



Planning Enquiries
Phone: 1300 322 322
Web: info@frankston.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.

The Land

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

Street Address *

Unit No.:	St. No.: 48	St. Name: RAILWAY PARADE
Suburb/Locality: SEAFORD		Postcode: 3148

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.: 14	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 006572
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.

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:

Select the focus of this application and describe below:
14 DWELLING APARTMENT BUILDING WITH BASEMENT CARPARK
<input checked="" type="checkbox"/> 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 \$ 2,300,000	⚠ 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 <i>Planning and Environment Act 1987</i>) 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

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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 ON AN ALLOTMENT

 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 restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

☐ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

☐ No

☒ Not applicable (no such encumbrance applies).

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

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.*

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.

Need help with the Application?

ADVERTISED PLAN

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?: ROSLYN MONAHAN & OLIVER REES

Date: 04/02/2021

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.

 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:

Frankston City Council
30 Davey Street Frankston VIC 3199

Contact information:

Telephone: 1300 322 322

Email: info@frankston.vic.gov.au

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

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:

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

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

Page 1 of 1

VOLUME 06558 FOLIO 479

Security no : 124088067225J

Produced 11/02/2021 01:03 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 006572.
PARENT TITLE Volume 03888 Folio 559
Created by instrument 1859931 11/06/1942

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GEWEI XU of UNIT 1 28 EULINGA AVENUE ASPENDALE VIC 3195
AT953149L 15/01/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT953150C 15/01/2021
COMMONWEALTH BANK OF AUSTRALIA

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 LP006572 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT740157A (E)	CAVEAT	Registered	02/11/2020
AT870511G (E)	WITHDRAWAL OF CAVEAT	Registered	15/12/2020
AT953148N (E)	DISCHARGE OF MORTGAGE	Registered	15/01/2021
AT953149L (E)	TRANSFER	Registered	15/01/2021
AT953150C (E)	MORTGAGE	Registered	15/01/2021

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

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

Street Address: 48 RAILWAY PARADE SEAFORD VIC 3198

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 15/01/2021

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 11/02/2021 01:22:32 PM

Status	Registered	Dealing Number	AT740157A
Date and Time Lodged	02/11/2020 12:34:56 PM		

Lodger Details

Lodger Code	19162Q
Name	JS CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	p 12299 caveat

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

6558/479

Caveator

Given Name(s)	GEWEI
Family Name	XU

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

02/11/2020

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

KELLY HUANG



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Unit Type	SUITE
Unit Number	16
Street Number	28
Street Name	RUTLAND
Street Type	ROAD
Locality	BOX HILL
State	VIC
Postcode	3128

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	GEWEI XU
Signer Name	JINGSHU HUANG
Signer Organisation	JS CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	02 NOVEMBER 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

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Produced 11/02/2021 01:22:32 PM

Status	Registered	Dealing Number	AT870511G
Date and Time Lodged	15/12/2020 03:29:23 PM		

Lodger Details

Lodger Code	19162Q
Name	JS CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

WITHDRAWAL OF CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

6558/479

Land and Recorded Caveator

Given Name(s)	GEWEI
Family Name	XU

Caveat Number

AT740157A

The caveator withdraws the caveat specified over the land described.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GEWEI XU
Signer Name	JINGSHU HUANG
Signer Organisation	JS CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	15 DECEMBER 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Imaged Document Cover Sheet

ADVERTISED PLAN

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP006572
Number of Pages (excluding this cover sheet)	2
Document Assembled	11/02/2021 13:22

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENT 80
PARISH OF LYNTHURST
COUNTY OF MORNINGTON
VOL. 3846 FOL. 165

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

LP 6572

EDITION 5

PLAN MAY BE LODGED 9/2/15

COLOUR CODE

E-1 = BLUE

R1 & E-2 = BROWN

E-3 = YELLOW

ROADS COLOURED BROWN

ENCUMBRANCES

PARTS OF R1 & E-2
IS FURTHER ENCUMBERED FOR ROADS
ON LP 6605

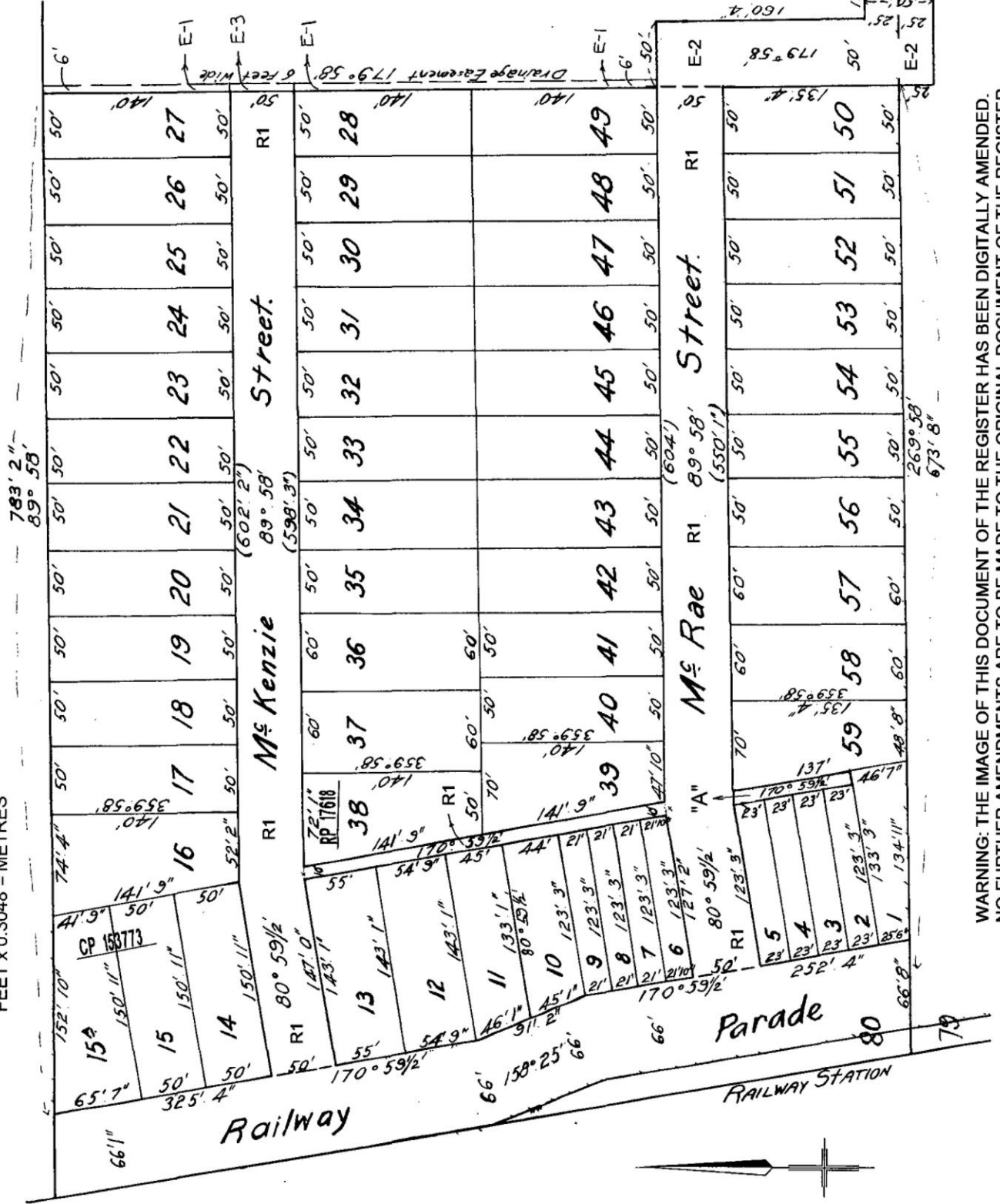
AS TO R1 & E-2:
ANY EASEMENTS AFFECTING THE SAME

