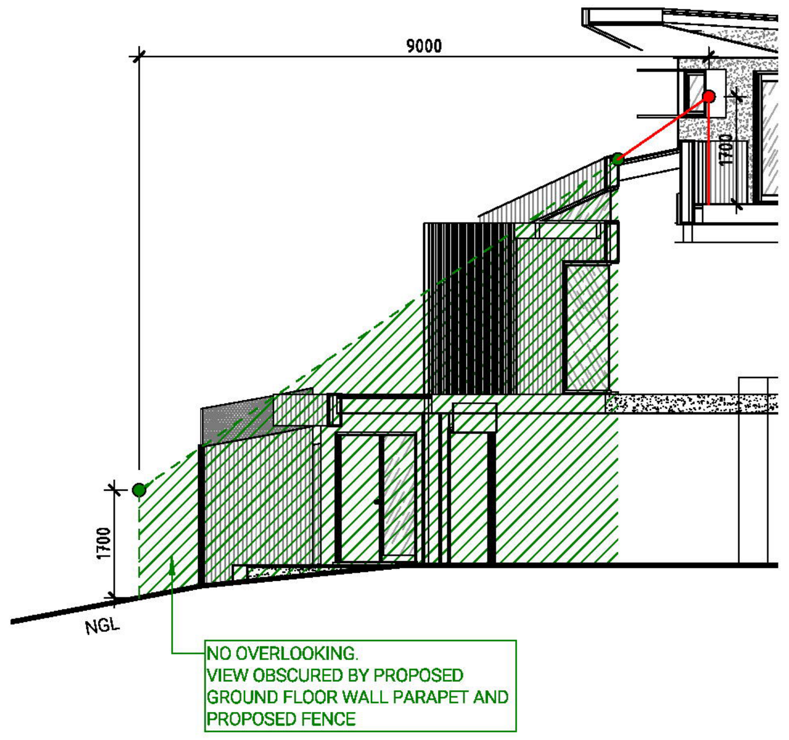
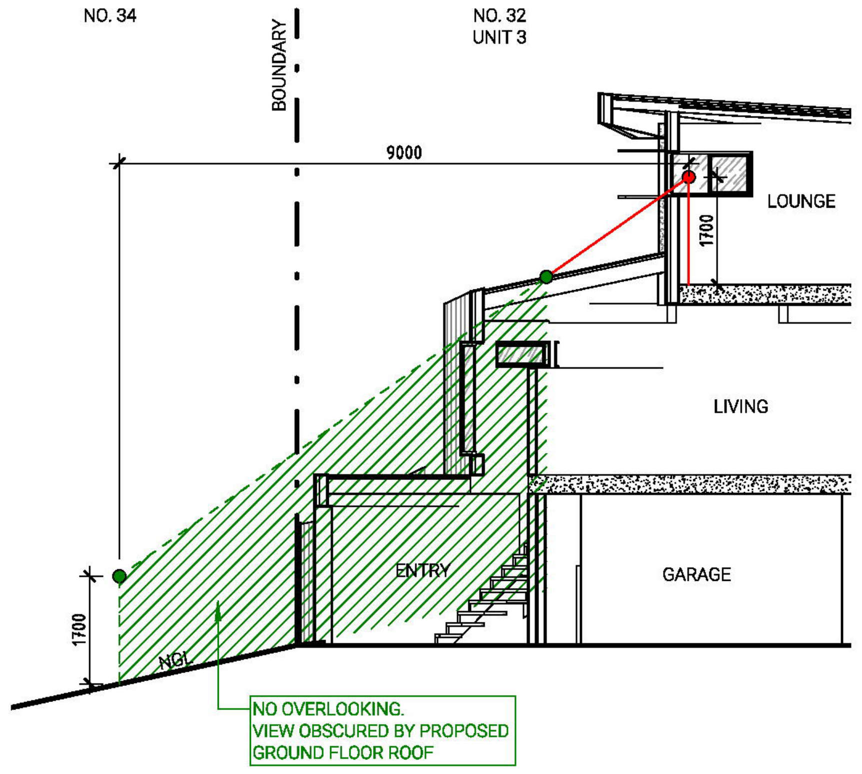
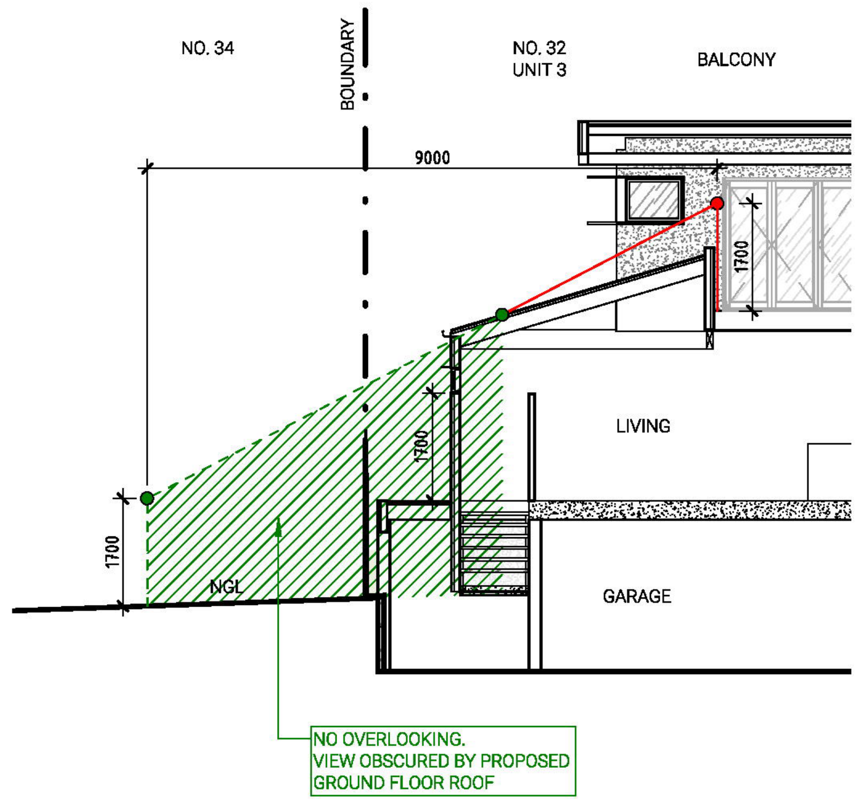


