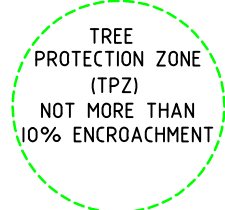


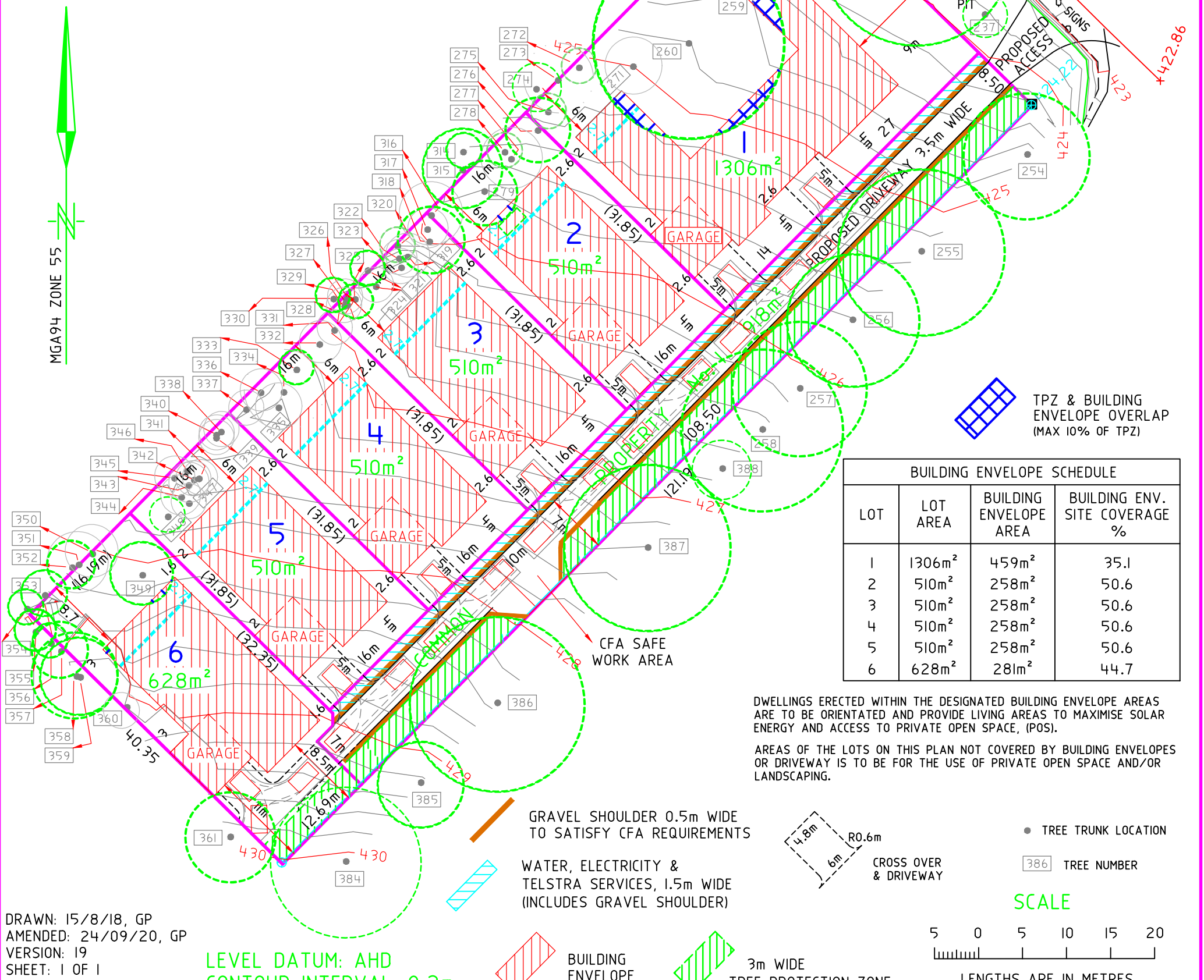
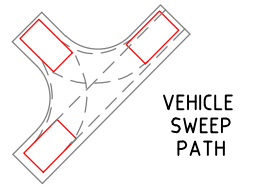
**SCHEDULED MEETING OF COUNCIL - 16 DECEMBER 2020  
ATTACHMENTS**

<b>8.1 6 LOT RESIDENTIAL SUBDIVISION - 20 FALLS ROAD, MARYSVILLE.....</b>	<b>2</b>
8.1.1 20 Falls Road MARYSVILLE 3779 - Attachments.....	2
<b>11.3 PATHWAY RENEWAL PROGRAM 2020 - 2021.....</b>	<b>38</b>
11.3.1 Pathway Renewal Program 2020 2021 - Locations.....	38

- \* THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF SUPPORTING A TOWN PLANNING APPLICATION AND SHOULD BE USED FOR NO OTHER PURPOSE WHATSOEVER.
- \* THE LOT AREAS & DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY & ARE SUBJECT TO A FINAL SURVEY OF THE LAND
- \* PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, A "DIAL BEFORE YOU DIG" AND/OR THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF ANY SERVICES THAT WERE UNABLE TO BE LOCATED BY DIRECT MEASUREMENT ON THE DATE OF SURVEY.
- \* SEE THE CERTIFICATE OF TITLE FOR FURTHER DETAILS OF ANY EASEMENTS THAT MAY BE AFFECTED BY THE SITE SHOWN.
- \* THIS PLAN HAS BEEN PREPARED TO THE SCALE AND SHEET SIZE SHOWN ELSEWHERE ON THIS PLAN. THESE FACTORS SHOULD NOT BE MANIPULATED AS IT MAY IMPAIR THE ACCURACY OF THE PLAN.
- \* THE INFORMATION SHOWN ON THIS PLAN REPRESENTS SITE CONDITIONS AS EXISTED ON THE DATE OF SURVEY SALTER SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO SITE CONDITIONS SINCE THAT DATE.
- \* INTELLECTUAL PROPERTY REMAINS WITH SALTER SURVEYING PTY. LTD. FOR ALL THE INFORMATION SHOWN ON THIS PLAN.
- \* ALL NOTES ON THIS PLAN ARE IMPORTANT AND A INTEGRAL PART OF THIS PLAN, AND MUST REMAIN ON THIS PLAN AND SHOULD BE READ IN CONJUNCTION WITH THE INFORMATION SHOWN HEREON.
- \* FEATURES AND CONTOURS SHOWN ON THIS PLAN WERE NOT SURVEYED BY SALTER PTY. LTD. AND AS SUCH NO RESPONSIBILITY OR LIABILITY WILL BE ACCEPTED BY SALTER SURVEYING PTY. LTD. FOR ANY ERROR, INACCURACY, OMISSION OR OTHER ISSUE WITH THE DATA OR FOR ANY LOSS INCURRED THROUGH THE USE OF THE FEATURE AND LEVEL INFORMATION ON THIS PLAN.



FOR LOTS 1 TO 6, BUILDING ENVELOPE ALFRESCO AREA TO BE UNDER ROOF LINE TO MAINTAIN BAL - FZ CONSTRUCTION. HABITABLE AREA TO BE 8.7m FROM THE REAR LOT BOUNDARY, SHOWN AS -----.



BUILDING ENVELOPE SCHEDULE			
LOT	LOT AREA	BUILDING ENVELOPE AREA	BUILDING ENV. SITE COVERAGE %
1	1306m <sup>2</sup>	459m <sup>2</sup>	35.1
2	510m <sup>2</sup>	258m <sup>2</sup>	50.6
3	510m <sup>2</sup>	258m <sup>2</sup>	50.6
4	510m <sup>2</sup>	258m <sup>2</sup>	50.6
5	510m <sup>2</sup>	258m <sup>2</sup>	50.6
6	628m <sup>2</sup>	281m <sup>2</sup>	44.7

DWELLINGS ERECTED WITHIN THE DESIGNATED BUILDING ENVELOPE AREAS ARE TO BE ORIENTATED AND PROVIDE LIVING AREAS TO MAXIMISE SOLAR ENERGY AND ACCESS TO PRIVATE OPEN SPACE, (POS).  
 AREAS OF THE LOTS ON THIS PLAN NOT COVERED BY BUILDING ENVELOPES OR DRIVEWAY IS TO BE FOR THE USE OF PRIVATE OPEN SPACE AND/OR LANDSCAPING.

DRAWN: 15/8/18, GP  
 AMENDED: 24/09/20, GP  
 VERSION: 19  
 SHEET: 1 OF 1  
 PLAN No.: KIRIII25PP.dwg

LEVEL DATUM: AHD  
 CONTOUR INTERVAL: 0.2m

GRAVEL SHOULDER 0.5m WIDE TO SATISFY CFA REQUIREMENTS

WATER, ELECTRICITY & TELSTRA SERVICES, 1.5m WIDE (INCLUDES GRAVEL SHOULDER)

CROSS OVER & DRIVEWAY

3m WIDE TREE PROTECTION ZONE

● TREE TRUNK LOCATION  
 [386] TREE NUMBER

**SCALE**  
 5 0 5 10 15 20  
 LENGTHS ARE IN METRES

<p><b>SALTER SURVEYING PTY. LTD.</b>        52A. SYDNEY STREET KILMORE 3764        TEL.5782 1414 FAX.5782 2416        125 ROBERTS STREET ESSENDON 3040        TEL.9374 3008</p>	<p><b>NOTATIONS</b></p> <p>PARISH OF STEAVENSON        TOWNSHIP OF MARYSVILLE        SECTION H        CROWN ALLOTMENT 13        VOL. 2300 FOL. 994</p>	<p><b>PLAN OF PROPOSED SUBDIVISION</b></p> <p>C.A. 13 on TP869330Q        20 FALLS ROAD MARYSVILLE</p>	<p>SCALE        1:500        OUR REF.        III25        SHEET SIZE A3</p>
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**RSVPlanning**  
**Town Planning Consultancy**  
ABN: 35 918 452 611

8<sup>th</sup> October 2020

C/- RSVPlanning Pty Ltd  
PO Box 7346  
Geelong West Vic 3218

Attention:

C/- Planning Co-Ordinator  
Murrindindi Shire Council  
PO Box 138  
Alexandra Vic 3714

**RE: Town Planning Application Reference Number 2018/299  
Crown Allotment 13, Section H, Township of Marysville, Parish of Steavenson,  
Title Plan 569330Q, 20 Falls Road, Marysville  
Proposed 6 Lot Residential Subdivision (including a designated building envelop for the  
construction of a dwelling and associated outbuildings on each lot)  
Response to Request for Further Information 5-12-2019**

Dear Karen,

RSVPlanning Pty Ltd – Town Planning services have been engaged by Mr David Kirkham in respect of the above application for a proposed 6 lot residential subdivision (including a designated building envelop for the construction of a dwelling and associated outbuildings on each lot) at Crown Allotment 13, Section H, Township of Marysville, Parish of Steavenson, Title Plan 569330Q, 20 Falls Road, Marysville.