APPURTENANCES

AS TO LOTS 1, 5, 8, 18, 20, 21, 22,
23, 36, 37, 54, 55 & 59
TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER THE ROADS
COLOURED BROWN ON THIS PLAN

AS TO LOT 58
TOGETHER WITH THE EASEMENT
OF CARRIAGEWAY AND DRAINAGE
CREATED BY INSTRUMENT No 764107

ADVERTISED PLAN



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

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER
LP 6572

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 22	E-4	CREATION OF EASEMENT	INST.No.1352612			2	AD
THIS PLAN		APPURTENANCY NOTATIONS ADDED				2	AD
"A"	TP904447D	ROAD DISCONTINUANCE	AF57349V	17/5/07		3	HJR
THIS PLAN		ENCUMBRANCE NOTATION ADDED	LP 6605			4	AD
LOT 22 (E-4)		REMOVAL OF CARRIAGEWAY EASEMENT	AG011188T	11/08/08		5	BT

MARCH 2021

ADVERTISED PLAN

PLANNING APPLICATION

**PROPOSAL : FOURTEEN DWELLINGS
ON AN ALLOTMENT**

**APPLICANT : FLETCHER DEVELOPMENT
CONSULTANTS PTY. LTD.**

ADDRESS : 48 RAILWAY PARADE SEAFORD

OUR REF No. : 1729 LAMBERT GLOBAL PTY.LTD.

ZONE : GENERAL RESIDENTIAL ZONE (R1Z)

**PLANNING
SCHEME : FRANKSTON CITY COUNCIL**



NEIL|fletcher|DESIGN

FLETCHER DEVELOPMENT CONSULTANTS PTY LTD

Phone 9 772 9533

Mobile 0414 545 988

Email mail@fletcherdesign.com.au

Website fletcherdesign.com.au

ADVERTISED PLAN

This statement has been prepared to describe how the development is consistent to any relevant state or local policy for housing.

The following policies have been considered in the preparation and design of this proposal:-

FRANKSTON PLANNING SCHEME

State Planning Policy Framework

Clause 11	Settlement
Clause 15	Built Environment and Heritage
Clause 16	Housing

Local Planning Policy Framework

Clause 21.01	Municipal Profile
Clause 21.07	Housing
Clause 22.08	Neighbourhood Character Policy

Zones and Overlays

Clause 32.08	General Residential Zone and schedule
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Particular Provisions

Clause 52.06	Car Parking
Clause 55	Two or more dwellings on a lot and residential buildings

1.0 The State Planning Policy Framework

The proposed development has regard to and is consistent with the State Planning Policy Framework on:-

SETTLEMENT (Clause 11)

Provides direction for planning to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

11.01 VICTORIA

11.01-1S Settlement

Objective

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Response

The proposal is not located in a regional area.

11.01-1R Green wedges - Metropolitan Melbourne

Objective

To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Response

The proposal is not located adjacent to a green wedge zone.

11.02 MANAGING GROWTH

11.02-1S Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Response

The proposal will contribute to the sufficient supply of land within existing well service urban areas.

11.02-2S Structure Planning

Objective

To facilitate the orderly development of urban areas.

ADVERTISED PLAN

Response

The proposal will contribute to the sustainability and liveability of the surrounding area and provide greater housing choice and diversity.

11.02-3S Sequencing of development

Objective

To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Response

The proposal is not in a growth area.

11.03 PLANNING FOR PLACES

11.03-1S Activity centres

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Response

The proposal is not located within an activity centre.

11.03-2 Growth areas

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Response

The proposal will contribute to urban growth adjacent to an existing high capacity transport corridor. The proposal will contribute to housing needs by providing a diversity of housing type and distribution.

11.03-3S Peri-urban areas

Objective

To manage growth in Melbourne's hinterland, the area immediately beyond Metropolitan Melbourne and within 100 kilometres of the Melbourne's Central Activities District.

Response

The proposal is not located in a peri-urban area.

11.03-4S Coastal settlement

Objective

To plan for sustainable coastal development.

Response

*The proposal is located in an existing coastal urban area and provides for the sustainable consolidation and redevelopment of the allotment.
Stormwater discharge from the site will remain at predevelopment levels.*

11.03-5S Distinctive areas and landscapes

Objective

To protect and enhance the valued attributes of identified distinctive areas and landscapes.

Response

This clause is not applicable.

11.03-6S Regional and local places

Objective

To facilitate integrated place-based planning

Response

This clause is not applicable.

BUILT ENVIROMENT AND HERITAGE (Clause 15)

Provides direction for planning to ensure all new land use and development appropriately responds to its landscape, valued built form land cultural context and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

The proposal responds to and is consistent with Clause 15 objectives as follows:-

15.01 BUILT ENVIRONMENT

15.01-1S Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Response

The proposal further enhances the local environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

ADVERTISED PLAN

The proposal contributes positively to local urban character by including contemporary, site responsive, sustainable dwellings addressing the streetscape.

The proposal has been designed to limit detrimental impact on neighbouring properties by incorporating respectful overall building heights. The proposal includes revegetation of the site making a significant contribution to the streetscape.

15.01-1R Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity

Response

The proposal has been designed to settle into the streetscape setting by respecting the existing and surrounding site context with respect to amenity impact, building height and neighbourhood character.

The proposal promotes community safety by incorporating passive surveillance of the public realm in Railway Parade and McKenzie Street. Dwellings are designed to improve efficient energy use and to support low energy forms of transport such as walking and cycling.

The proposal has been designed with passive solar design principles as a major influence by providing all dwellings with direct and protected solar gain enhancing sustainable energy efficient living.

The proposal includes contemporary architectural features, colours and rooflines that respect the existing and original beach side housing stock while making a positive contribution to emerging contemporary neighbourhood character.

15.01-2S Building design

Objective

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Response

The proposal makes a positive contribution to an existing urban area that is liveable, walkable, cyclable, diverse and sustainable.

15.01-3S Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Response

The proposal promotes community safety by incorporating passive surveillance of the public realm in Railway Parade and McKenzie Street.

15.01-4S Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Response

The proposal is located within a safe and direct walking distance to transport and local amenities.

15.01-5S Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Response

The proposal contributes to neighbourhood character by providing a site responsive design that is respectful to and contributes to distinctive local built form and landscape values and identity.

15.02 SUSTAINABLE DEVELOPMENT

15.02-1S Energy and resource efficiency

Objective

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Response

The proposal aims to reduce energy consumption by including a thermal design response. Passive solar design principles will further enhance the sustainability of the homes.