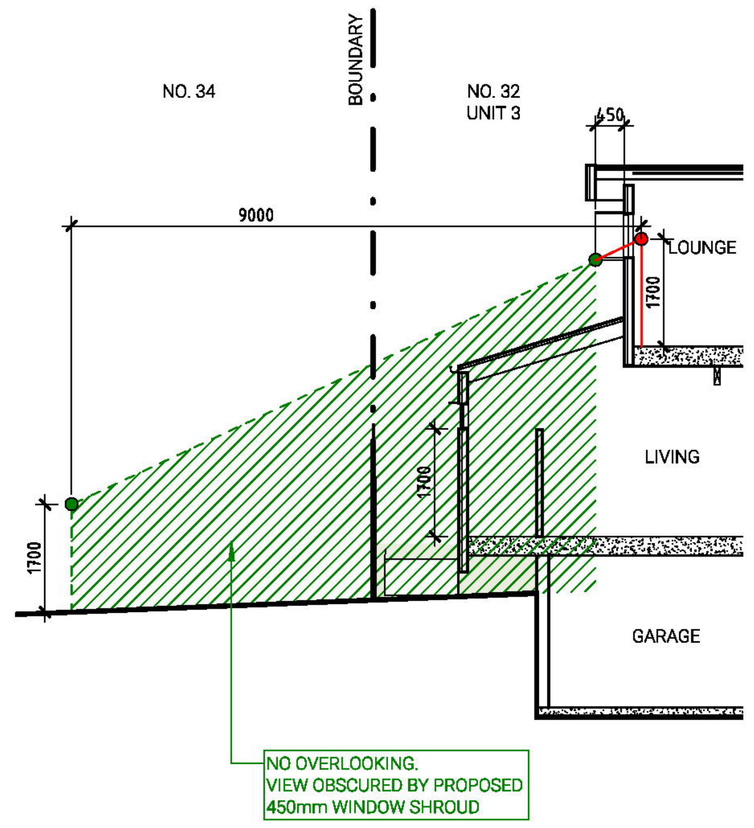
6 TP09 OVERLOOKING DIAGRAM 6
1 : 100



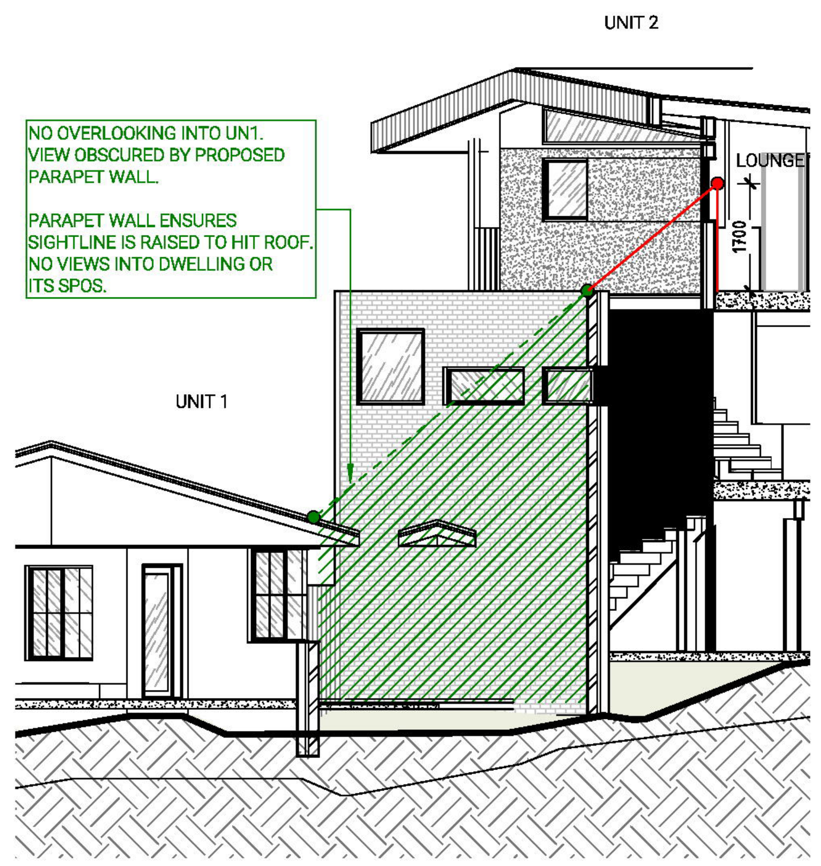
7 TP09 OVERLOOKING DIAGRAM 7
1 : 100



8 TP09 OVERLOOKING DIAGRAM 8
1 : 100



9 TP09 OVERLOOKING DIAGRAM 9
1 : 100



10 TP09 OVERLOOKING DIAGRAM 10
1 : 100

NOTE

CL 55.04-4 (OVERLOOKING) OF THE HUME PLANNING SCHEME DOES NOT APPLY TO BEDROOMS OR NON-HABITABLE ROOM WINDOWS.