In response to Councils Request for Further Information, the following changes have now been made to the application:

- The subdivision application has been reduced from 8 lots to 6 lots, with lots 1 & 2 being consolidated to form 1 large lot and the remaining lots widen (refer to details below) to provide greater separation between building envelopes
- No vegetation is required to be removed under the provisions of the VPO1, noting that:
  - All services have been relocated to the front of the lots;
  - Access way to be of permeable material; and
  - CFA "Safe Work Area" marginally moved to avoid impacting Tree Root Protection Zones of neighbouring trees
- Vegetation removal will be in accordance with the approved Bushfire Management Plan which is exempt from planning approval as specified in the amended Arboricultural Impact Assessment

We refer to Councils second Request for Further Information (RFI) dated 5<sup>th</sup> December 2019 and subsequent extension of time to respond until the 2<sup>nd</sup> September 2020 and provide the following responses to the matters raised by Council in their RFI.

NOTE: The response below is an updated version of our previous correspondence dated 2<sup>nd</sup> July 2020 (attached).

Mr Matthew Nees of Treespace Solutions Pty Ltd was engaged to provide the response on behalf of my client to provide a Tree Retention/Removal Plan and Arboricultural Impact Assessment, with respect to the proposed Residential Subdivision of 20 Falls Road Marysville.

Mr Nees completed his assessment which included an on-site visit on the 27<sup>th</sup> May 2020 to inspect the property and the vegetation on the property. A full detailed copy of this assessment is attached to this correspondence.

In hindsight, it is considered that a 'second opinion' is and was a worthwhile exercise to undertake. It would appear that the outcome of the assessment undertaken by Mr Nees is in accordance with and supports the reports previously provided to Council and prepared by Mr John Coyne.

In summary, the recommendations by Mr Nees below have now been incorporated into the design with the subdivision layout and building envelopes being amended accordingly.

**Arborist Recommendations & Actions Undertaken:**

- In accordance with the VPO1, apply for a permit to remove Tree 259, 271, 272, 273, 275, 277, 278, 316, 317, 319, 320 – 329, 331, 332 and 334 – 347.
  - Action taken – Apply to remove nominated trees as recommended
- The installation of services within the TPZ of retained trees where possible must be rerouted. If no alternatives are available, there is to be no trenching and all excavations must utilise a non-destructive technique such as hydro excavation.
  - Action taken – Sewer main relocated to the front of lots
- Alter the footprint of Dwelling 6 to reduce the construction incursion upon Tree 349 to below 10% and to eliminate any canopy overhang.
  - Action taken – Building envelope has been reduced accordingly
- Either reduce the dwelling 6 footprint or a portion of canopy to eliminate any Tree 358 & 359 canopy overhanging the future roofline.
  - Action taken – Building envelope has been reduced accordingly
- Construct the shared driveway as a permeable surface and above the natural grade within the TPZ of Tree 254 – 258, 387, 388 and 351 to reduce the potential loss of roots associated with trees and to ensure access to water is made available to the root system of these trees.
  - Action taken – driveway to be constructed with a permeable surface and CFA Work Safe Area marginally relocated to be clear of TRPZs
- Uplift the canopies of Tree 254 – 258, 384, 386 and 387 to allow accommodate access by future resident and emergency vehicles in accordance with AS4373-2007 Pruning of amenity trees.
  - Action taken – Canopy uplift to be undertaken in accordance with *AS4373-2007 Pruning of amenity trees*

Council may also recall that it has been agreed to reduce the development to a six (6) lot subdivision with a particular emphasis on lot one which now becomes a substantially larger lot with a building envelope that effectively avoids the TRPZ of Trees 260 and 236. As noted in the requested Arboricultural Report, tree 259 has been recommended for removal in order to comply with the Bushfire Management Plan requirements of a minimum 5m canopy separation.

The only vegetation along the north-west boundary to be removed will be in accordance with the Arboricultural Report again to comply with the Bushfire Management Plan requirements of a minimum 5m canopy separation.

In regard to the matters raised in Councils RFI we advise the following:

1. A tree retention/removal plan for all trees on the site and adjoining land with tree protection zones shown in accordance with the previously submitted arborist report. The TPZ's of the trees along the access way of the site to the south east and at the front of the site in the road reserve must be shown in addition to nominating trees along the north west property boundary which will be removed to achieve the 5 metre canopy separation as required by the vegetation management requirements of the submitted Bushfire Management Plan.

**Response**

A tree retention/removal plan for all trees on the site and adjoining land with tree protection zones shown can be found at item 6.0 on page 5 of the Arboricultural Impact Assessment (AIA) – refer attached AIA

Trees required to be removed to accommodate the requirements of the Bushfire Management Plan include:

- Tree 259, 271, 272, 273, 275, 277, 278, 316, 317, 319, 320 – 329, 331, 332 and 334 – 347.

2. An updated site plan including the information listed above but with correct TPZ's for trees 259 and 260. These trees TPZ's have been incorrectly shown and they are significantly larger and this may impact on the ability of Lot 1 to contain an appropriate building envelope.

#### **Response**

Refer attached amended Plan of Subdivision prepared by Salter Surveying Pty Ltd. It should be noted that tree 259 is now recommended for removal in order to comply with the 5m canopy separation requirement of the Bushfire Management Plan.

3. Further explanation from the project arborist in relation to the works required to provide the drainage points to the 7 lots along the north eastern boundary and the manner in which the trees will be protected. It is considered that the boring and trenching will likely impact on the trees to the point that their useful life expectancy will be significantly reduced. Details need to be provided in relation to what would happen in the event of major roots being encountered and what alternative solution may be achieved. All other options need to be considered as the loss of vegetation along this boundary is not supported and a further reduction in the number of lots would provide more space for services to be provided in a manner which will have less impact on the trees to be retained.

#### **Response**

It is assumed that the boundary suggested here is the north-west boundary.

The originally proposed sewer main along and within the north-western boundary has been relocated to the front of the lots to avoid any potential construction impacts with the retained vegetation along that north-western boundary. The sewer main will fall towards lot 1, either immediately adjacent to other services proposed within the front setback of lots 1-5 or in a common trench (tbc), to a contour point where the main will then be directed in a north-westerly direction towards the north-west boundary, then flow into the existing sewer pit in Falls Road as a gravity fed sewer main. The Arborist has confirmed that there is sufficient space between the building envelop for Lot 1 and the TRPZ of tree 236 that there will be no damage to tree 236 as a consequence of the construction and laying of the sewer main in this vicinity.

In addition to the above changes, the 'CFA Work Safe Area' has been moved marginally to the south-west to avoid any potential impact of the TRPZ's of nearby trees located on the adjoining property.

The proposed accessway will also be constructed of permeable material as recommended by the Project Arborist to the satisfaction of the Responsible Authority

4. The Vegetation Protection Overlay Schedule 1 (VPO1) applies to this site and there are many significant trees which may be impacted. While some of the trees impacted may meet some exemptions in the planning scheme, many will not. The application has not adequately reflected the impact on the vegetation on the site and the broader character of the area.

#### **Response**

In essence, only trees/vegetation that is required to be removed to meet the requirements of the Bushfire Management Plan have been recommended for removal. These trees/vegetation were identified by the Project Arborist during his site visit on 27<sup>th</sup> May 2020. Please refer to the Aboriginal Impact Assessment prepared by Treespace Solutions Pty Ltd.

#### **Cultural Heritage Management Plan**

As previously mentioned in our original submission, a Cultural Heritage Management Plan (CHMP) has been commissioned. Dr Shaun Canning of Australian Cultural Heritage Management is currently preparing a CHMP which will be submitted to Council once it has been approved by all the relevant parties.

This process has proceeded and a Cultural Heritage Management Plan No. (CHMP 16498) has now been allocated to this proposal. The site is managed by Taungurung Land and Waters Council (TLWC) who have accepted the preparation and subsequent evaluation of a CHMP for this proposal.

It is our understanding that the town planning application process can still proceed to the point of a decision whilst this Cultural Heritage Management Plan is being finalised.

A meeting has been held on 23<sup>rd</sup> June 2020 with representatives of the by Taungurung Land and Waters Council, Australian Cultural Heritage Management and the client/owner.

A summary of the outcome of the meeting, process moving and approximate timelines are as follows:

**Meeting Minutes**

- An outline of previous works in area and levels of testing undertaken during these works was discussed
- The following are results of the Geographic Region search in the area:
  - 26 Aboriginal Places total, 2 within 1km.
- ACHM advised that this is only representative of the works undertaken, most of the area hasn't been subject to testing and may still contain ACH.
- The area of sensitivity that triggered the CHMP was identified as a local creek
- Site & proposed project works description:
  - Small impact, max 500mm cut and fill in Northwest corner of each property line
  - Site is on a gentle slope, so soil will be cut from corner and spread down to level the area,
- The use of mechanical testing in the area was discussed and suggested a one day assessment only,
  - Mechanical trenches at impact points,
- Discussion undertaken regarding the activity impacts and the possible testing plans.
  - It was ultimately decided that more information was required, and that we would return for a second discussion once complete plans showing impact areas are available.

**Proposed steps moving forward**

- Once a testing plan with the RAP group is finalized, the fieldwork will be booked in and it is hoped that this would only be a one day assessment.
- Write up based on the fieldwork will be approximately 2 weeks
- The submission is then subject to a 30 day evaluation period.
- The RAP can request further information within this period, or request changes to the report.
- It is anticipated that the approval of the plans by the RAP generally take around 12 weeks on the assumption that no Aboriginal Cultural Heritage is identified.

**Current Status of CHMP**

- All field work has been completed and there was no evidence of any issues on site.
- A draft CHMP has been prepared and is currently with the Taungurung Land and Waters Council for final evaluation and approval. It is expected that the approved CHMP will be available in approximately 2 weeks (on or about 24<sup>th</sup> October)

**Summary**

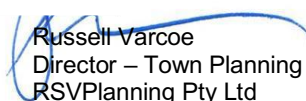
- The proposed subdivision has been amended to become a six (6) lot subdivision proposal with proposed Lot 1 effectively now representing a combination of the formerly proposed Lots 1 & 2. This outcome is more in keeping with the neighbourhood character of the area.
- The building envelop for proposed Lot 6 has been amended to accommodate the recommendations of the Aboricultural Impact Assessment prepared by Treespace Solutions Pty Ltd.
- The originally proposed sewer main along and within the north-western boundary has been relocated to the front of the lots to avoid any potential construction impacts with the vegetation along that north-western boundary. The proposed located of the sewer main in the vicinity of the building envelope and the TRPZ of Tree 236 has been supported by the Project Arborist
- The CFA Work Safe Area has been moved marginally in order that the TRPZ's of neighbouring trees are not impacted
- The application to include the 'Removal of Vegetation' to accommodate the requirements of the Bushfire Management Plan in accordance with the recommendation of the Aboricultural Impact Assessment prepared by Treespace Solutions Pty Ltd to include:
  - Tree 259, 271, 272, 273, 275, 277, 278, 316, 317, 319, 320 – 329, 331, 332 and 334 – 347.
  - NOTE: Removal of Vegetation in order to comply with an approved Bushfire Management Plan is exempt from planning approval
- Approved CHMP will be available in approximately 2 weeks

Attached are the following amended reports and plans that reflect the amended plan:

- Aboricultural Impact Assessment prepared by Treespace Solutions Pty Ltd
- Amended 6 Lot Plan of Subdivision prepared by Salter Surveying Pty Ltd
- Copy of draft CHMP

We trust that the information provided is satisfactory; however should you have any queries or require anything further please do not hesitate to contact me on 0477 003 739.

