Macedon Ranges Shire Council

ATTACHMENTS

Council Meeting
Under Separate Cover

Wednesday, 25 November 2026

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WAVEFORM
ACOUSTICS
PROJECT# 25446

ACOUSTIC REPORT INFORMATION SHEET

PROJECT
25446, 123-125 High St, Woodend, EPA 1826 Acoustic Assessment

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REVISIONS REGISTER	ISSUE DATE
Draft Acoustic Report	22.7.25
FINAL REPORT	25.7.25
FINAL REPORT REV A	7.4.26
FINAL REPORT REV B	9.4.26
FINAL REPORT REV C	8.5.26
FINAL REPORT REV D	27.5.26
FINAL REPORT REV E	27.5.26
FINAL REPORT REV F	29.5.26
FINAL REPORT REV G	2.6.26
FINAL REPORT REV H	14.8.26
FINAL REPORT REV I	16.9.26

DOCUMENT REGISTER	ISSUE DATE
Letter of engagement	20.6.25

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1.0 – EXECUTIVE SUMMARY

Waveform Acoustics has been engaged by Tarni James to provide an Acoustic Report in relation to the use of the proposed dance studio at the rear of 123-125 High St, Woodend. In particular, demonstrating that the proposed use and level of noise generated can be appropriately contained in the facility without unreasonable impact on the residences and accommodation in close proximity.

This report will address the allowable noise levels by determining, in accordance with the EPA's 1826 noise protocols, the noise limits for plant & equipment noise, noise limits for music, as well as considering the potential risks involved with the operation, in the context of the General Environmental Duty (GED).

The site is to operate as a dance studio, where the following is expected:

- Playback of recorded music
- Patron conversation
- Movement of people on site
- Delivery vehicles

The site is proposed to operate as follows:

- Classes within studio
  - 10:00 – 17:00, 3 weekdays/week and
  - 17:00 – 22:00, 1 day/week
  - 10:00-17:00 weekend day class
- Events at the studio
  - Weekends, 17:00 – 22:00
  - Max of 8/year
    - 6 cultural events
    - 2 art exhibition openings

Given the proposed hours of operation, compliance with the EPA 1826 limits for plant & equipment will need to be maintained in the Day and Evening Periods (he client has advised they will not operate in the Night Period).

The client has advised that the maximum number of patrons permitted is 40.

The nearest Noise Sensitive Receivers (NSR) have been identified at:

- 6 Davy St
- 8 Davy St
- 10 Davy St
- 127 High St

It is our view that compliance at these locations will be indicative of compliance at all NSR locations.

The site is under the Macedon Ranges planning scheme, situated within Neighbourhood Residential Zone, Schedule 2 (NRZ2).

1.1 – EXECUTIVE SUMMARY, cont.

Testing was conducted as unattended measurements from 3/7/25 to 7/7/25. These measurements collected background level noise data in order to determine the limits for the proposed site.

It is our opinion that the facility can comply with their EPA 1826 Noise Protocol obligations with strict application of the recommendations contained in this report.

Best Regards,



Rohan Barnes MAAS
Principal Consultant

2.0 – LEGISLATION AND GUIDELINES

In the preparation of the report the following legislation and guidelines were used:

EPA publication 1826: 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Noise Protocol).
This publication provides a protocol for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130. The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

The current version is the EPA publication 1826.5, released 5 September 2025.

EPA publication 1254.2, May 2021
These guidelines are primarily intended to be used by municipal officers to assist in the resolution of complaints or to avert a possible noise nuisance. Some guidelines have been prepared so that they could be incorporated into a permit condition of a development or embodied as a local law. The guidelines are designed, however, to be the basis of assessment and not the last word. Many of the guidelines do not require an actual measurement of the noise. In these cases, the inherent nature of the activity outside of the hours suggested is sufficient to consider the activity unreasonable.

Environment Protection Regulations 2021
The objectives of these Regulations are to further the purposes of, and give effect to, the Environment Protection Act 2017 by imposing obligations in relation to environmental protection in Victoria.

State Environmental Protection General Environmental Duty 2021
Environment protection laws will mean that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. This general environmental duty applies to all Victorians. It means you will need to proactively assess and manage the risks of harm from your activities. Eliminating or reducing risk is important because industry activities could impact - Noise – affecting people's sleep; communication, cognition and learning; domestic or recreational activities; tranquillity and enjoyment inside and outside.

3.0 – ACOUSTIC ASSESSMENT

DETAILS OF TESTING

An ARL Ngara noise logger was used to record the environmental noise data, calibrated prior to and after measurement. This was used to measure the existing background noise levels at the site in order to determine the EPA noise limits.

EQUIPMENT REGISTER	SERIAL NUMBER	CALIBRATION DUE DATE
ARL Ngara noise logger	878270	26/1/26
SV 33A Calibrator	73304	13/12/25

DATE & TIME	LOCATION
3/7/25, 12:00 – 7/7/25, 15:45	At the northern boundary of the site, adjacent the nearest NSR (see Appendix – Site Map)

ATMOSPHERIC CONDITIONS

DATE	TEMPERATURE (C^O) MIN/MAX	RAIN (mm)	WINDSPEEDS (KM/H), AVERAGE
3/7/25	7.1/15.9	0.2	8.6/25.9
4/7/25	0.0/13.8	0.0	6.5/24.1
5/7/25	8.8/15.4	0.2	8.6/35.3
6/7/25	5.7/13.0	0.0	5.4/29.5
7/7/25	1.6/17.0	2.2	5.0/20.5

NOTES:

- *Atmospheric conditions such as rain and wind were considered when processing data*
- *Hourly weather data was analysed and data exceeding windspeeds of Beaufort 3 have been disregarded* [1]
- *Refer to Appendix – Weather Data and reference links for more details*

[1] Weather data from willyweather.com.au

3.1 – ACOUSTIC ASSESSMENT, cont.

EPA 1826 NOISE PROTOCOL, PLANT & MACHINERY, RURAL METHOD

This site is outside the Urban Growth Boundary, and the population of the area is below 7000 as per the 2021 census data[2], therefore we are setting the limits based on the Rural Method.

The Rural Method sets limits based on the zoning of the Noise Generator and NSR.

The distance adjustment removes 1dB per 100m the receiver is away from the generator zoning, if they are in non-contiguous zones. If the receiver is in the same contiguous zone as the generator, no adjustment is made. Maximum adjustment is 9dB, and limits cannot be set lower than the Base Noise Limit, as defined in the EPA Regulations 2021.

…in the case of noise emitted in a rural area—

- *during the Day Period, 45dB(A); or*
- *during the Evening Period, 37dB(A); or*
- *during the Night Period, 32dB(A)*

Based on the background noise levels present, it is also our view that this site does not qualify as a "background relevant area".

EPA 1826 DETERMINED LIMITS FOR MECHANICAL SERVICES

PERIOD*	1826 ANNEX B ZONING LEVEL	DISTANCE ADJUSTMENT	DETERMINED NOISE LIMIT, dB L_{Aeq}
DAY	48	0	48
EVENING	43	0	43
NIGHT	38	0	38

**Please refer to Appendix – Operating Hours for details of operating periods.*

DETERMINED LIMITS:
Day: **48 dB L_{Aeq}**
Evening: **43 dB L_{Aeq}**
Night: **38 dB L_{Aeq}**

Any items of plant and machinery such as but not limited to air conditioning systems, exhaust and extraction systems must be within the limits as set out above.

Any new plant or machinery should have positioning, make and model verified by an acoustic consultant to ensure compliance is maintained. Depending on the location and type of equipment, acoustic barriers may be required.

[2] https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL22833

3.2 – ACOUSTIC ASSESSMENT, cont.

1826 NOISE PROTOCOLS, ENTERTAINMENT & MUSIC ACTIVITIES

EPA 1826 DETERMINED NOISE LIMITS FOR MUSIC AND ENTERTAINMENT ACTIVITIES

PERIOD*	MEASURE TYPE	EXISTING LEVEL**, dB L_{A90}				DETERMINED LIMIT, dB L_{Aeq}		
DAY & EVENING	dB L_{A90} + 5dB(A)	34				39		
NIGHT	dB L_{OCT90} + 8dB(A)	OCTAVE BAND CENTRE FREQUENCY (Hz)						
	Hz	63	125	250	500	1K	2K	4K
	MEASURED	33	38	28	25	23	25	23
	LIMIT	**41**	**46**	**36**	**33**	**31**	**33**	**31**

**Please refer to Appendix – Operating Time Periods for details of operating periods.*
***Existing levels are determined based on the lowest 15-min background level over the testing period, within the proposed hours of operation.*

This table describes the external noise limits set in the EPA 1826 Noise Protocol in relation to noise associated with entertainment, specifically music and the activities which may be involved.

DETERMINED LIMITS FOR ENTERTAINMENT & MUSIC:

Day & Evening: **39 dB L_{Aeq}**
Night:

	OCTAVE BAND CENTRE FREQUENCY (Hz)						
FREQUENCY (Hz)	63	125	250	500	1K	2K	4K
MEASURED (dB L_{OCT90})	33	38	28	25	23	25	23
LIMIT (dB L_{OCT10})	**41**	**46**	**36**	**33**	**31**	**33**	**31**

All music generated at site must not exceed the above limits, to be measured at the nearest NSR.

In order to ensure that these limits are not exceeded, any music on site must be run through a music noise limiter system, calibrated by a suitable professional as to not exceed the above limits within the Noise Sensitive Area of the NSR.

Based on the proximity to the NSR and determined limits, no external music is permitted on site.

4.0 – SITE CONTEXT

As we understand, our client is rebuilding a dance studio, The Dalmaine Dance Studio, which was previously located in Melbourne. It is being reconstructed at 123-125 High St, Woodend, within the rear area.

The client has advised us that patron numbers will be up to 40.

The client has informed us that the reconstructed studio will make use of double brick construction, insulated ceiling systems, and double-glazed windows (this has now been included in the construction).

The site is to operate as a dance studio, where the following is expected:

- Playback of recorded music
- Patron conversation
- Movement of people on site
- Delivery vehicles

The site is proposed to operate as follows:

- Classes within studio
  - 10:00 – 17:00, 3 weekdays/week and
  - 17:00 – 22:00, 1 day/week
  - 10:00-17:00 weekend day class
- Events at the studio*
  - Weekends, 17:00 – 22:00
  - Max of 8/year
    - 6 cultural events
    - 2 art exhibition openings

**These events may include live music and will adhere to all music limits as set out further in this report.*

Given these activities and operating hours, there are risks to residential amenity in regard to noise, however the recommendations contained further in this report should adequately reduce these risks.

We have assumed a variety of potential dance classes may operate on site, which can have varying styles in regard to music, which has informed our decisions in the requirements for compliance detailed in this report.

As the site has been positioned into the north corner, notably close to the NSR, there will likely be amenity concerns if suitable measures to mitigate noise as not enforced on site.

5.0 – REQUIREMENTS FOR COMPLIANCE

PLANT & EQUIPMENT COMPLIANCE
When specific information on the type of equipment, placement, and sound data is available, this should be reviewed by the acoustic consultant, to make recommendations for acoustic barriers, or other acoustic solutions, if required.

Once the plant/equipment is installed, additional site testing may be required to ensure compliance.

MUSIC COMPLIANCE
As there will be music on site, a Cesva LF200 noise limiter will be required to ensure music level compliance. This limiter requires a permanent PA/music system setup, with a typical input/amp/speaker arrangement, as this style of limiter is not compatible with a Bluetooth or portable speaker system. If these systems are to be used on site, alternative limiters will need to be proposed.

The Cesva LF200 has a sensor which measures the noise levels from music within the space, and will automatically reduce the volume of the system in the event music noise levels are turned up, exceeding the calibrated threshold, to ensure compliance with the EPA limits. Additionally, as the site is proposing Night Period operation, the Cesva LF200 is required because it is capable of identifying the strict octave band limits for the site and reducing volumes appropriately if there are any exceedances of the limits.

Alternatively, a less complex system could be used, such as a Sentry Sound SSC cutoff style limiter, or RMS compressor limiter if operation of the site were to be only within the Day & Evening Periods, as the limits during these times are based only on an A-weighted measurement, and do not require a limiter as complex as the Cesva LF200.

Additionally:

- All amplified music generated on site must run through the limiter.
- This noise limiter must not be bypassed under any circumstance.
- These limiters are to be calibrated by a qualified professional as to not exceed the music limits at the nearest NSR.
- No additional sound amplification equipment can be brought in to the site, as this would require recalibration
- During calibration, the calibration positions, heights and levels must be noted.

SPEAKER SYSTEM REQUIREMENTS
In order to reduce the propagation of noise through the structure, all speakers are to be mounted on vibration isolation mounts, and not hard mounted to wall/ceiling systems. These mounts must include the following:

- Some form of elastic dampening/resilient mount between the speaker and mounting plate, and
- Attached to the wall/ceiling using vibration isolating bushings

No subwoofer systems are to be used on site.

MUSIC IN OUTDOOR AREAS
There should be no amplified music in outdoor areas.

5.1 – REQUIREMENTS FOR COMPLIANCE, cont.

SIGNAGE TO BE DISPLAYED

It will be important for the venue to reasonably mitigate noise wherever practical, *particularly given the nearby residential amenity concerns of the area*. As such, signage is to be displayed near the entrances/exits of the venue to remind patrons to be mindful of the nearby residents, and to keep noise levels to a minimum.

This signage should be easily identifiable and prominently displayed.

PATRON MANAGEMENT PROCEDURES

In addition to signage, management and staff are to be trained with a patron management procedure that details, in regard to noise, strategies to minimise noise on site from patrons, and to ensure that the risks of disrupting the nearby residential amenity of the area are known. This procedure should include, but not limited to, items such as the following:

- No loitering outside; patrons must not gather, wait, or socialise outside the premises before or after class.
- Keep noise to a minimum where reasonably practicable; avoid shouting or loud conversations in outdoor areas. Enforce a quiet entry/exit policy.
- Limited outdoor use; patron activities are to generally occur within the studio, and any outdoor activities should be occasional, and with noise kept to a minimum to avoid disturbing residential amenity
- No smoking/vaping on site
- Code of Conduct agreement; all patrons must sign a code of conduct addressing respectful behaviour and noise awareness.
- On-site supervision, before and after classes; staff should monitor the entrance during transitions to enforce noise and behaviour expectations.
- Complaint handling procedure; provide contact info for local residents to raise concerns, and respond within a set timeframe.
- Regular communication with neighbours; periodic updates on events or schedule changes to keep neighbours informed and reduce friction.
- Client has further advised that activities will be indoor in nature and that patron noise during access and egress will be minimal.

ACOUSTIC FENCING

Based on the potential noise levels at the site, particularly from entry/egress of patrons during the proposed events held until 22:00, acoustic fencing will be required around the boundary of the site. Currently, there will be line-of-sight noise propagation from the studio to the nearby NSR.

If a taller fence is required for visual screening to a height of 2.7m then the acoustic fence can be constructed to this height.

Other statutory requirements which require flexible barriers, such as for flood requirements, transparent fencing in these areas is to be used, however, this must be covered with a UV resistant Mass Loaded Vinyl product, such as 2.5mm Pyrotek Wavebar NC[3] or similar acoustic curtain.

Where the transparent sections and acoustic curtain are not required, the acoustic fencing system should meet a mass of 15kg/m^2.

Positioning has been marked up in Appendix – Site Plan, and details for fencing systems is listed in Appendix – Acoustic Fencing.

[3] https://www.pyroteknc.com/products/wavebar/wavebar-nc

5.2 – REQUIREMENTS FOR COMPLIANCE, cont.

FLOORING SYSTEM

For the dance studio, in order to reduce the propagation of low frequency or 'boominess' within the subfloor cavity, due to impacts from dancing above, this area needs to be well insulated with a bulk insulation.

As such, Bradford Optimo Underfloor insulation is required to be installed within the subfloor. *Care should be taken when installing underfloor insulation, that moisture in the subfloor cavity is dealt with appropriately, and advice from a suitable professional may be required.*

Additionally, due to the impact noise some styles of dance can generate, such as but not limited to tap, Irish dance, Flamenco etc., investigation into the use of an appropriately sprung dancefloor, to mitigate impact noise, will be required, else, the styles of dance may need to be limited, to reduce the noise impacts on the NSR.

DOOR SYSTEMS

In order to reduce propagation of noise within the studio to outdoor area, the double doors to the studio are to be constructed as follows, and equipped with the following seals:

- Double doors should be constructed with offset rabbets, so that there is a positive stop on each door when they are closed (see Appendix – Door System)
- Double doors are fitted with the following acoustic seals:
    - RP24 perimeter seal, around the entire perimeter of the double door system
    - 2 x RP71Si seals, where the double doors meet in the middle, to seal at the inner and outer face of the door
    - RP38 bottom seal
- Single, hinged doors are fitted with the following acoustic seals:
    - RP24 perimeter seal
    - RP38 bottom seal

SCHEDULED ACTIVITIES

- Waste collection shall be conducted in accordance with EPA publication 1254 'Noise Control Guidelines' and shall not occur after 20:00, and before 07:00 weekdays or 09:00 all other days.
- Deliveries shall be conducted in accordance with EPA Publication 1254 'Noise Control Guidelines' and shall not occur after 22:00, and before 07:00 weekdays or 09:00 all other days.

ADDITIONAL SITE INSPECTION

- Council may consider as part of the permit conditions of the site, that post occupancy testing, over a 48hr period, during a representative time of operation, to be conducted within 3 months of occupancy, to determine compliance or otherwise.
- The inspection should include, but not limited to, testing of plant and equipment and music noise emissions, measured at the Noise Sensitive Areas of the NSR.
- If non-compliance is detected, additional measures may be required to ensure compliance with the EPA 1826 limits.

6.0 – GENERAL ENVIRONMENTAL DUTY (GED)

The Environment Protection Act 2017 requires that any person or business conducting an activity that may pose risks of harm to human health or the environment from pollution or waste must minimise those risks so far as reasonably practicable. *Refer Appendix – General Environmental Duty for further details regarding the GED.*

The following table provides an assessment of risks from noise hazards associated with the proposed operations in accordance with requirements under the GED.

Risk assessments conducted in conjunction with the table in Appendix – Risk Management Matrix.

It should be noted that these listed controls are not strict requirements for compliance, but strategies for mitigating predicted risks.

IDENTIFIED HAZARD	POTENTIAL CAUSES	INITIAL RISK RATING, WITHOUT CONTROLS	RECOMMENDED CONTROLS	WITH CONTROLS IMPLEMENTED
Sleep disturbance	Night Period operation	**Medium Risk (B3)** • Moderate (B) • Possible (3)	*See below*	**Low Risk (A2)** • Minor (A) • Unlikely (2)
Music noise	Exceedance of EPA limiters at the NSR	**Medium Risk (B3)** • Moderate (B) • Possible (3)	*See 5.0 of this report, regarding noise limiters*	**Low Risk (A2)** • Minor (A) • Unlikely (2)
General amenity risks during operation	Given the residential nature of the area, there are risks that increased activity will impact nearby NSR.	**Medium Risk (B4)** • Moderate (B) • Likely (4)	*See below*	**Low Risk (A3)** • Minor (A) • Possible (3)

SLEEP DISTURBANCE
The site is proposing up to 6 events per year on site but only within the day and evening period as such there is minimal risk of sleep disturbance.

GENERAL AMENITY RISKS
As the site will operate within a residential area, *positioned notably close to the NSR*, there will certainly be risks to the amenity of the NSR in the area. The studio should ensure that activities are of low impact, and may have to limit certain noise generating activities, or enforce stricter patron management controls if amenity impacts occur.

PROPOSED SITE USE
Certain styles of dancing can generate notable noise levels. If noise cannot be appropriately contained, management may need to enforce that only certain, lower impact dancing is performed at the studio.

7.0 – DISCLAIMER

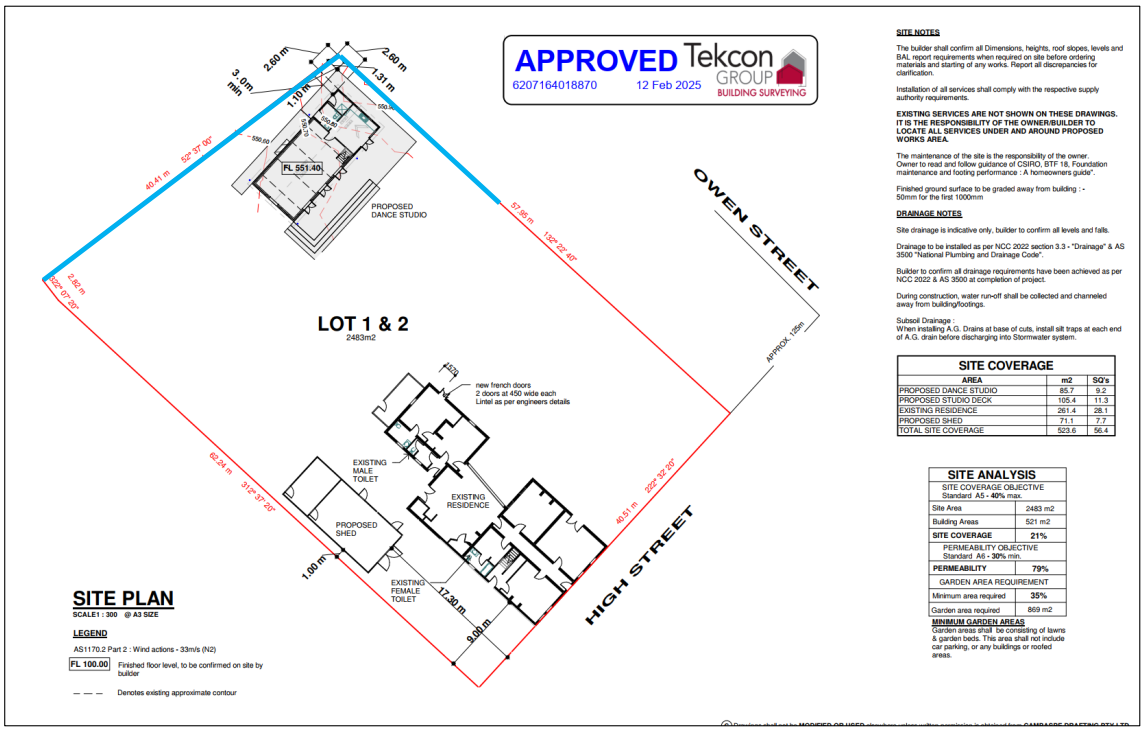
Based on the available environmental noise data and plans received, implementation of the measures outlined in this acoustic assessment report would be expected to minimise the noise impact on the neighbouring residences from the site and any plant and machinery.

This report gives consideration to acoustic matters associated with the operation of the site, with recommended acoustic treatments and relevant practices to maintain compliance to the EPA 1826 Noise Protocol.

Where clarification is required or the recommended acoustic treatments may be found to impact on other services or statutory requirements, independent advice, as appropriate, is to be sought in respect to any such impact that these acoustic works may have on the building design and construction.

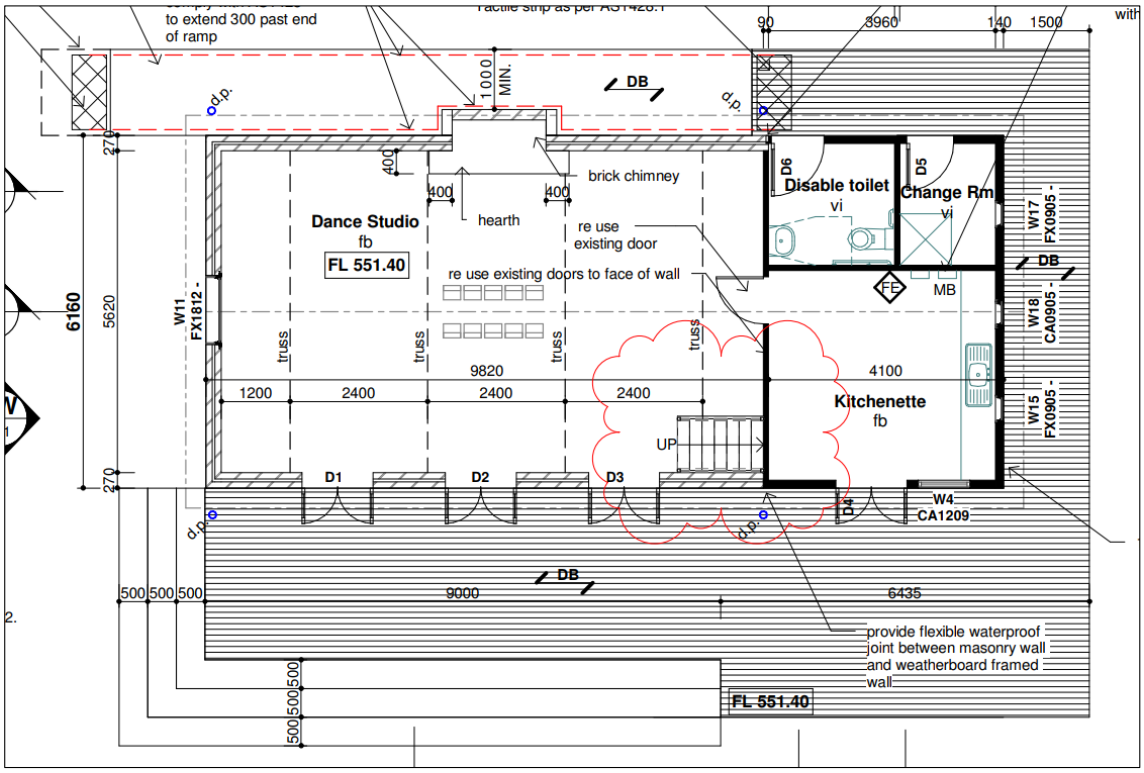
Rohan Barnes
Waveform Acoustics

APPENDIX – SITE PLAN



NOTES:

- *In blue, the required position of the acoustic fencing*


to extend 300 past end of ramp
1000 MIN.
DB
d.p.
brick chimney
400
hearth
Dance Studio
fb
FL 551.40
re use existing door
re use existing doors to face of wall
truss
9820
1200
2400
2400
2400
4100
Kitchenette
fb
Disable toilet
vi
Change Rm
vi
D6
D5
FE
MB
W11 FX1812 -
W17 FX0905 -
W18 CA0905 -
W15 FX0905 -
W4 CA1209
D1
D2
D3
D4
UP
6160
5620
270
500 500 500
9000
6435
provide flexible waterproof joint between masonry wall and weatherboard framed wall
FL 551.40

APPENDIX – SITE MAP



NOTES:

- *Red, approx. position of proposed site*
- *Green, nearest NSRs*

APPENDIX – SITE PHOTOS



Logging position.



Studio being constructed on site.



NSR to the northwest of the studio, directly adjacent.

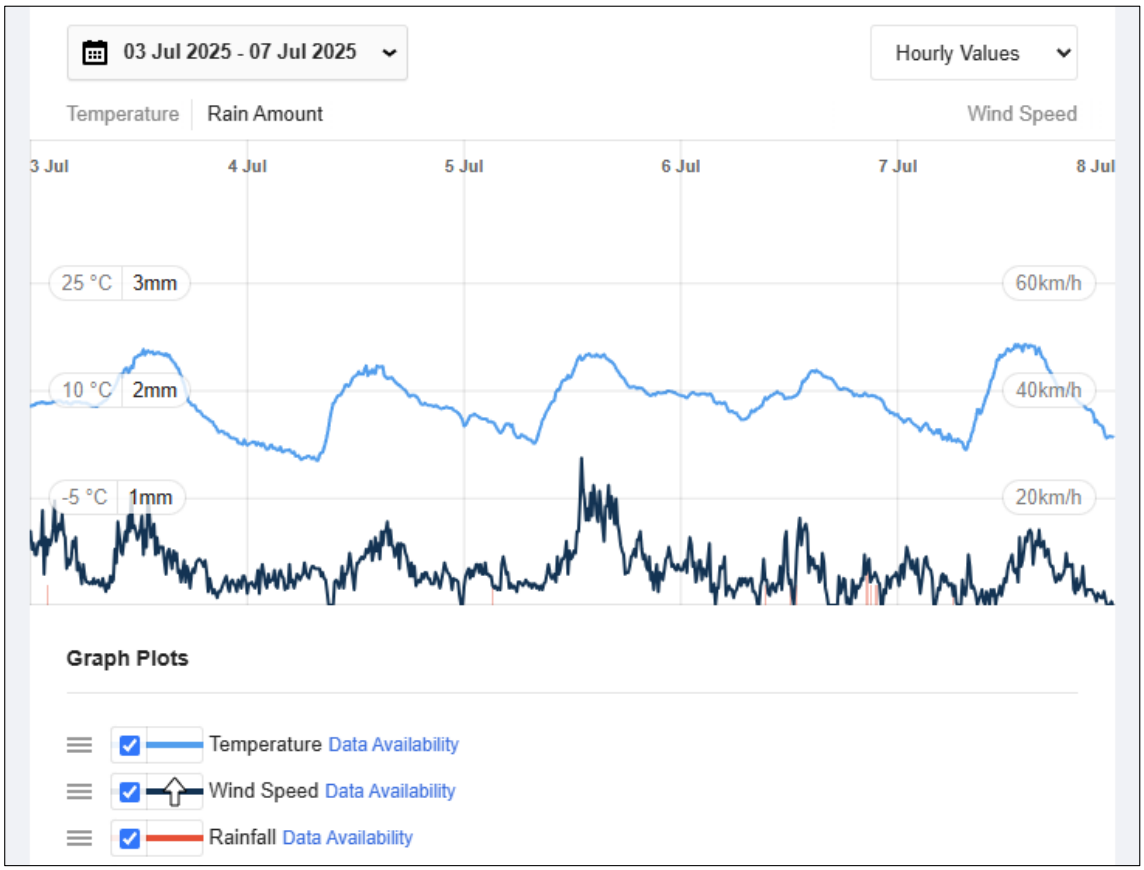


NSR to the northeast of the studio, directly adjacent.

APPENDIX – ZONING MAP



APPENDIX – WEATHER DATA



APPENDIX – ACOUSTIC FENCING

Below are recommended fence designs that meet the required 15kg/m^2:

OPTION 1 – TIMBER FENCING SOLUTION
Construction of acoustic fencing:

- 25mm thick timber palings
- Each paling to overlap a minimum of 35mm
- 1 x layer of 3mm Fibre Cement sheeting or 6mm plywood
- There are to be no breaks in the acoustic fence system, as any penetrations will reduce the efficacy of the system.
- Any penetrations between palings must be sealed with Selleys Flame Flex
    - Installed via manufacturer's requirements for an acoustic seal
- The fence system must be inspected after 6 months to ensure that any gaps are sealed, as wood is likely to warp as it dries in position.

OPTION 2 – COLORBOND FENCING SOLUTION
Construction of acoustic fencing:

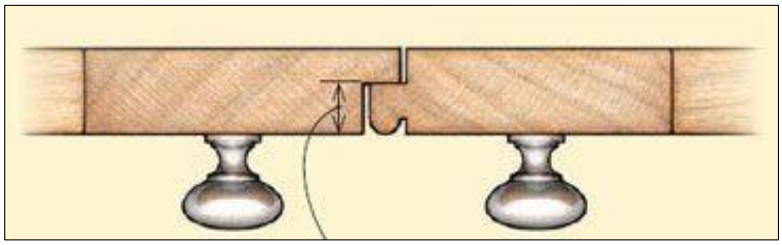
- Colorbond metal sheet for inner lining (facing the play area)
    - 0.42 BMT
- 3mm cement sheet or 6mm plywood
- 140mm cavity
- 14kg/m^3 glasswool insulation batts, 90mm thickness
- Colorbond metal sheet for outer lining (facing the NSR)
    - 0.42 BMT
- There are to be no breaks in the acoustic fence system, as any penetrations will reduce the efficacy of the system.

OPTION 3 – PROPRIETARY SYSTEM
A proprietary system by Modular Walls could be used, specifically the AcoustiMax75 system[4], at the proposed height. This system has an R_W of 28.

[4] https://modularwalls.com.au/product/acoustimax/

APPENDIX – DOOR SYSTEM

DOOR RABBET JOINT DIAGRAM:



This details the style of rabbet joint recommended for the double door system. This ensures there is no direct line-of-sight propagation of noise through double doors, and allows for a more suitable acoustic seal with the proposed Raven seals.

RAVEN DOOR SEAL, RP71Si, BETWEEN DOUBLE DOORS:



APPENDIX – GENERAL ENVIRONMENTAL DUTY

The EPA's General Environmental Duty, established under the Environment Protection Act 2017, sets out the following guidelines:

- Understand your duties under the EP Act
- Identify Hazards
- Assess Risks
- Manage the Risks
- Implement Controls

UNDERSTAND YOUR DUTIES UNDER THE EP ACT
Anyone engaging in an activity that poses risk of harm to human health and the environment, from pollution or waste, or noise must eliminate or reduce that risk. You also need to eliminate or reduce risk as far as reasonably practicable. You can do this by putting appropriate controls in place that are proportionate to the risk.

Your approach to managing risk will depend on the complexity and scale of your activities or project, as well as the nature of the risks you need to manage.

EPA Victoria specifies a four (4) step risk management process, involving: identifying the hazards, assessing risk, implementing controls and ongoing checking. The process is outlined by the Victorian EPA[5] and is summarised as follows:



[5] Environmental Protection Authority Victoria, Assessing and controlling risk: A guide for business. Publication 1695.1, August 2018

STEP ONE: IDENTIFY HAZARDS



Hazards associated with commercial and industrial activities include anything that can cause harm to people or the environment. Common hazards include:

- Noise
- Odour
- Dust
- Chemical hazards
- Fire hazards

STEP TWO: ASSESS THE RISKS



The hazards identified during step 1 must be assessed to determine how they could lead to harm, how severe that harm could be and how likely it is to happen.
Risk assessment is a process for building knowledge and understanding of hazards and their associated risks so decisions can be made on how best to control them.

The following steps should be taken:

- Assess the likelihood of a hazard causing an impact
- Assess the consequences, or severity, of each impact
- Calculate a risk rating for each hazard

STEP THREE: IMPLEMENT CONTROLS



The options for controlling risk are prioritised from the highest level of effectiveness to the lowest.

When selecting controls the following hierarchy should be followed:



STEP FOUR: CHECK CONTROLS



Controls that are put in place to prevent or mitigate risks must be monitored to ensure they work as planned.

Checking controls involves the same methods as in the initial hazard identification step (step 1), and 'closes the loop' in which risk control measures can be maintained.

Common methods used to check the effectiveness of controls are:

- Regular site inspections and audits
- Consulting with employees, contractors, occupants and landlords
- Inspecting, testing and maintenance of risk control systems
- Using available information, such as manufacturer/supplier instructions
- Analysing records and data, such as incident and near miss reports

If these checks are made on a regular basis, then failures in controls can be identified as well as opportunities for improvement.

APPENDIX – RISK ASSESSMENT MATRIX

	CONSEQUENCE					
	A – Minor	**B – Moderate**	**C – Major**	**D – Severe**	**E – Extreme**	
	First aid treatment. Fully recoverable.	Medical / professional treatment required. Fully recoverable	Extensive / professional medical treatment. Fully recoverable over an extended period.	Severe injury, permanent incapacitation. Impact requires change to work function.	Catastrophic, single or multiple deaths.	**HUMAN HEALTH, HEALTH & SAFETY**
LIKELIHOOD	Negligible or no environmental damage. No residual pollution impacts.	Impacts within the immediate vicinity of the impact; and short-term residual impact <1 year	Impacts are within the local area; and /or medium-term residual impact (2-5yrs)	Impacts extend across the region (within a state); and/or longer-term residual impact (5-20yrs	Impacts extend beyond the region (e.g. between states or nationally); and/or long-term residual impacts >20yrs	**ENVIRONMENT**
(5) Almost Certain Expected to occur. High probability of occurring, e.g. >90%.	Medium	High	High	**Extreme**	**Extreme**	
(4) Likely Likely (e.g. >75% chance) of occurring under normal circumstances.	Medium	Medium	High	High	**Extreme**	
(3) Possible Could reasonably be expected under normal circumstances.	Low	Medium	Medium	High	High	
(2) Unlikely Unusual, not likely to occur under normal circumstances	Low	Low	Medium	Medium	High	
(1) Very unlikely. Rare circumstance, highly unusual.	Low	Low	Low	Medium	High	

APPENDIX – OPERATING TIME PERIODS

From the Environment Protection Regulations 2021:

116 Definitions—operating time periods
In this division (3), in relation to noise emitted from *commercial, industrial and trade premises*—
day period means –

- Monday to Saturday (except public holidays), from 07:00 to 18:00

evening period means –

- Monday to Saturday, from 18:00 to 22:00; and
- Sunday and public holidays, from 07:00 to 22:00

night period means –

- 22:00 to 07:00 the following day.

123 Definitions—operating time periods
In this division (4), in relation to music noise emitted from *indoor entertainment venues*—
day and evening period means—

- Monday to Saturday (other than a public holiday), from 07:00 to 23:00;
- Sunday or a public holiday (other than if either is preceding a public holiday), from 09:00 to 22:00;
- Sunday or a public holiday (if either is preceding a public holiday), from 09:00 to 23:00;

night period means—

- Monday to Friday (other than a public holiday or a day preceding a public holiday), from 23:00 to 07:00 the following day;
- Saturday or any day preceding a public holiday, from 23:00 to 09:00 the following day;
- Sunday or a public holiday (if neither is preceding a public holiday), from 22:00 to 07:00 the following day.

GLOSSARY OF ACOUSTIC TERMS

Decibel (dB)	A logarithmic unit used to express the ratio between two sound pressures or powers. It is a relative measurement with reference to a specific threshold (usually 0 dB for sound pressure).
dB(A)	A-weighted decibels, which apply a frequency weighting to sound measurements to better represent the human ear's sensitivity to different frequencies.
dB(C)	C-weighted decibels, the C-weighting curve is relatively flat and does not emphasise any specific frequency range. It covers the entire audible frequency range with equal weighting. C-weighting is less commonly used in general sound level measurements, but it may be used in specific applications, such as measuring peak sound levels or when the sound being measured contains substantial low-frequency content.
Octave Band	A frequency band in which the upper frequency is twice the lower frequency (e.g., 63 Hz - 125 Hz).
Third-Octave Band	A frequency band with higher resolution, splitting each octave into 3 centre frequency measurement points.
LAeq	Equivalent Continuous Sound Level, an average sound level over a specific time period, often used to represent overall noise exposure.
LAmax	Maximum A-weighted sound level, the highest instantaneous sound level during a particular time period.
LAmin	Minimum A-weighted sound level, the lowest instantaneous sound level during a particular time period.
LA90	The A-weighted sound pressure level which is exceeded for 90% of the time interval considered.
LOCT10	The linear sound pressure level for a specified octave band that is exceeded for 10% of the time.
Sound Pressure (SPL)	The amplitude of sound waves in a specific medium, typically measured in decibels (dB).
Sound Power (SWL)	The total amount of acoustic energy radiated by a sound source, measured in watts (W) or decibels (dB).
Frequency	The number of complete cycles of a sound wave occurring per second, measured in Hertz (Hz).
Sound Level Meter (SLM)	An instrument used to measure sound pressure levels in decibels.
Reverberation Time (RT60)	The time it takes for a sound to decay by 60 dB after the sound source has stopped, indicating the acoustic characteristics of a room.
Tonality	Refers to the presence of a distinct pitch or frequency in the noise. It suggests that the noise contains specific frequencies that are more pronounced or dominant than others. For example, a steady hum or whine might exhibit tonality because it has a clear and consistent pitch.
Impulsiveness	Describes sudden, brief bursts of noise or sound energy within a continuous noise environment. These bursts are often characterised by their rapid onset and short duration. Examples of impulsive noise include the bang of a door slamming or the roar of an engine starting.
Intermittency	Refers to the irregular or sporadic nature of noise, where there are periods of sound interspersed with periods of relative quiet or lower sound levels. It's the quality of being occasional or not continuous. This could include noise sources that turn on and off intermittently, such as machinery operating in cycles or intermittent traffic noise.



PLANNING REPORT

JULY 2026

33 Cherry Lane, Gisborne

Construction of ten (10) dwellings on a lot in the GRZ1

REPORT RECORD

Project Name	33 Cherry Lane, Gisborne
Revision Number	03
Prepared By	LP
Reviewed By	TTG
Date of Issue	13/07/2026

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1 Introduction

1.1 Background

This report has been prepared by Three Thirds Group ("TTG") on behalf of the registered landowners of 33 Cherry Lane, Gisborne ("Site, "Subject Site") to accompany a planning permit application for the development of ten (10) dwellings on a lot in the GRZ1.

This report provides an overview of the Site's context and an assessment against the provisions of Clause 55 of the Macedon Ranges Planning Scheme.

This report should be read in conjunction with the following material:

Certificate of Title & Plan of Subdivision	Lot 2 on Plan of Subdivision 110428
Development Plans	Development Plans, prepared by iDraft Architecture Service, Revision C, dated 13/07/2026.
Land Survey	Feature and Level Survey, prepared by Geomatics Engineers Melbourne Pty Ltd, Version 1, dated 17/06/2021.
Landscape Plan	Contour Design Studio, Rev B, 16/06/2026
SWEPT Path Analysis	TrafficAble, Rev 0, 20/11/2025
Waste Management Plan	Traffix Group, Version A, 16/06/2026
Arboricultural Assessment	Treespace Solutions, Version 1, 31/03/2026
WSUD Report	Intrax, pending
Clause 55 Assessment	Appendix A

Table 1. Supporting Documents

1.2 Overview of Proposal

Address	33 Cherry Lane, Gisborne
Proposal	Construction of ten (10) dwellings on a lot.
Features of Unit 1	At ground floor, Unit 1 consists of a laundry, powder room, two (2) bedrooms (access bed 1 & master bed 1) with ensuite and walk-in robe, open-plan kitchen with walk-in pantry, living and dining area. At first floor, Unit 1 comprises a retreat, study, bathroom and three (3) bedrooms with master bed 2 containing an ensuite and walk-in robe. SPOS is located to the south of the dwelling and is directly accessed via the living area.
Features of Unit 2	At ground floor, Unit 2 consists of a laundry, bathroom, three (3) bedrooms with master bed 1 containing an ensuite and walk-in robe and bed 3 containing a walk-in robe, open-plan kitchen with walk-in pantry, living and dining area. SPOS is located to the northeast of the dwelling and is directly accessed via the living area.
Features of Units 3-4	At ground floor, Units 3-4 consist of a laundry, powder room, one (1) bedroom (master bed 1) with ensuite, lounge, open-plan kitchen, living and dining area. At first floor, Units 3-4 comprise a retreat, bathroom and three (3) bedrooms with walk-in robes with master bed 2 also containing an ensuite. SPOS is located to the northeast of each dwelling and is directly accessed via the living area.
Features of Unit 5	At ground floor, Unit 5 consists of a laundry, powder room, one (1) bedroom (master bed 1) with ensuite and walk-in robe, lounge, open-plan kitchen, living and dining area.

	At first floor, Unit 5 comprises a retreat, bathroom and three (3) bedrooms with master bed 2 containing a walk-in robe and ensuite. SPOS is located to the northeast of the dwelling and is directly accessed via the living area.
Features of Unit 6	At ground floor, Unit 6 consists of a laundry, powder room, two (2) bedrooms (access bed 1 & master bed 1) with ensuite and walk-in robe, open-plan kitchen with walk-in pantry, living and dining area. At first floor, Unit 6 comprises a retreat, study, bathroom and three (3) bedrooms with master bed 2 containing an ensuite and walk-in robe. SPOS is located to the south of the dwelling and is directly accessed via the living area.
Features of Unit 7	At ground floor, Unit 7 consists of a laundry, bathroom, two (2) bedrooms with master bed 1 containing an ensuite and walk-in robe, open-plan kitchen, living and dining area. SPOS is located to the north of the dwelling and is directly accessed via the living area.
Features of Units 8-9	At ground floor, Units 8-9 consist of a laundry, powder room, one (1) bedroom (master bed 1) with ensuite, lounge, open-plan kitchen, living and dining area. At first floor, Units 8-9 comprise a retreat, bathroom and three (3) bedrooms with walk-in robes with master bed 2 also containing an ensuite. SPOS is located to the northwest of each dwelling and is directly accessed via the living area.
Features of Unit 10	At ground floor, Unit 10 consists of a laundry, one (1) bedroom (master bed 1) with ensuite, lounge, open-plan kitchen, living and dining area. At first floor, Unit 10 comprises a retreat, bathroom and three (3) bedrooms with walk-in robes and master bed 2 also containing an ensuite.

	SPOS is located to the northeast of the dwelling and is directly accessed via the living area.
Access/Parking	Vehicle access for all units is via a concrete crossover located at the north boundary leading to a shared accessway. Units 1-6 and 8-10 contain double-car garages. Unit 7 contains a single-car garage. A waste-truck turning bay is provided between units 6 and 7.
Site Coverage	2115.99m2 (47.54%)
Permeable Area	1642.69m2 (36.91%)
Garden Area	1631.26m2 (36.65%)
Landscaping	The proposed development incorporates generously sized setbacks that can accommodate additional canopy trees and understorey vegetation. A total of 39 new canopy trees are proposed to be planted across the Site, achieving a canopy coverage of 894.6m2 (20.1%). Refer to the accompanying landscape plan for full details of the proposed landscaping.
Maximum Height	10.3m (Unit 5)
Private Open Space	The proposal delivers POS and SPOS areas for each Unit as follows:

Unit	POS	SPOS
1	138m2	94.22m2
2	104m2	46.26m2
3	106m2	52m2
4	106m2	52m2
5	175m2	144m2

	6 | 110m2 | 89.8m2 7 | 129m2 | 80.80m2 8 | 106m2 | 52m2 9 | 106m2 | 52m2 10 | 165.4m2 | 150m2
Front Fence Height	A 1.0m high metal slat fence is proposed. An elevation of the fence is provided within the development plan set. The fence is of a contemporary design and fits within the overall architectural expression of the development proposal.

Table 2. Development Summary

1.3 Assessment Summary

The proposal has been assessed against the relevant provisions of the Macedon Ranges Planning Scheme.

We find that the proposal is suitably justified and deserves the support of Council for the following reasons:

- The proposal satisfies Clause 55 / Deemed to comply provisions.
- The proposal provides an acceptable level of on-site amenity and mitigates or avoids unreasonable off-site amenity impacts.

Our assessment is set out in the body of this report.

2 Site Context



Figure 1. Aerial image of the site (NearMap, 2025)



Figure 2. Site Context (NearMap, 2025)



Figure 3. General Residential *Zone* M*ap (VicPlan)*



Figure 4. Development Contributions Plan Overlay Map *(VicPlan)*

2.1 Physical Context

Area	4451 m2
Features	The site is located on the south side of Cherry Lane. It is rectangular in shape with a width of 36.88m and a depth of 120.7m. There is approximately 4.4m of fall from the south to the north of the site.
Current Conditions	The site currently contains a single-storey brick dwelling with a tile-hipped roof. The front and rear setbacks are generously sized

	containing lawn with trees and understorey vegetation. It features an open front boundary treatment.
Access	Access is via a concrete crossover located at the northeast corner of the site leading to a gravel driveway and double-car garage.
Easements	There are no easements affecting the property.

Table 3. Physical Context

2.2 Immediate Interfaces

Streetscape	 *Looking east on Cherry Lane* ● Formal footpath on south side of Cherry Lane. ● Grassed nature strips. ● Power poles/lines located on the south side of Cherry Lane.

North	 *32 Cherry Lane, Gisborne* • Single-storey brick dwelling with tiled roof. • Front setback containing lawn with small-sized trees. • Access is via two (2) concrete crossovers leading to gravel driveway. • Dense vegetation obscuring views of the dwelling from the street.
South	 *Vacant land* • Grassed area with understorey vegetation.

East	 *31 Cherry Lane, Gisborne* • Single-storey brick dwelling with tile pitched roof. • Generously sized front setback containing lawn with medium-large sized trees. • Low iron fence front boundary treatment. • Access is via a concrete crossover leading to driveway.
West	 *35 Cherry Lane, Gisborne* • Single-storey brick dwelling with tile-hipped roof. • Generously sized front setback containing lawn with medium-large sized trees. • Open front boundary treatment. • Access is via concrete crossover leading to gravel driveway.

Table 4. Immediate Interfaces

2.3 Surrounding Context

The site is located in convenient proximity to a number of local services and transport options including but not limited to:

Public Open Space	Gisborne Garden / 1.1km southwest Sankey Reserve / 1.1km southeast
Transport	Bus Route 73 / 210m west Gisborne Train Station / 2.5km north
Education	Swinburne Avenue Children's Centre / 200m west
Activity Centre	Gisborne Regional Centre / 1.4km south

Table 5. Surrounding Context

2.4 Policy and Zone

MPS	Clause 02.01 Context Clause 02.02 Vision Clause 02.03 Strategic Directions
PPF	Clause 11 Settlement Clause 15 Built Environment and Heritage Clause 16 Housing
Zone	Clause 32.08 General Residential Zone Schedule 1 to Clause 32.08 General Residential Zone
Overlay	Clause 45.06 Development Contributions Plan Overlay Schedule 2 to Clause 45.06 Development Contributions Plan Overlay
PPTN	No.
Particular Provisions	Clause 52.06 Car Parking Clause 52.37 Canopy Trees Clause 53.18 Stormwater Management in Urban Development

Table 6. Policy and Zone Summary

2.5 Development Controls

2.6.1 General Residential Zone

Zone	Clause 32.08 General Residential Zone
Schedule	Schedule 1 to Clause 32.08 General Residential Zone
Triggers	Construction of ten (10) dwellings on a lot.

Table 7. Zone Requirements

3 Assessment

3.1 General Residential Zone Assessment

Purpose	The purpose of this zone is as follows: • *To implement the Municipal Planning Strategy and the Planning Policy Framework.* • *To encourage development that is responsive to the neighbourhood character of the area.* • *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.* • *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
Garden Area	Above 650 sqm: 35% Proposed Garden Area: 35.94%
Height	Allowable Maximum Building Height: 11m / 3-storeys Proposed Maximum Building Height: 10.3m / 2-storeys

Table 8. General Residential Zone Assessment

Proposal Response:

The proposal complies with the mandatory provisions of the zone.

3.2 Particular Provisions Assessment

Clause 52.06 'Car Parking'	The Site is in Category 1 for the purpose of car parking provision.

	The statutory parking requirement is 1.2 car spaces per dwelling. At 10 dwellings, this equates to 12 car spaces required. The proposal provides 19 car spaces. The proposed development complies with the design standards outlined in Clause 52.06-9. The accessways provided to the dwelling have appropriate dimensions to enable efficient use and management. The car spaces provided comply with the minimum requirements of the standard.
Clause 52.37 Canopy Trees	There are no canopy trees on Site that require planning permission to remove. All trees that could be considered canopy trees, are not considered 'boundary canopy trees' and therefore there is no permit requirement for their removal as part of this Clause 55 application.
Clause 53.18 'Stormwater Management in Urban Development'	36.25% of the Site is permeable in excess of the 20% minimum required. Stormwater will be managed in accordance with the Standards set out in Clause 53.18. The accompanying stormwater report prepared by Intrax will demonstrate detailed compliance with Clause 53.18.

Table 9. Particular Provisions

4 Conclusion

The proposal satisfies the relevant provisions of the Macedon Ranges Planning Scheme.

The purposes of the General Residential Zone (GRZ1) have been met.

The proposal performs well when assessed against Clause 55.

There are no planning reasons that preclude Council from issuing a planning permit.

Three Thirds Group Pty Ltd

Appendix A: Clause 55 Assessment

Clause	Standard	Compliance
55.01-1: Site Description	-	Complies
55.01-2: Design Response	-	Complies
55.02-1: Street setback	B2-1	Complies
55.02-2: Building height	B2-2	Complies
55.02-3: Side and rear setbacks	B2-3	Complies
55.02-4: Walls on boundaries	B2-4	Complies
55.02-5: Site coverage	B2-5	Complies
55.02-6: Access	B2-6	Complies
55.02-7: Tree canopy	B2-7	Complies
55.02-8: Front fences	B2.8	N/A
55.03-1: Dwelling diversity	B3-1	N/A
55.03-2: Parking location	B3-2	Complies
55.03-3: Street integration	B3-3	Complies
55.03-4: Entry	B3-4	Complies
55.03-5: Private open space	B3-5	Complies
55.03-6: Solar access to Open Space	B3-6	Complies
55.03-7: Functional layout	B3-7	Complies
55.03-8: Room Depth	B3-8	Complies
55.03-9: Daylight to new windows	B3-9	Complies
55.03-10: Natural ventilation	B3-10	Complies
55.03-11: Storage	B3-11	Complies
55.03-12: Accessibility for apartment developments	B3-12	N/A
55.04-1: Daylight to existing windows	B4-1	Complies
55.04-2: Existing north-facing windows	B4-2	Complies
55.04-3: Overshadowing secluded open space	B4-3	Complies
55.04-4: Overlooking	B4-4	Complies
55.04-5: Internal views	B4-5	Complies
55.05-1: Permeability and stormwater management	B5-1	Complies
55.05-2: Overshadowing domestic solar energy	B5-2	Complies
55.05-3: Rooftop solar energy generation area	B5-3	Complies
55.05-4: Solar protection of new north-facing windows	B5-4	Complies
55.05-5: Waste and recycling	B5-5	Complies
55.05-6: Noise impacts	B5-6	Complies
55.05-7: Energy efficiency for apartments	B5-7	N/A

Clause 55.02 Neighbourhood Character

55.02-1: Street Setback Objective	
To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	
STANDARD B2-1	**COMPLIES**
Walls of buildings are set back from streets: At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	The proposal has a minimum street setback of 6m. The Unit 1 portico height is 3.5m. The Unit 6 portico height is 3.57m. The porches do not encroach more than 2.5m into the setbacks of this Standard, and are less than 3.6m in height. The proposal complies with Standard B2-1.

55.02-2: Building Height Objective	
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	
STANDARD B2-2	**COMPLIES**
The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section	The maximum height of the development is 10.3m meters (Unit 5). This is below the maximum building height of 11m per the GRZ. The proposal complies with Standard B2-2.

wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.	

55.02-3: Side and Rear Setbacks Objective	
To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	
STANDARD B2-3 A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: • B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6	**COMPLIES** The proposal complies with Standard B2-3. <u>Unit 1</u> Unit 1 Unit 2 Unit 3 Unit 4

Unit 1

	Setback Required	Setback Proposed
GF east side	1m	1.3m
FF east side (bed 2)	1.85m	2.8m
FF east (bed 4)	1.85m	4.76m

Unit 2

	Setback Required	Setback Proposed
GF east side	1m	1.3m

Unit 3

	Setback Required	Setback Proposed
GF east side	1m	2m
FF east side	1.66m	3.475m

metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.

	Setback Required	Setback Proposed
GF east side	1m	2m
FF east side	1.54m	3.475m

Unit 5

	Setback Required	Setback Proposed
GF east side (living)	1m	2m
GF south side (dining)	1m	4m
FF east side (bed 2)	1.7m	3.475m
FF south side (bed 3)	1.66m	4.11m

Unit 6

	Setback Required	Setback Proposed
GF west side (living)	1m	1.3m
FF west side (bed 2)	1.79m	2.8m
FF west side (bed 5)	1.79m	4.76m

Unit 7

	Setback Required	Setback Proposed
GF west side	1m	2m

(living)		

Unit 8

	Setback Required	Setback Proposed
GF west side	1m	2m
FF west side	1.91m	3.48m

Unit 9

	Setback Required	Setback Proposed
GF west side	1.14m	2m
FF west side	2.048m	3.475m

Unit 10

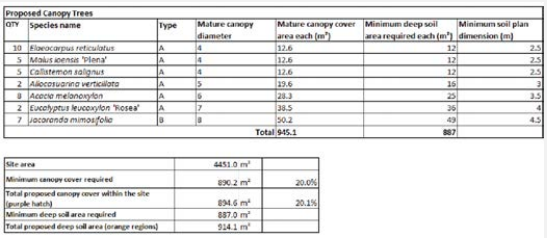
	Setback Required	Setback Proposed
GF west side (living)	1.12m	2m
GF south side (dining)	1.13m	4m
FF west side (bed 2)	2.048m	3.475m
FF south side (bed 3)	2.07m	4.73m

55.02-4: Walls on Boundaries Objective	
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	
STANDARD B2-4 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	**COMPLIES** There are no walls proposed on boundaries. The proposal complies with Standard B2-4.

55.02-5: Site Coverage Objective	
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	
STANDARD B2-5 The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to the zone; or • If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.	**COMPLIES** 48.18% of the Site is covered by buildings. This is below the maximum 65% area allowed in the GRZ. The proposal complies with Standard B2-5.

55.02-6: Access Objective	
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	
STANDARD B2-6 The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33 per cent of the street frontage; or • 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach	**COMPLIES** The frontage width is 36.88m. 12.17m may be occupied by accessways. The proposed accessway width is 6m. There are no street trees in front of the Site. The proposal complies with Standard B2-6.

the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	

55.02-7: Tree Canopy Objectives	
To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.	
STANDARD B2-7 Provide a minimum canopy cover as specified in Table B2-7.1. • 1000sqm or less: 10% canopy coverage • More than 1000sqm: 20% canopy coverage. Existing trees to be retained meet all of the following: • Has a height of at least 5 metres, • Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, • Has a trunk that is located at least 4 metres from proposed buildings. The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover. Provide at least one new or retained tree in the front setback and the rear setback.	**COMPLIES** The Site has an area of 4451m2, which requires a canopy coverage of 890.2m2. A landscape plan with tree canopy plan has been prepared and accompanies this application. The Site proposes 39 new canopy trees across the Site, with a total canopy coverage (within the Site's boundaries) of 894.6m2.  Each tree is located within a compliant quantum of deep soil. The proposal complies with the objective of standard B2-7.

Proposed Canopy Trees

QTY	Species name	Type	Mature canopy diameter	Mature canopy cover area each (m²)	Minimum deep soil area required each (m²)	Minimum soil plan dimension (m)
10	*Elaeocarpus reticulatus*	A	4	12.6	12	2.5
5	*Malus ioensis 'Plena'*	A	4	12.6	12	2.5
5	*Callistemon salignus*	A	4	12.6	12	2.5
2	*Allocasuarina verticillata*	A	5	19.6	16	3
8	*Acacia melanoxylon*	A	6	28.3	25	3.5
2	*Eucalyptus leucoxylon 'Rosea'*	A	7	38.5	36	4
7	*Jacaranda mimosifolia*	B	8	50.2	49	4.5
				Total 945.1	887	

Site area	4451.0 m²	
Minimum canopy cover required	890.2 m²	20.0%
Total proposed canopy cover within the site (purple hatch)	894.6 m²	20.1%
Minimum deep soil area required	887.0 m²	
Total proposed deep soil area (orange regions)	914.1 m²	

Trees are located in either: • An area of deep soil as specified in Table B2-7.2; or • A planter as specified in Table B2-7.2. Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.	

55.02-8: Front Fences Objective	
To encourage front fence design that responds to the existing or preferred neighbourhood character.	
STANDARD B2-8 A front fence within 3 metres of a street is: • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.	**COMPLIES** A 1.0m high metal slat front fence is proposed. There is no height specified in a schedule to the zone, therefore the maximum allowable front fence height is 1.5m

55.03-1: Dwelling Diversity Objective	
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	
STANDARD B3-1 Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and	**COMPLIES** 10 dwellings are proposed. Unit 7 is a two bedroom, single storey dwelling that provides all essential amenity at ground floor.

wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	Unit 2 is a three bedroom, single storey dwelling that provides all essential amenity at ground floor. The proposal complies wth Standard B3-1.

55.03-2: Parking Location Objective	
To minimise the impact of vehicular noise within developments on residents.	
STANDARD B3-2 Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	**COMPLIES** Habitable room windows are setback appropriately from the shared accessway. The minimum habitable room window setback at ground floor where there is no fence is 1.5m. Where the setback is closer (Dwelling 1 and Dwelling 6), there is a solid fence of 1.8m height between the accessway and the window. The proposal complies with standard B3-2.