CONCEPT 2 COMPLETION
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Revisions

NO.	DESCRIPTION	DATE

PROJECT TITLE
UNIT DEVELOPMENT
32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

DRAWING TITLE TOWN PLANNING
OVERLOOKING DIAGRAMS
Scale: 1 : 100
A1

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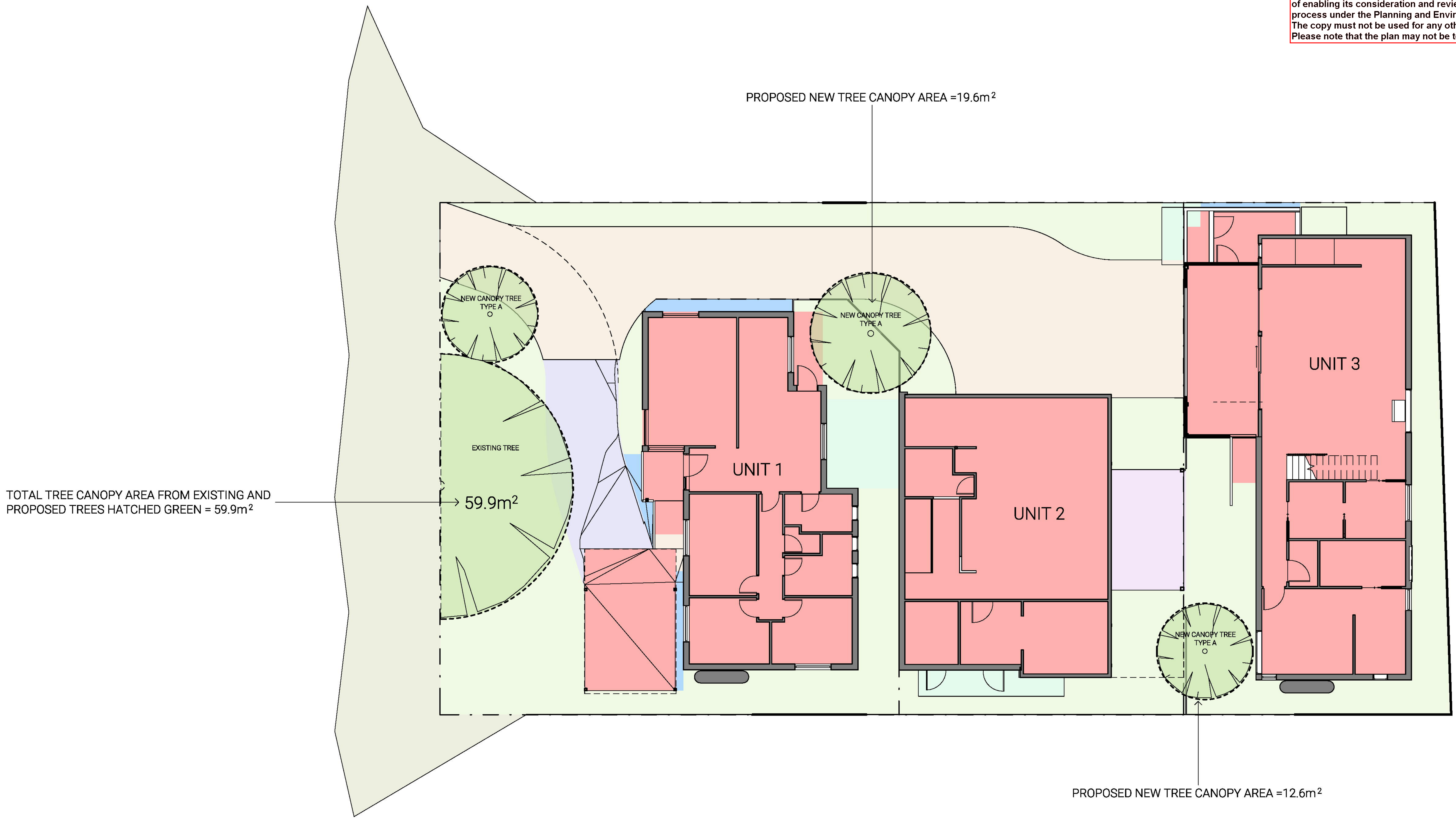
CHECKED IL
CAD FILE TP09
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP09



AREA LEGEND

- Driveway Area
- Garden Area
- Garden Area (Non Permeable)
- Permeable Area
- Permeable Deck
- Permeable Driveway
- Site Coverage

MINIMUM TREE CANOPY AREA REQUIRED = 88m²
TOTAL TREE CANOPY AREA ACHIEVED = 92.1m²

SITE AREA TOTAL	GARDEN AREA		PERMEABLE AREA		SITE COVERAGE		DRIVEWAY AREA	
	m²	%	m²	%	m²	%	m²	%
883.13 m²	308.8 m²	35.0%	335.8 m²	38.0%	402.2 m²	45.5%	186.3 m²	21.1%

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32 KATUNGA CRESCENT
BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING
SITE AREAS
Scale: 1 : 100