Yours Faithfully,

  
Russell Varcoe  
Director – Town Planning  
RSVPlanning Pty Ltd

e:  
m:



# ARBORICULTURAL IMPACT ASSESSMENT

20 FALLS ROAD, MARYSVILLE

**PREPARED BY:**

MATTHEW NEES

CONSULTANT ARBORIST

B.APP. SCI(HORT) DIP HORT (ARB)

**10 JUNE 2020**



Treespace Solutions Pty Ltd

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## 1.0 INTRODUCTION

- 1.1.1 Treespace Solutions Pty Ltd has been engaged by Fast Fix Architectural Building Systems P/L C/o RSVPlanning Pty Ltd to provide a Tree Retention/Removal Plan and Arboricultural Impact Assessment, with respect to the proposed Residential Subdivision of 20 Falls Road Marysville.
- 1.1.2 The report has been prepared in response to the Murrindindi Shire Council RFI for the application for Planning Permit No: 2018/299 and written in accordance with AS4970-2009 *Protection of trees on development sites*.
- 1.1.3 The site and trees were visually assessed on the morning of Wednesday 27 May 2020 at ground level and from within the subject site.
- 1.1.4 The tree data was taken from the Pre-development Tree Report prepared by BIOTA Group Pty Ltd April 2019.
- 1.1.5 The following documents have been provided for reference by the client:
- Request for More Information (6-12-2019)
  - Pre-development Tree Report prepared by BIOTA Group Pty Ltd April 2019
  - Final BMP - 8 Lot Subdivision 20 Falls road Marysville\_C
  - Final BMS - 8 Lot Subdivision 20 Falls road Marysville\_C
  - Priced Right Homes BAL FZ Show Case C
  - 20 Falls Rd Corrected TPZs & Cantilever Proposal. for Council site meeting May 1 pdf
  - 20 Falls Road Final Amended Plan of Subdivision.
  - 20 Falls Road, Marysville - V7
  - Final Amended Plan of Subdivision.
  - Proposed 6 lot.PDF

## 2.0 SCOPE OF WORKS

- 2.1.1 Provide a tree retention/removal plan for all trees on the site and adjoining land with tree protection zones shown in accordance with the previously submitted arborist report. The TPZ's of the trees along the access way of the site to the south east and at the front of the site in the road reserve will be shown in addition to nominating trees along the north west property boundary which will be removed to achieve the 5 metre canopy separation as required by the vegetation management requirements of the submitted Bushfire Management Plan.
- 2.1.2 Provide an updated site plan including the tree removal/retention information and with the correct TPZ's for Tree 259 and 260.
- 2.1.3 Provide an impact assessment in relation to the works required to provide the drainage points to the lots along the north eastern boundary and tree protection measures including details in relation to the protection and management of significant roots if and when they're encountered. All options will be considered as the loss of vegetation along this boundary is currently not supported by Council, i.e. a further reduction in the number of lots would provide more space for services to be provided in a manner which will have less impact on the trees to be retained.

### 3.0 PLANNING & ZONING

Local Government Authority	Murrindindi Shire Council
Planning Zone	GENERAL RESIDENTIAL ZONE – SCHEDULE 1 (GRZ1)
Vegetation, Significant Landscape Overlays	VEGETATION PROTECTION OVERLAY – SCHEDULE 1 (VPO1)

### 4.0 BUSHFIRE MITIGATION MEASURES

#### 4.1.1 Defendable Space

- 4.1.2 Trees and vegetation within the defendable space as defined by a distance of 30.0m around the building or to the property boundary whichever is the lesser and managed in accordance with the following:
- 4.1.3 Grass must be short cropped and maintained during the declared fire danger period.
- 4.1.4 All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- 4.1.5 Plants greater than 10cm in height must not be placed within 3.0m of a window or glass feature of the building.
- 4.1.6 Shrubs must not be located under the canopy of trees.
- 4.1.7 Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5.0m.
- 4.1.8 Trees must not hang over or touch any elements of the buildings.
- 4.1.9 The canopy of trees must be separated by at least 5.0m.
- 4.1.10 There must be a distance of at least 2.0m between the lowest tree branch and the ground level.



- 4.1.11 Viewing toward the north-east from Tree 387.



### 5.0 DEVELOPMENT PROPOSAL & TREE IMPACT ASSESSMENT



Green Circles illustrate the TPZ's

Blue shading illustrates the TPZ incursion by the proposed dwellings & driveway

Red Circles illustrate the SRZ's

Red shading illustrates the SRZ incursion by the proposed dwelling 6 footprint

Orange illustrate the proposed location of the drainage & sewage services





### 6.0 PROPOSED TREE RETENTION & REMOVAL PLAN



Green circles illustrate the TPZ of trees to be retained

Blue shading illustrates the TPZ incursion by the proposed concrete driveway

Red shading illustrates the TPZ incursion by the proposed dwelling 6 footprint

## 7.0 IMPACT ASSESSMENT

- 7.1.1 In accordance with the BMP conditions, the removal of the majority of trees long the north-west boundary will be required. The majority of these trees are juvenile to semi-mature Silver Wattles in addition to several exotic species and numerous medium or large shrubs. The selection of trees to be removed was also informed by their current structural form and aesthetics with respect to the proposal.
- 7.1.2 The removal of the following trees will be required to achieve a 5.0m distance between the canopy of trees within the site. Refer to 6.0 Proposed Tree Retention& Removal for details.
- Tree 259, 271, 272, 273, 275, 277, 278, 316, 317, 319, 320 – 329, 331, 332 and 334 – 347.
- 7.1.3 The following trees within the site boundaries are proposed for retention as their position and location will satisfy the 5.0m clearance between canopies and are generally in good condition with a high level of amenity and a useful life expectancy greater than 20 years.
- Tree 260, 276, , 279, 318, 325, 333, 348 and 349.
- 7.1.4 The following trees are located offsite and will need to be protected due to their third-party ownership. Any desire to remove these specimens will require consultation and co-ordination with the responsible property owner and subject to a removal permit in accordance with the VPO1, i.e. a permit is required to remove any native or exotic vegetation above 1.0m in height.
- Tree 235, 236, 237, 254, 255, 256, 257, 258.
- 7.1.5 An encroachment of 15.4m<sup>2</sup> upon the TPZ of Tree 349 by the proposed footprint of dwelling 6 has been noted including a significant SRZ encroachment. In accordance with the AS4970-2009 Protection of trees on development sites, this significant TPZ incursion of 37.8% is likely to undermine the health and viability of this otherwise good tree. To mitigate these impacts, the footprint of dwelling 6 will need to be reduced to no greater than 10%. Furthermore, to satisfy the defensible space requirements, there must be no portion of the tree canopy overhanging the roofline.
- 7.1.6 An encroachment of 7.4m<sup>2</sup> and 5.7m<sup>2</sup> upon the TPZ of Tree 358 & 359 by the proposed footprint of dwelling 6 has been noted. In accordance with the AS4970-2009 Protection of trees on development sites, this incursion equates to 9.2% and 9.7% respectively which is considered minor and is unlikely to undermine the health and viability of these trees. However, to satisfy the defensible space requirements, either the dwelling 6 footprint or a portion of canopy will need to be reduced to prevent any portion of the tree overhanging the future roofline.
- 7.1.7 An encroachment of 5.2m<sup>2</sup> and 22.1m<sup>2</sup> upon the TPZ of Tree 236 & 260 by the proposed footprint of dwelling 1 has been noted. In accordance with the AS4970-2009 Protection of trees on development sites, this incursion equates to 1.4% and 6.0% respectively which is considered minor and is unlikely to undermine the health and viability of these trees. Furthermore, to satisfy the defensible space requirements, neither tree canopy will need to be reduced to prevent any portion of the tree overhanging the future roofline.
- 7.1.8 An encroachment upon the TPZ of Tree 254 – 258, 387, 388 and 351 by the proposed shared driveway has been noted. Mitigate the impacts upon the trees, the driveway must be constructed as a permeable surface above the natural grade to reduce the potential loss of roots associated with these trees and to ensure that the amount of water made available to

their roots is not significantly reduced. Furthermore, to satisfy the defensible space requirements, the canopy of these trees will need to be uplifted to allow for access by the future residents and emergency vehicles. The portion of canopy reduction required is less than 10% of any individual tree and will not undermine their health, form, structure or amenity value provided the recommendations are enforced.

## **8.0 RECOMMENDATIONS**

- 8.1.1 In accordance with the VPO1, apply for a permit to remove Tree 259, 271, 272, 273, 275, 277, 278, 316, 317, 319, 320 – 329, 331, 332 and 334 – 347.
- 8.1.2 The installation of services within the TPZ of retained trees where possible must be rerouted. If no alternatives are available, there is to be no trenching and all excavations must utilise a non-destructive technique such as hydro excavation.
- 8.1.3 Alter the Footprint of Dwelling 6 to reduce the construction incursion upon Tree 349 to below 10% and to eliminate any canopy overhang.
- 8.1.4 Either reduce the dwelling 6 footprint or a portion of canopy to eliminate any Tree 358 & 359 canopy overhanging the future roofline.
- 8.1.5 Construct the shared driveway as a permeable surface and above the natural grade within the TPZ of Tree 254 – 258, 387, 388 and 351 to reduce the potential loss of roots associated with trees and to ensure access to water is made available to the root system of these trees.
- 8.1.6 Uplift the canopies of Tree 254 – 258, 384, 386 and 387 to allow accommodate access by future resident and emergency vehicles in accordance with AS4373-2007 *Pruning of amenity trees*.



## 9.0 DESCRIPTORS

**Taxon:** Botanical name of tree.

**Common Name:** Accepted common name of taxon

Sources for Taxon and Common Names:

Flora of Victoria online (<https://vicflora.rbg.vic.gov.au/>)

*Horticultural Flora of South Eastern Australia* (Vols. 1-5)

### Origin:

Indigenous Naturally occurring taxon within locale. Considered Native under planning scheme provisions

Victoria Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions

Australia Australian native. Occurs naturally within Australia, but outside Victoria.

Exotic. Introduced taxon to Australia.

**DBH:** Diameter at breast height (1.4m), in centimetres.

**DAB:** Diameter of trunk immediately above root buttress, in centimetres.

**Height:** Height of tree, in metres.

**Width:** Estimated width of tree, in metres.

**TPZ:** Tree Protection Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

**SRZ:** Structural Root Zone calculated in accordance with AS4970-2009 *Protection of Trees on Development Sites*.

**Form** Shape of tree crown

### Age

Juvenile: Young, recently planted tree.

Semi-mature: Tree is developing and established.

Mature: Specimen has reached expected size in current situation, limited extension growth.

Over-mature: Specimen entering stage of decline, declining health.

Senescent Tree is in advancing decline.

### Health

**Good:** Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

**Fair:** Tree is exhibiting one or more of the following:

Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some

discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

**Poor:** Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

**Dead:** Tree is dead.

### **Structure**

**Good:** Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

**Fair:** Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

**Poor:** Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

### **Useful Life Expectancy (ULE)**

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest and diseases, weed status.

