

ATTACHMENT A

[Attachment A consists of 6 pages]

Development Plan Provisions - Consolidated 25 September 2014

Land Use

Desired Character Statement – Mid Suburban Policy Area 16

This policy area will be characterised by a mix of dwelling types throughout, such as detached and semi-detached dwellings, interspersed with a range of well-designed medium density housing on larger, wider allotments as well as on main road frontages and facing larger public open spaces.

It is desirable that dwellings be designed to complement and enhance the high quality pre and post-World War Two building styles and incorporating setback, siting, materials, roof forms and features consistent with and enhancing the established character.

Development of detached and semi-detached dwellings up to two storeys in height is appropriate provided there is minimal overshadowing or overlooking of adjoining properties. Group dwellings and residential flat buildings are appropriate on larger, wider sites or those achieved through site amalgamation.

Complies

Policy Area – Mid Suburban Policy Area 16

O 1 Development that contributes to the desired character of the policy area.

Complies

PDC 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.

Complies

Residential Zone

O 1 A residential zone comprising a range of dwelling types

Complies

PDC 1 The following forms of development are envisaged in the zone:

- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Small scale non-residential uses that serve the local community, for example:
 - Child care facilities
 - Health and welfare services
 - Open space
 - Primary and secondary schools

Complies

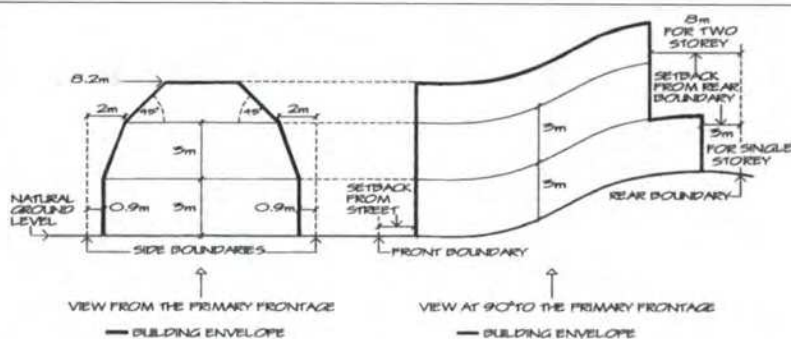
O= Objective

PDC = Principle of Development Control

	<ul style="list-style-type: none"> ○ Recreation areas ○ Shops, offices or consulting rooms ● Supported accommodation 	
Visual Appearance/Built Form/Character		
Residential Zone		
PDC 6	Development should not exceed two storeys in height except where specified in the relevant policy area.	Complies
PDC 7	The roof pitch of a dwelling should be less than 5 degrees and greater than 25.	Complies
General Section- Design and Appearance		
O 1	Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.	Complies
PDC 1	Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following: <ul style="list-style-type: none"> (a) building height, mass and proportion (b) external materials, patterns, colours and decorative elements (c) roof form and pitch (d) façade articulation and detailing (e) verandas, eaves, parapets and window screens. 	Complies
Setbacks		
Residential Zone		
PDC 14	Development should be consistent with the building envelope requirements as shown in the figure below, except where a variation to the building envelope is specified in a particular policy area:	Refer to report for discussion

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General Section - Design and Appearance

PDC 22	<p>Except in areas where a new character is desired, the setback of buildings from public roads should:</p> <ul style="list-style-type: none"> (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality. (b) contribute positively to the streetscape character of the locality. 	Complies
PDC 23	<p>Except where specified in a particular Zone or Policy Area, development fronting the primary street (excluding verandahs, porches and similar) should be setback by either of the following distances</p> <ul style="list-style-type: none"> (a) not less than the average of the setbacks of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2 metres (b) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres. 	Complies.

Overshadowing

General Section – Residential Development

PDC 9	<p>The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:</p> <ul style="list-style-type: none"> (a) windows of habitable rooms, particularly living areas (b) ground-level private open space (c) upper-level private balconies that provide the primary open space area for any dwelling (d) access to solar energy. 	Complies.
PDC 10	<p>Except where specified in a zone, policy area or precinct, development should ensure that:</p> <ul style="list-style-type: none"> (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 	Complies.

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	<p>9 am and 3 pm on the 21 June.</p> <p>(b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June to at least the smaller of the following:</p> <p>(i) half of the existing ground level open space</p> <p>(ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).</p> <p>(c) where overshadowing already exceeds the requirements contained in part (b), the area overshadowed should not increase by more than 20 per cent.</p>	
Crime Prevention		
General Section – Crime Prevention		
PDC 2	Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.	Complies.
General Section - Transportation and Access		
Vehicle Parking		
PDC 38	Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with <i>Table ChSt/2 – Off Street Vehicle Parking Requirements</i> .	Complies.
Private Open Space		
General Section – Residential Development		
PDC 12	<p>Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:</p> <p>(a) to be accessed directly from the internal living areas of the dwelling</p> <p>(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy</p> <p>(c) to take advantage of, but not adversely affect, natural features of the site</p> <p>(d) to minimise overlooking from adjacent buildings</p> <p>(e) to achieve separation from bedroom windows on adjoining sites</p> <p>(f) to have a northerly aspect to provide for comfortable year round use</p> <p>(g) not to be significantly shaded during winter by the associated dwelling or adjacent</p>	Complies

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	<p>development</p> <p>(h) to be partly shaded in summer</p> <p>(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality</p> <p>(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.</p>																											
PDC 14	<p>For each dwelling in the Residential Zone or Residential Character Zone that has a ground floor level, private open space should:</p> <p>(a) contain one primary useable part, directly accessible from a living room within the dwelling consistent with the following requirements:</p> <table border="1"> <thead> <tr> <th>Policy area</th> <th>Minimum area of useable private open space (square metres)</th> <th>Minimum dimension (metres)</th> <th>Maximum gradient</th> </tr> </thead> <tbody> <tr> <td>Integrated Medium Density Policy Area 20</td> <td>16 – for a site area 250 square metres or less</td> <td>4</td> <td>1 in 10</td> </tr> <tr> <td rowspan="2">Woodville Medium Density Policy Area 21</td> <td>16 – for a site area 250 square metres or less</td> <td>4</td> <td>1 in 10</td> </tr> <tr> <td>25 - for a site area greater than 250 square metres</td> <td>4</td> <td>1 in 10</td> </tr> <tr> <td rowspan="2">Cheltenham Park Policy Area 22 and Woodville West Policy Area 23</td> <td>10 – for a site area 250 square metres or less</td> <td>3</td> <td>1 in 10</td> </tr> <tr> <td>15 - for a site area greater than 250 square metres</td> <td>3</td> <td>1 in 10</td> </tr> <tr> <td>All other policy areas</td> <td>25</td> <td>4</td> <td>1 in 10</td> </tr> </tbody> </table>	Policy area	Minimum area of useable private open space (square metres)	Minimum dimension (metres)	Maximum gradient	Integrated Medium Density Policy Area 20	16 – for a site area 250 square metres or less	4	1 in 10	Woodville Medium Density Policy Area 21	16 – for a site area 250 square metres or less	4	1 in 10	25 - for a site area greater than 250 square metres	4	1 in 10	Cheltenham Park Policy Area 22 and Woodville West Policy Area 23	10 – for a site area 250 square metres or less	3	1 in 10	15 - for a site area greater than 250 square metres	3	1 in 10	All other policy areas	25	4	1 in 10	Refer to report for discussion
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- (b) not be covered by verandas by more than 30 per cent and to not include any areas to be used for the parking of motor vehicles
- (c) be located behind the building line
- (d) be provided at the following rates and in accordance with the following requirements:

	Detached dwelling Semi-detached dwelling Row dwelling	Group dwelling Residential flat building	Site area greater than 250 square metres	Site area 250 square metres or less
Inner Suburban Policy Areas 15, Mid Suburban Policy Area 16, Western Edge Policy Area 17, West Lakes General Policy Area 18	25 per cent of the site area 20 per cent of the site area or 60 square metres per dwelling (whichever is the greater) where an allotment is adjacent or abuts a public road that is adjacent a coastal reserve or zone, the River Torrens Linear Park, the lake at West Lakes or a public reserve with an area of at least 2500 square metres	80 square metres per dwelling or 25 per cent of the site area (whichever is the greater)		

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ATTACHMENT B

[Attachment B consists of 16 pages]

1

Development Application Form

Development Act 1993

DA inbox 20/1/15

To submit an application, sections 1-15 of this application must be completed. Please use block letters and black or blue pen. The completed form must be accompanied by all required documents as specified in the planning requirements checklists and the applicable fees.

Applications submitted that do not include the prerequisite information listed in the "Planning Requirements Checklist" will be returned for resubmission by the applicant once they are complete.

Office Use Only	
252/0167	115
Property Number: 143647	
Date Lodged: 21/1/15	
Received By: A.K	

1 Application Type:

<input type="checkbox"/> Complying Development	<input type="checkbox"/> Building Rules Consent (Building Only)
<input checked="" type="checkbox"/> Development Plan Consent (Planning Only) <i>includes approval to prune or remove a significant tree</i>	<input type="checkbox"/> Development Approval (Both Planning and Building)

2 Location of Proposed Development

No: 16 Street: FLEETWOOD CRES Suburb: HENLEY BEACH Postcode: 5022

(or) Lot No: 66 DP: 9042 Section No: _____ (Full/Part) Hd: _____

Certificate of Title: Volume: 5436 Folio: 279

3 Detailed Description of Proposed Development DEMOLITION OF EXIST. RES & SUB DIVISION DEVELOP. INCL. 2 NEW RES; 1 SINGLE & 1 2 STOREY.

4 Cost of the Proposed Development (excluding fit-out costs such as furniture)

\$ 500,000.00 Please note: Council may require written justification to verify costs.

5 Details of Parties Sections marked * must be completed.

(Please note that all correspondence will be addressed to the Applicant. In the event of multiple applicants the addressee will be the first named)

*Applicant

Name (Mr/Mrs/Ms/Company): ASPEX BUILDING DESIGNERS

Email: admin@aspedesigners.com.au

Postal Address: 2/81 KING WILLIAM ST KENT TOWN SA 5067

Phone: 81303700 Mobile: _____ Fax: _____

*Builder: TBA Licence No: _____

Email: _____

Postal Address: _____

Phone: _____ Mobile: _____ Fax: _____

*Owner(s) of Subject Land: (Mr/Mrs/Ms) _____

Email: _____

Postal Address: _____

Phone: _____ Mobile: _____ Fax: _____

- 6 Has The Construction Industry Training Fund Act 1993 Levy Been Paid? Yes No
- 7 Does a regulated tree exist on the site or on adjoining land which might be affected (including damage to tree roots) by the proposed development? Yes No

New Dwellings and Dwelling Additions (Sections 8 and 9 only)

- 8 Site Declarations - New Dwellings Only: **LAND DIVISION.**
- 8.1 Was the allotment created on or after 1 September 2009? Yes No
- 8.2 Does the site have connection to or is capable of being connected to a sewage system or waste control system which complies with the Public and Environmental Health Act, 1987? Yes No
- 8.3 Was the site, to the best of your knowledge and belief, subject to site contamination as a result of a previous use of the land or a previous activity on the land? Yes No

- 9 Site Declarations – New Dwellings, Dwelling Additions and Carports/Garages:
- 9.1 If the proposed building includes a garage/carport, does it gain driveway access from: (if not applicable)
- 9.1.1 an existing driveway or authorised access point; or Yes No
- 9.1.2 a mountable or rollover kerb; or Yes No
- 9.1.3 a driveway access point illustrated as part of an approved land division; or Yes No
- 9.1.4 a driveway access point that is not located within 6 m of an intersection or a pedestrian actuated crossing and will not interfere with a tree, street furniture, or other infrastructure? Yes No

10 *Contact Person for Further Information (if other than the applicant)

Name: REMO NANNI (APEX) Email: remo.n@aspedesigners.com.au
 Phone: 81303700 Mobile: _____ Fax: _____

11 Current Land and Property Use (e.g. dwelling, shop, industry, warehouse)

DWELLING
Historic Use of Land N/A
Are there any easements on the land? Yes No
Are there any significant trees on the land or adjacent land? Yes No
Is there a brush fence within 3 metres of the proposed building work? Yes No

12 Building classification details

Building classification sought: 1a Present classification(s): ()
Commercial/Industrial applications: _____
Number of employees: _____ Male: _____ Female: _____
Institutional buildings: Number of persons accommodated: _____
Assembly buildings: Number of occupants: _____

13 Decision Notification Distribution

Decision Notices and associated documentation will be distributed by email if the applicants email address is included in the Applicant Details section on page 1 of this form. When distributing large size documents the decision documentation will be distributed via a downloadable link sent to your email unless a paper copy is specifically requested.
 Please send a paper copy of the decision documentation by post.

14 Privacy policy

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 and Development Act 1993 and where public notification is required may be made available on Council's website. Information included within this application will be publicly available on Council's website within the Development Application Register and On Line Development Application Tracking system.

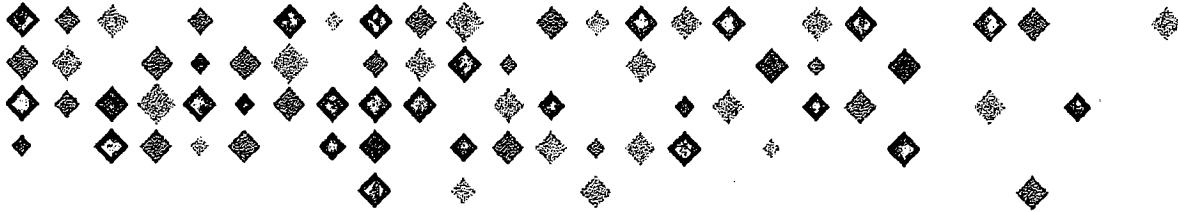
Details provided by the applicant, written representations and other technical reports form part of the reports attached to Council agendas. The agenda, minutes and accompanying report is made available on Council's website. Information, including names and addresses recorded in these documents can therefore be searched by the various website search engines.