A1

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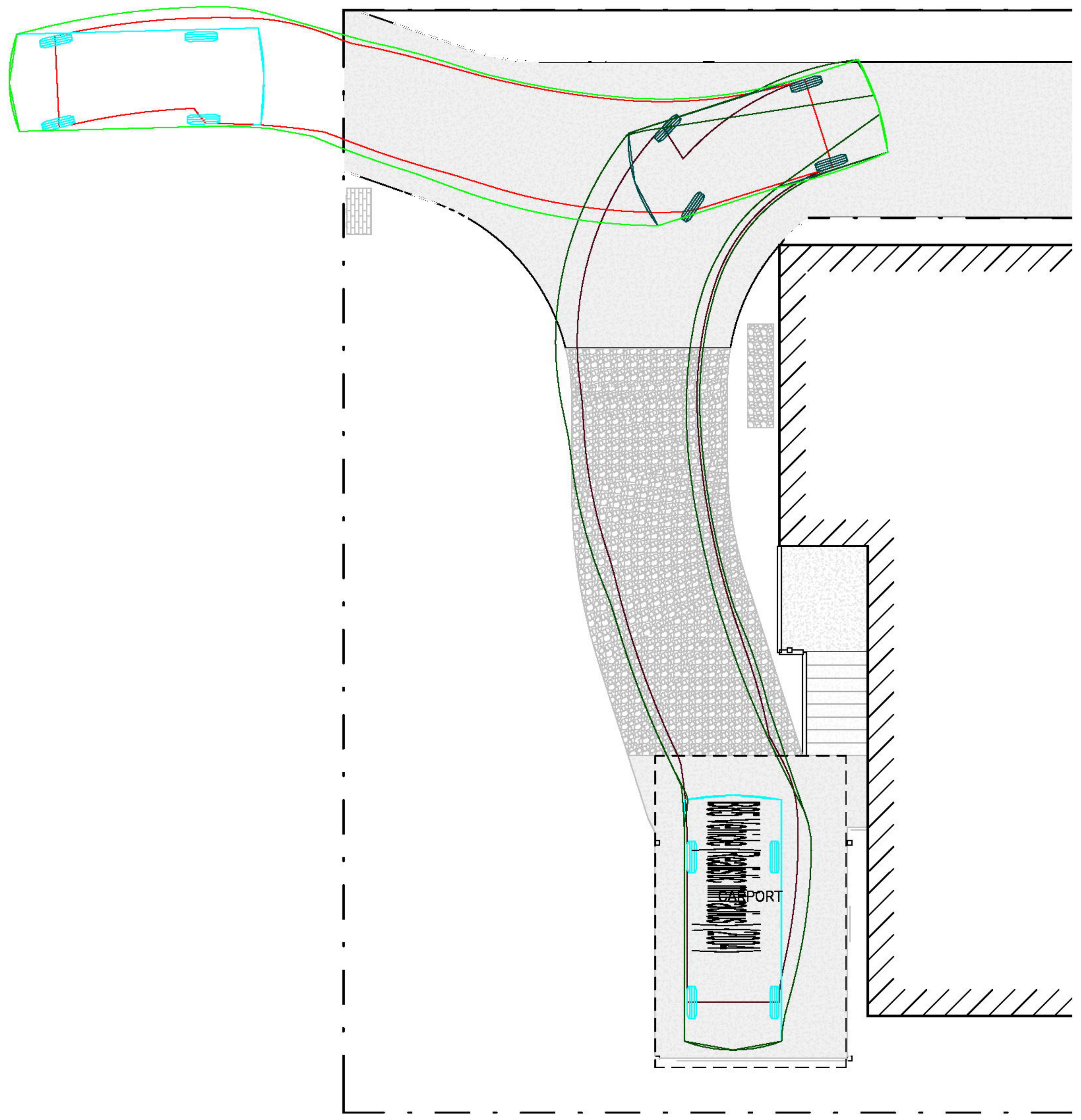
CAD FILE TP10
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP10



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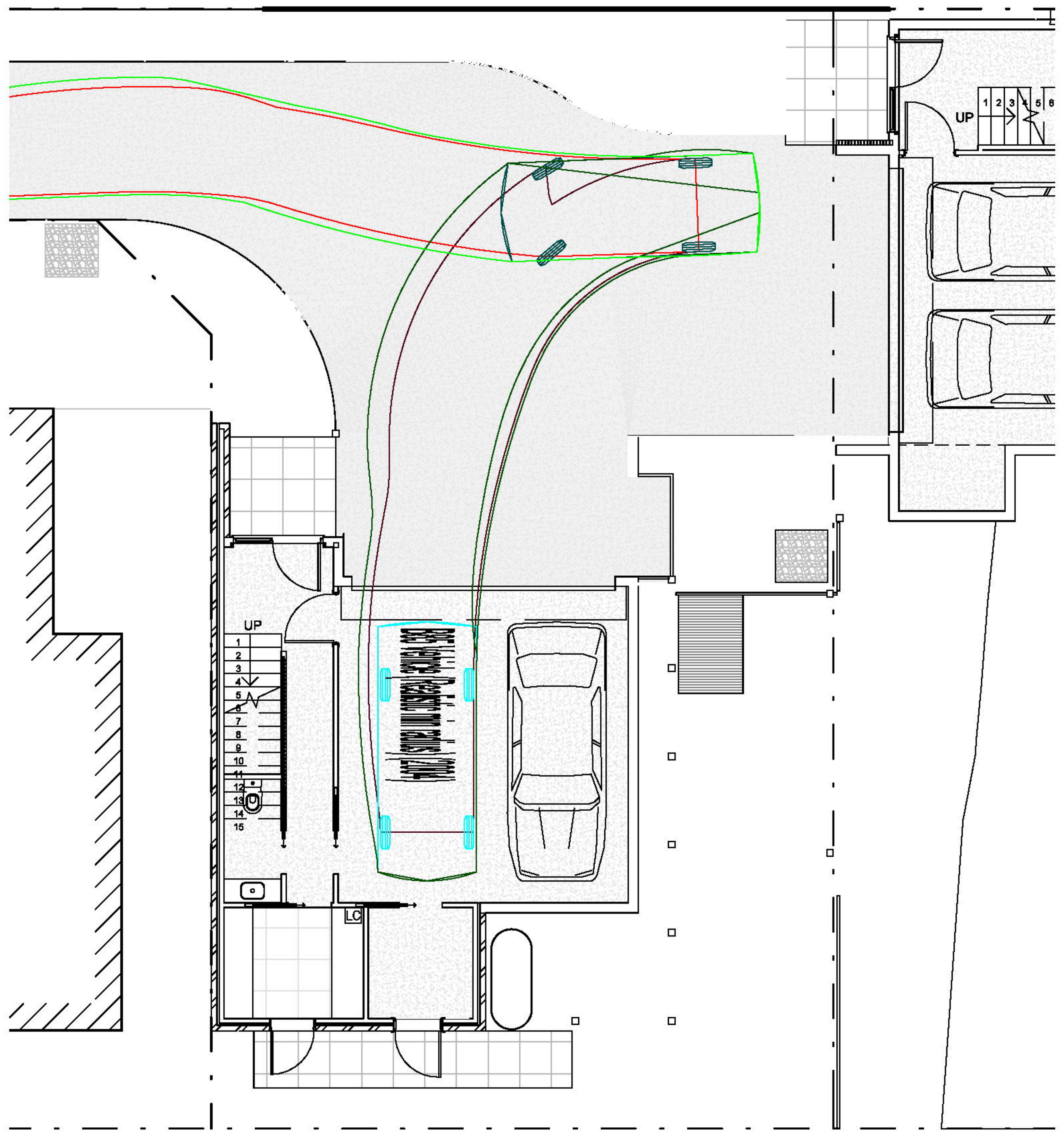