### **Arboricultural Value**

**None** Tree with severe health and/or structural defects that cannot be rectified through reasonably practicable Arboricultural works; Tree may be inter dependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed; The tree is classed as a noxious or environmental weed species and is detrimental to the environment.

**Low** A tree that offers little in terms of contributing to the of the future landscape for reasons of poor health, structural condition, and/or species suitability, including propensity to weediness; A tree that is not significant due to its size and/or age and can be easily replaced; Tree with a ULE of under 10 years; Trees classed as having a low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).

**Moderate** A tree with some attributes that may benefit the site in relation to botanical, horticultural, historical or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. The tree is likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees classed as having a moderate retention value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.

High                    A tree in good overall condition that has the potential to positively contribute to the landscape in the long-term if appropriately managed. Species is suited to its existing site conditions and can tolerate certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans. The tree is worthy of retention wherever possible.

## **10.0 MURRINDINDI SHIRE COUNCIL VPO1**

### **10.1.1 Vegetation protection objectives to be achieved**

10.1.2            Maintain remnant native trees and bushland in and around the township of Marysville, protect the aesthetics and character of gateways into the town and integrate future development of the town in a way that will not detract from the town's unique urban landscape.

### **10.1.3 Permit requirement**

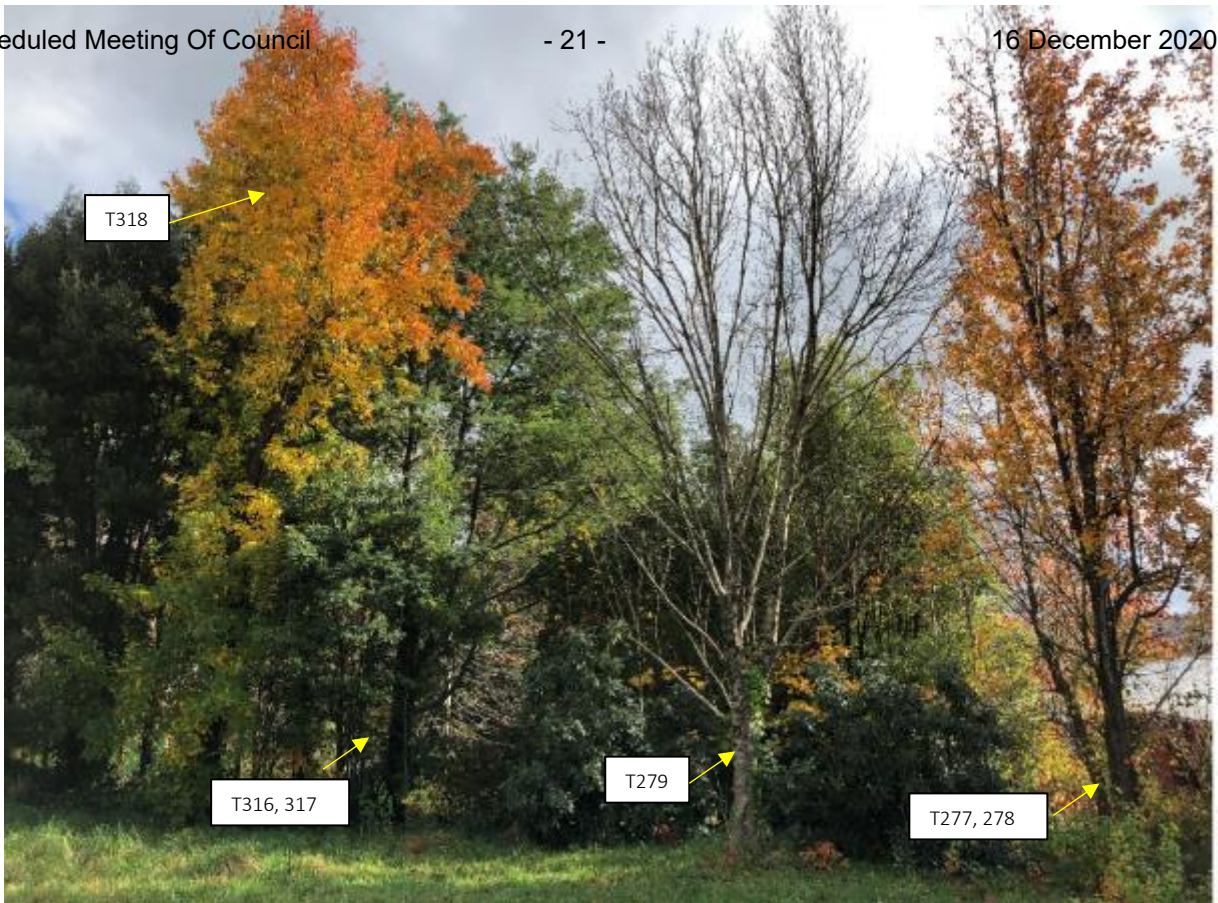
10.1.4            A planning permit is required to remove, destroy or lop native or exotic vegetation. This does not apply to:

- Any environmental weed listed under the document *Advisory list of environmental weeds of the range's bioregions of Victoria*, Department of Sustainability and Environment, 2009 (as amended).
- Any exemption listed in Clauses 42.02-2 and 42.02-3.
- The removal, destruction or lopping of any native or exotic tree below one metre in height.
- Any buildings work or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment, Land, Water and Planning.
- Removal of State Prohibited Weeds, Regionally Prohibited Weeds, Regionally Controlled Weeds and Restricted Weeds as defined in the Catchment and Land Protection Act 1994.

**11.0 PHOTOGRAPHS: NORTH-WEST BOUNDARY TREES**











## 12.0 TREE DATA PREPARED BY BIOTA GROUP PTY LTD APRIL 2019

Tree No.	Species	DBH (cm) [Ø single stem]	Approx Height (m)	Age	Tree AZ retention category	Additional Notes	TPZ (m)	SRZ (m)
1	Tulip Tree <i>Liriodendron tuliperfera</i>	8	4	Imm	Z1	A recently planted street tree that is below the size threshold for protection under Marysville's VPO (Vegetation Protection Overlay)	2.0	1.5
2	English Oak <i>Quercus robur</i>	8	7	Imm	Z1	A recently planted street tree that is below the size threshold for protection under Marysville's VPO (Vegetation Protection Overlay)	2.0	1.5
235	Messmate/Mountain Ash <i>Eucalyptus obliqua/regnans</i>	19	7	Imm	ZZ11	Immature individuals of the two named tree species are difficult to identify separately.	2.28	1.68
236	Pin Oak <i>Quercus palustris</i>	91	20	M	AA2		10.92	3.21
237	Box Elder <i>Acer negundo</i>	10, 12, 14 [21]	6	Imm	ZZ11		2.52	1.75
254	English Ash <i>Fraxinus excelsior</i>	60	14	M	A2		7.2	2.71
255	Pin Oak <i>Quercus palustris</i>	79	18	M	Z9		9.48	3.03
256	Pin Oak <i>Quercus palustris</i>	63	18	M	Z9		7.56	2.76
257	Pin Oak <i>Quercus palustris</i>	64	20	M	A2		7.68	2.78
258	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	72, 24, 13 [77]	18	M	ZZ10		9.24	2.98
259	Douglas Fir <i>Pseudotsuga menziesii</i>	69	18	M	Z11	Although this tree is physically interfering with adjacent trees, it has the potential to be managed into the future. If tree no. 260 is removed then increased growth of this tree is anticipated. It has the potential to become overly large with respect to the proposed new lot size.	8.28	2.87
260	Silver Maple <i>Acer saccharinum</i>	59, 23, 57, 31 [91]	18	M	Z29/11	Multiple stems arise from base. High potential for structural failure. Canopy suppressing growth of tree no.259.	10.92	3.21
271	Spruce <i>Abies sp.</i>	27	8	Imm	Z11		3.24	1.94



Tree No.	Species	DBH (cm) [Ø single stem]	Approx Height (m)	Age	Tree AZ retention category	Additional Notes	TPZ (m)	SRZ (m)
272	Red Beech <i>Fuscospora fusca</i> (syn. <i>Nothofagus fusca</i> )	8, 9 [12]	6	Imm	Z9	A young tree with poor structure that could be remediated. An uncommon tree that suits this site.	2.0	1.5
273	Hazel <i>Corylus avellana</i>	10,1515,15 17 [33]	9	S	ZZ4	This large Hazel has advanced decay and its multiple stems are collapsing. There is potential to regrow this tree from its base by cutting all the stems back to near ground level. A tree that suits this site. *The TPZ and SRZ values, according to the Aus. Std., could be reduced for this tree.	3.96*	2.08*
274	Blackwood <i>Acacia melanoxylon</i>	23	10	Imm	A2	Well formed tree with good canopy structure. It is located mid-boundary line, however, it is worth trying to retain and manage.	2.76	1.82
275	Blackwood <i>Acacia melanoxylon</i>	13	7	Imm	Z11		2.0	1.5
276	Ornamental Pear <i>Pyrus sp.</i>	31	12	M	ZZ9		3.72	2.05
277	Ornamental Pear <i>Pyrus sp.</i>	29	12	M	ZZ10		3.48	2.0
278	Ornamental Pear <i>Pyrus sp.</i>	15	8	Imm	ZZ10	This tree is a sucker from the rootstock of tree no. 277.	2.0	1.5
279	Claret Ash <i>Fraxinus angustifolia</i>	31	12	M	A2		3.72	2.05
314	<i>Pittosporum sp</i>	17	8	M	A2		2.04	1.57
315	Maple <i>Acer sp.</i>	31,22 [38]	6	S	ZZ4	Tree is mostly dead.	4.56	2.2
316	Silver Wattle <i>Acacia dealbata</i>	30	12	M	ZZ5		3.6	2.05
317	Silver Wattle <i>Acacia dealbata</i>	19	12	M	ZZ10		2.28	1.68
318	Ornamental Pear <i>Pyrus sp.</i>	32	12	M	ZZ9		3.84	2.1
319	Blackwood <i>Acacia melanoxylon</i>	7,7,7,7,9,12 [21]	9	Imm	Z10	Coppiced tree with multiple stems that could be thinned to firstly three, then finally one stem.	2.5	1.5
320	Blackwood <i>Acacia melanoxylon</i>	14	10	Imm	Z10		2.0	1.5