55.03-3: Street Integration Objective	
To integrate the layout of development with the street to support the safety and amenity of residents.	

STANDARD B3-3
 	
Where a development fronts a street, a vehicle accessway or abuts public open space:
● Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.
● The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.
 	
Lighting is provided to all external accessways and paths.
 	
Mailboxes are provided for each dwelling and can be communally located.
	COMPLIES
	
	Units 1 and 6 front the street and comply with the objective through:
	- Habitable room windows that provide direct views of:
	  - The street
	  - The accessways
	- The total cumulative width of all site services takes up less than 20 per cent of the width of the frontage. The combined width of the fire hydrant box and the meter & mail box is 1.73m. 20% of the frontage width equates to 7.37m.
	- The meters are contained within a meter box that screens them from view to the street.
	- Lighting will be provided to the paths.
	- A shared mailbox is provided within the frontage.
	
	The proposal complies with Standard B3-3.

55.03-4: Entry Objective
To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.

STANDARD B3-4	COMPLIES
Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings Each dwelling and each residential building has a ground level entry door that: • Has a direct line of sight from a street, accessway or shared walkway. • Is not accessed through a garage. • Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.	Each dwelling has a ground level entry door with direct line of sight from the street, and their respective accessways. Each Unit provides a porch visible from a shared walkway. Porticos are provided as follows: <u>Unit 1:</u> Visible from the streetscape. Minimum dimension of 1.2m and area of 1.92m2 <u>Unit 2:</u> Visible from the internal accessway. Area of at least 2.9m2 with minimum dimension of 1.32m. <u>Unit 3:</u> Visible from the internal accessway. Area of at least 2.4m2 with minimum dimension of 1.5m. <u>Unit 4:</u> Visible from the internal accessway. Area of at least 2.4m2 with minimum dimension of 1.5m. <u>Unit 5:</u> Visible from the internal accessway. Area of at least 7.14m2 with minimum dimension of 1.7m. <u>Unit 6:</u> Visible from Cherry Lane. Area of 1.86m2 with minimum dimension of 1.2m. <u>Unit 7:</u> Visible from the internal accessway. Area of at least 2.4m2 with minimum dimension of 1.2m. <u>Unit 8:</u> Visible from the internal accessway. Area of at least 2.4m2 with minimum dimension of 1.5m. <u>Unit 9:</u> Visible from the internal accessway. Area of at least 2.4m2 with minimum dimension of 1.5m. <u>Unit 10:</u>

	Visible from the internal accessway. Area of at least 2.76m2 with minimum dimension of 1.2m.

55.03-5: Private Open Space Objectives	
To provide adequate private open space for the reasonable recreation and service needs of residents.	
STANDARD B3-5 A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of: • An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or • A balcony with at least the area and dimensions specified in Table B3-5; or • An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or • An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;	**COMPLIES** Each dwelling is provided with a compliant quantum of secluded private open space: <u>Unit 1:</u> 110.2m2 with a minimum dimension of 3m. <u>Unit 2:</u> 46.26m2 with a minimum dimension of 3m. <u>Unit 3:</u> 52m2 with a minimum dimension of 3m. <u>Unit 4:</u> 52m2 with a minimum dimension of 3m. <u>Unit 5:</u> 144m2 with a minimum dimension of 3m. <u>Unit 6:</u> 96m2 with a minimum dimension of 3m. <u>Unit 7:</u> 94m2 with a minimum dimension of 3m. <u>Unit 8:</u> 52m2 with a minimum dimension of 3m. <u>Unit 9:</u> 52m2 with a minimum dimension of 3m. <u>Unit 10:</u> 150m2 with a minimum dimension of 3m. Clothes drying areas are provided for each dwelling.

• The area and dimensions specified in the schedule must be 25 square metres or less; and • The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.	The proposal complies with Standard B3-5.

55.03-6: Solar Access To Open Space Objective

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

STANDARD B3-6

The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.

COMPLIES

The south boundary SPOS setbacks are as follows (for relevant dwellings):

Unit 1

North Wall Height	Setback Required	SPOS Setback Provided
3.36m (GF)	5.02m	10.0m
6.42m (FF)	7.78m	10.81m

Unit 3

North Wall Height	Setback Required	SPOS Setback Provided

3.22m	4.9m	8.09m

Unit 4

North Wall Height	Setback Required	SPOS Setback Provided
2.7m (GF)	4.43m	8.09m
5.82m (FF)	7.15m	9.7m

Unit 5

North Wall Height	Setback Required	SPOS Setback Provided
2.23m (GF)	4m	8.33m
5.42m (FF)	6.88m	9.7m

Unit 6

North Wall Height	Setback Required	SPOS Setback Provided
3.1m (GF)	4.8m	10m
6.23m (FF)	7.61m	10.81m

Unit 7

North Wall Height	Setback Required	SPOS Setback Provided
3.1m (GF)	4.8m	18m
6.23m (FF)	7.61m	18.8m

Unit 8

North Wall Height	Setback Required	SPOS Setback Provided
3m	4.7m	7.59m

Unit 9

North Wall Height	Setback Required	SPOS Setback Provided
3.6m (GF)	5.25m	8.09m
6.64m (FF)	7.97m	9.7m

Unit 10

North Wall Height	Setback Required	SPOS Setback Provided
4.08m (GF)	5.67m	8.09m
7.09m (FF)	8.38m	9.7m

The proposal complies with Standard B3-6

55.03-7: Functional Layout Objective

To ensure dwellings provide functional areas that meet the needs of residents.

STANDARD B3-7

Bedrooms:

- Meet the minimum internal room dimensions specified in Table B3-7.1; and
- Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimension specified in Table B3-7.2.

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 metres
2 or more bedroom dwelling	3.6 metres	12 metres

COMPLIES

Unit 1

Room	Width	Depth	Area (wardrobe/ living)
Access Bed 1	3.5m	4.7m	2.8m2 (WIR)
Bed 2	4.2m	3.8m	3.3m2 (WIR)
M. Bed 2	4.3m	3.9m	4.29m2 (WIR)
Bed 4	3.5m	3.3m	1.68m2 (BIR)
Bed 5	3.4m	3.3m	1.19m2 (WIR)
Living Room	8.5m	6.6m	56.95m2

Unit 2

Room	Width	Depth	Area
M. Bed 1	4.6m	4m	2.88m2 (WIR)
Bed 2	4m	3.3m	1.75m2 (BIR)
Bed 3	4m	3.4m	3.19m2 (WIR)
Living Room	6.2m	5.7m	35.34m2

Units 3-4

Room	Width	Depth	Area

M. Bed 1	5m	3.8m	1.5m2 (BIR)
M. Bed 2	5.5m	4.5m	6m2 (WIR)
Bed 3	4m	3.6m	3.23m2 (WIR)
Bed 4	4m	3.6m	3.23m2 (WIR)
Living Room	6.2m	5.8m	35.96m2

Unit 5

Room	**Width**	**Depth**	**Area**
M. Bed 1	4.2m	3.9m	2.88m2 (WIR)
M. Bed 2	5.5m	4.5m	7.8m2 (WIR)
Bed 3	4.1m	3.7m	1.53m2 (BIR)
Bed 4	3.8m	3.7m	1.28m2 (BIR)
Living	6.2m	5.7m	35.34m2

Unit 6

Room	**Width**	**Depth**	**Area**
Access Bed 1	3.5m	4.7m	2.88m2 (WIR)
Bed 2	4.2m	3.8m	3.3m2 (WIR)
M. Bed 2	4.3m	3.9m	3.9m2 (WIR)
Bed 4	3.5m	3.3m	1.68m2

Bed 5	3.4m	3.3m	1.19m2
Living	8m	6m	48m2

Unit 7

Room	Width	Depth	Area
M. Bed 1	4.1m	3.7m	1.54m2 (WIR)
Bed 2	4m	3.6m	1.4m2 (BIR)
Living	5.8m	5.4m	31.32m2

Units 8-9

Room	Width	Depth	Area
M. Bed 1	5m	3.8m	1.5m2 (BIR)
M. Bed 2	5.5m	4.5m	6m2 (WIR)
Bed 3	4m	3.6m	3.23m2 (WIR)
Bed 4	4m	3.6m	3.23m2 (WIR)
Living	6.2m	5.8m	35.96m2

Unit 10

Room	Width	Depth	Area
M. Bed 1	4.2m	3.8m	1.34m2 (BIR)
M. Bed 2	5.5m	4.5m	5.28m2 (WIR)
Bed 3	4m	3.6m	3.23m2

	Bed 4	4m	3.6m	3.23m2
	Living	6.2m	5.9m	36.58m2

Internal habitable spaces are well-appointed and provide for commodious outcomes for future occupants.

The proposal complies with Standard B3-7

55.03-8: Room Depth Objective	
To allow adequate daylight into single aspect habitable rooms.	
STANDARD B3-8 The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ● The room combines the living area, dining area and kitchen; and ● The kitchen is located furthest from the window; and ● The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and ● An overhang extends no more than 2m beyond the	**COMPLIES** The open-plan kitchen, living and dining areas are dual aspect. <u>Ground Floor</u> Minimum floor to ceiling height is 3m, this allows a single aspect room to have a depth of 7.5m. The deepest single-aspect room at ground floor is 4.5m which complies. (MB1 - Unit 4, 8, 9) <u>First Floor:</u> Minimum floor-to-ceiling height is 2.7m, this allows a single aspect room depth of 6.75m. The maximum depth of a single-aspect habitable room is 5.5m which complies (MB2 - Unit 3, 4, 5, 10, 9, 8). The proposal complies with Standard B3-8.

window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	

55.03-9: Daylight to New Windows Objective	
To allow adequate daylight into new habitable room windows.	
STANDARD B3-9 Dwelling (other than a dwelling in or forming part of an apartment development): A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.	**COMPLIES** New windows are located in external walls. The windows face outdoor clear spaces with light courts in excess of the requirements of the Standard. The proposal complies with Standard B3-9.

55.03-10: Natural Ventilation Objectives
To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.	
STANDARD B3-10 Dwelling (other than a dwelling in or forming part of an apartment development): Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	**COMPLIES** The dwellings are naturally ventilated in accordance with the standard. Breeze paths are provided for each Unit at each floor, compliant with the Standard. Refer to Breeze Path diagrams provided on TP13 of the town planning drawings.

55.03-11: Storage Objective	
To provide adequate storage facilities for each dwelling.	
STANDARD B3-11 Dwelling (other than a dwelling in or forming part of an apartment development): Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.	**COMPLIES** Each dwelling is provided with 6m3 storage space. The proposal complies with Standard B3-11.

55.03-12 Accessibility for Apartment Developments Objective
To ensure the design of dwellings meets the needs of people with limited mobility.

STANDARD B3-12 At least 50 per cent of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.	**N/A**

55.04-1: Daylight to Existing Windows Objective	
To allow adequate daylight into existing habitable room windows.	
STANDARD B4-1 Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing	**COMPLIES** The proposal is set back from existing windows in accordance with the requirements of the standard. Existing habitable room windows are provided with areas clear to the sky in excess of 3m2 and with a minimum dimension of more than 1m. <u>No.31 Cherry Lane</u> No.31 includes habitable windows facing the Site, setback 1.4m from the common boundary. These windows are adjacent to Unit 4.

window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	At ground floor, Unit 4's wall height is a maximum of 2.5m from NGL, requiring a setback to the window of 1.25m. A setback of 3.4m is proposed. At first floor, Unit 4's wall height is a maximum of 5.42m, requiring a setback to the window of 2.705m. A setback of 4.875m is proposed. The proposal complies with Standard B4-1.

55.04-2: Existing north-facing windows objective	
To allow adequate solar access to existing north-facing habitable room windows.	
STANDARD B4-2 Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: ● A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. ● For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees	**COMPLIES / NOT APPLICABLE** There are no existing north facing habitable room windows within 3 metres to consider.

west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	

55.04-3: Overshadowing Secluded Open Space Objective	
To ensure buildings do not significantly overshadow existing secluded private open space.	
STANDARD B4-3 The area of secluded private open space that is not overshadowed by the new development is greater than: • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.	**COMPLIES** Overshadowing is managed in accordance with the Standard. The proposal complies with Standard B4-3.

55.04-4: Overlooking Objective	
To limit views into existing secluded private open space and habitable room windows.	
STANDARD B4-4 In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level	**COMPLIES** Bedroom windows are not considered under the Standard. All first floor windows with overlooking potential have sill heights of 1.7m above FFL. Ground floor overlooking is managed by way of boundary fencing at a minimum height of 1.8m. Units 8, 9, and 10 are provided with ground-floor window screening to ensure compliance is achieved with the standard. The proposal complies with Standard B4-4.

and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	

55.04-5: Internal Views Objective	
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	
STANDARD B4-5 In Clause 55.04-5 a habitable room does not include a bedroom.	**COMPLIES** The dwellings do not allow for direct views into habitable rooms or SPOS areas within the development.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.	Views from the balcony of Unit 5 to the SPOS of Unit 10 are blocked by the proposed 1.8m high internal SPOS fence. The proposal complies with Standard B4-5.

55.05-1: Permeability and Stormwater Management Objective
To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	
STANDARD B5-1 The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to: ● Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: ○ Suspended solids 80% reduction in mean annual load. ○ Total phosphorus and Total Nitrogen 45% reduction in mean annual load. ○ Litter 70% reduction of mean annual load. *Note:* *A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the*	**COMPLIES** 36.91% of the Site is permeable. The proposal complies with Standard B5-1.

performance objectives for stormwater quality are met. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	

55.05-2: Overshadowing Domestic Solar Energy Systems Objective	
To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	
STANDARD B5-2	**COMPLIES**
Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	Existing solar panels are located at No. 31 Cherry Lane. The proposal is set back in accordance with the Standard. The proposal complies with Standard B5-2

55.05-3: Rooftop Solar Energy Generation Objective
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

STANDARD B5-3	COMPLIES
In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction • (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements. **1 bedroom dwelling: 15sqm** **2 or 3 bedroom dwelling: 26sqm** **4 bedroom dwelling: 34sqm**	All units are provided with roof space capable of accommodating rooftop solar systems. Unit 1 (5 bed): 34m2. Complies Unit 2 (3 bed): 27.2m2. Complies Unit 3 (4 bed): 34m2. Complies Unit 4 (4 bed): 34m2. Complies Unit 5 (4 bed): 34m2. Complies Unit 6 (5 bed): 34m2. Complies Unit 7 (2 bed): 27.2m2. Complies Unit 8 (4 bed): 34m2. Complies Unit 9 (4 bed): 34m2. Complies Unit 10 (4 bed): 34m2. Complies The rooftop maintains excellent solar access and is designed to accommodate the future installation of a solar energy system. The proposal complies with Standard B5-3.

55.05-4: Solar Protection to New North-Facing Windows Objective
To encourage external shading of north facing windows to minimise summer heat gain.

STANDARD B5-4	COMPLIES
North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	All north facing windows are shaded by eaves. Ground Floor All ground floor north-facing windows are dimensioned. The minimum height dimension of 1.993m requires a depth of 0.49m. 0.5m eaves are provided. The maximum height dimension of 2.4m requires a depth of 0.6m. 0.6m shading devices are provided. First Floor All first floor windows have a maximum window height of 1.314m. The minimum depth required for eaves at first floor is 0.328m. All first floor eaves have a horizontal depth of 0.45m. The proposal complies with Standard B5-4.

55.05-5: Waste and Recycling Objective	
To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.	
STANDARD B5-5	**COMPLIES**
Dwelling (other than a dwelling in or forming part of an apartment development) The development includes an individual bin storage area for each dwelling, or a shared bin storage	Individual bin storage areas are provided to each dwelling and comply with the minimum area and dimensions of the Standard. Private waste collection is proposed, as detailed in the accompanying Waste Management Plan.

area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.  If the development includes a shared bin storage area: ● The shared bin storage area: ○ Is located within 40 metres of a kerbside collection point. ○ Includes a tap for bin washing. ● There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.	Private waste collection is functional, and will be carried out internally by way of a Medium Rigid Vehicle. Refer to the WMP for fulsome waste assessment and detail regarding the proposed waste storage and collection methods. The proposal complies with Standard B5-5.

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

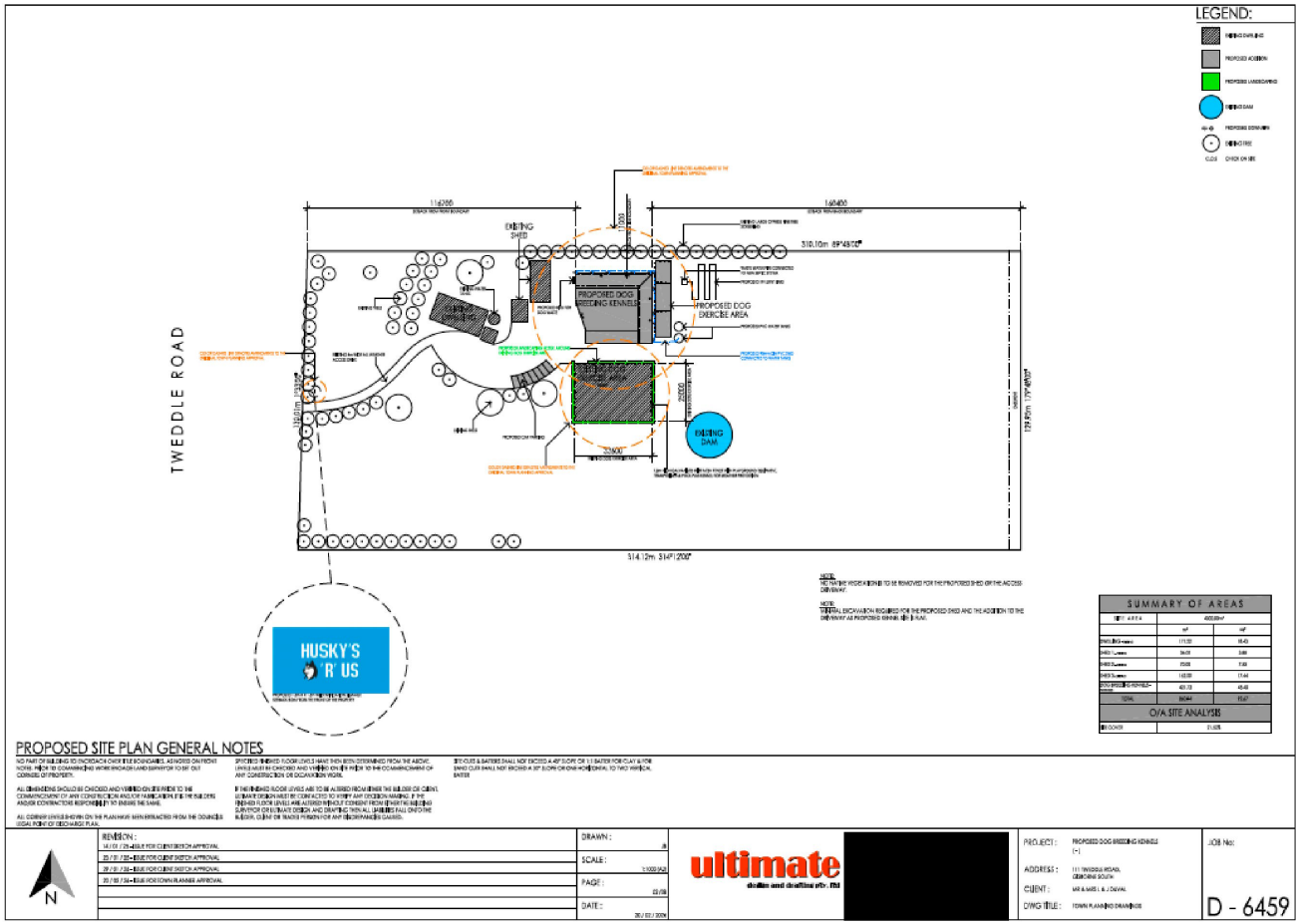
55.05-6: Noise Impacts Objective	
To minimise the impact of mechanical plant noise located in the development.	
STANDARD B5-6	**COMPLIES**
Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or	All dwelling services are located at ground floor, with solid visual barriers blocking line of sight to sensitive rooms.

existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.	

55.05-7: Energy Efficiency for Apartment Developments Objective	
To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	
STANDARD B5-7 Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.	**N/A**

Management Plan
Huskysrus – 111 Tweddle Road, South Gisborne

Attachment A – Site Plan



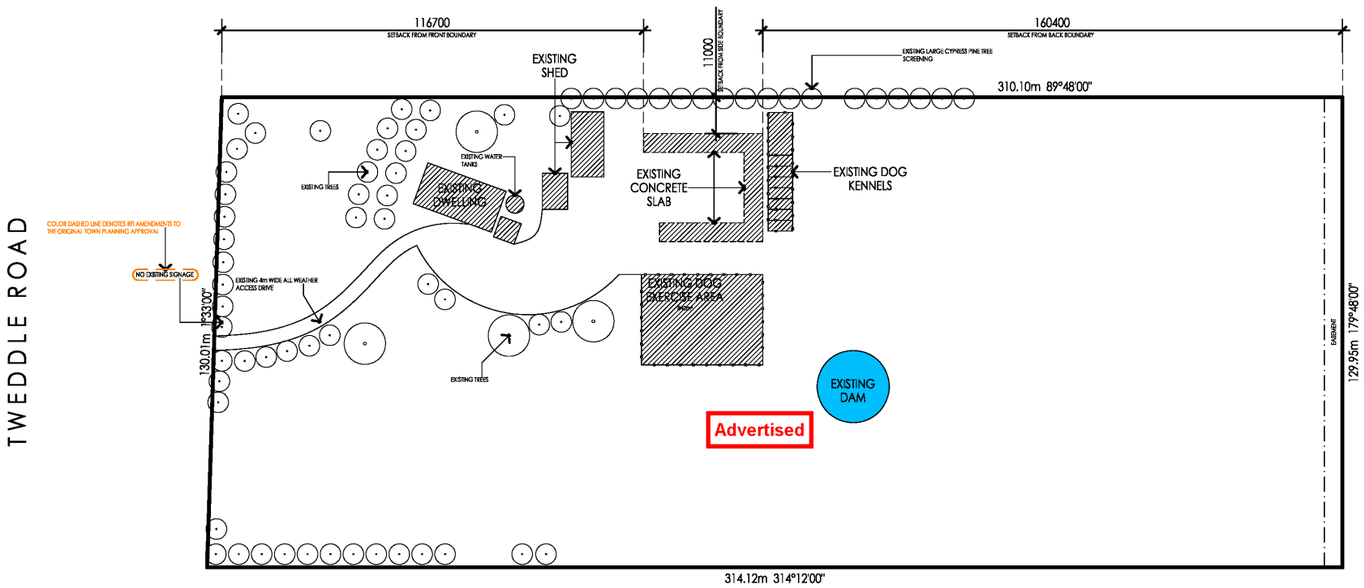
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PROPOSED WORK @ 111 TWEDDLE ROAD, GISBORNE SOUTH

LEGEND:
- EXISTING DWELLING
- EXISTING DAM
- EXISTING TREE
- C.O.S CHECK ON SITE



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ARCHITECTURAL DRAWINGS CONTENTS	
DRAWING No.	DRAWING TITLE
1	
2	PROPOSED SITE PLAN
3	PROPOSED SETOUT PLAN @ 1:1000
4	PROPOSED SETOUT PLAN @ 1:200
5	PROPOSED ROOF PLAN
6	PROPOSED GROUND FLOOR PLAN
7	PROPOSED ELEVATION - (01 OF 02)
8	PROPOSED ELEVATION - (02 OF 02)

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SUMMARY OF AREAS		
SITE AREA	4000.00m²	
	m²	m²
DWELLING - EXISTING	171.22	18.43
SHED 1 - EXISTING	36.00	3.88
SHED 2 - EXISTING	70.00	7.53
SHED 3 - EXISTING	162.00	17.44
TOTAL	439.22	47.28
O/A SITE ANALYSIS		
SITE COVER	10.98%	

PROPOSED SITE PLAN GENERAL NOTES

NO PART OF BUILDING TO ENCROACH OVER TITLE BOUNDARIES, AS NOTED ON FRONT NOTES. PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR FABRICATION. IT IS THE BUILDERS AND/OR CONTRACTORS RESPONSIBILITY TO ENSURE THE SAME.

ALL CORNER LEVELS SHOWN ON THE PLAN HAVE BEEN EXTRACTED FROM THE COUNCILS LEGAL POINT OF DISCHARGE PLAN.

SPECIFIED FINISHED FLOOR LEVELS HAVE THEN BEEN DETERMINED FROM THE ABOVE. LEVELS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORK.

IF THE FINISHED FLOOR LEVELS ARE TO BE ALTERED FROM EITHER THE BUILDER OR CLIENT, ULTIMATE DESIGN MUST BE CONTACTED TO VERIFY ANY DECISION MAKING. IF THE FINISHED FLOOR LEVELS ARE ALTERED WITHOUT CONSENT FROM EITHER THE BUILDING SURVEYOR OR ULTIMATE DESIGN AND DRAFTING THEN ALL LIABILITIES FALL ONTO THE BUILDER, CLIENT OR TRADES PERSON FOR ANY DISCREPANCIES CAUSED.

SITE CUTS & BATTERS SHALL NOT EXCEED A 45° SLOPE OR 1:1 BATTER FOR CLAY & FOR SAND CUTS SHALL NOT EXCEED A 30° SLOPE OR ONE HORIZONTAL TO TWO VERTICAL BATTER

N

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- 23 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL
- 29 / 01 / 26 - ISSUE FOR CLIENT SKETCH APPROVAL
- 20 / 02 / 26 - ISSUE FOR TOWN PLANNER APPROVAL
- 01 / 07 / 26 - ISSUE FOR TOWN PLANNER RFI APPROVAL

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SCALE : 1:1000 (A2)
PAGE : 01/08
DATE : 01 / 07 / 2026

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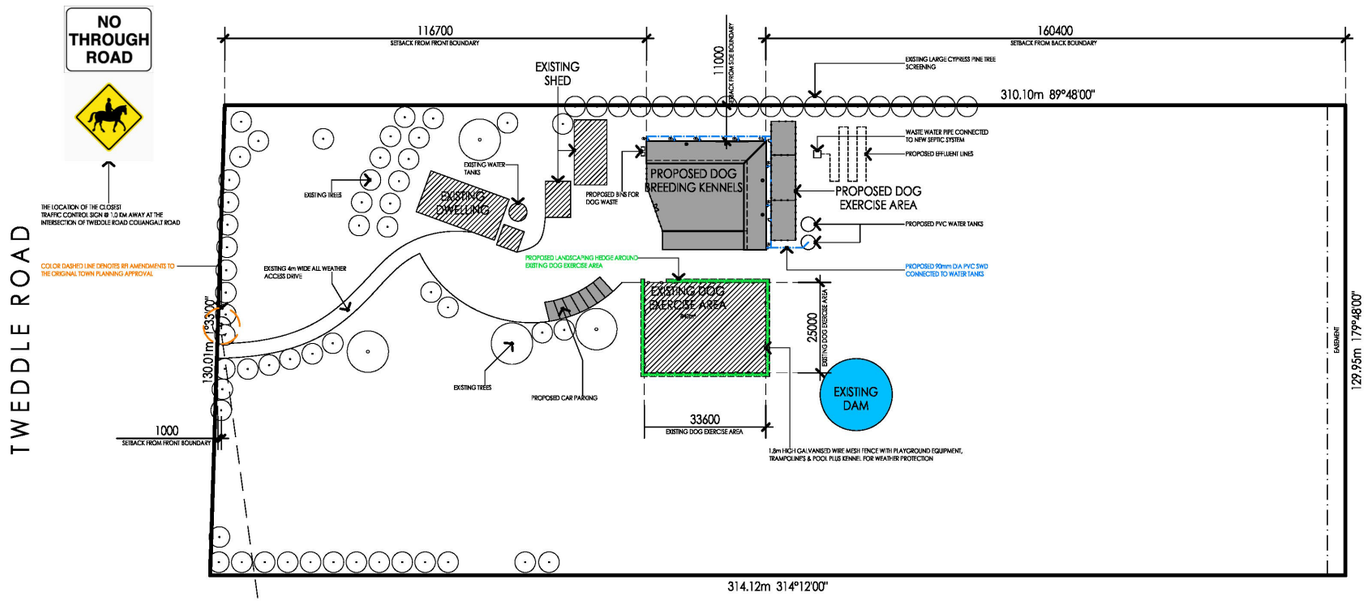
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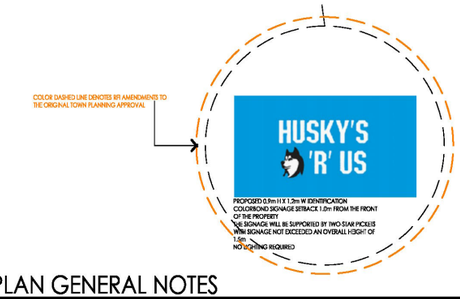
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LEGEND:
- EXISTING DWELLING
- PROPOSED ADDITION
- PROPOSED LANDSCAPING
- EXISTING DAM
- PROPOSED DOWNPIPE
- EXISTING TREE
- C.O.S CHECK ON SITE





NOTE:
NO NATIVE VEGETATION IS TO BE REMOVED FOR THE PROPOSED SHED OR THE ACCESS DRIVEWAY.

NOTE:
MINIMAL EXCAVATION REQUIRED FOR THE PROPOSED SHED AND THE ADDITION TO THE DRIVEWAY AS PROPOSED KENNEL SITE IS FLAT.

SUMMARY OF AREAS		
SITE AREA	4000.00m²	
	m²	sq²
DWELLING - EXISTING	171.22	18.43
SHED 1 - EXISTING	36.00	3.88
SHED 2 - EXISTING	70.00	7.53
SHED 3 - EXISTING	162.00	17.44
DOG BREEDING KENNELS - PROPOSED	421.72	45.40
TOTAL	860.94	92.67
O/A SITE ANALYSIS		
SITE COVER	21.52%	

PROPOSED SITE PLAN GENERAL NOTES

NO PART OF BUILDING TO ENCROACH OVER TITLE BOUNDARIES, AS NOTED ON FRONT NOTES. PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

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SITE CUTS & BATTERS SHALL NOT EXCEED A 45° SLOPE OR 1:1 BATTER FOR CLAY & FOR SAND CUTS SHALL NOT EXCEED A 30° SLOPE OR ONE HORIZONTAL TO TWO VERTICAL BATTER

N

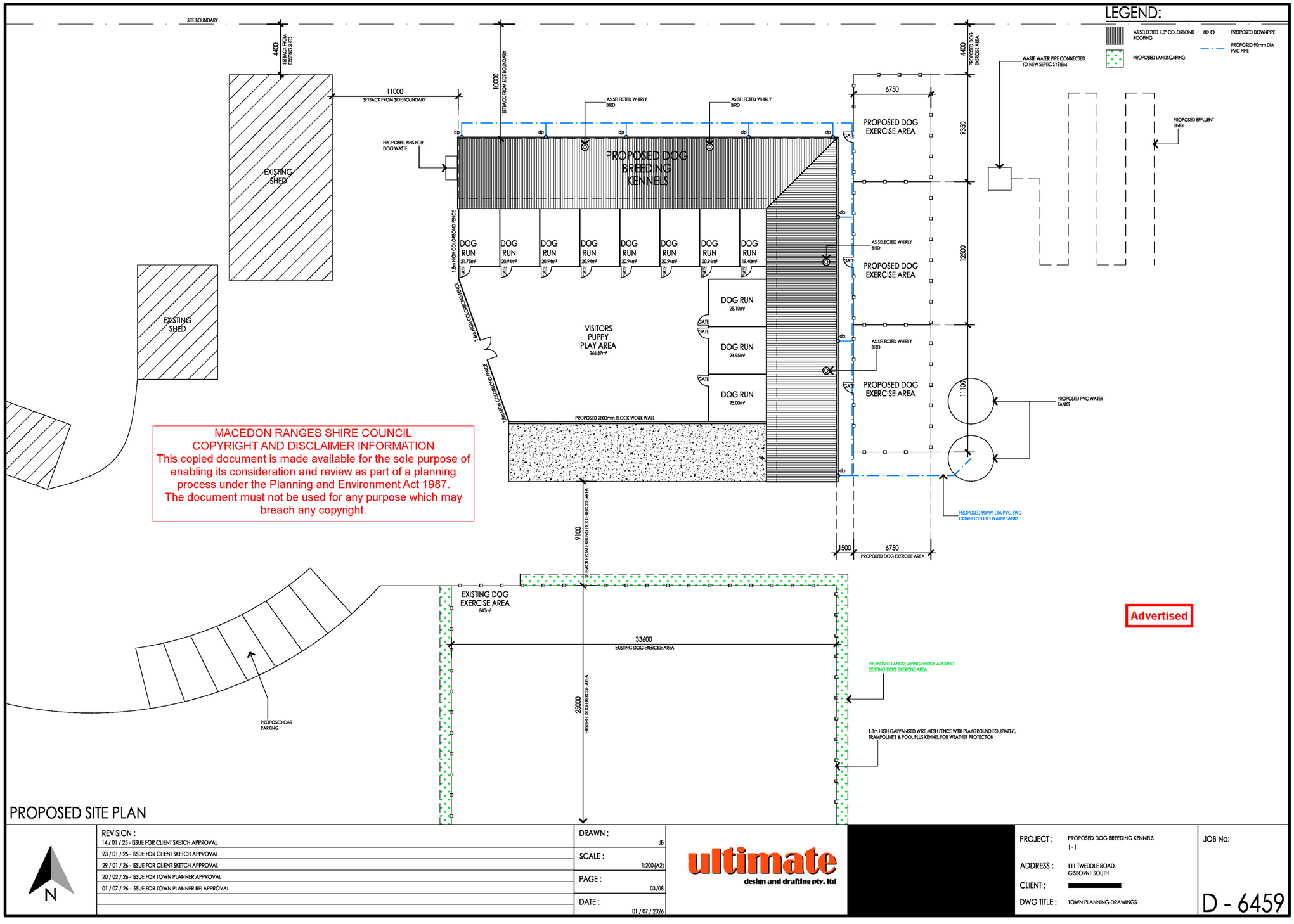
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- 29 / 01 / 26 - ISSUE FOR CLIENT SKETCH APPROVAL
- 20 / 02 / 26 - ISSUE FOR TOWN PLANNER APPROVAL
- 01 / 07 / 26 - ISSUE FOR TOWN PLANNER RFI APPROVAL

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PAGE : 02/08
DATE : 01 / 07 / 2026

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PROJECT : PROPOSED DOG BREEDING KENNELS (-)
ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH
CLIENT : [redacted]
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PROPOSED SITE PLAN

N

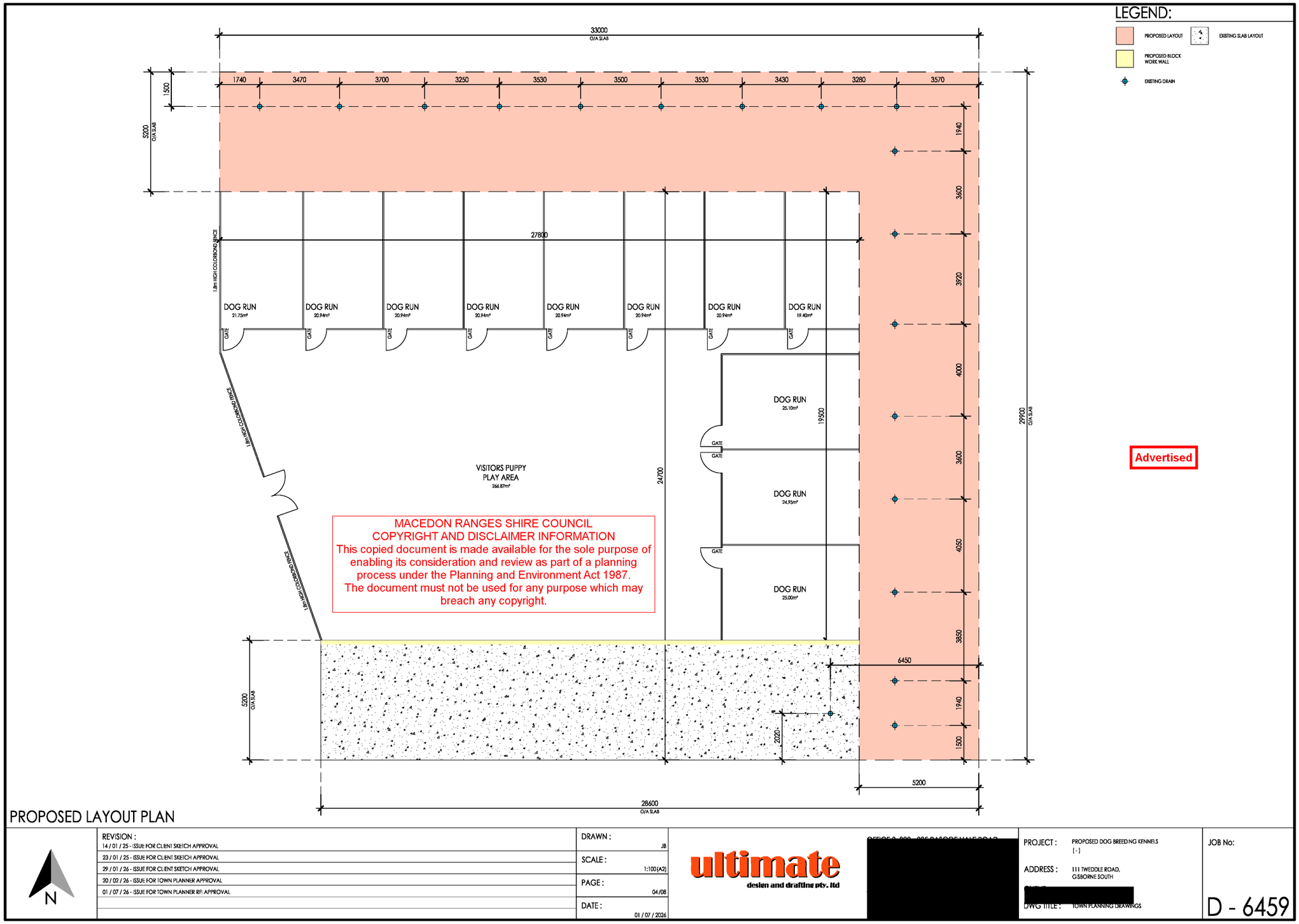
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PROPOSED LAYOUT PLAN

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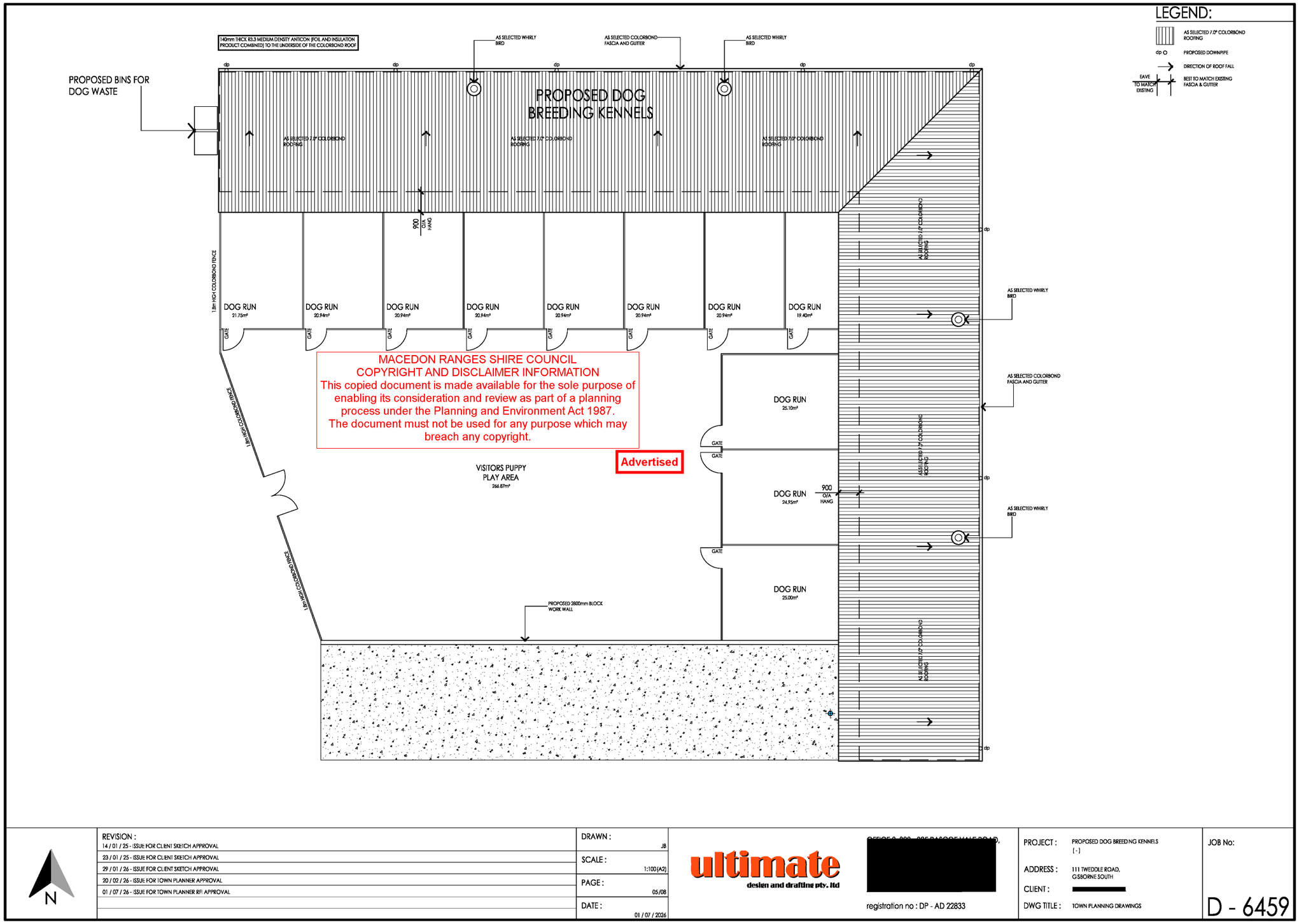
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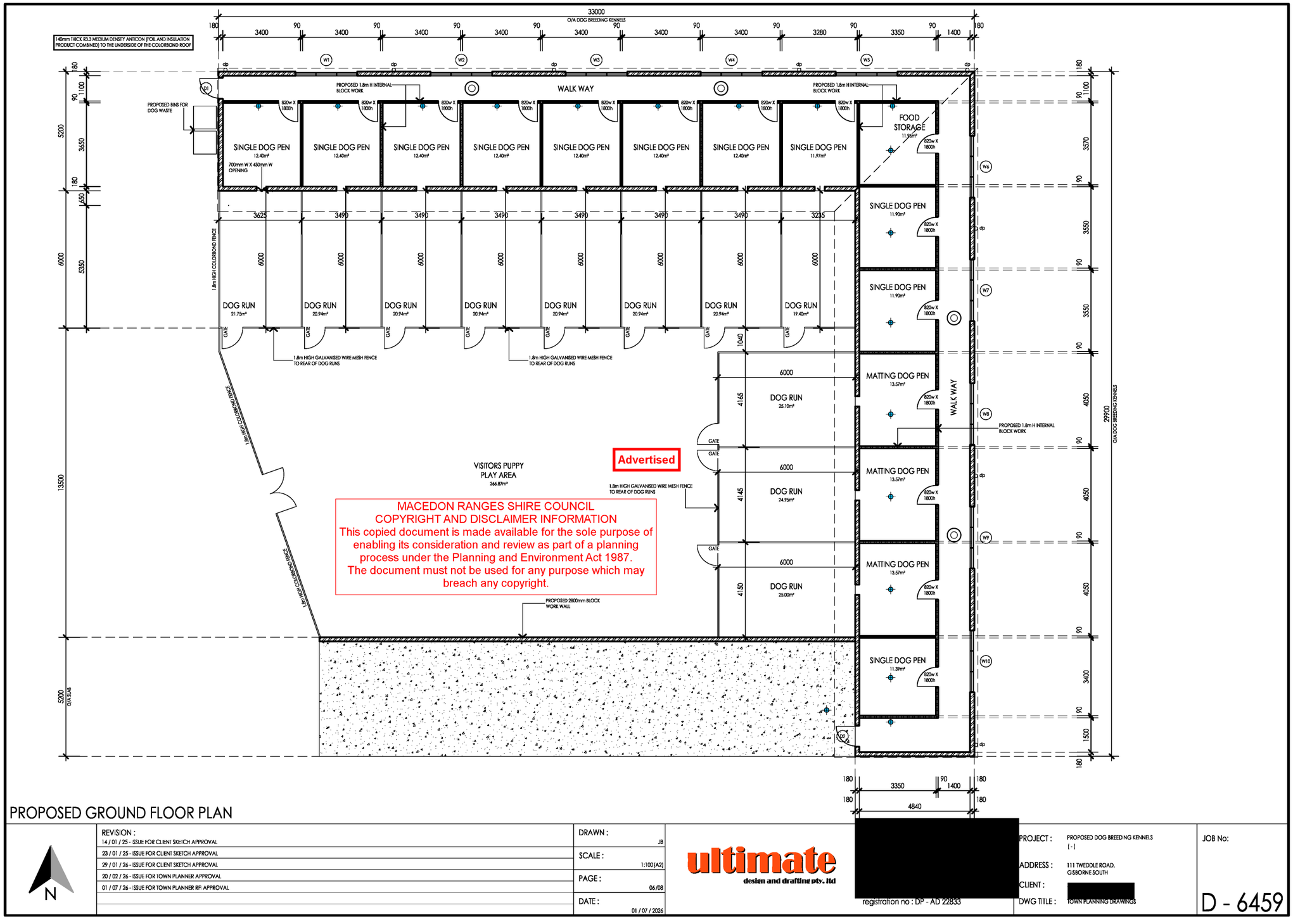
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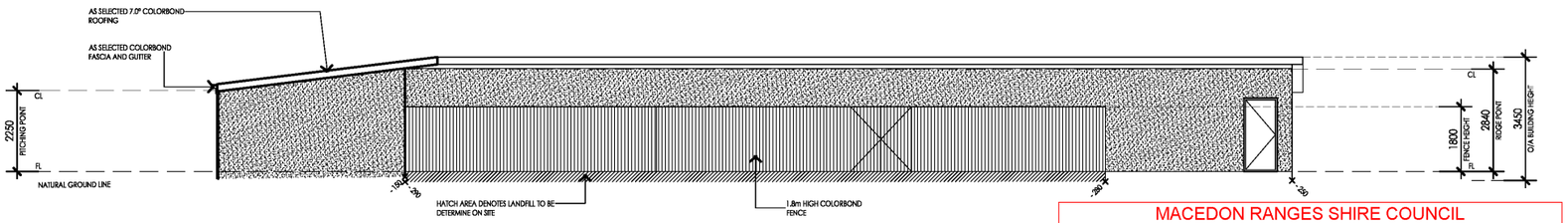
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DWG TITLE : TOWN PLANNING DRAWINGS

JOB No: D - 6459


LEGEND:
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PROPOSED DOWNPIPE
DIRECTION OF ROOF FALL
EAVE TO MATCH EXISTING
BEST TO MATCH EXISTING FASCIA & GUTTER
140mm THICK R3.3 MEDIUM DENSITY ANTICON (FOIL AND INSULATION PRODUCT COMBINED) TO THE UNDERSIDE OF THE COLORBOND ROOF
AS SELECTED WHIRLY BIRD
AS SELECTED COLORBOND FASCIA AND GUTTER
PROPOSED BINS FOR DOG WASTE
PROPOSED DOG BREEDING KENNELS
900 O/A HANG
1.8m HIGH COLORBOND FENCE
DOG RUN 21.75m²
DOG RUN 20.94m²
DOG RUN 19.40m²
GATE
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Advertised
VISITORS PUPPY PLAY AREA
266.87m²
DOG RUN 25.10m²
DOG RUN 24.95m²
DOG RUN 25.00m²
PROPOSED 2800mm BLOCK WORK WALL
AS SELECTED 7.0° COLORBOND ROOFING
dp
N
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[redacted]
registration no : DP - AD 22833
PROJECT : PROPOSED DOG BREEDING KENNELS (-)
ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH
CLIENT : [redacted]
DWG TITLE : TOWN PLANNING DRAWINGS
JOB No:
D - 6459


140mm THICK R3.3 MEDIUM DENSITY ANTICON (FOIL AND INSULATION PRODUCT COMBINED) TO THE UNDERSIDE OF THE COLORBOND ROOF
33000
O/A DOG BREEDING KENNELS
WALK WAY
PROPOSED 1.8m H INTERNAL BLOCK WORK
PROPOSED BINS FOR DOG WASTE
SINGLE DOG PEN
DOG RUN
FOOD STORAGE
11.96m²
MATTING DOG PEN
13.57m²
700mm W X 450mm W OPENING
1.8m HIGH COLORBOND FENCE
1.8m HIGH GALVANISED WIRE MESH FENCE TO REAR OF DOG RUNS
GATE
VISITORS PUPPY PLAY AREA
266.87m²
Advertised
PROPOSED 2800mm BLOCK WORK WALL
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PROPOSED GROUND FLOOR PLAN
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DATE : 01 / 07 / 2026
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registration no : DP - AD 22833
PROJECT : PROPOSED DOG BREEDING KENNELS (-)
ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH
CLIENT :
DWG TITLE : TOWN PLANNING DRAWINGS
JOB No: D - 6459



PROPOSED WEST ELEVATION

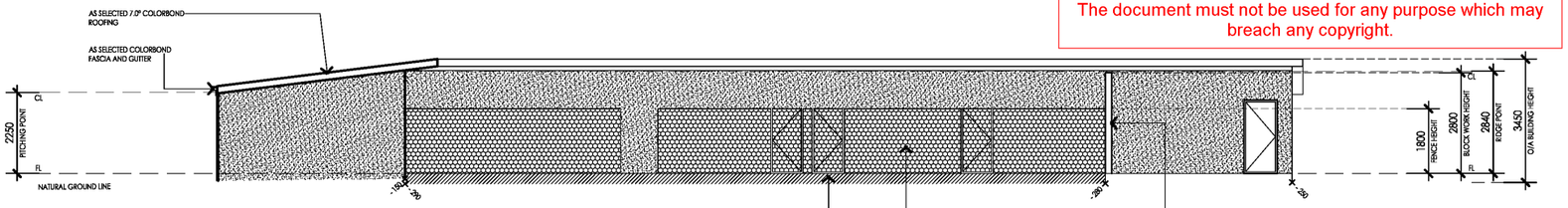
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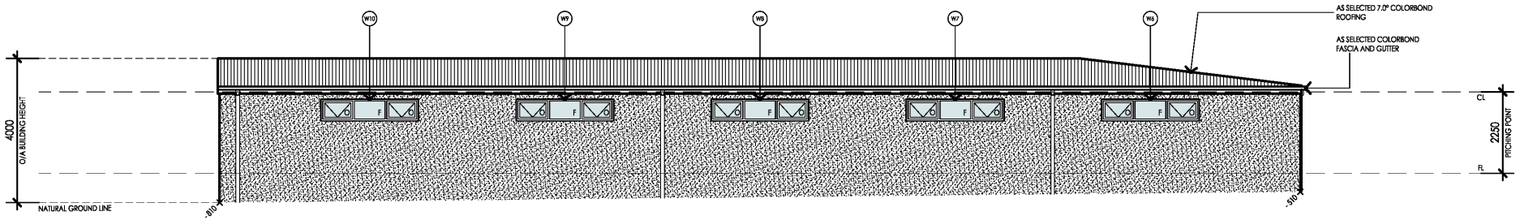
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- AS SELECTED RENDERED FINISH
- HATCHED DENOTES LANDFILL
- CL CEILING LINE
- FL FLOOR LINE

Advertised



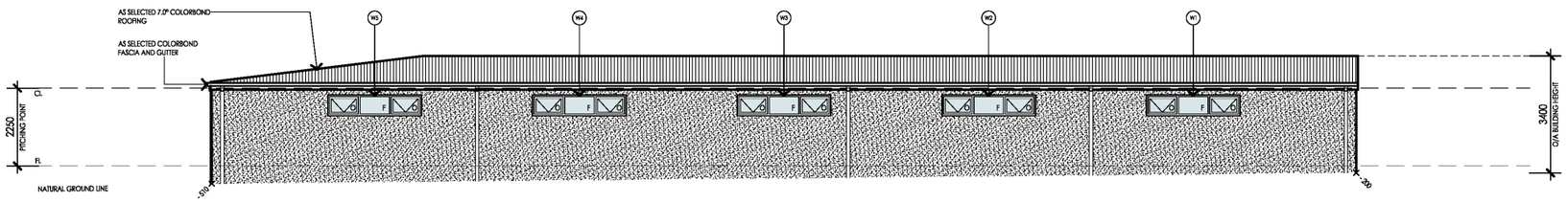
PROPOSED INTERNAL WEST ELEVATION

SCALE 1: 100



PROPOSED EAST ELEVATION

SCALE 1: 100

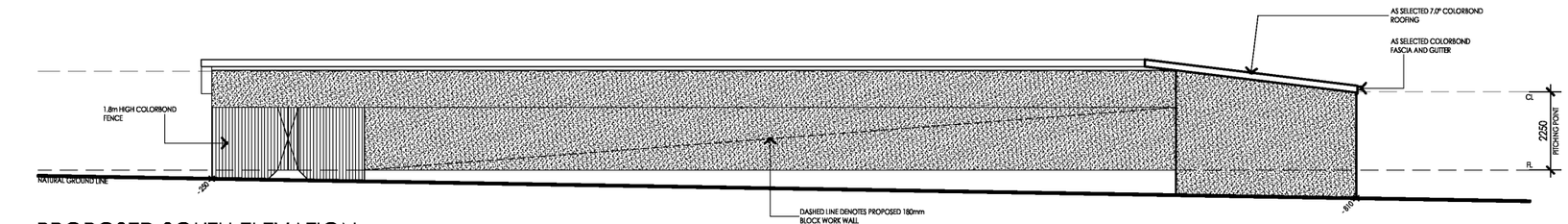


PROPOSED NORTH ELEVATION

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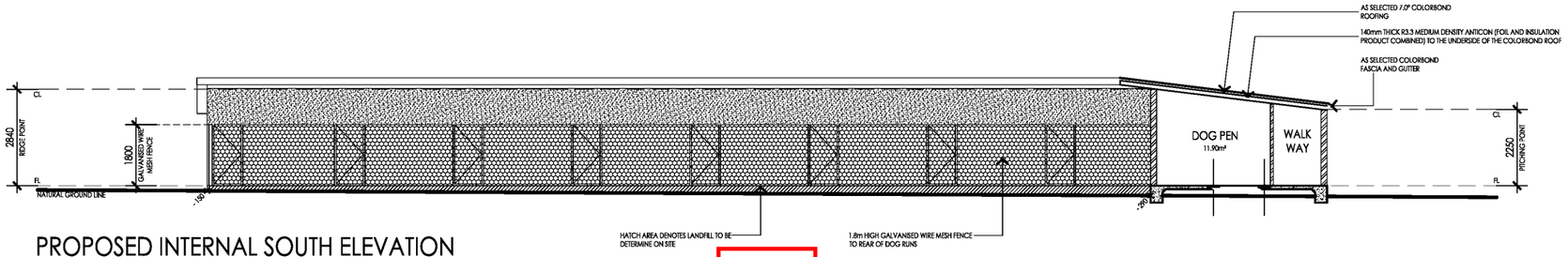
PROPOSED ELEVATION PLAN - (01 OF 02)

REVISION :	DRAWN :		
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23 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL	SCALE : 1:100 (A2)		ADDRESS : 111 TWEDDLE ROAD, [redacted]
29 / 01 / 26 - ISSUE FOR CLIENT SKETCH APPROVAL	PAGE : 07 /08		CLIENT : [redacted]
20 / 02 / 26 - ISSUE FOR TOWN PLANNER APPROVAL	DATE : 01 / 07 / 2026		DWG TITLE : TOWN PLANNING DRAWINGS
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PROPOSED SOUTH ELEVATION

SCALE 1: 100

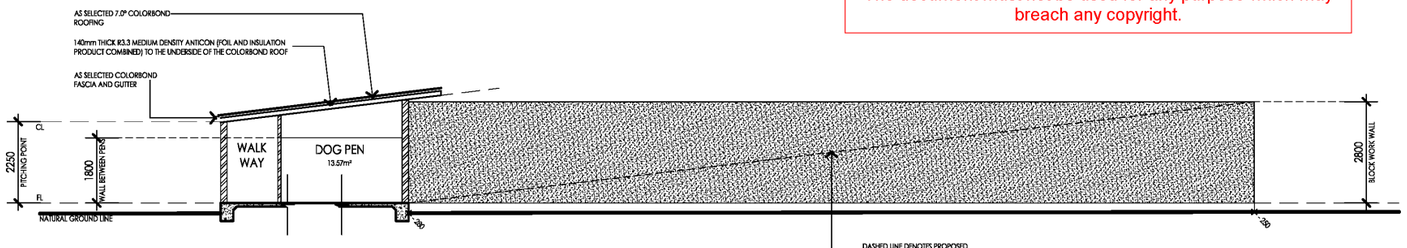


PROPOSED INTERNAL SOUTH ELEVATION

SCALE 1: 100

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PROPOSED INTERNAL NORTH ELEVATION

SCALE 1: 100

LEGEND:

- AS SELECTED 7.0° COLORBOND ROOFING
- AS SELECTED RENDERED FINISH
- HATCHED DENOTES LANDFILL
- CL CEILING LINE
- FL FLOOR LINE

WINDOW SCHEDULE

No.	HEIGHT X WIDTH	LOCATION	DESCRIPTION	GLAZING
W1	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W2	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W3	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W4	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W5	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W6	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W7	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W8	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W9	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W10	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR

DOOR SCHEDULE

No.	HEIGHT X WIDTH	LOCATION	DESCRIPTION	GLAZING
D1	2040mm x 870mm	WALK WAY	EXTERNAL GRADE SOLID DOOR	N/A
D2	2040mm x 870mm	WALK WAY	EXTERNAL GRADE SOLID DOOR	N/A

- UNLESS NOTED OTHERWISE - ALL HEIGHT & WIDTH DIMENSIONS ARE APPROX. BRICKWORK OPENING SIZES & ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING & FABRICATION.
- TYPICAL HEAD HEIGHT - 2100 A.F.L. UNLESS NOTED OTHERWISE
- SILL HEIGHTS ARE APPROX. BRICKWORK SIZES.

PROPOSED ELEVATION PLAN - (02 OF 02)

REVISION :	DRAWN :	PROJECT : PROPOSED DOG BREEDING KENNELS (-)	JOB No:
14 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL	JB		
23 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL	SCALE : 1:100 (A2)	ADDRESS : 111 TWEDDLE ROAD,	
29 / 01 / 26 - ISSUE FOR CLIENT SKETCH APPROVAL	PAGE : 08/08	CLIENT : [redacted]	
20 / 02 / 26 - ISSUE FOR TOWN PLANNER APPROVAL	DATE : 01 / 07 / 2026	DWG TITLE : TOWN PLANNING DRAWINGS	D - 6459
01 / 07 / 26 - ISSUE FOR TOWN PLANNER RFI APPROVAL			

ultimate design and drafting pty. ltd

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Application to Amend Planning Permit No. PLN/2017/296/B

111 Tweddle Road, Gisborne South

Use and development of land for animal keeping (dog breeding)

Town Planning Assessment
May 2026

[redacted]

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Amended Permit Application
Planning Permit No. PLN/2017/296/B
111 Tweddle Road, Gisborne South
Planning Assessment

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Amended Permit Application
Planning Permit No. PLN/2017/296/B
111 Tweddle Road, Gisborne South
Planning Assessment

1. Introduction

1.1 Purpose

(1) This report accompanies an application to amend a planning permit pursuant to section 72 of the *Planning and Environment Act 1987*.