2 TP11 UN2 CAR 1 OUT
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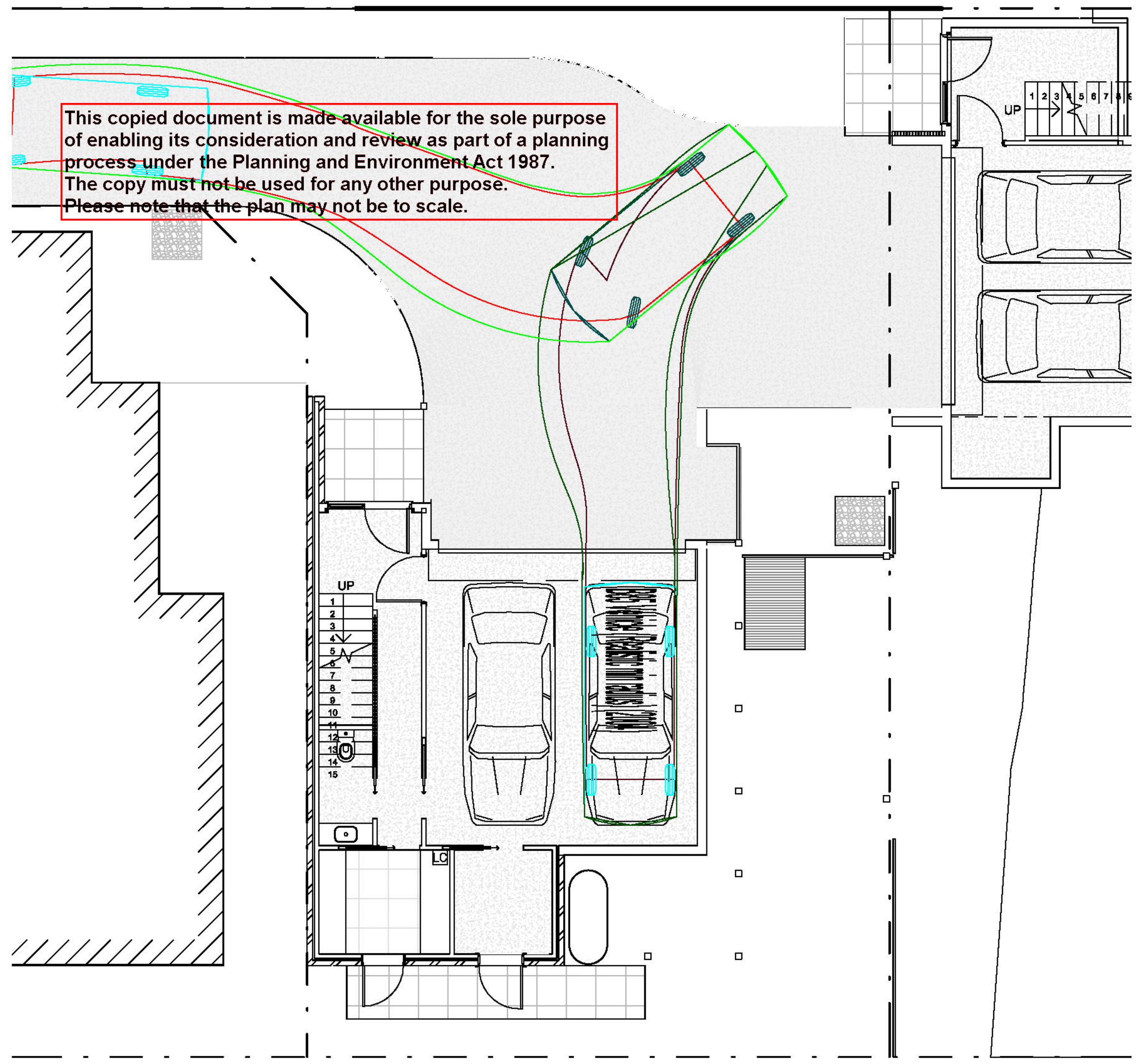

3 TP11 UN2 CAR 2 OUT
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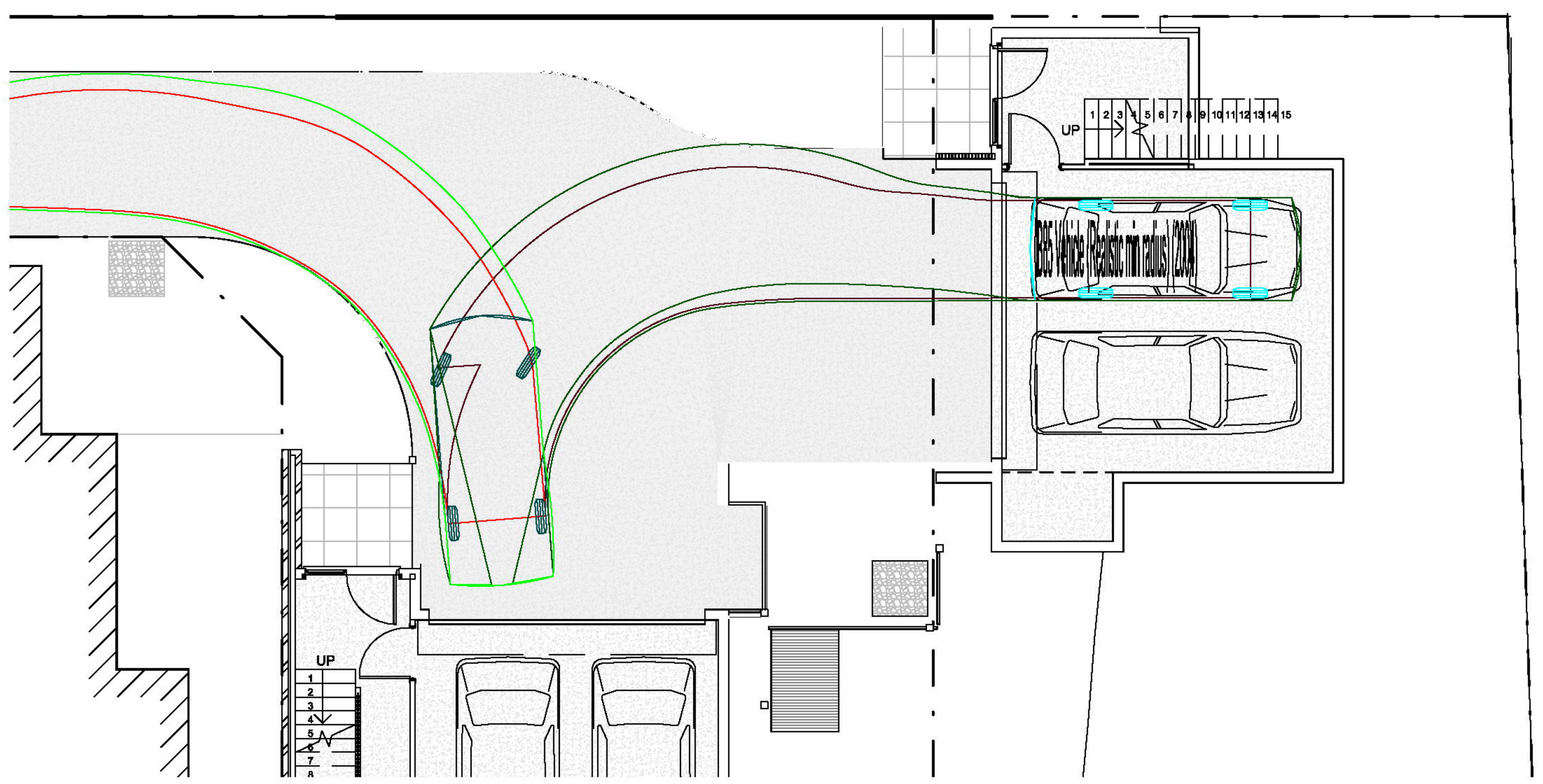

4 TP11 UN3 CAR 1 OUT
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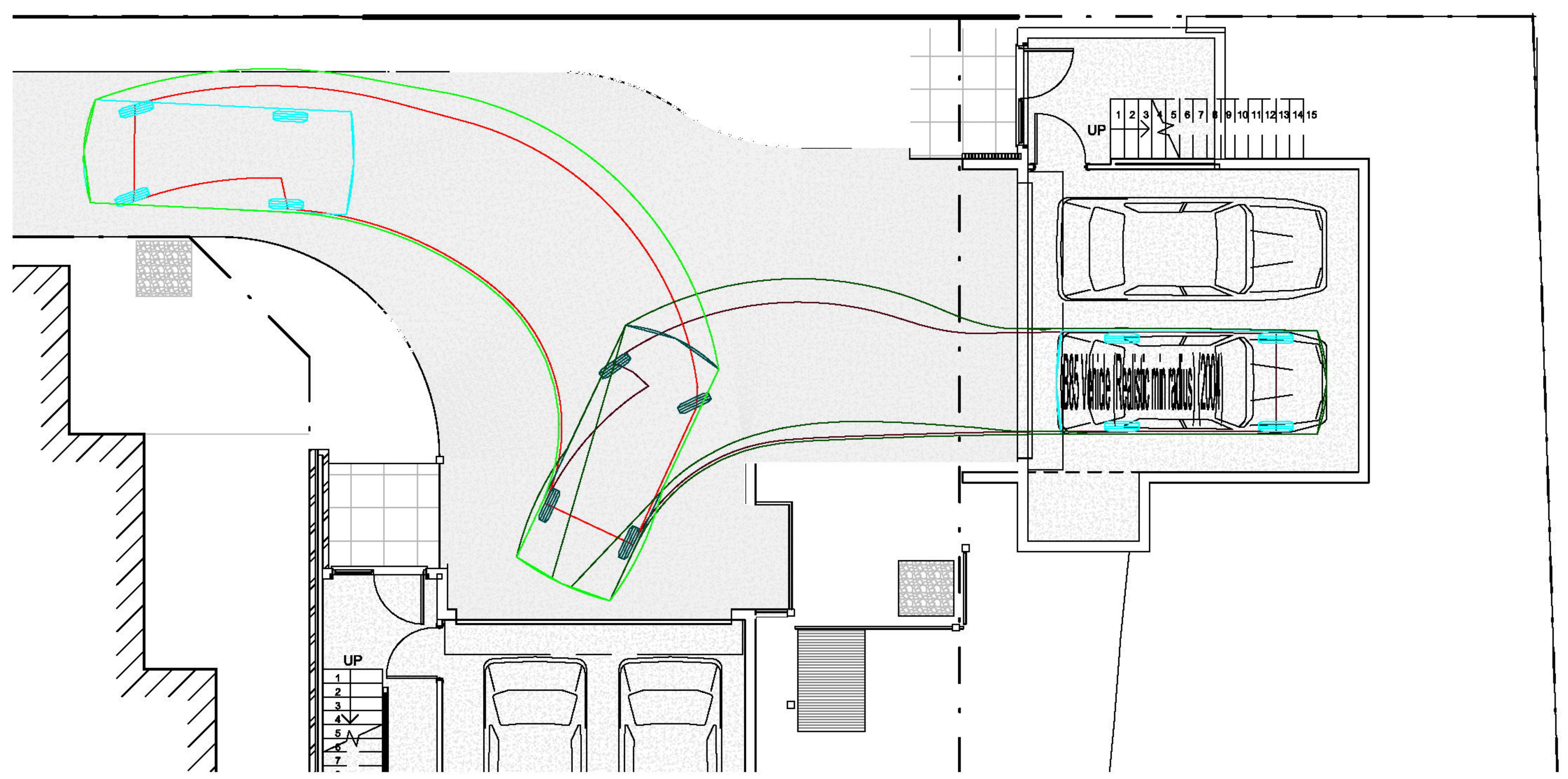

5 TP11 UN3 CAR 2 OUT
1 : 100

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BROADMEADOWS VIC 3047
For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING
CAR TURNS
Scale: 1 : 100

A1

DATE 4/07/2025 11:48:20 AM
DRAWN CT
CHECKED IL
CAD FILE TP11
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP11

STORM Rating Report

Melbourne Water

TransactionID: 0
Municipality: HUME
Rainfall Station: HUME
Address: 32 Katunga Crescent
Broadmeadows
VIC 3166
Assessor: Ian Lovell
Development Type: Residential - Multiunit
Allotment Site (m2): 883.00
STORM Rating %: 101

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