15 *Signed: M. Jones (Aspx) *Date: 19/1/15
 Applicant Owner Authorised Person

16 Office Use Only:

Date: _____

Receipt No: _____



4 Demolition Proposal Form

To submit an application for demolition, this form must be completed and accompanied by a completed development application form and all required documents as specified in the requirements checklists for planning and building . For further details refer to the Development Information Guides available at the City of Charles Sturt Civic Centre and website www.charlessturt.sa.gov.au

1. Location of proposed development:

(either) House No: 16 Street: FEETWOOD CRSS Suburb: HENLEY BEACH

(or) Lot No: 66 DP: 9042 Section No: _____ (Full/Part) Hd: _____ Volume: 5436 Folio: 279

2. Description of building(s) to be demolished: (eg: single storey brick veneer dwelling with concrete floor & tiled roof)

SINGLE STOREY DWELLING, TIMBER FLOORS & TILED ROOF.

3. Demolition method

- Hand demolition
- Demolition by explosives
- Mechanical demolition
- Other (provide details below)

TBA & TO COMPLY WITH AS 2601.

4. Describe the dust control method

- Works periodically sprayed with water
- Other (provide details below)

TBA

5. Will the demolltion directly impact on buildings on adjoining land? (including party walls, fences or council infrastructure)

Yes No

If yes, what precautions have been taken to protect these structures?

TBA

6. Will fencing be provided to prevent entry to the site?

TBA. Yes No

7. Does the building contain asbestos?

Yes No Unsure

8. Will the demolition include the removal of any significant trees from the site? Yes No

A significant tree is any tree which: has a trunk with a circumference of 2m or more (measured at 1m above natural ground level); or, in the case of trees with multiple trunks: has trunks with a total circumference of 2m or more and an average trunk circumference of 625mm or more (measured at 1m above natural ground level).

If yes, has a development application been lodged? Yes No

8. Is the building to be demolished heritage listed?

State heritage

N/A.

Local heritage

Contributory place

Other (provide details below)

Impact of Demolition on Rates for Your Land

If you are planning to demolish a residential property you may need to consider the timing of the demolition and the impact it will have on rates levied on the property.

For rating purposes, the City Of Charles Sturt rates vacant land at a much higher rate than residential land. The intention of this is to encourage development within the city.

For example: In the 2012/13 rating year, a property with a value of \$400,000 would pay

- a residential rate of \$1044.10 [plus the Natural Resources Management Levy], or
- a vacant land rate of \$3221.20 [plus the Natural Resources Management Levy]

The City of Charles Sturt determines rates levied based on land use supplied by the Valuer-General as at June 30 each year.

If demolition has proceeded and the land is rated vacant as at June 30 but a home will be built on the land during the coming financial year, there may be an opportunity to have the rates recalculated using the residential rate. If footings are poured by June 30 in that financial year and you can demonstrate that you intend to live in the home once built, you can apply to have your rates reviewed.

However, if you do not meet these criteria, that is, you are developing the land for investment purposes or to sell the residential property/ies to third parties, you will need to factor the increased rates into the cost of the development.

More information including application forms for rebates and Council's rating policy are available at the City of Charles Sturt website at www.charlessturt.sa.gov.au.



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

Issued pursuant to the Real Property Act 1886 and certified overleaf

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5436 FOLIO 279 *

COST : \$15.50 (GST exempt) PARENT TITLE : CT 4330/930
REGION : GROUND FLOOR, L.T.O. - LGHP12 AUTHORITY : CONVERTED TITLE
AGENT : GRFI. BOX NO : 000 DATE OF ISSUE : 21/07/1997
SEARCHED ON : 07/04/2006 AT : 14:32:25 EDITION : 4

REGISTERED PROPRIETOR IN FEE SIMPLE

LEIGH ROBERT MERCIECA OF 16 FLEETWOOD CRESCENT HENLEY BEACH SA 5022

DESCRIPTION OF LAND

ALLOTMENT 66 DEPOSITED PLAN 9042
IN THE AREA NAMED HENLEY BEACH
HUNDRED OF YATALA

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED B TO THE AUSTRALIAN &
OVERSEAS TELECOMMUNICATIONS CORPORATION LTD. (V 6446670)

SCHEDULE OF ENDORSEMENTS

10104618 MORTGAGE TO ING BANK (AUSTRALIA) LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

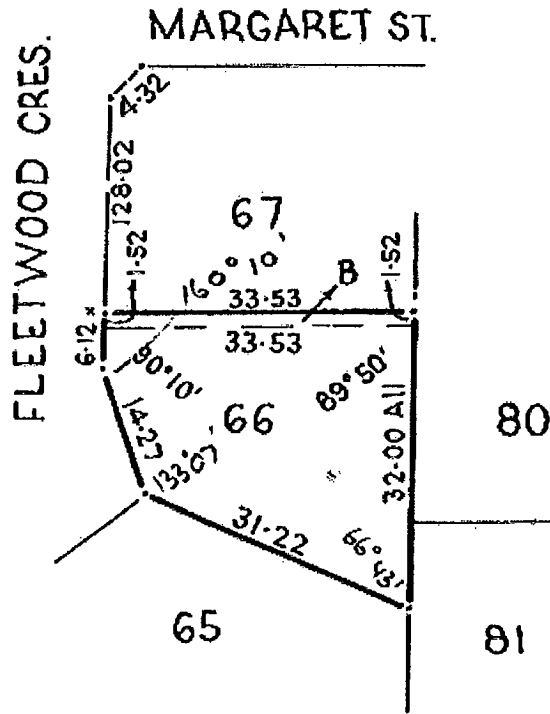
NIL

REGISTRAR-GENERAL'S NOTES

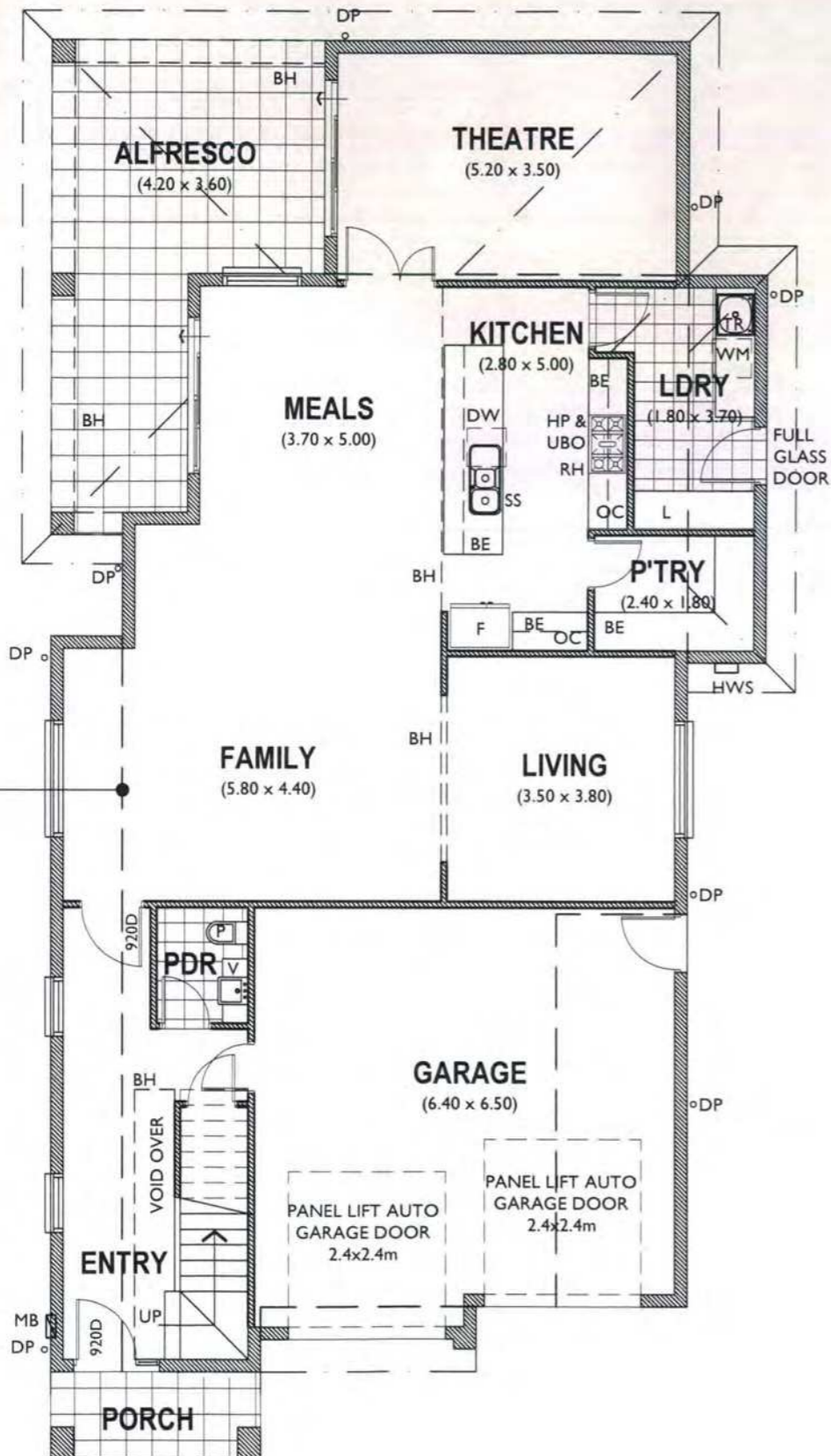
NIL

END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5436 FOLIO 279
SEARCH DATE : 07/04/2006 TIME: 14:32:25



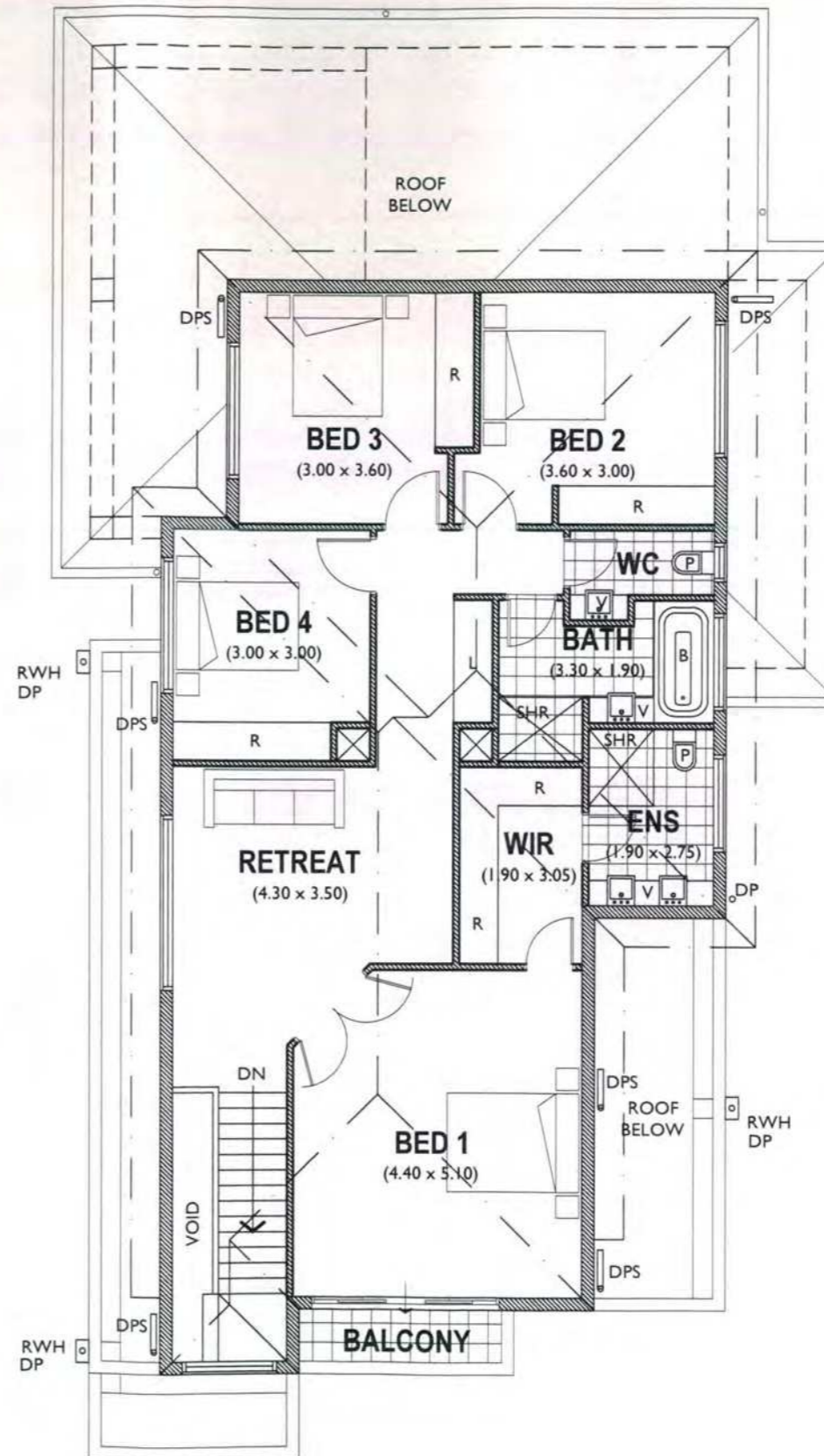
0 7.5 15 22.5 30 Metres



GROUND FLOOR PLAN

SCALE 1:100

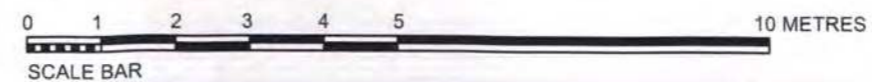
EXTENT OF FIRST FLOOR ABOVE SHOWN DASHED