The proposal promotes walking and cycling as it is located in a well serviced urban area close to amenities and public transport hubs.

15.03 HERITAGE

15.03-1S Heritage conservation

Objective

To ensure the conservation of places of heritage significance

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Response

The proposal aims to make a positive contribution to the existing natural and built form heritage characteristics of the area.

15.03-2S Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Response

The proposal is located in an area of cultural heritage significance and triggers a cultural heritage management plan to be prepared.

HOUSING (Clause 16)

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

The proposal responds to and is consistent with Clause 16 objectives as follows:-

16.01 RESIDENTIAL DEVELOPMENT

16.01-1S Integrated housing

Objective

To promote a housing market that meets community needs.

Response

The development increases the supply of housing in an existing urban area by increasing housing yield in an appropriate location on an under-utilised site.

The development is both water and energy efficient.

16.01-2S Location of Residential Development

Objective

To locate new housing in designated locations that offer good access to jobs, services and transport.

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Response

The development is located within an established urban area within walking distance to an activity centre providing good access to services and transport.

16.01-3S Housing diversity

Objective

To provide for a range of housing types to meet diverse needs.

Response

The development increases housing choice, particularly in a middle suburb, by providing well designed medium-density housing. The development respects the neighbourhood character, improves housing choice, makes use of existing infrastructure and improves energy efficiency of housing. It also provides for a mix of housing types and higher housing densities in and around an activity centres.

16.01-4S Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Response

The development improves housing affordability by ensuring land supply continues to be sufficient to meet demand, while promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.

16.01-5S Rural residential development

Objective

To identify land suitable for rural living and rural residential development.

Response

The site is not located in a rural area.

16.01-6S Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Response

This clause is not applicable.

16.01-7S Residential aged care facilities

Objective

To encourage well-designed and appropriately located residential aged care facilities.

Response

This clause is not applicable.

LOCAL PLANNING POLICY FRAMEWORK (Clause 20)

Clause 21.01 of the City of Frankston's Municipal Strategic Statement provides an outline of the Municipal Profile. Several key points are:

Frankston City is situated on the eastern shore of Port Phillip Bay approximately 40kilometres south of Melbourne. The municipality covers an area of approximately 131square kilometres that extends from Eel Race in the north to Olivers Hill in the south and the Langwarrin and Skye hinterland in the east. The western boundary of the City consists of approximately 9.5 kilometres of Port Phillip Bay coastline.

The municipality is a largely residential and includes older areas and new subdivisions, with large parts of the municipality set aside for rural, semi-rural and recreation uses, and nature reserves. The residential areas include the well established suburbs of Frankston, Frankston North, Frankston South and Seaford, and recent growth areas in Carrum Downs, Langwarrin, Langwarrin South, Sandhurst and Skye. Future residential development is limited by the Urban Growth Boundary.

The municipality contains a substantial number of regional facilities and, as a consequence has an influence that extends into the southern metropolitan and Mornington Peninsula regions.

The municipality's bayside location is a defining feature, with its sandy beaches flanked by remnant coastal vegetation providing a recreation resource for Melbourne and the region. Swimming, recreational boating and sailing, diving and snorkelling, fishing, cycling, bushwalking and bird watching are key recreational activities available along the municipality's shoreline. Boat launching facilities are utilised by people from a regional catchment. The coast and foreshore reserve from Oliver's Hill in the south to Keast Park in the north is of regional significance to the conservation of biological diversity.

In addition to the coastline, the municipality's extensive natural environment encompasses a number of environmentally significant creek and wetland areas, and important landscape features.

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From Oliver's Hill there are spectacular views across the Bay to Melbourne and eastwards over the Frankston Metropolitan Activity Centre (MAC) to Mt Dandenong. The Seaford Wetlands, which are RAMSAR listed and of international significance, provide a resting place for a variety of migratory water birds. A network of major nature conservation reserves, smaller natural bushland reserves and vegetated creek valleys, e.g. the Langwarrin and Pines Flora and Fauna Reserves, Frankston Natural Features Reserve, Sweetwater and Kananook Creek watercourses, create visual interest in the urban area, bringing the bush to the City, and providing a refuge for local plants and animals as well as passive recreation opportunities. Frankston's natural bushland, wetlands and waterways provide refuge to several plant and animal species at risk of extinction. A large number of Council Parks and public and private golf courses provide residents with the opportunity for both passive and active recreation.

The municipality's transport infrastructure, including its excellent vehicular access to inner Melbourne and Mornington Peninsula via East Link and Peninsula Link, are an attraction for residents, business and industry. The railway line and bus connections are a vital component of the municipality's transport infrastructure and require constant monitoring and updating to meet resident needs

The Frankston MAC is recognised in state government strategy Plan Melbourne 2017-2050 as one of nine Metropolitan Activity Centres for the metropolitan area of Melbourne. It provides a key transport hub and is attracting large scale developments, including those of a retail, health, entertainment and sporting nature that serve a wide catchment. In addition, residential development in and around the centre is increasing.

Regional services and facilities include the Monash University Peninsula campus, and Chisholm Institute TAFE college, Frankston hospital, a number of private hospitals, the Frankston Arts Centre and McClelland Art gallery that all draw from a regional or metropolitan area.

The municipality also has large tracts of commercial and industrial land and, with the increased accessibility provided by East Link and Peninsula Link this land provides employment and economic opportunities for residents and businesses in the region. The transport network also provides links to employment nodes within Greater Dandenong, Kingston, Monash and Casey.

The South East Green Wedge is one of the key non-urban areas designated in the state government's metropolitan policy, and it accommodates a number of different environmental, economic and social values including wetlands, Eastern Treatment Plant, sand resources and land fill sites. The various future roles of the Green Wedge need to be defined and protected.

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The population of Frankston City is expected to grow from an estimated current population of approximately 135,000 (2014), with an average annual growth rate of 0.64% between 2011 and 2036. The majority of this growth is predicted to occur in Skye-Sandhurst Carrum Downs, Seaford and Frankston Central. Population growth forecasts indicate that the municipality's population will reach almost 146,000 by 2026 and 152,000 by 2036. A continuing period of growth is therefore expected, during which the municipality's remaining 'Greenfield' areas will be developed and new infill housing will occur in Frankston in particular.

During the period to 2036 the population is expected to age, with the proportion of people over 65 to increase from just over 13.5% to nearly 17.9% of the population. The proportion of people under 15 is forecast to decrease slightly, from just over 18.9% to 18.1% of the municipality's population by 2036.

The average household size for Frankston will continue to decline from 2.51 persons in 2011 to 2.44 persons in 2036. A decline in household size indicates that more dwellings will be required to house the population of the municipality, even in areas where population is not expected to rise substantially.

The municipality's residents have a slightly lower household income than the Melbourne average, a slightly higher proportion of single parent households, a higher proportion of people with no tertiary qualifications, and a lower proportion of overseas born than the metropolitan average.

Response

The proposal continues to provide a wide range of housing types across the municipality which increases housing diversity and choice.