1.2 Background

(2) The proposal is concerned with a domestic dog breeding business, Huskys 'R' Us Pty Ltd, which has been operating and breeding domestic pedigreed Siberian husky dogs since 2016.

1.2.1 Planning Permit

(3) On 21 March 2019, Macedon Ranges Shire Council issued Planning Permit No. PLN/2017/296 (**Planning Permit**) in relation to the land at 111 Tweddle Road, Gisborne South (**Site**), following relocation of the business to Macedon Ranges Shire.[1]

(4) The Planning Permit allows:

> *Use of land for animal keeping (dog breeding) – 20 dogs comprising 10 adult dogs and 10 puppies at any one time) and associated development of dog runs and kennels.*

(5) On 16 October 2019, plans and documents were endorsed to satisfy conditions 1, 9, and 15 of the Planning Permit, including:

- development plans;
- management plan;
- complaints register;
- expert witness statement by SRL Consulting (**acoustic report**); and
- landscape plan.

[1] The business was formerly registered under the *Domestic Animals Act 1994* within the City of Melton (Registration no. 121/2016/510).

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(6) Works to complete the approved development in accordance with the Planning Permit were commenced in 2022, however, the works were not completed because of defective work being carried out on the Site (associated with the pouring of a concrete flooring slab), which gave rise to legal action with the builder.

(7) As a partial consequence, the Planning Permit has been extended on three occasions and is currently due to expire on 21 March 2028.

(8) The Planning Permit was most recently amended on 24 March 2026, allowing changes to permit conditions 4, 5, 7 and 16 in accordance with the expectations of VCAT Order No. P821/2025 dated 8 January 2026.

1.3 Amended Proposal

(9) The defective works carried out earlier on the Site have contributed to undermining the feasibility of proceeding with the development approved under the Planning Permit and shown on the endorsed plans.

(10) The amended proposal is advanced to sustainably remedy the existing site works for the approved dog kennel facility with some modification, including to deliver an acoustically superior facility that does not necessitate acoustic fencing to be established around the perimeter of the proposed development.

(11) As described in this report, the amended proposal seeks permission to amend and / or update:

- what the Planning Permit allows;
- the permit conditions;
- the endorsed plans;
- the endorsed acoustic report; and
- the endorsed management plan.

(12) This report should be read in conjunction with the accompanying:

- draft amended Planning Permit;

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- amended plans prepared by Ultimate Design and Draft Pty Ltd dated 20 February 2026;
- Environmental Noise Assessment prepared by SLR Consulting Australia Pty Ltd dated 23 February 2026, Version 2 (**amended acoustic report**); and
- amended management plan dated February 2026.

1.4 Permit triggers

(13) Under the *Macedon Ranges Planning Scheme,* a permit is required for the proposed amendments to the current Planning Permit pursuant to:

- Clause 35.03-4 (Rural Living Zone), for buildings and works associated with a use in Section 2 of Clause 35.03-1.
- Clause 52.05-13 (Signs), for a business identification sign.

(14) The amended proposal does not trigger the requirement for a permit pursuant to Clause 35.01-1 (Rural Living Zone), as the amended proposal does not seek to alter the approved use, which allows a total of 20 dogs as part of the breeding operation to be kept on the land at any one time, comprised of not more than:

- 8 fertile female dogs (over 12 months of age);
- 2 fertile male dogs (over 12 months of age); and
- 10 puppies (under 12 weeks of age).[2]

(15) In addition, no change is proposed to the current approval and allowance for up to five (5) pet/companion de-sexed adult dogs to be kept on the Site.[3]

(16) The amended development proposal does not impact or require the removal of any existing trees or vegetation.

[2] Planning Permit Condition 6.
[3] Planning Permit Condition 7.

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2. Site and surrounds

(17) Aside from the concrete slab, the Site and its surrounding context has not substantively changed since the Planning Permit was originally issued in 2019.



Figure 1 – Site context circa when the Permit was originally issued (Nearmap, 7 March 2019)

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Figure 2 – Site context at the time of writing

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2.1 Site

(18) The Site is described in Certificate of Title Volume 09184 Folio 203 as Lot 7 on Plan of Subdivision 1154403.

(19) It comprises a large rural living property and rectangular shaped parcel of 4.056 hectares, with a western frontage to Tweddle Road of approximately 130 metres and a maximum depth of approximately 314 metres.

(20) The Site is developed with an existing dwelling and an associated range of rear outbuildings and sheds that are together located on the western half of the property.

(21) The rear eastern portion of the property comprises a large, fenced paddock, which except for a large dam has been extensively cleared.

(22) The existing dwelling is set in an established garden setting, including hedgerows of densely planted mature vegetation and trees along the western portions of both side boundaries, which assist to screen views to neighbouring dwellings.

(23) On the northern boundary, the existing hedgerow transitions to a row of large cypress pine trees to the rear of the existing dwelling, which assist to further screen views from the north toward the location for the approved dog kennel facility (indicated by the location of the existing concrete slab).

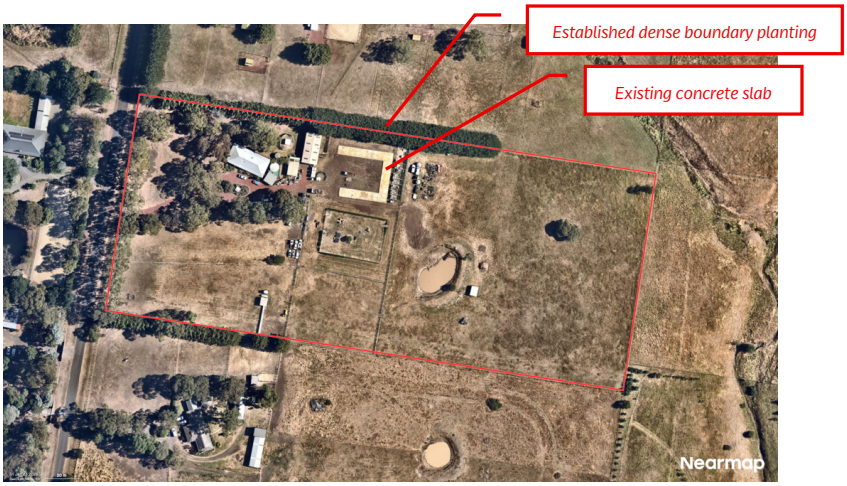


Figure 3 – Site (Nearmap)

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2.2 Surrounds

(24) The Site forms part of an established rural living area to the south of Gisborne.

(25) Like the Site, all land within the immediate vicinity is included in the Rural Living Zone and is characterised by a predominance of large rural lots that each include a dwelling with an appurtenant array of outbuildings.

(26) The existing dwellings are interspersed with a range of rural activities, including hobby farming, viticulture and agistment.

(27) The location of proximate neighbouring dwellings is shown in Figure 4.



Figure 4 – Proximate neighbouring dwellings circled in blue (Nearmap)

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3. Amended Proposal

(28) The proposal seeks permission to amend the Planning Permit by amending and / or updating what the permit allows, the permit conditions, and the endorsed plans, acoustic report and management plan as follows.

3.1 What the permit allows

(29) The Planning Permit currently allows the use and development of the Site for dog keeping and breeding but it does not allow business identification signage, which forms part of the amended proposal.

(30) Consistent with contemporary practice,[4] the Planning Permit preamble is accordingly proposed to be updated to reflect the statutory permissions granted.

(31) The proposed amended description of what the permit allows would read as follows:

> *Use of land for animal keeping (dog breeding – 20 dogs comprising 10 adult dogs and 10 puppies at any one time) and associated development of dog runs and kennels and business identification signage.*

(32) Aside from this, it is noted:

- At the time the Planning Permit was originally issued in March 2019, the Victorian Planning Provisions (**VPPs**) defined 'Animal keeping' as:

  "Land use to:

  a) Breed or board domestic pets; or

  b) *Keep, breed, or board racing dogs."*[5]

- Amendment VC159 to the VPPs was gazetted on 8 August 2019 and introduced new land use terms, revised the definition of certain land use terms, and changed where certain land use terms were nested.

[4] *Writing Planning Permits, May 2023* (Department of Transport and Planning).
[5] 'Dog breeding' was included in the land use definition 'Animal keeping'.

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- As an outcome of Amendment VC159, the land use term 'Animal keeping' was renamed 'Domestic animal husbandry' and the definition was changed to exclude the keeping, breeding or boarding of racing dogs.
- 'Domestic animal husbandry' is currently defined in the VPPs at Clause 73.03 of the *Macedon Ranges Planning Scheme* as:

  "*Land used to keep, breed, board or train domestic animals.*"[6]

3.2 Permit conditions

(33) The draft amended Planning Permit accompanying the application details the following proposed changes to the current permit conditions.

Condition 1 (delete)

(34) It is proposed to delete permit Condition 1 (amended plans), which is obsolete as a result of the amended proposal.

Condition 3 (amend and renumber)

(35) It is proposed to amend and renumber permit condition 3, as it relates to noise attenuation, to include reference to the proposed amended acoustic report which accompanies the proposal.

Condition 4 (amend and renumber)

(36) It is proposed to amend permit condition 4 to update the reference to the updated version of the Planning Permit ('PLN/2017/296/C').

Condition 5 (amend and renumber)

(37) It is proposed to amend and renumber permit condition 5, as it relates to noise attenuation measures and administrative controls, to include reference to the proposed amended acoustic report which accompanies the application.

[6] 'Dog breeding' is included in the land use term 'Domestic animal husbandry.'

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Condition 9 (amend and renumber)

(38) It is proposed to amend and renumber permit condition 9 to include reference to the proposed amended management plan which accompanies the application.

Condition 11 (amend and renumber)

(39) It is proposed to amend and renumber permit condition 11 to vary the current reference to an 'industrial Cleanaway bin,' which has been made redundant by the introduction of municipal FOGO bins by Macedon Ranges Shire Council since the Planning Permit was originally issued.

Condition 15 (delete)

(40) It is proposed to delete condition 15 as it relates to the provision of landscaping along the northern and eastern acoustic fencing, with the need for the provision of acoustic fencing being superseded by the amended proposal and revised kennel facility which does not include acoustic fencing (as justified by the proposed amended acoustic report).

Condition 16 (amend and renumber)

(41) It is proposed to amend permit condition 16 to update the reference to the updated version of the Planning Permit ('PLN/2017/296/C').

Condition 18 (delete)

(42) It is proposed delete permit condition 18, which duplicates verbatim permit condition 12, noting permit condition 18 was included (without explanation) as part of the amended permit issued by Council on 24 March 2026.

3.3 Endorsed Plans

(43) The plans prepared by Caddick Designs endorsed under the Planning Permit on 16 October 2019 are proposed to be amended by the development plans prepared by Ultimate Design and Drafting Pty Ltd dated 20 February 2026 forming part of the application.

(44) The proposed amended plans continue to provide for a purpose built dog keeping facility to the rear of the existing dwelling, however, with some modification, including to utilise the existing concrete slab.

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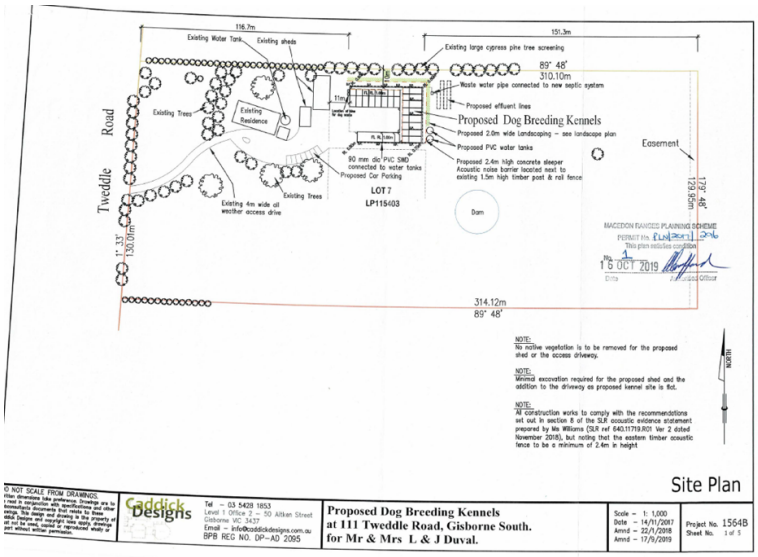


Figure 5 – Approved site plan

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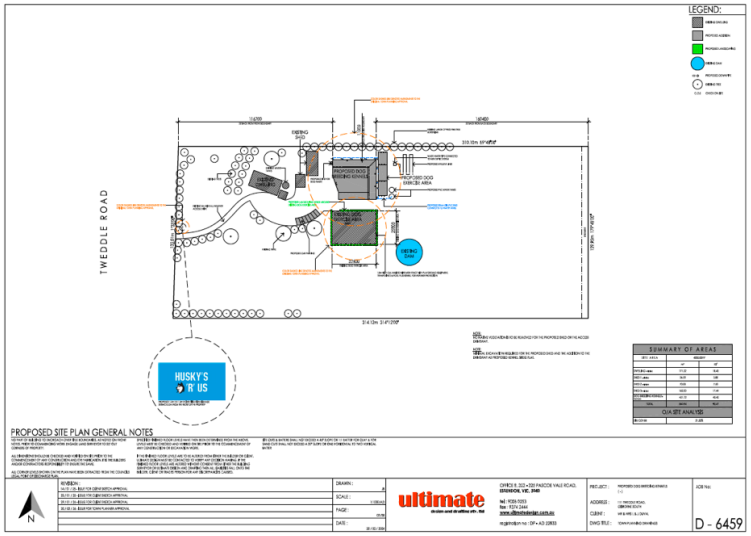


Figure 6 – Amended proposed site plan

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3.3.1 Proposed kennel facility

(45) The proposed amended kennel facility and dog housing has been designed to satisfy the relevant requirements of the *Code of Practice for the Operation of Breeding and Rearing Businesses 2014 (June 2018 version)* (the '**Code**').

(46) The proposed amended development will be setback a minimum of 11 metres from the north side boundary and the rear of the existing easternmost shed respectively.[7]

(47) The principal features of the proposed amended development are summarised as follows.

Indoor kennels / Night pens

(48) The proposed amended kennel facility will include:

- Eleven (11) single dog pens ranging in size between 11sqm and 11.9sqm, with a minimum width of 3.28m and a minimum depth of 3.57m.
- Three (3) mating dog pens, each comprising 13.57sqm with a minimum width of 4.05m and a minimum depth of 3.35m.

(49) The proposed kennels will be accessed internally from an adjoining secure covered walkway that will contain the facility on its northern and eastern sides and will each include:

- Concrete flooring.
- Block side walls.
- Colourbond roofing.
- Access controlled connection with an adjoining outdoor dog run.

[7] The approved facility is setback a minimum of 10 metres from the northern boundary under the current Planning Permit.

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Outdoor runs / Day pens

(50) The proposed amended kennel facility will include eleven (11) integrated dog runs connected to each of the indoor kennels, with controlled access.

(51) The outdoor runs / day pens will range in size between 20.9sqm and 25sqm, with a minimum width of 3.49m and a minimum depth of 6m.

(52) The outdoor runs will:

- Include concrete block walls.
- Be contained by a 1.8 galvanised wire mesh fence where they interface with a larger exercise area to the south or west.
- Be partially covered by a roof overhang, providing shade and weather protection.
- Be grassed.

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Central exercise yard

(53) The proposed outdoor runs / day pens will each include a gated connection with a central exercise area comprising 266.87sqm.

(54) The central exercise yard will be contained by 1.8m high Colourbond fence on the western side.

Rear exercise yards

(55) Three (3) exercise yards will be located to the rear / east of the proposed amended kennel facility.

(56) The rear exercise yards will:

- Range in size between 63.11sqm and 84.36sqm.
- Be grassed.
- Be contained by a 1.8m high galvanised wire mesh fence.
- Include a sail shade for weather protection.

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Large day yard

(57) A large outdoor day yard will be located to the south of the proposed kennel facility (offset by approximately 9m).

(58) The day yard will comprise a grassed area of approximately 840sqm (25m x 33.6m) and will be contained by a 1.8m high galvanised wire mesh fence and surrounded by a landscape hedge.

(59) Consistent with the current approval, the proposed amended kennel facility would continue to include:

- a designated waste storage area (adjacent to the western side of the facility); and
- connection to a waste water treatment system.

3.3.2 Business identification signage

(60) The amended plans detail the proposed location for a new business identification sign (1.5m X 1.5) to be erected to the north of the existing driveway in the setback to Tweddle Road.

3.3.3 Access and car parking

(61) No change is proposed to the existing access from Tweddle Road or to the location of seven (7) approved car parking spaces to the south-east of the existing dwelling, consistent with the endorsed plans.

3.4 Acoustic Report

(62) The proposed amended kennel facility has been designed with the expert input of an acoustic engineer.

(63) The amended proposal seeks to replace the endorsed acoustic report with the amended acoustic report prepared by SLR Consulting Australia Pty Ltd dated 23 February 2026 (Revision 2), which addresses the proposed revised development.

(64) Among other matters, the proposed amended acoustic report details the range of acoustic features that have been incorporated within the revised

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design to support the proposed kennel facility to achieve full compliance with the relevant environmental legislation, including:

- A solid wall to the north to control noise to the nearest noise sensitive receiver to the north (neighbouring dwelling at 97 Tweddle Road).
- Fully enclosed masonry kennels.
- Provision of 140mm thick R3.3 Medium Density Anticon (foil an insulation product combined) to the underside of the Colourbond roof.
- Provision of a 2.8m high acoustic barrier between the kennel runs and the sensitive receiver to the south (neighbour dwelling at 125 Tweddle Road).
- 1.8m high acoustic barrier between kennel runs and the sensitive receiver to the west (neighbouring dwelling at 110 Tweddle Road).
- 4 x whirlybird style ventilators in the roof.

(65) The proposed amended acoustic report identifies that compliance with relevant environmental legislation is, however, subject to the implementation of certain recommended operational guidelines, as follows:

- *All dogs will be kept inside the kennel enclosures from 10pm to 7am the following morning, with the kennel enclosures comprising:*
  - *The kennel building.*
  - *The existing dwelling garage, which is to be used to house companion dogs.*
  - *The existing dwelling.*
- *Windows and doors on the kennel building will be kept closed from 10pm to 7am the following morning.*
- *The exercise and day yards to the east and south of the kennel building will be used during the day period only, and only whilst on-site supervision is present. Any disturbed dogs will be removed from these areas and relocated to the kennels.*

(66) The above recommended operational guidelines are:

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- reflected in the proposed amended management plan that accompanies the proposal; and
- to be implemented as part of the amended operation of the approved use, noting implementation of the amended acoustic report would continue to form a condition of the Planning Permit.

3.5 Management Plan

(67) The currently endorsed management plan is proposed to be updated and amended in line with the foregoing, including to consistently reflect:

- the proposed amended development plans;
- the conditions of the Planning Permit; and
- the proposed amended acoustic report.

(68) Aside from the above, the accompanying proposed amended management plan has also been updated to more generally improve and enhance the document's presentation and readability.

(69) Consistent with the currently endorsed document, it continues to align with the requirements of the Code and to address the management of the domestic dog breeding business operating as 'Huskysrus' in terms of:

- Staffing.
- Facility operation.
- Records.
- Sale of animals.
- Management of dogs.

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4. Macedon Ranges Planning Scheme

4.1 Planning Controls

(70) Under the *Macedon Ranges Planning Scheme*, the Site is included in the Rural Living Zone – Schedule 5 (**RLZ5**).

(71) The Site is not covered by any overlays.

(72) The Site is partly included in an identified area of Aboriginal Cultural Heritage Sensitivity and is within an identified Bushfire Prone Area.

4.1.1 Rural Living Zone

(73) The purpose of the Rural Living Zone (Clause 35.03) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the aera.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

(74) Within the zone:

- Domestic animal husbandry for more than 2 animals is a permit required use (Clause 35.03-1).
- A permit is required for buildings and works associated with a use in Section 2 of Clause 35.03-1 (Clause 35.03-4).

(75) As identified, the amended proposal does not seek to alter the existing permission as it relates to the approved use of the land of for animal keeping

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(dog breeding), including a maximum of 20 dogs comprising 10 adult dogs and 10 puppies at any one time as part of the breeding operation.

4.2 Particular provisions

4.2.1 Signs

(76) Clause 52.05 (*Signs*) applies to regulate the development of land for signs and associated structures and to ensure that signs are compatible with the amenity and visual appearance of an area.

(77) The Rural Living Zone is in Category 3 (*High amenity areas*) of the sign requirements at Clause 52.05.

(78) Pursuant to Clause 52.05-13, a permit is required for business identification signage.

4.2.2 Car parking

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(79) Clause 52.06 (*Car parking*) applies to regulate the provision of car parking having regard to the demand likely to be generated, the activities on the land and the nature of the locality, among other matters.

(80) Clause 52.06 includes permit triggers for a new commencing and changes to the floor area or site area of existing uses.

(81) The use of land for domestic animal husbandry (animal keeping, including dog breeding) is not specified in Table 1 to Clause 52.06.

(82) Car parking spaces must accordingly be provided to the satisfaction of the responsible authority (Clause 52.06-6).

(83) The amended proposal does not seek to alter:

- The currently approved provision and location of 7 on-site car parking spaces as part of the permitted use.
- The current restrictions on the approved use, including the total number of dogs permitted to be kept on the land.

(84) The amended proposal would accordingly not result in any increased car parking demand.

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4.3 Relevant Planning Policy Framework

(85) Since the Planning Permit was originally issued, the Local Planning Policy Framework of the *Macedon Ranges Planning Scheme* has been replaced with a new Municipal Planning Strategy at Clause 02, and a modified and updated Planning Policy Framework has been implemented,[8] among other changes.

4.3.1 Municipal Planning Strategy

(86) Macedon Ranges Municipal Planning Strategy contains the following strategic directions relevant to the amended proposal.

- **Clause 02.03-2**, strategic direction for *Environmental and landscape values include:*
  - *Conserve the biodiversity values of the shire by protecting, enhancing, management and restoring indigenous vegetation and fauna habitat.*
- **Clause 02.03-3,** strategic directions for *Environmental risks and amenity* include:
  - *Avoid increasing bushfire risk and minimise exposure of people to bushfire risk.*
- **Clause 02.03-4**, strategic directions for *Natural resource management* include:
  - *Ensure land in rural areas in managed in a sustainable manner to improve the condition of the environment.*
  - *Ensure land used and developed for animal husbandry is suitably located, and minimises impacts on amenity, the environment or waterways.*
  - *Mitigate the impacts of development and use of agricultural land on water quality in the catchments.*
- **Clause 02.03-5**, strategic directions for *Built environment and heritage* include:
  - *Protect and enhance the distinctive character and form of the shire's towns and rural settlements.*

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[8] Amendment C150macr, gazetted 24 August 2023.

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- *Promote development that respects the rural character and high landscape values of the municipality.*

- **Clause 02-.03-9**, strategic directions for *Infrastructure* include:
  - *Ensure development does not exacerbate stormwater capacity issues.*
  - *Implement measures to improve stormwater management.*
  - *Protect rural and agricultural infrastructure such as roads and water supply.*

4.3.2 Planning Policy Framework

(87) While the Planning Policy Framework contains a body of relevant policy addressing matters including environmental and landscape values (Clause 12), environmental risks and amenity (Clause 13), natural resource management (Clause 14), and urban design and the built environment (Clause 15), the following policy provisions are of the greatest guidance to the assessment of the amended proposal.

- It is the overarching objective of **Clause 12.01-1S (*Projection of biodiversity)*** to protect and enhance Victoria's biodiversity. Associated strategies include:
  - *Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.*

- Council has implemented complementary local policy at **Clause 12.01-1L (*Protection of biodiversity – Macedon Ranges*),** which details further strategies including:
  - *Encourage the protection and retention of vegetation within developments.*

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- It is the overarching objective of **Clause 13.07-1S (*Land use compatibility)*** to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts. Associated strategies relevantly include:
  - *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

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- **Clause 14.01-2S** (***Sustainable agricultural land use***) sets out an overarching objective to encourage sustainable agricultural land use. Associated strategies include:
  - *Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

- Council has implemented complementary local policy at **Clause 14.01-2L (*Animal husbandry – Macedon Ranges*),** which applies to applications for the use and development of land for domestic animal husbandry, or intensive animal production, except for cattle feedlots with the following objective:
  - *To support use and development of land for intensive animal production and domestic animal husbandry, while minimising any detrimental impact on the surrounding area.*

  Strategies associated with this objective are:

  - *Set back enclosures, yards or buildings used for intensive animal production or domestic animal husbandry from dwellings on surrounding properties, roads or waterways to minimise their visibility and any adverse effects such as odour, noise or contaminated run-off.*
  - *Incorporate design measures to minimise adverse effects on surrounding properties, road or waterways, such as:*
    - *Fences around enclosures, yards or buildings used for holding animals.*
    - *Landscaping of the site to screen the development from the surrounding area.*
  - *Ensure all manure and polluted run-off water from any enclosures, yards or buildings , or any water otherwise contaminated as a result of the use of the land for domestic animal husbandry or intensive animal production, is treated and disposed of within the boundaries of the site.*

  Associated policy guidelines expect the following to be considered as relevant:

  - *Avoiding animal husbandry on sites of less than 4 hectares.*
  - *Ensuring that the area occupied by animal enclosures (including buildings, yards or other enclosures) does not exceed 10 per cent of the total site area.*

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  - *Locating enclosures, yards or buildings in which animals are raised on an intensive raising system a minimum of:*
    - *200 metres from any river, creek, water course or pondage.*
    - *500 metres from a dwelling on any other property.*
    - *30 metres from any road (whether or not such road forms the frontage).*
  - *Any advice received from the Environment Protection Authority regarding effluent disposal and noise control, as relevant.*

- **Clause 15.01-6S *(Design for rural areas)*** sets out an overarching objective to ensure development respects valued areas of rural character. The policy expectation is that this will be achieved by strategies relevantly including:
  - *Ensure that the siting, scale and appearance of development protects and enhances rural character.*

- Macedon Ranges has implemented complementary local strategies at **Clause 15.01-6L *(Design for rural areas – Macedon Ranges)*,** which relevantly seeks to maintain an open and semi-rural landscape setting for land in Gisborne.

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5. Assessment

(88) The amended proposal seeks permission to amend the plans endorsed under the Planning Permit to vary the approved development of a dog breeding and keeping kennel facility.

(89) The amended proposal enhances the currently approved site response and is a positive response to the relevant policy and provisions of the *Macedon Ranges Planning Scheme* including the Rural Living Zone.

(90) The following relevant matters are noted.

5.1.1 **General Issues**

(91) The proposed amended facility is advanced as an acoustically superior and quality built form outcome with respect to the current approval which, among other matters:

- Provides for the construction of a large, corrugated iron shed, to accommodate sixteen (16) dog kennels to the rear of the existing dwelling.
- Requires the installation of extensive acoustic fencing and other treatments along with administrative controls to provide an appropriate noise barrier and to ensure compliance with relevant noise protocols is achieved.

(92) The proposed amended dog kennel facility has been designed with the expert input of an acoustic engineer and is accompanied by an amended acoustic report which details the range of acoustic features that have been incorporated within the revised design to support the proposed kennel facility to achieve full compliance with the relevant environmental legislation at all times.

(93) The amended proposal is also accompanied by an amended management plan and draft amended Planning Permit which propose to implement the operational management recommendations arising from the amended acoustic report.

(94) Together the proposed amended plans and management plan would mitigate the potential for unreasonable adverse amenity impacts on adjoining and

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nearby land uses associated with noise from the approved use and amended development, consistent with the accompanying expert acoustic assessment and advice.

5.1.2 Agricultural issues

(95) The current Planning Permit establishes the capacity of the Site to sustain the proposed use, which is not proposed to be amended.

(96) Consistent with the current approval, the approximate rear eastern half of the Site would continue to be maintained as a large, fenced paddock.

(97) The area occupied by proposed animal enclosures (including buildings and yards) would comprise a total of approximately 1,484sqm and would be well under 10 percent of the total site area (~4ha), consistent with the local policy expectations of Clause 14.01-2L.

(98) The amended proposal does not seek to alter or expand the approved use of the Site for animal keeping (dog breeding), and the approved use would have no potential for further expansion without further planning permission first being secured.

5.1.3 Environmental issues

(99) Consistent with the current approval, the proposed amended development will have no adverse impact on the flora, fauna, and landscape features of the locality.

(100) The amended proposal will sustainably utilise an existing concrete slab and does not involve the removal of any trees or vegetation.

(101) The proposed amended plans detail the location of an on-site septic system to the rear of the proposed amended kennel facility.

(102) In this location the proposed septic system would be generally consistent with the current approval and would continue to appropriately manage and minimise the impact of nutrient loads on waterways and native vegetation.

(103) The proposed amended outcome and management of waste water is consistent with the local policy expectations of Clause 14.01-2L.

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5.1.4 Design and siting issues

(104) The proposed amended kennel facility building would continue to provide for a low rise built form sited in generally the same location as the currently approved facility, to the rear of the existing dwelling and outbuildings, and offset from the northern boundary by a minimum of 11m, thereby increasing the approved setback from the northern neighbour by an additional metre.

(105) In this location the proposed amended kennel facility would continue to be discretely located and screened from the street and from neighbouring and nearby properties, including by intervening distance, buildings, vegetation, and densely planted boundary line trees.

(106) In addition, it is proposed to establish a landscape hedge around the perimeter of the southern exercise yard, which would serve to further minimise visibility and screen the proposed use and development.

(107) The proposed amended built form outcome and integrated landscape response respond positively to the local policy expectations of Clause 14.01-2L and 15.01-6L, including in so far as the amended proposal would support and protect the valued semi-rural landscape character and setting of the Site and its locality.

(108) The amended proposal will have no impact on local infrastructure, including roads, gas, water, drainage, telecommunications and sewerage facilities.

(109) The amended proposal does not seek to vary the approved access and on-site car parking provision and will not require traffic management measures.

5.1.5 Business identification signage

(110) The amended proposal includes provision for a single business identification sign (1.5m X 1.5) to be erected to the north of the existing driveway in the setback to Tweddle Road.

(111) In this location the proposed, relatively modestly sized sign will not adversely impact or detract from the rural living area while assisting wayfinding for visitors to the Site.

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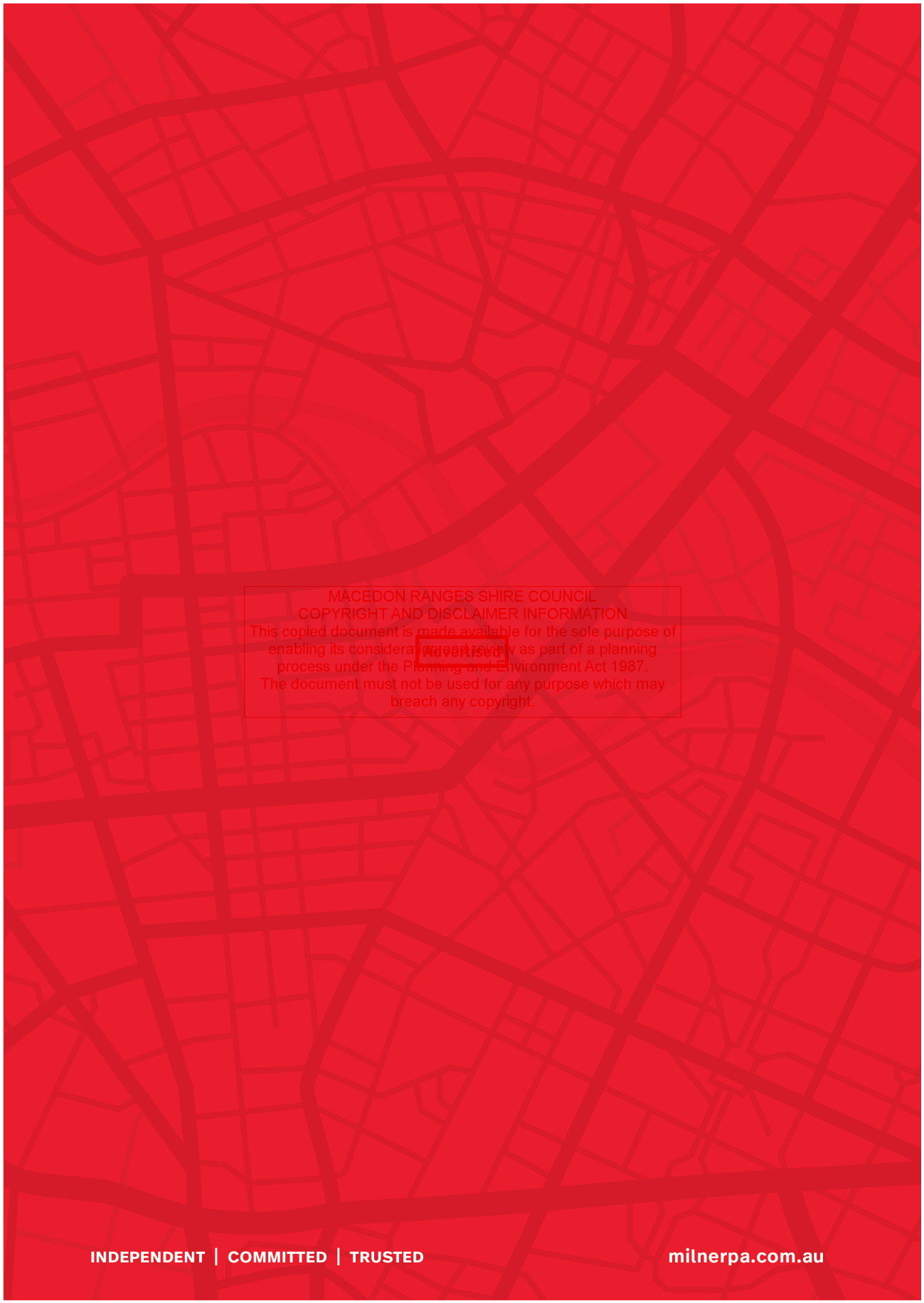
6. Conclusion

(112) The amended proposal, to vary the approved development of a dog breeding and keeping kennel facility in the Rural Living Zone is advanced as a site responsive and acoustically superior quality built form outcome that resonates positively with the relevant policy and provisions of the *Macedon Ranges Planning Scheme*.

(113) The amended proposal, including amended development plans, management plan, and landscape response will appropriately protect and respect the amenity of neighbouring and nearby land use, and the valued existing semi-rural character and setting.

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MANAGEMENT PLAN (February 2026)

Huskysrus – 111 Tweedle Road, South Gisborne

This Management Plan has been prepared in line with the Code of Practice for the Operation of Breeding and Rearing Businesses 2014 (June 2018 version) (the **Code**), and details the management of the domestic dog breeding business operating as '**Huskysrus**' in terms of the following elements:

- Staffing
- Facility operation
- Records
- Sale of animals
- Management of dogs

Huskysrus (https://huskysrus.com.au) has been registered under the Domestic Animals Act 1994 and has been operating and breeding domestic pedigreed Siberian husky dogs since 2016.

The management practices detailed in this Management Plan will apply to the permitted use and development of the land at 111 Tweddle Road, South Gisborne (the **Property**) for domestic animal husbandry under the Macedon Ranges Planning Scheme.

Advertised

This management plan updates the Management Plan dated February 2018 (amended August 2019) and endorsed on 16 October 2019 to form part of Planning Permit No. PLN/2017/296 (**Planning Permit**).

1. STAFFING

The joint proprietors of the business operating as Huskysrus are [redacted] (the **Proprietors**).

No staff are employed in the business, and the Proprietors will undertake all duties of the operations manager and animal attendants as well as their own duties, as outlined in the Code.

Should additional staff be required at any time in the future, staff management / training and safety instruction will be undertaken by the Proprietors in compliance with the Code.

The Proprietors have an established agreement in place with [redacted], mobile veterinarian of Hoppers Crossing (the **Veterinary Practitioner**), to provide veterinary support, advice, and 24-hour treatment, as required, in compliance with the Code.

2. FACILITY OPERATION

The Site Plan (**Attachment A**) details the location of operations for the proposed use; including:

- Location of buildings to be used for animal keeping

- Location and layout of kennel facility, including dimensions of all pens and activity/exercise areas
- Provision for a secure facility
- Location of access arrangements and visitor parking
- Location of septic system to be used for waste disposal
- Location of bins to be used for waste disposal

The Proprietors have an established **Health Management Plan**. The Health Management Plan has been prepared in consultation with the Veterinary Practitioner, as required by the Code.

3. RECORDS

In accordance with the Code, the Proprietors will ensure that appropriate records are collected and kept for a period of no less than 5 years after an animal has been sold, given away, or deceased:

- Business records
- Staffing records (if any)
- Animal records

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4. SALE OF ANIMALS

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All animals being sold from the business will be accompanied with a veterinarian health check.

All animals being sold will have current vaccinations in accordance with the manufacturer's recommendations and their vaccination, heartworrn (dogs only) and parasite control records will be provided to the new owner.

All animals being sold or given away from the business will be microchipped by an authorised implanter and will be accompanied by a signed transfer of ownership form which is provided to the new owner upon collection of the animal.

Animals may be sold at any time but will not permanently leave the business before 8 weeks of age.

All puppies will be vet checked and microchipped before leaving the premises.

New owners will be provided with literature about:

- Appropriate feeding
- Desexing
- Parasite control
- Health, including procedures for emergency treatment during the guarantee period
- Housing
- Responsible pet ownership, including current legislation covering the registration of pet animals and training opportunities available
- Importance of training dogs and socialisation for dogs
- Vaccination

It will be operational practice that:

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- All children visiting the premises must be accompanied by an adult at all times.
- Any non-business animal is not allowed on premises unless accompanied on leash by owner.

5. MANAGEMENT OF DOGS

The Proprietors are experienced dog breeders with extensive knowledge and understanding about the physical and behavioural requirements of Siberian husky dogs.

Huskysrus operates with a business licence as a dog breeding enterprise in line with the following Standard Operating Procedures Document.

Animals to be kept on the Property will be limited to:

- Fertile females (over 12 months) – **8**
- Fertile males (over 12 months) – **2**
- Puppies under 12 months and over 3 months of age – **NIL**
- Puppies under 12 weeks of age - **10 at any one time**
- Companion/training dogs (desexed) – **5**

Daily management and feeding routine (7 days per week)

Advertised

7.30am to 10am	Dogs released from overnight pen, individually or in pairs, for 15-20min exercise before being placed in allotted day pen.
7.30 am to 12pm	Cleaning of night and day housing, including collection of waste, routine bowl cleaning and provision of fresh water.
10.00am to 5.00pm	Throughout the day dogs (1-4 dogs at any one time) rotated into the 40m^2 day yard and into the enrichments yards (to the east of the main kennel facility) for physical exercise, training and socialisation.
4.00pm to 6.00pm	Late afternoon fresh and dry food feeding.
5.00pm to 6.00pm (Winter)	Dogs taken in small groups from day pens for 15min exercise / free time in day yard before being placed in night enclosure housing.
5.00pm to 8.00pm (Summer)	Dogs taken in small groups from day pens for 15min exercise / free time in day yard before being placed in night enclosure housing.

The Code requires management of the following areas:

- Nutrition
- Health Care
- Breeding
- Exercise, enrichment, socialisation and handling
- Housing
- Noise management
- Emergency management

Nutrition

All dogs will be provided fresh food and water daily.

Health Care

Together with the Proprietors, the Veterinary Practitioner will oversee the health care of all dogs as required by the Code, including (but not limited to):

- General health checks
- Vaccinations
- Attendance to breeding females
- Attendance to puppies
- Microchipping puppies

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As part of general health care:

- All dogs will be groomed, including brushing and bathing once a month, or as necessary to ensure coats are kept in a good clean condition.

- All dogs will be vaccinated against and treated in accordance with the Code, including for internal and external parasites, and heartworm on monthly basis or as required.

Advertised

- Pest management will be maintained for the kennel facility on a regular weekly/monthly basis as required, including rodent management and snake repellers.

Exercise, enrichment, socialisation and handling

All dogs will be provided with daily exercise in accordance with the Code.

General overall enrichment, including:

- Controlled and monitored daily walks and exercise.
- Social interactions, both human and canine.
- Food games using food/treat dispensing toys such as KONG.

Opportunities for sensory stimulation, including:

- Sound, such as music or other sensory toys.
- Textures, such as the feel of a brush against the skin, soft bedding, and hard Boomer Balls® to nose around the play yard.
- Standard behavioural lessons for each dog according to age group.

A general exercise plan, including:

- Daily walking of dogs.
- Playing in day yard, alternating dogs for socialising behaviour.
- 2-3 sessions per week handling from keepers.
- Daily general practice of skills with handlers.

Housing

The kennel facility and housing will satisfy the relevant Code requirements, including minimum pen sizes for dogs with a height of 40cm to 70cm at the shoulder.

The Site Plan (**Attachment A**) details the layout of the kennel facility.

Indoor kennels / Night pen
The kennel facility comprises:
- Eleven (11) single dog pens ranging in size between a minimum 11sqm and 11.9sqm with a minimum width of 3.28m and a minimum depth of 3.57m.
- Three (3) mating dog pens, each comprising 13.57sqm with a minimum width of 4.05m and a minimum depth of 3.35m.

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The indoor kennels will include:
- Concrete flooring
- Concrete block side walls
- Colourbond roofing
- A standard dog bed
- Whirly bird exhaust roof ventilation
- Access controlled connection with an adjoining outdoor dog run.
- Internal access from an adjoining covered and secure walkway, containing the facility on it northern and eastern sides including two secured entrance doors.
- Direct access to a dedicated food storage / preparation space, via the covered walkway in northeast corner of the facility.

Advertised

Outdoor runs / Day pens
The kennel facility includes eleven (11) integrated dog runs, which are connected to the south and west of the night pens, with controlled access.

The day pens:
- Range in size between a minimum 20.9sqm and 25sqm, with a minimum width of 3.49m and a minimum depth of 6m.
- Have concrete block walls and are contained by a 1.8 galvanised wire mesh fence where they interface with a larger exercise area to the south or west.
- Are partially covered by a roof overhang, providing shade and weather protection.
- Are grassed.

Central exercise yard
The outdoor runs / day pens each include a gated connection with a central exercise area comprising 266.87sqm.

The central exercise yard is contained by 1.8m high Colourbond fence on the western side.

The central exercise yard will be utilised predominantly as a puppy play area and for bonding with new owners, but also as required for socialisation.

Rear exercise yards
Three (3) exercise yards are located to the rear / east of the kennel facility.

The rear exercise yards:
- Range in size between 63.11sqm and 84.36sqm with a grassed floor area.
- Are contained by a 1.8m high galvanised wire mesh fence.
- Include a sail shade for weather protection.

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Large day yard
A large outdoor day yard is located to the south of the kennel facility.

The day yard comprises a grassed area of approximately 840sqm (25m x 33.6m) and is fenced with a 1.8m high galvanised wire mesh fence and surrounded by a landscape hedge.

Cleaning

- Dog bedding will be cleaned and sprayed weekly to manage parasites.
- Dog toys (utilised for stimulation and enrichment) will be cleaned weekly in hot soapy water.
- Food receptacles will be washed daily and water bowls will be deep cleaned weekly.
- Dog pens will be cleaned / washed and swept daily and deep cleaned weekly with disinfectant.
- All waste will be removed from dog run and exercise areas on a daily basis.
- 'F10' veterinary disinfectant utilised for deep cleaning and sanitation.

Waste disposal

- Solid wastes from the kennel facility /day time shelters will be collected daily
- All concrete areas will be washed and swept daily
- All liquid waste will wash into the septic system located to the east of the facility

Noise management

Advertised

The kennel facility has been designed in consultation with an expert acoustic engineer and employing the Proprietors' experience and specialist understanding about the Siberian husky dog.

Noise attenuation measures as required by the Environmental Noise Assessment Report prepared by SRL Consulting Australia Pty Ltd dated 23 February 2026 (Revision 2) (**SRL Report**) will be installed and maintained at all times.

The recommended noise attenuation management measures described in section 7 of the SRL Report will be implemented as part of the use and adhered to at all times, including:

- All dogs will be kept inside the kennel enclosures from 10pm to 7am the following morning, with the kennel enclosures comprising:
  - ⇒ The kennel building.
  - ⇒ The existing dwelling garage, which is to be used to house companion dogs.
  - ⇒ The existing dwelling.
- Windows and doors on the kennel building will be kept closed from 10pm to 7am the following morning.
- The exercise and day yards to the east and south of the kennel building will be used during the day period only, and only whilst on-site supervision is present. Any disturbed dogs will be removed from these areas and relocated to the kennels.

In addition, the Planning Permit requires that:

- Noise attenuation measures detailed on the endorsed plans and in the SRL Report must be installed and maintained at all times.
- The noise attenuation measures and administrative controls described in the SRL Report (summarised above) must be implemented and adhered to at all times.

- Noise emitted from the use will not exceed relevant noise protocols.
- Dogs that are found to be barking will be effectively quieted and brought indoors if required within 15 minutes.

These measures will ensure that compliance with relevant legislation is achieved and sensitive receptors are not unreasonably negatively impacted.

Complaints handling

Complaints will be recorded in a complaint register, and will detail:

- Date of complaint
- Person making complaint
- Nature of compliant
- Dog(s) associated with complaint
- Actions taken
- Signature of complainant
- Signature of Operations Manager

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SLR

Environmental Noise Assessment

Husky Breeding Kennels – 111 Tweddle Road Gisborne South

Huskys 'R' Us

111 Tweddle Road, Gisborne South

Prepared by:

SLR Consulting Australia Pty Ltd

Advertised

SLR Project No.: 640.032174.00001

23 February 2026

Revision: 02

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Making Sustainability Happen

[redacted]

Revision Record

Revision	Date	[redacted]
02	23 February 2026	
02	2 February 2026	

Basis of Report

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Huskys 'R' Us (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) was retained by Huskys 'R' Us to conduct an assessment of dog generated noise from the kennel enclosures proposed for 111 Tweddle Road, Gisborne South to nearby sensitive receivers.

Noise from the kennels has been predicted taking into consideration the results of measurements conducted on site by SLR in October 2025 and the architectural drawings for the proposed kennels prepared by Ultimate Design and Drafting dated 20 February 2026.

2.0 Referenced Documents

- Architectural drawings for the complex prepared by Ultimate Design and Drafting Pty Ltd, dated 20 February 2026 (**Appendix A**).
- SLR Technical Memorandum entitled 'Kennel Noise Assessment, Huskys'R'Us-111 Tweddle Road Gisborne South', 16 October 2025 (**Appendix B**).
- SLR Expert Witness Statement Reference: 640.11719-R01, version 2.0 dated 20 November 2018 (SLR EWS).

3.0 Proposal

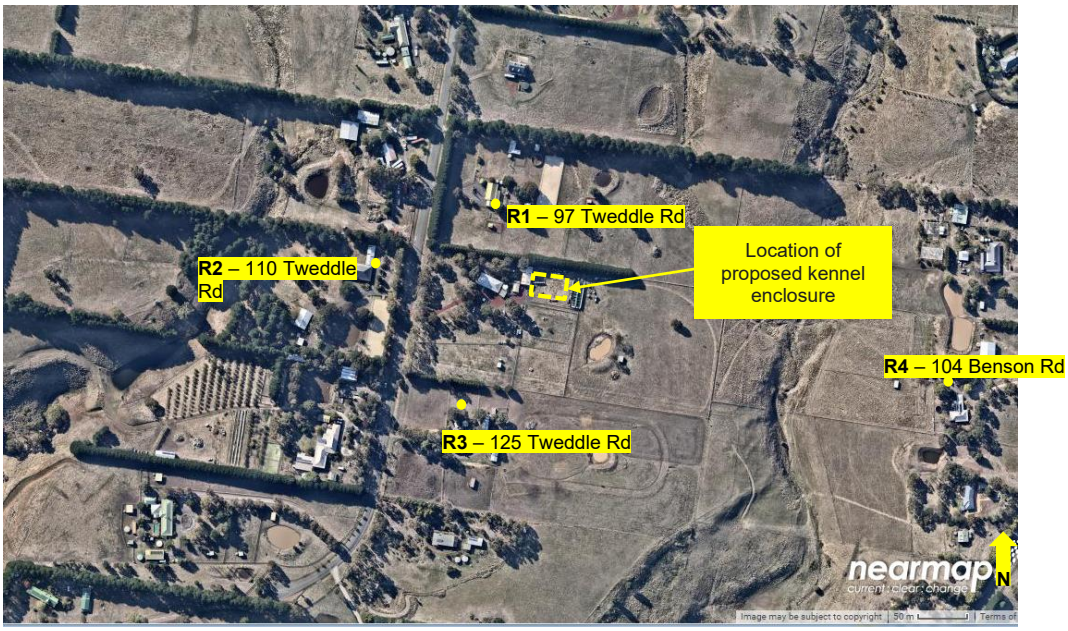
A brief outline of the proposal is provided below.

3.1 Context

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The site and nearest noise sensitive receivers are shown in **Figure 1**.

Figure 1 Site and surrounds



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3.2 Dogs on site

The proposal is for:

- 8 x fertile female dogs (over 12 months)
- 2 x fertile male dogs (over 12 months)
- 5 x companion / training dogs (desexed)
- 10 x puppies (maximum) under 12 weeks of age
- 0 x puppies over 12 weeks of age

Total: 15 x adult dogs and up to 10 x puppies.

Based on SLR's discussion with the clients it is understood that the puppies do not contribute to noise at the site. Puppies are reported to start to bark and/or howl at 4 to 6 months of age, by which time they will have left the kennels. On those grounds, no further consideration has been given to noise from the puppies.

3.3 Kennel design

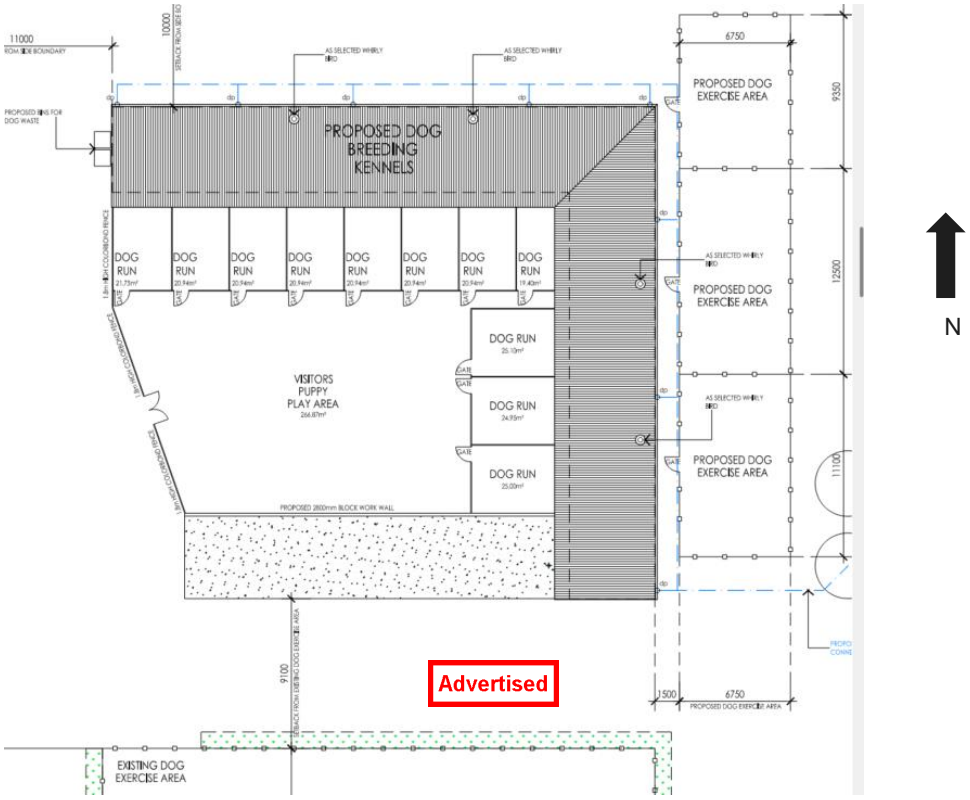
A plan of the proposed kennels is included in **Figure 2**. The kennels have been designed with input from SLR, with the acoustically significant aspects of the kennels being:

- A solid wall is provided to the north to control noise to the nearest noise sensitive receiver (R1). There are windows in the north wall of the kennels however these will be required to be kept closed during the night period.
- Fully enclosed masonry kennels. The dogs will be inside, with access doors to the dog runs closed at night.
- Provision of 140mm thick R3.3 Medium Density Anticon (foil and insulation product combined) to the underside of the Colorbond roof.
- Provision of a 2.8m high acoustic barrier between kennel runs and sensitive receiver to the south (R3).
- 1.8m high acoustic barrier between kennel runs and the sensitive receiver to the west (R2). This receiver also receives shielding from other on-site buildings.
- 4 x whirlybird style ventilators in the roof, two in the north leg of the building and two in the east leg.

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Figure 2 Kennel layout



4.0 Environmental Noise limits

Environmental limits for noise from the kennels were identified in the SLR EWS and are:

- Day: 45 dBA
- Evening: 38 dBA
- Night: 33 dBA

5.0 October 2025 Assessment

The October 2025 assessment was conducted with 15 adult dogs on site. Results of the assessments are provided in the Tables below (reproduced from SLR memo). The results are based on measurements conducted on site, adjusted for receiver location and duration, as detailed in the SLR Technical Memorandum (attached as Appendix B).

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Table 1 2025 Noise Protocol Assessment, R1, 97 Tweddle Road (no noise control)

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
Result range, dBA:	32 to 44	30 to 37	25-40
Max, dBA	44	37	40
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	49	42	45
Noise Limit, dBA	45	38	33
Exceedance, dB	**4**	**4**	**12**

Table 2 2025 Noise Protocol Assessment, R2 and R3, 110 and 125 Tweddle Road (no noise control)

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
Result range, dBA:	28 to 40	26 to 33	21-36
Max, dBA	40	33	36
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	45	38	41
Noise Limit, dBA	45	38	33
Exceedance, dB	-	-	**8**

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In summary, exceedances of the noise limits by 8 to 12 dB were measured and calculated during the night period. These exceedances occurred almost entirely between the hours of 6 am and 7 am (i.e. the last hour of the night period).

Lesser, i.e. 4 dB, exceedances were measured and calculated during the day/evening periods at R1 only. Noise during the day and evening periods was compliant at other receiver locations.

The currently proposed kennel layout was developed to address the measured and calculated exceedances.

6.0 Assessment of 2026 Kennel Layout

The assessment conducted in 2025 has been used as a basis for predicting noise from the proposed kennels.

The number of adult dogs on site during the 2025 assessment was equal to the number for which planning approval is currently sought. Given this, the 2025 measurement results are appropriate and reasonable for predicting noise from the proposal. Spreadsheet calculations of noise from the kennels have been conducted. The updated assessments are provided in

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Table 3 and **Table 4**. These results include the implemented works and noise controls as per **Section 3.3.**

Table 3 2026 Noise Protocol Assessment, R1, 97 Tweddle Road (with noise control)

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
October 2025 level (inclusive of duration adjustment)	44	37	40
Noise attenuation	-8	-10	-20
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	41	32	25
Noise Limit, dBA	45	38	33
Exceedance, dB	-	-	-

Table 4 2026 Noise Protocol Assessment, R2 and R3, 110 and 125 Tweddle Road (with noise control)

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
October 2025 level (inclusive of duration adjustment)	40	33	36
Noise attenuation, dB	-5	-10	-20
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	40	28	21
Noise Limit, dBA	45	38	33
Exceedance, dB	-	-	-

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Discussion of results

Day Period

During the day period the dogs will have access to their day runs and will also be rotated through the open exercise and day yards to the south and east of the kennel enclosures. These yards are reasonably shielded to the receiver to the north (R1), where the only exceedance of the day limits was identified in the October 2025 assessment.

The yards are exposed to receivers to the south and east. However, as compliance was predicted during the day period whilst all dogs were unenclosed, dog noise can be expected to comply in the future layout, where only a few of the dogs will be in unenclosed yards at any one time.

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Compliance is predicted at all receiver locations during the day period.

Evening Period

During the evening period the dogs will have access to their runs, which are shielded from sensitive receivers by the proposed fences and by the kennel building itself. The day yards will not be used during the evening.

A 4 dB exceedance was identified at R1 during the evening in the 2025 assessment. This excess is now addressed by the kennel enclosure itself, which shields R1 from noise from all the kennel runs.

Compliance is predicted at all receiver locations during the evening period with the proposed layout.

Night Period

The acoustically treated and fully enclosed kennels wholly addresses noise from the dogs during the night period. All animals will be kept inside their fully enclosed kennels at night, with doors and windows closed. Noise to all sensitive receivers is predicted to be well below environmental limits at night.

7.0 Recommendations

The following operational guidelines are provided for managing noise from the kennels.

- All dogs are to be kept inside approved kennel enclosures from 10 pm to 7 am the following morning. Approved enclosures include:
  - The kennel building shown in **Appendix A**.
  - The existing dwelling garage, which is used to house companion dogs.
  - The dwelling on the site.
- Windows and doors of the kennel building are to be kept closed from 10 pm to 7 am the following morning.
- The exercise and day yards to the east and south of the kennels are to be used during the day period only, and only whilst on-site supervision is present. Any disturbed dogs are to be removed from these areas and relocated to the kennels.

Note: No acoustic treatment is required for the 4 roof located kennel ventilators shown on the current plans.

8.0 Summary

SLR has assessed noise from the kennels at 111 Tweddle Road taking into consideration the noise levels measured on site by SLR in October 2025 and the kennel enclosures and barriers detailed in the Ultimate Design and Drafting drawing set dated 20 February 2026.

Noise from operation of the kennels is predicted to comply with all relevant environmental legislation provided that the operational guidelines detailed in Section 7.0 of the report are met.