FIRST FLOOR PLAN

SCALE 1:100

RESIDENCE 1



LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOCIATED JOINERY UNIT
- SHR SHOWER
- B BATH
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE (GAS) & UNDER BENCH OVEN
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVERHEAD CUPBOARD
- WIR WALK IN ROBE
- R ROBE
- L LINEN
- BE BENCH
- WM WASHING MACHINE
- TR INSET TROUGH
- BH BULKHEAD OVER AT 2400AFL
- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- DPS DOWNPIPE & SPREADER
- RWH SELECTED COLORBOND RAINWATER HEAD WITH OVERFLOW OUTLET
- [Grid Pattern] DENOTES SELECTED CERAMIC FLOOR TILES
- MB METER BOXES
- HWS HOT WATER SYSTEM (GAS)

A	Development Planning Consent	RN	19/01/15
rev	details	drn	date



ASPEX BUILDING DESIGNERS Pty Ltd
2/81 King William Street Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

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Verifying all dimensions & setbacks is the responsibility of the contractor. This drawing should not be scaled. Discrepancies should be reported immediately to the designer. This drawing shall be read in-conjunction with all other drawings, documents and specifications.

project
PROPOSED SUBDIVISION DEVELOPMENT
address
16 Fleetwood Cres.,
Henley Beach, SA
client
Leigh Mercieca
sheet size A3 scale 1:100 drawn RN
drawing title
RESIDENCE 1 - FLOOR PLANS
project no MER 2942 drawing no PD03 revision no 10 A

DEVELOPMENT PLANNING CONSENT

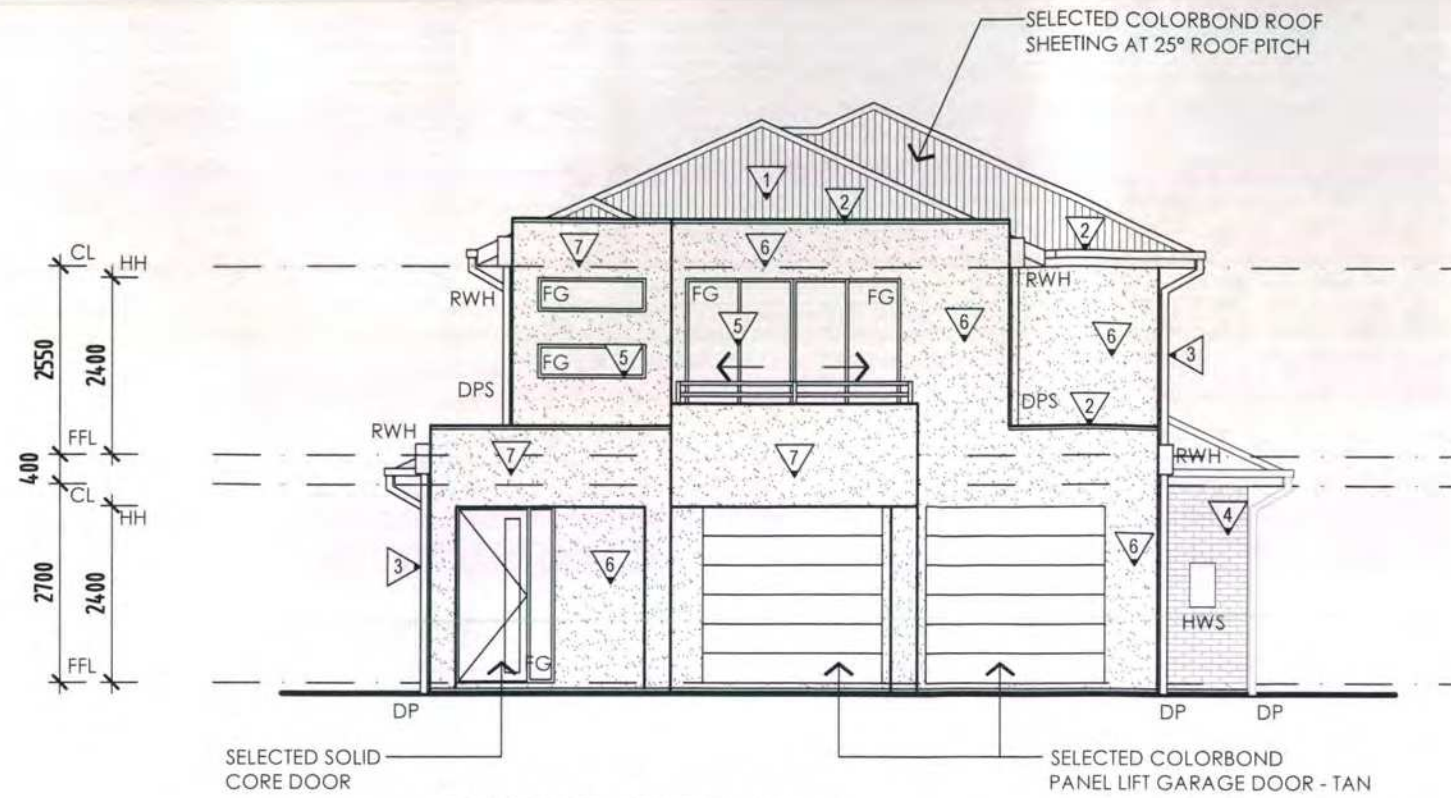
ELEVATIONS LEGEND :

- CL CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- DPS DOWNSPIPE AND SPREADER
- FG FIXED GLASS
- MB METER BOXES
- HH HEAD HEIGHT
- HWS HOT WATER SYSTEM
- RWH SELECTED COLORBOND RAINWATER HEAD WITH OVERFLOW OUTLET

EXTERNAL FINISHES:

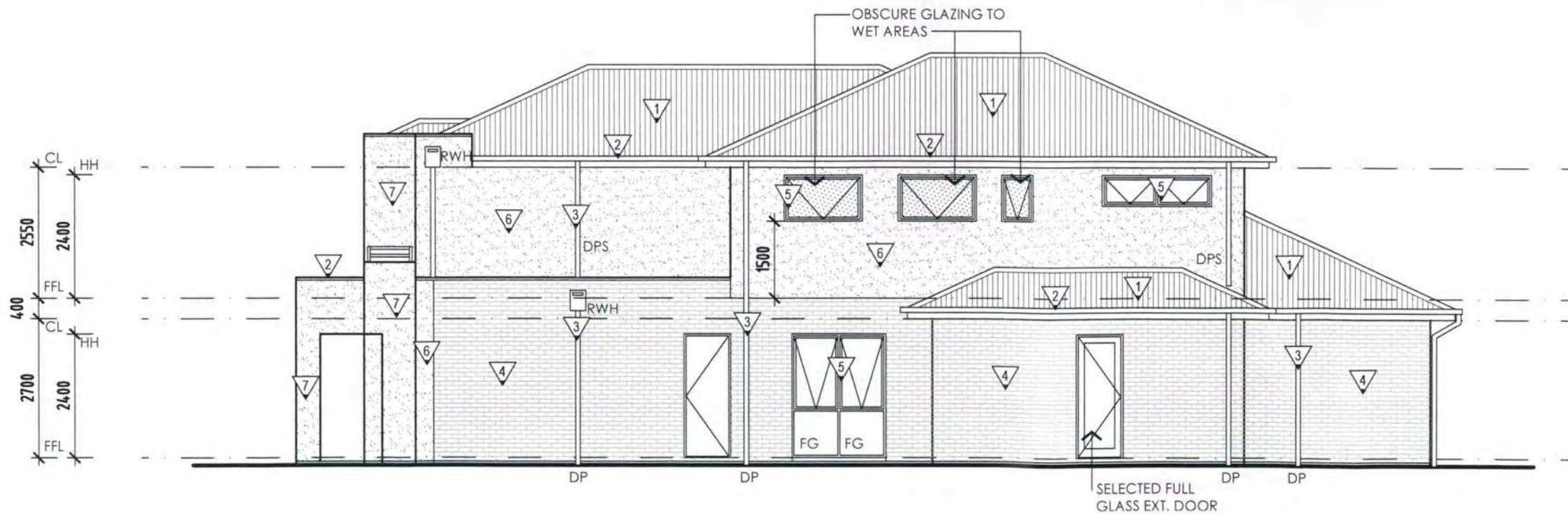
- 1 SELECTED COLORBOND ROOF SHEETING AT 25° ROOF PITCH - BLACK
- 2 SELECTED COLORBOND FASCIAS, GUTTERS & PARAPET CAPPINGS - BLACK
- 3 SELECTED COLORBOND DOWNPIPES - CREAM / BEIGE
- 4 SELECTED FACE BRICKWORK TO EXTERNAL WALL - CREAM / BEIGE / TAN
- 5 SELECTED POWDERCOATED ALUMINIUM - WINDOWS & SLIDING GLASS DOORS - BLACK
- 6 SELECTED ACRYLIC RENDER - LIGHT TAN
- 7 SELECTED ACRYLIC RENDER - DARK TAN

A	Development Planning Consent	RN	19/01/15
rev	details	drn	date



WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

RESIDENCE 1



DEVELOPMENT PLANNING CONSENT



ASPEX BUILDING DESIGNERS Pty Ltd
2/81 King William Street Kent Town SA 5067
08 8130 3700

admin@aspexdesigners.com.au
www.aspexdesigners.com.au

ABN 73 090 085 037

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project
PROPOSED SUBDIVISION DEVELOPMENT

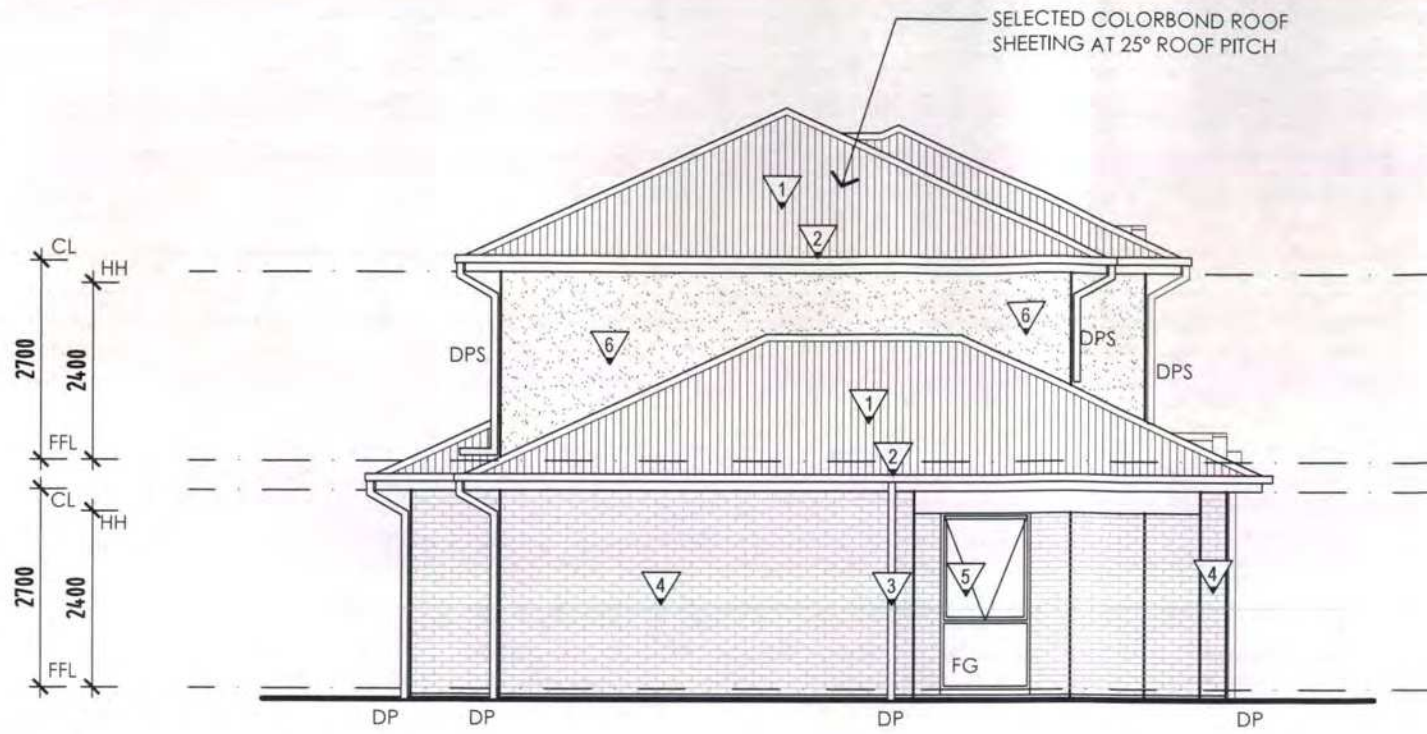
address
16 Fleetwood Cres.,
Henley Beach, SA