Clause 21.07 Housing

Key issues

- Decreasing household size primarily due to ageing of the population
- A strategy is required to support aging in place and assisted living for the elderly.
- Managing the changes (aging, single person households etc.) to Frankston's population by alterations to the municipality's housing stock, which are predominantly detached dwellings.
- Accommodating approximately 7,800 additional dwellings to house Frankston City Council's projected population at 2026.
- Shortage of appropriate, well located and adaptable housing and a range of specialist accommodation for people with a disability.
- Insufficient supply and uneven distribution of public and social housing stock across the municipality.

ADVERTISED PLAN

- Poor quality and management issues for an increasing number of registered and unregistered rooming houses in the municipality.
- Managing residential areas along the coast that are experiencing significant pressure for urban infill development.
- Ensuring that neighbourhood and landscape character is respected within residential areas.
- Declining housing affordability in some areas that have traditionally provided lower cost housing.
- Supporting the growth and role of tertiary educational institutions and associated student accommodation.
- Realising the potential of the Frankston MAC to provide significant additional housing, including adjacent areas identified for higher density residential development.
- Improvements and upgrades to servicing, transport and community infrastructure must accompany increases in residential densities across the municipality.
- Incorporate ecologically sustainable design principles into new and existing residential development.

Response

The proposal continues to provide a wide range of housing types across the municipality which increases housing diversity and choice. The development will contribute to the availability of housing required to accommodate Frankston's growing population while protecting and enhancing the liveability and amenity of existing and future residents. The development will provide sustainable and environmentally sensitive housing options for residents.

Clause 22.08 Neighbourhood Character Policy

This policy applies to development, (including subdivision) and works in the General Residential Zone and Low Density Residential zones within the areas of Frankston City shown on Map 1 to this Clause.

ADVERTISED PLAN



Seaford Precinct 5 (SF5)

Character Description

An area with a consistent low scale, horizontal emphasis of dwelling form and predominantly low, solid front fences creating a spaciousness in the streetscape. The area has something of a 'garden suburb by the sea' character, with the mixed dwelling styles set in established gardens, its grid pattern of streets, and early post war housing. This character is assisted by the open sky vistas that are found on the flat land near the sea.

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The frequent use of timber or fibro materials adds a lightness to the streetscape. The presence of remnant indigenous trees provides a visual link with nearby natural reserves. The Seaford Wetlands and well vegetated Kananook Creek reserve are significant landscape features in some parts of the area.

Response

The proposal is respectful of the Seaford Precinct 5 with the inclusion of indigenous and native vegetation across the site. Building heights and bulk respect the streetscape rhythm and materials and design detail reflect the local existing and preferred neighbourhood character.

ZONES AND OVERLAYS (Clause 30 and Clause 40)

The proposal is located in a General Residential Zone (R1Z).

The site is in an area of Cultural Heritage Significance.

Municipal Strategic Statement (MSS) Clause 32.01 provides the General Residential Zone (R1Z) and Schedule. This zone provides for residential development of a range of densities with a variety of dwellings and a limited range of the non-residential uses to serve the local community needs.

PARTICULAR PROVISIONS (Clause 50)

Clause 52.06 – Car Parking

Objective

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.

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Response

The proposal responds with the following allowances:-

Dwelling 1

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 2

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 3

One bedroom (One car space required).

One car space located in a lockup basement garage.

Dwelling 4

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 5

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 6

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 7

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 8

One bedroom (One car space required).

One car space located in a lockup basement garage.

Dwelling 9

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 10

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 11

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

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Dwelling 12

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 13

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

Dwelling 14

Two bedrooms (One car space required).

One car space located in a lockup basement garage.

The proposal does not include the two visitor carspaces required under Clause 52.06-5. It is contended:

1. There is ample on-street carparking available.
2. The proposal is opposite Seaford Railway Station & bus depot which offers an alternative to driving.
3. Experience indicates Basement visitor parking is not generally utilised as visitors find it convenient to park on-street.

Clause 52.06-8

Design standard 1 – Accessways

The proposal responds with accessways at least 3.0m in width and includes site line areas clear of visual obstructions to ensure a clear view of pedestrians on the footpaths.

Design standard 2 – Car parking spaces

Car space lengths and widths in single garages comply with this standard.

Design standard 3 – Gradients

The proposal includes gradients in excess of 1:10.

Design standard 4 – Mechanical parking

The proposal includes mechanical parking bays complying with this standard.

Design standard 5 – Urban design

Ground level car parking, garage doors and accessways do not visually dominate public space.

Design standard 6 – Safety

The proposal responds with well lit, open & visible porch and driveway.

Design standard 7 – Landscaping

The proposal responds with a concept landscape plan which includes sufficient perimeter garden beds which will soften the appearance of the driveway paving.

Clause 55 of the planning scheme is to be used to assess applications for two or more dwellings on an allotment, for the purpose:-

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood.

To encourage residential development that is responsive to the site and the neighbourhood.

The proposal responds to and is consistent with Clause 55 of the Municipal Strategic Statement in the following manner:-

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

55.02-1 Neighbourhood character objectives (Standard B1)

Objective

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

Response

The proposal is consistent with the neighbourhood character by direct response to Neighbourhood Character Precinct Brochure for the locality and the submitted Neighbourhood & Site Description Plan.

55.02-2 Residential policy objectives (Standard B2)

Objective

To ensure that residential development is provided in accordance with any policy for housing in the State Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Response

Refer to State Planning Policy Framework and Local Planning Policy Framework sections in this report for our response to this objective.

55.02-3 Dwelling diversity objective (Standard B3)

Objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Response

The proposal responds with fourteen dwellings which vary in area from 49.0m² through to 78.0m² with terraces and balconies varying from 8.0m² to 10.0 m².

55.02-4 Infrastructure objectives (Standard B4)

Objective

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Response

Being located in a well established urban environment with full facilities, services and infrastructure, it is contended that the proposal is not large enough to overload the capacity of these services.

55.02-5 Integration with the street objective (Standard B5)

Objective

To integrate the layout of development with the street.

Response

The proposal meets council requirements for integration with the street with the main entry to the building orientated towards the street, with the driveway ramp to the side. The existing crossover has been retained.

Clause 55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 Street setback objective (Standard B6)

Objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make it efficient use of the site.

Response

The proposal responds with front street setback of 6.00m to Railway Parade and side street setback of 2.50m to McKenzie Street.

55.03-2 Building height objective (Standard B7)

Objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Response

The proposal responds with an apartment building comprising of fourteen dwellings with four rooftop decks.

The overall building height of the development is 9.93m plus stairwells to rooftop decks.

55.03-3 Site coverage objective (Standard B8)

Objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Response

The proposal responds with a site coverage of 58.8%. This complies with the maximum allowance of 60% in this residential zone.

55.03-4 Permeability and stormwater management objectives (Standard B9)

Objective

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

Response

The proposal responds with a site permeability of 24.1%. This is above the minimum allowance of 20%.

55.03-5 Energy efficiency objectives (Standard B10)

Objective

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Response

The proposal responds with dwellings being designed where practical, with living areas referring to north orientated balconies via large windows and glass sliding doors, allowing solar penetration in the cooler months. All dwellings are provided with large glass windows and sliding doors for the full width of the balconies and terraces.

55.03-6 Open space objective (Standard B11)

Objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Response

This clause is not applicable.