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Sincerely,

SLR Consulting Australia Pty Ltd



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Appendix A Architectural Plans

Environmental Noise Assessment

Husky Breeding Kennels – 111 Tweddle Road Gisborne South

Huskys 'R' Us

SLR Project No.: 640.032174.00001

23 February 2026

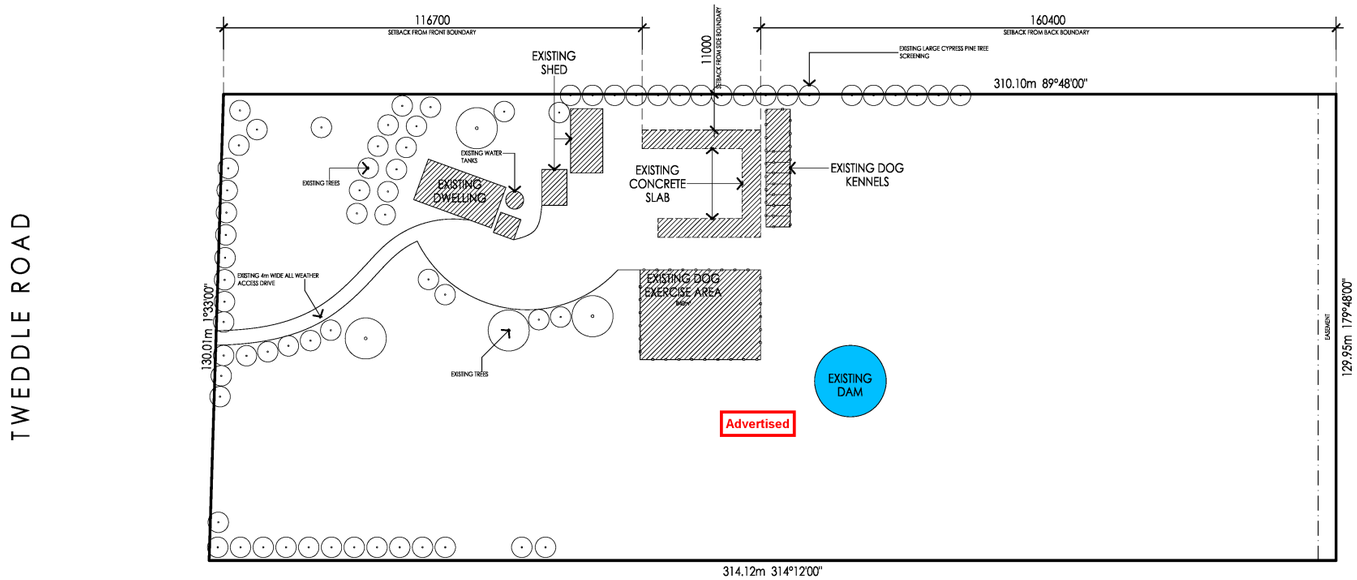
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SLR

PROPOSED WORK @ 111 TWEDDLE ROAD, GISBORNE SOUTH

LEGEND:
- EXISTING DWELLING
- EXISTING DAM
- EXISTING TREE
- C.O.S CHECK ON SITE



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ARCHITECTURAL DRAWINGS CONTENTS	
DRAWING No.	DRAWING TITLE
1	
2	PROPOSED SITE PLAN
3	PROPOSED SETOUT PLAN @ 1:1000
4	PROPOSED SETOUT PLAN @ 1:200
5	PROPOSED ROOF PLAN
6	PROPOSED GROUND FLOOR PLAN
7	PROPOSED ELEVATION - (01 OF 02)
8	PROPOSED ELEVATION - (02 OF 02)

SUMMARY OF AREAS		
SITE AREA	4000.00m²	
	m²	sq²
DWELLING - (EXISTING)	171.22	18.43
SHED 1 - (EXISTING)	36.00	3.88
SHED 2 - (EXISTING)	70.00	7.53
SHED 3 - (EXISTING)	162.00	17.44
TOTAL	439.22	47.28
O/A SITE ANALYSIS		
SITE COVER	10.98%	

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PROPOSED SITE PLAN GENERAL NOTES

NO PART OF BUILDING TO ENCROACH OVER TITLE BOUNDARIES, AS NOTED ON FRONT NOTES. PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND/OR FABRICATION. IT IS THE BUILDERS AND/OR CONTRACTORS RESPONSIBILITY TO ENSURE THE SAME.

ALL CORNER LEVELS SHOWN ON THE PLAN HAVE BEEN EXTRACTED FROM THE COUNCILS LEGAL POINT OF DISCHARGE PLAN.

SPECIFIED FINISHED FLOOR LEVELS HAVE THEN BEEN DETERMINED FROM THE ABOVE. LEVELS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION WORK.

IF THE FINISHED FLOOR LEVELS ARE TO BE ALTERED FROM EITHER THE BUILDER OR CLIENT, ULTIMATE DESIGN MUST BE CONTACTED TO VERIFY ANY DECISION MAKING. IF THE FINISHED FLOOR LEVELS ARE ALTERED WITHOUT CONSENT FROM EITHER THE BUILDING SURVEYOR OR ULTIMATE DESIGN AND DRAFTING THEN ALL LIABILITIES FALL ONTO THE BUILDER, CLIENT OR TRADES PERSON FOR ANY DISCREPANCIES CAUSED.

SITE CUTS & BATTERS SHALL NOT EXCEED A 45° SLOPE OR 1:1 BATTER FOR CLAY & FOR SAND CUTS SHALL NOT EXCEED A 30° SLOPE OR ONE HORIZONTAL TO TWO VERTICAL BATTER

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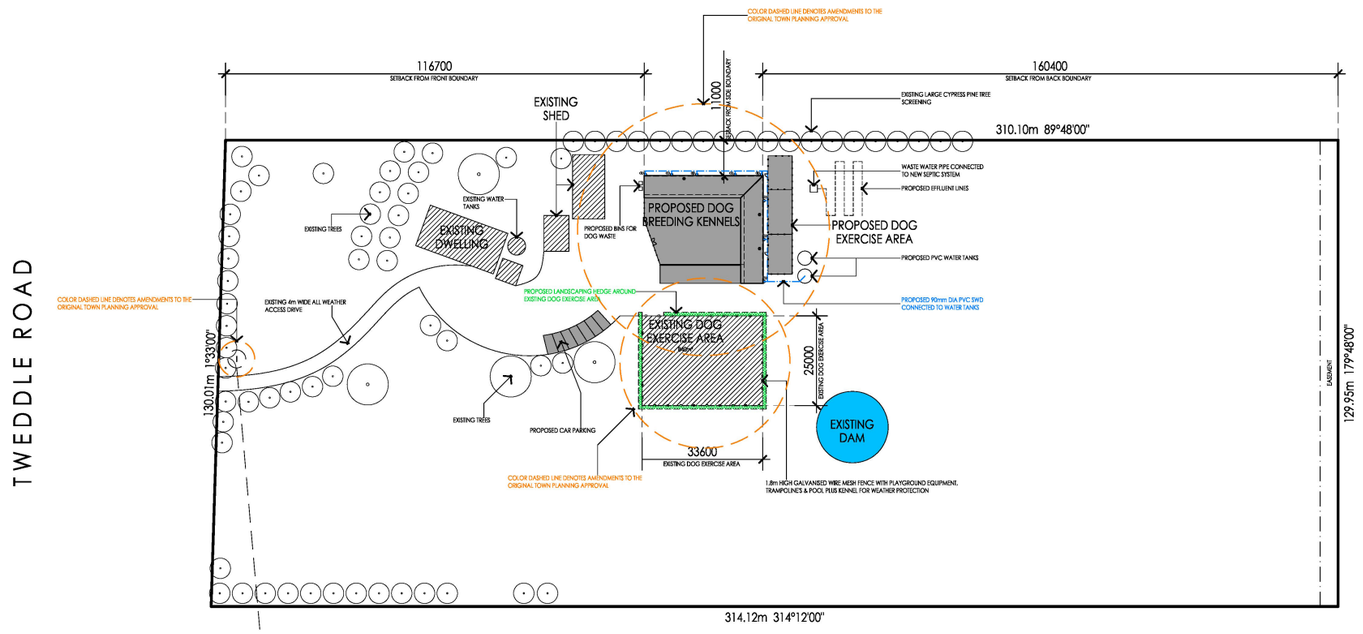
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PAGE : 01/08
DATE : 20 / 02 / 2026

ultimate design and drafting pty. ltd
[redacted]
registration no : DP - AD 22833

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ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH
[redacted]
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LEGEND:

- EXISTING DWELLING
- PROPOSED ADDITION
- PROPOSED LANDSCAPING
- EXISTING DAM
- dp O PROPOSED DOWNPIPE
- EXISTING TREE
- C.O.S CHECK ON SITE

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HUSKY'S 'R' US

PROPOSED 1.5m H X 1.5m W IDENTIFICATION SIGNAGE SETBACK 5.0m FROM THE FRONT OF THE PROPERTY

NOTE:
NO NATIVE VEGETATION IS TO BE REMOVED FOR THE PROPOSED SHED OR THE ACCESS DRIVEWAY.

NOTE:
MINIMAL EXCAVATION REQUIRED FOR THE PROPOSED SHED AND THE ADDITION TO THE DRIVEWAY AS PROPOSED KENNEL SITE IS FLAT.

SUMMARY OF AREAS		
SITE AREA	4000.00m²	
	m²	sq²
DWELLING - EXISTING	171.22	18.43
SHED 1 - EXISTING	36.00	3.88
SHED 2 - EXISTING	70.00	7.53
SHED 3 - EXISTING	162.00	17.44
DOG BREEDING KENNELS - PROPOSED	421.72	45.40
TOTAL	860.94	92.67
O/A SITE ANALYSIS		
SITE COVER	21.52%	

PROPOSED SITE PLAN GENERAL NOTES

NO PART OF BUILDING TO ENCROACH OVER TITLE BOUNDARIES, AS NOTED ON FRONT NOTES. PRIOR TO COMMENCING WORK ENGAGE LAND SURVEYOR TO SET OUT CORNERS OF PROPERTY.

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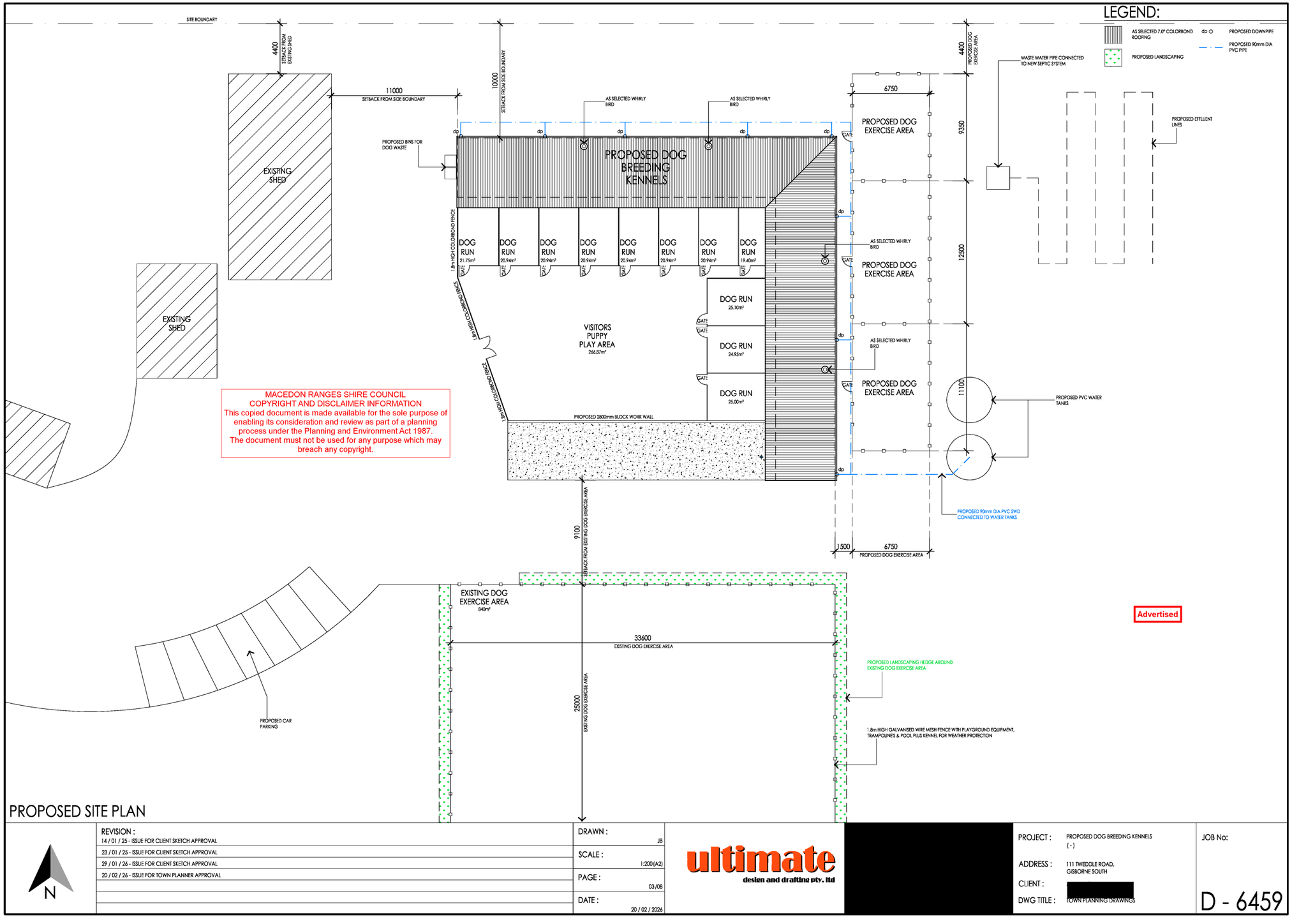
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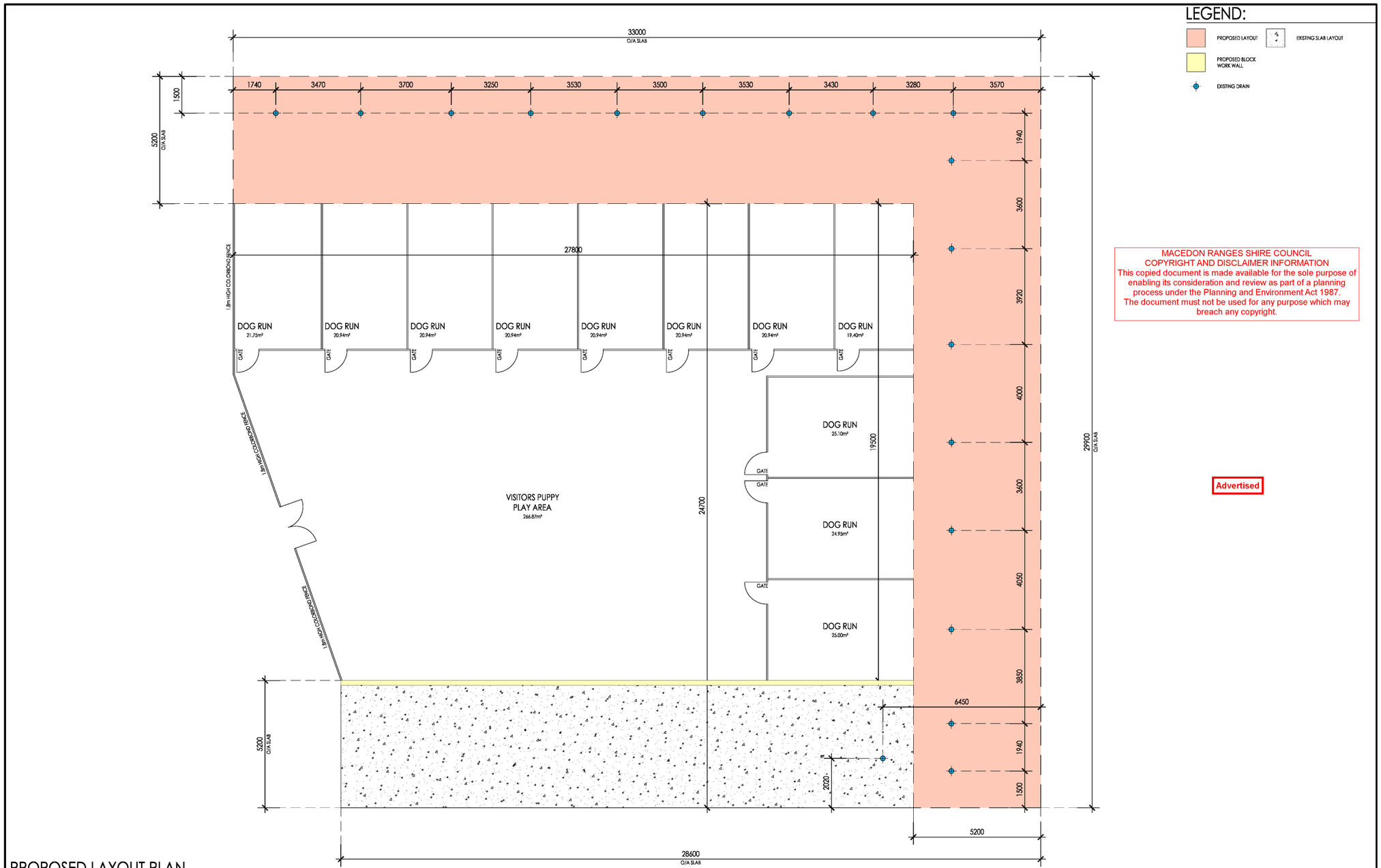
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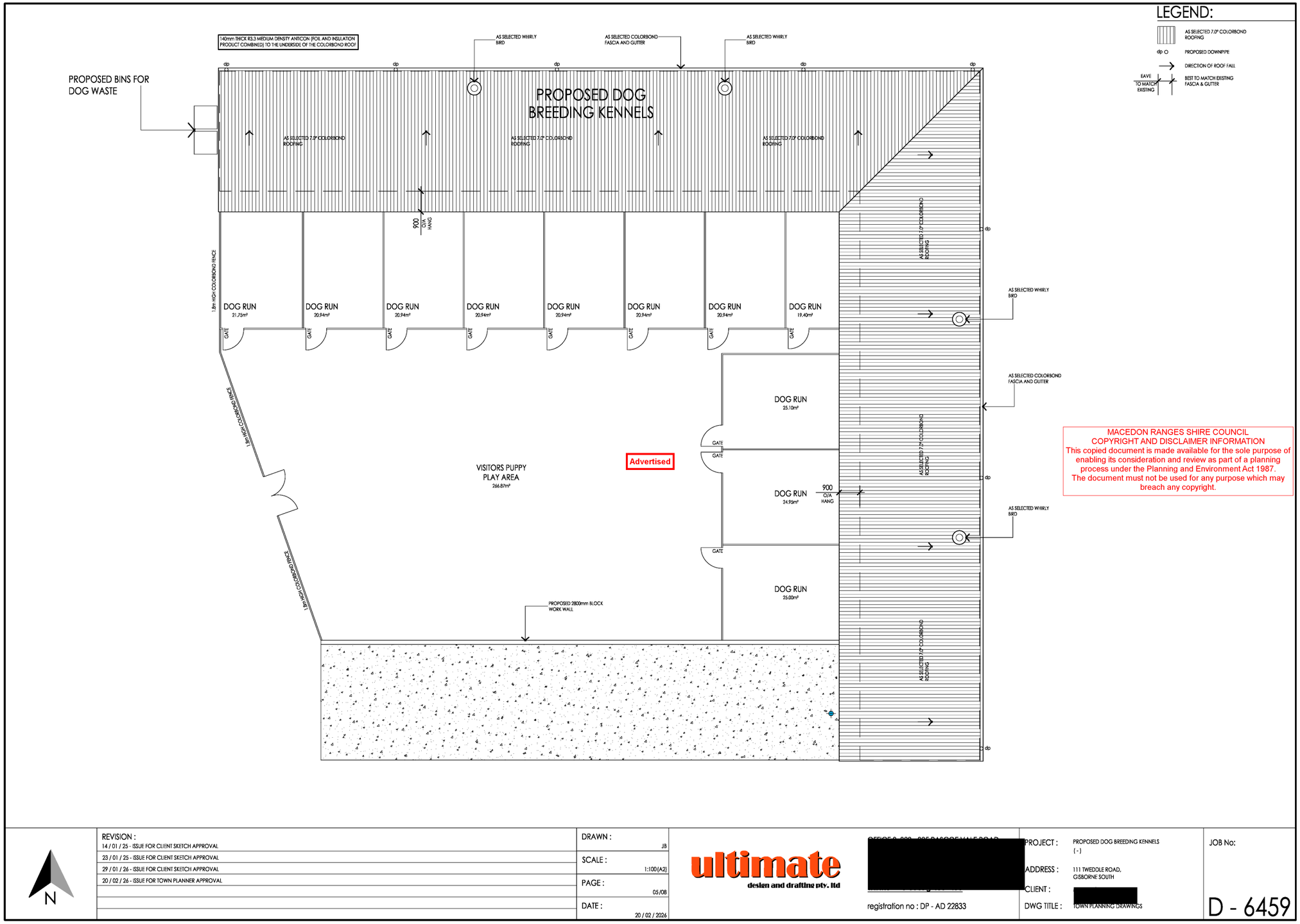
PROPOSED LAYOUT PLAN

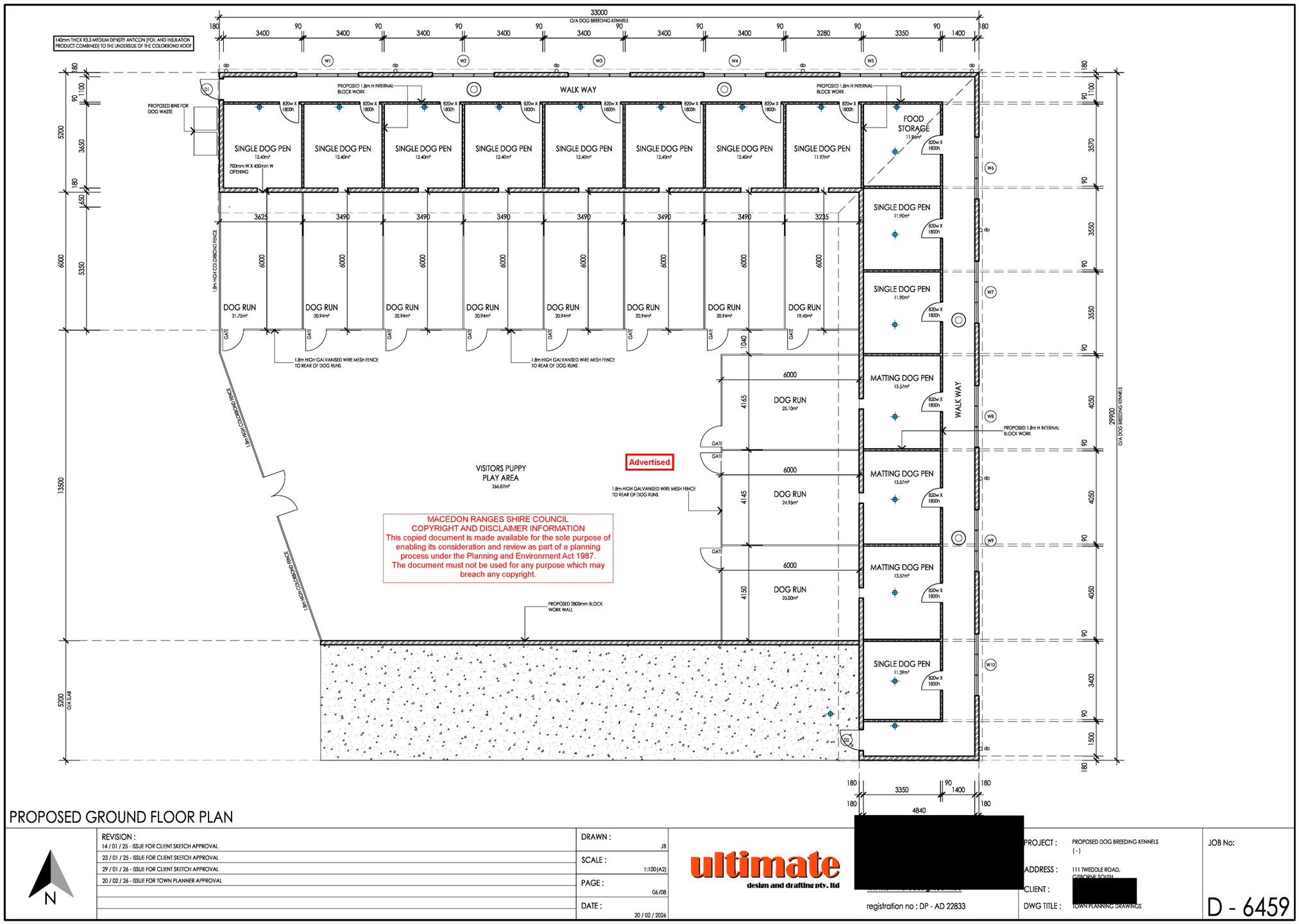
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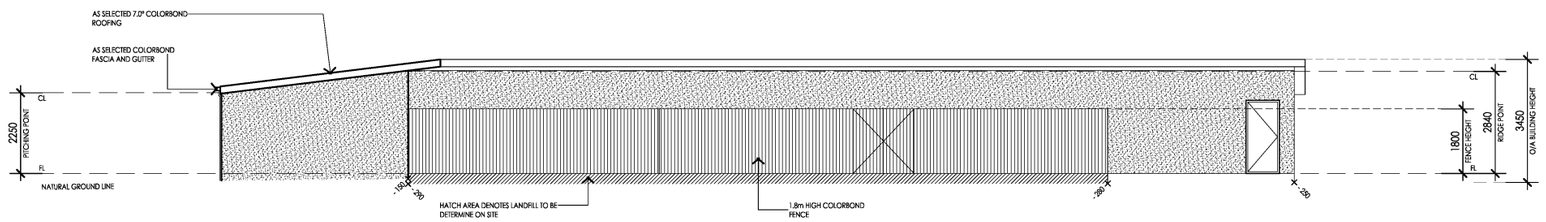
[redacted]
registration no : DP - AD 22833


LEGEND:
AS SELECTED 7.0° COLORBOND ROOFING
dp PROPOSED DOWNPIPE
DIRECTION OF ROOF FALL
EAVE TO MATCH EXISTING
BEST TO MATCH EXISTING FASCIA & GUTTER
140mm THICK R3.3 MEDIUM DENSITY AIRCON (FOIL AND INSULATION PRODUCT COMBINED) TO THE UNDERSIDE OF THE COLORBOND ROOF
AS SELECTED WHIRLY BIRD
AS SELECTED COLORBOND FASCIA AND GUTTER
AS SELECTED WHIRLY BIRD
PROPOSED BINS FOR DOG WASTE
PROPOSED DOG BREEDING KENNELS
AS SELECTED 7.0° COLORBOND ROOFING
AS SELECTED 7.0° COLORBOND ROOFING
AS SELECTED 7.0° COLORBOND ROOFING
900 O/A HANG
1.8m HIGH COLORBOND FENCE
DOG RUN 21.75m²
DOG RUN 20.94m²
DOG RUN 20.94m²
DOG RUN 20.94m²
DOG RUN 20.94m²
DOG RUN 20.94m²
DOG RUN 20.94m²
DOG RUN 19.40m²
GATE
AS SELECTED 7.0° COLORBOND ROOFING
AS SELECTED WHIRLY BIRD
AS SELECTED COLORBOND FASCIA AND GUTTER
DOG RUN 25.10m²
GATE
GATE
VISITORS PUPPY PLAY AREA 266.87m²
Advertised
DOG RUN 24.95m²
900 O/A HANG
AS SELECTED 7.0° COLORBOND ROOFING
AS SELECTED WHIRLY BIRD
1.8m HIGH COLORBOND FENCE
GATE
DOG RUN 25.00m²
PROPOSED 2800mm BLOCK WORK WALL
AS SELECTED 7.0° COLORBOND ROOFING
dp
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PROPOSED GROUND FLOOR PLAN

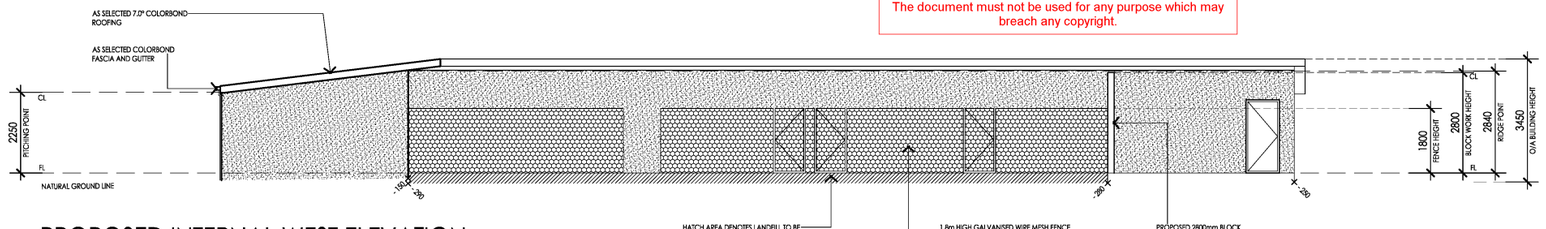
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PROPOSED WEST ELEVATION

SCALE 1: 100

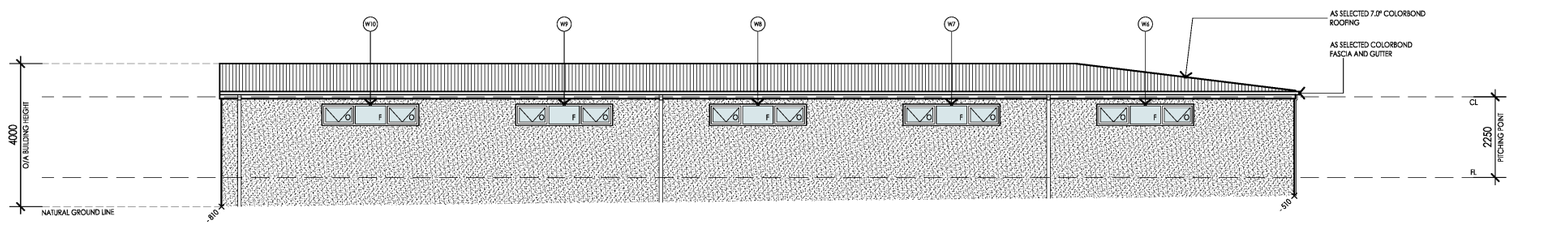
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PROPOSED INTERNAL WEST ELEVATION

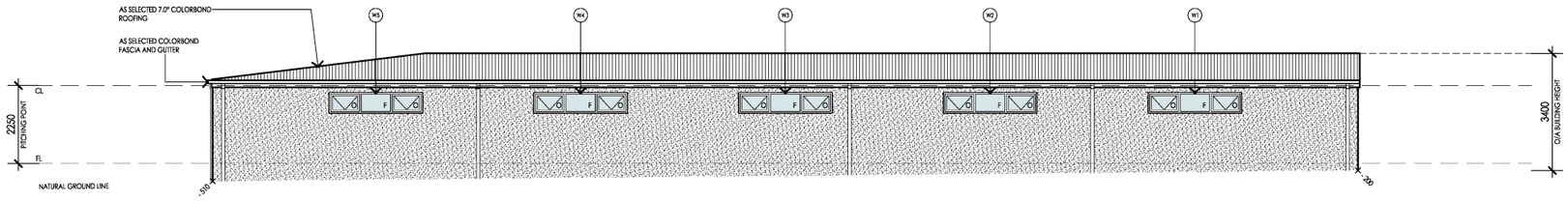
SCALE 1: 100

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PROPOSED EAST ELEVATION

SCALE 1: 100



PROPOSED NORTH ELEVATION

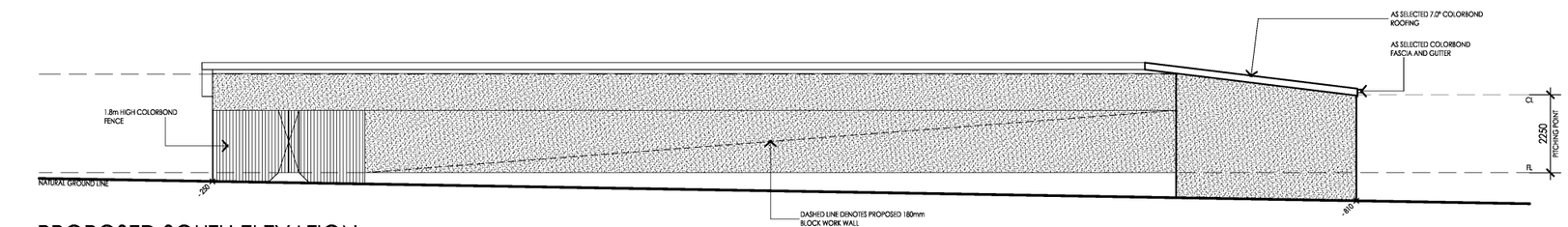
SCALE 1: 100

LEGEND:

- AS SELECTED 7.0° COLORBOND ROOFING
- AS SELECTED RENDERED FINISH
- HATCHED DENOTES LANDFILL
- CL CEILING LINE
- FL FLOOR LINE

PROPOSED ELEVATION PLAN - (01 OF 02)

REVISION :	DRAWN :		PROJECT :	JOB No:
14 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL	JB	ultimate design and drafting pty. ltd [redacted]	PROPOSED DOG BREEDING KENNELS (-)	
23 / 01 / 25 - ISSUE FOR CLIENT SKETCH APPROVAL	SCALE : 1:100 (A2)		ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH	
29 / 01 / 26 - ISSUE FOR CLIENT SKETCH APPROVAL	PAGE : 07 /08	registration no : DP - AD 22833	CLIENT : [redacted]	D - 6459
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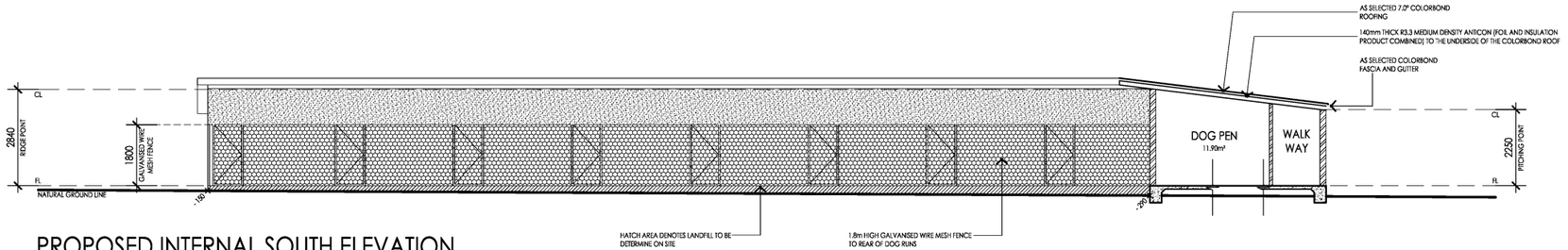


PROPOSED SOUTH ELEVATION

SCALE 1: 100

LEGEND:

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- AS SELECTED RENDERED FINISH
- HATCHED DENOTES LANDFILL
- CL CEILING LINE
- FL FLOOR LINE

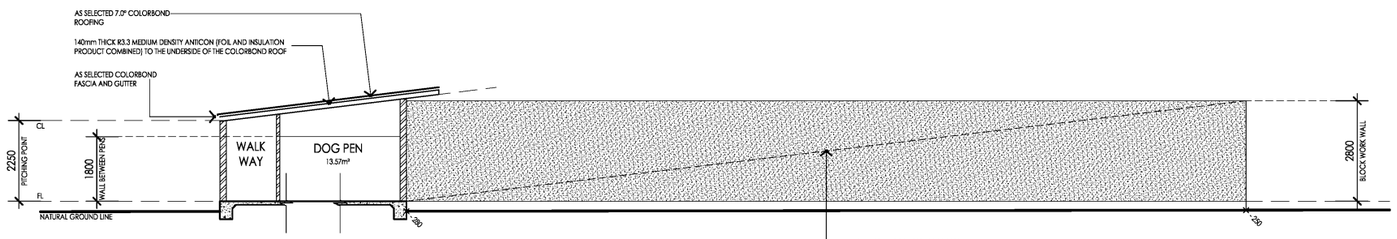


PROPOSED INTERNAL SOUTH ELEVATION

SCALE 1: 100

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PROPOSED INTERNAL NORTH ELEVATION

SCALE 1: 100

WINDOW SCHEDULE				
No.	HEIGHT X WIDTH	LOCATION	DESCRIPTION	GLAZING
W1	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W2	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W3	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W4	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W5	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W6	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W7	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W8	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W9	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR
W10	600mm x 2700mm	WALK WAY	ALUMINIUM AWNING WINDOW	CLEAR

DOOR SCHEDULE				
No.	HEIGHT X WIDTH	LOCATION	DESCRIPTION	GLAZING
D1	2040mm x 870mm	WALK WAY	EXTERNAL GRADE SOLID DOOR	N/A
D2	2040mm x 870mm	WALK WAY	EXTERNAL GRADE SOLID DOOR	N/A

- UNLESS NOTED OTHERWISE - ALL HEIGHT & WIDTH DIMENSIONS ARE APPROX. BRICKWORK OPENING SIZES & ARE TO BE CONFIRMED ON SITE PRIOR TO ORDERING & FABRICATION.
- TYPICAL HEAD HEIGHT - 2100 A.F.L. UNLESS NOTED OTHERWISE
- SILL HEIGHTS ARE APPROX. BRICKWORK SIZES.

PROPOSED ELEVATION PLAN - (02 OF 02)

REVISION :
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PAGE : 08 /08
DATE : 20 / 02 / 2026

ultimate
design and drafting pty. ltd
[redacted]
registration no : DP - AD 22833

PROJECT : PROPOSED DOG BREEDING KENNELS (-)
ADDRESS : 111 TWEDDLE ROAD, GISBORNE SOUTH
CLIENT : [redacted]
DWG TITLE : TOWN PLANNING DRAWINGS

JOB No: D - 6459

Appendix B SLR Technical Memorandum

Environmental Noise Assessment

Husky Breeding Kennels – 111 Tweddle Road Gisborne South

Huskys 'R' Us

SLR Project No.: 640.032174.00001

23 February 2026

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SLR

Technical Memorandum

SLR

To: [redacted] **From:** [redacted]

Company: Huskys'R'Us **SLR Consulting Australia Pty Ltd**

cc: **Date:** 16 October 2025

Project No. 640.032174

RE: Kennel Noise Assessment
Huskys'R'Us – 111 Tweddle Road Gisborne South

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SLR Consulting Australia (SLR) was retained to assess noise from the Husky breeding kennels at 111 Tweddle Road, Gisborne South. SLR previously assessed noise from the kennels in 2018 and prepared an Expert Witness Statement (EWS) which identified the works required to ensure that noise from the kennels complied with the relevant environmental noise legislation (SLR report No. 640.11719-R01-v2.0 dated 20 November 2018).

The proposed kennels have not been built and the owner operators of Huskys'R'Us have retained SLR to reassess noise from the operation on the grounds that the dogs are currently producing less noise than they were at the time of our 2018 assessment.

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During the 2018 assessment the dogs were generally housed in small enclosed co-located kennels during the night and were removed from these enclosures to their day kennels early in the morning and returned to them at night. The main noise events identified by SLR were associated with the feeding of dogs in their enclosures and with the transfer of the animals to and from their enclosures (Reference: Section 4.3 of SLR EWS).

Currently, the dogs are kept in their day enclosures at all times, thereby eliminating noise associated with the transfer of dogs. Feeding is not carried out during the early morning period but is understood take place later in the morning and not at a fixed, single time. The dogs are not fed concurrently.

On the basis of the changed conditions SLR considered it reasonable to reassess noise from the dogs.

1.0 Site and Noise Sensitive Receivers

The subject site and nearest noise sensitive receiver locations are listed in **Table 1** and shown in **Figure 1**. The kennel layout, including the number of dogs in each area, is provided in **Figure 4**.

Table 1 Noise sensitive receivers

	Address	Direction relative to kennels	Distance from closest kennel to within 10 m of dwelling, m
R1	97 Tweddle Road	north	60 m
R2	110 Tweddle Road	west	130 m
R3	125 Tweddle Road	south	140 m
R4	104 Benson Road	east	370 m

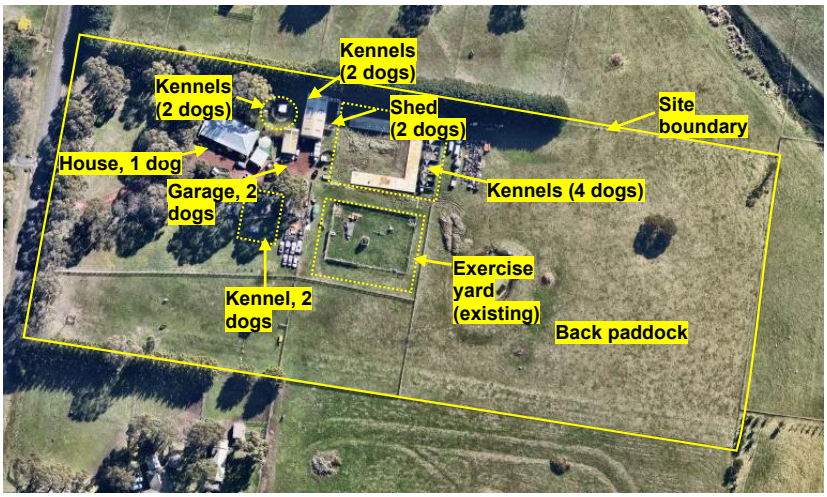
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Figure 1 Site and surrounds



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Figure 2 Kennel layout



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2.0 Noise Criteria

2.1 Noise Protocol / Publication 1826

Commercially operated kennels are assessable to limits identified in accordance with the Victorian EPA Noise limit and assessment protocol for the control of noise form commercial, industrial and trade premises and entertainment venues (the "Noise Protocol / Publication 1824). The Noise Protocol replaces the old SEPP N-1 policy and NIRV, both of which were considered in SLR's 2018 assessment of noise from the facility. Whilst the legislation has changed, the effective noise limits are consistent with those determined in 2018. These limits are reproduced below.

Day (7 am to 6 pm Monday to Saturdays): 45 dBA

Evening (6 pm to 10 pm all days and 7 am to 6 pm Sunday): 38 dBA

Night (10 pm to 7 am the following morning): 33 dBA

The Noise Protocol assessment period is 30 minutes. This means that the limits should not be exceeded for any single 30 minute period, and likewise that the limits can be met for every 30 minute assessment period.

2.2 Environment Reference Standard

The Environment Reference Standard (ERS) was released in 2021. It identifies environmental values (ambient sound environment that protects sleep at night, recreation and domestic activities, learning and development) that the Victorian community want to achieve and maintain and provides a way to assess those environmental values.

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Among other things, the ERS provides benchmark decibel 'Objectives' for different types of land use, which can be used to quantify impacts from noise. The ERS includes the statement that the benchmark levels 'are neither noise limits nor noise design criteria'.

The ERS is designed to be used to quantify impacts of noise that is not assessable to the other legislations or policies, such as the Noise Protocol and therefore it is not formally applicable to the Noise Protocol. It has nevertheless been considered in the context of this noise assessment because, unlike the Noise Protocol, the criteria provides a mechanism for quantifying the impacts of highly intermittent noise sources. Whereas the Noise Protocol assessment period is 30 minutes, the ERS assessment periods are for 8 hours (night) and 16 hours (day). The ERS can be a more effective assessment criterion for quantifying acoustic amenity impacts of noise that may exceed the Noise Protocol levels, but occur irregularly.

The relevant ERS objectives are: 40 dBA LAeq,16h (6 am to 10 pm) and 35 dBA LAeq,8h (10 pm to 6 am the following morning). It is noted that the ERS classifies the 6 am to 7 am early morning period as 'day' whereas the Noise Protocol classifies this period as 'night'.

2.3 Sleep Disturbance

Noise that occurs during the night period has the potential to cause sleep disturbance. Victoria does not have any regulatory requirements for the prevention of sleep disturbance however it is good practice to consider impacts at night, particularly from noise sources that are not assessable to the Noise Protocol.

A level of 65 dBA Lmax outside bedroom windows is typically used in Victoria for assessing sleep disturbance.

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3.0 Methodology

3.1 Measurements

Two noise loggers were deployed to monitor noise from operation of the kennels for the period Tuesday 7 to Sunday 12 October 2025 (ARL Ngaras serial Nos. 878093 and 87801E, Rion Calibrator 34546617).

Logger 1 was deployed proximate to areas where most dogs are housed. Logger 2 was deployed on the south boundary of the subject site, approximately 100 m south of the kennel enclosures.

Data obtained at Logger 1 was used for source identification (i.e. to identify when the dogs were producing noise). Data obtained at Logger 2 was used to quantify noise from the animals to sensitive receiver locations. The distance from the centroid of the kennel enclosures to Logger 2 was approximately 100 m which is equal to the distance to the closest noise sensitive receiver at 97 Tweddle Road, and the measured levels at Logger 2 are therefore a reasonable indication of dog noise levels at that residential receiver location.

The distance from the centroid of the kennel enclosures to the next closest sensitive receivers, being 110 and 125 Tweddle Road is approximately 160 m. The measured levels have been distance corrected to obtain a prediction of noise at those receiver locations.

It is noted that the test arrangement has limitations with respect to quantifying noise from the four dogs closest to 97 Tweddle Road. This potential issue is discussed in **Section 6.0**.

The logging period was dominated by north to north west winds and therefore the Logger 2 location was largely downwind of the noise generating area, which represents a worst case condition.

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Figure 3 Test arrangement



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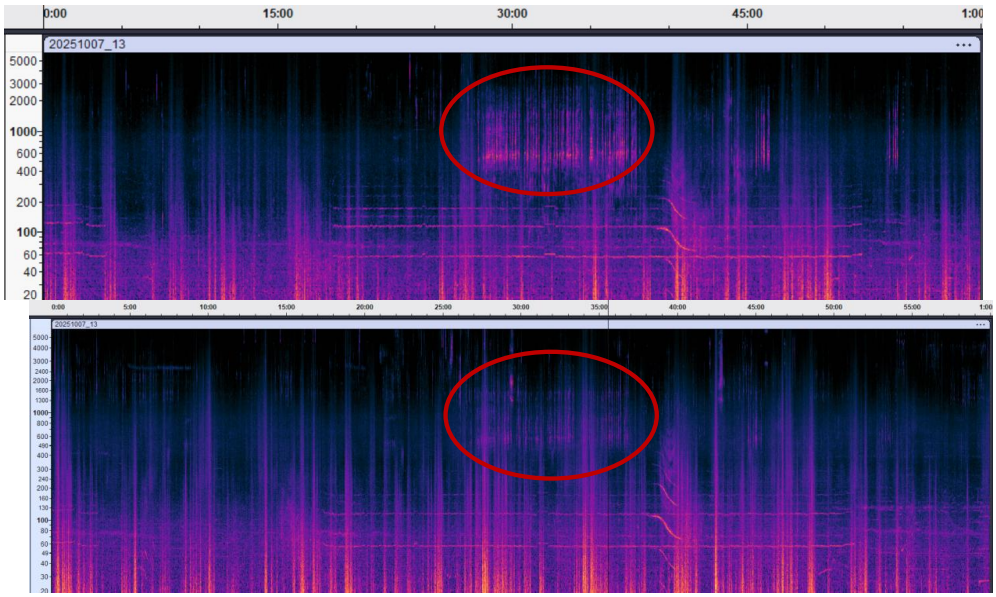
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3.2 Analysis

The data was analysed using a combination of real time audio analysis and visual inspection of high resolution graphs and spectrograms. Spectrogram samples enabled dog noise to be visually identified (See **Figure 4** and **Figure 5**). The dogs were observed to generate noise intermittently, with large periods of time when no noise from the kennels occurred. Due to the highly intermittent nature of the noise, it was necessary to analyse each hour of the data collected.

The first round of analysis entailed reviewing the Logger 1 source identification files to determine when the dogs were producing noise. The second round of analysis entailed reviewing the Logger 2 boundary data for the periods when dog noise was observed to occur in order to quantify the level of the noise (dogs were treated as 'point source' located at the centroid for calculation purposes). The duration of noise was quantified using a combination of both sets of data.

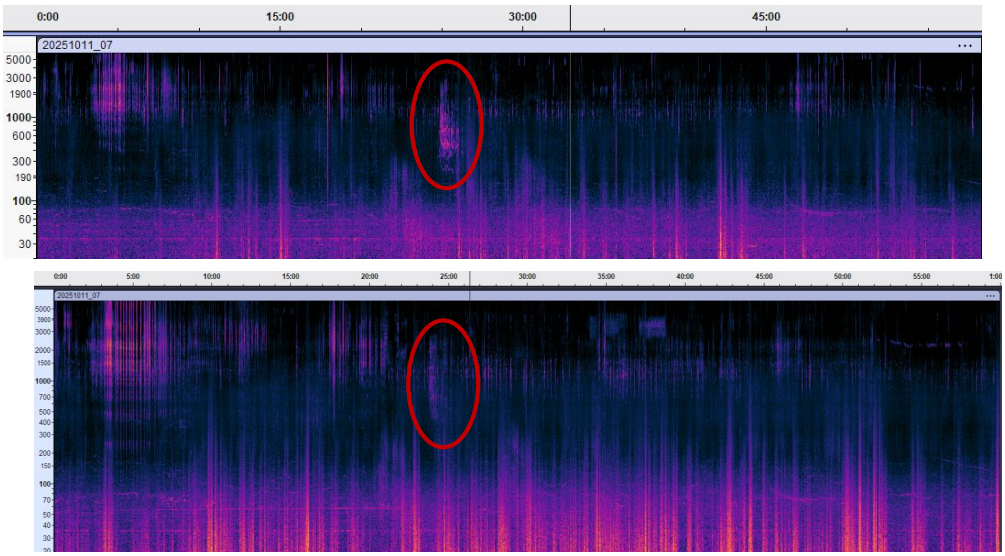
Figure 4 Spectrograms with dog barking circled (Tuesday 7 Oct, 1pm to 2 pm)
TOP- Logger 1 / Reference, BOTTOM - Logger 2 / Boundary



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Figure 5 Spectrograms with dog whining circled (Sat 11 Oct, 7 am to 8 am)
TOP- Logger 1 / Reference, BOTTOM - Logger 2 / Boundary



4.0 Measurement Results

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Marked up graphs for data obtained at Logger 1 (Reference) are included in **Attachment 1.** The data includes a large amount of extraneous noise due to mechanical plant and equipment, birdsong, insects, vehicle and plane pass-bys and is therefore not a useful indication of the level of noise generated by the dogs. Hours marked with a tick represent periods where no dog noise was audible. Hours marked with a cross represent periods when dog noise was audible for some part of the measurement interval.

The periods where dog noise was identified have been analysed using data obtained by Logger 2. The results of the analysis are provided in **Table 2**.

Table 2 Logger 2 / boundary measurement results

Day	Start hour	Time (mm:ss – mm:ss)	Duration, seconds	Noise level, LAeq, dB	Noise level, LAmax, dB
Tues 7 Oct	13:00	25:12-36:41	720	48	
Wed 8 Oct	6:00	57:04 to 58:41	97	53	62
	8:00	38:39 to 40:12	98	52	
Thurs 9 Oct	6:00	27:27-28:41	61	53	63
	7:00	27:12-27:46	34	50	
	8:00 AM	15:27-16:35	68	53	
	10:00	14:28 to 15:02	34	53	
	15:00	1:46 to 2:09	23	56	
Friday 10 Oct	8:00	25:45 to 26:46	63	52	
	8:00	45:45 to 46:29	44	53	

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Day	Start hour	Time (mm:ss – mm:ss)	Duration, seconds	Noise level, LAeq, dB	Noise level, LAmax, dB
	10:00	21:31 to 22:01	30	53	
	10:00	57:15 to 57:06	51	53	
	11:00	51:55 to 53:30	95	53	
	13:00	6:19-7:26	67	53	
	17:00	31:08 to 34:14	183	51	
Sat 11 Oct	6:00	6:50 to 8:16	86	50	61
	7:00	23:49 to 24:25	85	53	
	9:00	54:29 to 55:18	49	51	
	10:00	53:26to 53:56 + 54:17 to 55:18	90	56	
	13:00	12:50 to 13:43 + 14:11 to 14:39	90	46	
Sunday 12-Oct	6:00	2:57 to 3:33	36	52	62
	6:00	39:47 to 40:49	60	49	
	7:00	1:24 to 2:06	42	53	
	7:00	45:35 to 46:32	60	51	
	9:00	7:20 to 8:	40	52	
	10:00	21:41 to 22:12	31	48	
	10:00	55:34 to 56:32	60	48	
	12:00	2:28 to 4:50	92	46	

Dog noise was generally characterised by whining. Intermittent isolated dog barks occurred, however the episode identified in **Figure 4** (Tuesday 7 October between 1 pm and 2 pm) was the only period of extended barking.

Whilst some barking took place during the periods when the dogs whined, the sound produced was more like an occasional yap rather than the continuous barking that typically occurs in commercial kennels.

Maximum noise levels due to dogs whining at night were in the range 61 to 63 LAmax, dB at Logger 2.

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5.0 Assessments

5.1 Noise Protocol

The measured noise levels have been assessed to the Noise Protocol. The measured levels have been adjusted for duration in accordance with the 30 minute assessment period and are presented in **Table 3**. Where more than one incident of dog noise occurred in any 30 minute period, the measured and adjusted levels have been combined.

The Noise Protocol assessment at R1, 97 Tweddle Road is presented in **Table 4** and the assessment for R2 and R3, 110 and 125 Tweddle Road is presented in **Table 5**.

Table 3 Duration adjusted Noise Protocol levels

Day and date	Start Hour / interval	Adjusted Noise level, LAeq,30mins, dB		
		Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
Tues 7 Oct 10am to midnight	13:00	44		
Wed 8 Oct	6:00			40
	8:00	39		
Thurs 9 Oct	6:00			39
	7:00	33		
	8:00	38		
	10:00	36		
	15:00	37		
Friday 10 Oct	8:00	37		
	8:00	37		
	10:00	32		
	10:00	38		
	11:00	40		
	13:00	39		
	17:00	41		
Sat 11 Oct	6:00			37
	7:00	40		
	9:00	35		
	10:00	43		
	13:00	33		
Sunday 12-Oct Midnight to 5 pm	6:00			35
	6:00			34
	7:00			
	7:00			

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Day and date	Start Hour / interval	Adjusted Noise level, LAeq,30mins, dB		
		Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
	9:00		36	
	10:00		30	
	10:00		33	
	12:00		33	

Table 4 Noise Protocol Assessment, R1, 97 Tweddle Road

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	Evening 6pm to 10pm all days 7am to 10pm Sun	Night 10pm to 7am all days
Result range, dBA:	32 to 44	30 to 37	25-40
Max, dBA	44	37	40
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	49	42	45
Noise Limit, dBA	45	38	33
Exceedance, dB	4	4	12
Total no. of exceedances	3	2	5

Note 1: The whining sound was subjectively identified as tonal and a '+5 dB' correction has been provided in the resultant assessments of noise to reflect this characteristic. Due to the fact that the dogs did not whine and bark at the same time, separate corrections for both tonality and impulsivity (i.e. the 5 dB correction provided is for either tonality or impulsivity depending on the noise at the time of the assessment).

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Table 5 Noise Protocol Assessment, R2 and R3, 110 and 125 Tweddle Road

	Noise Protocol Assessment Period		
	Day 7am to 6pm Mon-Sat	**Evening** 6pm to 10pm all days 7am to 10pm Sun	**Night** 10pm to 7am all days
Result range, dBA:	28 to 40	26 to 33	21-36
Max, dBA	40	33	36
Correction (tone or impulse, see Note 1), dB	5	5	5
Effective Noise Level, dBA	45	38	41
Noise Limit, dBA	45	38	33
Exceedance, dB	-	-	8
Total no. of exceedances	-	-	5

Note 1: The whining sound was subjectively identified as tonal and a '+5 dB' correction has been provided in the resultant assessments of noise to reflect this characteristic. Due to the fact that the dogs did not whine and bark at the same time, separate corrections for both tonality and impulsivity (i.e. the 5 dB correction provided is for either tonality or impulsivity depending on the noise at the time of the assessment).

Discussion

The Noise Protocol Limits were exceeded for all assessment periods, with the greatest exceedance of 12 dB identified for the night period. More moderate 4 dB exceedances were identified for the day and evening periods.

We nevertheless note the following potentially mitigating factors:

- The total number of exceedances for the 5 days of noise logging were low. The limit was only predicted to be exceeded on three occasions during the daytime, twice during the evening period (Sunday daytime), and on five occasions during the 'night' period.
- All the night exceedances occurred during the period 6 am to 7 am, at the latter end of the night period. This period is classified as part of the daytime under some noise legislation and guidelines.
- Noise from the subject site was typically restricted to short periods. The duration of whining episodes was 2 minutes or less. A single period of extended noise barking was identified on Tuesday 7 October, however the levels were relatively low, which reflects the fact that dog barking at the time was not intense, continuous barking of multiple animals but rather sporadic barks spread over a 12 minute period.

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5.2 ERS Assessment

As discussed in **Section 2.0**, the ERS assessment is included here because the ERS provides a mechanism for quantifying noise impacts taking into consideration the frequency of the noise events. Under the ERS the cumulative measured noise levels for the entire day and night periods are calculated and assessed to the long term average criteria. The assessments are provided in **Table 7**.

Table 6 Duration adjusted ERS levels

	LAeq,16h, dB 6am to 10pm	LAeq,8h, dB 10pm to 6am
Tues 7 Oct 10am to midnight	29	-
Wed 8 Oct	28	-
Thurs 9 Oct	29	-
Friday 10 Oct	32	-
Sat 11 Oct	31	-
Sunday 12-Oct Midnight to 5 pm	27	-

Table 7 ERS Assessment R1, 97 Tweddle Road

Advertised

	LAeq,16h, dB 6am to 10pm	LAeq,8h, dB 10pm to 6am
Maximum cumulative noise level	32	-
Character correction	+5	-
Corrected noise level	37	-
ERS objectives	40	35
Exceedance	-	-

Other sensitive receivers were further from the kennels than 97 Tweddle Road and so can also be assumed to meet the ERS objectives.

Discussion

The maximum calculated day and night noise levels due to dog barking did not exceed the ERS objective levels of 40 dBA (day) and 35 dBA (night). The Objectives were met due to the infrequency of the noise events emanating from the kennel site.

No noise events were identified during the night period in the ERS assessment due to the fact that the 6 am to 7 am period is classified as 'day' under the Standard.

5.3 Sleep Disturbance

The measured maximum levels of dog noise at Logger 1 were in the range 61-63 dBA and complied with the sleep disturbance criterion of 65 LAmax, dB.

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6.0 Dogs Proximate to R1

Four Huskies are currently housed close to the north boundary of the subject site (circled in red in **Figure 3**). If these dogs whine or bark, noise to R1 would be greater than has been estimated in this assessment due to their proximity to the dwelling and due to the lack of shielding (other animals are either more distant or receive shielding from the surrounding buildings).

The dogs were described as being 'quiet' by the owners and were observed to be quiet whilst SLR was on site. However, it was not possible to determine whether these particular animals produced noise at other times using the logging data obtained.

If these dogs are identified as producing nuisance noise to R1, options for addressing the noise include relocation of the kennels further from R1 or the installation of barriers around the north side of the kennel enclosures.

7.0 Summary

SLR undertook a noise monitoring campaign to quantity current noise emissions from the Husky breeding kennels at 111 Tweddle Road, Gisborne South. The assessment identified that noise from the site has reduced from that quantified by SLR in 2018. Changes to the kennelling practices are identified as being responsible for the reduction in noise.

Emissions from the kennels were still found to be non-compliant with the relevant legislation at times. The most significant non-compliances occurred during the 6 am to 7 am period, which is classified as 'night' under the Noise Protocol. Five incidences of non-compliance were measured during the night period over the monitoring period.

Noise from the kennels has also been compared to the Victorian EPA ERS Objectives. Dog noise met both the day and night decibel Objective levels. Notably, no noise was identified during the night period in the ERS assessment due to the fact that the 6 am to 7 am period falls within the definition of 'day' under that standard.

Based on our observations and assessments, SLR considers current noise emissions from the breeding kennels are reasonable and we would not recommend re-housing the dogs in fully enclosed kennels at night.

Consideration should however be given to relocating and upgrading the kennels closest to 97 Tweddle Road if the dogs kept in this area are identified as causing nuisance.