client
Leigh Mercieca

sheet size A3 scale 1:100 drawn RN

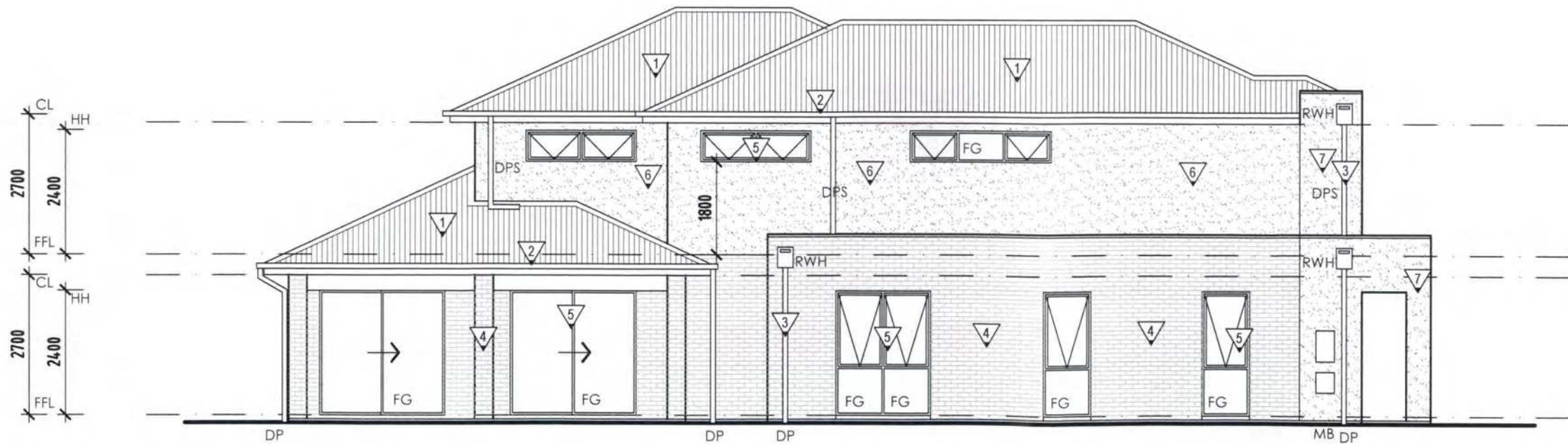
drawing title
RESIDENCE 1 - ELEVATIONS 1 OF 2

project no MER 2942 drawing no PD04 revision no 11 A



EAST ELEVATION

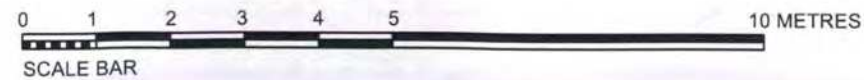
SCALE 1:100



NORTH ELEVATION

SCALE 1:100

RESIDENCE 1



ELEVATIONS LEGEND :

- CL CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- DPS DOWNPIPE AND SPREADER
- FG FIXED GLASS
- MB METER BOXES
- HH HEAD HEIGHT
- HWS HOT WATER SYSTEM
- RWH SELECTED COLORBOND RAINWATER HEAD WITH OVERFLOW OUTLET

EXTERNAL FINISHES:

- 1 SELECTED COLORBOND ROOF SHEETING AT 25° ROOF PITCH - BLACK
- 2 SELECTED COLORBOND FASCIAS, GUTTERS & PARAPET CAPPINGS - BLACK
- 3 SELECTED COLORBOND DOWNPIPES - CREAM / BEIGE
- 4 SELECTED FACE BRICKWORK TO EXTERNAL WALL - CREAM / BEIGE / TAN
- 5 SELECTED POWDERCOATED ALUMINIUM - WINDOWS & SLIDING GLASS DOORS - BLACK
- 6 SELECTED ACRYLIC RENDER - LIGHT TAN
- 7 SELECTED ACRYLIC RENDER - DARK TAN

A	Development Planning Consent	RN	19/01/15
rev	details	dm	date



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project
PROPOSED SUBDIVISION DEVELOPMENT

address
16 Fleetwood Cres.,
Henley Beach, SA

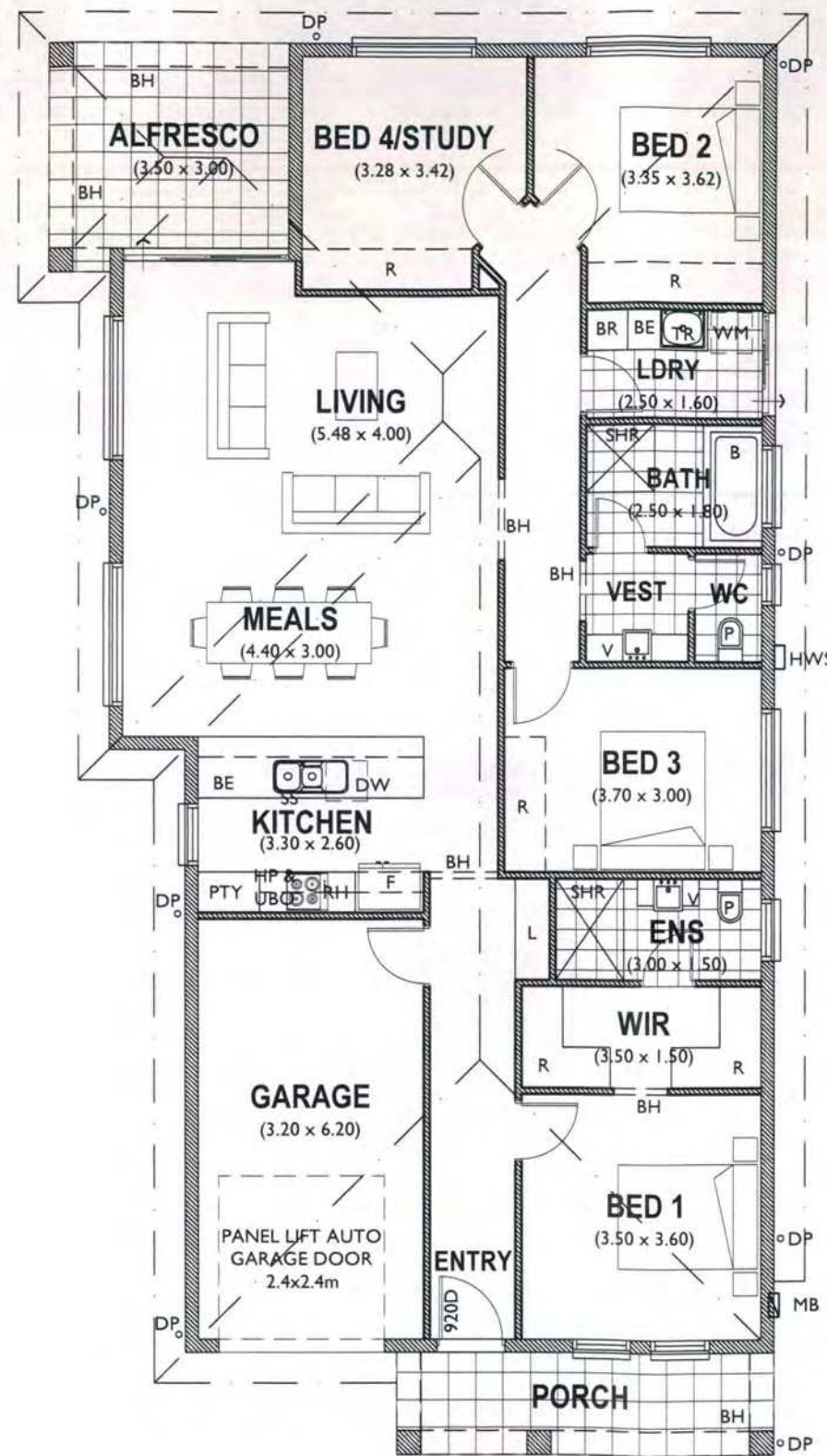
client
Leigh Mercieca

sheet size A3 scale 1:100 drawn RN

drawing title
RESIDENCE 1 - ELEVATIONS 2 OF 2

project no MER 2942 drawing no PD05 revision no 12 A

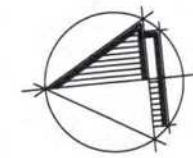
DEVELOPMENT PLANNING CONSENT



GROUND FLOOR PLAN

SCALE 1:100

RESIDENCE 2



LEGEND

- P TOILET PAN
- V VANITY BASIN WITH ASSOCIATED JOINERY UNIT
- SHR SHOWER
- B BATH
- F REFRIGERATOR
- DW DISHWASHER
- SS STAINLESS STEEL SINK
- HP & UBO HOT PLATE (GAS) & UNDER BENCH OVEN
- RH RANGE HOOD VENTED TO ATMOSPHERE
- OC OVERHEAD CUPBOARD
- WIR WALK IN ROBE
- R ROBE OR ROBE LOCATION
- L LINEN
- BE BENCH
- BR BROOM
- WM WASHING MACHINE
- TR INSET TROUGH
- BH BULKHEAD OVER AT 2400AFL
- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- DPS DOWNPIPE & SPREADER
- RWH SELECTED COLORBOND RAINWATER HEAD WITH OVERFLOW OUTLET
- DENOTES SELECTED CERAMIC FLOOR TILES
- MB METER BOXES
- HWS HOT WATER SYSTEM (GAS)

A	Development Planning Consent	RN	19/01/15
rev	details	drn	date



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08 8130 3700

admin@aspexdesigners.com.au
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project
PROPOSED SUBDIVISION DEVELOPMENT

address
16 Fleetwood Cres.,
Henley Beach, SA

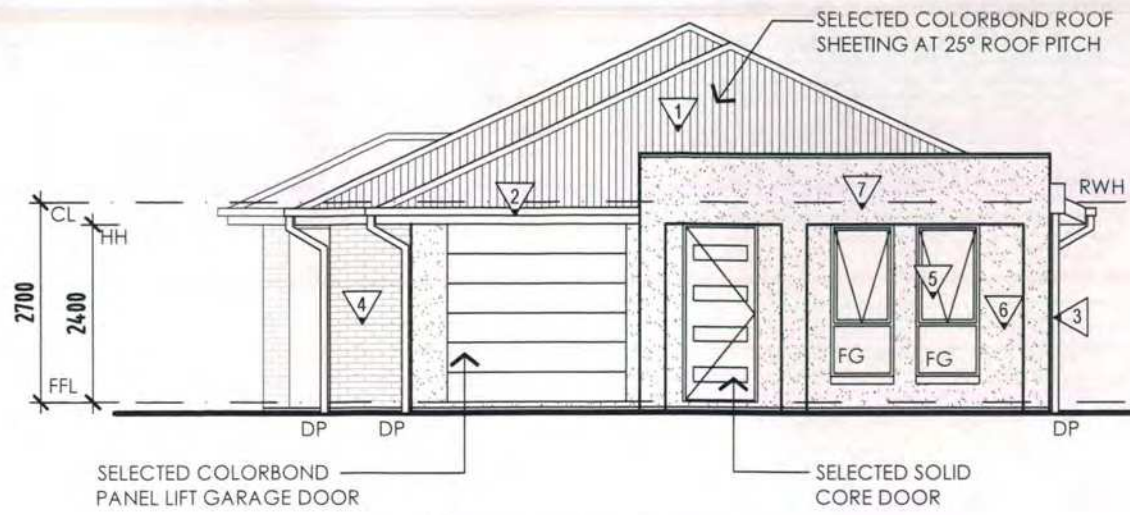
client
Leigh Mercieca

sheet size scale drawn
A3 1:100 RN

drawing title
RESIDENCE 2 - FLOOR PLAN

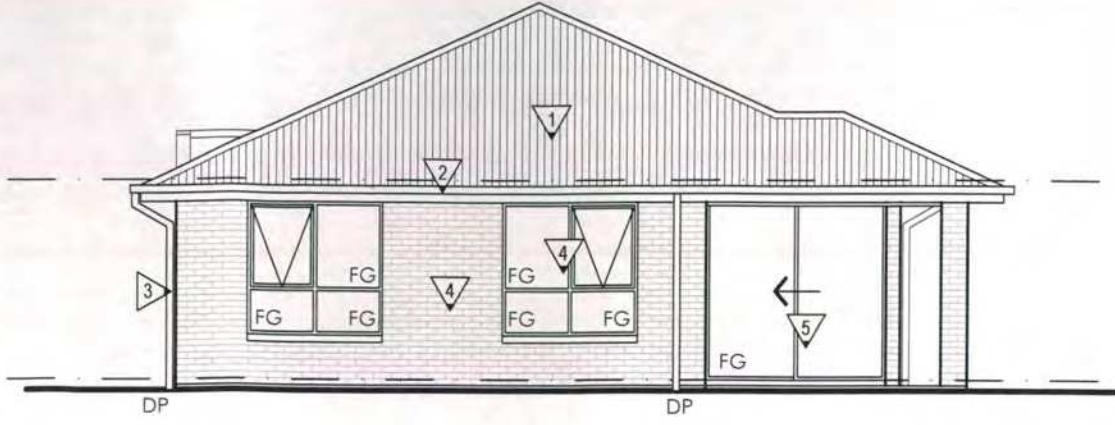
project no drawing no revision no
MER 2942 PD06 13 A