55.03-7 Safety objective (Standard B12)

Objective

To ensure the layout of the development provides for the safety and security of residents and property.

Response

The proposal responds with dwellings being readily visible and identifiable from the street. Dwelling layouts ensure accessways, entrances and private open spaces are visible, safe and will not be used inappropriately.

55.03-8 Landscaping objective (Standard B13)

Objective

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.

Response

A concept landscape plan is included. This plan includes a number of new canopy trees. This will provide a net gain of healthy, native canopy trees to the area providing improved habitat for native wildlife and allowing the successful development of the allotment.

55.03-9 Access objective (Standard B14)

Objective

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

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Response

The subject site has a frontage of 46.00 metres to McKenzie Street. The proposal includes an existing crossover width of 6.5 per cent (3.0m). The use of the existing crossover maximises the retention of on-street car parking spaces.

55.03-10 Parking location objectives (Standard B15)

Objective

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Response

The proposal responds with convenient and secure parking located in a basement carpark. Parking and traffic difficulties have been avoided with all vehicles provided with the ability to turn smoothly and leave the carpark in a forward motion. With these allowances, residents to dwellings are protected from vehicular noise within the development.

Clause 55.04 AMENITY IMPACTS

55.04-1 Side and rear setbacks objective (Standard B17)

Objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Response

The immediate neighbourhood character includes predominantly single storey dwellings with mixed brick and timber clad with inconsistent setbacks from boundaries. The proposal responds with side and rear setbacks that are consistent with this standard.

55.04-2 Walls on boundaries objective (Standard B18)

Objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Response

The proposal responds with 4.00m basement wall on the north boundary. This wall is below ground level.

55.04-3 Daylight to existing windows objective (Standard B19)

Objective

To allow adequate daylight into existing habitable room windows.

Response

Proposal has been designed to allow adequate daylight to the adjacent habitable room windows of all neighbouring dwellings.

55.04-4 North-facing windows objective (Standard B20)

Objective

To allow adequate solar access to existing north-facing habitable room windows.

Response

The proposal does not cause undue shadowing of daylight to existing north facing habitable room windows of neighbouring dwellings.

55.04-5 Overshadowing open space objective (Standard B21)

Objective

To ensure buildings do not significantly overshadow existing secluded private open space.

The proposal responds with all dwellings being provided with adequate setbacks from allotment boundaries, to ensure neighbour's private open spaces are not unduly overshadowed.

55.04-6 Overlooking objective (Standard B22)

Objective

To limit views into existing secluded private open space and habitable room windows.

Response

The proposal responds to limit undue overlooking from habitable room windows, balconies and roof top decks into any neighbours secluded private open space and habitable room windows within a 9.0m distance.

55.04-7 Internal views objective (Standard B23)

Objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Response

The proposal responds to ensure dwellings within the development do not overlook the private open spaces and habitable room windows of the adjacent proposed dwelling on the allotment.

55.04-8 Noise impacts objective (Standard B24)

Objective

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

Response

Double glazing to windows is proposed. This is to avoid excessive noise impacts on dwellings from the adjacent railway lines to the west. Internal noise sources such as plant or equipment will not be located near the bedrooms of adjacent dwellings.

Clause 55.05 ON-SITE AMENITY AND FACILITIES

55.05-1 Accessibility objective (Standard B25)

Objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

Response

The proposal responds with a five level building. The inclusion of an internal lift servicing all dwellings will assist persons of limited mobility access the development.

55.05-2 Dwelling entry objective (Standard B26)

Objective

To provide each dwelling or residential building with its own sense of identity

Response

The proposal responds with fourteen separate dwellings in an apartment building. This building has been provided with a central entry with a covered porch which directly addresses the street. Separation of dwellings is easily identified once inside.

55.05-3 Daylight to new windows objective (Standard B27)

Objective

To allow adequate daylight into new habitable room windows.

Response

The proposal responds to ensure habitable room windows in the new dwellings face private open spaces and balconies. North facing windows to the dwellings at ground and first level are provided with a minimum of 1.30m light court open to the sky.

55.05-4 Private open space objective (Standard B28)

Objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Response

The minimum requirement for private open space, must be in accordance with ResCode Standard B28. This standard consists of:

- an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or*
- a balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or*
- a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*

The proposal responds with the following open space allowances:

Dwelling 1

*A west orientated terrace of **10.0m²**.*

Minimum width of 2.50m.

Convenient access from a living area.

Dwelling 2

*A west orientated terrace of **10.0m²**.*

Minimum width of 2.50m.

Convenient access from a living area.

Dwelling 3

*A north orientated terrace of **8.0m²**.*

Minimum width of 2.00m.

Convenient access from a living area.

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Dwelling 4

A south orientated terrace of **10.0m²**.
Minimum width of 2.80m.
Convenient access from a living area.

Dwelling 5

A north orientated terrace of **10.0m²**.
Minimum width of 2.80m.
Convenient access from a living area.

Dwelling 6

A west orientated balcony of **10.0m²**.
Minimum width of 2.80m.
Convenient access from a living area.

Dwelling 7

A north orientated balcony of **10.0m²**.
Minimum width of 2.00m.
Convenient access from a living area.

Dwelling 8

A north orientated balcony of **8.0m²**.
Minimum width of 2.45m.
Convenient access from a living area.

Dwelling 9

An east orientated balcony of **10.0m²**.
Minimum width of 2.20m.
Convenient access from a living area.

Dwelling 10

A north orientated balcony of **10.0m²**.
Minimum width of 2.00m.
Convenient access from a living area.

Dwelling 11

A south orientated balcony of **10.0m²**.
Minimum width of 1.80m.
Convenient access from a living area.
A roof top deck of **40.0m²**

Dwelling 12

A north orientated balcony of **10.0m²**.
Minimum width of 1.80m.
Convenient access from a living area.
A roof top deck of **38.0m²**

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Dwelling 13

*An east orientated balcony of **10.0m²**.*

Minimum width of 2.00m.

Convenient access from a living area.

*A roof top deck of **48.0m²***

Dwelling 14

*A north orientated balcony of **10.0m²**.*

Minimum width of 2.00m.

Convenient access from a living area.

*A roof top deck of **38.0m²***

55.05-5 Solar access to open space objective (Standard B29)

Objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

Response

The proposal responds with the provision of solar access into the terraces and balconies of each dwelling.

55.05-6 Storage objective (Standard B30)

Objective

To provide adequate storage facilities for each dwelling.

Response

The proposal responds with the inclusion of 6m³ storage cage for each dwelling located in the basement carpark. This provision complies with council requirements.

Clause 55.06 DETAILED DESIGN

55.06-1 Design detail objective (Standard B31)

Objective

To encourage design detail that respects the existing or preferred neighbourhood character.

Response

The existing neighbourhood character includes predominantly interwar 70s, with some 50s mix. Materials are mixed brick, timber and fibro.

The proposal responds with a contemporary style apartment building with the use of materials which match neighbourhood character such as brick and contrasting light and dark cladding. External walls are articulated to enhance the contrast in materials and design detail.

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The inclusion of hipped roofs to the proposed dwelling help contribute to neighbourhood character.

Front setback is within council's requirements. This allows detailed landscaping to soften and complement the proposal on the street front.