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Advertised

Regards,

[redacted]

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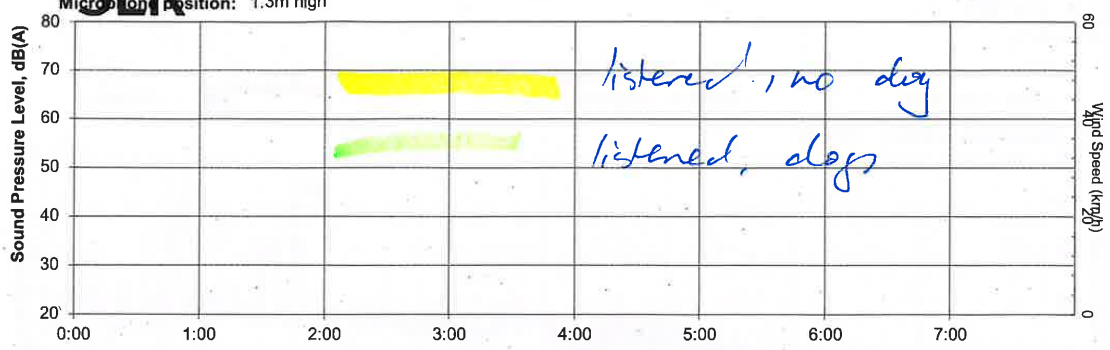
Attachments Marked up graphs for Logger 1 (Reference location)

Advertised

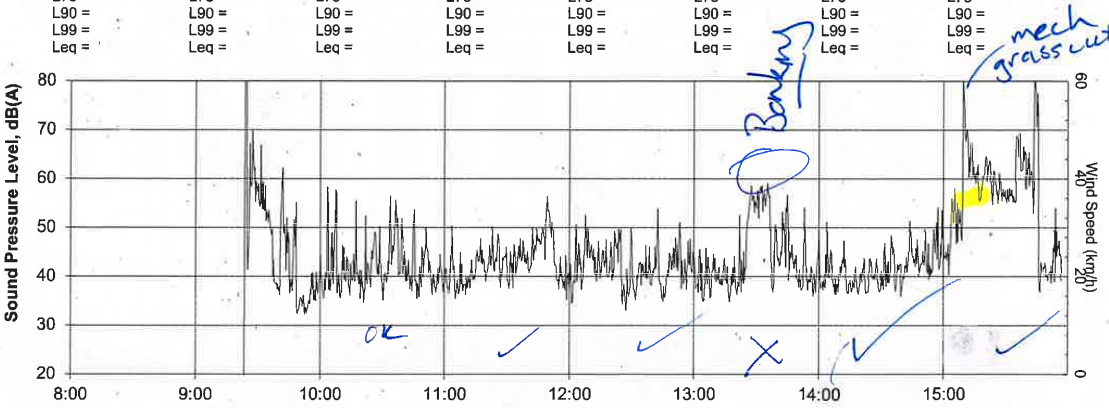
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Results of Noise Monitoring

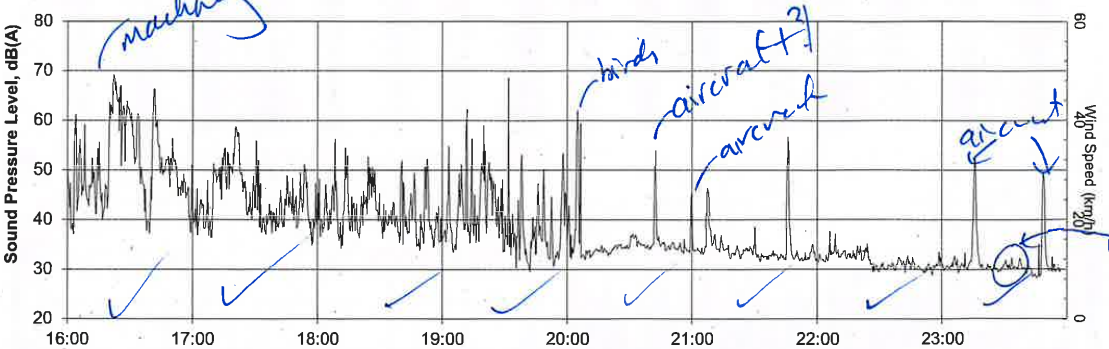
Client: HuskysRUS
Location Reference
Date: Tuesday 07 Oct 2025
Microphone Position: 1.3m high



Lmax =	Lmax =	Lmax =	Lmax =	Lmax =	Lmax =	Lmax =	Lmax =
L01 =	L01 =	L01 =	L01 =	L01 =	L01 =	L01 =	L01 =
L05 =	L05 =	L05 =	L05 =	L05 =	L05 =	L05 =	L05 =
L10 =	L10 =	L10 =	L10 =	L10 =	L10 =	L10 =	L10 =
L50 =	L50 =	L50 =	L50 =	L50 =	L50 =	L50 =	L50 =
L75 =	L75 =	L75 =	L75 =	L75 =	L75 =	L75 =	L75 =
L90 =	L90 =	L90 =	L90 =	L90 =	L90 =	L90 =	L90 =
L99 =	L99 =	L99 =	L99 =	L99 =	L99 =	L99 =	L99 =
Leq =	Leq =	Leq =	Leq =	Leq =	Leq =	Leq =	Leq =



Lmax =		Lmax =	102.1	Lmax =	75.7	Lmax =	68.3	Lmax =	66.5	Lmax =	69.0	Lmax =	70.2	Lmax =	91.3
L01 =		L01 =	94.4	L01 =	56.3	L01 =	55.7	L01 =	54.4	L01 =	63.7	L01 =	52.4	L01 =	79.7
L05 =		L05 =	62.1	L05 =	50.9	L05 =	48.2	L05 =	48.9	L05 =	55.5	L05 =	47.6	L05 =	70.2
L10 =		L10 =	57.1	L10 =	47.5	L10 =	45.8	L10 =	46.1	L10 =	49.8	L10 =	45.4	L10 =	66.6
L50 =		L50 =	37.7	L50 =	38.9	L50 =	40.9	L50 =	39.4	L50 =	40.2	L50 =	39.7	L50 =	56.0
L75 =		L75 =	34.3	L75 =	36.4	L75 =	38.1	L75 =	37.1	L75 =	37.6	L75 =	37.5	L75 =	44.9
L90 =		L90 =	32.5	L90 =	34.7	L90 =	36.4	L90 =	34.9	L90 =	36.1	L90 =	36.3	L90 =	39.9
L99 =		L99 =	30.0	L99 =	32.7	L99 =	34.2	L99 =	32.4	L99 =	34.1	L99 =	34.8	L99 =	35.9
Leq =		Leq =	76.2	Leq =	46.2	Leq =	45.1	Leq =	44.0	Leq =	50.0	Leq =	43.2	Leq =	67.3



Lmax =	78.8	Lmax =	69.1	Lmax =	69.9	Lmax =	79.8	Lmax =	76.2	Lmax =	63.2	Lmax =	44.9	Lmax =	56.6
L01 =	69.0	L01 =	59.1	L01 =	55.4	L01 =	57.9	L01 =	52.0	L01 =	50.9	L01 =	36.7	L01 =	50.6
L05 =	65.0	L05 =	54.4	L05 =	49.0	L05 =	50.3	L05 =	39.7	L05 =	40.9	L05 =	34.2	L05 =	39.5
L10 =	62.5	L10 =	51.2	L10 =	46.0	L10 =	46.8	L10 =	36.8	L10 =	36.4	L10 =	33.4	L10 =	33.2
L50 =	48.1	L50 =	41.4	L50 =	38.7	L50 =	35.7	L50 =	34.0	L50 =	33.0	L50 =	31.1	L50 =	30.2
L75 =	42.7	L75 =	38.5	L75 =	36.0	L75 =	32.8	L75 =	33.1	L75 =	32.1	L75 =	30.1	L75 =	29.3
L90 =	38.7	L90 =	36.9	L90 =	34.1	L90 =	30.7	L90 =	32.3	L90 =	31.3	L90 =	29.3	L90 =	28.4
L99 =	36.2	L99 =	34.6	L99 =	32.2	L99 =	28.4	L99 =	30.7	L99 =	30.1	L99 =	28.2	L99 =	27.1
Leq =	58.0	Leq =	48.1	Leq =	44.5	Leq =	49.2	Leq =	44.4	Leq =	38.9	Leq =	31.8	Leq =	36.9

Graph based on Leq at 20s intervals,
Hourly percentiles based on Lp at 0.1s intervals.

V: CES\ARL10_Huskies reference, Printed : 13/10/2025 1:59 PM

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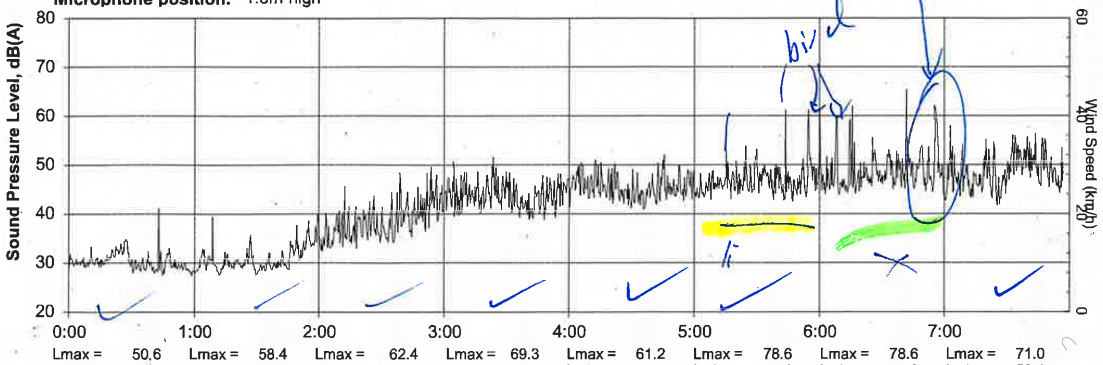
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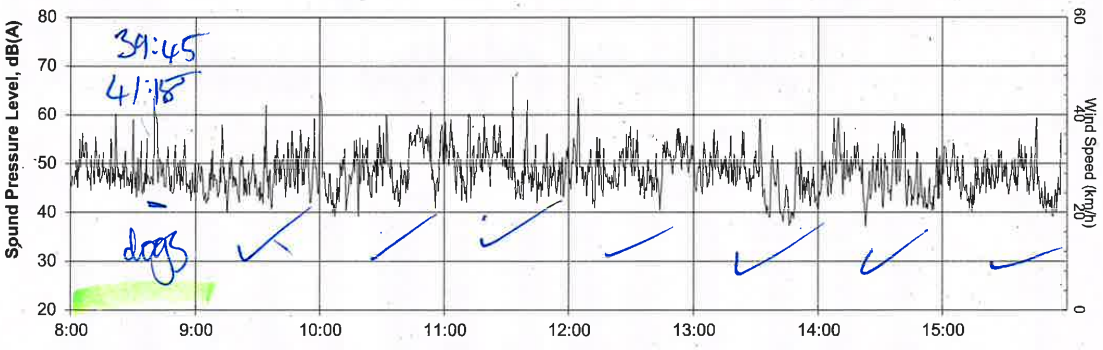
Results of Noise Monitoring

Client: HuskysRUS **Location** Reference **Date:** Wednesday 08 Oct 2025

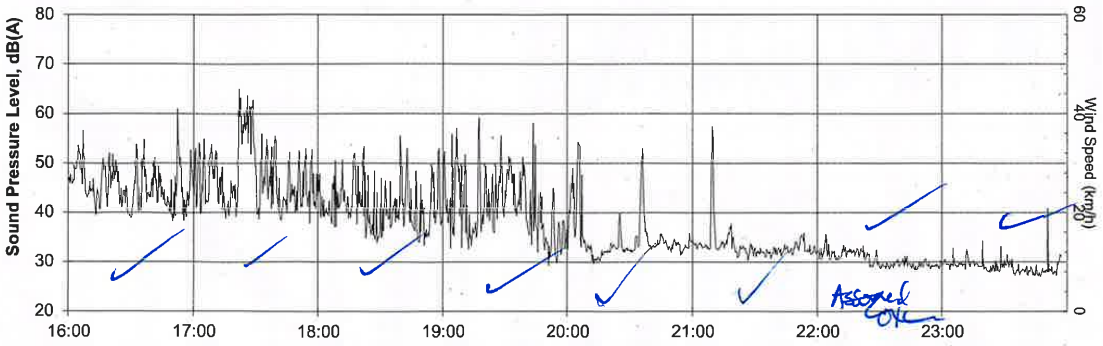
Microphone position: 1.3m high



Lmax =	50.6	Lmax =	58.4	Lmax =	62.4	Lmax =	69.3	Lmax =	61.2	Lmax =	78.6	Lmax =	78.6	Lmax =	71.0
L01 =	36.4	L01 =	38.0	L01 =	49.4	L01 =	51.4	L01 =	53.0	L01 =	55.1	L01 =	62.2	L01 =	58.4
L05 =	33.2	L05 =	35.2	L05 =	45.5	L05 =	49.0	L05 =	50.8	L05 =	51.5	L05 =	55.0	L05 =	55.1
L10 =	32.2	L10 =	34.0	L10 =	43.6	L10 =	47.6	L10 =	49.1	L10 =	49.9	L10 =	52.4	L10 =	53.4
L50 =	29.6	L50 =	30.0	L50 =	37.2	L50 =	42.6	L50 =	44.6	L50 =	45.3	L50 =	46.6	L50 =	46.5
L75 =	28.5	L75 =	28.7	L75 =	35.0	L75 =	40.6	L75 =	42.9	L75 =	43.8	L75 =	44.8	L75 =	44.3
L90 =	27.7	L90 =	27.8	L90 =	33.7	L90 =	39.4	L90 =	41.6	L90 =	42.8	L90 =	43.7	L90 =	42.7
L99 =	26.4	L99 =	26.5	L99 =	32.0	L99 =	37.8	L99 =	39.9	L99 =	41.5	L99 =	42.3	L99 =	41.0
Leq =	30.7	Leq =	31.7	Leq =	40.3	Leq =	44.5	Leq =	46.3	Leq =	48.4	Leq =	52.0	Leq =	49.9



Lmax =	74.7	Lmax =	75.9	Lmax =	75.2	Lmax =	82.1	Lmax =	77.6	Lmax =	66.2	Lmax =	71.3	Lmax =	66.7
L01 =	61.7	L01 =	58.8	L01 =	63.7	L01 =	61.5	L01 =	59.3	L01 =	58.2	L01 =	60.4	L01 =	57.7
L05 =	55.5	L05 =	55.0	L05 =	57.6	L05 =	57.7	L05 =	56.0	L05 =	54.7	L05 =	55.7	L05 =	53.8
L10 =	53.0	L10 =	52.6	L10 =	55.8	L10 =	55.5	L10 =	54.0	L10 =	52.6	L10 =	53.6	L10 =	52.1
L50 =	46.5	L50 =	45.9	L50 =	47.0	L50 =	47.6	L50 =	48.0	L50 =	46.2	L50 =	45.7	L50 =	45.6
L75 =	44.6	L75 =	43.5	L75 =	43.5	L75 =	44.4	L75 =	45.1	L75 =	43.1	L75 =	42.6	L75 =	42.8
L90 =	43.5	L90 =	41.9	L90 =	41.5	L90 =	42.4	L90 =	43.1	L90 =	39.7	L90 =	40.8	L90 =	40.5
L99 =	42.0	L99 =	39.9	L99 =	38.7	L99 =	40.2	L99 =	39.9	L99 =	37.1	L99 =	37.7	L99 =	38.0
Leq =	50.9	Leq =	49.8	Leq =	52.8	Leq =	52.8	Leq =	51.5	Leq =	49.3	Leq =	50.1	Leq =	48.9



Lmax =	77.5	Lmax =	80.4	Lmax =	71.3	Lmax =	74.5	Lmax =	69.2	Lmax =	63.5	Lmax =	50.5	Lmax =	60.3
L01 =	56.3	L01 =	63.5	L01 =	55.8	L01 =	58.6	L01 =	52.2	L01 =	51.7	L01 =	35.9	L01 =	33.4
L05 =	52.0	L05 =	59.6	L05 =	50.2	L05 =	51.8	L05 =	40.6	L05 =	36.8	L05 =	33.5	L05 =	31.4
L10 =	50.0	L10 =	56.0	L10 =	46.9	L10 =	48.1	L10 =	36.9	L10 =	35.2	L10 =	32.6	L10 =	30.6
L50 =	43.6	L50 =	43.7	L50 =	38.4	L50 =	36.8	L50 =	32.8	L50 =	32.5	L50 =	30.0	L50 =	28.4
L75 =	41.1	L75 =	40.6	L75 =	35.7	L75 =	33.4	L75 =	31.7	L75 =	31.3	L75 =	28.9	L75 =	27.5

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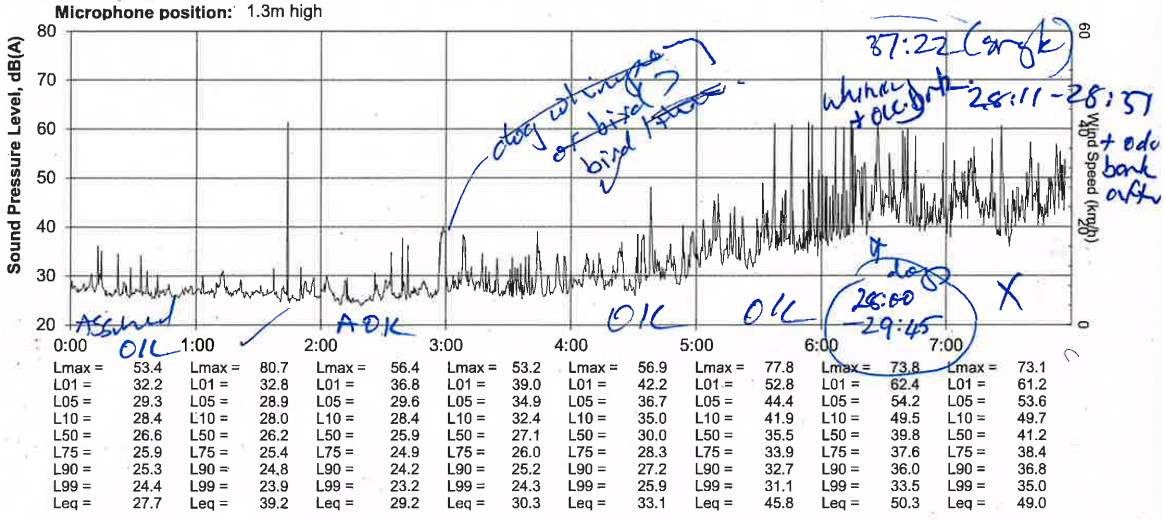
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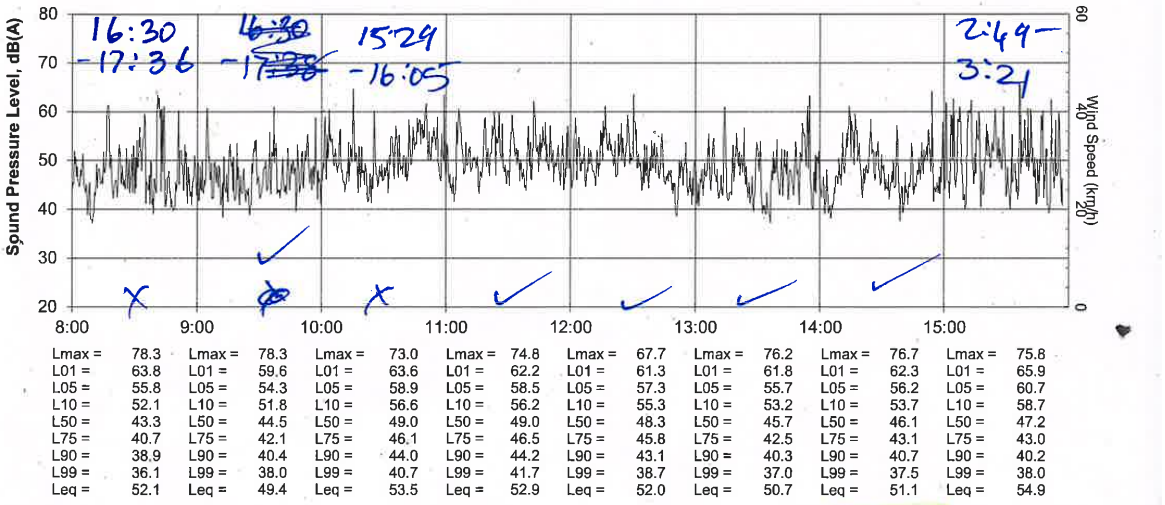
Results of Noise Monitoring

Client: HuskysRUS **Location** Reference **Date:** Thursday 09 Oct 2025

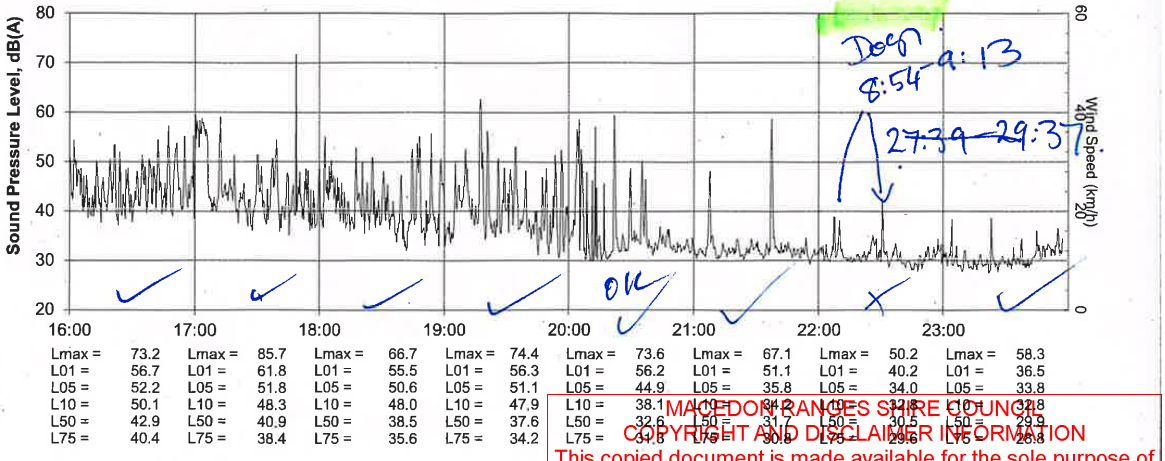
Microphone position: 1.3m high



Lmax =	53.4	Lmax =	80.7	Lmax =	56.4	Lmax =	53.2	Lmax =	56.9	Lmax =	77.8	Lmax =	73.8	Lmax =	73.1				
L01 =	32.2	L01 =	32.8	L01 =	36.8	L01 =	39.0	L01 =	42.2	L01 =	52.8	L01 =	62.4	L01 =	61.2				
L05 =	29.3	L05 =	28.9	L05 =	29.6	L05 =	34.9	L05 =	36.7	L05 =	44.4	L05 =	54.2	L05 =	53.6				
L10 =	28.4	L10 =	28.0	L10 =	28.4	L10 =	32.4	L10 =	35.0	L10 =	41.9	L10 =	49.5	L10 =	49.7				
L50 =	26.6	L50 =	26.2	L50 =	25.9	L50 =	27.1	L50 =	30.0	L50 =	35.5	L50 =	39.8	L50 =	41.2				
L75 =	25.9	L75 =	25.4	L75 =	24.9	L75 =	26.0	L75 =	28.3	L75 =	33.9	L75 =	37.6	L75 =	38.4				
L90 =	25.3	L90 =	24.8	L90 =	24.2	L90 =	25.2	L90 =	27.2	L90 =	32.7	L90 =	36.0	L90 =	36.8				
L99 =	24.4	L99 =	23.9	L99 =	23.2	L99 =	24.3	L99 =	25.9	L99 =	31.1	L99 =	33.5	L99 =	35.0				
Leq =	27.7	Leq =	39.2	Leq =	29.2	Leq =	30.3	Leq =	33.1	Leq =	45.8	Leq =	50.3	Leq =	49.0				



Lmax =	78.3	Lmax =	78.3	Lmax =	73.0	Lmax =	74.8	Lmax =	67.7	Lmax =	76.2	Lmax =	76.7	Lmax =	75.8				
L01 =	63.8	L01 =	59.6	L01 =	63.6	L01 =	62.2	L01 =	61.3	L01 =	61.8	L01 =	62.3	L01 =	65.9				
L05 =	55.8	L05 =	54.3	L05 =	58.9	L05 =	58.5	L05 =	57.3	L05 =	55.7	L05 =	56.2	L05 =	60.7				
L10 =	52.1	L10 =	51.8	L10 =	56.6	L10 =	56.2	L10 =	55.3	L10 =	53.2	L10 =	53.7	L10 =	58.7				
L50 =	43.3	L50 =	44.5	L50 =	49.0	L50 =	49.0	L50 =	48.3	L50 =	45.7	L50 =	46.1	L50 =	47.2				
L75 =	40.7	L75 =	42.1	L75 =	46.1	L75 =	46.5	L75 =	45.8	L75 =	42.5	L75 =	43.1	L75 =	43.0				
L90 =	38.9	L90 =	40.4	L90 =	44.0	L90 =	44.2	L90 =	43.1	L90 =	40.3	L90 =	40.7	L90 =	40.2				
L99 =	36.1	L99 =	38.0	L99 =	40.7	L99 =	41.7	L99 =	38.7	L99 =	37.0	L99 =	37.5	L99 =	38.0				
Leq =	52.1	Leq =	49.4	Leq =	53.5	Leq =	52.9	Leq =	52.0	Leq =	50.7	Leq =	51.1	Leq =	54.9				



Lmax =	73.2	Lmax =	85.7	Lmax =	66.7	Lmax =	74.4	Lmax =	73.6	Lmax =	67.1	Lmax =	50.2	Lmax =	58.3				
L01 =	56.7	L01 =	61.8	L01 =	55.5	L01 =	56.3	L01 =	56.2	L01 =	51.1	L01 =	40.2	L01 =	36.5				
L05 =	52.2	L05 =	51.8	L05 =	50.6	L05 =	51.1	L05 =	44.9	L05 =	35.8	L05 =	34.0	L05 =	33.8				
L10 =	50.1	L10 =	48.3	L10 =	48.0	L10 =	47.9	L10 =	38.1	L10 =	34.2	L10 =	32.8	L10 =	32.8				
L50 =	42.9	L50 =	40.9	L50 =	38.5	L50 =	37.6	L50 =	32.6	L50 =	31.7	L50 =	30.6	L50 =	29.9				
L75 =	40.4	L75 =	38.4	L75 =	35.6	L75 =	34.2	L75 =	31.8	L75 =	30.8	L75 =	29.6	L75 =	28.8				

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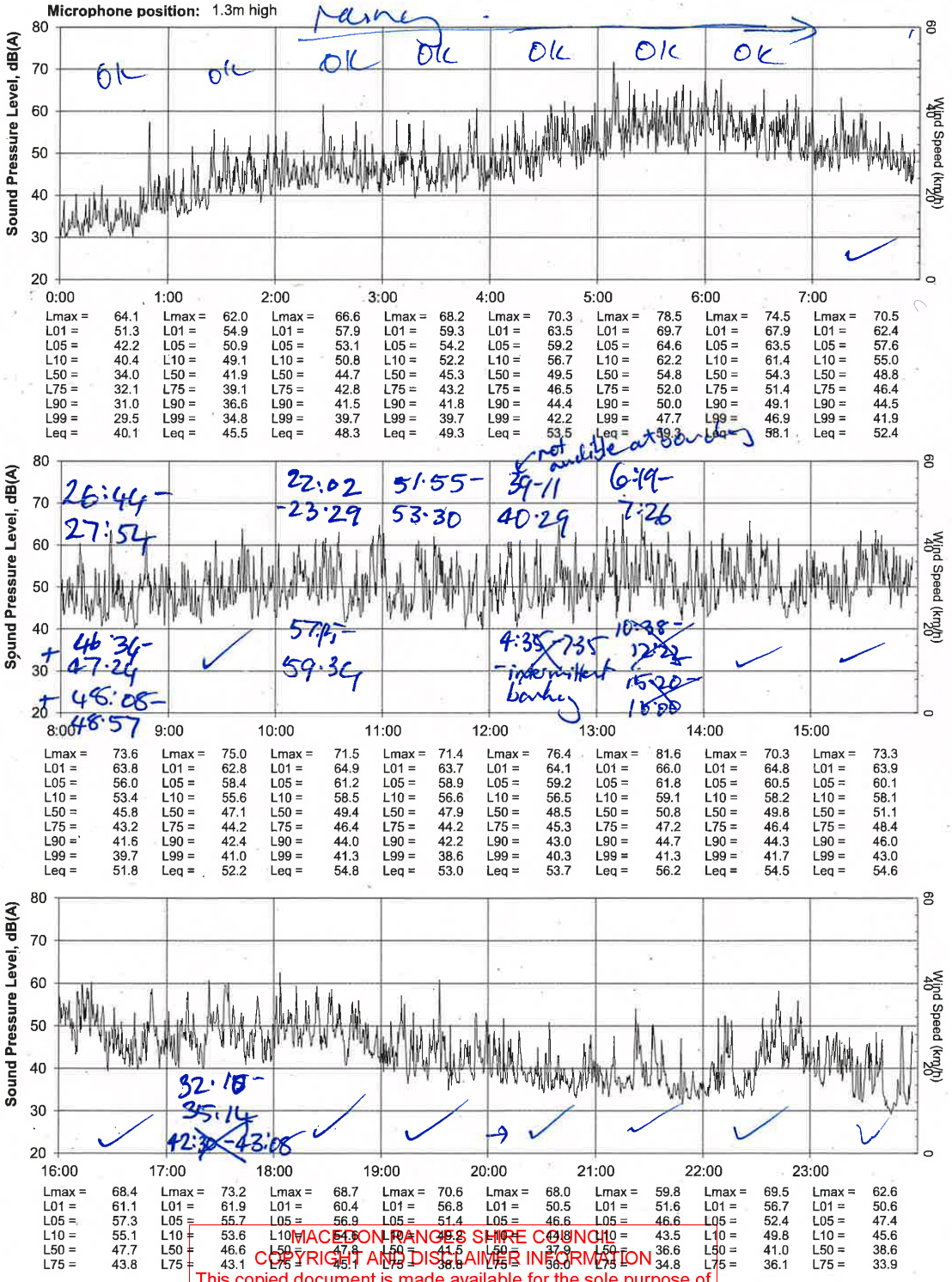
SLR

Advertised

Results of Noise Monitoring

Client: HuskysRUS **Location** Reference **Date:** Friday 10 Oct 2025

Microphone position: 1.3m high



Lmax =	64.1	Lmax =	62.0	Lmax =	66.6	Lmax =	68.2	Lmax =	70.3	Lmax =	78.5	Lmax =	74.5	Lmax =	70.5	Lmax =	73.6	Lmax =	75.0	Lmax =	71.5	Lmax =	71.4
L01 =	51.3	L01 =	54.9	L01 =	57.9	L01 =	59.3	L01 =	63.5	L01 =	69.7	L01 =	67.9	L01 =	62.4	L01 =	63.8	L01 =	62.8	L01 =	64.9	L01 =	63.7
L05 =	42.2	L05 =	50.9	L05 =	53.1	L05 =	54.2	L05 =	59.2	L05 =	64.6	L05 =	63.5	L05 =	57.6	L05 =	56.0	L05 =	58.4	L05 =	61.2	L05 =	58.9
L10 =	40.4	L10 =	49.1	L10 =	50.8	L10 =	52.2	L10 =	56.7	L10 =	62.2	L10 =	61.4	L10 =	55.0	L10 =	53.4	L10 =	55.6	L10 =	58.5	L10 =	56.6
L50 =	34.0	L50 =	41.9	L50 =	44.7	L50 =	45.3	L50 =	49.5	L50 =	54.8	L50 =	54.3	L50 =	48.8	L50 =	45.8	L50 =	47.1	L50 =	49.4	L50 =	47.9
L75 =	32.1	L75 =	39.1	L75 =	42.8	L75 =	43.2	L75 =	46.5	L75 =	52.0	L75 =	51.4	L75 =	46.4	L75 =	43.2	L75 =	44.2	L75 =	46.4	L75 =	44.2
L90 =	31.0	L90 =	36.6	L90 =	41.5	L90 =	41.8	L90 =	44.4	L90 =	50.0	L90 =	49.1	L90 =	44.5	L90 =	41.6	L90 =	42.4	L90 =	44.0	L90 =	42.2
L99 =	29.5	L99 =	34.8	L99 =	39.7	L99 =	39.7	L99 =	42.2	L99 =	47.7	L99 =	46.9	L99 =	41.9	L99 =	39.7	L99 =	41.0	L99 =	41.3	L99 =	38.6
Leq =	40.1	Leq =	45.5	Leq =	48.3	Leq =	49.3	Leq =	53.5	Leq =	59.3	Leq =	58.1	Leq =	52.4	Leq =	51.8	Leq =	52.2	Leq =	54.8	Leq =	53.0

Lmax =	76.4	Lmax =	81.6	Lmax =	70.3	Lmax =	73.3	Lmax =	68.4	Lmax =	73.2	Lmax =	68.7	Lmax =	70.6	Lmax =	68.0	Lmax =	59.8	Lmax =	69.5	Lmax =	62.6
L01 =	64.1	L01 =	66.0	L01 =	64.8	L01 =	63.9	L01 =	61.1	L01 =	61.9	L01 =	60.4	L01 =	56.8	L01 =	50.5	L01 =	51.6	L01 =	56.7	L01 =	50.6
L05 =	59.2	L05 =	61.8	L05 =	60.5	L05 =	60.1	L05 =	57.3	L05 =	55.7	L05 =	56.9	L05 =	51.4	L05 =	46.6	L05 =	46.6	L05 =	52.4	L05 =	47.4
L10 =	56.5	L10 =	59.1	L10 =	58.2	L10 =	58.1	L10 =	55.1	L10 =	53.6	L10 =	54.6	L10 =	49.2	L10 =	44.8	L10 =	43.5	L10 =	49.8	L10 =	45.6
L50 =	48.5	L50 =	50.8	L50 =	49.8	L50 =	51.1	L50 =	47.7	L50 =	46.6	L50 =	47.8	L50 =	41.5	L50 =	37.9	L50 =	36.6	L50 =	41.0	L50 =	38.6
L75 =	45.3	L75 =	47.2	L75 =	46.4	L75 =	48.4	L75 =	43.8	L75 =	43.1	L75 =	45.1	L75 =	38.6	L75 =	36.0	L75 =	34.8	L75 =	36.1	L75 =	33.9

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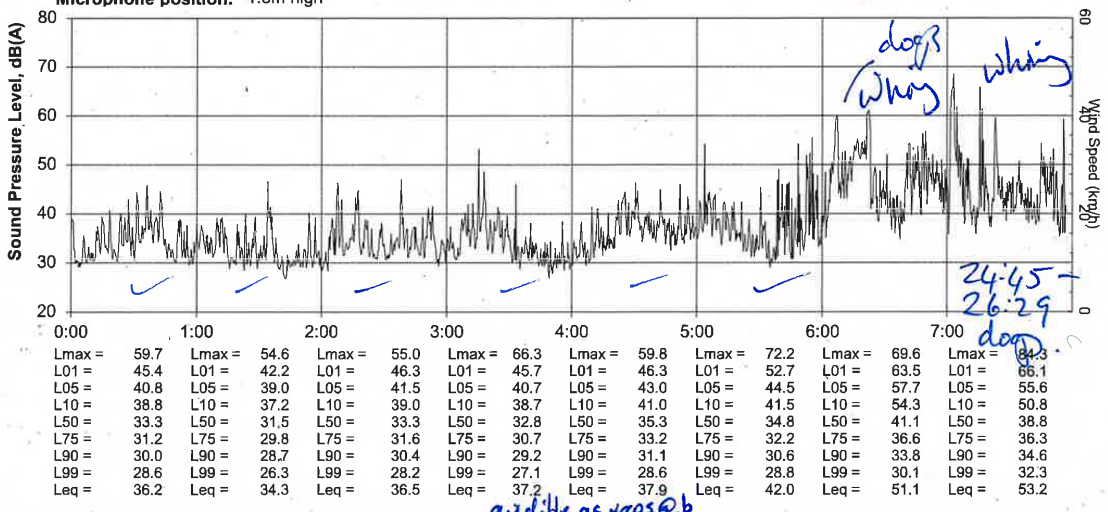
54 dBA at neig. 6:12 - 9:15

SLR

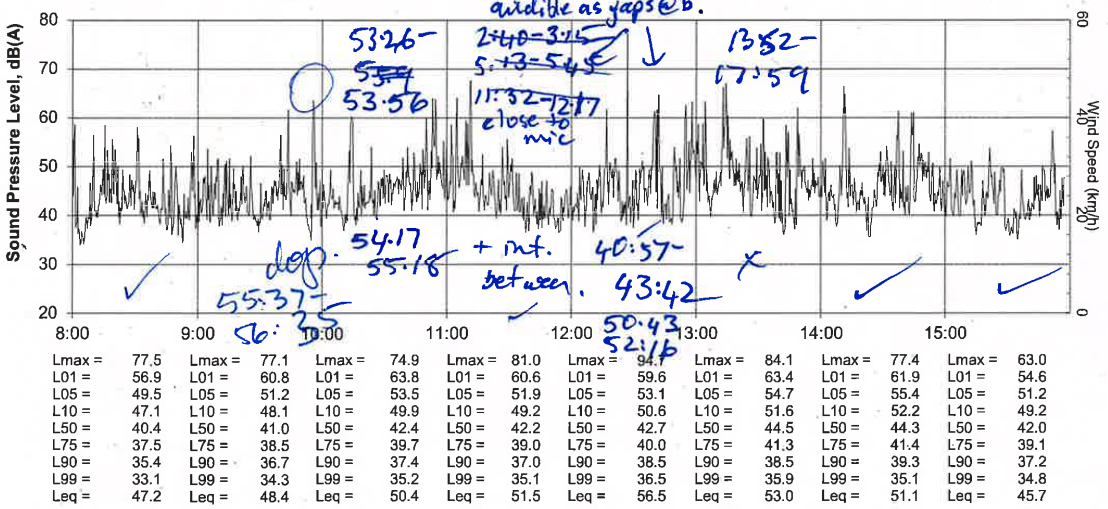
Results of Noise Monitoring

Client: HuskysRUS **Location** Reference **Date:** Saturday 11 Oct 2025

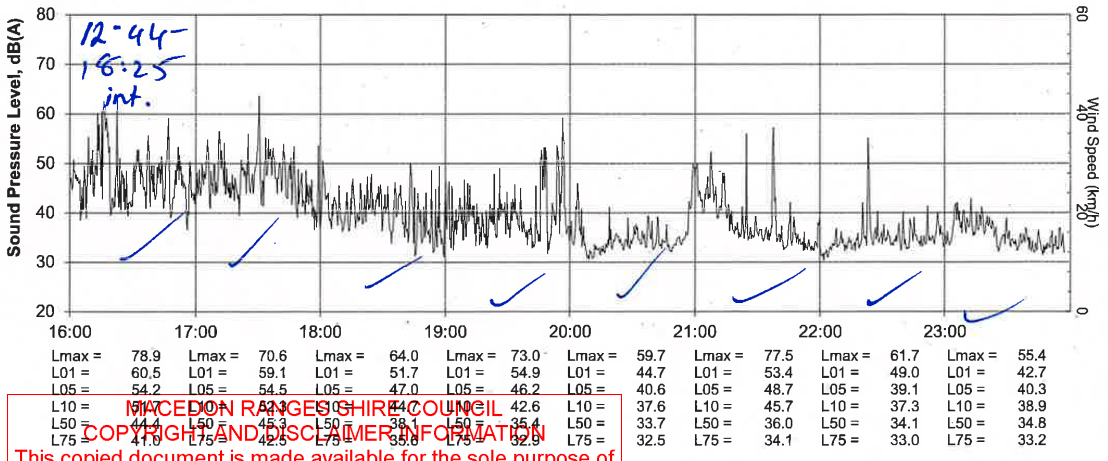
Microphone position: 1.3m high



Lmax =	59.7	Lmax =	54.6	Lmax =	55.0	Lmax =	66.3	Lmax =	59.8	Lmax =	72.2	Lmax =	69.6	Lmax =	84.3
L01 =	45.4	L01 =	42.2	L01 =	46.3	L01 =	45.7	L01 =	46.3	L01 =	52.7	L01 =	63.5	L01 =	66.1
L05 =	40.8	L05 =	39.0	L05 =	41.5	L05 =	40.7	L05 =	43.0	L05 =	44.5	L05 =	57.7	L05 =	55.6
L10 =	38.8	L10 =	37.2	L10 =	39.0	L10 =	38.7	L10 =	41.0	L10 =	41.5	L10 =	54.3	L10 =	50.8
L50 =	33.3	L50 =	31.5	L50 =	33.3	L50 =	32.8	L50 =	35.3	L50 =	34.8	L50 =	41.1	L50 =	38.8
L75 =	31.2	L75 =	29.8	L75 =	31.6	L75 =	30.7	L75 =	33.2	L75 =	32.2	L75 =	36.6	L75 =	36.3
L90 =	30.0	L90 =	28.7	L90 =	30.4	L90 =	29.2	L90 =	31.1	L90 =	30.6	L90 =	33.8	L90 =	34.6
L99 =	28.6	L99 =	26.3	L99 =	28.2	L99 =	27.1	L99 =	28.6	L99 =	28.8	L99 =	30.1	L99 =	32.3
Leq =	36.2	Leq =	34.3	Leq =	36.5	Leq =	37.2	Leq =	37.9	Leq =	42.0	Leq =	51.1	Leq =	53.2



Lmax =	77.5	Lmax =	77.1	Lmax =	74.9	Lmax =	81.0	Lmax =	94.1	Lmax =	84.1	Lmax =	77.4	Lmax =	63.0
L01 =	56.9	L01 =	60.8	L01 =	63.8	L01 =	60.6	L01 =	59.6	L01 =	63.4	L01 =	61.9	L01 =	54.6
L05 =	49.5	L05 =	51.2	L05 =	53.5	L05 =	51.9	L05 =	53.1	L05 =	54.7	L05 =	55.4	L05 =	51.2
L10 =	47.1	L10 =	48.1	L10 =	49.9	L10 =	49.2	L10 =	50.6	L10 =	51.6	L10 =	52.2	L10 =	49.2
L50 =	40.4	L50 =	41.0	L50 =	42.4	L50 =	42.2	L50 =	42.7	L50 =	44.5	L50 =	44.3	L50 =	42.0
L75 =	37.5	L75 =	38.5	L75 =	39.7	L75 =	39.0	L75 =	40.0	L75 =	41.3	L75 =	41.4	L75 =	39.1
L90 =	35.4	L90 =	36.7	L90 =	37.4	L90 =	37.0	L90 =	38.5	L90 =	38.5	L90 =	39.3	L90 =	37.2
L99 =	33.1	L99 =	34.3	L99 =	35.2	L99 =	35.1	L99 =	36.5	L99 =	35.9	L99 =	35.1	L99 =	34.8
Leq =	47.2	Leq =	48.4	Leq =	50.4	Leq =	51.5	Leq =	56.5	Leq =	53.0	Leq =	51.1	Leq =	45.7

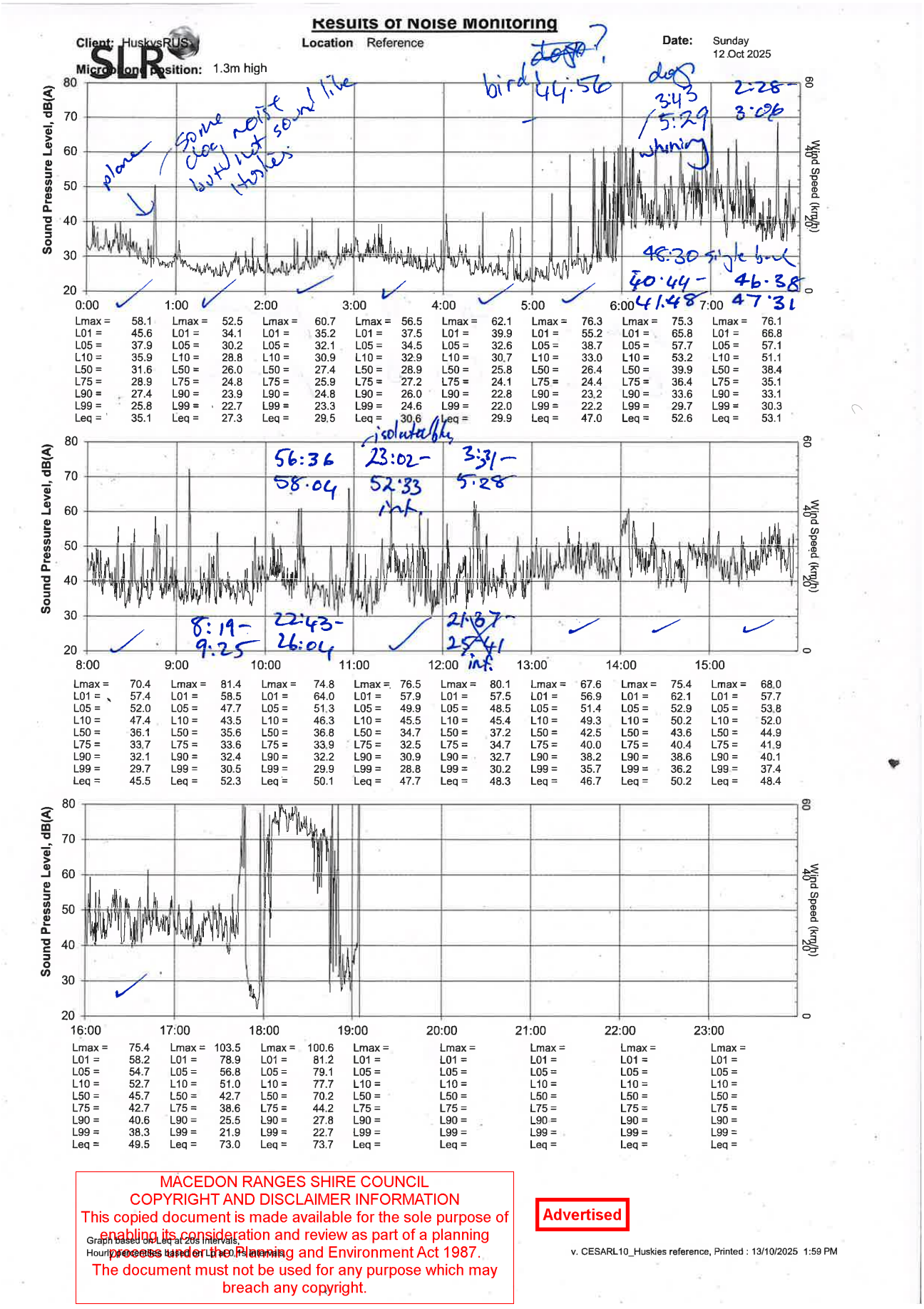


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L05 =	54.2	L05 =	54.5	L05 =	47.0	L05 =	46.2	L05 =	40.6	L05 =	48.7	L05 =	39.1	L05 =	40.3
L10 =	51.7	L10 =	52.3	L10 =	44.7	L10 =	42.6	L10 =	37.6	L10 =	45.7	L10 =	37.3	L10 =	38.9
L50 =	44.4	L50 =	45.3	L50 =	38.1	L50 =	35.4	L50 =	33.7	L50 =	36.0	L50 =	34.1	L50 =	34.8
L75 =	41.0	L75 =	42.5	L75 =	35.6	L75 =	32.9	L75 =	32.5	L75 =	34.1	L75 =	33.0	L75 =	33.2

5/4

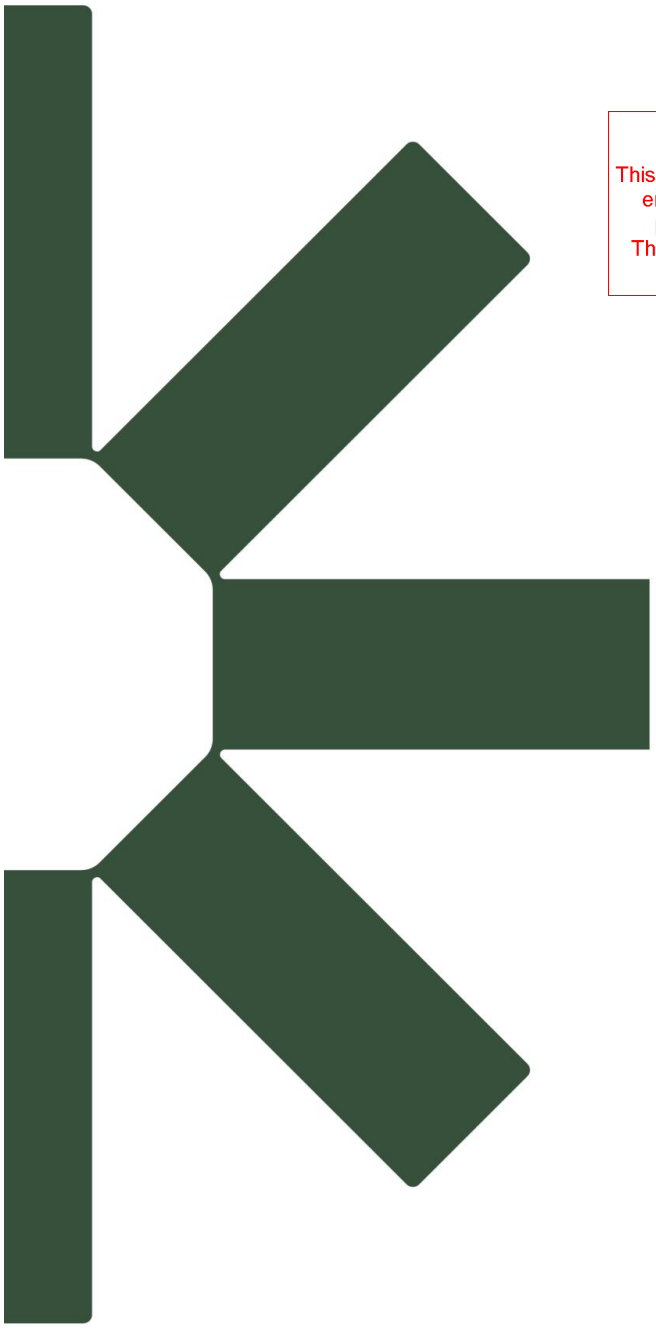
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Making Sustainability Happen

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Project: **Proposed New Development**

At: 72 Ferrier Road New Gisborne VIC 3438

BP1467 September 2026

Section 72 Amendment Application

GemLife™
VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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00.02 Architectural Drawings
Drawing Register

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01 Introduction 01

Lifestyle Intent	01.01
Gemlife Community	01.02

02 Location 02

Aerial View - Precinct	02.01

03 Master Planning 03

Master Plan	03.01
Setback Plan	03.02
Carparking Plan	03.03
Carparking Details	03.04
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Not used	03.06
Plotting Plan	03.07
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Subdivision Plan	03.10
Tree Protection Zone Site Plan	03.11
Path Site Plan	03.12
New versus Approved Site Plan	03.13
Boundary Elevations	03.14
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Entry Statement Details	03.16

04 Waste Collection 04

Refuse Vehicle Path	04.01
Refuse Vehicle Side Lift Clearance	04.02

05 Design 05

Contents	TP000
Materials schedule	TP001
3D Views - Homestead	TP002
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Site plan	TP011
Existing site plan with demolition	TP060
Existing floor plan with demolition	TP061
Existing elevation plan with demolition	TP062
Homestead plan	TP101
Clubhouse ground floor plan (north)	TP103
Clubhouse ground floor plan (south)	TP104
Homestead RCP	TP160
Roof plan	TP180
Homestead roof plan	TP181
Clubhouse roof plan	TP183
Clubhouse roof plan	TP184
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Elevations homestead	TP202
Elevations homestead and clubhouse	TP203
Elevations admin building	TP204
Door schedule homestead	TP470
Window schedule homestead	TP480

07 Typical Dwellings 07

Typical Streetscape (Artist Impression)	07.01
Typical Dwelling Facades (Artist Impression)	07.02
Typical Dwelling Type A	07.03
Typical Dwelling Type B	07.04
Typical Dwelling Type C	07.05

08 Proposed Dwellings 08

Dwelling Lot 3 (Floor Plan)	08.01
Dwelling Lot 3 (Facade 1)	08.02
Dwelling Lot 1-2,4-9 (Floor plan)	08.03
Dwelling Lot 1-2,4-9 (Facade 1)	08.04
Dwelling Lot 1-2,4-9 (Facade 2)	08.05
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Dwelling Lot 4-9 Option 2 (Floor Plan)	08.07
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Dwelling Lot 4-9 Option 2 (Facade 2)	08.09
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Dwelling Lot 22 (Floor Plan)	08.11
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Dwelling Lot 23,115,116 (Floor Plan)	08.13
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Dwelling Lot 23,115,116 (Facade 2)	08.15
Dwelling Lot 26 (Floor Plan)	08.16
Dwelling Lot 26 (Facade 1)	08.17
Dwelling Lot 36 (Floor Plan)	08.18
Dwelling Lot 36 (Facade 1)	08.19
Dwelling Lot 37 (Floor Plan)	08.20
Dwelling Lot 37 (Facade 1)	08.21
Dwelling Lot 50 & 56 (Floor Plan)	08.22
Dwelling Lot 50 & 56 (Facade 1)	08.23
Dwelling Lot 51 & 53 (Floor Plans)	08.24
Dwelling Lot 51 & 53 (Facade 1)	08.25
Dwelling Lot 52,54,55 (Floor Plans)	08.26
Dwelling Lot 52,54,55 (Facade 1)	08.27
Dwelling Lot 52,54,55 (Facade 2)	08.28
Dwelling Lot 75 (Floor Plan)	08.29
Dwelling Lot 75 (Facade 1)	08.30
Dwelling Lot 85 (Floor Plan)	08.31
Dwelling Lot 85 (Facade 1)	08.32
Dwelling Lot 113 (Floor Plan)	08.33
Dwelling Lot 113 (Facade 1)	08.34

NOTE:
Drawings TP000 to TP480 have been produced by Taylor Knight Pty Ltd
These replace previously endorsed plans prepared by Demaine Pty Ltd.

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01

Introduction

01.01 Architectural Drawings

Design Intent





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Peaceful living

Vibrance, sophistication and a passion for the finer things in life are in abundance at this proposed master planned resort designed to bring people together.
Gem Life's newest resort.