UN1 Roof Area A	21.00	Rainwater Tank	2,500.00	3	170.00	82.00
UN1 Roof Area B	52.00	Rainwater Tank	2,500.00	3	170.00	82.00
UN1 Roof Area C	37.00	Raingarden 100mm	1.00	0	131.00	0.00
UN2 Roof Area A	74.00	Rainwater Tank	1,500.00	3	156.00	80.10
UN2 Roof Area B	33.00	Rainwater Tank	1,000.00	3	170.00	82.00
UN3 Roof Area A	101.00	Rainwater Tank	1,500.00	3	119.00	85.00
UN3 Roof Area B	15.00	Rainwater Tank	1,000.00	3	170.00	82.00
UN3 Roof Area C	27.00	Raingarden 100mm	1.00	0	132.00	0.00
Driveway & Paving	158.00	None	0.00	0	0.00	0.00
UN1 Roof Area C	37.00	Raingarden 100mm	1.00	0	131.00	0.00
UN1 Roof Area D	37.00	Raingarden 100mm	1.00	0	131.00	0.00
UN3 Roof Area D	9.00	None	0.00	0	0.00	0.00
UN1 Roof Area E	14.00	None	0.00	0	0.00	0.00

Date Generated: 08-May-2025
Program Version: 1.0.0

LEGEND

- CATCHMENT TREATMENT TYPE: RAINWATER TANK
- CATCHMENT TREATMENT TYPE: RAIN GARDEN
- CATCHMENT TREATMENT TYPE: NONE
- PERMEABLE AREA
- NON-PERMEABLE AREA
- PERMEABLE DRIVEWAY