DEVELOPMENT PLANNING CONSENT



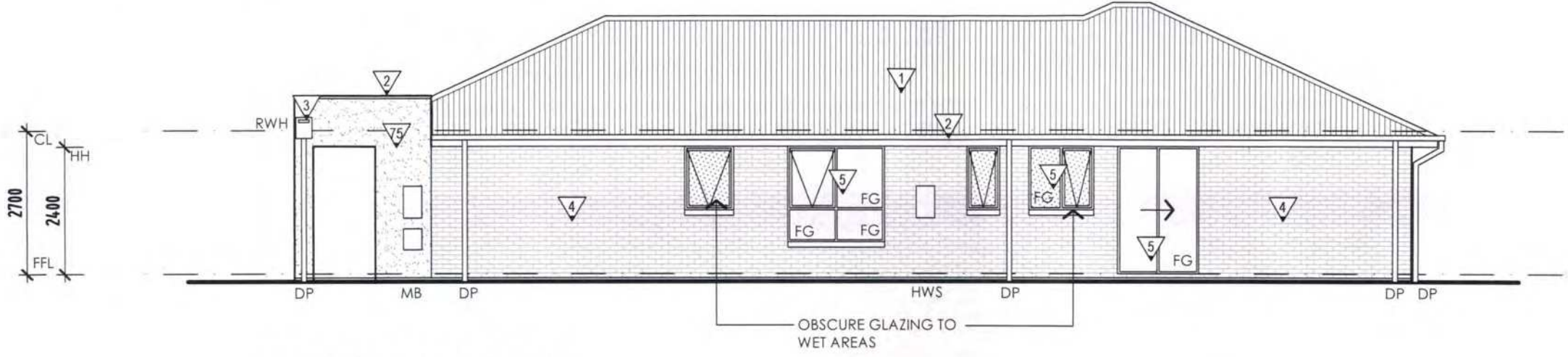
WEST ELEVATION

SCALE 1:100



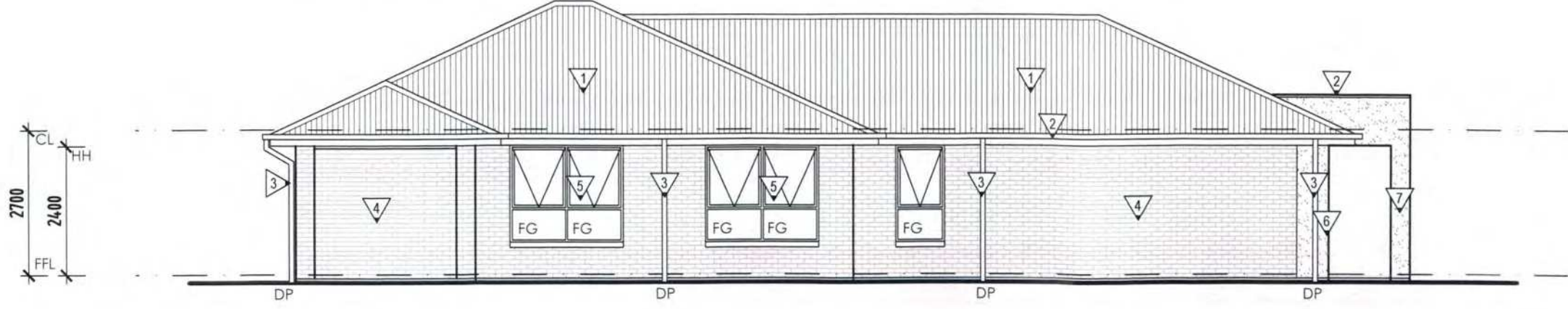
EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

ELEVATIONS LEGEND :

- CL CEILING LEVEL
- FFL FINISHED FLOOR LEVEL
- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- DPS DOWNPIPE AND SPREADER
- FG FIXED GLASS
- MB METER BOXES
- HH HEAD HEIGHT
- HWS HOT WATER SYSTEM
- RWH SELECTED COLORBOND RAINWATER HEAD WITH OVERFLOW OUTLET

EXTERNAL FINISHES:

- 1 SELECTED COLORBOND ROOF SHEETING AT 25° ROOF PITCH - BLACK
- 2 SELECTED COLORBOND FASCIAS, GUTTERS & PARAPET CAPPINGS - BLACK
- 3 SELECTED COLORBOND DOWNPIPES - CREAM / BEIGE
- 4 SELECTED FACE BRICKWORK TO EXTERNAL WALL - CREAM / BEIGE / TAN
- 5 SELECTED POWDERCOATED ALUMINIUM - WINDOWS & SLIDING GLASS DOORS - BLACK
- 6 SELECTED ACRYLIC RENDER - LIGHT TAN
- 7 SELECTED ACRYLIC RENDER - DARK TAN

A	Development Planning Consent	RN	19/01/15
rev	details	drn	date



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project
PROPOSED SUBDIVISION DEVELOPMENT
 address
 16 Fleetwood Cres.,
 Henley Beach, SA
 client
 Leigh Mercieca
 sheet size A3 scale 1:100 drawn RN
 drawing title
RESIDENCE 2 - ELEVATIONS
 project no MER 2942 drawing no PD07 revision no 14 A

RESIDENCE 2



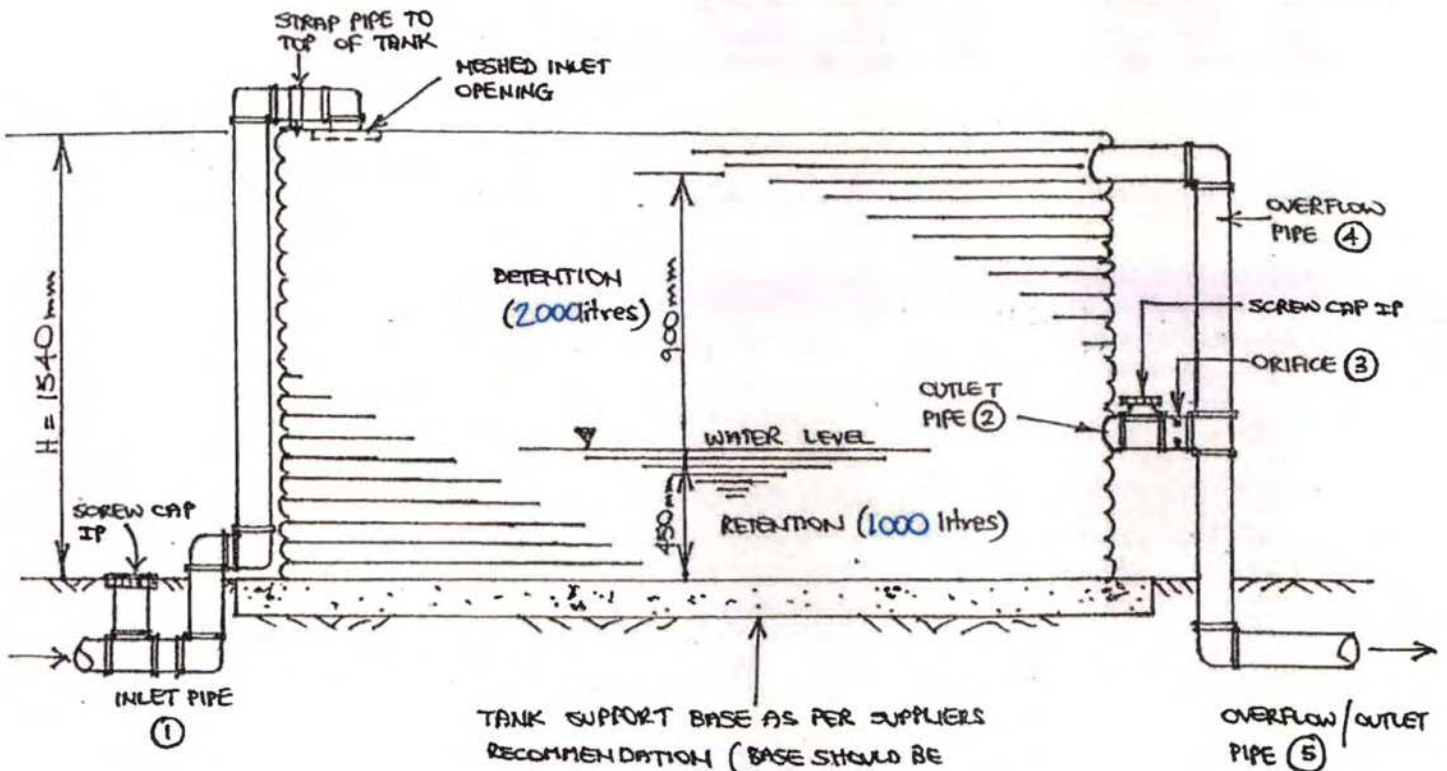
AMENDED PLAN

PROJECT:	16 Fleetwood Crescent Henley Beach		
JOB NO:	HG 0386	SHEET:	
DATE:	FEB 14	BY:	CHK:
REVISION:			

COMBINATION RETENTION / DETENTION TANK (DIAGRAMMATIC)

(STEEL "SUNLINE" TANK OR SIMILAR)

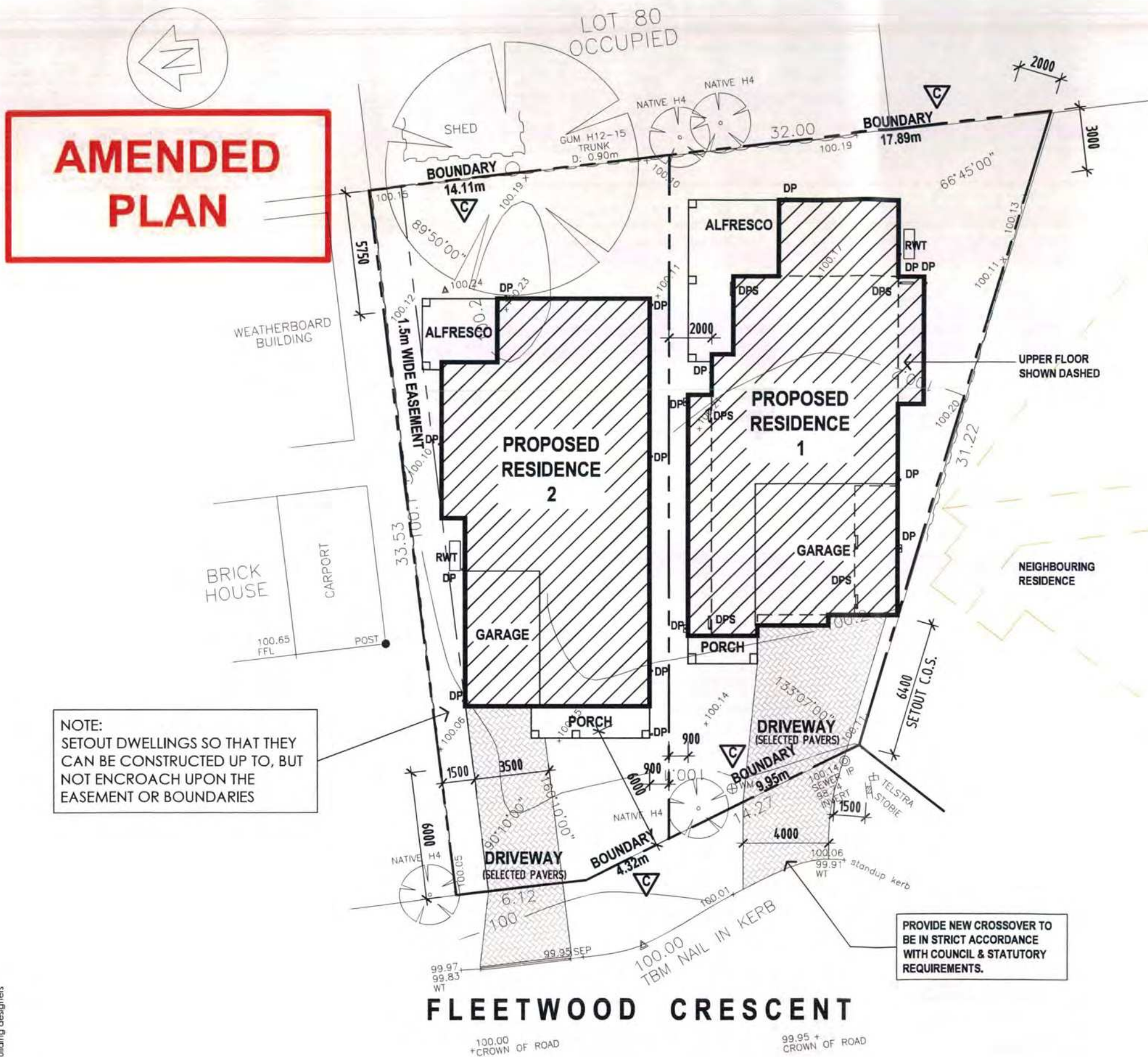
TANK : 3000 LITRE (2800 L X 850 W X 1540 H)



TANK SUPPORT BASE AS PER SUPPLIERS RECOMMENDATION (BASE SHOULD BE SEATED ON FIRM NATURAL GROUND OR IF TANK IS FOUND ON FILL, THEN THE FILL SHOULD BE PLACED IDEALLY AS "CONTROLLED FILL". ALTERNATIVELY PER SUPPORT BASE TO NATURAL GROUND AS PER THE TANK SUPPLIERS/MANUFACTURERS RECOMMENDATIONS) - TANK BASES TO BE ON SAME BENCH LEVEL AS DWELLING

①	INLET PIPE	∅ :	90 mm
②	OUTLET PIPE	∅ :	90 mm
③	ORIFICE	∅ :	20 mm
④	OVERFLOW PIPE	∅ :	90 mm
⑤	OVERFLOW / OUTLET PIPE	∅ :	90 mm

AMENDED PLAN



NOTE:
SETOUT DWELLINGS SO THAT THEY CAN BE CONSTRUCTED UP TO, BUT NOT ENCROACH UPON THE EASEMENT OR BOUNDARIES

PROVIDE NEW CROSSOVER TO BE IN STRICT ACCORDANCE WITH COUNCIL & STATUTORY REQUIREMENTS.