GemLife™

01.02 Architectural Drawings
Gemlife Community

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Connected Community

Community club house with a wide array of activities forming the nucleus of social activity


INDOOR BOWLING


HEATED POOL


SPA



FORMAL LOUNGE


RESIDENCES WORKSHOP

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02

Location


02.01 Architectural Drawings
Aerial View - Precinct
virage
TO MACEDON
PROPOSED DEVELOPMENT
NEW GISBORNE
ROSSLYNNE RESERVOIR
TO RIDDELLS CREEK
TO BULLENGAROOK
GISBORNE
TO MELBOURNE
GemLife

03

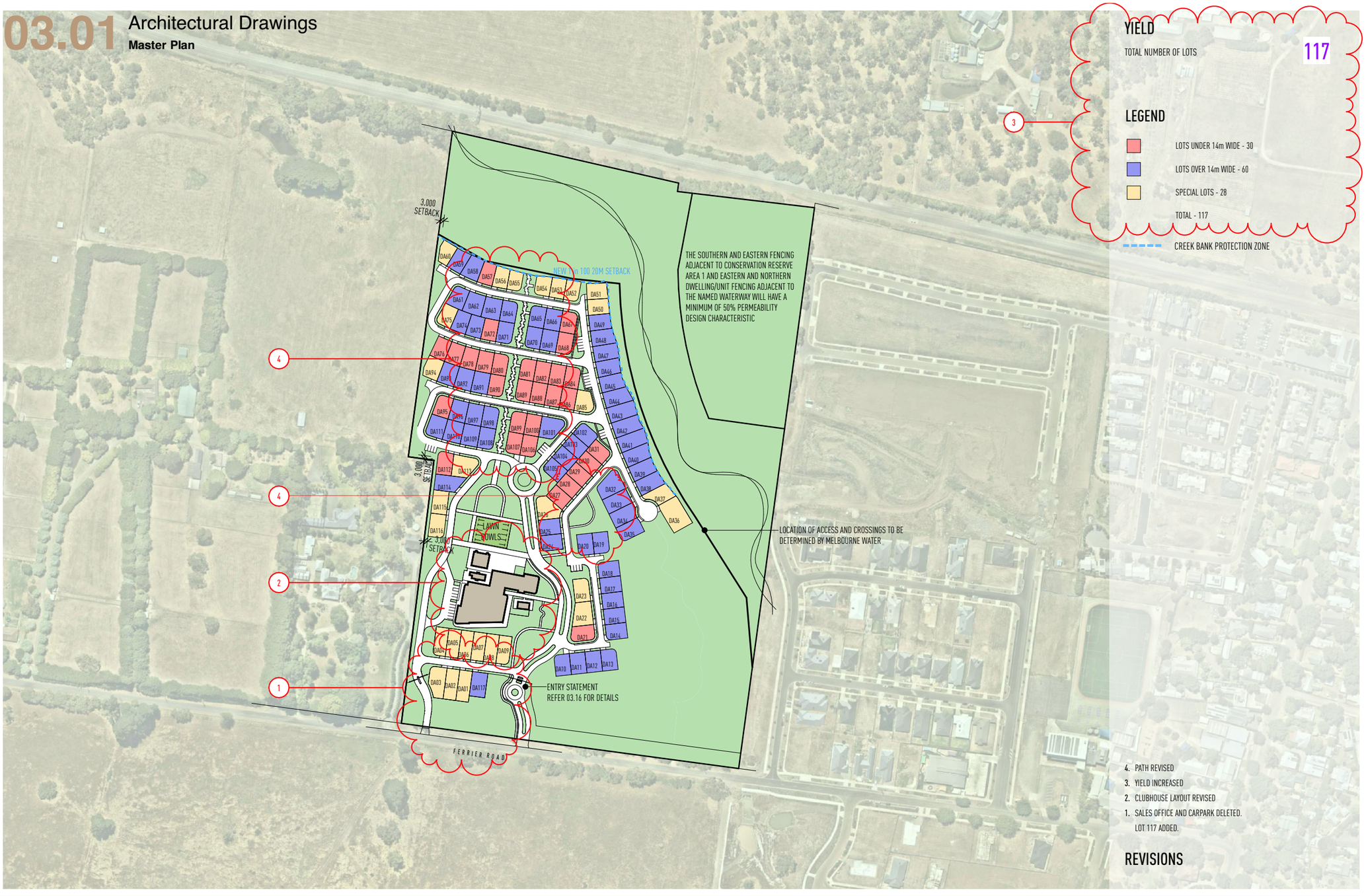
virage

Master Planning

GemLife

03.01 Architectural Drawings

Master Plan



YIELD

TOTAL NUMBER OF LOTS 117

LEGEND

- LOTS UNDER 14m WIDE - 30
- LOTS OVER 14m WIDE - 60
- SPECIAL LOTS - 28

TOTAL - 117

CREEK BANK PROTECTION ZONE

4. PATH REVISED
3. YIELD INCREASED
2. CLUBHOUSE LAYOUT REVISED
1. SALES OFFICE AND CARPARK DELETED. LOT 117 ADDED.

REVISIONS

VIRAGE ARCHITECTS
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ISSUE	DATE	DESCRIPTION
S	18.05.26	Path updated
R	15.05.26	Updated clubhouse
Q	13.05.26	Lot layout option
P	08.05.26	Road updated + pickleball
O	01.05.26	Gates updated
N	08.04.26	General revisions
M	09.02.26	DA Issue
L	12.01.26	Colours updated

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
CLIENT Gemlife

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DRAWING TITLE BP1467/03.01

NORTH

15m 75m 150m

SCALE 1:3000 @ A3

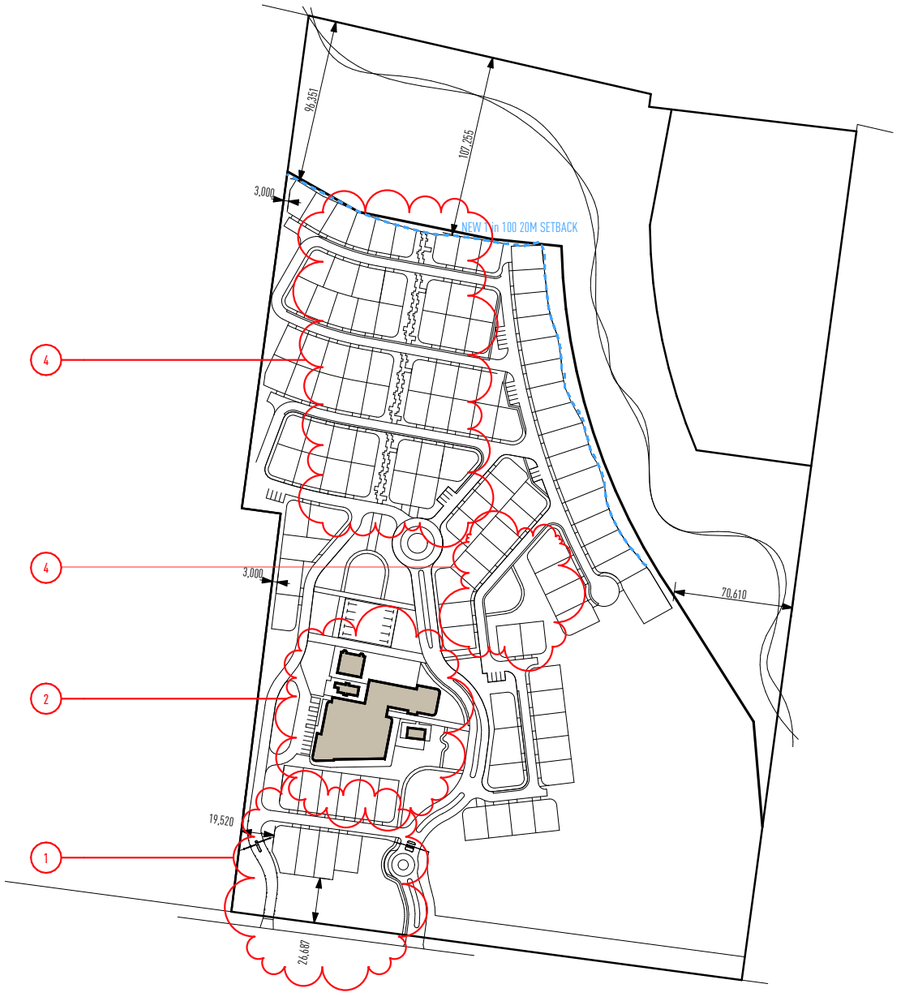
Master Plan

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03.02 Architectural Drawings

Setback Plan

CREEK BANK PROTECTION ZONE



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ISSUE	DATE	DESCRIPTION
C	19.05.26	General revision
B	09.04.26	General revision
A	09.02.26	DA Issue

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DRAWING TITLE BP1467/03.02

NORTH

15m 75m 150m

SCALE 1:3000 @ A3

Setback Plan

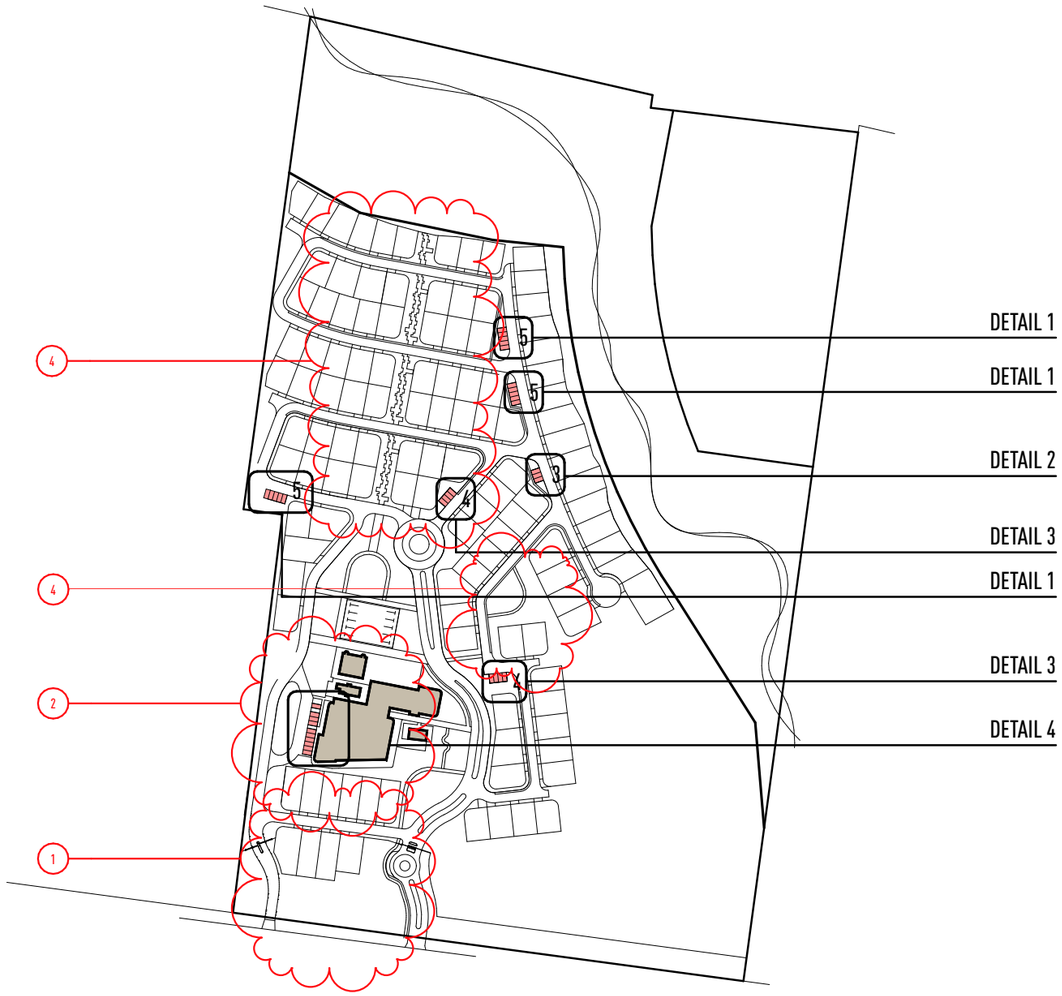
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03.03 Architectural Drawings

Carparking Plan

LEGEND

CARPARKING 36 SPACES



2. CARPARKS LAYOUT REVISED
1. CARPARKS DELETED. LOT 117 ADDED

REVISIONS

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ISSUE	DATE	DESCRIPTION
C	19.05.26	General revision
B	09.04.26	General revision
A	09.02.26	DA Issue

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DRAWING TITLE BP1467/03.03

NORTH

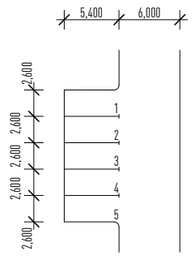
15m 75m 150m

SCALE 1:3000 @ A3

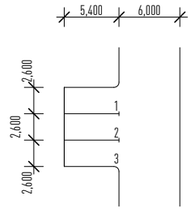
Carparking Plan

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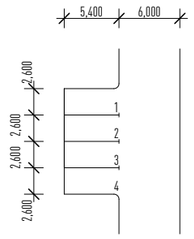
03.04 Architectural Drawings
Carparking Details



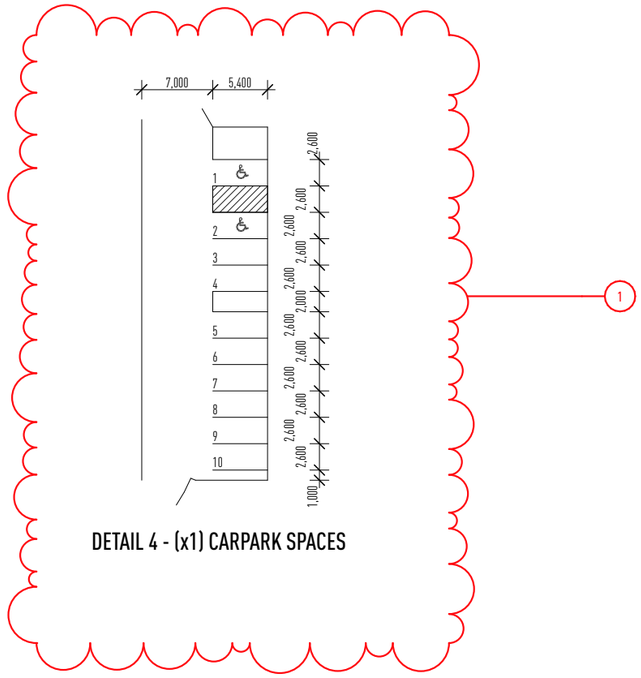
DETAIL 1 - (x3) CARPARK SPACES



DETAIL 2 - (x1) CARPARK SPACES



DETAIL 3 - (x1) CARPARK SPACES



DETAIL 4 - (x1) CARPARK SPACES

1. DETAIL 4 ADDED

REVISIONS

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ISSUE	DATE	DESCRIPTION
C	09.04.26	General revision
B	09.02.26	DA Issue
A	26.09.24	Car parking updated

PROJECT Proposed New Development
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DRAWING TITLE BP1467/03.04

2.5m 12.5m 25m

SCALE 1:500 @ A3
Carparking Details

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03.07 Architectural Drawings

Plotting Plan

LEGEND

F = MUST BE FREE STANDING DWELLING
(900mm IS REMOVED FROM LOT WIDTH FOR THE 'LOT NUMBER' TABLE)

Z = OPTIONAL ZERO TO DWELLING REFER ENGINEERS DETAILS

DRIVEWAY ZONE

SETBACK LINE

RETAINING WALLS (CONCRETE SLEEPERS REFER CIVIL DRAWINGS-25.03.31)

RETAINING WALLS (INTEGRATED WITH MASONRY REFER CIVIL DRAWINGS-25.03.31)

LOT NUMBERS

			Q0.1 11.6m (OPP)	Q0.2 11.6m (OPP)	Q0.3 11.6m (OPP)	QY.1 12.1m (MID)	QY.2 12.1m (SAME)	QY.3 12.1m (OPP)	QG.1 12.6m (MID)	QG.2 12.6m (OPP)	QB.1 12.0m (CNR)	QT.1 13.5m (CNR)	QT.2 13.5m (CNR)
11.7m USABLE LOT WIDTH	6	5 %											
12.1m - 12.2m USABLE LOT WIDTH	4	3.5 %											
12.6m + USABLE LOT WIDTH	43	36 %											
14.1m + USABLE LOT WIDTH	33	28.5 %											
SPECIAL LOTS	31	27 %											
	117	100 %											



SERVICES

STORMWATER LINE PIT & MANHOLE (REFER CIVILS DRAWINGS-25.03.31)

SEWER LINE (REFER CIVILS DRAWINGS-25.03.31)

WATER LINE (REFER CIVILS DRAWINGS-25.03.31)

ELECTRICAL LINE (REFER ELECTRICAL DRAWING - 25.04.02)

BUSHFIRE AND ACOUSTIC

TOWN PLANNER ADVISED NOT NECESSARY 25.06.02

NOTE:

1 ALL CUSTOM LOTS WILL BE DEVELOPED WITH AN APPROVED VILLA PLAN.

REVISIONS

1. LOT 117 ADDED

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217
TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

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ISSUE	DATE	DESCRIPTION
I	19.05.26	General revision
H	09.04.26	General revision
G	09.02.26	DA Issue
F	10.11.25	Colours updated
E	07.11.25	Driveway location updated
D	25.06.25	Street names added
C	13.05.25	Street names added

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
CLIENT Gemlife

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DRAWING TITLE BP1467/03.07

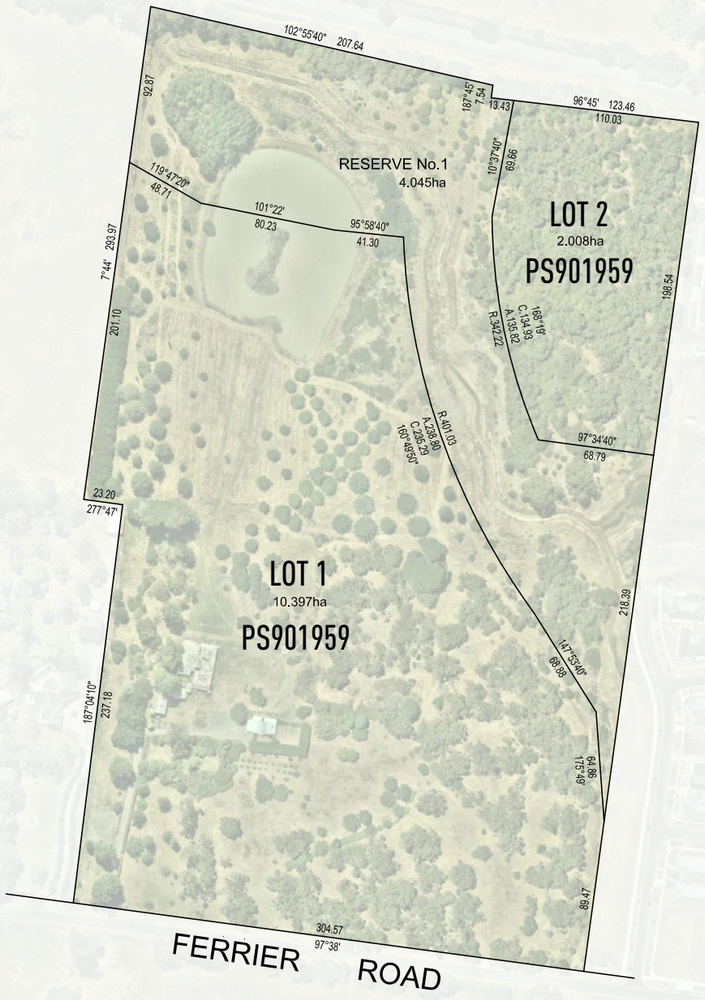
10m 50m 100m

SCALE 1:1500 @ A3
Plotting Plan

virage

03.10 Architectural Drawings

Subdivision Plan



VIRAGE ARCHITECTS

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B	09.02.26	DA Issue
A	07.11.25	Plan Issued

PROJECT Proposed New Development
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CLIENT Gemlife

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DRAWING TITLE BP1467/03.10

NORTH

15m 75m 150m

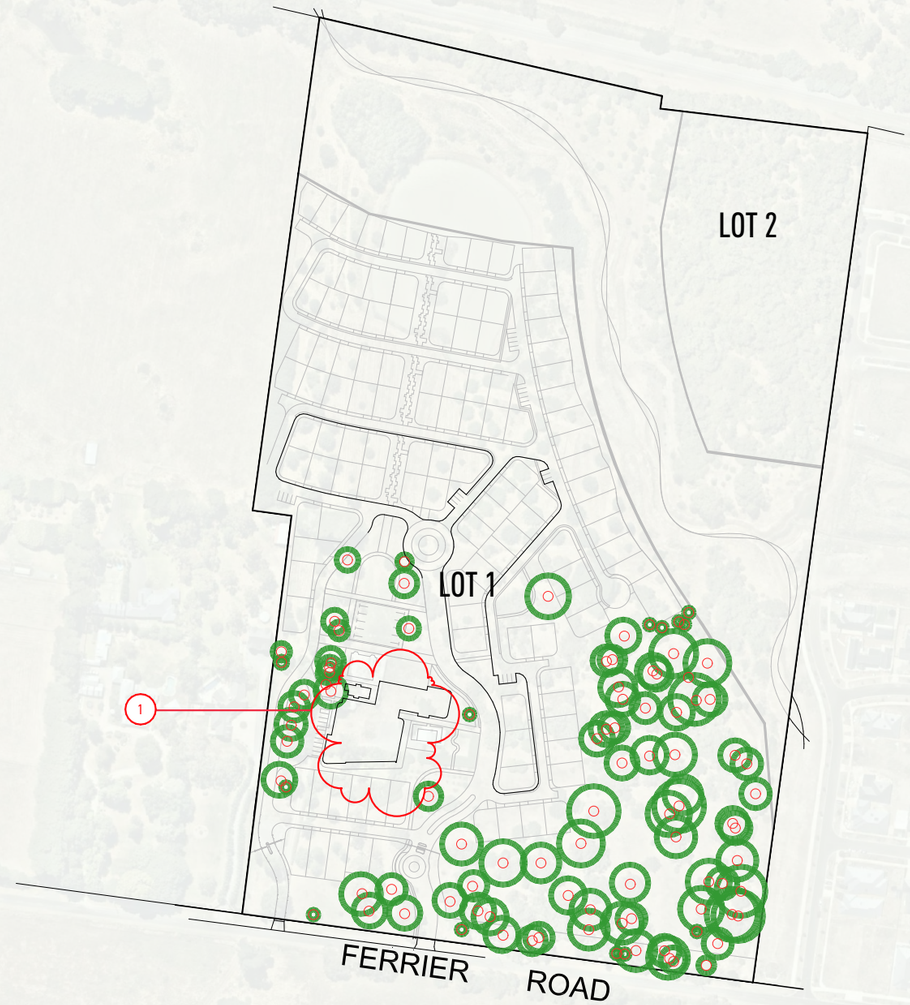
SCALE 1:3000 @ A3

Subdivision Plan

virage

03.11 Architectural Drawings

Tree Protection Zone Site Plan



LEGEND

STRUCTURAL ROOT ZONE (SRZ)

TREE PROTECTION ZONE (TPZ)

1. TREES REMOVED

REVISIONS

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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A	07.11.25	Plan Issued

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
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DRAWING TITLE BP1467/03.11

15m 75m 150m

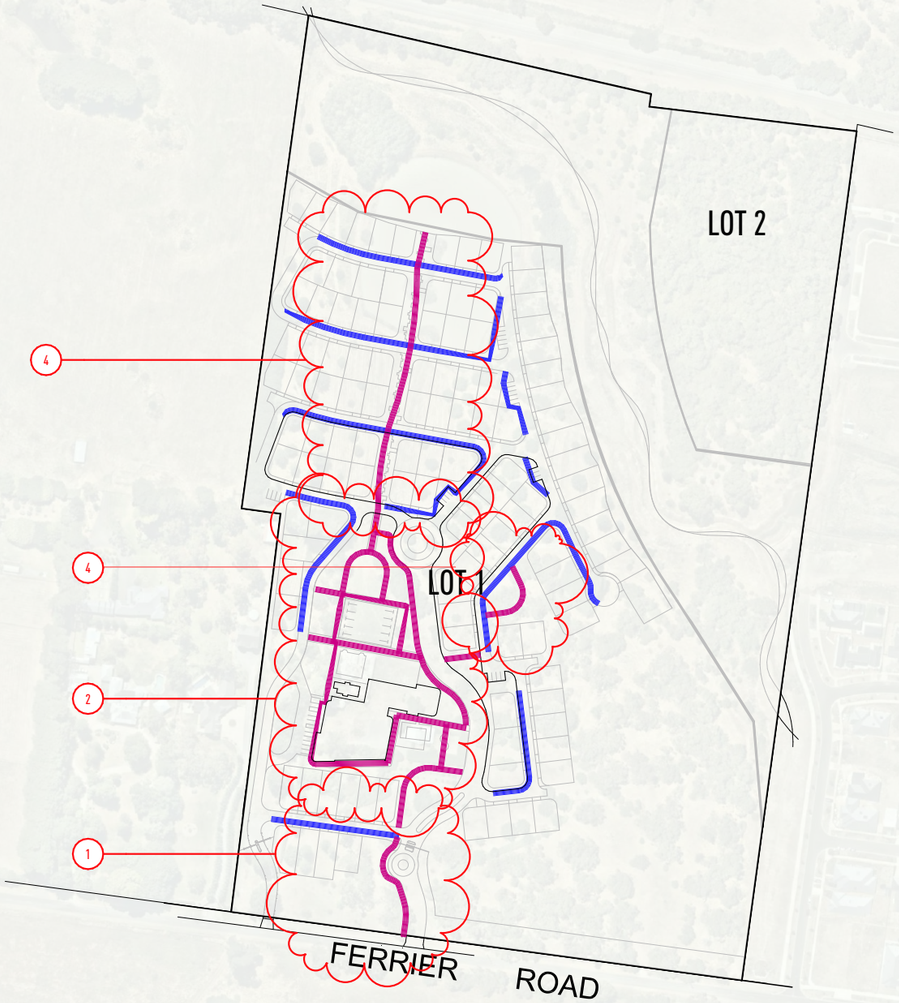
SCALE 1:3000 @ A3

Tree Protection Zone Site Plan

virage

03.12 Architectural Drawings

Path Site Plan



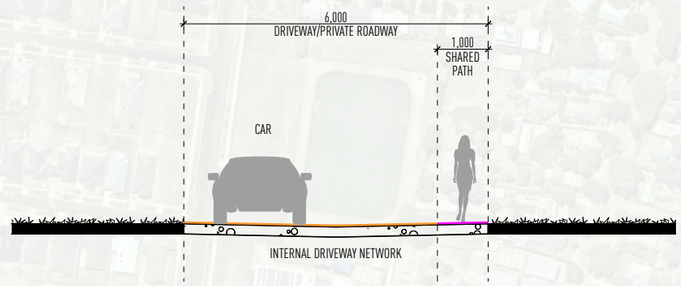
LEGEND

FOOTPATHS IN LANDSCAPING

FOOTPATH ON ROAD AND NEXT CARPARKING

NOTE:

ON ROAD FOOTPATH WILL BE 1M WITHIN THE 6M ROAD DEMARCATED BY A DIFFERENT COLOUR IN THE SAME MATERIAL. SEE TYPICAL SECTION BELOW.



TYPICAL STREET CROSS SECTION

2. CLUBHOUSE LAYOUT REVISED
1. CARPARKS DELETED. LOT 117 ADDED

REVISIONS

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
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ISSUE	DATE	DESCRIPTION
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A	07.11.25	Plan Issued

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DRAWING TITLE BP1467/03.12

NORTH

15m 75m 150m

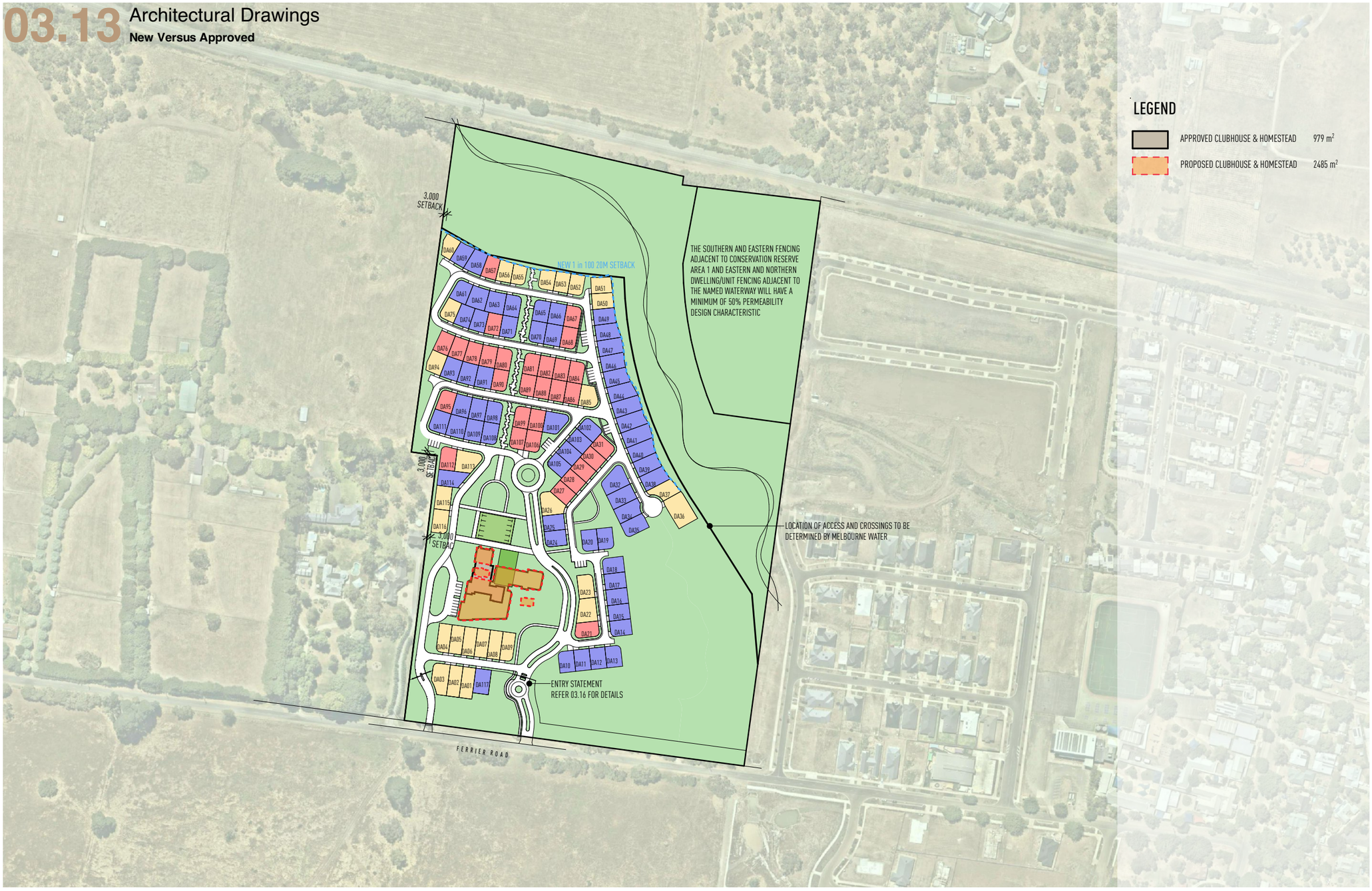
SCALE 1:3000, 1:100 @ A3

Path Site Plan

virage

03.13 Architectural Drawings

New Versus Approved



VIRAGE ARCHITECTS

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A	28.05.26	Plan Issued

PROJECT Proposed New Development
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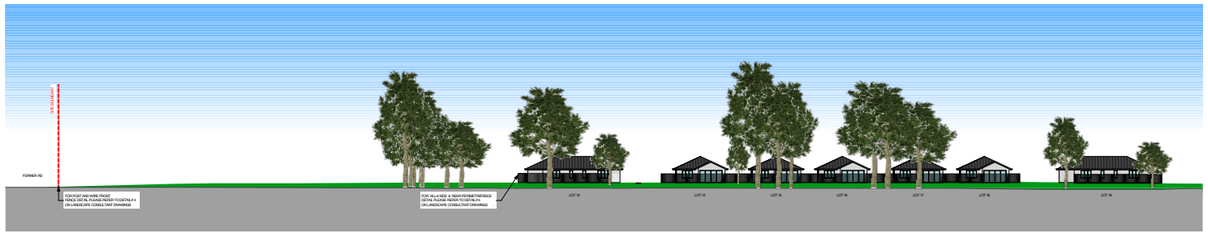
THE WORKS DESCRIBED ON THIS AND ACCOMPANYING DRAWINGS ASSOCIATED WITH THIS PROJECT PRODUCED BY JARED POOLE DESIGN ARE COVERED BY COPYRIGHT. THE WORKS DESCRIBED ARE APPLICABLE TO THE PROJECT SITE ONLY AND MUST NOT BE USED FOR ANY OTHER PURPOSE. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF JARED POOLE DESIGN.

DRAWING TITLE BP1467/03.13

SCALE 1:3000 @ A3
New Versus Approved

virage

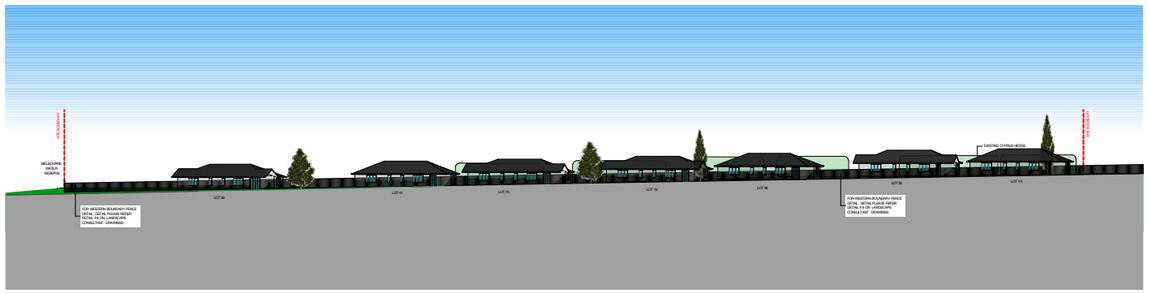
03.14 Architectural Drawings
Boundary Elevations



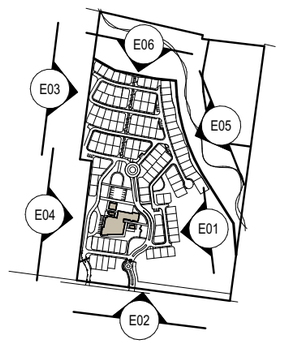
E01 FOREST PRECINCT (BOUNDARY) ELEVATION
1:1000



E02 SOUTH (BOUNDARY) ELEVATION
1:1000



E03 WEST (BOUNDARY) ELEVATION
1:1000



VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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PROJECT Proposed New Development
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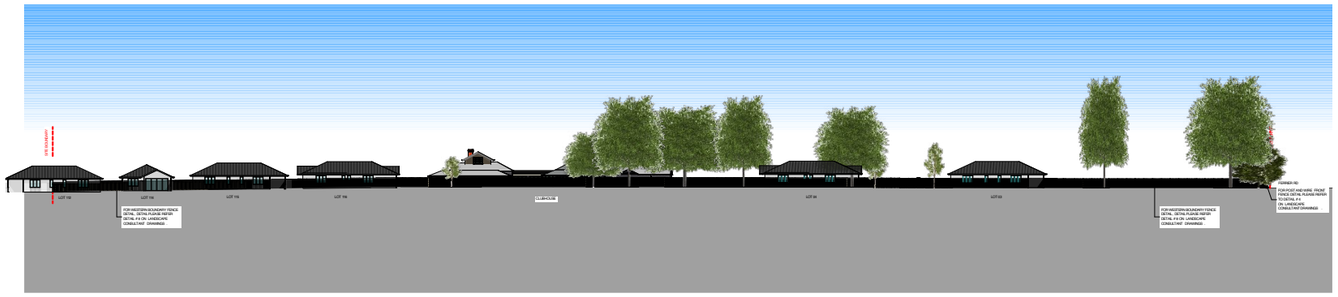
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DRAWING TITLE BP1467/03.14

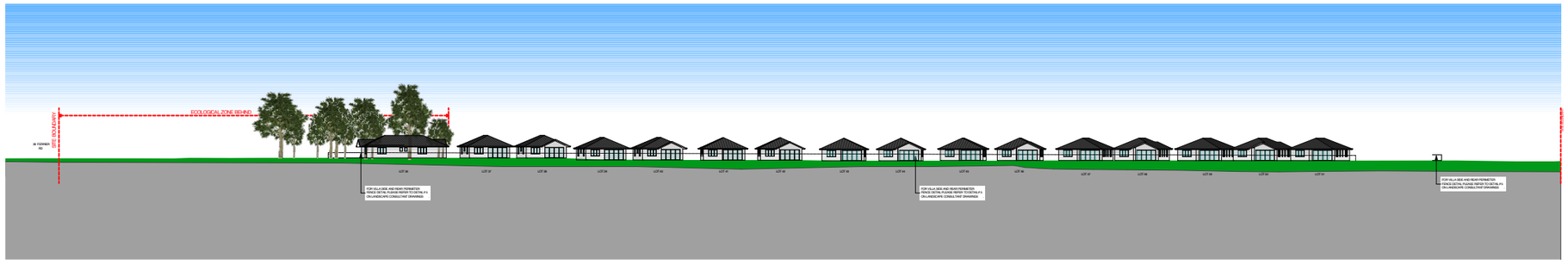
SCALE 1:1000 @ A3
Boundary Elevations

virage

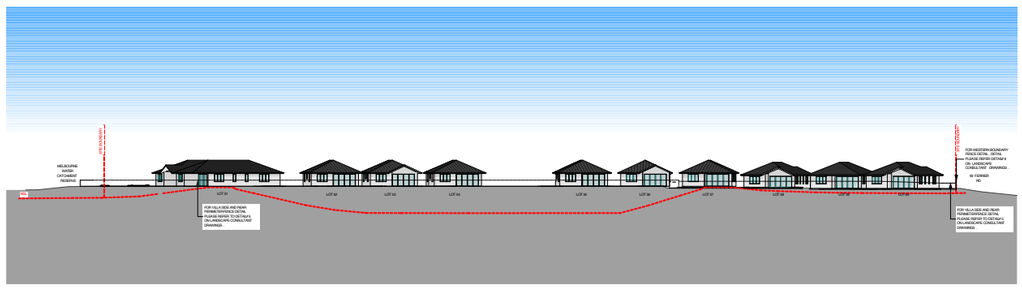
03.15 Architectural Drawings
Boundary Elevations



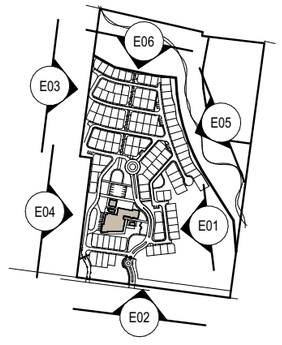
E04 HOMESTEAD AVE (BOUNDARY) ELEVATION
1:1000



E05 WATERWAY AVE (BOUNDARY) ELEVATION
1:1000



E06 LAKE PRECINCT (BOUNDARY) ELEVATION
1:1000



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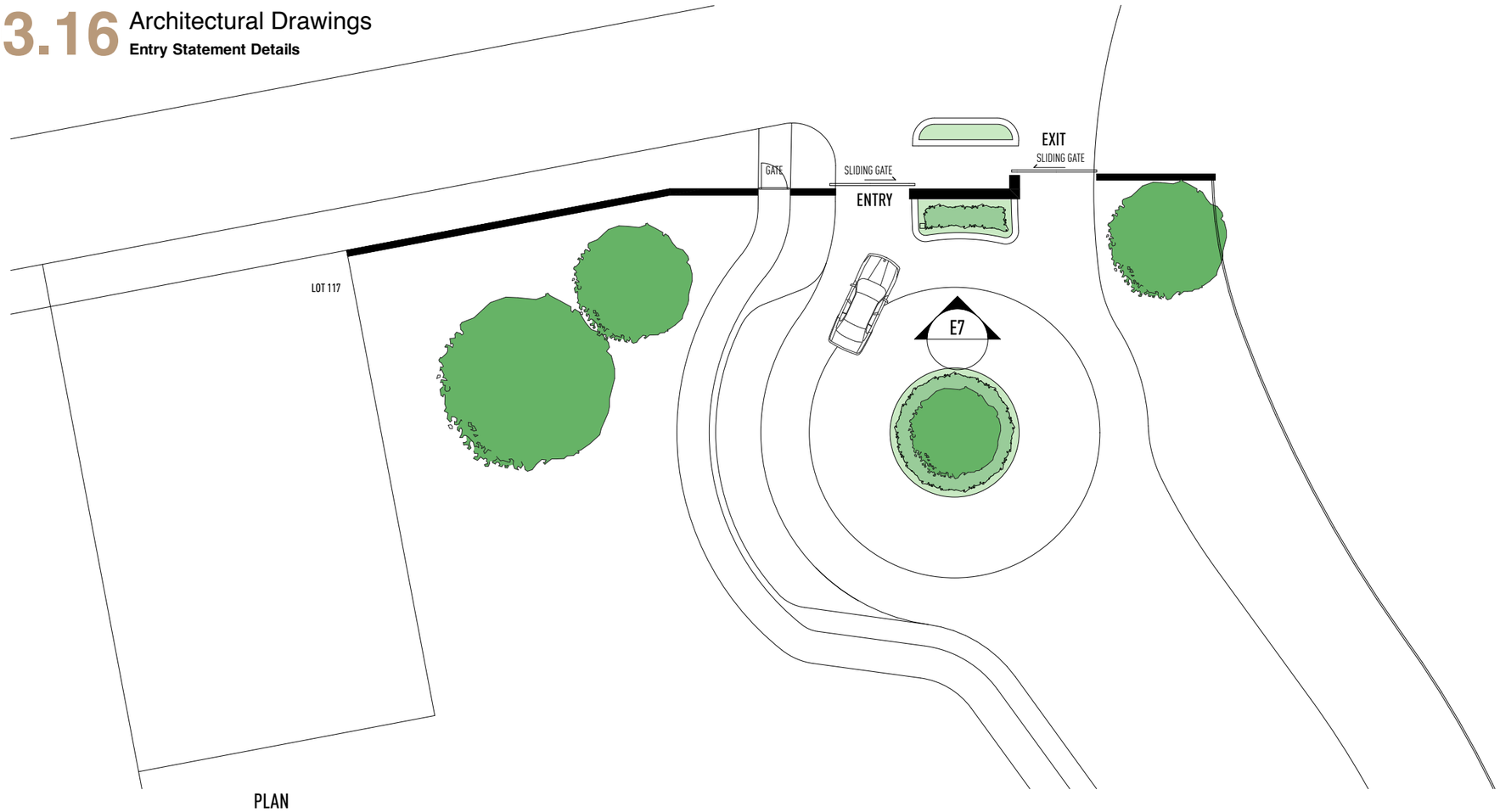
DRAWING TITLE BP1467/03.15

SCALE 1:1000 @ A3
Boundary Elevations

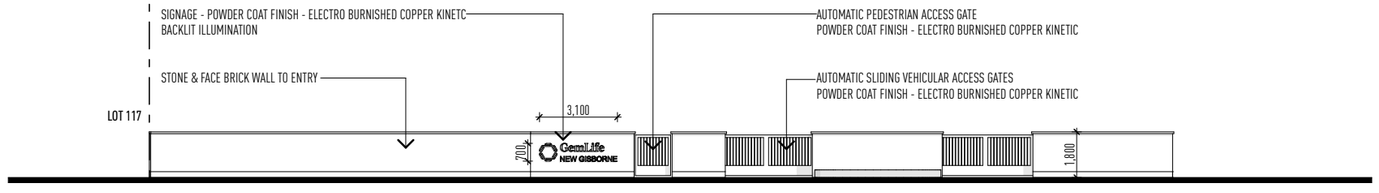
virage

03.16 Architectural Drawings

Entry Statement Details



PLAN



FRONT ELEVATION 07

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, QLD. 4217 AUSTRALIA
PO BOX 42. ISLE OF CAPRI, QLD. 4217
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DRAWING TITLE BP1467/03.16

1m 5m 10m

SCALE 1:200 @ A3
Entry Statement Details

virage

04

virage

Waste Collection

GemLife

04.01 Architectural Drawings

Refuse Vehicle Path Plan



LEGEND

REFUSE VEHICLE PATH

BIN PICK UP LOCATION

NOTE: ALL WASTE TO BE PRIVATELY COLLECTED

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ISSUE	DATE	DESCRIPTION
D	09.09.26	Circulation at entry revised
C	19.05.26	General revision
B	09.04.26	General revision
A	09.02.26	DA Issue

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
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DRAWING TITLE BP1467/04.01

NORTH

15m 75m 150m

SCALE 1:3000 @ A3

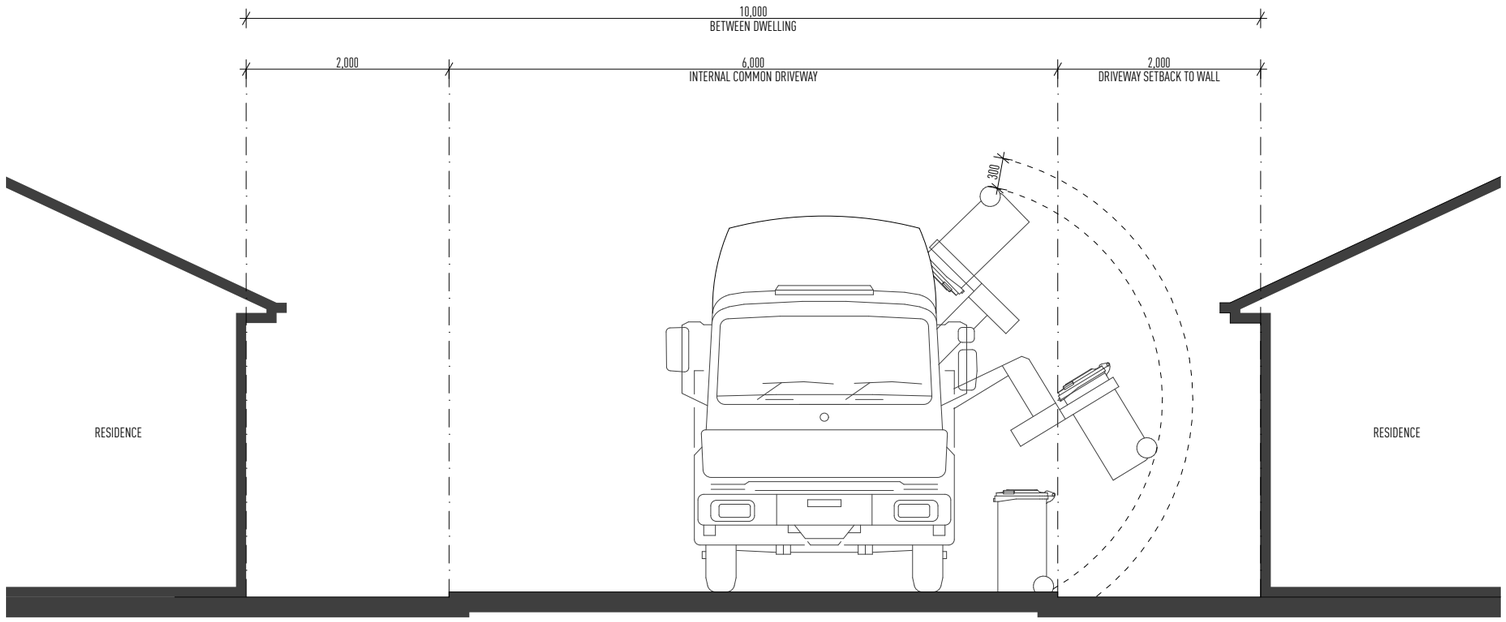
Refuse Vehicle Path Plan

virage

04.02 Architectural Drawings

Refuse Vehicle Side Lift Clerance

NOTE: ALL WASTE TO BE PRIVATELY COLLECTED



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DRAWING TITLE BP1467/04.02

SCALE 1:50 @ A3
Refuse Vehicle Side Lift Clerance

virage

05

Design

TAYLOR KNIGHTS

GemLife™

15/108 MOOR STREET,
FITZROY, VIC 3065
TELEPHONE: 03 9417 6862
EMAIL: OFFICE@TAYLORKNIGHTS.COM.AU
WEBSITE: WWW.TAYLORKNIGHTS.COM.AU

DRAWING LIST TP

NO.	DRAWING	DESCRIPTION	REV	REV DATE
TP000	COVER PAGE			
TP001	MATERIALS SCHEDULE	TP AMENDMENT	B	25.08.2026
TP002	3D VIEWS - HOMESTEAD			
TP010	MASTER PLAN	TP AMENDMENT	A	16.04.2026
TP011	SITE PLAN	TP AMENDMENT	A	16.04.2026
TP060	EXISTING SITE PLAN WITH DEMOLITION	TP AMENDMENT	B	25.08.2026
TP061	EXISTING FLOOR PLANS WITH DEMOLITION - HOMESTEAD	TP AMENDMENT	A	16.04.2026
TP062	EXISTING ELEVATIONS WITH DEMOLITION	TP AMENDMENT	A	16.04.2026
TP101	HOMESTEAD FLOOR PLANS	TP AMENDMENT	A	16.04.2026
TP103	CLUBHOUSE GROUND FLOOR PLAN (NORTH)	TP AMENDMENT	B	25.08.2026
TP104	CLUBHOUSE GROUND FLOOR PLAN (SOUTH)	TP AMENDMENT	A	16.04.2026
TP160	HOMESTEAD RCP	TP AMENDMENT	A	16.04.2026
TP180	ROOF PLAN OVERALL	TP AMENDMENT	A	16.04.2026
TP181	HOMESTEAD ROOF PLAN	TP AMENDMENT	A	16.04.2026
TP183	CLUBHOUSE ROOF PLAN (NORTH)	TP AMENDMENT	B	25.08.2026
TP184	CLUBHOUSE ROOF PLAN (SOUTH)	TP AMENDMENT	A	16.04.2026
TP200	BUILDING ELEVATIONS HOMESTEAD	TP AMENDMENT	A	16.04.2026
TP202	BUILDING ELEVATIONS CLUBHOUSE	TP AMENDMENT	A	16.04.2026
TP203	BUILDING ELEVATIONS HOMESTEAD & CLUBHOUSE	TP AMENDMENT	A	16.04.2026
TP204	BUILDING ELEVATIONS EX. ADMIN BUILDING	TP AMENDMENT	A	16.04.2026
TP470	DOOR SCHEDULE - HOMESTEAD	TP AMENDMENT	A	16.04.2026
TP480	WINDOW SCHEDULE - HOMESTEAD	TP AMENDMENT	A	16.04.2026

Grand total: 22

GEMLIFE COMMERCIAL FACILITIES
72-74 FERRIER RD, NEW GISBORNE

TOWN PLANNING

MATERIAL SCHEDULE - HOMESTEAD



EX_BR
EXISTING RED BRICK



MR_01
CORRUGATED METAL ROOFING.
GALVANISED FINISH



TC_01
CAREFULLY REMOVE, CLEAN, REPAIR AND SAND EXISTING WEATHER BOARDS FOR REINSTALLATION WHERE THEY ARE IN GOOD CONDITION NEW INFILL WEATHER BOARDS TO BE CUSTOM MILLED TO MATCH THE ORIGINAL BOARD'S PROFILE AND TIMBER SPECIES.

DARK TIMBER STAIN FINISH



TD_01
HARDWOOD TIMBER DECKING



DP_01
METAL CIRCULAR DOWNPIPE
PF_93 FINISH



GU_01
METAL QUAD GUTTER
PF_93 FINISH

PF_93
DULUX NATURAL WHITE
TO HOMESTEAD DOORS AND WINDOWS
EXTERNALLY, VERANDAH POSTS, FASCIA

MATERIAL SCHEDULE - CLUBHOUSE



AL_01
GREY COLOURED ALUMINIUM BATTENS



BR_01
RED BRICK
VARIOUS PATTERNS, REFER ELEVATIONS



MR_02
METAL ROOFING
PF_92 FINISH



TD_01
HARDWOOD TIMBER DECKING



DP_01
METAL CIRCULAR DOWNPIPE
PF_93 FINISH



GU_01
METAL QUAD GUTTER
PF_93 FINISH

PF_92
COLORBOND SHALE GREY
TO CLUBHOUSE DOOR AND WINDOW FRAMES
EXTERNALLY, COLUMNS, ROOFING, FASCIA

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT
B	25.08.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS GemLife

15/108 MOOR STREET,
FITZROY VIC 3065
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GEMLIFE

BUILDER :
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CONSULTANTS:

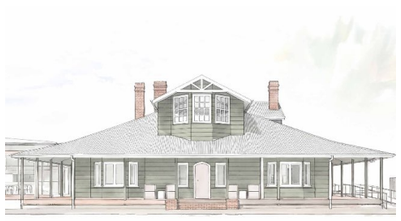
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	
DRAWN BY	JT, LAJ
ISSUE DATE	25/08/2026
CHECKED BY	JT

DRAWING TITLE
MATERIALS SCHEDULE

DRAWING NUMBER: TP001
REVISION: B



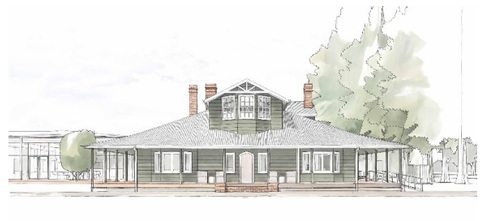
3D VIEW
VIEW FROM NORTH SHOWING THE EXISTING HOMESTEAD (TREES NOT SHOWN)



3D VIEW
VIEW FROM NORTH SHOWING THE EXISTING HOMESTEAD



3D VIEW
VIEW FROM NORTH SHOWING THE EXISTING HOMESTEAD WITH THE NEW CLUBHOUSE SET BACK (TREES NOT SHOWN)



3D VIEW
VIEW FROM NORTH SHOWING THE EXISTING HOMESTEAD WITH THE NEW CLUBHOUSE SET BACK



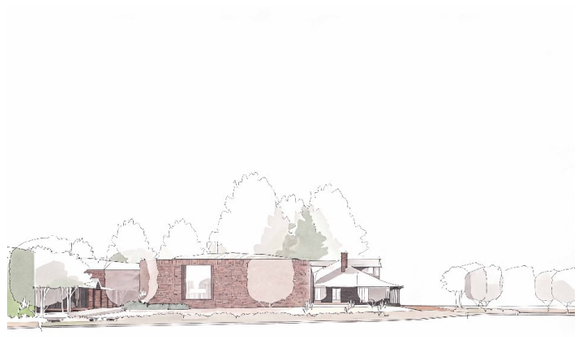
3D VIEW
VIEW FROM WEST SHOWING THE PROPOSED WEST ENTRANCE, HOMESTEAD AND COURTYARD WITH RED BRICK FIREPLACE



3D VIEW
VIEW FROM NORTH-WEST SHOWING THE HOMESTEAD



3D VIEW
VIEW FROM EAST SHOWING THE PROPOSED EAST ENTRANCE, HOMESTEAD AND HEDGE



3D VIEW
VIEW FROM EAST SHOWING THE PROPOSED EAST ENTRANCE, HOMESTEAD AND HEDGE

REV DATE DESCRIPTION

TOWN PLANNING

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GEMLIFE

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CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME

GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE			
DRAWN BY	JT, LAI		
ISSUE DATE	20/08/2026	CHECKED BY	JT

DRAWING TITLE

3D VIEWS - HOMESTEAD

DRAWING NUMBER REVISION

TP002



1 MASTER PLAN TP
SCALE 1 : 1000

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	AJ	ARTICULATION JOINT
DF_X	DOOR TYPE - FIRST FLOOR_X	BG	BOX GUTTER
EQ	EQUAL	CJ	CONSTRUCTION JOINT
FCL	FINISHED CEILING LEVEL	COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS
FFL	FINISHED FLOOR LEVEL		
FGL	FINISHED GROUND LEVEL LEVEL	GT	GARDEN TAP. TO BE CONNECTED TO WATER
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION	COS	CONFIRM ON SITE
OA	OVERALL	DP	DOWNPIPE
(PC)	PRIME COST	FD	FLOOR DRAIN
PGL	PROPOSED GROUND LEVEL	EJ	EXPANSION JOINT
(PS)	PROVISIONAL SUM	EM	ELECTRICAL METER
TOP	TOP OF PARAPET	EX	EXISTING
UNO	UNLESS NOTED OTHERWISE	FA	FASCIA
WD_X	WINDOW TYPE - GROUND FLOOR_X	FEN_X	FENCE
WF_X	WINDOW TYPE - FIRST FLOOR_X	GA_X	GATE

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

GM	GAS METER	GU	GUTTER
GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS	IR	IRRIGATION CONTROL
		OF	OVER FLOW OUTLET
		RWH	RAINWATER HEAD
		SL_X	SKYLIGHT_X
		SO	SOFFIT
		SP	SPREADER
		U.N.O	UNLESS NOTED OTHERWISE
		WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS GemLife

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CONSULTANTS:

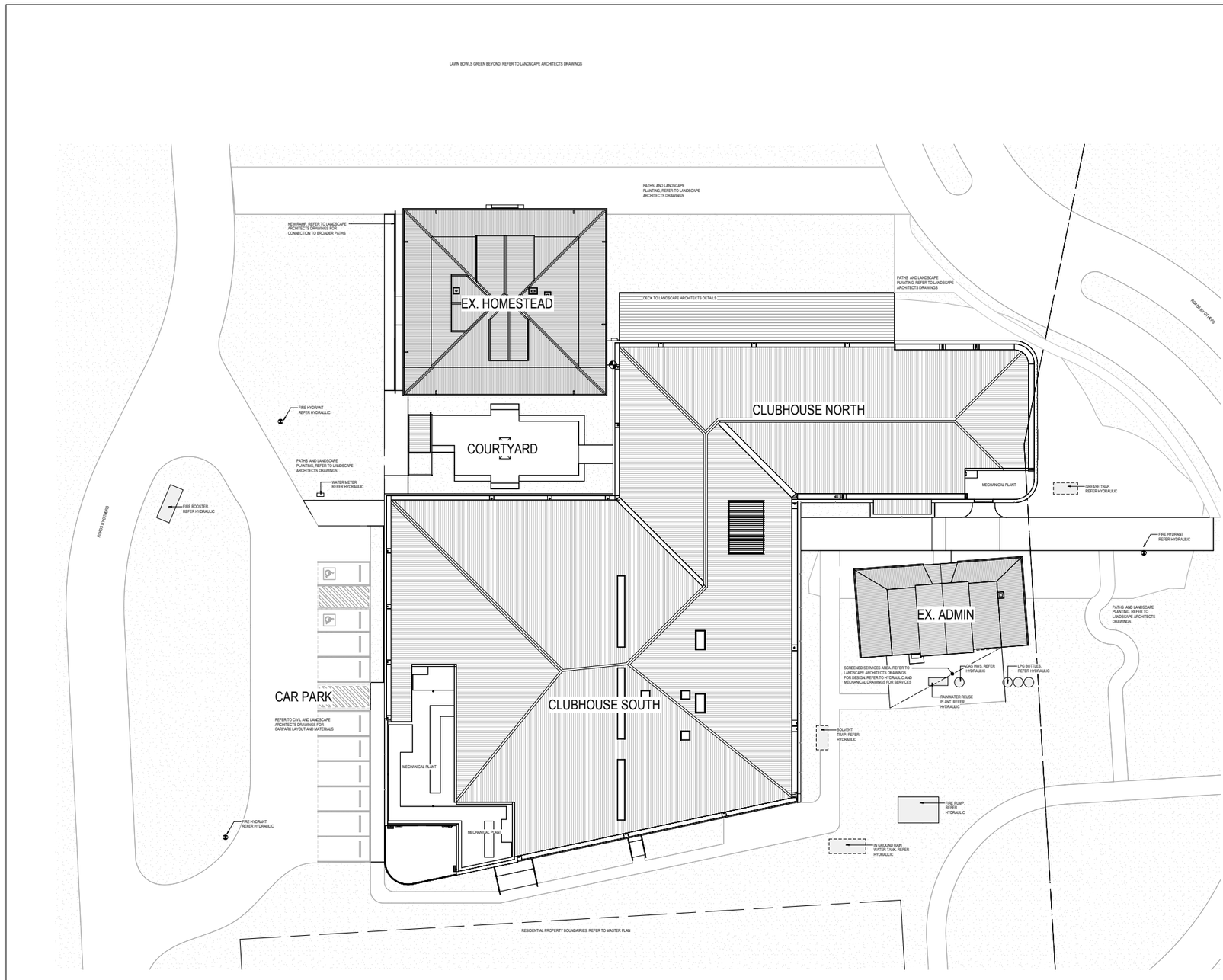
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 1000
DRAWN BY	JT, LAJ
ISSUE DATE	25.03.2026
CHECKED BY	JT

DRAWING TITLE
MASTER PLAN

DRAWING NUMBER: TP010
REVISION: A



1 SITE PLAN TP
SCALE 1 : 200

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X		
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL		
FFL	FINISHED FLOOR LEVEL		
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL		
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING	GT	GARDEN TAP. TO BE CONNECTED TO WATER
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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CONSULTANTS:

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ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

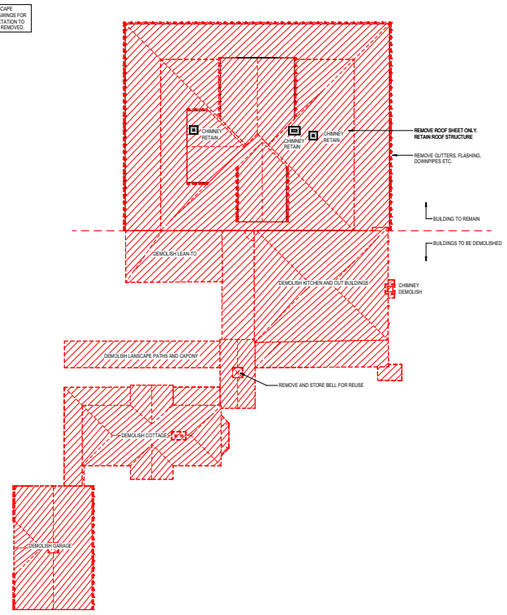
PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

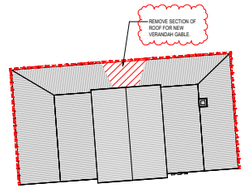
PROJECT NO.	24003		
SCALE	1 : 200		
DRAWN BY	JT, LAJ		
ISSUE DATE	25.03.2026	CHECKED BY	JT

DRAWING TITLE
SITE PLAN

DRAWING NUMBER	REVISION
TP011	A

REFER TO LADNSCAPE ARCHITECTS DRAWINGS FOR TREES AND VEGETATION TO BE RETAINED OR REMOVED.