Tree No.	Species	DBH (cm) [Ø single stem]	Approx Height (m)	Age	Tree AZ retention category	Additional Notes	TPZ (m)	SRZ (m)
321	Maple <i>Acer sp.</i>	11.5	7	Imm	Z11	Canopies of trees nos.321 and 325 are impacting each other.	2.0	1.5
322	Ornamental Pear <i>Pyrus sp.</i>	14	9	Imm	ZZ9		2.0	1.5
323	Blackwood <i>Acacia melanoxylon</i>	8,8,9 [14]	9	Imm	ZZ10	Removal would benefit Trees nos. 319, 320 and 321	2.0	1.5
324	Ornamental Pear <i>Pyrus sp.</i>	10.5	8	Imm	ZZ10	Removal would benefit Tree no. 325	2.0	1.5
325	Chinese Elm <i>Ulmus parvifolia</i>	22	12	M	A2		2.64	1.82
326	Blackwood <i>Acacia melanoxylon</i>	13.5	10	Imm	ZZ11	Removal would benefit Tree no.325	2.0	1.5
327	Blackwood <i>Acacia melanoxylon</i>	12	10	Imm	ZZ11	Removal would benefit Tree no.325	2.0	1.5
328	Blackwood <i>Acacia melanoxylon</i>	12	10	Imm	ZZ11	Removal would benefit Tree no.325	2.0	1.5
329	Blackwood <i>Acacia melanoxylon</i>	13	10	Imm	ZZ11	Removal would benefit Tree no.325	2.0	1.5
330	Blackwood <i>Acacia melanoxylon</i>	19	10	Imm	A2	Located in neighbouring property	2.28	1.68
331	Leyland Cypress <i>xCuprocypris leylandii</i>	9	5	Imm	ZZ7	Vigorous tree that contributes a fire hazard. Nature and form of such a tree is unsuited to locations close to buildings	2.0	1.5
332	Leyland Cypress <i>xCuprocypris leylandii</i>	20	6	Imm	ZZ7	Vigorous tree that contributes a fire hazard. Nature and form of such a tree is unsuited to locations close to buildings	2.4	1.75
333	Silver Birch <i>Betula pendula</i>	16	8	Imm	A2		2.0	1.53
334	Mountain Grey Gum <i>Eucalyptus cypellocarpa</i>	38	14	Imm	ZZ10	A vigorous immature tree that is already large. Not a suitable species for managing into the future if located on a small restricted site.	4.56	2.25
335	Messmate <i>Eucalyptus obliqua</i>	22	9	Imm	ZZ10	Potentially a large tall forest tree within another 10-20 years time. Not a suitable species to manage on a small site.	2.64	1.75

Tree No.	Species	DBH (cm) [Ø single stem]	Approx Height (m)	Age	Tree AZ retention category	Additional Notes	TPZ (m)	SRZ (m)
336	Messmate <i>Eucalyptus obliqua</i>	20	10	Imm	ZZ10	Potentially a large tall forest tree within another 10-20 years time. Not a suitable species to manage on a small site.	2.4	1.72
337	Blackwood <i>Acacia melanoxylon</i>	11.5	8	Imm	Z10		2.0	1.5
338	Blackwood <i>Acacia melanoxylon</i>	13	8	Imm	Z10		2.0	1.5
339	Blackwood <i>Acacia melanoxylon</i>	10.5	8	Imm	ZZ10		2.0	1.5
340	Blackwood <i>Acacia melanoxylon</i>	11.5	8	Imm	Z10		2.0	1.5
341	Silver Wattle <i>Acacia dealbata</i>	16	15	Imm	ZZ10		2.0	1.57
342	Silver Wattle <i>Acacia dealbata</i>	9.5	15	Imm	ZZ10		2.0	1.5
343	Silver Wattle <i>Acacia dealbata</i>	12	15	Imm	ZZ10		2.0	1.5
344	Silver Wattle <i>Acacia dealbata</i>	19	15	Imm	ZZ10		2.28	1.68
345	Silver Wattle <i>Acacia dealbata</i>	19	15	Imm	ZZ10		2.28	1.68
346	Silver Wattle <i>Acacia dealbata</i>	18,20 [27]	15	M	ZZ10		3.24	1.94
347	Silver Wattle <i>Acacia dealbata</i>	12	15	Imm	ZZ10		2.0	1.5
348	Blackwood <i>Acacia melanoxylon</i>	9.5	7	Imm	Z1	Mechanical damage to lower stem but this tree could be managed into the future.	2.0	1.5
349	Silver Birch <i>Betula pendula</i>	30	9	S	ZZ5		3.6	2.05
350	Silver Wattle <i>Acacia dealbata</i>	25	15	M	ZZ10		3.0	1.88

Tree No.	Species	DBH (cm) [Ø single stem]	Approx Height (m)	Age	Tree AZ retention category	Additional Notes	TPZ (m)	SRZ (m)
351	Silver Wattle <i>Acacia dealbata</i>	29	15	M	ZZ5		3.48	2.0
352	Silver Wattle <i>Acacia dealbata</i>	23	15	Imm	ZZ10		2.76	1.82
353	Silver Wattle <i>Acacia dealbata</i>	22	15	Imm	ZZ10		2.64	1.79
354	Messmate	17	12	Imm	ZZ10	Potentially a large tall forest tree within another 10-20 years time. Not a suitable species to manage on a small site. Located on neighbouring property.	2.04	1.61
355	Silver Wattle <i>Acacia dealbata</i>	20	10	Imm	ZZ10		2.4	1.72
356	Silver Birch <i>Betula pendula</i>	13	8	Imm	Z10	Potential for this tree to be managed to become a useful specimen in the future if surrounding trees are removed. Tree located on neighbouring property.	2.0	1.5
357	Silver Wattle <i>Acacia dealbata</i>	27	15	M	ZZ10		3.24	1.94
358	Silver Wattle <i>Acacia dealbata</i>	41	15	M	ZZ10		4.92	2.32
359	Silver Wattle <i>Acacia dealbata</i>	37	15	M	ZZ10		4.44	2.23
360	Dogwood <i>Cornus sp.</i>	14,10 [17]	5	Imm	Z10		2.04	1.57
361	Flowering Cherry <i>Prunus sp.</i>	31,25,16 [43]	6	M	Z10		5.16	2.34
384	Liquidambar <i>Liquidambar styraciflua</i>	72	20	M	A2		8.64	2.92
385	English Ash <i>Fraxinus excelsior</i>	41	14	M	A2		4.92	2.32
386	Pin Oak <i>Quercus palustris</i>	83	27	M	A2		9.96	3.09
387	Liquidambar <i>Liquidambar styraciflua</i>	30, 35, 44, 47 [79]	20	M	Z10		9.48	3.03
388	English Ash <i>Fraxinus excelsior</i>	28	12	M	A2		3.36	2.0

10 July 2019

KPG Equity Australia Ltd  
c/- Russell Varcoe  
Director  
RSVPlanning Pty Ltd  
Geelong West VIC 3218

Dear Russell,

**Re: 20 FALLS ROAD MARYSVILLE – RESPONSE TO COUNCIL’S RFI**

## INTRODUCTION

SALT has been engaged by KPG Equity Australia Ltd. to undertake a traffic engineering assessment for the proposed residential development located at 40 Falls Road, Marysville.

Specifically, this letter addresses the RFI issued by Murrindindi Shire Council dated 12 June 2019.

## EXISTING CONDITIONS

### Location & Land Use

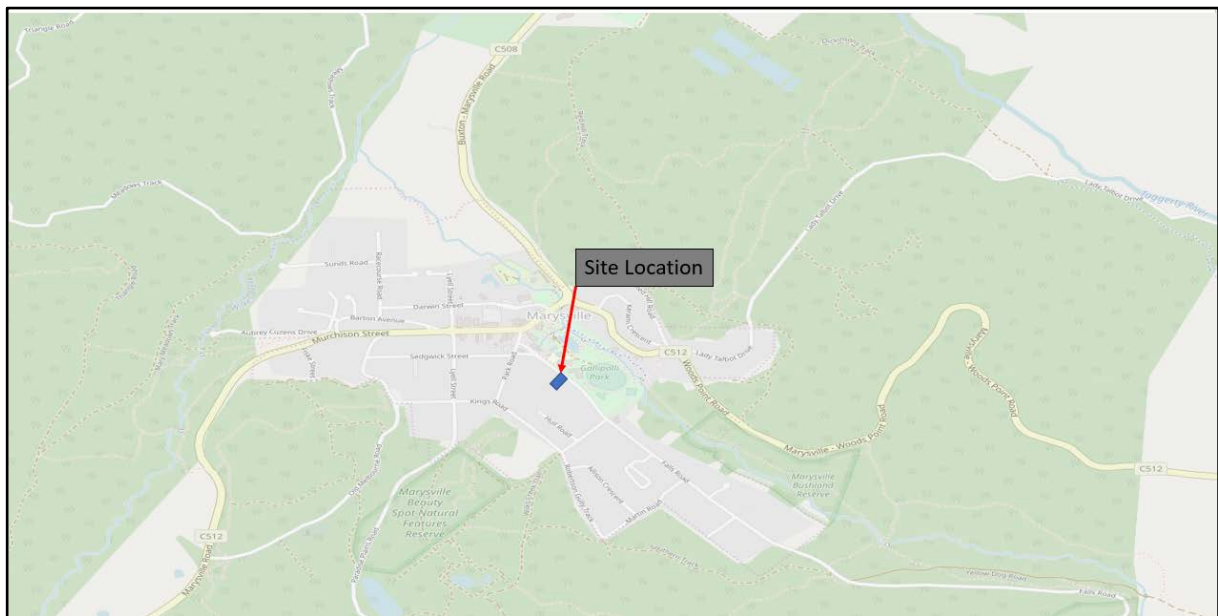


Figure 1 Aerial picture of the site location from Melways

The subject site is a vacant lot located on the south side of Falls Road. The site has a total approximate area of 4890sqm and is rectangular in shape, with a natural incline towards the southwest.

An aerial view of the site is provided in **Figure 1**, with the location relative to the surround road network provided in **Figure 2**.





Figure 2 Aerial picture of the site from nearmap

### Zoning

The site falls under General Residential Zone- Schedule 1 (GRZ1) and is not affected by any Parking Overlays (PO).

### Road Network

Falls Road is under the care and management of the Murrindindi Shire Council. It intersects with Pack Road which is also a Council managed road. Through Pack Road, Murchison Street (Secondary State Arterial Road) which is under the management of the VicRoads could be accessed.

### Sustainable Transport

A bus stop is located on Pack Road, which could be reached by 3 mins walk from the proposed site. 684 Eildon – Melbourne via Lilydale Station is the bus service that is available around the area.