55.06-2 Front fences objective (Standard B32)

Objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

Response

The proposal responds with a varied front fence of brick and open timber square top pickets. The fence of 1.50m in height includes varying boundary setbacks.

55.06-3 Common property objectives (Standard B33)

Objective

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

Response

The proposal responds with areas of common ownership limited to the basement carpark, foyer, access hallways and the ground level area between the building and the street frontage. These areas are easily identified which will ensure management difficulties are minimised.

55.06-4 Site services objectives (Standard B34)

Objective

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Response

The proposal responds with a design which provides sufficient space for the installation and maintenance of services. Garbage and recycling bins will be stored in an enclosed area in the basement carpark. Mailboxes are located at an accessible position near the building/dwelling entries.

11 February 2021

Neil Fletcher C/- LANDATA

2 Lonsdale Street Melbourne

Dear Neil Fletcher C/- LANDATA,

Proposal: Flood level certificates

Site Location : Lot No 14, 48 RAILWAY PARADE, SEAFORD 3198

Melbourne Water reference: MWA-1200003

Eflood reference number: 45362216

Date referred: 11/02/2021

Flooding may be associated with the Melbourne Water regional drainage system and/or the local Council drainage systems. Information available at Melbourne Water indicates that the property is not subject to flooding from Melbourne Water's drainage system, based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year. To determine if a property is subject to flooding from the local Council drainage system you will need to contact the relevant Council for flood information.

For the purposes of the Building Code of Australia - Building in Flood Hazard Areas, there is no applicable flow rate velocity associated with the above property. Melbourne Water does not have any information in relation to flow velocities associated with the local Council drainage system.

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain more information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The property may be affected by flooding from lesser and more frequent flood events or from the local drainage system. To determine if your property is affected by the local drainage system, please consult your local council.

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

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For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,

Melbourne Water Corporation
Customer Service Centre

ADVERTISED PLAN

CONSTRUCTIVE ARBORICULTURE

TREE MANAGEMENT AND CONSULTANCY

ARBORIST REPORT

**Pre Development Vegetation Impact Assessment
48 Railway Parade
Seaford, VIC 3198**

Prepared for

Fletcher Development Consultants Pty Ltd

February, 2021

Prepared by

Adam Hamilton Dip. Arboriculture

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Disclaimer

This information paper is provided to Fletcher Development Consultants Pty Ltd on a confidential basis and is provided to the recipient strictly on the understanding that its contents will be kept confidential and will not be disclosed to any other party without Constructive Arboriculture giving prior permission in writing. In accepting the proposal the recipient acknowledges that Constructive Arboriculture will suffer consequential loss or damage if the confidential information is disclosed whether directly or indirectly or used in any way by the recipient without the consent of Constructive Arboriculture.

This report paper contains recommendations made by Constructive Arboriculture, which are in relation to only those trees provided within this report.

Due to the nature of trees and the practical limitations in accurately assessing the limitations and structural integrity of all parts of a tree it is not possible to make a completely accurate assessment of the condition of a tree. The recommendations in this report are based on visual assessments and external indicators and there is also some degree of subjectivity. This report is intended to be used as a tool to assist the management of trees located within and surrounding the site. It should be noted that any tree near any structure or property or person(s) poses a risk.

To this extent, Constructive Arboriculture gives no warranty as to the reliability or accuracy of the information nor accepts any responsibility arising in any other way (including by reason of negligence) for errors or omissions herein nor accepts liability for any loss or damage suffered by any person or any other persons placing any reliance on, acting on the basis of, the contents hereof. No party shall be entitled to raise any claim or suit of action on the basis of the contents of this report.

Introduction

1.1 Brief

The purpose of this report is to provide an assessment of significant trees located at and surrounding areas of proposed construction at 48 Railway Parade, Seaford.

This report has been prepared by Constructive Arboriculture at the request of Fletcher Development Consultants Pty Ltd and is based on the following instructions:

1. To inspect and document significant trees within and surrounding the proposed area of construction.
2. To provide an objective appraisal of the trees regarding their health, structural stability and suitability for retention.
3. To provide methods of protection for trees, where necessary, in the event of their retention.
4. To provide a list of native and indigenous vegetation to assist with selecting species for proposed landscape plan.

2 Overview

The construction an apartment building is proposed at 48 Railway Parade, Seaford. The existing dwelling is to be demolished.

A total of three (3) trees were assessed for the purpose of this report and consist of two (2) neighbouring trees and one (1) Council tree. No trees of significance were present with the site.

Tree protection measures have been provided for trees assessed, where necessary, in the event that they are retained.

3 Vegetation survey

3.1 Site visit: Adam Hamilton of Constructive Arboriculture inspected the site on Saturday the 13th of February, 2021.

3.2 Methodology

- Each individually assessed tree has been allocated a unique number followed by an alphabetical reference which identifies ownership and responsibility. S = Tree within site boundaries, N = Tree on neighbouring property, C = Council tree.
- All trees are assessed by visual observations made from ground level only and limited to accessible components without dissection, excavation or probing. Height and canopy spreads are estimated.
- Trunk Diameter at Breast Height (DBH) is measured in metres at 1.4m above ground level; multi-stemmed trees are measured immediately above the root flare.
- Methodology of determining Health, Structure, Age, Retention Suitability and SULE has been provided as an appendix (*Appendix 2*).
- Photographs have been taken and are stored on file. They can be viewed upon request.

3.3 Tree Survey Schedule: The following table is a summary of the data collected for the trees individually assessed.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
1-C	<i>Callistemon citrinus</i> Scarlet Bottlebrush	4	3	0.1	0.4	Fair	Fair	Semi mature	Native	Low	<20	<p>This small, recently planted tree is located in the road reserve at the front of the site (McKenzie Street).</p> <p>The tree is of fair health and structure.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be impacted upon in the event of its retention.</p>	Tree management considerations have been provided for this tree in the Tree Protection Schedule (section 4.3) in the event of its retention.
2-N	<i>Camellia sp.</i> Camellia	2	3 x 2	0.1	0.4	Fair	Fair	Mature	Exotic	Low	<20	<p>This small tree/shrub is located in the front set-back of a south-eastern adjoining neighbouring property (49 Railway Parade) approximately 1.4m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's defined TPZ (2m) extends approximately 0.54m beyond the shared boundary into the site and within areas of proposed construction, located at its closest point approximately 1.4m from the tree.</p> <p>The construction proposal will encroach upon approximately 8% of the tree's TPZ; an encroachment not considered significant (<10% AS 4970-2009).</p> <p>The tree is suitably distanced and isolated from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.</p> <p>Furthermore, due to the tree's immaturity, small stature and small compact rooting habit, the tree's root system is not expected to be present within the site or within areas of proposed construction.</p> <p>The tree is considered adequately protected by the existing shared boundary fence-line and will not require the establishment of additional protection measures.</p>	Tree management considerations will not be required for this tree in the event of its retention.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
3-N	<i>Melaleuca styphelioides</i> Prickly Paperbark	4	4	0.3	1.3	Fair	Poor	Mature	Native	Low	Ex	<p>This small tree is located in the rear set-back of a south-eastern adjoining neighbouring property (49 Railway Parade) approximately 2.8m from the shared boundary with the site.</p> <p>The tree is of fair health with poor structure and is not considered suitable for retention.</p> <p>The tree's structure consist of coppiced regrowth originating from the stump of a previously removed tree.</p> <p>The tree's defined TPZ (3.6m) extends approximately 0.59m beyond the shared boundary into the site but not within areas of proposed construction.</p> <p>The construction proposal will encroach upon approximately 8% of the tree's TPZ; an encroachment not considered significant (<10% AS 4970-2009).</p> <p>The tree is suitably distanced and isolated from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.</p> <p>The tree is considered adequately protected by the existing shared boundary fence-line and will not require the establishment of additional protection measures.</p> <p>Less than 4% of the tree's TPZ is present within the site.</p>	Tree management considerations will not be required for this tree in the event of its retention.