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For: MONICA MULHOLLAND

NORTH

DRAWING TITLE
TOWN PLANNING
STORM PLAN
Scale: 1 : 100
A1

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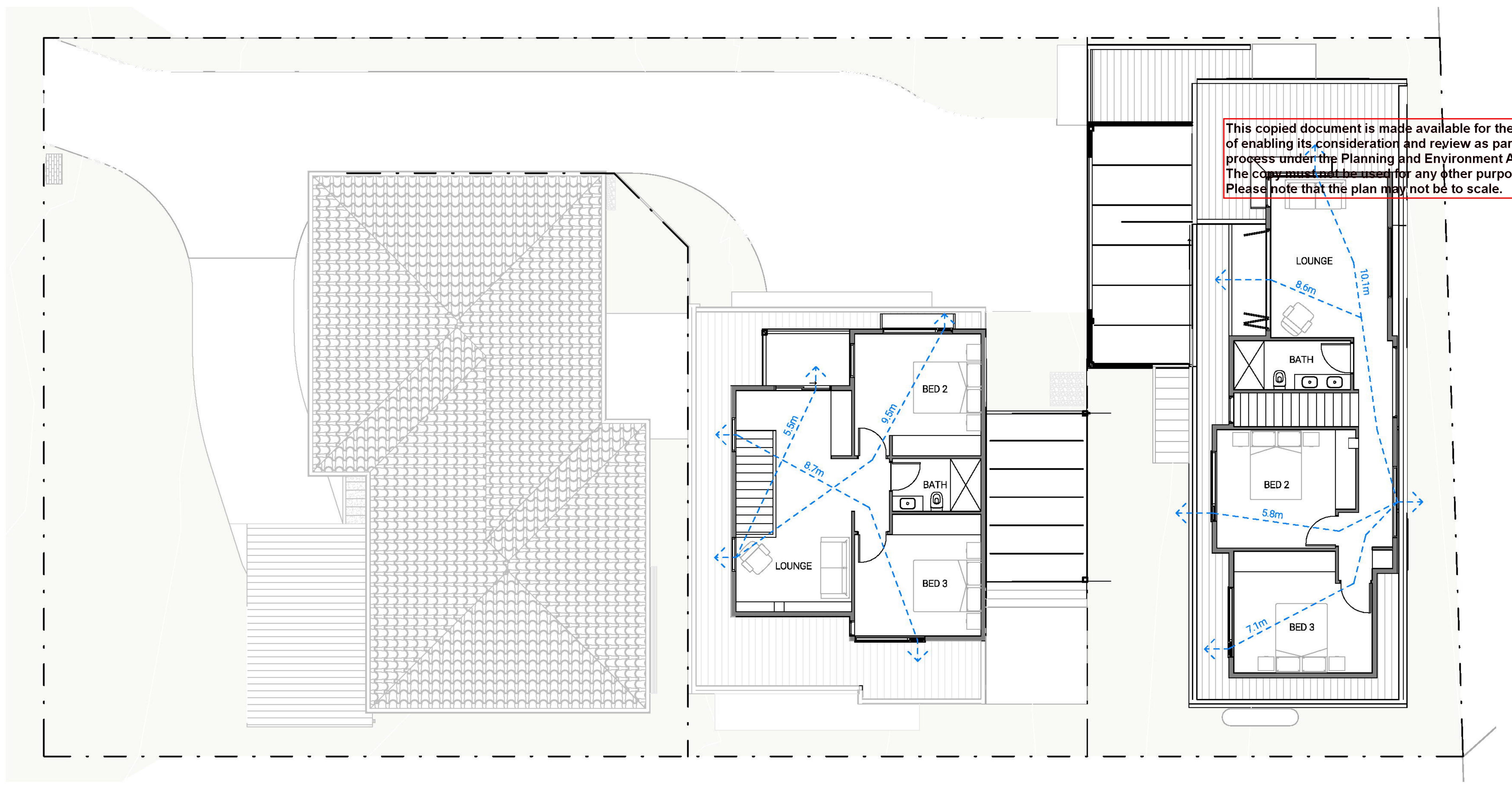
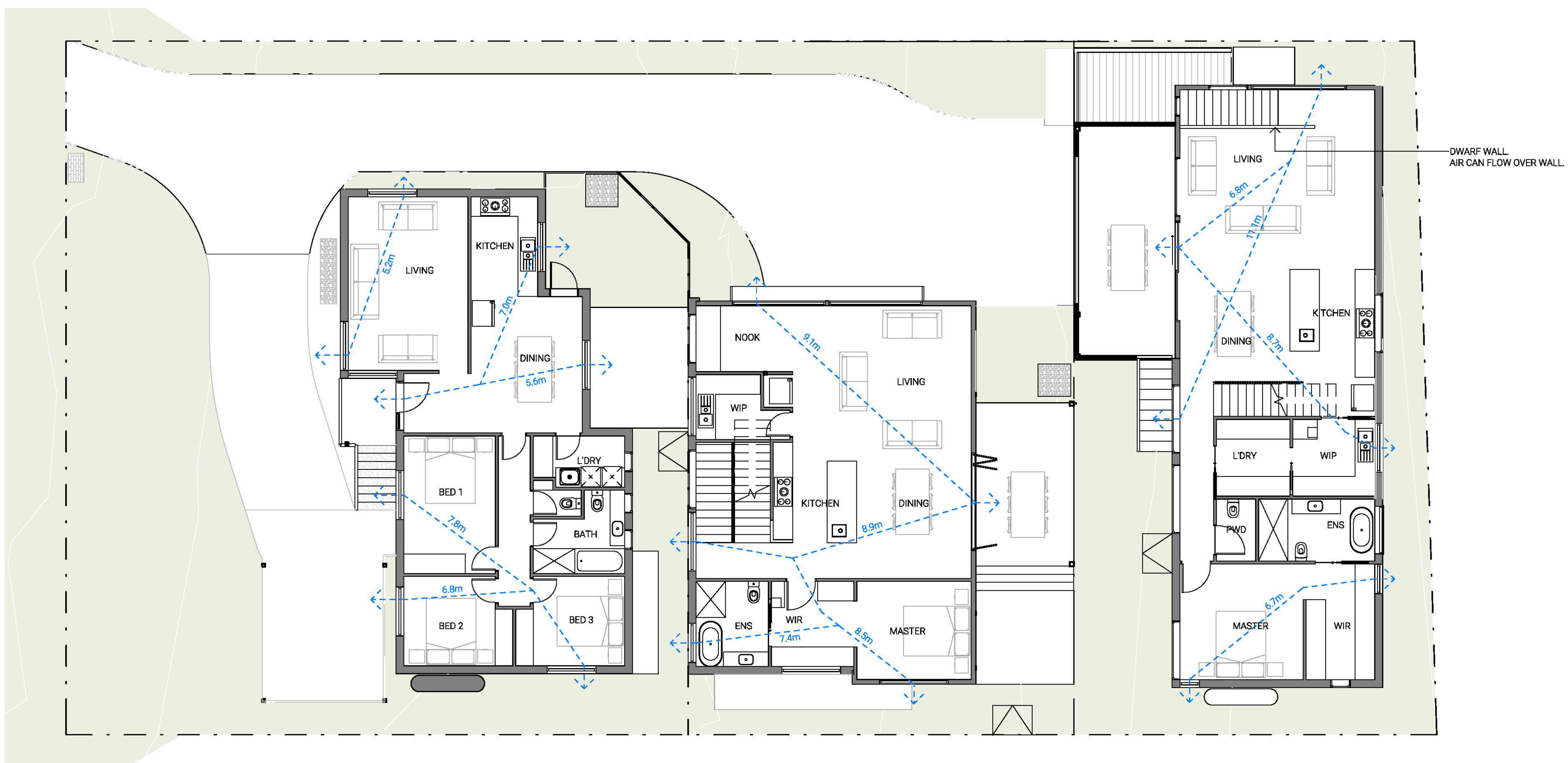
SHEET TP12



FIRST FLOOR VENTILATION

1 : 100



GROUND FLOOR VENTILATION

1 : 100

CONCEPT 2
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NORTH

DRAWING TITLE — TOWN PLANNING

VENTILATION DIAGRAMS

Scale: 1 : 100 — A1

DATE 4/07/2025 11:48:22 AM
DRAWN CT
CHECKED IL
CAD FILE TP13
JOB 32 KATUNGA CRESCENT BROADMEADOWS VIC 3047
SHEET TP13