### CrashStats

Review of the crash stats from VicRoads shows that there has not been any serious injury or fatal crashes recorded since 2013–2018 in the vicinity of the proposed development. Refer **Figure 3** below:

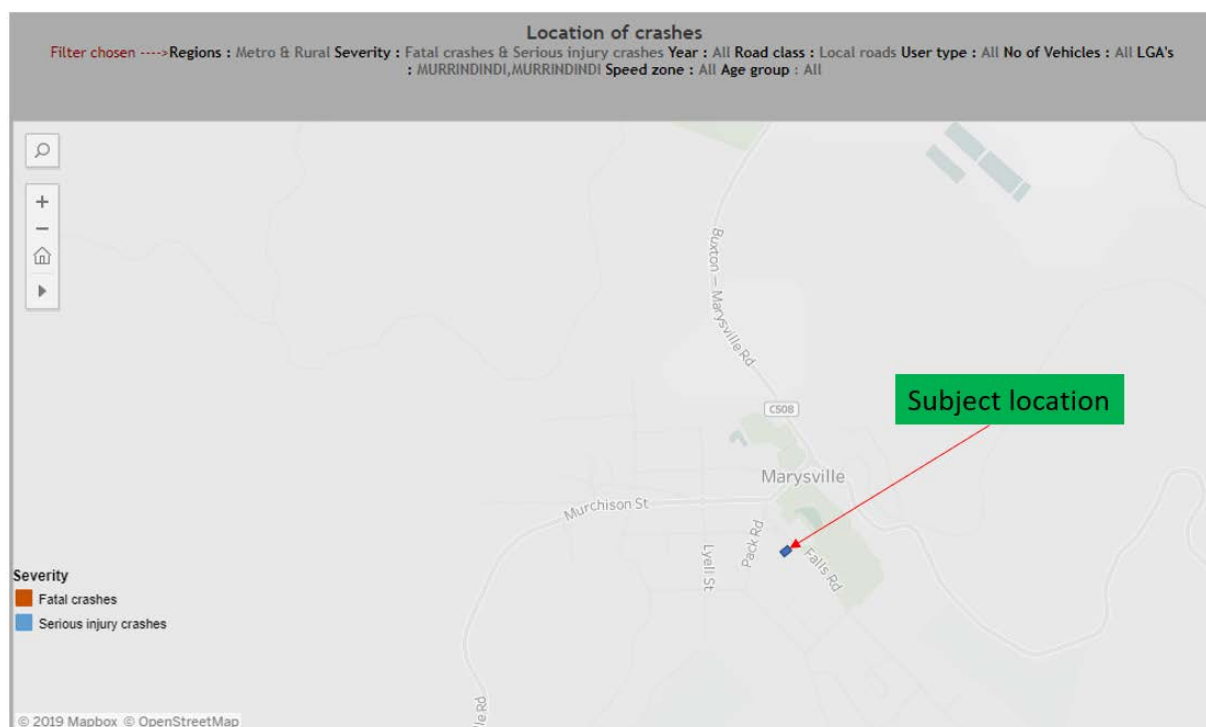


Figure 3 Aerial view of the crash location from VicRoads crash statistics

## PROPOSAL

It is proposed to construct 8 townhouses comprising 8x three-bedrooms, each provided with on-site parking via garages measuring approximate 7x7m (external dimensions).

Vehicle access is proposed by a new crossover to Falls Road.

## CAR PARKING REQUIREMENTS

### Resident Parking

According to Clause 52.06-5 of the Murrindindi Shire Council planning scheme, to each three or more-bedroom dwelling requires a provision of 2 car parking spaces, hence 16 parking space is required to be provided in the site.

Given that 16 residential parking spaces have been provided (2 per dwelling), the parking provisions meets the Planning Scheme requirements.

### Visitors Parking

Clause 52.06-05 of the Murrindindi Shire Council planning scheme requires the provision of one visitor space for every 5 dwellings (rounding down), equating to one visitor space. Review of the proposed plan shows there is a parking space (3 x 5m) provided adjacent to dwelling 1, this provision satisfies the planning scheme.

## WASTE COLLECTION

General waste would be collected by Council as follows:

- For each dwelling, one 120L garbage bin collected once per week;
- For each dwelling, one 240L commingled recycling bin collected once per fortnight;

All waste bins would be stored within the respective individual property boundaries.

General waste collections would occur via a Council collection vehicle.

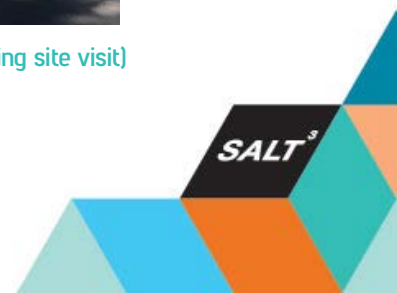
Residents would present waste bins to the property frontage at Falls Road the night before collection occurs. The frontage is approximately 12m in length, this is sufficient to accommodate the 8 general waste bins and 8 commingled recycling bins.

## RFI RESPONSE

A response to Murrindindi Shire Council’s Request for Further Information dated 12 June 2019 is provided in Table 1.

**Table 1 RFI Comments and response**

Comments	Response
<p>An assessment of the movement of vehicles to and from the site, both at the entrance to the property and for the intersection at Falls Road.</p>	<p>As a conservative analysis of the traffic volume traffic data from the surrounding Arterial Roads (<i>Marysville Road, Marysville – Woods Point Road and Buxton – Marysville Road</i>) has been collected from VicRoads and used for Falls Road.</p> <p>Empirical data collected from residential developments indicates a rate of 8 trips / dwelling / day is considered appropriate in this case, with 10% of trips occurring in the peak hours (a rate of 0.8 trips / dwelling / hour). Thus, the vehicle trips to/from the accessway is <math>8 \times 0.8 = 7</math> (round up from 6.4). As such, an additional 7 vehicle movements are anticipated during each peak hour, which is one vehicle per 8 minutes.</p> <p>Taking into account of the location of nearby residential catchments, the layouts of the surrounding network and the likely travel pattern of residents, it is estimated that:</p> <p>During the AM peak hour, 20% of vehicles would be inbound and 80% would be outbound;</p> <p>During the PM peak hour, 60% of the vehicles would be inbound, and 40% would be outbound.</p> <p>Therefore, the traffic generated to/from the laneway, this equates to</p> <p>AM peak hour:</p> <ul style="list-style-type: none"> <li>▪ Outbound: <math>7 \times 0.8 = 6</math> trips</li> <li>▪ Inbound: <math>7 \times 0.2 = 2</math> trips</li> </ul> <p>PM peak hour:</p> <ul style="list-style-type: none"> <li>▪ Outbound: <math>7 \times 0.6 = 5</math> trips</li> <li>▪ Inbound: <math>7 \times 0.4 = 3</math> trips</li> </ul> <p>The site is located opposite a community centre and within close proximity to Marysville Primary School. Within the vicinity of the site posted speed limit signs of 40km/h and school crossing signs are provided. Refer <b>Figures 4 and 5</b> below:</p>
<p>An audit of the existing traffic signs and any impacts from the proposal, with due consideration to expected traffic movements to and from the site</p>	 <p><b>Figure 4 Watch out for pedestrian sign (taken during site visit)</b></p>





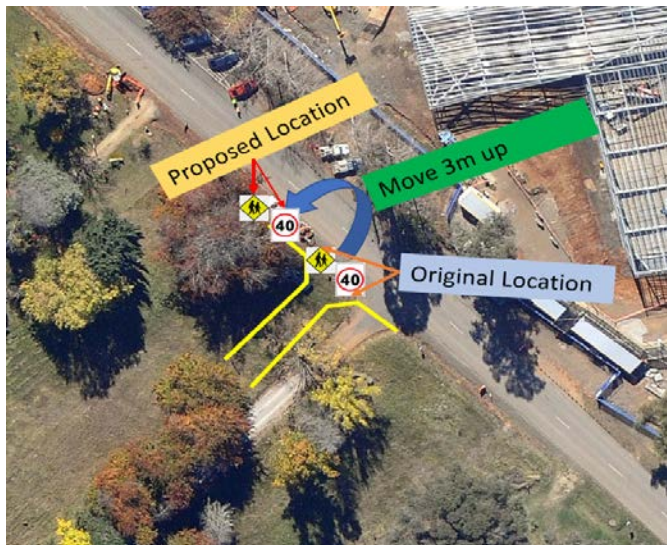
Comments	Response
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Recommendations for how traffic, and any potential traffic build up can be managed for both the property, Falls Road and the nearby intersection.



**Figure 5 40km/h speed limit (taken during site visit)**

These signs are located within the proposed site accessway. As such, the signs will have to be relocated 3m northwest of their existing position. Refer **Figure 6** below:



**Figure 6 Proposed sign location**

Existing signage is sufficient, no additional signage is considered necessary.

According to the calculation of the traffic generation to/from the site shows that this proposal would have negligible impact to the traffic movements as there will be only 1 vehicle per 8 minutes. The accessway is 6 x 7m, which can help accommodate two vehicles (from and to site) in the crossover at the same time, therefore, it would not cause any traffic build-up along Falls Road. Refer Appendix below for the swept path analysis:





Comments	Response
<p>Show visitor parking within the development in accordance with clause 52.06.</p> <p>In relation to the waste management plan provided, while the plan shows that the bins can physically fit along the frontage, the plan does not detail how the placement of up to 16 bins will not interfere with both visibility, visual amenity and traffic along Falls Road.</p>	<p>Clause 52.06-05 of the Murrindindi Shire Council planning scheme requires the provision of one visitor space for every 5 dwellings (rounding down), equating to one visitor space. Review of the proposed plan shows there is a parking space provided in lot 1, this satisfies the planning scheme provision.</p> <p>SALT has reviewed the dimensions and the visitor space will have a width of 3.3m, length of 4.9m and aisle width of 5.5m. This satisfies Table 2 (clause 52.06-9) of the Planning Scheme car parking dimensions.</p> <p>According to the AS2890.1 the minimum requirement for sight distance at access driveway exit in a 40km/h road is 55m. But in the general direction where the bins will be placed, the driver could see from 113m and more.</p> <p>The bins will be placed along the frontage of the property once a week, therefore the residents will be familiar with the bin collection day.</p> <p>Furthermore, the bins heights are 1060mm and 930mm and will be at the road level. Since the proposed accessway will ramp down, there is an elevation which adds to the driver sight height which is 1.15m according to the AS2890.1. Therefore, the driver will be able to see above the bins without obstruction.</p> <p>To further support this please refer <b>Figure 7</b>.</p>



Figure 7 Sight distance assessment with the placement of the bins

## CONCLUSION

Having regard to the findings outlined above, SALT finds there is no traffic engineering related reason to inhibit the granting of a Planning Permit for the proposed development.

Should there be any queries in relation to this letter, I can be contacted on (03) 9020 4225.