STORMWATER DRAINAGE TO ENGINEERS DESIGN & DETAIL

BRUSH FENCE NOTE:
THERE ARE NO EXISTING OR PROPOSED BRUSH FENCES ON THE SITE WITHIN 3m OF PROPOSED DWELLING

ALL FINISHED LEVELS TO BE VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

ALL SITE AND SETOUT DIMENSIONS SHALL BE CHECKED AND VERIFIED BY THE BUILDER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

THE BUILDER SHALL SET OUT THE PROPERTY BOUNDARIES USING A LICENSED SURVEYOR.

LEGEND :

- HATCH DENOTES EXTENT OF NEW BUILDING WORK
- HATCH DENOTES EXTENT OF UNIT PAVERS

- DP 90mm DIAM. PAINTED UPVC DOWNPIPE
- RWT PROVIDE 1000L MIN. DETENTION TANK FOR STORMWATER RE-USE INSIDE RESIDENCE IN STRICTLY IN ACCORDANCE WITH COUNCIL REQUIREMENTS. FINAL LOCATION TO BE DETERMINED ON SITE DURING CONSTRUCTION.

Boundary information on this drawing has been provided via a detailed survey only. Prior to any building work commencing, it is the builder's responsibility to arrange a Boundary Identification survey to confirm all dimensions and set outs.

AREAS (m ²)	res 1	res 2
GROUND LIVING	136	147
FIRST LIVING	125	
GARAGE	43	22
ALFRESCO	23	11
BALCONY	3	
PORCH	4	8
TOTAL	334	188
SITE	401	400

rev	details	dm	date
C	Extra Boundary Dimensions & Site areas shown	RN	27/03/15
B	Council note re easement	RN	13/02/15
A	Development Planning Consent	RN	19/01/15



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www.aspexdesigners.com.au

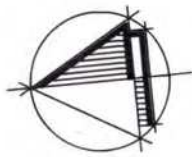
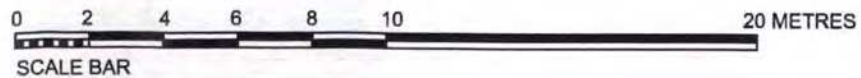
ABN 73 090 085 037

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project
PROPOSED SUBDIVISION DEVELOPMENT
address
16 Fleetwood Cres.,
Henley Beach, SA
client
Leigh Mercieca
sheet size A3 scale 1:200 drawn RN
drawing title
OVERALL SITE PLAN
project no MER 2942 drawing no PD02 revision no 16 C

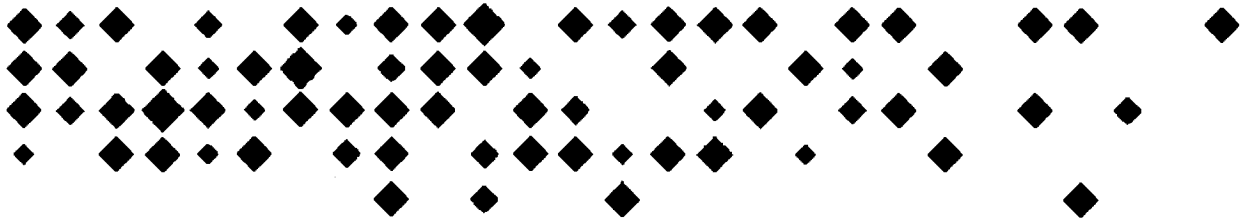
OVERALL SITE PLAN

SCALE 1:200



ATTACHMENT C

[Attachment C consists of 11 pages]



5 Statement of Representation

Pursuant to Section 38 of the Development Act 1993

Under the Development Act 1993, any person may, in accordance with the regulations, make a representation in writing to the relevant authority in relation to the granting or refusal of consent for a Category 2 or Category 3 development application. To submit a statement of representation please complete ALL 9 sections of this form and send to council.

Please note that pursuant to section 38(17) of the Development Act 1993, if the application involves a Category 2 notification and you were not entitled to receive notice of the application in accordance with the Development Act 1993 and Development Regulations 2008 you cannot make a representation in relation to the application.

*1. Development Number 252 / 0167 / 15

House No: 16 Street: FLEETWOOD Crescent

Suburb: Henley Beach

RECEIVED
17 March 2015
CITY OF CHARLES STURT

*2. Person(s) making representation:

Name: (Mr/Mrs/Ms) C L KAPLANIS

Street Address: 18 Fleetwood Crescent Henley Beach

Postal Address (if different to above):

Email: M. agar@adam.com.au

Phone: 83556076 Mobile: 041984721 Fax:

*3. Please indicate whether you wish to personally present your statement to the Development Assessment Panel. Your written statement will be provided to the Development Assessment Panel and to the applicant, and will be considered in making an approval decision. You may choose to present your statement verbally.

Please tick one of the boxes below

I do not wish to make a verbal presentation.

I will appear personally to make a verbal presentation.

I authorise MICHAEL AGAR to make the verbal representation on my behalf

*4. Nature of interest in development (eg adjoining resident, owner of land in vicinity or on behalf of organisation or company):

OWN + LIVE next door to "development"

*5. Issues that I/we would like to raise:

Height of 1 dwelling

Traffic

Parking

*6. These issues would be overcome by (state action sought):

Single Storey only
Speed restriction / speed humps
NO on-street "parking"

*7. I would like an officer of Council to contact me to discuss my submission Yes No

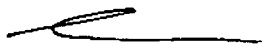
*8. I would like to meet with the applicant to discuss my submission Yes No

***9. Privacy**

I acknowledge that copies of this representation and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 may be made available on Council's website.

Written representations form part of the reports attached to Council agendas. The agenda, minutes and accompanying report is made available on Council's website. Information, including names and addresses recorded in these documents can therefore be searched by the various website search engines.

Authorised by (insert name):



Date: 16-3-15

ALL 9 Sections of this form must be completed.

Representations

Representations must be made in writing, and a Statement of Representation form must be completed and supplied. The Statement of Representation form requires persons making a representation to state their name and address, and describe the reasons for their representation and how the issues would be overcome.

The written statement is more likely to be effective if it refers to the provisions of The Charles Sturt Development Plan this can be accessed at the City of Charles Sturt website, www.charlessturt.sa.gov.au

Copies of representations are forwarded to the applicant, and the applicant is given the opportunity to respond in writing to the representation.

It is not necessary to attend a Development Assessment Panel meeting, but you may chose to do so to make a verbal presentation of your concerns. Please note that the time for making a verbal presentation will be limited to approximately 5 minutes.

For Category 2 development, the council may determine to allow a representor to appear before council to present their representation. For Category 3 development, Council must allow a representor to appear to make their representations. The applicant is also allowed to appear in order to respond to any representations.

Council advises Representors with notice of its decision. In the case of a Category 3 development, Representors have the right to lodge an appeal against the decision with the Environmental Resource and Development Court.

Date: 16/3/2015

TO: City of Charles Sturt
PO Box 1
Woodville 5011

Re: 252/0167/15

Dear Sir,

I refer to development application concerning 16 Fleetwood Crescent, which is next door to my residence.

I do not wish to see 2 storey dwellings erected, as they are unsightly, out of character, and give too much view of neighbouring back yards.

I am more concerned by the traffic issues.

Fleetwood Crescent has a park, which contains playground equipment, and children use this park very often.

The "development" proposed is, essentially, building two dwellings where one exists now.

This is not novel, and the proportion of blocks in this street and adjoining, split into two blocks, is now approaching 50% of available blocks.

Each of the newly created "double blocks" always seems to have 2 car ports, and 2 cars.

This has resulted in a considerable increase in traffic.

Not all of these drivers are careful. Some speed.

Many vehicles, including trucks, are left “parked” on the road, often for days or weeks.

This causes visibility problems.

Children are moving in and out from behind large parked cars and trucks whilst multiple vehicles speed past.

There is a significant statistical chance of a child being injured or killed by this situation.

This could be reduced by not granting any more development applications involving “splitting” existing blocks.

It could also be reduced by banning on street parking.

It could be reduced by preventing on street “permanent” parking by creating a time limit [1 hour?] and enforcing it.

It could also be reduced by creating a 25 kilometre/hour speed limit.

The 25 kilometre/hour speed limit outside the nearby school is largely ineffective, as only the careful drivers observe the speed limit, and the police do not enforce it.

Speed humps are difficult to ignore, and at least 4 should be installed, one at each entrance to Fleetwood Crescent and one at the beginning and end of the road way where the park starts and ends.

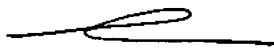
I therefore ask for a signed 25 kilometre/hour speed limit on the whole of Fleetwood Crescent, together with speed humps – probably at least 4.

In this way the increased danger to children being killed and injured can be reduced.

I do not wish to meet with the applicants, as I understand that the owners wish to make money by way of the subdivision, and will view any objection with hostility.

I do not wish to stop the owners making money, but I do fear for the safety of children living near here and playing in the park.

If the new owners of these 2 dwellings have children, then their children will be at increased risk of death and injury unless this narrow road is cleared of sight obstructions and slowed down.



Claire Kaplanis

18 Fleetwood Crescent

Henley Beach 5022

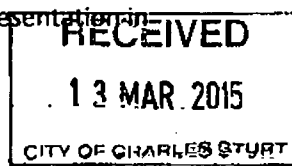
8355 6076 or 0419847211 or magar@adam.com.au

5 Statement of Representation

Pursuant to Section 38 of the Development Act 1993

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Please note that pursuant to section 38(17) of the Development Act 1993, if the application involves a Category 2 notification and you were not entitled to receive notice of the application in accordance with the Development Act 1993 and Development Regulations 2008 you cannot make a representation in relation to the application.



*1. Development Number 252 / 0167 / 15

House No: 16 Street: FLEETWOOD CRESENT

Suburb: HEWENLY BEACH SA 5022

*2. Person(s) making representation:

Name: (Mr/Mrs/Ms) S. FACCHIN

Street Address: 25 MITON AVE HEWENLY BEACH

Postal Address (if different to above): 1 TUDOR AVE FULHAM GARDENS 5024

Email: _____

Phone: _____ Mobile: 0402815407 Fax: _____

*3. Please indicate whether you wish to personally present your statement to the Development Assessment Panel. Your written statement will be provided to the Development Assessment Panel and to the applicant, and will be considered in making an approval decision. You may choose to present your statement verbally.

Please tick one of the boxes below

I do not wish to make a verbal presentation.

I will appear personally to make a verbal presentation.

I authorise _____ to make the verbal representation on my behalf

*4. Nature of interest in development (eg adjoining resident, owner of land in vicinity or on behalf of organisation or company):

ADJOINING RESIDENCE

*5. Issues that I/we would like to raise: (SECTION 204 OF APPLICATION)

① APPLICATION IS FOR 2 SINGLE STOREY SEMI DETACHED DWELLING WHY IS THERE A DOUBLE STOREY ON PLAN OF APPLICATION FORM?

② REMOVAL OF GARAGE ON BOUNDARY IS OPENING GOING TO BE SECURED BY BUILDER FOR PRIVACY & SECURITY TO MY TENANTS?

③ WHAT TYPE OF FENCING & COLOUR WILL BE INSTALLED ON COMPLETION?

*6. These issues would be overcome by (state action sought):

IF DEVELOPMENT IS APPROVED BUILDER TO CONTACT ME REGARDING REMOVAL OF GARAGE ON BOUNDARY SO THAT I MAY INFORM TENNANTS. WHICH REMOVAL WILL COMMENCE.

*7. I would like an officer of Council to contact me to discuss my submission Yes No

*8. I would like to meet with the applicant to discuss my submission Yes No

***9. Privacy**

I acknowledge that copies of this representation and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 may be made available on Council's website.

Written representations form part of the reports attached to Council agendas. The agenda, minutes and accompanying report is made available on Council's website. Information, including names and addresses recorded in these documents can therefore be searched by the various website search engines.

Authorised by (insert name): Sergio Facchin Date: 4/3/2015
Sergio Facchin All sections of this form must be completed.

Representations

Representations must be made in writing, and a Statement of Representation form must be completed and supplied. The Statement of Representation form requires persons making a representation to state their name and address, and describe the reasons for their representation and how the issues would be overcome.

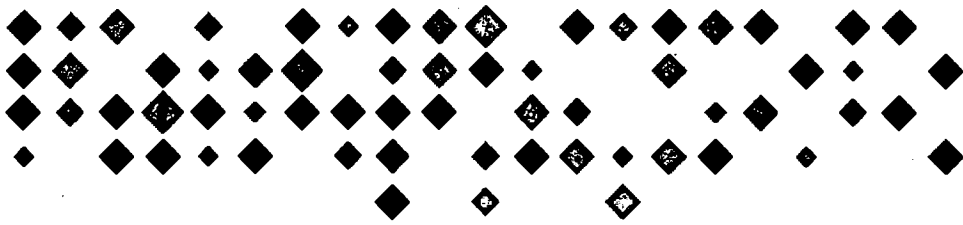
The written statement is more likely to be effective if it refers to the provisions of The Charles Sturt Development Plan this can be accessed at the City of Charles Sturt website, www.charlessturt.sa.gov.au

Copies of representations are forwarded to the applicant, and the applicant is given the opportunity to respond in writing to the representation.

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Council advises Representors with notice of its decision. In the case of a Category 3 development, Representors have the right to lodge an appeal against the decision with the Environmental Resource and Development Court.



RECEIVED
6 MAR 2015
BY:

5 Statement of Representation

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Please note that pursuant to section 38(17) of the Development Act 1993, if the application involves a Category 2 notification and you were not entitled to receive notice of the application in accordance with the Development Act 1993 and Development Regulations 2008 you cannot make a representation in relation to the application.