CAB=Circumference At Base; DBH=Diameter at Breast Height; SULE=Safe Useful Life Expectancy; Est=Estimated

4 Vegetation protection survey

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4.1 Overview

The survey includes trees assessed and provide tree protection measures, where necessary, in the event of their retention.

4.2 Protection zone determination

4.2.1 Structural Root Zone (SRZ): The SRZ is the critical area around a tree's trunk required for tree stability. The measurement is given in metres as a radius from the centre of a tree's trunk and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

4.2.2 Tree Protection Zone (TPZ): The Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The measurement is given in metres as a radius from the centre of a tree's stem at ground level and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

4.3 Tree Protection Zone Schedule:

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
1-C	<i>Callistemon citrinus</i> Scarlet Bottlebrush	M	Good	0.1	1.5	0.1	2.0	Establish tree protection fencing at the edge of the tree's defined TPZ that extends within the road reserve.	TPZ fencing must be established prior to the commencement of demolition and construction.
2-N	<i>Camellia</i> sp. Camellia	M	Good	0.1	1.5	0.1	2.0	N/A	The tree is adequately protected by the existing shared boundary fence-line.
3-N	<i>Melaleuca styphelioides</i> Prickly Paperbark	M	Good	0.3	2.0	0.3	3.6	N/A	The tree is adequately protected by the existing shared boundary fence-line.

4.4 Recommendations for methods of construction within TPZs

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Proposed foundations (if encroaching upon greater than 10%) within the defined TPZs must consist of pier and beam construction or other root sensitive construction methods, such as suspended slab or bridged footings. Floor levels are to be elevated on piers to allow for oxygenation of the soil profile. Strip footings are to be avoided within a tree's defined TPZ.

Piers and/or supports must be selectively placed with consideration for any significant tree roots that may be present within the soil profile. Minor excavation by hand to 0.5m deep should be undertaken at the points of pier placements to determine if any significant roots are present. Roots greater than 40mm in diameter are deemed significant. If such roots are encountered the positioning of the foundations supports must be altered to provide at least 0.3m of clearance from the roots. An arborist is to be present when any excavation is undertaken within the TPZs, or if any tree roots are uncovered. Any root pruning must be undertaken by a qualified and experienced arborist.

Below-grade construction should not be undertaken within the defined SRZs of trees to be retained and must not encroach upon more than 10% of a tree's TPZ unless pre-existing site conditions negate the spread of a tree's root system.

Any underground services must be diverted around the trees' TPZs where possible, suspended from the undercarriage of the construction or laid beneath the root profile by method of directional boring.

Internal paths and driveways must be constructed above grade where located within a tree's defined TPZ, and must consist of permeable materials of a pH neutral composition.

5 Tree Protection Plan

ADVERTISED PLAN

5.1 Site meeting: It is recommended that a pre development site meeting takes place for the purpose of tree protection awareness, which should be attended by the following people:

- Arboricultural Consultant
- Clients (Developers) Site Manager/Foreman
- Clients Architect and Landscape Architect
- Local Authority Tree Officer
- Local Authority Planning Officer

5.2 Establishment of Tree Protection Zones (TPZs):

5.2.1 The protective fencing barriers must be established prior to any site clearance, soil grading or demolition work taking place and before the following:

- Contractor's site occupancy
- Plant and materials delivery
- Demolition of any existing structures
- Construction phase of works
- Utility services installation
- Recommended tree removal and pruning

5.2.2 The area within the TPZs is to be regarded of high importance and tree protection fencing shall not be taken down or relocated at any time without the prior documented approval of the arboricultural consultant or local authority arborist, unless this has already been agreed as part of the planning application consent process and is documented. A layer of organic mulch 10 – 15cm thick should be spread over tree protection zones.

5.2.3 The fencing shall comprise of interlocked wire mesh panels, well braced by attachment to a scaffolding framework by means of wires or scaffold clamps. It should have top and bottom horizontal bars, with uprights set into the ground or concrete supports at no greater interval than 3m spacing. For larger lengths of tree protection fencing angled bars should be located behind the fencing to act as braces and should be firmly clamped to the top rail and set into the ground, braced as necessary; these shall be spaced at intervals no greater than 6m. All-weather notices should be erected on tree protection fencing with words such as “**Tree Protection Zone Keep Out**”.

5.2.4 Inside the TPZs which are defined by the line of protective fencing, the following should NOT occur:

- Mechanical digging or grading
- Storage of plant equipment and materials
- Vehicular or plant access
- Fire lighting or burning off (should be maintained at more than 20m from any canopy edge)
- Refuelling of machinery, discharge or spillage of any chemical substance
- Construction of hard surfaces

5.2.5 In accordance with water restrictions supplementary watering should be provided to the trees through any dry periods during and after the construction process on a weekly basis when required.

5.2.6 Consideration should be given for appropriate cultural operations. These may include irrigation, or measures to enhance the soil structure and organic nitrogen levels. This should be made the responsibility of landscape contractors and supervised by a qualified horticulturalist.