Yours sincerely,



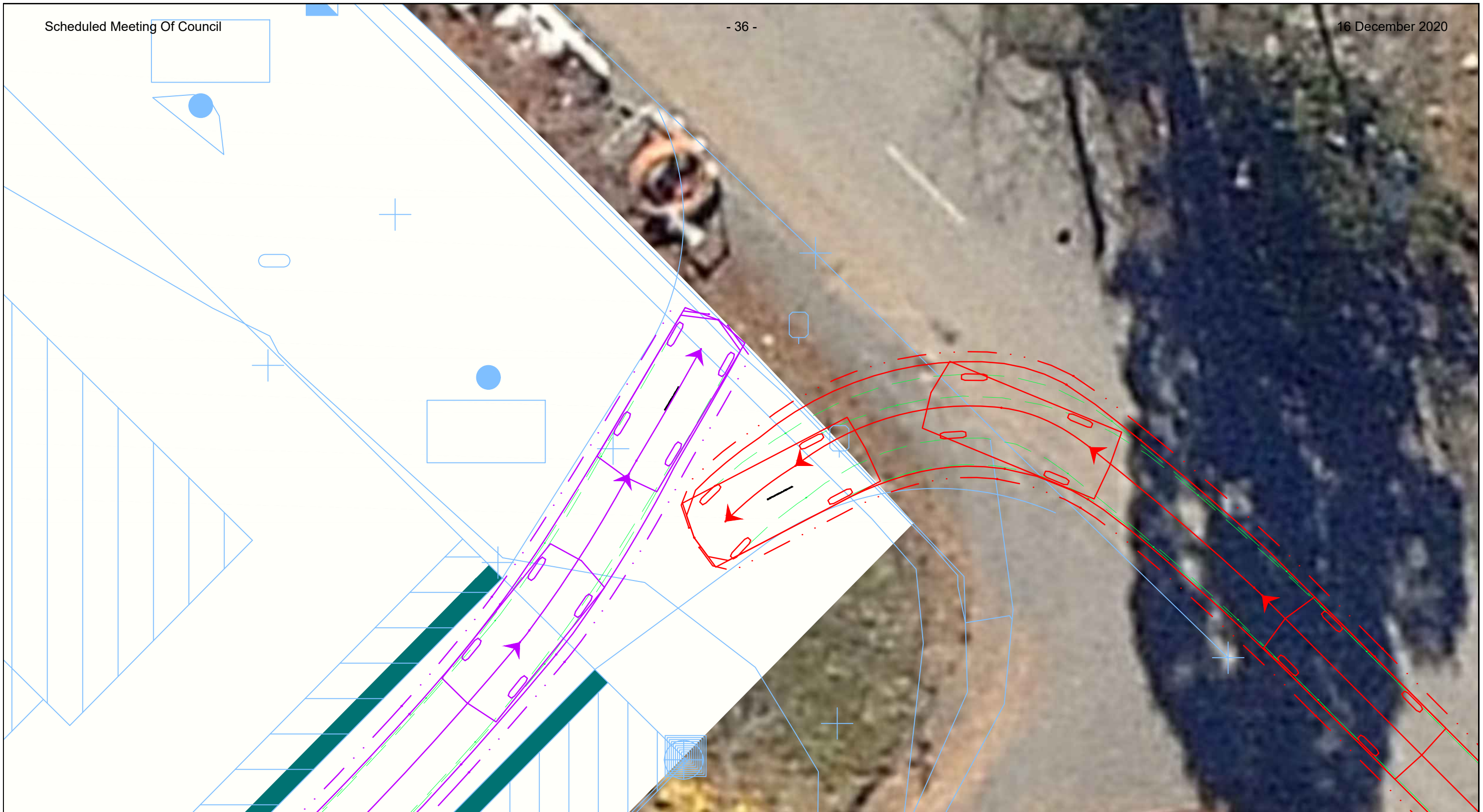
Jo Garretty  
**Director**









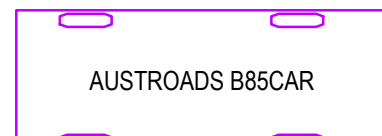
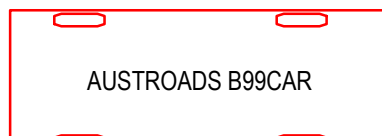
# APPENDIX 1 SWEPT PATH ANALYSIS







### VEHICLE LEGEND

	B85CAR 300mm CLEARANCE		B99CAR 300mm CLEARANCE
	B85CAR OVERHANG		B99CAR OVERHANG
	B85CAR CENTRELINE		B99CAR CENTRELINE
	AUSTROADS B85CAR		AUSTROADS B99CAR

19236 SK001

B85-B99 PASSING MANOEUVRE

S.P. 08.07.2019

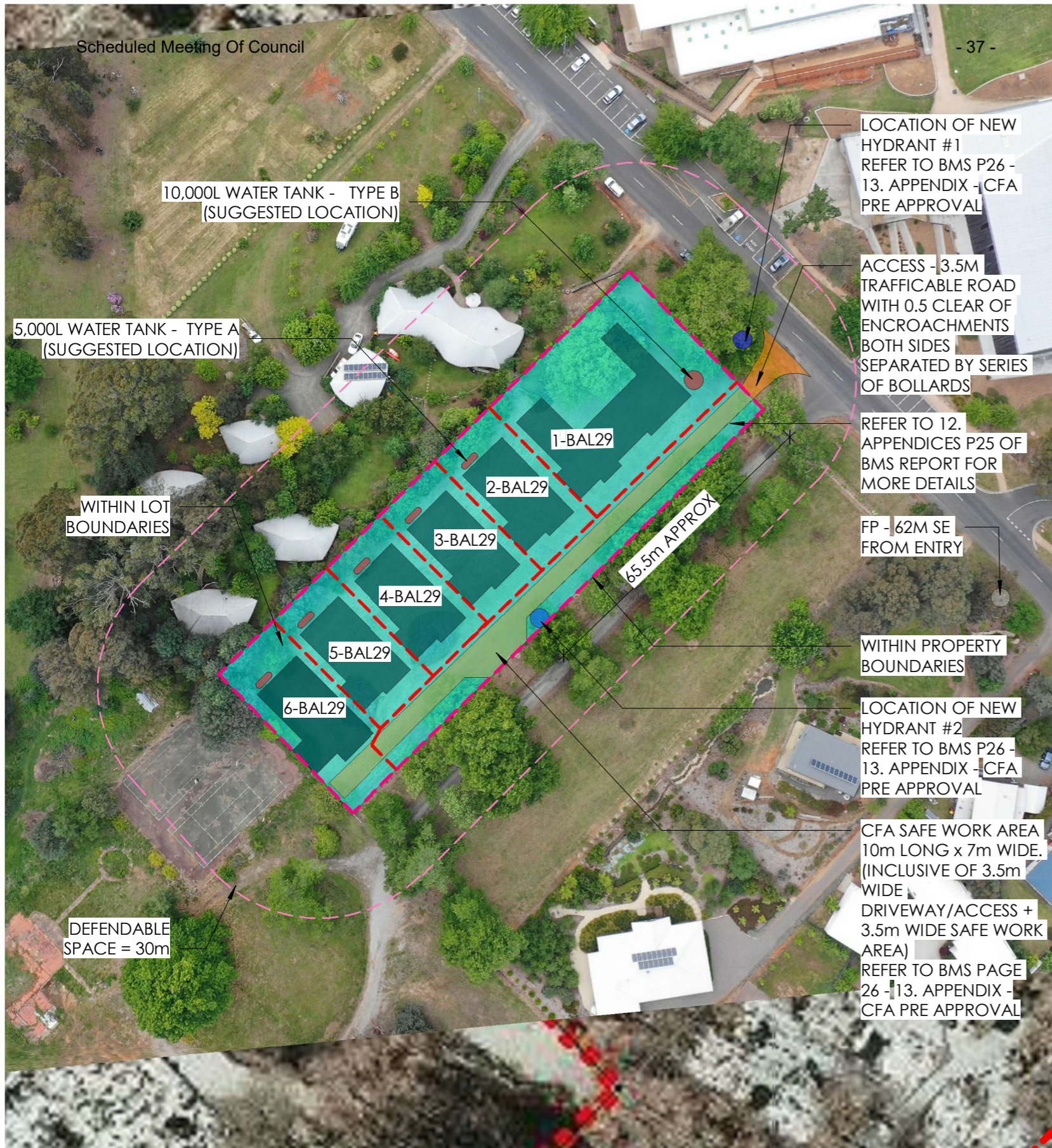
0 1000 2000 4000mm



SCALE 1:100 @A3







**Construction BAL Rating = 29**



**Bushfire Mitigation Measures - Mandatory Condition**

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

**a) Defendable Space**

Defendable space is provided for a distance of **30 metres** around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

**b) Construction Standard**

Dwelling designed and constructed to a minimum Bushfire Attack Level of **BAL29**

**c) Water Supply**

A static water tank dedicated solely for firefighting must be provided and must meet the following requirements:

- An effective capacity of **5,000L** for lots - 2, 3, 4, 5 & 6
- An effective capacity of **10,000L** for lots - 1
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- A 10,000 litre water supply is required, therefore the following fire authority fittings and access must be provided:
  - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
  - Be located within 60 metres of the outer edge of the approved building.
  - The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
  - Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
  - Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

**d) Access**

Access Required: **Yes**. The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1 than 050 metres.) entry and exit angle.



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Heath Design Group Pty Ltd. trades as Fireguard Australia, Fireguard Western Australia, Heath Design + Project Management & Drone Director. We are an accredited BPAD3 practitioner in both VIC & WA - BPAD30269. FPA Australia Silver Members 31580.

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Rev	Description	Date
C	CFA INSTRUCTED & APPROVED AMENDMENTS TO ACCESS & HYD.	28/03/19
D	LOT SITING REDUCED TO 6	16/11/20

STATUS: **BUILDING PERMIT**

CLIENT: -

TITLE: **BUSHFIRE MANAGEMENT PLAN**

PROJECT: **BMS19008 - 6 RESIDENTIAL LOTS**  
**20 FALLS ROAD MARYSVILLE**

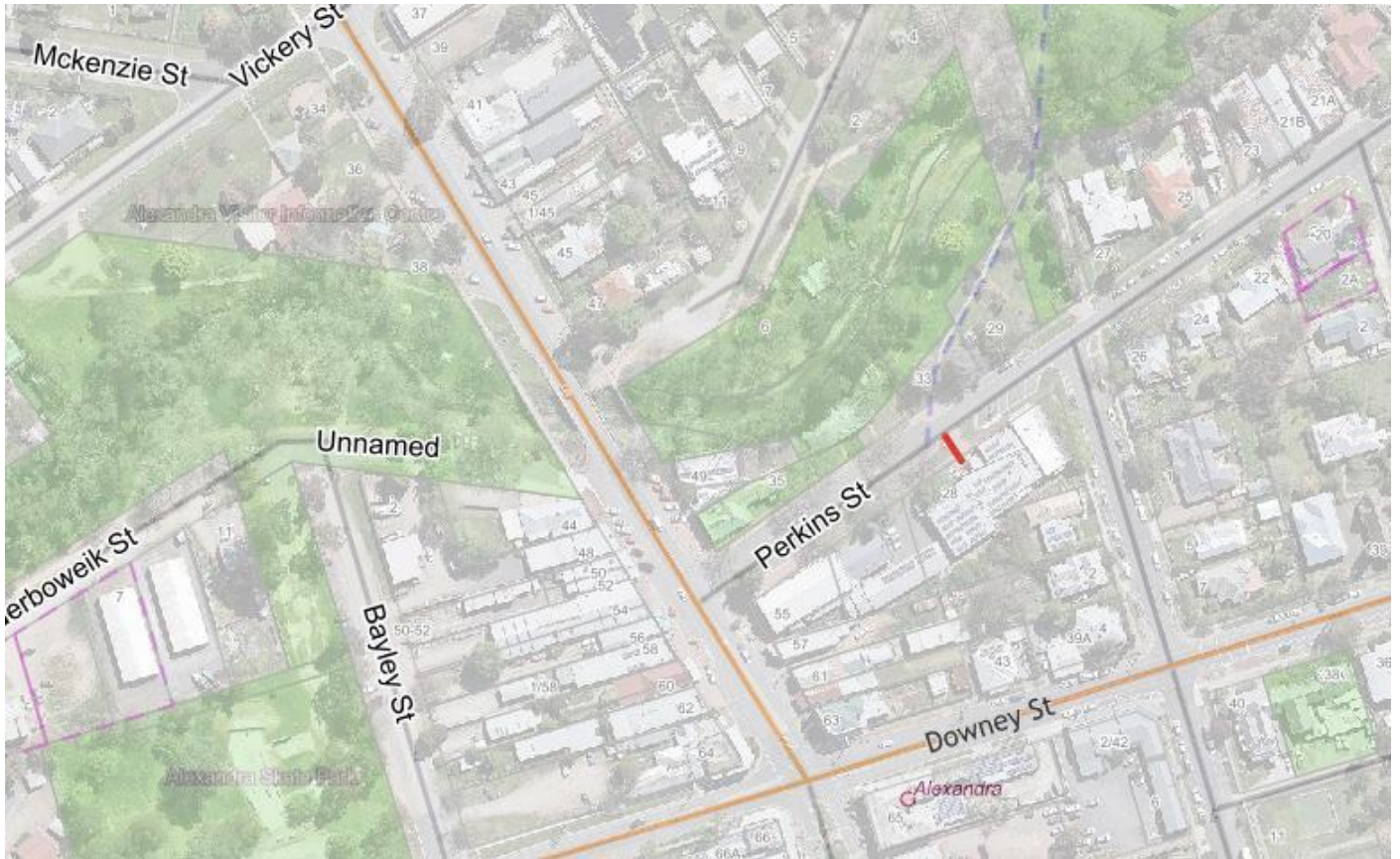
NORTH: 	DRAWN: LH	DATE: 13.11.2019
	CHECKED: DH	SCALE @ A3: AS SHOWN