*1. Development Number 252 / 0167 / 15
House No: 16 Street: FLEETWOOD CRESCENT
Suburb: HENLEY BEACH SA 5022

*2. Person(s) making representation:
Name: (Mr/Mrs/~~Ms~~) M & R TIERNEY
Street Address: 27 MITTON AVE HENLEY BEACH SA 5022
Postal Address (if different to above): _____
Email: _____
Phone: (08) 83561900 Mobile: _____ Fax: _____

*3. Please indicate whether you wish to personally present your statement to the Development Assessment Panel. Your written statement will be provided to the Development Assessment Panel and to the applicant, and will be considered in making an approval decision. You may choose to present your statement verbally.

- Please tick one of the boxes below
- I do not wish to make a verbal presentation.
- I will appear personally to make a verbal presentation.
- I authorise _____ to make the verbal representation on my behalf

RECEIVED
17 MAR 2015

*4. Nature of interest in development (eg adjoining resident, owner of land in vicinity or on behalf of organisation or company):
ADJOINING RESIDENT

- *5. Issues that I/we would like to raise:
1. ASBESTOS - DEMOLITION/REMOVAL IN ACCORDANCE WITH REGULATIONS.
 2. PROTECT REGULATED/SIGNIFICANT TREE DURING DEMOLITION/CONSTRUCTION & ENSURE NO DAMAGE TO THE FUTURE HEALTH OF THE TREE.

*6. These issues would be overcome by (state action sought):

COMPLIANCE WITH EXISTING BY-LAWS/REGULATIONS ETC

*7. I would like an officer of Council to contact me to discuss my submission Yes No

*8. I would like to meet with the applicant to discuss my submission Yes No

*9. Privacy

I acknowledge that copies of this representation and supporting documentation may be provided to interested persons in accordance with the Development Regulations 2008 may be made available on Council's website.

Written representations form part of the reports attached to Council agendas. The agenda, minutes and accompanying report is made available on Council's website. Information, including names and addresses recorded in these documents can therefore be searched by the various website search engines.

Authorised by (insert name): **MARTIN TIERNEY**

Date: **17032015**

ALL 9 Sections of this form must be completed.

Representations

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Council advises Representors with notice of its decision. In the case of a Category 3 development, Representors have the right to lodge an appeal against the decision with the Environmental Resource and Development Court.

30th March 2015

Leah Wojtkowski
Development Officer
City of Charles Sturt
PO Box 1
Woodville SA 5071

Our Ref: MER 2942
Development Number: 252/0167/15

Dear Leah,

Re: RESPONSE TO REPRESENTATIONS FOR DA 252/0167/15 LOCATED AT 16 FLEETWOOD CRESCENT, HENLEY BEACH SA 5022.

We write in response to your letter dated 20th March 2015 and the representations received during public notification of the above mentioned development application.

We have been provided with a total of three (3) representations made by:

- Mrs. Claire Kaplanis (18 Fleetwood Crescent, Henley Beach)
- Mr. Sergio Facchin (25 Mitton Avenue, Henley Beach)
- Mr. & Mrs. M & R Tierney (27 Mitton Avenue, Henley Beach)

In summary, the key issues raised by representors relate to the following:

- Two storey height
- Privacy and overlooking
- Development of one single allotment into two
- Parking and increased traffic
- Children's safety as a result of existing park
- Vehicle speeds and speed limits
- Removal of garage on boundary and resulting security
- Asbestos removal
- Protection of the existing tree

As a result we provide the following response to the issues raised.

Two storey height

Two storey residential dwellings are noted within the Desired Character for Mid Suburban Policy Area 16 as being appropriate and there is evidence of other similar dwellings of similar form, bulk and height. This proposal for a two storey dwelling is therefore a compliant development.

Privacy and Overlooking

Concerns have been raised in relation to overlooking and privacy from upper level windows.

We note that all upper level windows to the side and rear are either treated with fixed obscure glass to a height of 1.5m above floor level or set above 1.5m above floor level.

The proposal is therefore consistent with Principle of Development Control 11 of the Design and Appearance provisions of the Development Plan.

Development of one single allotment into two

Two detached dwellings are being proposed and therefore there is the requirement for the land division of the existing property. Both the detached dwellings being proposed meet the minimum site area requirements (400sqm) as outlined in the table provided within the Principles of Development Control provisions of the Development Plan.

Parking and increased traffic

Concerns raised in respect to parking and increased traffic are surely not the sole concerns and responsibility of our clients. AS far as this development goes adequate on site car parking provisions have been provided both covered and uncovered. Street parking for visitors would be based on availability at the time.

Vehicle speeds and speed limits

In respect to vehicle speed, suburban roads are governed by statutory speed limits and laws and therefore would /should be enforced accordingly by the proper authority.

As with any suburban street, all drivers, whether a local resident or visitor should take the necessary precaution and responsibilities as expected whether children are present or not.

Removal of garage on boundary and resulting security

The concerns raised by Mr. Sergio Facchin in respect to the removal of the existing garage at the rear of the property can easily be eliminated by our client agreeing to notify Mr. S. Facchin prior to this outbuilding being removed. This will provide the necessary time for any security and / or privacy issues to be addressed and resolved in a satisfactory manner.

Asbestos removal

The removal of any asbestos associated with the demolition of the existing dwelling and associated structure is to be carried out by a qualified and approved contractor in strict accordance with the National Code of Practice for the Safe removal of Asbestos.

Protection of the existing tree

We confirm that the applicant will take all necessary measures and pre-cautions to protect the existing tree which Mr. and Mrs. M & R Tierney have raised as a concern.

This above mentioned tree is to remain and therefore will be protect during demolition and construction so it's immediate and future health can be maintained.

We trust the above satisfactorily responds to the key issues raised by the representors and therefore we look forward to a favorable result.

Yours faithfully,



Tibor Cseh
Director
Aspex Building Designers Pty Ltd

cc// Mr. Leigh Mercieca

ATTACHMENT D

[Attachment D consists of 15 pages]

SYMATREE



Tree Assessment 16 Fleetwood Crescent, Henley Beach

File Number: DA 252/0167/15

Report prepared for

Leah Wojtkowski
Development Officer
City of Charles Sturt
May 2015

Report prepared by

Sam Cassar

Cert. (Hort), Dip. (Hort), Dip. (Arb), B.App. Sc (Hort), Grad. Dip. Design (Land.)

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Introduction

Instructions

I was instructed by Council to inspect a Spotted Gum located in the rear yard of 27 Mitton Avenue. My brief was to undertake the following:

- assess the general health and structure of the tree;
- determine the potential impacts from the proposed development at 16 Fleetwood Crescent; and
- recommend appropriate action/s.

Site Visit

I carried out a site inspection on the 12 May 2015.

Documents and Information provided

Council provided copies of the following documents:

- Application form
- Plans

Limitations

This report is limited to the time and method of inspection. The tree was inspected from ground level only. Neither a climbing inspection or a below-ground investigation was performed. No soil or plant material samples were taken for laboratory analysis.

This report reflects the state of the tree as found on the day. Any changes to site conditions or surrounds, such as construction works undertaken after the inspection, may alter the findings of the report.

The inspection period to which this report applies is three months from the date of the site visit, on the basis that current site conditions remain unchanged.

Pruning requirements for the subject tree are beyond the scope of this report.

Date of Report

This report was written on the 12 May 2015.

Observations



Figure 1. Subject tree, viewed from the north-east.

Location of tree

The subject tree is located in the rear yard of 27 Mitton Avenue (Refer Figure 1). This property is located adjacent to and to the east of the proposed development site. The trunk base is 8 metres from the nearest dwelling. The trunk centre is 8.3 metres from the northern boundary fence and directly behind an adjacent shed.

The subject tree's approximate location is identified on the aerial image provided in Appendix A.

Observations (cont)

Species

Corymbia maculata, commonly known as Spotted Gum

Crown attributes (approx.)

Height: 15 metres (visual estimate)

Width (canopy extent, measured via a measuring wheel unless indicated otherwise): 5.7 metres to the east, 6.0 metres to the west (visual estimate), 7.5 metres to the north and 7.0 metres to the south.

Circumference at 1.4 metre above natural ground level

Single Trunk: 2.93 metres.

Given the tree is within 10 metres of the nearest dwelling and is not a Eucalypt or Agonis it is not subject to planning controls.

Trunk Diameter

Trunk diameter at 1.4 metres from ground: 0.88 metres.

Trunk diameter at base 1.08 metres.

Structure/Condition

The subject tree consists of a single vertical trunk to a height of approximately 2.0 metres, at which point main branching arises to form an oval shaped crown that is relatively well balanced.

The trunk appears to be sound and stable with no obvious cavities, termite or borer damage.

Tree health is considered to be good. All leaders and lateral branches are healthy and actively growing. The tree is free from notable pests and diseases. Some minor deadwood is present within the crown, the largest of which is less than 20mm in diameter.

Attachment points appear to be sound and free of any recognizable structural flaws or weaknesses that can be observed from ground. However, some sap (kino) exudate is noted from the first, second and third attachment points, northern side of the tree.

Horizontal descending branches are noted, particularly the lower to mid sections of the crown, northern side. No form of maintenance pruning appears to have occurred to this tree in the past

Observations (cont)



Figure 2. Second and third attachments, kino exudate, indicated in red.

Appraisal

The subject tree is a mature specimen, in good health with no significant structural defects that indicate it can be considered a risk to private safety at this time. The tree is expected to offer a long useful life expectancy of approximately 20 plus years under existing site conditions.

Given the subject tree is located within the neighbouring property all precautions must be taken when working within the designated TPZ, to prevent tree damaging activity occurring at and below ground level.

Tree Protection Zone

The tree protection zone (TPZ) is the principal means of protecting tree on development sites. A TPZ is required to retain the critical root zone (CRZ), protect the crown and to ensure that tree health and viability is maintained. The TPZ should be maintained for the entire life of the proposed development.

Establishment of the TPZ will mean that traditional building practices (such as standard footings) may need to be adapted. The TPZ is also calculated and applied with consideration to the possible impacts that encroachments may have on a tree's health and long term viability.

Appraisal (cont)

Using the Australian Standard for the Protection of Tree on Development Sites (AS 4970) the following TPZ has been calculated for the subject tree:

TPZ (radius)	TPZ Area	SRZ (radius)
10.56 metres	350 m ²	3.41 metres

Impacts from Development Activities

The Australian Standard for the Protection of Tree on Development Sites (AS 4970) allows encroachment into an optimum TPZ by 10% of the overall calculated area.

Based upon the plans (Aspec Building Designs, PD02 B) provided by Council it is expected an encroachment of 10.5% or 37m² will occur. Encroachment identified for the subject tree is considered acceptable given the level identified is only slightly above what is considered allowable under AS 497 method. Spotted Gums have a moderate tolerance to root disturbance.

To reduce any impacts from the proposed development the following recommendations must be incorporated in the development of the site and adhered to at all time:

- All existing underground service (i.e. water, gas, sewer electrical) must be reused or if new service installations are required they must be installed along the southern boundary. Any excavation carried out within the TPZ of the subject tree must occur using non-destructive excavation techniques such as Hand digging, Air-Spade, HydroVac under the supervision of an Arborist (level 5 or greater).
- Paving is to be installed on natural ground level using tree sensitive construction measures. Paving used must be a semi-permeable/porous pavement type such as interlocking brick pavers (e.g. Eco-pave or similar) or coarse gravel at least to the TPZ specified.
- Building storage and wash out areas are to be located outside the designated TPZ area of the subject tree.

To reduce any impacts from the proposed development further protection measures and construction details have been specified in a tree protection plan refer **Attachment B**. These measures must be adhered to at all times.

No specific canopy management is required to allow for the proposed development to proceed.

Conclusion

The subject tree is in good health and has no significant structural defects that indicate it can be considered a risk to private safety.

Given the subject tree is located within the rear yard of the neighbouring property it should be retained and protected from any adverse impacts from the proposed development.