6 Post development vegetation management

ADVERTISED PLAN

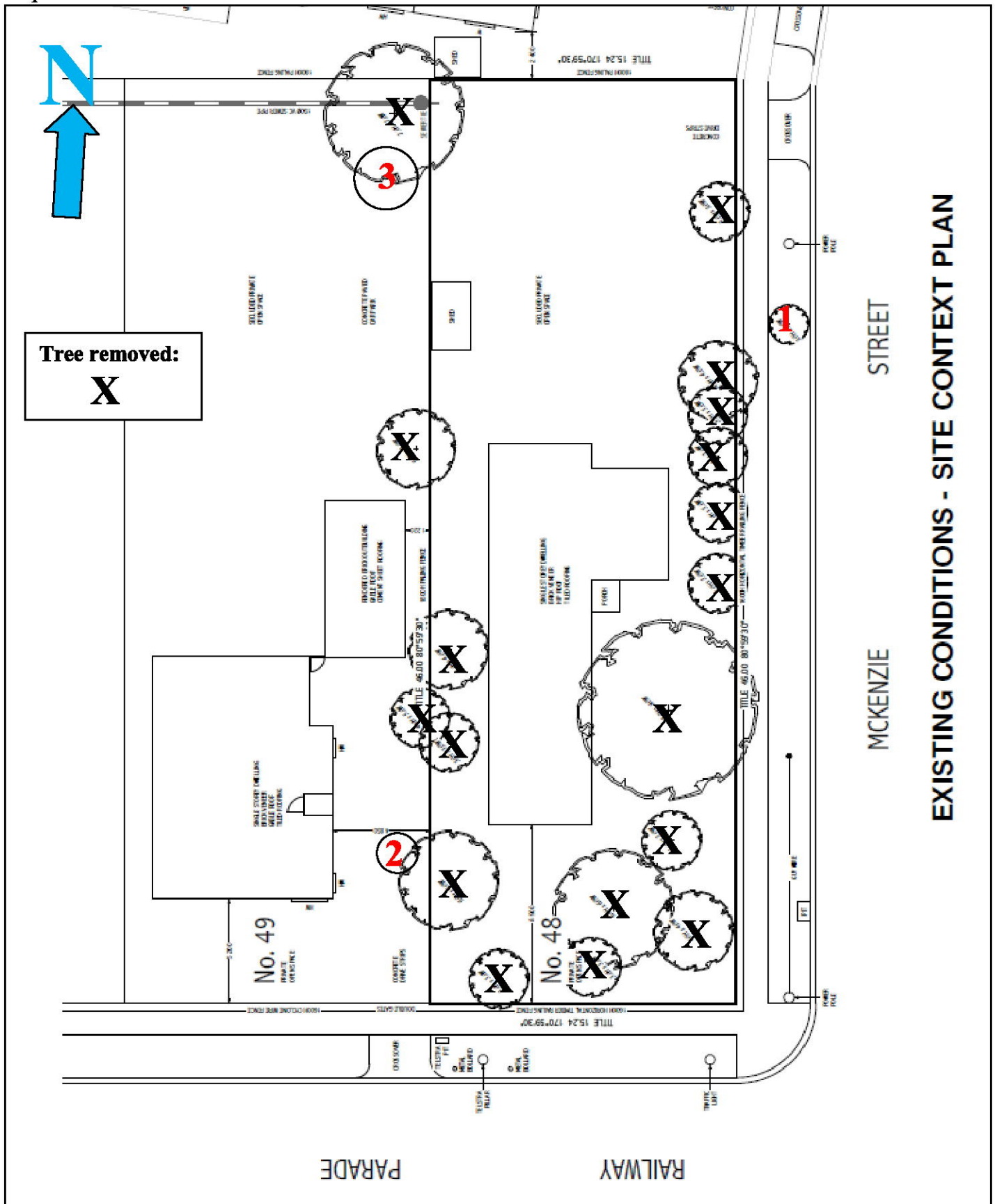
6.1 Existing trees

6.1.1 Trees growing on a site before development takes place may, if adversely affected, be in decline over a period of several years before they die. This varies greatly depending on the age, species and condition of individual tree, soil conditions, climate and the extent of damage incurred during construction. A program of inspections and necessary work for the treatment of symptoms as they develop should be undertaken in conjunction with an arborist. This program may include recommendations for frequency of inspection and beneficial tree work.

Appendix 1 – Tree location map

Map not to scale. Location of the trees assessed.

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Appendix 3 - Tree Descriptor

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AGE

<u>Category</u>	<u>Description</u>
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

HEALTH

<u>Category</u>	<u>Description</u>
Excellent	Foliage of tree is entire, with good colour, no sign of pathogens and of good density. Growth indicators are excellent ie. Extension growth of twigs and wound wood development. No canopy die back (deadwood) is evident.
Fair /Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal die back (deadwood).
Below average	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.

STRUCTURE

ADVERTISED PLAN

<u>Category</u>	<u>Description</u>
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing. There could be cavities present and/or minimal damage to structural roots. Tree could be seen as typical for this species.
Below average	Tree shows many minor or several moderate structural defects, or damage to trunk eg. bark missing, heartwood exposed and newly established decay present, there could be cavities present and/or moderate damage to structural roots.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged to major roots obvious. Tree is structurally problematic.
Hazardous	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

RETENTION SUITABILITY

Significance is rated into three levels; **LOW**, **MEDIUM** and **HIGH**.

LOW	The tree is recommended for removal.
MEDIUM	The tree may be retained if it does not hamper the design intent.
HIGH	The tree must be retained and the design must accommodate its long term retention.

LONG SULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

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

MEDIUM SULE: Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

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

SHORT SULE: Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

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

EXCEEDED: Trees with a high level of risk that would need removal within the next 5 years.

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

Appendix 4 – Native and Indigenous species list

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<u>Common Name</u>	<u>Scientific name</u>
<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Allocasuarina verticillata</i>	Drooping She-oak
<i>Banksia marginata</i>	Silver Banksia
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Eucalyptus pryoriana</i>	Coastal Manna Gum
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint
<i>Eucalyptus cephalocarpa</i>	Silver-leaf Stringybark
<i>Eucalyptus pauciflora</i>	Snow Gum
<i>Indigofera australis</i>	Austral Indigo
<i>Daviesia latifolia</i>	Bitter-Pea Hop
<i>Bossiaea cineria</i>	Showy Bossiaea
<i>Kunzea ericoides</i>	Burgan
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Correa reflexa</i>	Common Correa
<i>Correa alba</i>	White Correa
<i>Leucophyta brownii</i>	Cushion Bush
<i>Platyloium obtusangulum</i>	Common Flat Pea
<i>Viminaria juncea</i>	Golden Spray
<i>Hibbertia prostrata</i>	Bundled Guinea-flower
<i>Hibbertia stricta</i>	Erect Guinea-flower
<i>Epacris impressa</i>	Common Heath
<i>Allocasuarina pusilla</i>	Dwarf She-oak
<i>Leptospermum myrsinoides</i>	Silky Tea-tree

Appendix 5 – Common Terms

ADVERTISED PLAN

Canopy: The part of the crown composed of leaves and small twigs.

Central leader: The main stem or bole of the tree.

Co-dominant: Equal in size and relative importance, usually associated with either trunks or scaffold branches in the crown.

Crown: The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

Decay: Process of degradation of wood tissue by fungi and bacteria through the decomposition of cellulose and lignin.

Diameter at Breast Height (DBH): The DBH of a tree is measured at 1.5m above ground level or in the case of multi-stemmed trees, measured at ground level or above a root flare if present. This measurement assists with establishing Tree Protection Zones (TPZs) for vegetation to be retained.

Dieback: Progressive death of twigs and small branches, generally from tip to base.

Drip line: The width of the crown, as measured by the lateral extent of the foliage.

Epicormic growth: Branch development that arises from latent or adventitious buds that occur on stems and branches and as suckers produced at the base of the tree.

Grading: Altering natural terrain and elevation of land, usually through the action of large equipment.

Included Bark: Pattern of development at branch junction where bark is turned inward rather than pushed out.

SULE: Safe Useful Life Expectancy.

TPZ: Tree Protection Zone

References

1. Tree Protection Zone. The Australian Standard AS 4970-2009 – *Protection of trees on construction sites*.
2. R. W. Harris, J. R. Clark & N. P. Matheny., (2004) *Arboriculture – Integrated Management of Landscape Trees, Shrubs and Vines*.
3. J. Coombes., (2000) *Trees*.
4. Botanica's Pocket (1999) *Trees and Shrubs*.

End of report