PROJECT NO: 19008	DRAWING NO: 101	REVISION: D
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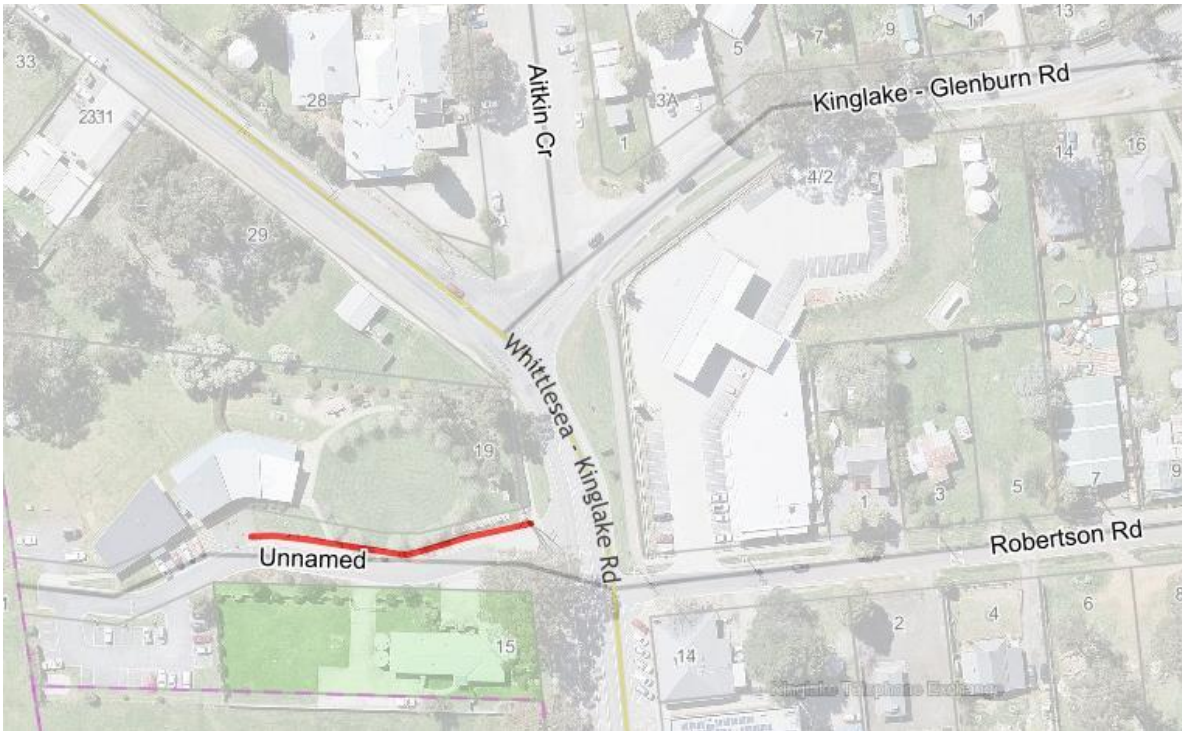


# Red Gate Ward

PATH000033 - Perkins Street South Side Path01 (Alexandra)



PATH000925- Kinglake Office entrance road Path01 (Kinglake)



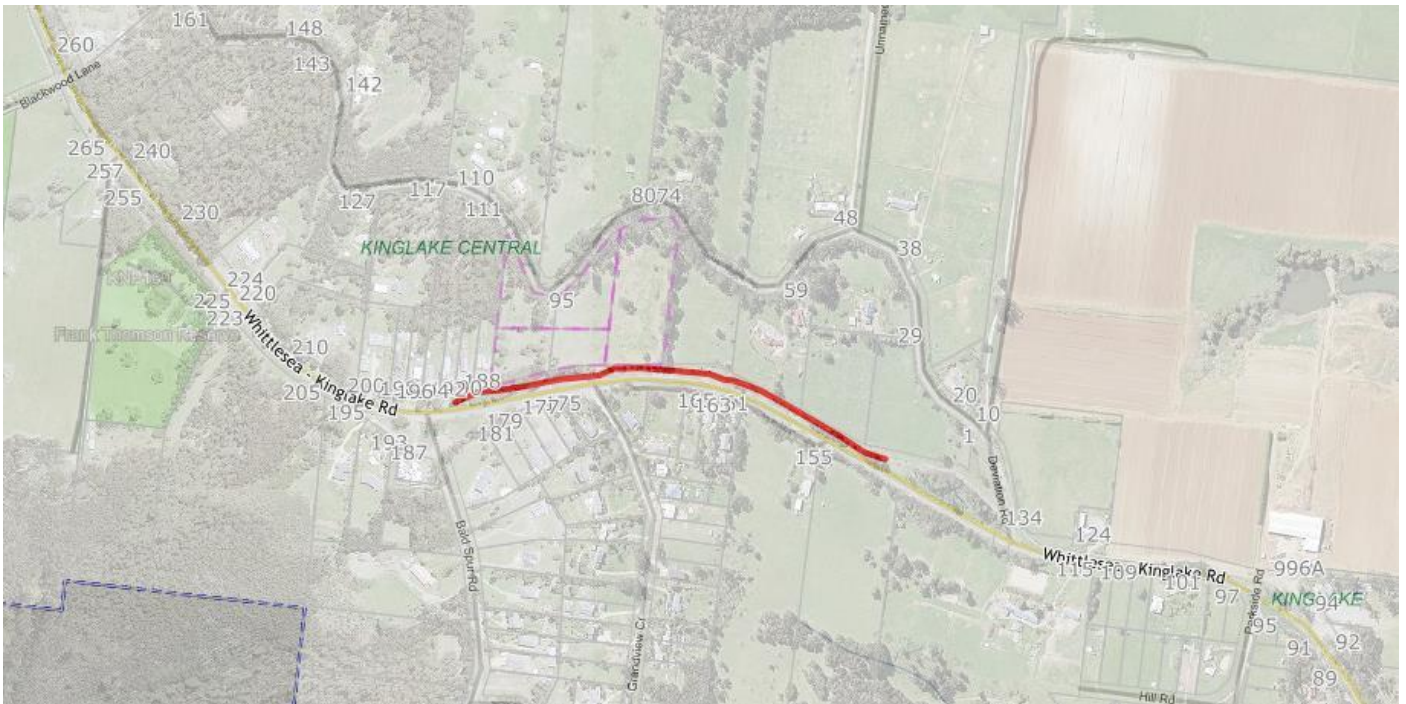
PATH000980 - Whittlesea-Kinglake Road Kinglake Ranges Shared Path (Kinglake)







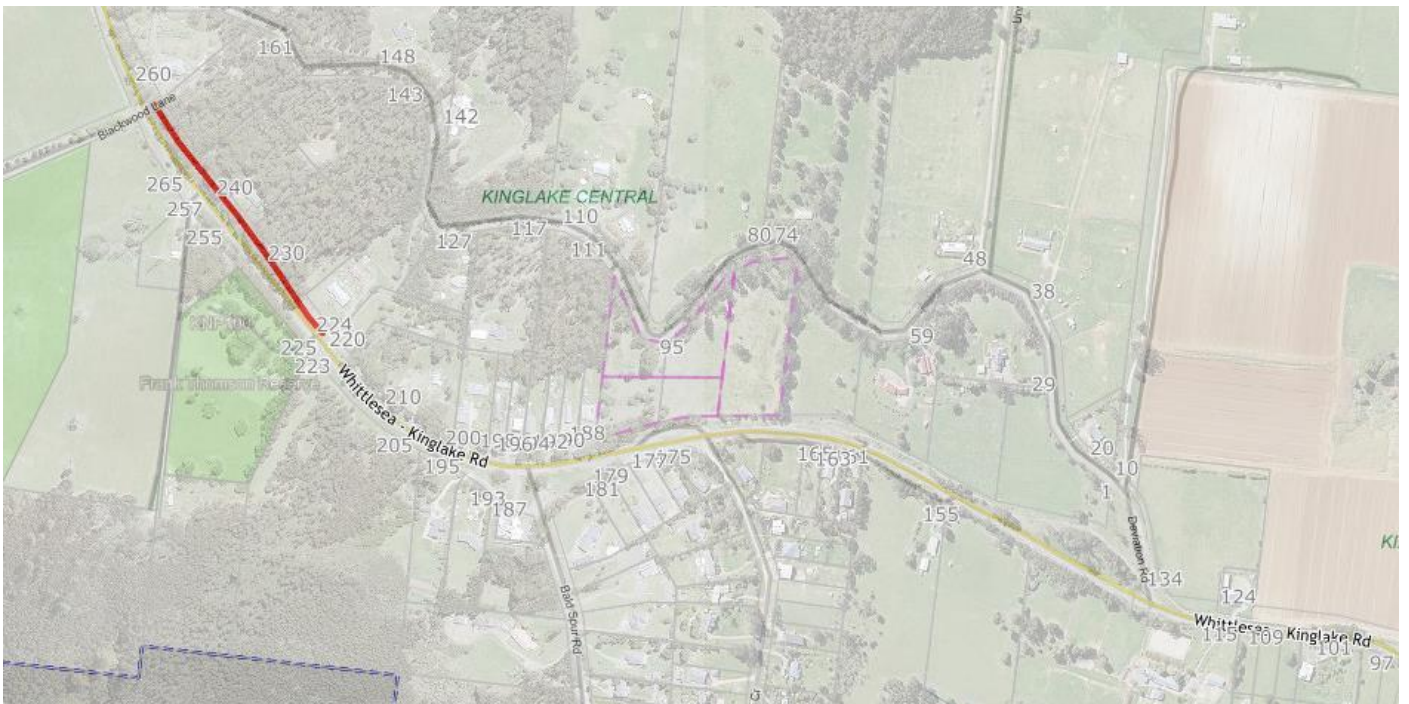
PATH000995 - Whittlesea-Kinglake Road Kinglake Ranges Shared Path (Kinglake Central)







PATH002865 - Whittlesea-Kinglake Road Kinglake Ranges Shared Path (Kinglake Central)







PATH002878 - Healesville - Kinglake Road North Side (Kinglake)







PATH002880 -Healesville-Kinglake Road North Side (Kinglake)







PATH002882 -Healesville-Kinglake Road North Side (Kinglake)







PATH002884 -Healesville-Kinglake Road North Side (Kinglake)







PATH000956 -Riverside Drive North Side (Eildon)