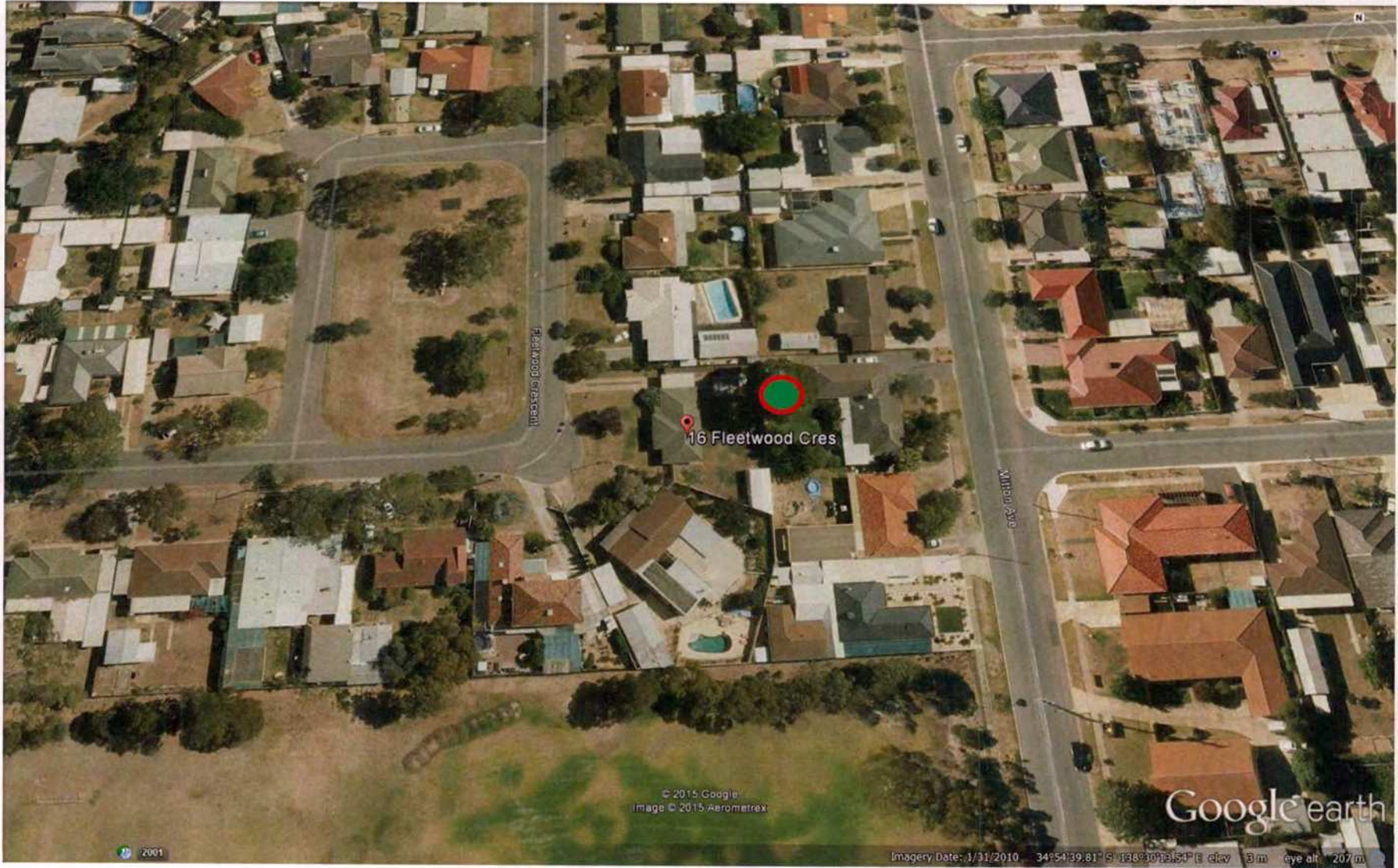
No adverse impacts from the proposed development are expected. Tree sensitive construction methods are available to reduce any potential adverse impacts from the proposed development. These measures have been specified in **Attachment B**. These measures must be adhered to at all times. These measures should be incorporated as conditions of approval.

Thank you for the opportunity to provide this report. If you have any questions or require further information, please do not hesitate to contact me.



Sam Cassar

Appendix A Aerial Image



Appendix B

Tree Protection Plan

Tree Protection Plan

Tree Protection Zone (TPZ)

The calculated Tree Protection Zone (TPZ), for the subject tree is measured from the centre of the respective tree in all directions. A TPZ is required to protect the critical root zone and to ensure that tree health and stability is maintained. The TPZ should be maintained for the entire life of the proposed development. The following TPZ for the subject tree have been calculated:

TPZ (radius)	TPZ Area	SRZ (radius)
10.56 metres	350 m ²	3.41 metres

Establishment of the TPZ will mean that traditional building practices (such as trenched footings) will need to be adapted.

Contractors and trade staff must be informed by the site supervisor and project arborist to take precautions when working within the designated TPZ, to prevent tree damaging activity occurring at and below ground level.

Protective Fencing

Access to the designated TPZ must be controlled via the erection of fencing. Given site constraints and construction activities however, it does not appear that it will be possible to fence the complete recommended TPZ for the subject tree. Fences required should be erected at 5 metres respectively on all sides' development is proposed, this is in combination with existing boundary fencing.

The protective fencing must be erected prior to works commencing on site. The fencing should consist of 2.0 metre high, solid chain-mesh, steel or similar fabrication with posts at 3 metre intervals. The fence should incorporate on all sides, a clearly legible sign displaying the words "Tree Protection Zone".

If a smaller fenced protection zones (to that recommended) need to be used, an assessment should be made as to the likely adverse impacts on tree health and stability. In such cases, assessment should be undertaken by a qualified arborist.

Access to, or work inside the TPZs, requires the prior approval of the project arborist and Council. Fences should be maintained until the dwelling has been completed. Fences can then be removed to allow paving and landscaping to proceed.

Storage and Washout Area

- A defined storage area for building materials and hazardous chemicals and a wash out area should be marked outside the TPZ area

Underground Services (If Required)

The following should guide underground service installation:

- Installation of new underground services within the TPZ only non invasive methods, such as directional boring, air spade, hydro vac or hand digging should be used (refer below for various methods). Trenching by machinery should not be used under any circumstances.

- Manual excavation should be carried out under the supervision of the project arborist to identify roots critical to tree stability.

Directional Boring

- All entry and exit points for drilling equipment must be located outside the designated TPZ. If site constraints require these structures to be within the designated TPZ then consultation with the project arborist and council approval is required.
- All inspection points, sumps, inverts, directional changing elbows must be placed outside the TPZ where possible. If site constraints require these structures to be within the designated TPZ then consultation with the project arborist and council approval is required. The project arborist should assess the likely impacts of boring and bore pits on retained tree/s.
- The directional drilling bore should be at least 1 metre or greater below natural ground within designated TPZ to ensure the bulk of tree roots are missed.

Air Spade/Hand Digging

- Excavation should use a combination of hand digging and air spade down to the required depth for the entire length within the designated TPZ.
- All structural roots, (roots with a diameter greater than 30 millimetres), encountered within or outside of the recommended TPZ, should be retained.
- Insert pipe conduits into the trench by weaving between exposed roots.
- Backfill the excavation as soon as possible, and water the soil around the roots, to avoid leaving air pockets.
- Where roots within the designated TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.

General Protection Measures

The following measures should be adhered to within the designated TPZ of the subject tree at all times:

- All works encroaching into the TPZ of the subject tree must be undertaken carefully and completed with hand-tools, no machinery.
- No servicing and/or refuelling of equipment and/or vehicles should occur within the TPZ.
- No activity involving or using fuel, oil or chemicals should be conducted within the TPZ
- No storage of material, building rubble, construction materials, equipment or temporary buildings/structures should be allowed within the TPZ.
- No additional excavating or digging of any form, unless specified, should occur within the TPZ.
- No placement of additional soil within or removal of soil from, the TPZ should occur, unless specified.
- Scaffold supports required within the TPZ are to be placed on planks or boards of a suitable thickness.

- No changes to natural ground level within the TPZ should be made (except those specified).

Paved Areas

Traditional paving works often requires excavation, soil compaction, changes in soil levels and the installation of impervious surfaces. These actions all will have an adverse impact on health of the soil and the tree's root system which in turn will adversely impact tree health.

Paving within the designated TPZ for the subject tree for paved areas/paths particularly around the pool must be constructed as follows:

- Do not allow grade changes to occur in the designated TPZ of the subject tree. The soil surface should be carefully skimmed to establish the base for new paved surfaces. Adjust finish grades so that the paving sections are built on the natural grade. Remove weeds/undesirable garden plants or excessive soil carefully to avoid damage to surface roots. These works should only be carried out by hand.
- Where roots within the designated TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.
- All structural roots, (roots with a diameter greater than 30 mm), encountered within the recommended TPZ, should be retained if possible. Roots small than 30 mm that require pruning must be done using a sharp pruning saw or secateurs. Roots with diameters greater than 30 mm should only be pruned in consultation with the project arborist.
- To protect the natural soil structure excessive compaction should be avoided. Compaction is not normally necessary for pedestrian or light traffic.
- Reduce the sub-base compaction requirements by placing a geotextile fabric at the bottom of the pavement section to protect it from displacement into the soft natural soil, preventing different layers from mixing. They also assist in preventing tree roots from growing up into the sub base if a fine grade fabric is used. Geotextile fabrics also allow air and water exchange.
- Level surfaces should be established above the existing natural ground level (and geotextile fabric) using a porous sub base material such as a structural soil such as SPACE (structurally permeable aerated compactable earth). These materials can be compacted and will still allow air and water exchange. The sub base material should be selected to suit the anticipated use and loading. There should be no fine particles in the mix.
- A geotextile fabric should be placed over the sub base, preventing different layers from mixing, blocking pore spaces.
- The bedding layer and between the pavers should use a graded aggregate between 5 – 7 mm, providing good drainage and adequate air movement.
- Use a semi-permeable/porous pavement type such as interlocking brick pavers (eg. Eco-pave or similar) or coarse gravel at least to the TPZ specified. Semi-permeable pavement types and coarse gravels will allow some air and water infiltration through the surface.
- All works encroaching into the TPZ of the subject tree must be undertaken by hand, no machinery.

- Collaboration may be required between the project arborist and the geotechnical or structural engineer.

Post Construction

The following should be adhered to after the development is complete:

- Take all reasonable measures and precautions to protect the subject tree once development of the site has been completed.
- All new boundary fences, if required within the subject tree's TPZ, should be of 'post and rail' construction. Post holes required will present some minor disturbance to the tree's root system. Therefore post holes should be dug by hand if they are required within the designated TPZ. They should be relocated if structural roots (roots with a diameter greater than 30 mm) are encountered.

Tree Inspections

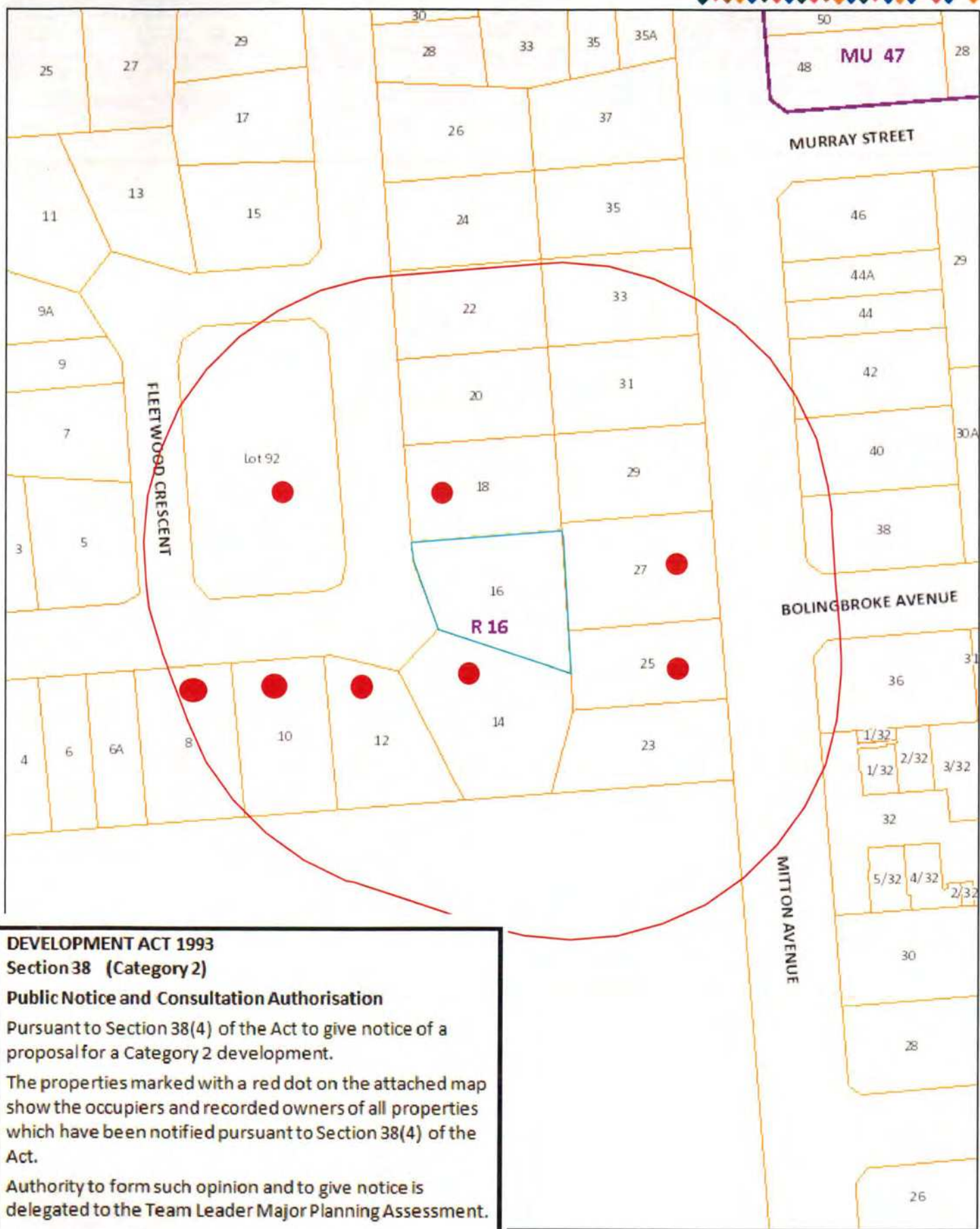
- An assessment of tree health, stability and management requirements every two to three years, subject to the growth rate of the tree, is also recommended.

Canopy Management

- Specific pruning requirement for the subject tree is beyond the scope of this report. Permission from the tree owner must be obtained before any pruning can be implemented to allow for the proposed development to proceed.

ATTACHMENT E

[Attachment E consists of 1 page]



DEVELOPMENT ACT 1993

Section 38 (Category 2)

Public Notice and Consultation Authorisation

Pursuant to Section 38(4) of the Act to give notice of a proposal for a Category 2 development.

The properties marked with a red dot on the attached map show the occupiers and recorded owners of all properties which have been notified pursuant to Section 38(4) of the Act.

Authority to form such opinion and to give notice is delegated to the Team Leader Major Planning Assessment.

Development Application No. 252/ 0167 / 15

Signed Zoe Garnaut

(Team Leader Major Planning Assessment)

Date 25/02/2015

02/2015

Author:

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