1 EXISTING SITE PLAN WITH DEMOLITION TP
SCALE 1 : 200

DEMOLITION NOTES

1. REMOVE ALL HAZARDOUS MATERIALS, WHICH ARE RECORDED IN ANY HAZARDOUS MATERIALS RISK ASSESSMENT REPORTS BEFORE PROCEEDING WITH COMPLETE DEMOLITION OF BUILDINGS.
2. MAINTAIN AND PROTECT ALL EXISTING BUILDINGS ADJACENT AND/OR ASSOCIATED WITH NEW WORKS, INCLUDING DEMOLITION
3. ALL TOP SOIL TO REMAIN ON SITE FOR FUTURE LANDSCAPING - GROUND WORKS
4. REMOVE AND RETAIN STAINED GLASS WINDOWS FOR FUTURE POSSIBLE INSTALLATION

HATCH DENOTES AREA TO BE DEMOLISHED

TREES TO BE DEMOLISHED. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAILS DISCREPANCIES TO BE BROUGHT TO ARCHITECTS ATTENTION

GENERAL LEGEND

GD_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	DOOR	DOOR TYPE
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL	WIN	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	WTOP	WALL TYPE
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL	WALL	FINISH TYPE
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		STRUCTURAL MEMBER
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WG_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DRAWINGS
CJ	CONSTRUCTION JOINT		
COL	COLUMN SECTION	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANKS
	STRUCTURAL ENGINEERING DOCUMENTS		
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SLX	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT
B	23.06.2026	TP AMENDMENT

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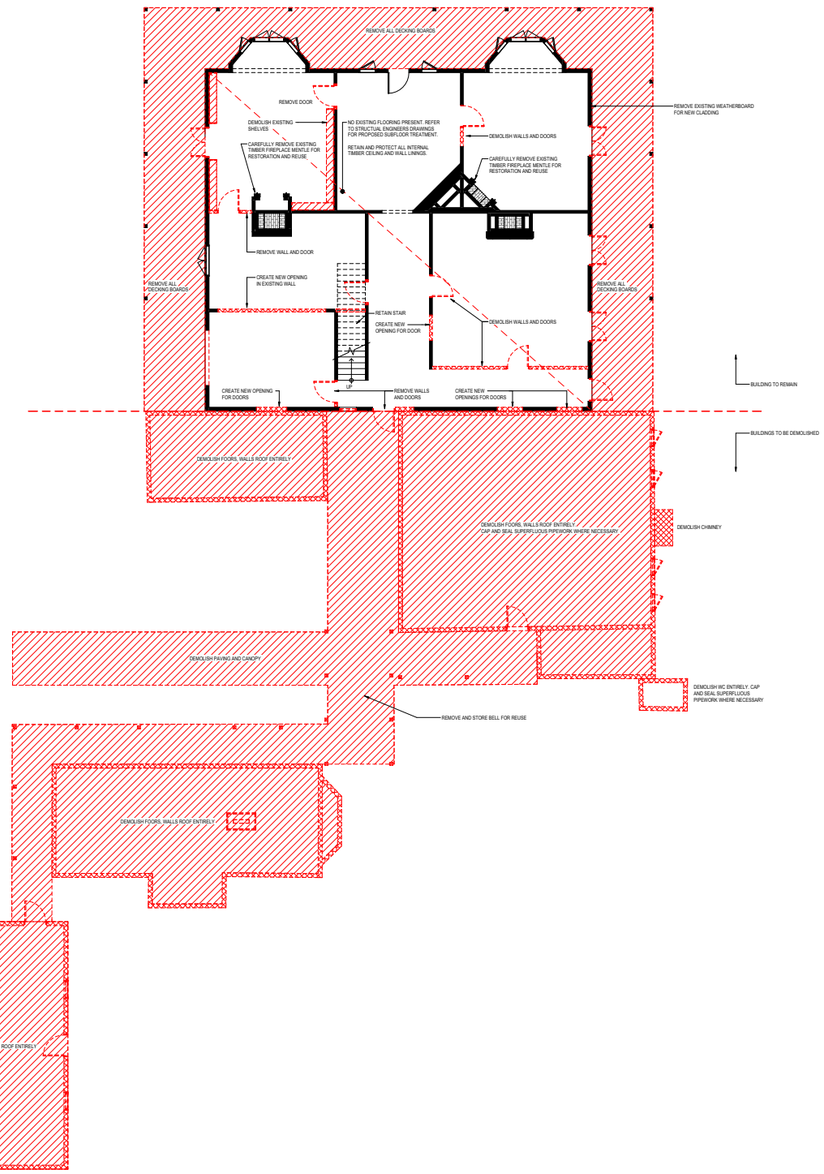
SCE STRUCTURAL ENGINEERS
ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS
NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS
TCL LANDSCAPE ARCHITECTS

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

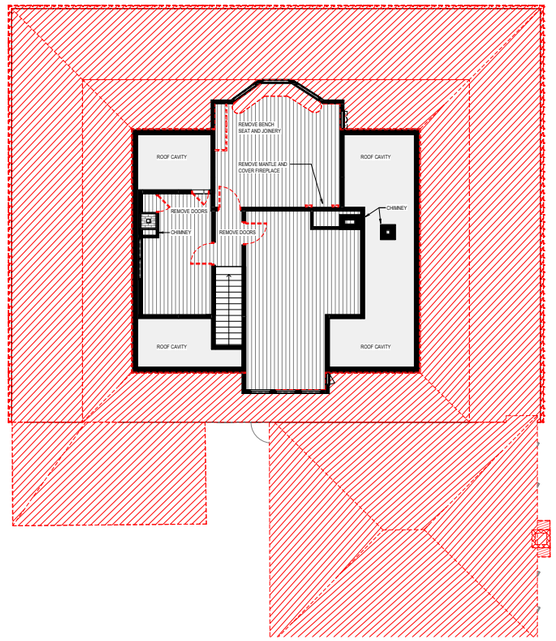
PROJECT NO.	24003		
SCALE	1 : 200		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
EXISTING SITE PLAN WITH DEMOLITION

DRAWING NUMBER: TP060
REVISION: B



1 HOMESTEAD EX. GROUND FLOOR PLAN WITH DEMOLITION TP
SCALE 1 : 100



2 HOMESTEAD EX. FIRST FLOOR PLAN WITH DEMOLITION TP
SCALE 1 : 100

DEMOLITION NOTES

1. REMOVE ALL HAZARDOUS MATERIALS, WHICH ARE RECORDED IN ANY HAZARDOUS MATERIALS RISK ASSESSMENT REPORTS BEFORE PROCEEDING WITH COMPLETE DEMOLITION OF BUILDINGS.
2. MAINTAIN AND PROTECT ALL EXISTING BUILDINGS ADJACENT AND/OR ASSOCIATED WITH NEW WORKS, INCLUDING DEMOLITION.
3. ALL TOP SOIL TO REMAIN ON SITE FOR FUTURE LANDSCAPING - GROUND WORKS
4. REMOVE AND RETAIN STAINED GLASS WINDOWS FOR FUTURE POSSIBLE INSTALLATION

HATCH DENOTES AREA TO BE DEMOLISHED

TREES TO BE DEMOLISHED. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAILS. DISCREPANCIES TO BE BROUGHT TO ARCHITECTS ATTENTION

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	DOOR	DOOR TYPE
FCI	FOAM CI		
FCL	FINISHED CEILING LEVEL	WINDOW	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	WALL TYPE	WALL TYPE
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL	FINISH	FINISH TYPE
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		STRUCTURAL MEMBER
PSM	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WG_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT	GT	GREASE TRAP TO BE CONNECTED TO WATER TANKS
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GU	GUTTER
COS	CONFIRM ON SITE	IR	IRRIGATION CONTROL
DP	DOWNPIPE	OF	OVER FLOW OUTLET
FD	FLOOR DRAIN	RWH	RAINWATER HEAD
EJ	EXPANSION JOINT	SL_X	SKYLIGHT_X
EM	ELECTRICAL METER	SO	SOFFIT
EX	EXISTING	SP	SPRINKLER
FCE	FENCE	U.N.O	UNLESS NOTED OTHERWISE
FEN_X	FENCE	WM	WATER METER
GA_X	GATE		

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

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CONSULTANTS:

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WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME:

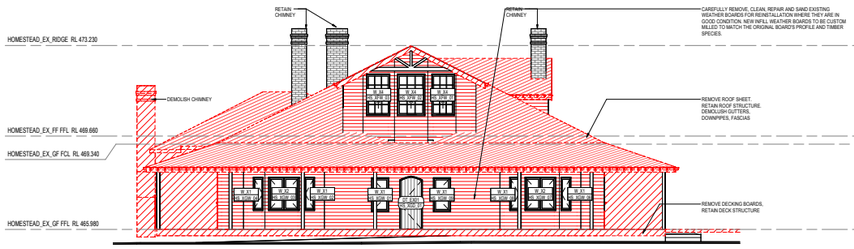
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	29/08/2026
CHECKED BY	JT

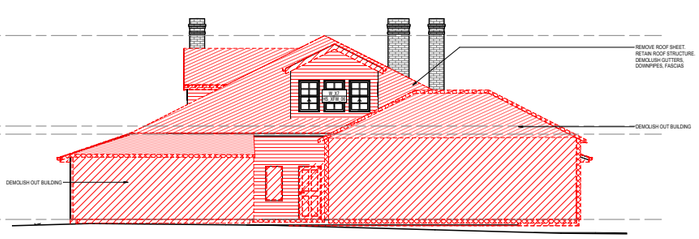
DRAWING TITLE:

EXISTING FLOOR PLANS WITH DEMOLITION - HOMESTEAD

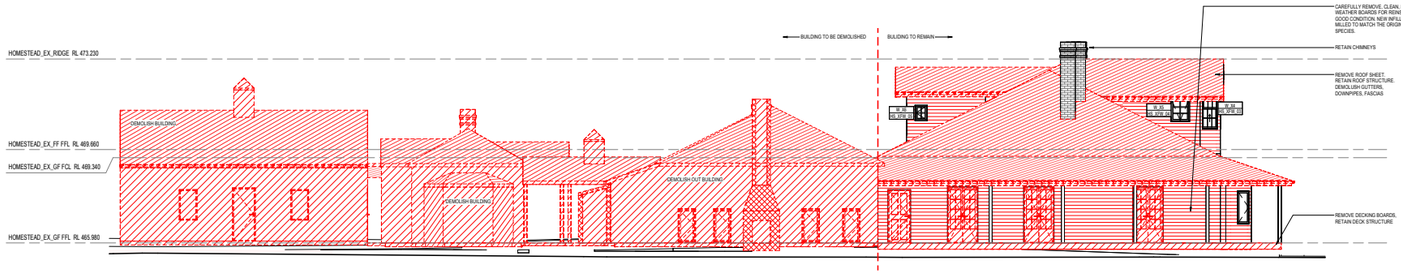
DRAWING NUMBER: TP061
REVISION: A



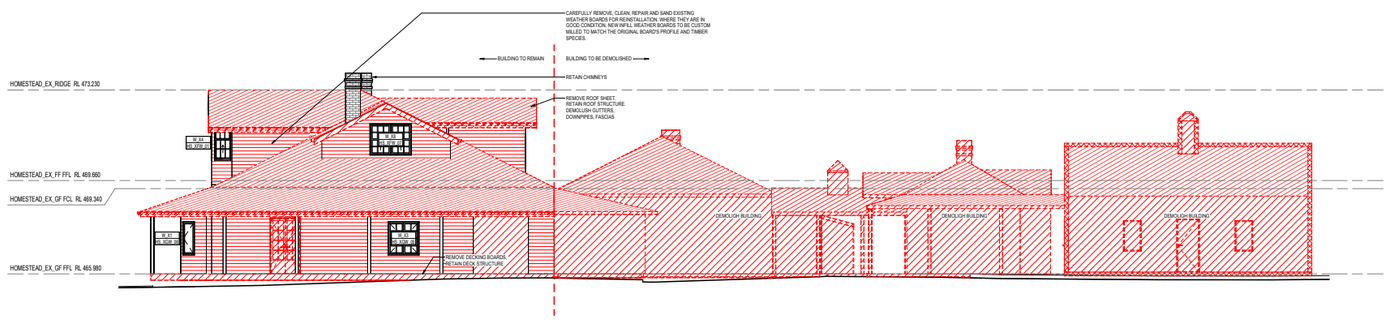
1 EXISTING NORTH ELEVATION WITH DEMOLITION TP
SCALE 1 : 100



2 EXISTING SOUTH ELEVATION WITH DEMOLITION TP
SCALE 1 : 100



3 EXISTING EAST ELEVATION WITH DEMOLITION TP
SCALE 1 : 100



4 EXISTING WEST ELEVATION WITH DEMOLITION TP
SCALE 1 : 100

DEMOLITION NOTES

1. REMOVE ALL HAZARDOUS MATERIALS, WHICH ARE RECORDED IN ANY HAZARDOUS MATERIALS RISK ASSESSMENT REPORTS BEFORE PROCEEDING WITH COMPLETE DEMOLITION OF BUILDINGS.
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TREES TO BE DEMOLISHED. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAILS. DISCREPANCIES TO BE BROUGHT TO ARCHITECTS ATTENTION

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	DOOR	DOOR TYPE
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL	WIN01	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	INTER	WALL TYPE
GGL	GARDEN GRADE LEVEL		
NOM	NOMINAL DIMENSION	MAT1	FINISH TYPE
OA	OVERALL		
(PC)	PRIME COST		STRUCTURAL MEMBER
PDL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WG_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANK
COS	CLOTHES LINE ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

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WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME:

GEMLIFE COMMERCIAL FACILITIES

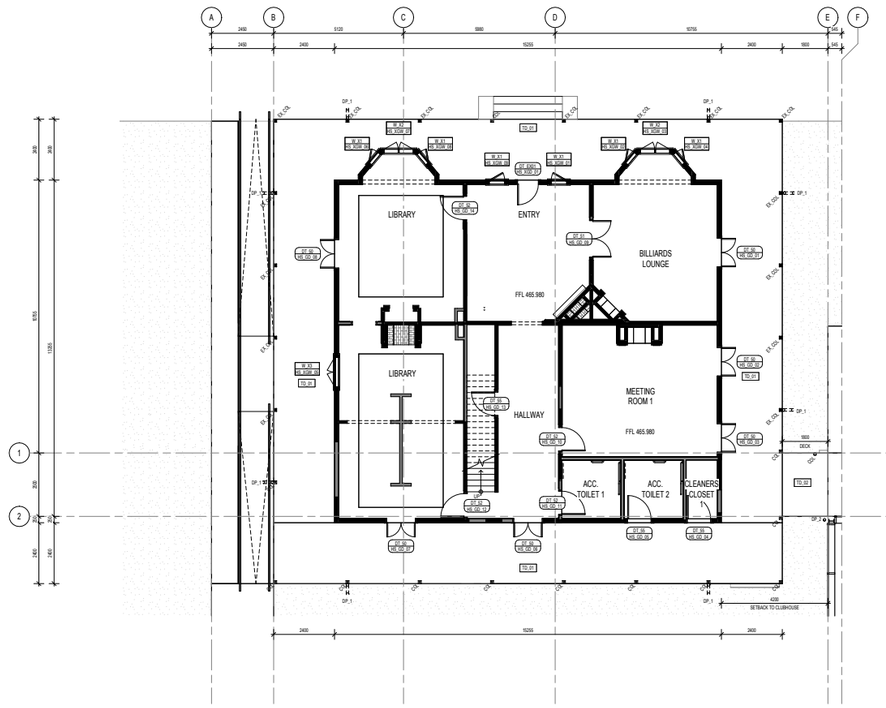
PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	29/08/2026
CHECKED BY	JT

DRAWING TITLE:

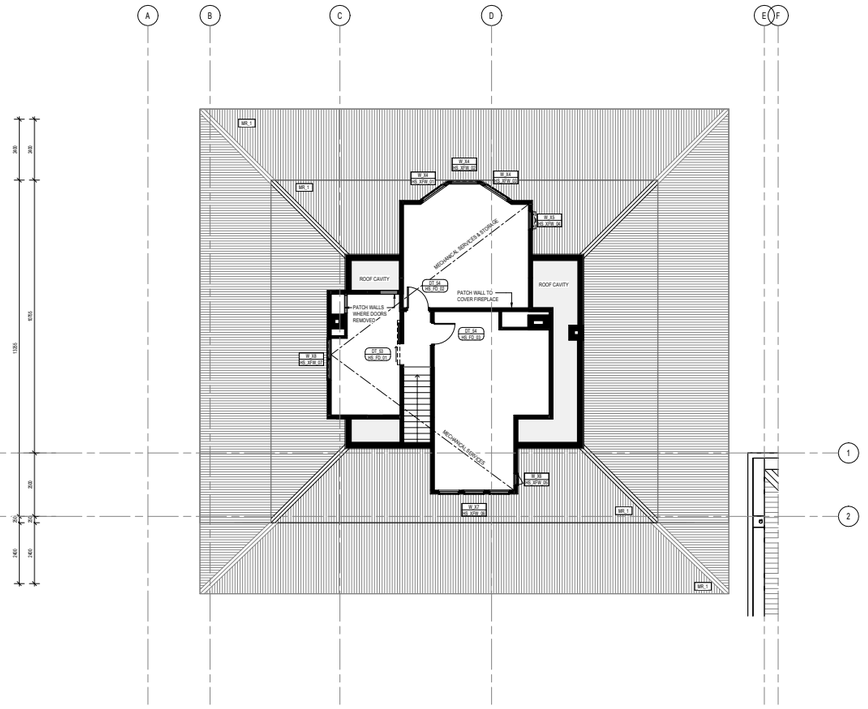
EXISTING ELEVATIONS WITH DEMOLITION

DRAWING NUMBER: TP062

REVISION: A



1 HOMESTEAD GROUND FLOOR PLAN TP
SCALE 1 : 100



2 HOMESTEAD FIRST FLOOR PLAN Copy 1
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	AJ	ARTICULATION JOINT
DF_X	DOOR TYPE - FIRST FLOOR_X	BG	BOX GUTTER
EQ	EQUAL	CJ	CONSTRUCTION JOINT
FCL	FINISHED CEILING LEVEL	COL	COLUMN, REFER STRUCTURAL
FFL	FINISHED FLOOR LEVEL		DRAWINGS FOR FURTHER
FGL	FINISHED GROUND LEVEL		DOCUMENTS
NGL	NATURAL GROUND LEVEL	COS	CONFIRM ON SITE
NOM	NOMINAL DIMENSION	DP	DOWNPIPE
OA	OVERALL	FD	FLOOR DRAIN
(PC)	PRIME COST	EJ	EXPANSION JOINT
PGL	PROPOSED GROUND LEVEL	EM	ELECTRICAL METER
(PS)	PROVISIONAL SUM	EX	EXISTING
TOP	TOP OF PARAPET	FA	FASCIA
UNO	UNLESS NOTED OTHERWISE	FEN_X	FENCE
WD_X	WINDOW TYPE - GROUND FLOOR_X	GA_X	GATE
WF_X	WINDOW TYPE - FIRST FLOOR_X	GM	GAS METER
		GP	GRATE PIT, REFER TO CIVIL ENGINEERING DOCUMENTS
		GT	GARDEN TAP, TO BE CONNECTED TO WATER SUPPLY
		GU	GUTTER
		IR	IRRIGATION CONTROL
		OF	OVER FLOW OUTLET
		RWH	RAINWATER HEAD
		SL_X	SKYLIGHT_X
		SO	SOFFIT
		SP	SPREADER
		U.N.O	UNLESS NOTED OTHERWISE
		WM	WATER METER

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS
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GEMLIFE

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CONSULTANTS:

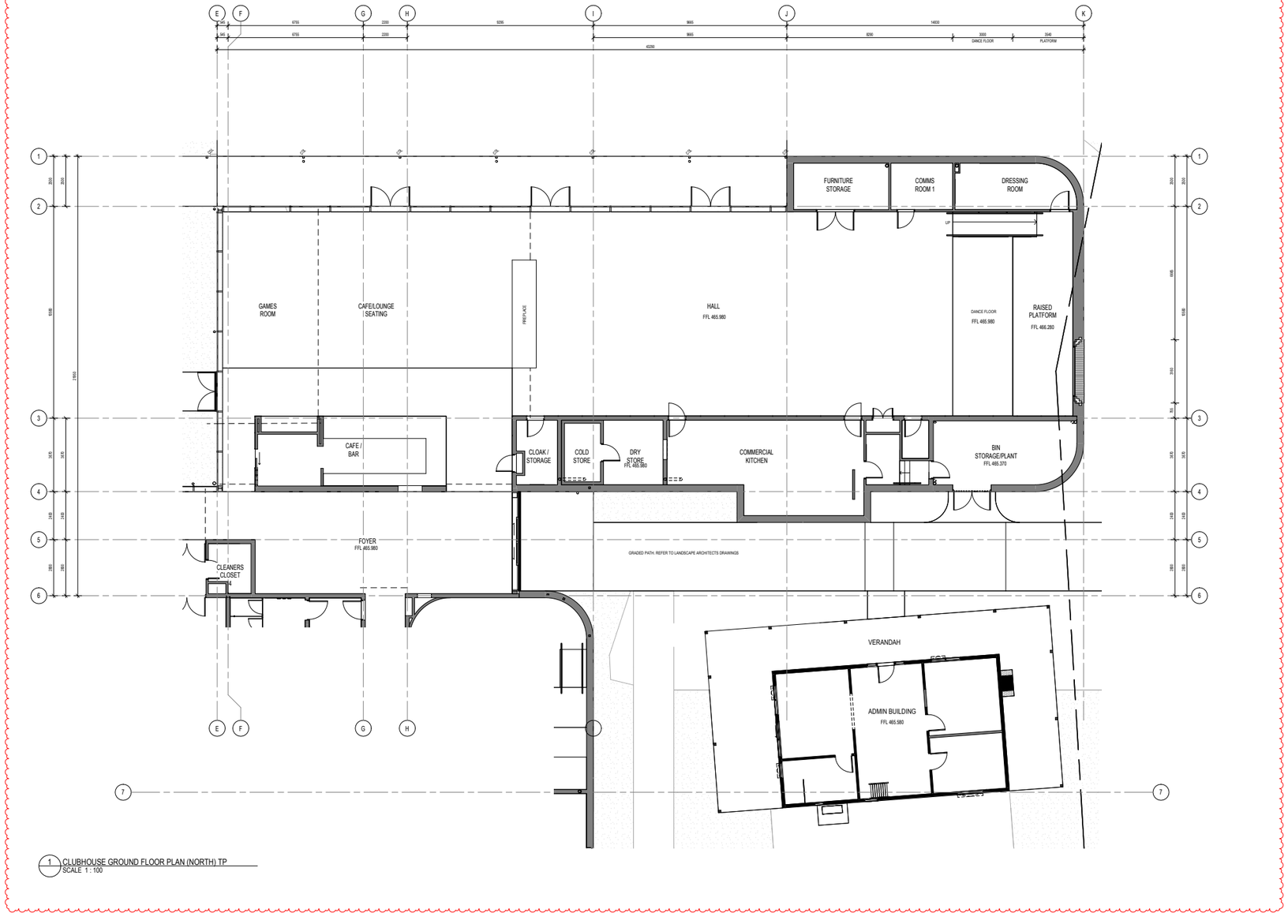
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE	1 : 100		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
HOMESTEAD FLOOR PLANS

DRAWING NUMBER: TP101
REVISION: A



1 CLUBHOUSE GROUND FLOOR PLAN (NORTH) TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	GM	GAS METER
DF_X	DOOR TYPE - FIRST FLOOR_X	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL		
FFL	FINISHED FLOOR LEVEL	GT	GARDEN TAP. TO BE CONNECTED TO WATER
FGL	FINISHED GROUND LEVEL		
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION	GU	GUTTER
OA	OVERALL	IR	IRRIGATION CONTROL
(PC)	PRIME COST	OF	OVER FLOW OUTLET
PGL	PROPOSED GROUND LEVEL	RWH	RAINWATER HEAD
(PS)	PROVISIONAL SUM	SL_X	SKYLIGHT_X
TOP	TOP OF PARAPET	SO	SOFFIT
UNO	UNLESS NOTED OTHERWISE	SP	SPREADER
WD_X	WINDOW TYPE - GROUND FLOOR_X	U.N.O	UNLESS NOTED OTHERWISE
WF_X	WINDOW TYPE - FIRST FLOOR_X	WM	WATER METER
AJ	ARTICULATION JOINT		
BG	BOX GUTTER		
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS		
COS	CONFIRM ON SITE		
DP	DOWNPIPE		
FD	FLOOR DRAIN		
EJ	EXPANSION JOINT		
EM	ELECTRICAL METER		
EX	EXISTING		
FA	FASCIA		
FEN_X	FENCE		
GA_X	GATE		

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT
B	25.08.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS
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GEMLIFE

BUILDER :
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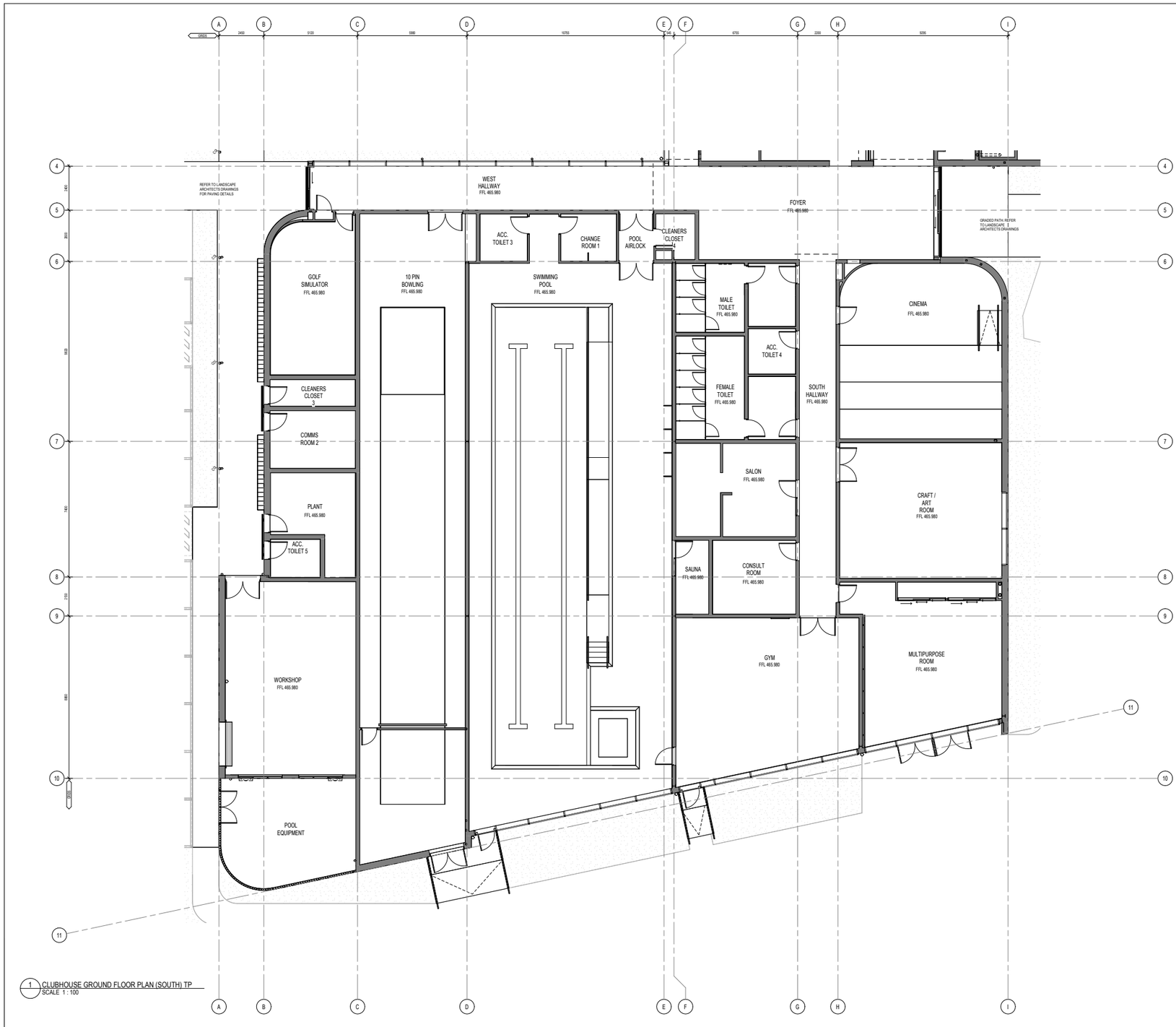
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	25/08/2026
CHECKED BY	JT

DRAWING TITLE
CLUBHOUSE GROUND FLOOR PLAN (NORTH)

DRAWING NUMBER: TP103
REVISION: B



1 CLUBHOUSE GROUND FLOOR PLAN (SOUTH) TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		DOOR TYPE
DF_X	DOOR TYPE - FIRST FLOOR_X		WINDOW TYPE
EQ	EQUAL		WALL TYPE
FCL	FINISHED CEILING LEVEL		FINISH TYPE
FFL	FINISHED FLOOR LEVEL		STRUCTURAL MEMBER
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL		
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING
CJ	CONSTRUCTION JOINT		DOCUMENTS
COL	COLUMN. REFER STRUCTURAL ENGINEERING	GT	GARDEN TAP. TO BE CONNECTED TO WATER
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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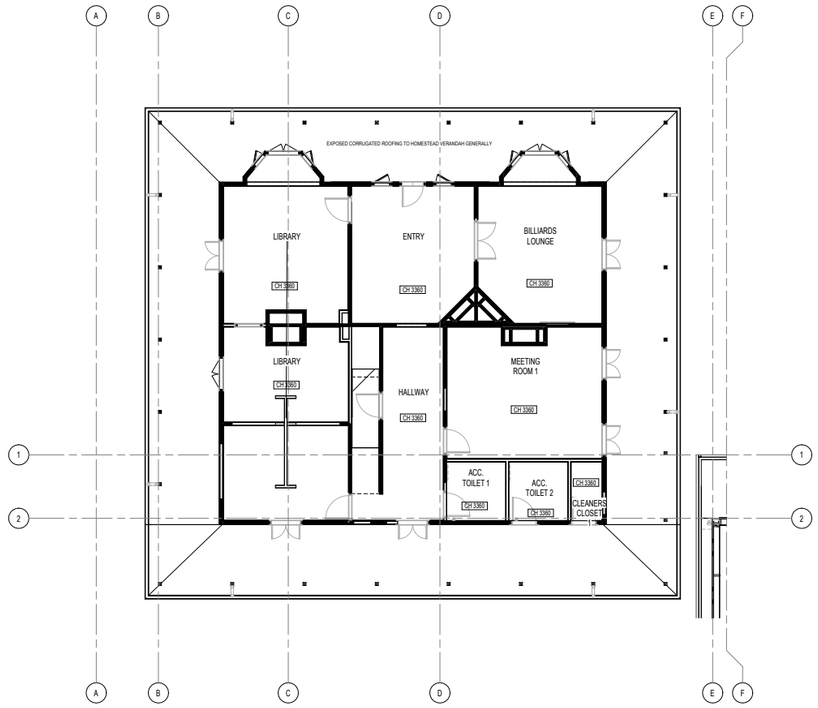
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	25/08/2026
CHECKED BY	JT

DRAWING TITLE
CLUBHOUSE GROUND FLOOR PLAN (SOUTH)

DRAWING NUMBER: TP104
REVISION: A



1 HOMESTEAD RCP TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X		
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL		
FFL	FINISHED FLOOR LEVEL		
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL		
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT REFER TO CIVIL ENGINEERING
CJ	CONSTRUCTION JOINT		DOCUMENTS
COL	COLUMN, REFER STRUCTURAL ENGINEERING	GT	GARDEN TAP. TO BE CONNECTED TO WATER METER
CONS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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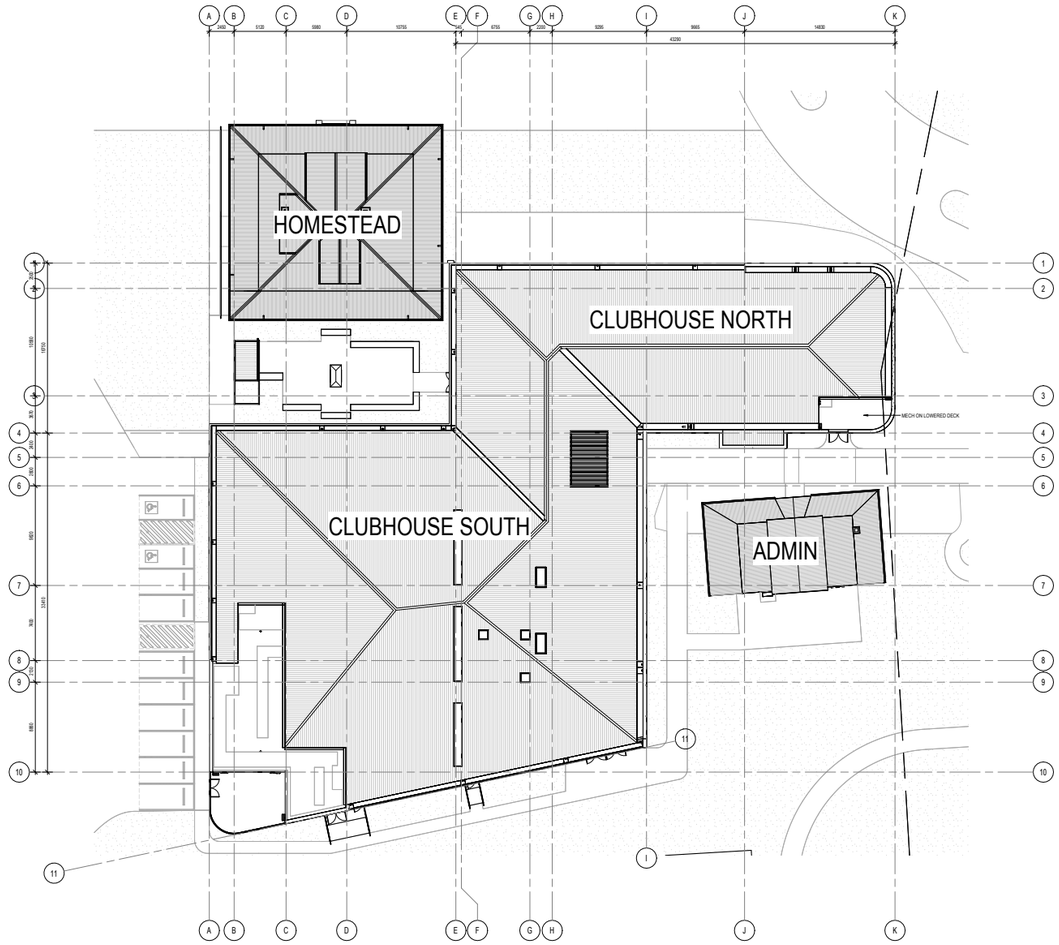
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE	1 : 100		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
HOMESTEAD RCP

DRAWING NUMBER: TP160
REVISION: A



1 ROOF PLAN OVERALL TP
SCALE 1 : 250

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		DOOR TYPE
DF_X	DOOR TYPE - FIRST FLOOR_X		WINDOW TYPE
EQ	EQUAL		WALL TYPE
FCL	FINISHED CEILING LEVEL		FINISH TYPE
FFL	FINISHED FLOOR LEVEL		STRUCTURAL MEMBER
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL		
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT REFER TO CIVIL ENGINEERING
CJ	CONSTRUCTION JOINT		DOCUMENTS
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER METER
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV DATE DESCRIPTION
A 16.04.2026 TP AMENDMENT

TOWN PLANNING

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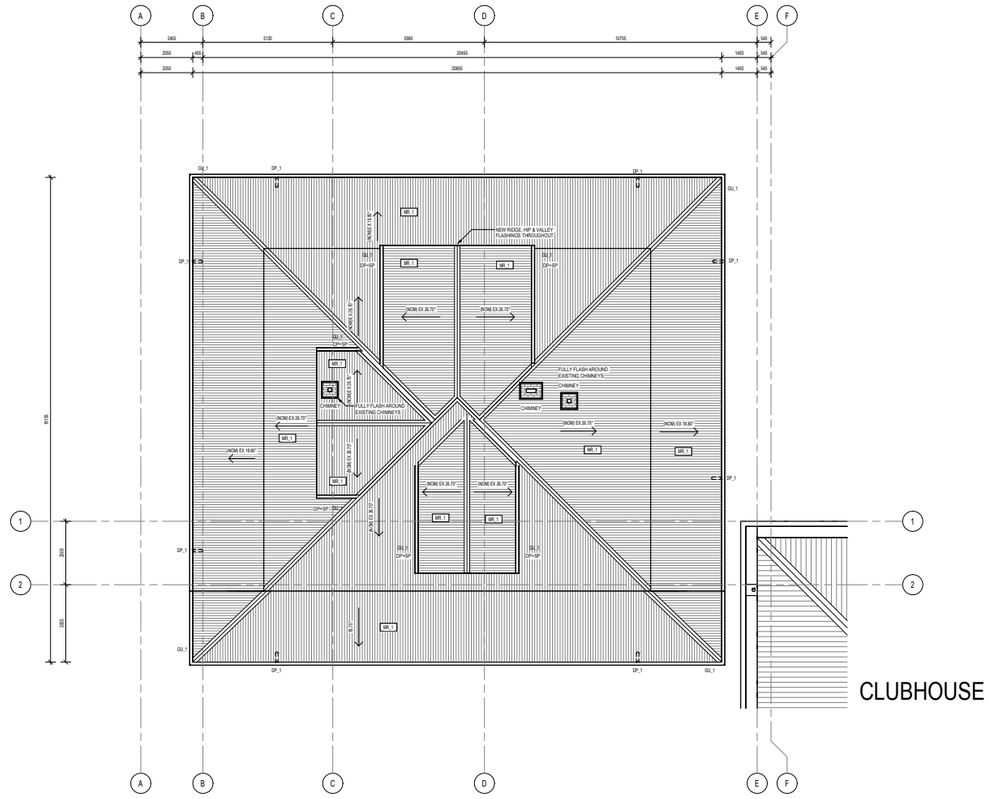
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME:
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO. 24003
SCALE 1 : 250
DRAWN BY JT, LAJ
ISSUE DATE 29/08/2026 CHECKED BY JT

DRAWING TITLE
ROOF PLAN OVERALL

DRAWING NUMBER TP180
REVISION A



1 HOMESTEAD ROOF PLAN TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X		
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL		
FFL	FINISHED FLOOR LEVEL		
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL		
(PC)	PRIME COST		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		
AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT REFER TO CIVIL ENGINEERING
CJ	CONSTRUCTION JOINT		DOCUMENTS
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS
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GEMLIFE

BUILDER :
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CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME:

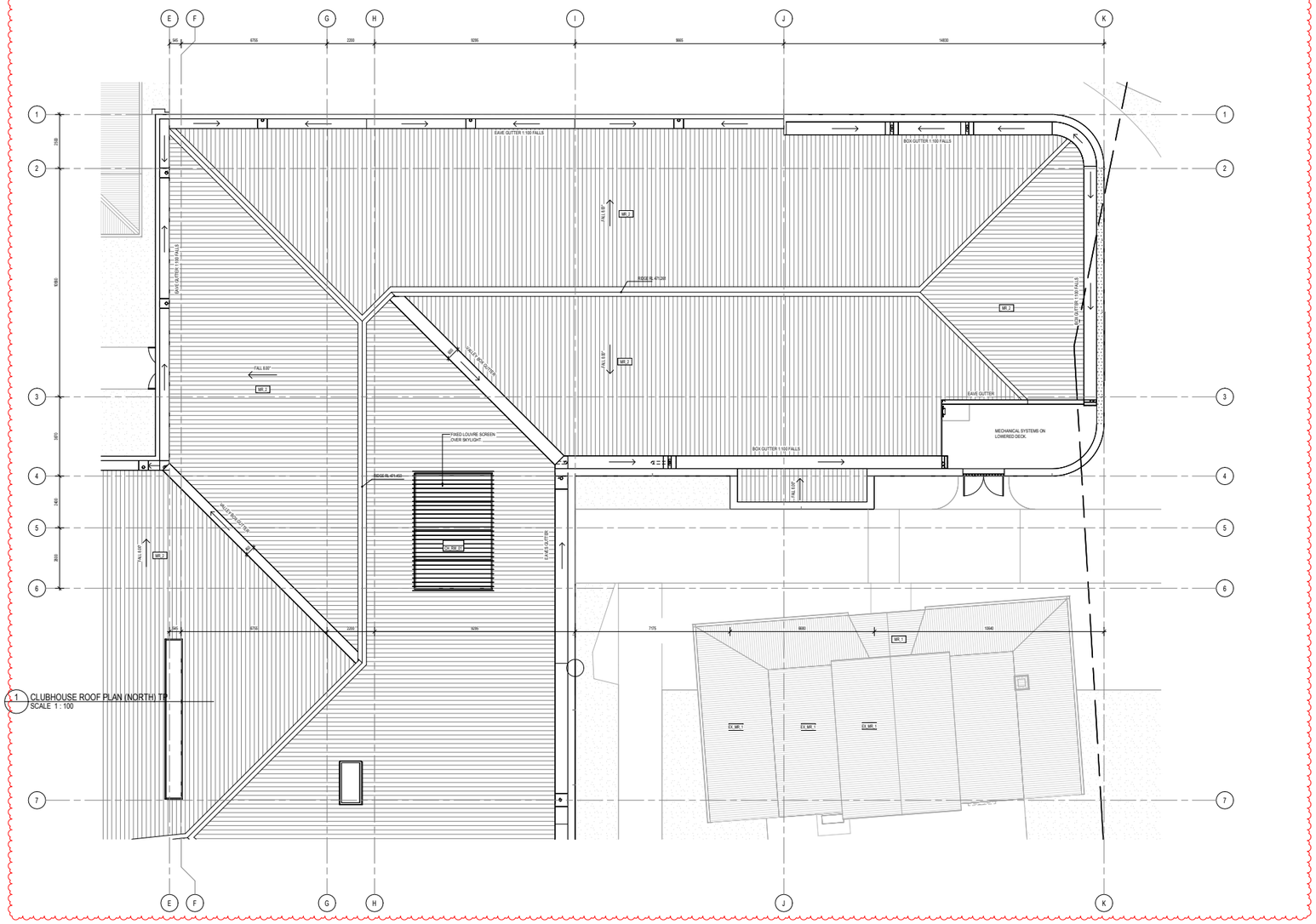
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO:	24003		
SCALE	1 : 100		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE

HOMESTEAD ROOF PLAN

DRAWING NUMBER: TP181
REVISION: A



1 CLUBHOUSE ROOF PLAN (NORTH) TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	AJ	ARTICULATION JOINT
DF_X	DOOR TYPE - FIRST FLOOR_X	BG	BOX GUTTER
EQ	EQUAL	CJ	CONSTRUCTION JOINT
FCL	FINISHED CEILING LEVEL	COL	COLUMN. REFER STRUCTURAL ENGINEERING
FFL	FINISHED FLOOR LEVEL		
FGL	FINISHED GROUND LEVEL		
NGL	NATURAL GROUND LEVEL		DOCUMENTS
NOM	NOMINAL DIMENSION	COS	CONFIRM ON SITE
OA	OVERALL	DP	DOWNPIPE
(PC)	PRIME COST	FD	FLOOR DRAIN
PGL	PROPOSED GROUND LEVEL	EJ	EXPANSION JOINT
(PS)	PROVISIONAL SUM	EM	ELECTRICAL METER
TOP	TOP OF PARAPET	EX	EXISTING
UNO	UNLESS NOTED OTHERWISE	FA	FASCIA
WD_X	WINDOW TYPE - GROUND FLOOR_X	FEN_X	FENCE
WF_X	WINDOW TYPE - FIRST FLOOR_X	GA_X	GATE
		GM	GAS METER
		GP	GRATE PIT. REFER TO CIVIL ENGINEERING
		GT	GARDEN TAP. TO BE CONNECTED TO WATER
		GU	GUTTER
		IR	IRRIGATION CONTROL
		OF	OVER FLOW OUTLET
		RWH	RAINWATER HEAD
		SL_X	SKYLIGHT_X
		SO	SOFFIT
		SP	SPREADER
		U.N.O	UNLESS NOTED OTHERWISE
		WM	WATER METER

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.06.2026	TP AMENDMENT
B	25.08.2026	TP AMENDMENT

TOWN PLANNING

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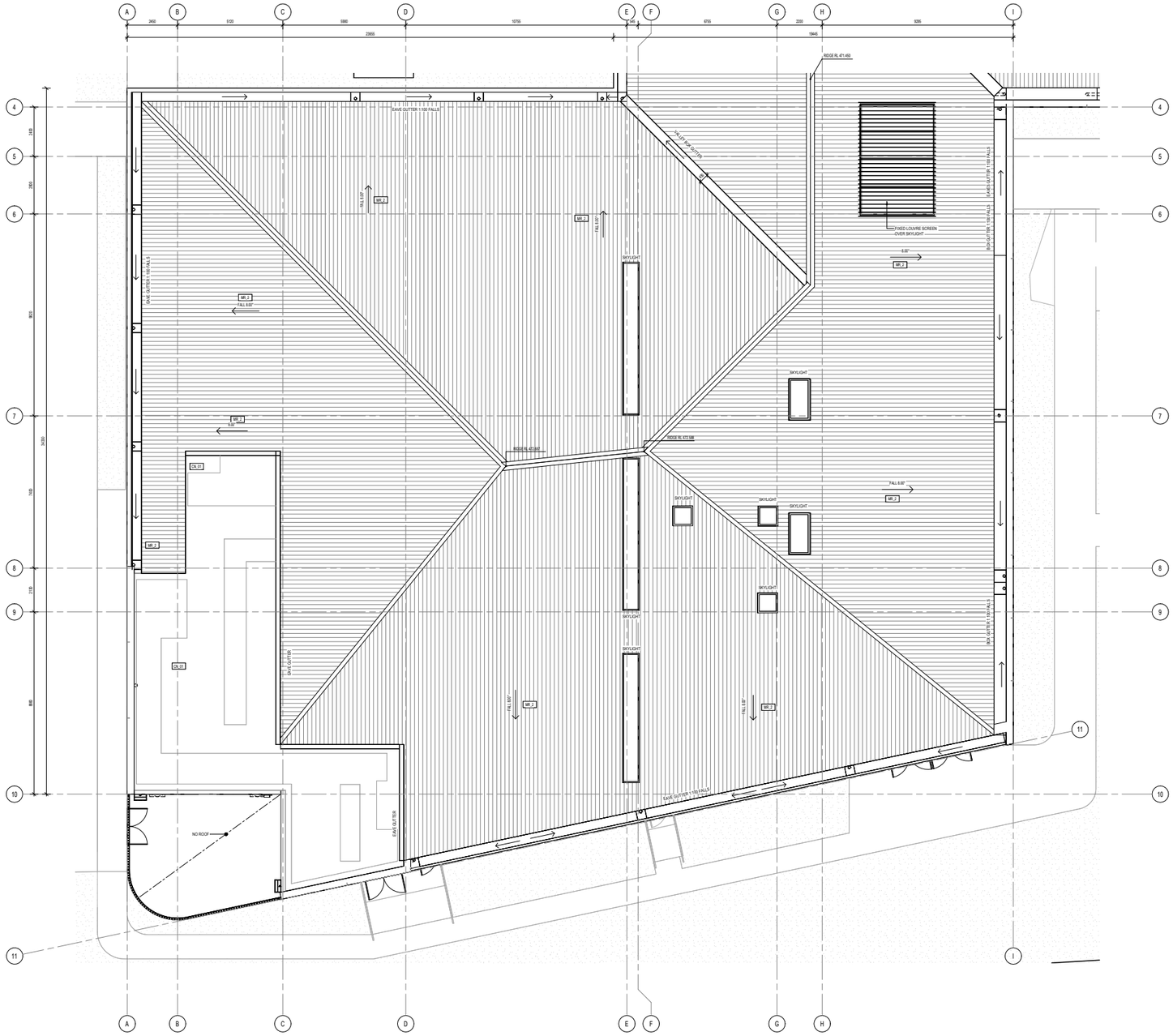
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE	1 : 100		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
CLUBHOUSE ROOF PLAN (NORTH)

DRAWING NUMBER: TP183
REVISION: B



1 CLUBHOUSE ROOF PLAN (SOUTH) TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	AJ	ARTICULATION JOINT
DF_X	DOOR TYPE - FIRST FLOOR_X	BG	BOX GUTTER
EQ	EQUAL	CJ	CONSTRUCTION JOINT
FCL	FINISHED CEILING LEVEL	COL	COLUMN. REFER STRUCTURAL
FFL	FINISHED FLOOR LEVEL		ENGINEERING
FGL	FINISHED GROUND LEVEL	COS	CONFIRM ON SITE
NGL	NATURAL GROUND LEVEL	DP	DOWNPIPE
NOM	NOMINAL DIMENSION	FD	FLOOR DRAIN
OA	OVERALL	EJ	EXPANSION JOINT
(PC)	PRIME COST	EM	ELECTRICAL METER
PGL	PROPOSED GROUND LEVEL	EX	EXISTING
(PS)	PROVISIONAL SUM	FA	FASCIA
TOP	TOP OF PARAPET	FEN_X	FENCE
UNO	UNLESS NOTED OTHERWISE	GA_X	GATE
WD_X	WINDOW TYPE - GROUND FLOOR_X	GM	GAS METER
WF_X	WINDOW TYPE - FIRST FLOOR_X	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
		GT	GARDEN TAP. TO BE CONNECTED TO WATER SUPPLY
		GU	GUTTER
		IR	IRRIGATION CONTROL
		OF	OVER FLOW OUTLET
		RWH	RAINWATER HEAD
		SL_X	SKYLIGHT_X
		SO	SOFFIT
		SP	SPREADER
		U/N O	UNLESS NOTED OTHERWISE
		WM	WATER METER

D20_X DOOR TYPE
W24_X WINDOW TYPE
WT05 WALL TYPE
TEN1 FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS GemLife

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GENERAL NOTES

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CLIENT :
GEMLIFE

BUILDER :
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CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	25/08/2026
CHECKED BY	JT

DRAWING TITLE
CLUBHOUSE ROOF PLAN (SOUTH)

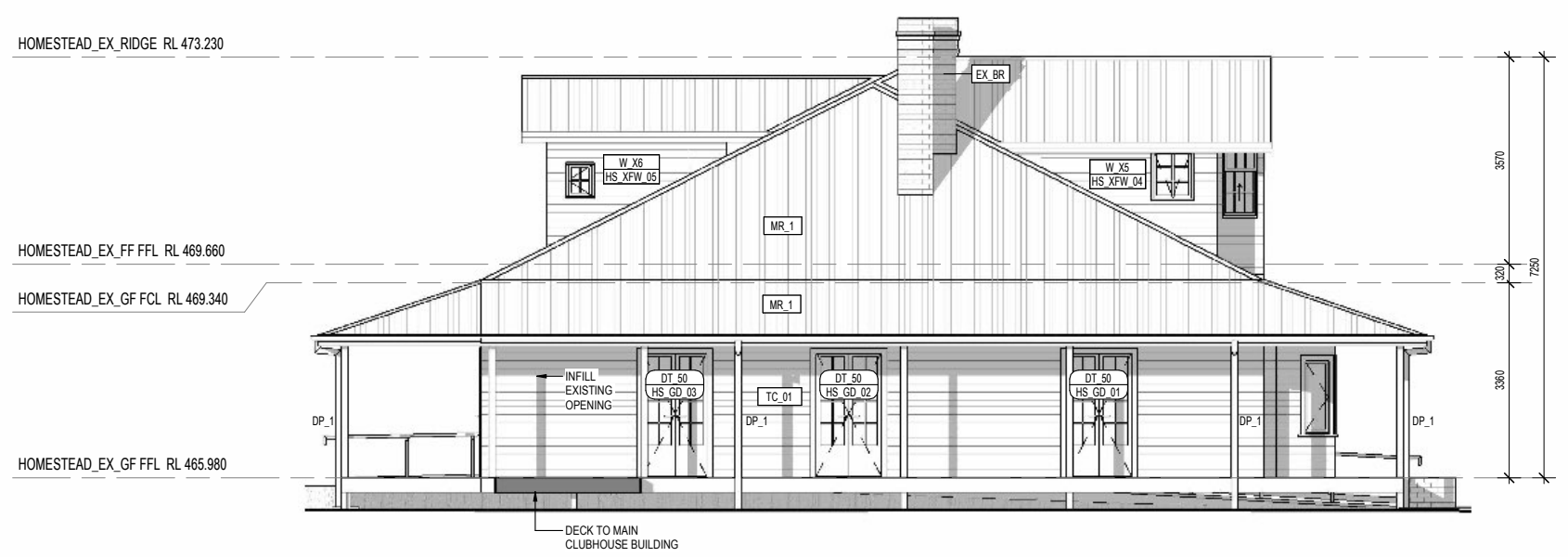
DRAWING NUMBER: TP184
REVISION: A



1 HS - PROPOSED NORTH ELEVATION TP
SCALE 1 : 100



2 HS - PROPOSED SOUTH ELEVATION TP
SCALE 1 : 100



3 HS - PROPOSED EAST ELEVATION TP
SCALE 1 : 100



4 HS - PROPOSED WEST ELEVATION TP
SCALE 1 : 100

WINDOW NOTES

ANY NEW REPLACEMENT WINDOWS TO THE EXISTING HOMESTEAD TO MATCH EXISTING WINDOWS IN MATERIALS, PROFILES AND CONSTRUCTION

GENERAL LEGEND

DG_X	DOOR TYPE - GROUND FLOOR_X
DF_X	DOOR TYPE - FIRST FLOOR_X
EQ	EQUAL
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED STRUCTURAL LEVEL
NGL	NATURAL GROUND LEVEL
NOM	NOMINAL DIMENSION
OA	OVERALL
(PC)	PRIME COST
PGL	PROPOSED GROUND LEVEL
(PS)	PROVISIONAL SUM
TOP	TOP OF PARAPET
UNO	UNLESS NOTED OTHERWISE
WG_X	WINDOW TYPE - GROUND FLOOR_X
WF_X	WINDOW TYPE - FIRST FLOOR_X

D0X	DOOR TYPE
W0X	WINDOW TYPE
WT0X	WALL TYPE
MAT1	FINISH TYPE
COL	STRUCTURAL MEMBER

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANKS
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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CONSULTANTS:

SCE STRUCTURAL ENGINEERS
O'NEILL GROUP HYDRAULIC ENGINEERS
WESTERA PARTNERS CIVIL ENGINEERS
TCL LANDSCAPE ARCHITECTS
ELECSEED ELEC. & MECH. ENG
NEWPORT ENGINEERS (POOL)

PROJECT NAME

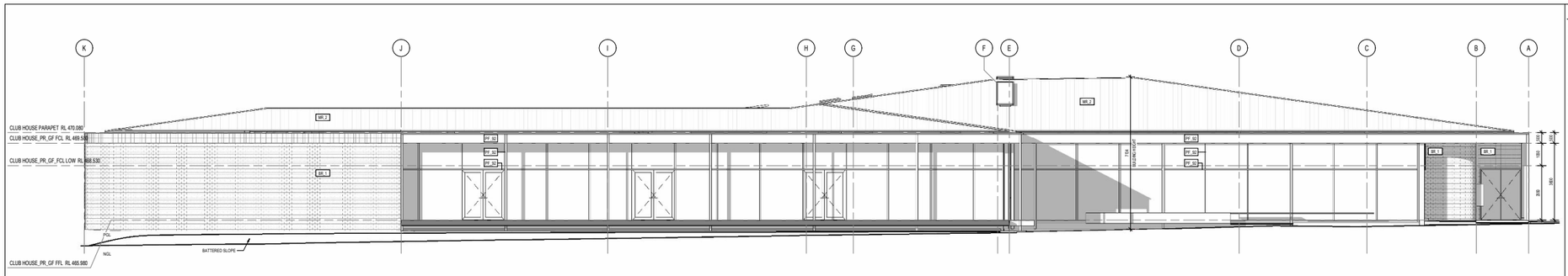
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO. 24003
SCALE 1 : 100
DRAWN BY JT, LAJ
ISSUE DATE 25/08/2026 CHECKED BY JT

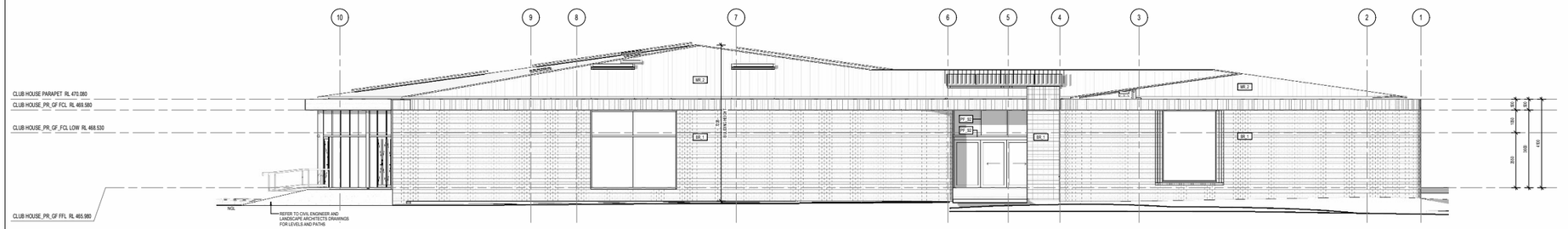
DRAWING TITLE

BUILDING ELEVATIONS HOMESTEAD

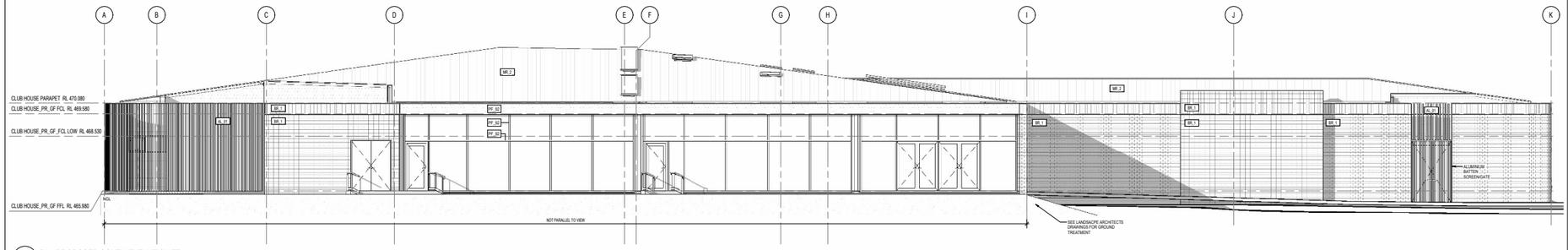
DRAWING NUMBER TP200 REVISION A



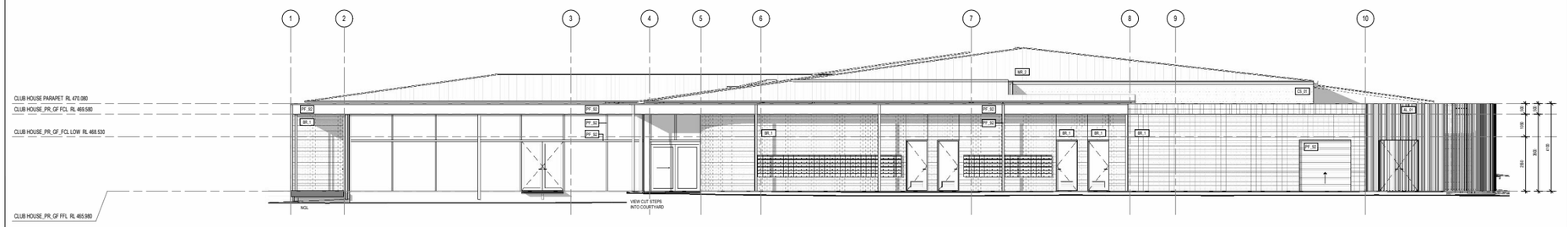
1 CH - PROPOSED NORTH ELEVATION TP
SCALE 1 : 100



2 CH - PROPOSED EAST ELEVATION TP
SCALE 1 : 100



3 CH - PROPOSED SOUTH ELEVATION TP
SCALE 1 : 100



4 CH - PROPOSED WEST ELEVATION TP
SCALE 1 : 100

GENERAL LEGEND

DO_X	DOOR TYPE - GROUND FLOOR_X	AJ	ARTICULATION JOINT
DF_X	DOOR TYPE - FIRST FLOOR_X	BG	BOX GUTTER
EQ	EQUAL	CJ	CONSTRUCTION JOINT
FCL	FINISHED CEILING LEVEL	COL	COLUMN. REFER STRUCTURAL
FFL	FINISHED FLOOR LEVEL		DOCUMENTS
FGL	FINISHED GROUND LEVEL	COS	CONFIRM ON SITE
NGL	NATURAL GROUND LEVEL	DP	DOWNPIPE
NOM	NOMINAL DIMENSION	FD	FLOOR DRAIN
OA	OVERALL	EJ	EXPANSION JOINT
(PC)	PRIME COST	EM	ELECTRICAL METER
PGL	PROPOSED GROUND LEVEL	EX	EXISTING
(PS)	PROVISIONAL SUM	FA	FASCIA
TOP	TOP OF PARAPET	FEN_X	FENCE
UNO	UNLESS NOTED OTHERWISE	GA_X	GATE
WD_X	WINDOW TYPE - GROUND FLOOR_X	GM	GAS METER
WF_X	WINDOW TYPE - FIRST FLOOR_X	GP	GRATE PIT. REFER TO CIVIL ENGINEERING
		GT	GARDEN TAP. TO BE CONNECTED TO WATER
		GU	GUTTER
		IR	IRRIGATION CONTROL
		OF	OVER FLOW OUTLET
		RWH	RAINWATER HEAD
		SL_X	SKYLIGHT_X
		SO	SOFFIT
		SP	SPREADER
		U/N O	UNLESS NOTED OTHERWISE
		WM	WATER METER

DOOR TYPE
WINDOW TYPE
WALL TYPE
FINISH TYPE
STRUCTURAL MEMBER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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CONSULTANTS:

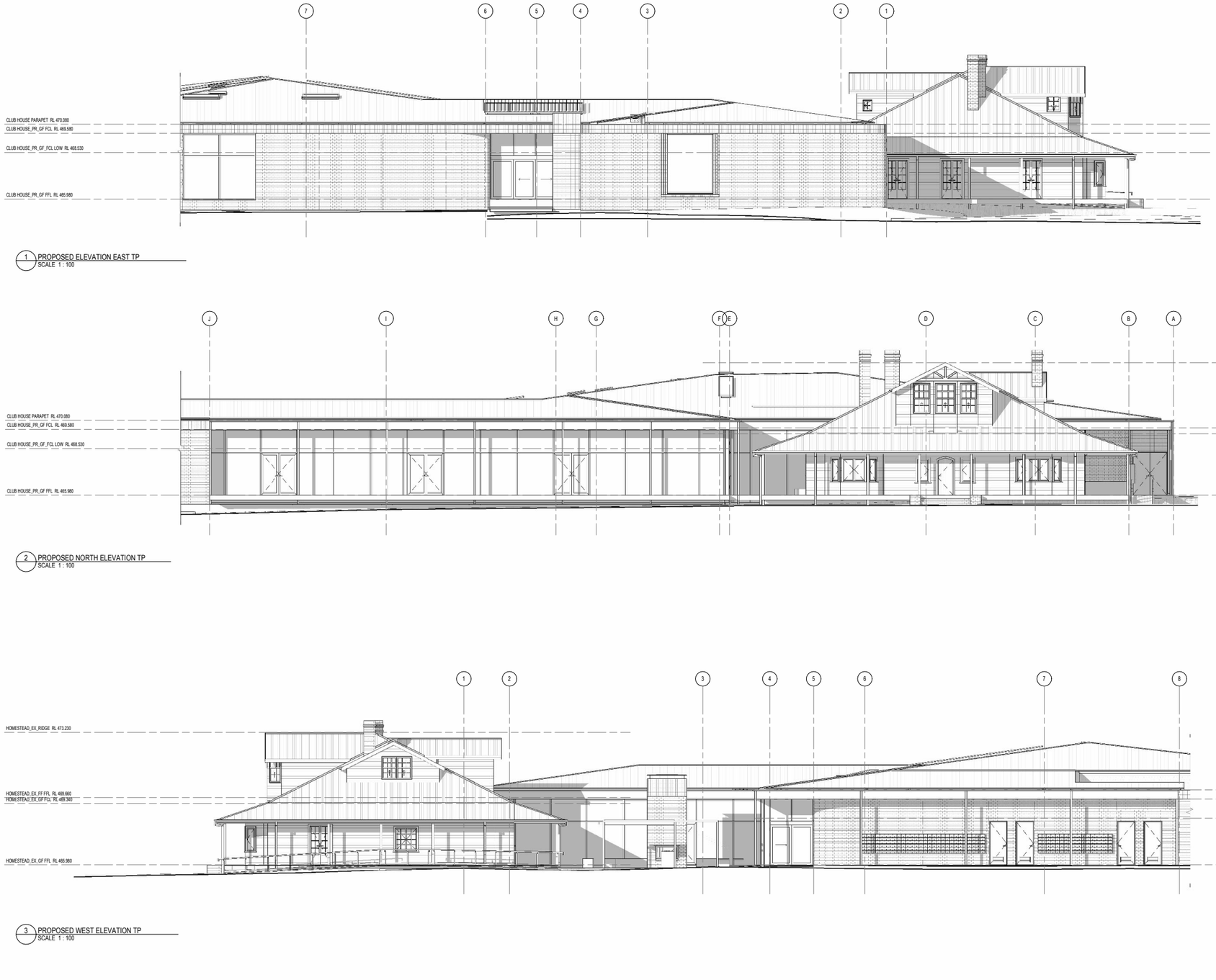
SCE STRUCTURAL ENGINEERS	ELECSSED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	25/08/2026
CHECKED BY	JT

DRAWING TITLE
BUILDING ELEVATIONS CLUBHOUSE

DRAWING NUMBER: TP202
REVISION: A



1 PROPOSED ELEVATION EAST TP
SCALE 1 : 100

2 PROPOSED NORTH ELEVATION TP
SCALE 1 : 100

3 PROPOSED WEST ELEVATION TP
SCALE 1 : 100

WINDOW NOTES

ANY NEW REPLACEMENT WINDOWS TO THE EXISTING HOMESTEAD TO MATCH EXISTING WINDOWS IN MATERIALS, PROFILES AND CONSTRUCTION

GENERAL LEGEND

DG_X	DOOR TYPE - GROUND FLOOR_X	DOOR TYPE	DOOR TYPE
DF_X	DOOR TYPE - FIRST FLOOR_X	WIN	WINDOW TYPE
EQ	EQUAL	WT03	WALL TYPE
FCL	FINISHED CEILING LEVEL	PAINT	FINISH TYPE
FFL	FINISHED FLOOR LEVEL		STRUCTURAL MEMBER
FSL	FINISHED STRUCTURAL LEVEL		
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
PC	PRICE CODE		
PCL	PRIME COST		
POL	PROPOSED GROUND LEVEL		
PS	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WG_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANKS
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWN PIPE	HT	HYDRANT/SPRINKLER CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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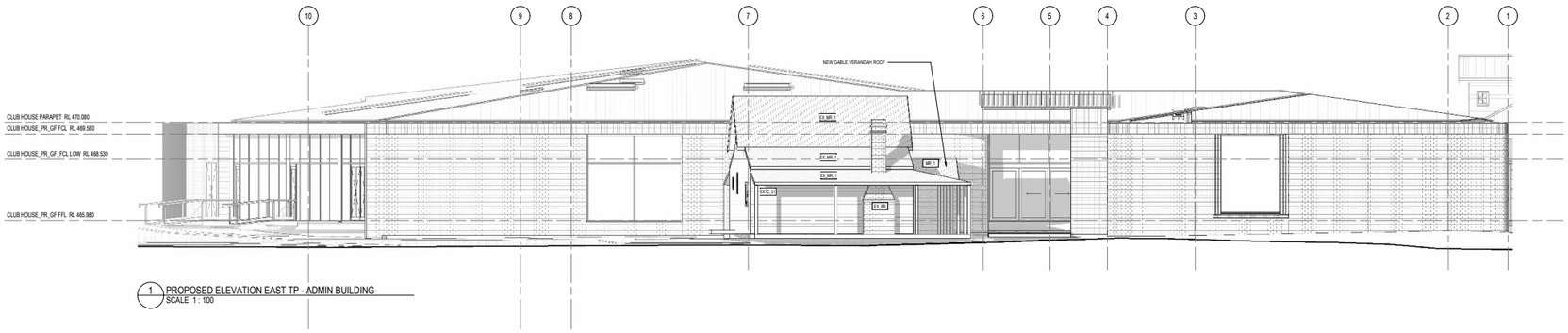
SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003
SCALE	1 : 100
DRAWN BY	JT, LAJ
ISSUE DATE	29/08/2026
CHECKED BY	JT

DRAWING TITLE
BUILDING ELEVATIONS HOMESTEAD & CLUBHOUSE

DRAWING NUMBER: TP203
REVISION: A



1 PROPOSED ELEVATION EAST TP - ADMIN BUILDING
SCALE 1 : 100



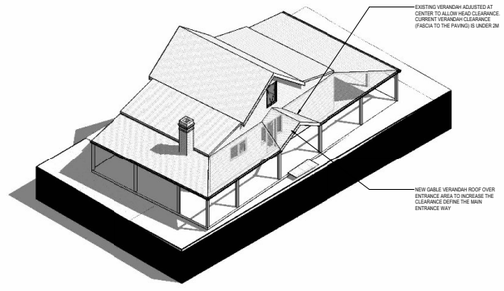
2 ADMIN - PROPOSED NORTH ELEVATION - ADMIN BUILDING
SCALE 1 : 100



3 ADMIN - PROPOSED SOUTH ELEVATION - ADMIN BUILDING
SCALE 1 : 100



4 ADMIN - PROPSED WEST ELEVATION - ADMIN BUILDING
SCALE 1 : 100



5 3D - ADMIN BUILDING
SCALE

WINDOW NOTES

ANY NEW REPLACEMENT WINDOWS TO THE EXISTING HOMESTEAD TO MATCH EXISTING WINDOWS IN MATERIALS, PROFILES AND CONSTRUCTION

GENERAL LEGEND

DG_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	(D02)	DOOR TYPE
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL	(W04)	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	(WT02)	WALL TYPE
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION	(NEXT)	FINISH TYPE
PC	PRIME COST		
(PC)	PRIME COST		STRUCTURAL MEMBER
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WG_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO CIVIL ENGINEERING DOCUMENTS
CJ	CONSTRUCTION JOINT		
COL	COLUMN. REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANKS
CO3	CONFIRM ON SITE	GU	GUTTER
DP	DOWN PIPE	HW	HOT WATER CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

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GEMLIFE

BUILDER :
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CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE	1 : 100		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
BUILDING ELEVATIONS EX. ADMIN BUILDING

DRAWING NUMBER: TP204
REVISION: A

HOMESTEAD DOOR TYPES



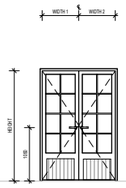
DT_50 TIMBER FRAMED GLAZED HERITAGE DOOR

DOOR FRAME: NEW TO MATCH EXISTING
DOOR LEAF: NEW TO MATCH EXISTING AND SUIT GLAZING REQUIREMENTS

ARCHITRAVES: TO MATCH EXISTING
GLAZING: DOUBLE GLAZING AS PER ESD REQUIREMENTS
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: WEATHER SEAL TO ALL SIDES

DOOR FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FRAME FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE



DT_51 TIMBER FRAMED GLAZED HERITAGE DOOR

DOOR FRAME: TIMBER
DOOR LEAF: NEW SOLID TIMBER IN HERITAGE STYLE

ARCHITRAVES: TO MATCH EXISTING
GLAZING: SINGLE GRADE A SAFETY GLASS
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: NIL

DOOR FINISH: REFER TO SCHEDULE
FRAME FINISH: REFER TO SCHEDULE





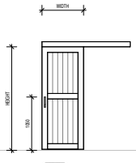
DT_52 TIMBER FRAMED HERITAGE DOOR

DOOR FRAME: NEW SOLID TIMBER
DOOR LEAF: EXISTING (BUILDER TO INSPECT CONDITION OF DOOR, NOTIFY ARCHITECT IF UNSOUND)

ARCHITRAVES: AR_01
GLAZING: NIL
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: NIL

DOOR FINISH: REFER TO SCHEDULE
FRAME FINISH: REFER TO SCHEDULE



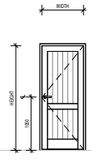
DT_53 TIMBER FRAMED SURFACE MOUNTED SLIDING DOOR

DOOR FRAME: NEW SOLID TIMBER
DOOR LEAF: SHAKER STYLE SOLID TIMBER DOOR

ARCHITRAVES: AR_01
GLAZING: NIL
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: NIL

DOOR FINISH: REFER TO SCHEDULE
FRAME FINISH: REFER TO SCHEDULE



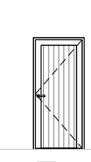
DT_54 TIMBER FRAMED HINGED DOOR

DOOR FRAME: NEW SOLID TIMBER
DOOR LEAF: SHAKER STYLE SOLID TIMBER DOOR TO MATCH DT_52

ARCHITRAVES: AR_01
GLAZING: NIL
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: NIL

DOOR FINISH: REFER TO SCHEDULE
FRAME FINISH: REFER TO SCHEDULE



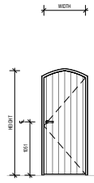
DT_55 TIMBER FRAMED HINGE DOOR

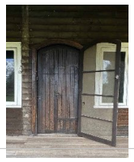
DOOR FRAME: NEW SOLID TIMBER
DOOR LEAF: SOLID CORE TIMBER WITH SHAKER STYLE PANELLING TO MATCH DT_52

ARCHITRAVES: AR_01
GLAZING: NIL
FLYSCREEN DOOR: NIL
HARDWARE: REFER SCHEDULES

SEALS: WEATHER SEALS TO ALL SIDES

DOOR FINISH: REFER TO SCHEDULE
FRAME FINISH: REFER TO SCHEDULE





EX DOOR EXISTING TIMBER FRAMED HERITAGE DOOR

DOOR FRAME: NEW SOLID TIMBER
DOOR LEAF: NEW SOLID CORE TIMBER DOOR TO BAL12.5 REQUIREMENTS WITH PANELLING TO MATCH ORIGINAL DETAILING

ARCHITRAVES: AR_01
GLAZING: NIL
FLYSCREEN DOOR: NIL (REMOVE EXISTING, PATCH FRAME)
HARDWARE: REFER SCHEDULES

SEALS: WEATHER SEALS TO ALL SIDES

DOOR FINISH: PF_83 EXTERNAL / INTERNAL - REFER TO SCHEDULE
FRAME FINISH: PF_83 EXTERNAL / INTERNAL - REFER TO SCHEDULE

DOOR SCHEDULE HOMESTEAD

DOOR NO.	TYPE	ROOM	HEIGHT	HEIGHT UPPER	WIDTH 1	WIDTH 2
HOMESTEAD_EX_GF FFL						
HS_GD_01	DT_50	BILLIARDS LOUNGE	2170		560	560
HS_GD_02	DT_50	MEETING ROOM 1	2170		560	560
HS_GD_03	DT_50	MEETING ROOM 1	2170		560	560
HS_GD_04	DT_55	CLEANERS CLOSET 1	2160		920	
HS_GD_05	DT_55	ACC. TOILET 2	2160		920	
HS_GD_06	DT_50	HALLWAY	2170		560	560
HS_GD_07	DT_50	LIBRARY	2170		560	560
HS_GD_08	DT_50	LIBRARY	2170		560	560
HS_GD_09	DT_51	ENTRY	2170		720	720
HS_GD_10	DT_52	MEETING ROOM 1	2160		920	
HS_GD_11	DT_52	ACC. TOILET 1	2160		920	
HS_GD_12	DT_52	HALLWAY	2160		920	
HS_GD_13	DT_55	HALLWAY	2160		920	
HS_GD_14	DT_52	LIBRARY	2160		920	
HS_XGD_01	DT_EX01	ENTRY	2060		820	
15						
HOMESTEAD_EX_FF FFL						
HS_FD_01	DT_53		2040		820	
HS_FD_02	DT_54		2060		820	
HS_FD_03	DT_54		2060		820	
3						
Grand total: 18						

DOOR AND WINDOW LEGEND

PREFIX 'EX' = EXISTING OR REUSED

AW	AWNING	RO	RESTRICTED OPENING
CA	CASEMENT	SA	SAFETY DECAL
DH	DOUBLE HUNG	SLS	SASHLESS SLIDER
FX	FIXED	ST	SLIDING
HG	HINGED	TT	TILT AND TURN
PV	PIVOT		

DOOR AND WINDOW RESTORATION NOTES

1. ALL EXISTING DOORS AND WINDOWS TO BE CAREFULLY REMOVED AND ASSESSED FOR DAMAGE AND ROT. THOSE WHICH ARE SALVAGABLE ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION.
2. KEEP AND STORE EXISTING DOORS AND WINDOWS AS TEMPLATES FOR REPRODUCTION.
3. ALL DOORS AND WINDOWS TO BE REMADE IN NEW TIMBER MATCHING ORIGINAL DIMENSIONS AND DETAILING.
4. EXTERNAL DOORS MUST BE MADE FROM BUSHFIRE RESISTANT TIMBER WITH A MINIMUM THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD AND COMPLY WITH BAL12.5 REQUIREMENTS
5. ANY GLAZED COMPONENTS (DOUBLE OR SINGLE GLAZED) SHALL SHALL COMPRISE GRADE A SAFETY GLASS MINIMUM 6MM IN THICKNESS AND COMPLY WITH BAL12.5 REQUIREMENTS

GENERAL LEGEND

GL_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	DOOR	DOOR TYPE
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL	WIN	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	WTXX	WALL TYPE
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION		
OA	OVERALL	FINT1	FINISH TYPE
PCL	PROPERTY LINE		
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		STRUCTURAL MEMBER
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT. REFER TO
CJ	CONSTRUCTION JOINT		CIVIL ENGINEERING
COL	COLUMN. REFER		DOCUMENTS
	STRUCTURAL ENGINEERING DOCUMENTS	GT	GARDEN TAP. TO BE CONNECTED TO WATER TANKS
COS	CONFIRM ON SITE	GU	GUTTER
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
EJ	EXPANSION JOINT	RH	RAIN WATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

REV	DATE	DESCRIPTION
A	16.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS

GemLife

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GENERAL NOTES

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CLIENT :
GEMLIFE

BUILDER :
-

CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
O'NEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERN PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

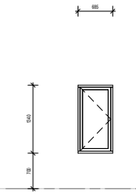
PROJECT NAME
GEMLIFE COMMERCIAL FACILITIES

PROJECT NO.	24003		
SCALE	1 : 50		
DRAWN BY	JT, LAJ		
ISSUE DATE	25/08/2026	CHECKED BY	JT

DRAWING TITLE
DOOR SCHEDULE - HOMESTEAD

DRAWING NUMBER: TP470
REVISION: A

HOMESTEAD WINDOWS - GROUND FLOOR



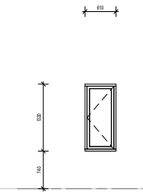
W_01
GA_EXW_01

LOCATION: EXTERNAL - ENTRY
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED AND REUSED

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



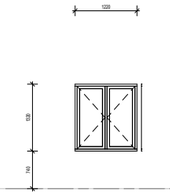
W_01
GA_EXW_01

LOCATION: EXTERNAL - BILLIARDS LOUNGE
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



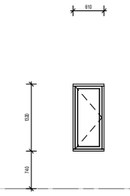
W_01
GA_EXW_01

LOCATION: EXTERNAL - BILLIARDS LOUNGE
TYPE: TIMBER FRAMED DOUBLE CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



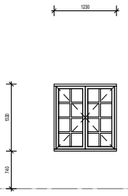
W_01
GA_EXW_01

LOCATION: EXTERNAL - BILLIARDS LOUNGE
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_02
GA_EXW_02

LOCATION: EXTERNAL - LIBRARY
TYPE: TIMBER FRAMED DOUBLE PANED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_01
GA_EXW_02

LOCATION: EXTERNAL - LIBRARY
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_02
GA_EXW_02

LOCATION: EXTERNAL - LIBRARY
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_02
GA_EXW_03

LOCATION: EXTERNAL - LIBRARY
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_01
GA_EXW_03

LOCATION: EXTERNAL - ENTRY
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL

HOMESTEAD WINDOWS - FIRST FLOOR



W_03
GA_EXW_04

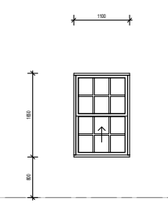
LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED DOUBLE HUNG WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: NEW CLOSURES AND COUNTERBALANCES

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL

HOMESTEAD WINDOWS - FIRST FLOOR



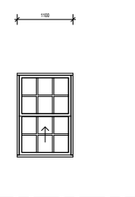
W_04
GA_EXW_01

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED DOUBLE HUNG WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING.
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: NEW CLOSURES AND COUNTERBALANCES

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



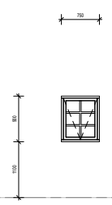
W_04
GA_EXW_02

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED DOUBLE HUNG WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING.
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: NEW CLOSURES AND COUNTERBALANCES

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



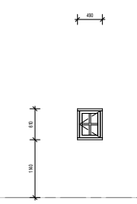
W_04
GA_EXW_05

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED AWNING WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING.
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



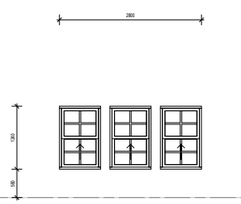
W_04
GA_EXW_03

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED CASEMENT WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING.
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: EXISTING TO BE RETAINED.

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



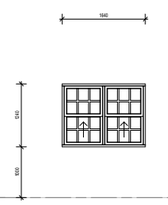
W_07
GA_EXW_06

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED DOUBLE HUNG WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING.
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: NEW CLOSURES AND COUNTERBALANCES

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL



W_05
GA_EXW_07

LOCATION: EXTERNAL - HOMESTEAD FIRST FLOOR
TYPE: TIMBER FRAMED DOUBLE HUNG WINDOW TO MATCH EXISTING
FRAME: TIMBER FRAME TO MATCH EXISTING

ARCHITRAVES: ***EX_AR*** TO BE REPLACED TO MATCH EXISTING
GLAZING: NEW DOUBLE GLAZING TO ESD SPEC WITH 3M FASARA FROST SUCRE FILM
FLYSCREEN: BUSHFIRE RESISTANT SCREENS INTERNALLY
HARDWARE: NEW CLOSURES AND COUNTERBALANCES

SEALS: NEW

FINISH: **PF_93** EXTERNAL / INTERNAL - REFER TO SCHEDULE
FURNISHINGS: NIL

DOOR AND WINDOW LEGEND

PREFIX 'EX' = EXISTING OR REUSED

AW	AWNING	RO	RESTRICTED OPENING
CA	CASEMENT	SA	SAFETY DECAL
DH	DOUBLE HUNG	SLS	SASHLESS SLIDER
FX	FIXED	ST	STABLE
HG	HINGED	TT	TILT AND TURN
PV	PIVOT		

DOOR AND WINDOW RESTORATION NOTES

1. ALL EXISTING DOORS AND WINDOWS TO BE CAREFULLY REMOVED AND ASSESSED FOR DAMAGE AND ROT. THOSE WHICH ARE SALVAGABLE ARE TO BE BROUGHT TO THE ARCHITECTS ATTENTION.
2. KEEP AND STORE EXISTING DOORS AND WINDOWS AS TEMPLATES FOR REPRODUCTION.
3. ALL DOORS AND WINDOWS TO BE REMADE IN NEW TIMBER MATCHING ORIGINAL DIMENSIONS AND DETAILING.
4. EXTERNAL DOORS MUST BE MADE FROM BUSHFIRE RESISTANT TIMBER WITH A MINIMUM THICKNESS OF 35MM FOR THE FIRST 400MM ABOVE THE THRESHOLD AND COMPLY WITH BAL12.5 REQUIREMENTS
5. ANY GLAZED COMPONENTS (DOUBLE OR SINGLE GLAZED) SHALL SHALL BE TOUGHENED GRADE A SAFETY GLASS MINIMUM 6MM IN THICKNESS AND COMPLY WITH BAL12.5 REQUIREMENTS

GENERAL LEGEND

DG_X	DOOR TYPE - GROUND FLOOR_X		
DF_X	DOOR TYPE - FIRST FLOOR_X	(D01)	DOOR TYPE
EQ	EQUAL		
FCL	FINISHED CEILING LEVEL	(W01)	WINDOW TYPE
FFL	FINISHED FLOOR LEVEL		
FSL	FINISHED STRUCTURAL LEVEL	W#01	WALL TYPE
NGL	NATURAL GROUND LEVEL		
NOM	NOMINAL DIMENSION	TEXT1	FINISH TYPE
OA	OVERALL		
(PC)	PRIME COST		STRUCTURAL MEMBER
PGL	PROPOSED GROUND LEVEL		
(PS)	PROVISIONAL SUM		
TOP	TOP OF PARAPET		
UNO	UNLESS NOTED OTHERWISE		
WD_X	WINDOW TYPE - GROUND FLOOR_X		
WF_X	WINDOW TYPE - FIRST FLOOR_X		

AJ	ARTICULATION JOINT	GM	GAS METER
BG	BOX GUTTER	GP	GRATE PIT, REFER TO CIVIL ENGINEERING
CJ	CONSTRUCTION JOINT		
COL	COLUMN, REFER STRUCTURAL ENGINEERING DOCUMENTS	GT	DOCUMENTS GARDEN TAP, TO BE CONNECTED TO WATER TANKS
COS	CLOTHESLINE POST	GU	GULLY
DP	DOWNPIPE	IR	IRRIGATION CONTROL
FD	FLOOR DRAIN	OF	OVER FLOW OUTLET
FJ	EXPANSION JOINT	RWH	RAINWATER HEAD
EM	ELECTRICAL METER	SL_X	SKYLIGHT_X
EX	EXISTING	SO	SOFFIT
FA	FASCIA	SP	SPREADER
FEN_X	FENCE	U.N.O	UNLESS NOTED OTHERWISE
GA_X	GATE	WM	WATER METER

WINDOW NOTES

ANY NEW REPLACEMENT WINDOWS TO THE EXISTING HOMESTEAD TO MATCH EXISTING WINDOWS IN MATERIALS, PROFILES AND CONSTRUCTION

REV	DATE	DESCRIPTION
A	14.04.2026	TP AMENDMENT

TOWN PLANNING

TAYLOR KNIGHTS
GemLife

15/138 MOOR STREET
FITZROY VIC 3065
TELEPHONE: 03 9417 6862

EMAIL: OFFICE@TAYLORKNIGHTS.COM.AU
WEBSITE: WWW.TAYLORKNIGHTS.COM.AU

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CLIENT :
GEMLIFE

BUILDER :
.

CONSULTANTS:

SCE STRUCTURAL ENGINEERS	ELECSEED ELEC. & MECH. ENG
ONEILL GROUP HYDRAULIC ENGINEERS	NEWPORT ENGINEERS (POOL)
WESTERA PARTNERS CIVIL ENGINEERS	
TCL LANDSCAPE ARCHITECTS	

PROJECT NAME:

GEMLIFE COMMERCIAL FACILITIES

PROJECT NO. 24003
SCALE 1 : 50
DRAWN BY JT, LAJ
ISSUE DATE 25/08/2026 CHECKED BY JT

DRAWING TITLE

WINDOW SCHEDULE - HOMESTEAD

DRAWING NUMBER: TP480
REVISION: A

07

virage

Typical Dwelling Types

GemLife

07.01 Architectural Drawings

Artist Impression Typical Streetscape



VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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ISSUE	DATE	DESCRIPTION
A	09.02.26	DA Issue

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
CLIENT Gemlife

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DRAWING TITLE BP1467/07.01

SCALE @ A3
Artist Impression Typical Streetscape

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07.02 Architectural Drawings

Artist Imperssion Typical Dwelling Facade



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DRAWING TITLE BP1467/07.02

SCALE @ A3
Artist Imperssion Typical Dwelling Facade

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07.03 Architectural Drawings

Typical House Design A

	WALL COLOUR MAIN	WALL COLOUR FEATURE	ROOF COLOUR
OPTION 1	VIVID WHITE	TRANQUIL RETREAT	MONUMENT
OPTION 2	WHITE DUCK QUARTER	CLASSIC CALM	EVENING HAZE
OPTION 3	ANCIENT RUIN	ITALIAN CLAY	GULLY



FLOOR PLAN SCALE 1:150



FACADE OPTION 1 SCALE 1:150



FACADE OPTION 2 SCALE 1:150



FACADE OPTION 3 SCALE 1:150

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A	26.09.24	Colour added Garage amended

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DRAWING TITLE BP1467/07.03

0.75m 3.75m 7.5m

SCALE 1:150, 1:1 @ A3

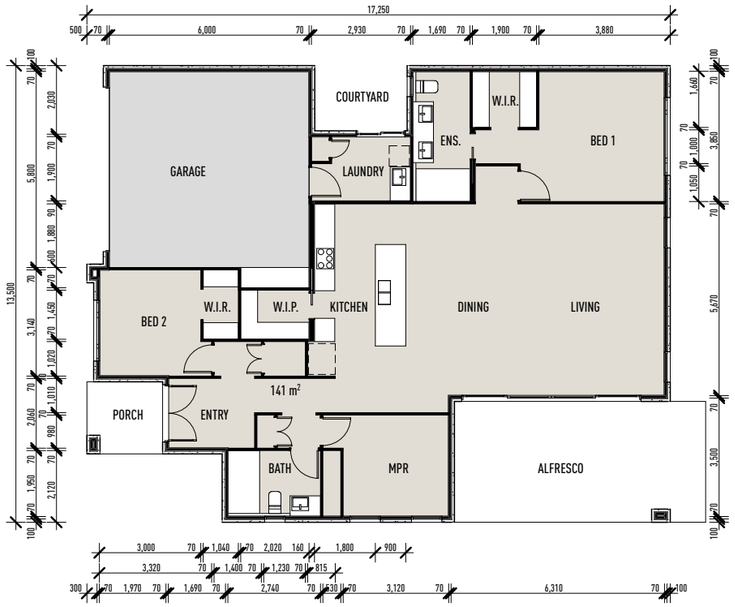
Typical House Design A

virage

07.04 Architectural Drawings

Typical House Design B - Corner House Design

	WALL COLOUR MAIN	WALL COLOUR FEATURE	ROOF COLOUR
OPTION 1	VIVID WHITE	TRANQUIL RETREAT	MONUMENT
OPTION 2	WHITE DUCK QUARTER	CLASSIC CALM	EVENING HAZE
OPTION 3	ANCIENT RUIN	ITALIAN CLAY	GULLY



FLOOR PLAN SCALE 1:150



FACADE OPTION 1 SCALE 1:150



FACADE OPTION 2 SCALE 1:150



FACADE OPTION 3 SCALE 1:150

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/07.04

0.75m 3.75m 7.5m

SCALE 1:150, 1:1 @ A3

Typical House Design B - Corner House Design

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07.05 Architectural Drawings

Typical House Design C

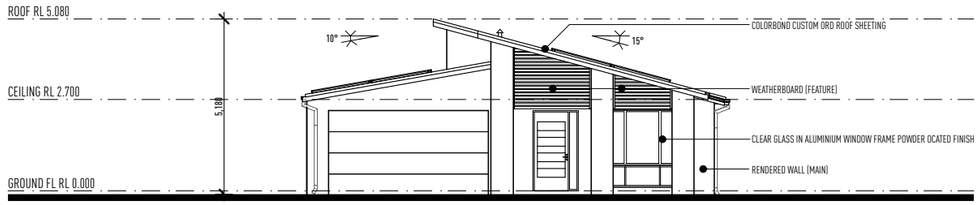
	WALL COLOUR MAIN	WALL COLOUR FEATURE	ROOF COLOUR
OPTION 1	VIVID WHITE	TRANQUIL RETREAT	MONUMENT
OPTION 2	WHITE DUCK QUARTER	CLASSIC CALM	EVENING HAZE
OPTION 3	ANCIENT RUIN	ITALIAN CLAY	GULLY



FLOOR PLAN SCALE 1:150



FACADE OPTION 1 SCALE 1:150



FACADE OPTION 2 SCALE 1:150



FACADE OPTION 3 SCALE 1:150

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DRAWING TITLE BP1467/07.05

0.75m 3.75m 7.5m

SCALE 1:150, 1:1 @ A3

Typical House Design C

virage

08

virage

Proposed Dwelling Types

GemLife

08.01 Architectural Drawings

Dwelling Lot 3 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA - CUSTOM - LOT 003

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DRAWING TITLE BP1467/08.01

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 3 (Floor Plan)

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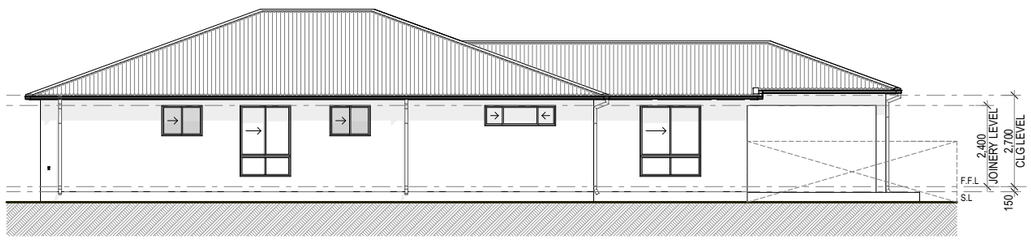
08.02 Architectural Drawings

Dwelling Lot 3 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



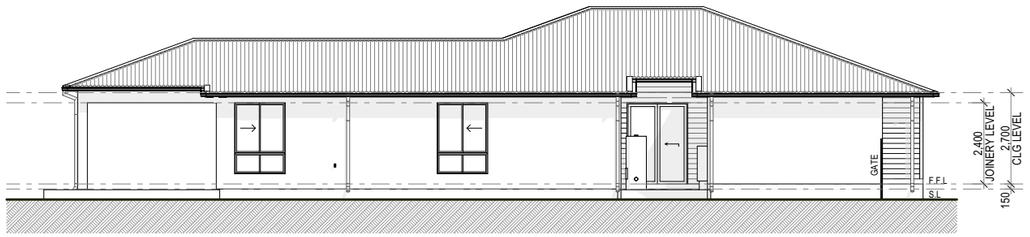
1 ELEVATION 1
1:150



3 ELEVATION 3
1:150



2 ELEVATION 2
1:150



4 ELEVATION 4
1:150

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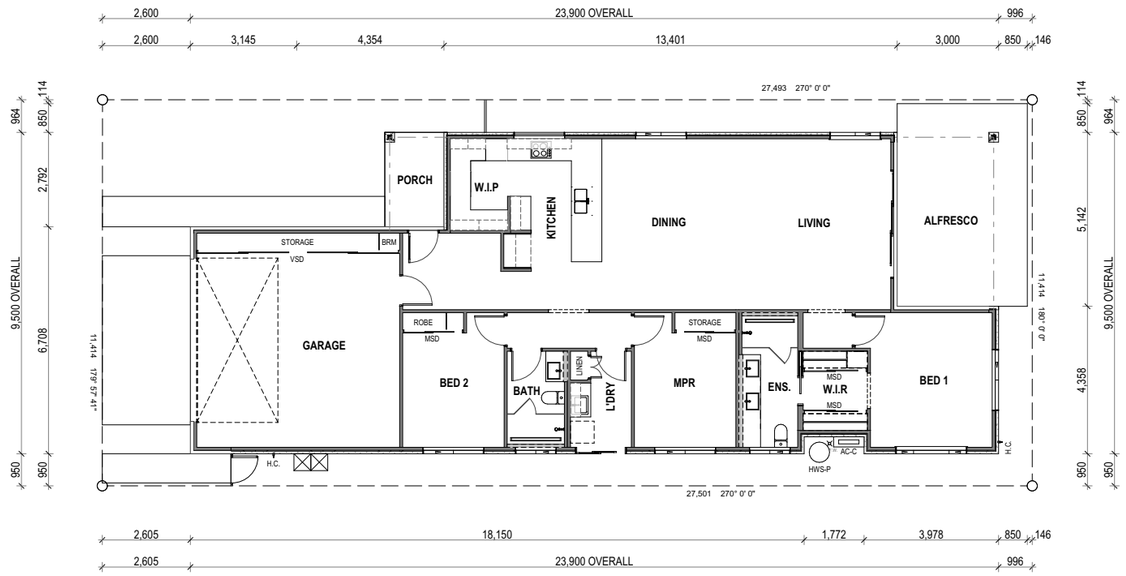
SCALE 1:150 @ A3
Dwelling Lot 3 (Facade 1)

virage

08.03 Architectural Drawings

Dwelling Lot 1-2,4-9 (Floor plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C1 - FLOOR PLAN 1 - TYPICAL DESIGN FOR LOTS 1 - 2, 4 - 9

Note: Dwelling Type can be used on lots 1-2 and 4-9.

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DRAWING TITLE BP1467/08.03

1m 5m 10m

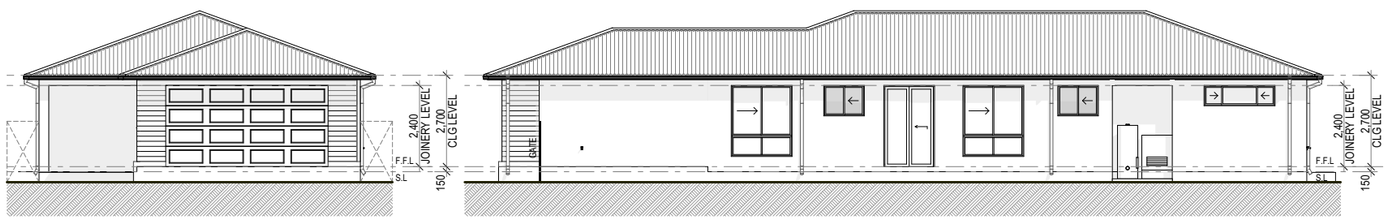
SCALE 1:150 @ A3
Dwelling Lot 1-2,4-9 (Floor plan)

virage

08.04 Architectural Drawings

Dwelling Lot 1-2,4-9 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150

2 ELEVATION 2
1:150



3 ELEVATION 3
1:150

4 ELEVATION 4
1:150

FACADE I

Note: Dwelling Type can be used on lots 1-2 and 4-9.

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DRAWING TITLE BP1467/08.04

1m 5m 10m

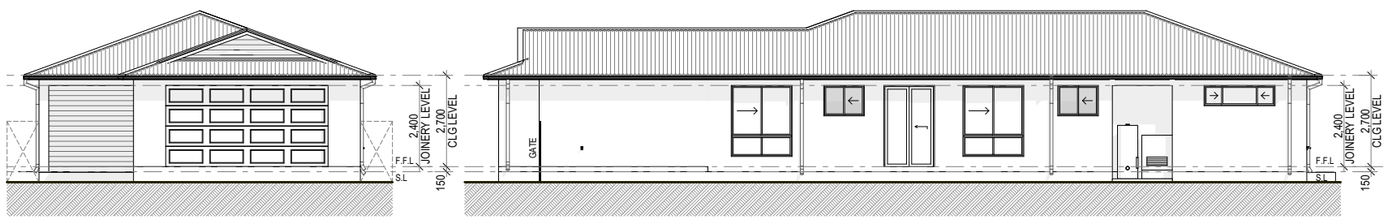
SCALE 1:150 @ A3
Dwelling Lot 1-2,4-9 (Facade 1)

virage

08.05 Architectural Drawings

Dwelling Lot 1-2,4-9 (Facade 2)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150

2 ELEVATION 2
1:150



3 ELEVATION 3
1:150

4 ELEVATION 4
1:150

FACADE II

Note: Dwelling Type can be used on lots 1-2 and 4-9.

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DRAWING TITLE BP1467/08.05

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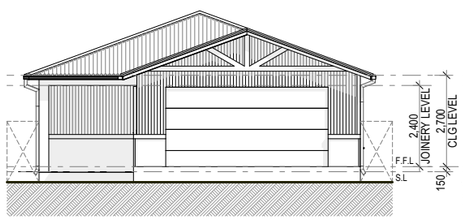
SCALE 1:150 @ A3
Dwelling Lot 1-2,4-9 (Facade 2)

virage

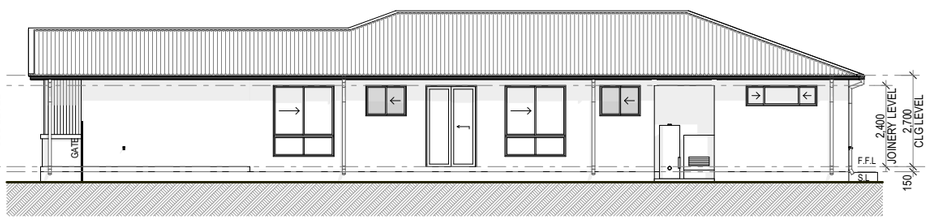
08.06 Architectural Drawings

Dwelling Lot 1-2,4-9 (Facade 3)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



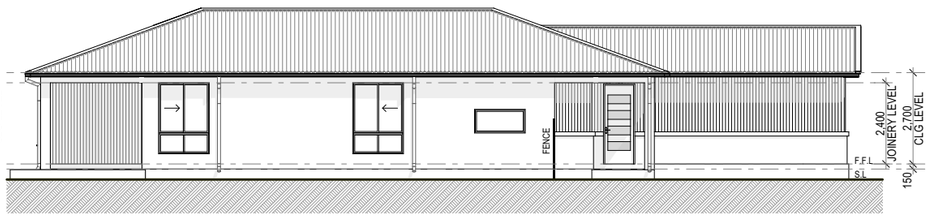
1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

FACADE V

Note: Dwelling Type can be used on lots 1-2 and 4-9.

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DRAWING TITLE BP1467/08.06

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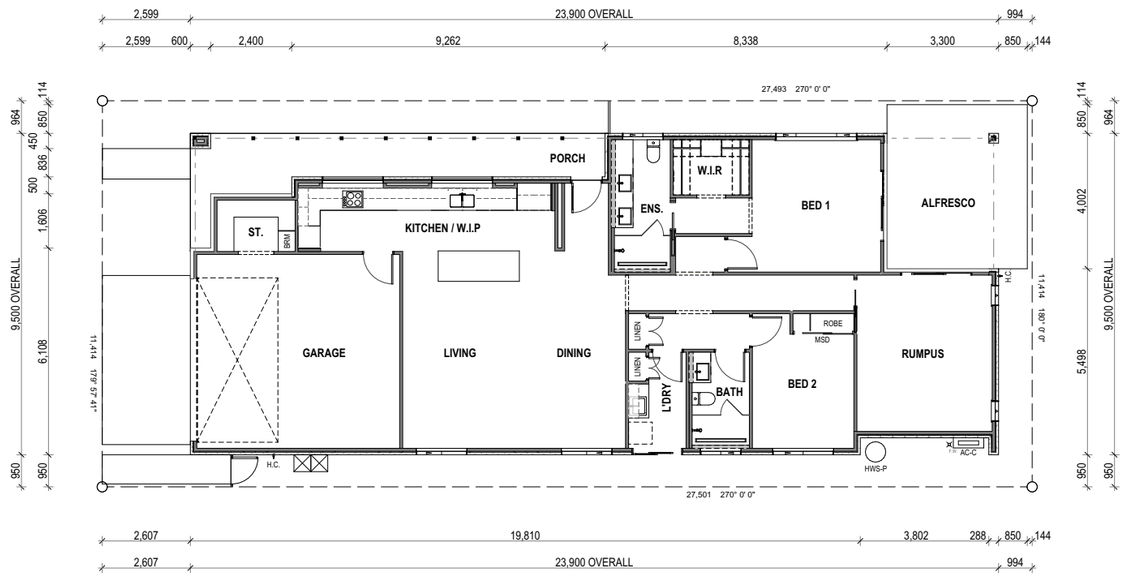
SCALE 1:150 @ A3
Dwelling Lot 1-2,4-9 (Facade 3)

virage

08.07 Architectural Drawings

Dwelling Lot 4-9 Option 2 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C1 - FLOOR PLAN 2 - TYPICAL DESIGN FOR LOTS 4 - 9

Note: Dwelling Type can only be used on lots 4-9.

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DRAWING TITLE BP1467/08.07

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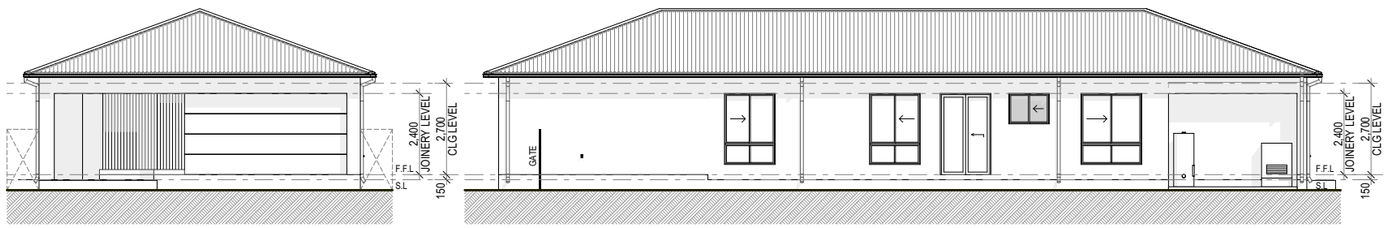
SCALE 1:150 @ A3
Dwelling Lot 4-9 Option 2 (Floor Plan)

virage

08.08 Architectural Drawings

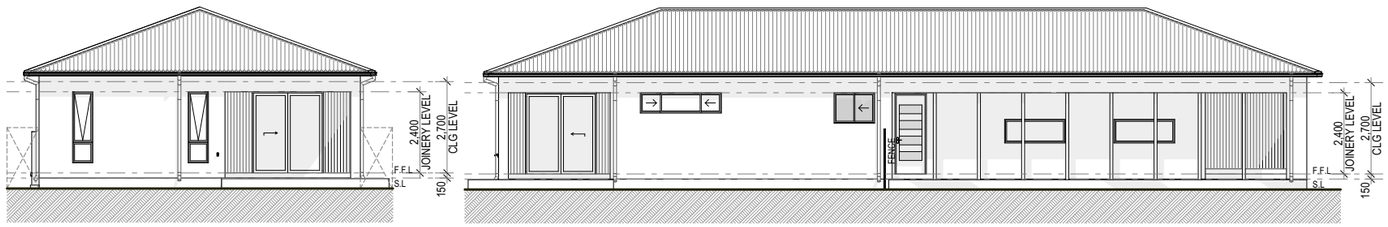
Dwelling Lot 4-9 Option 2 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150

2 ELEVATION 2
1:150



3 ELEVATION 3
1:150

4 ELEVATION 4
1:150

FACADE I

Note: Dwelling Type can only be used on lots 4-9.

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DRAWING TITLE BP1467/08.08

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SCALE 1:150 @ A3

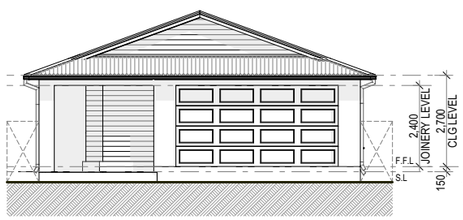
Dwelling Lot 4-9 Option 2 (Facade 1)

virage

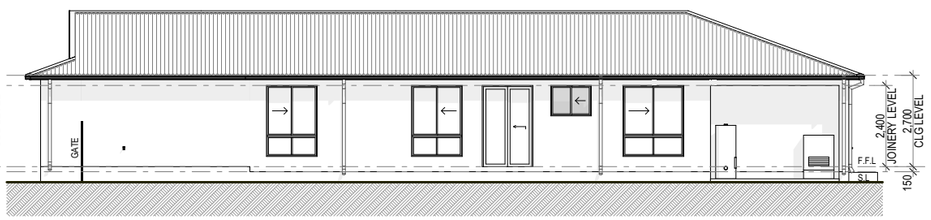
08.09 Architectural Drawings

Dwelling Lot 4-9 Option 2 (Facade 2)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

FACADE II

Note: Dwelling Type can only be used on lots 4-9.

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DRAWING TITLE BP1467/08.09

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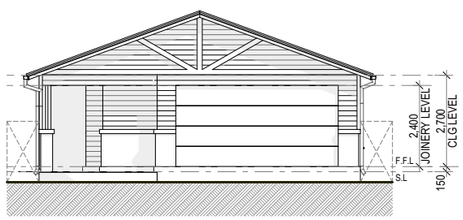
SCALE 1:150 @ A3
Dwelling Lot 4-9 Option 2 (Facade 2)

virage

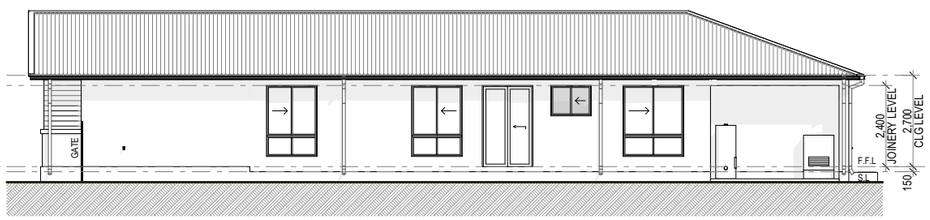
08.10 Architectural Drawings

Dwelling Lot 4-9 Option 2 (Facade 3)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

FACADE V

Note: Dwelling Type can only be used on lots 4-9.

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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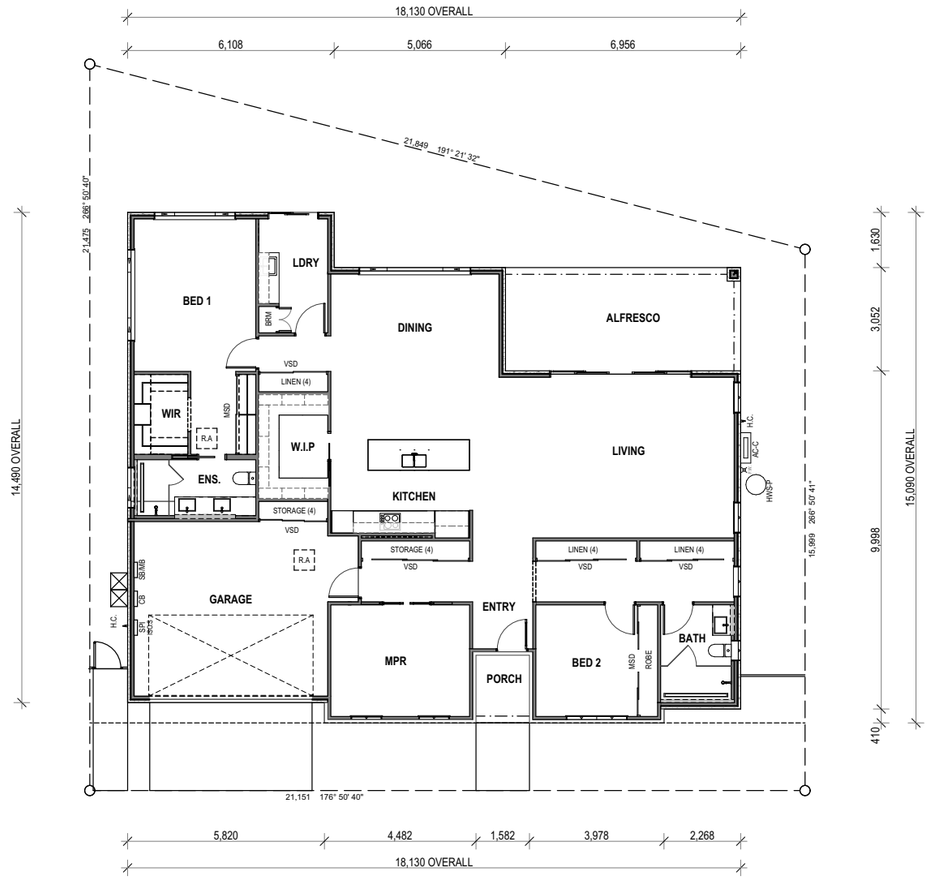
SCALE 1:150 @ A3
Dwelling Lot 4-9 Option 2 (Facade 3)

virage

08.11 Architectural Drawings

Dwelling Lot 22 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



FLOOR PLAN
1:150

LOT 22 - CUSTOM

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/08.11

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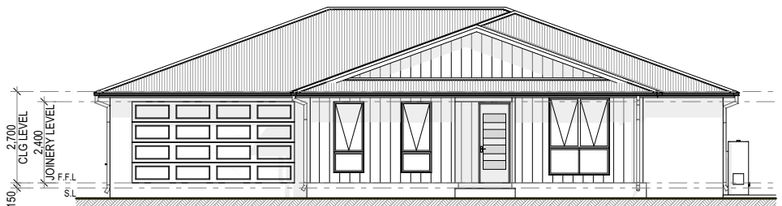
SCALE 1:150 @ A3
Dwelling Lot 22 (Floor Plan)

virage

08.12 Architectural Drawings

Dwelling Lot 22 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



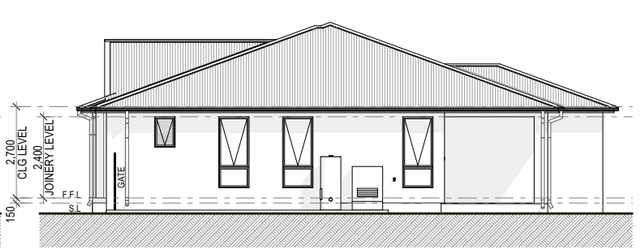
1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 22 - CUSTOM

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/08.12

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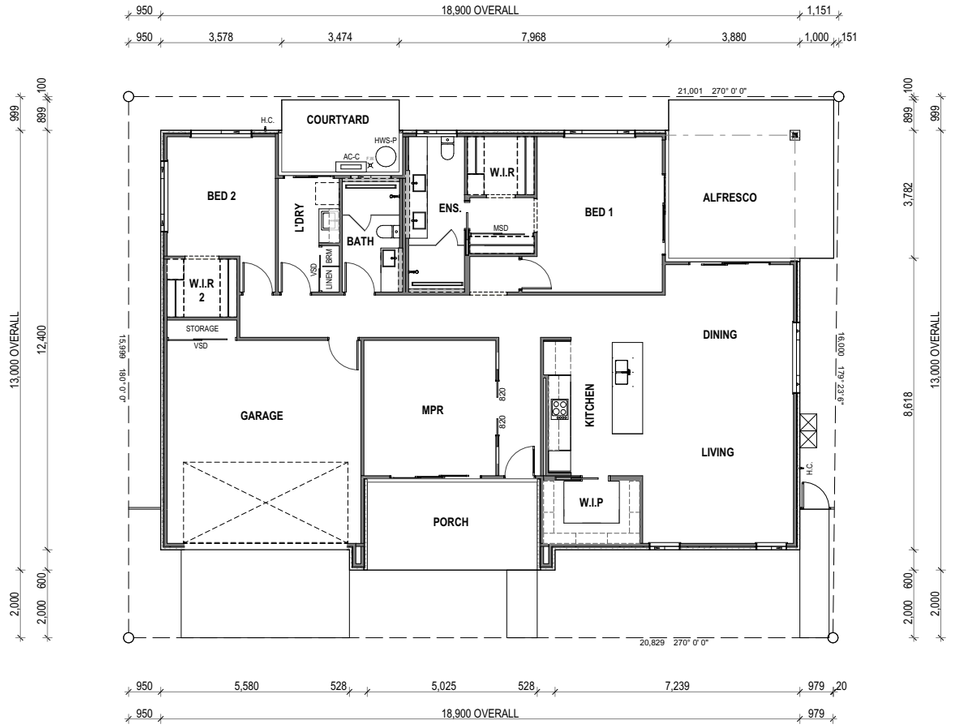
SCALE 1:150 @ A3
Dwelling Lot 22 (Facade 1)

virage

08.13 Architectural Drawings

Dwelling Lot 23,115,116 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C2 - FLOOR PLAN - TYPICAL DESIGN FOR LOTS 23, 115 & 116

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DRAWING TITLE BP1467/08.13

1m 5m 10m

SCALE 1:150 @ A3

Dwelling Lot 23,115,116 (Floor Plan)

virage

08.14 Architectural Drawings

Dwelling Lot 23,115,116 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



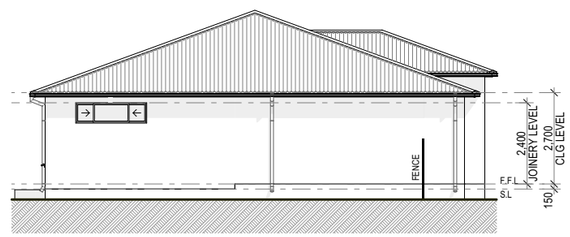
1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

FACADE I

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/08.14

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 23,115,116 (Facade 1)

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08.15 Architectural Drawings

Dwelling Lot 23,115,116 (Facade 2)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



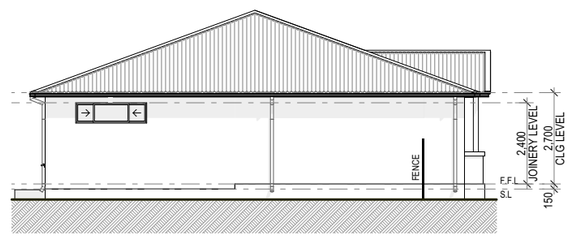
1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

FACADE V

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DRAWING TITLE BP1467/08.15

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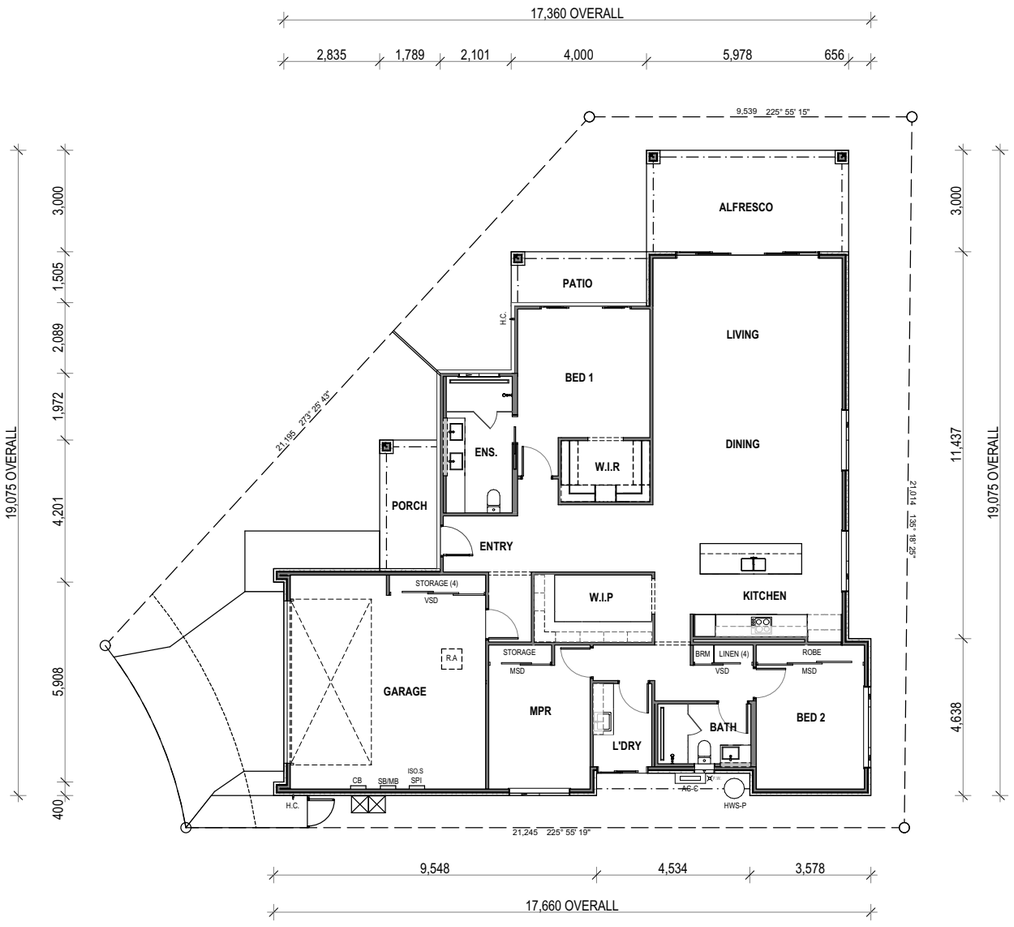
SCALE 1:150 @ A3
Dwelling Lot 23,115,116 (Facade 2)

virage

08.16 Architectural Drawings

Dwelling Lot 26 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 26 - CUSTOM

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DRAWING TITLE BP1467/08.16

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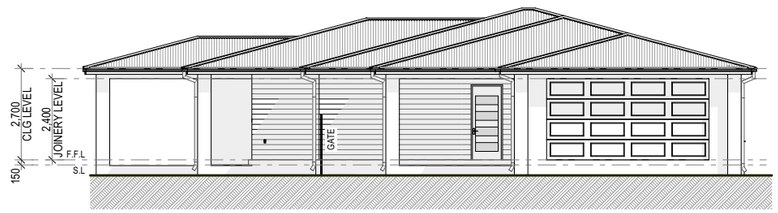
SCALE 1:150 @ A3
Dwelling Lot 26 (Floor Plan)

virage

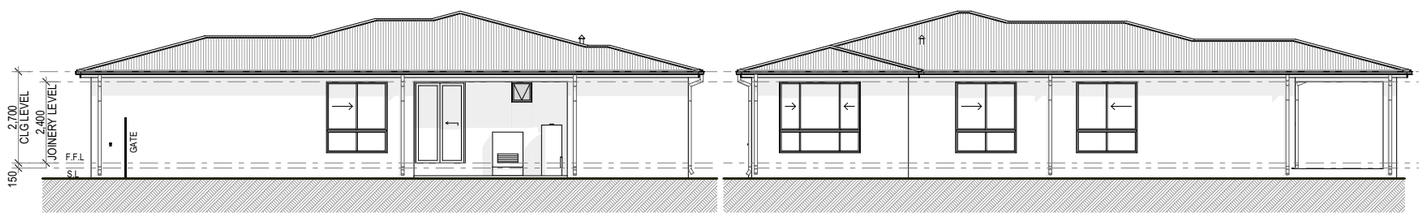
08.17 Architectural Drawings

Dwelling Lot 26 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150

3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 26 - CUSTOM

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/08.17

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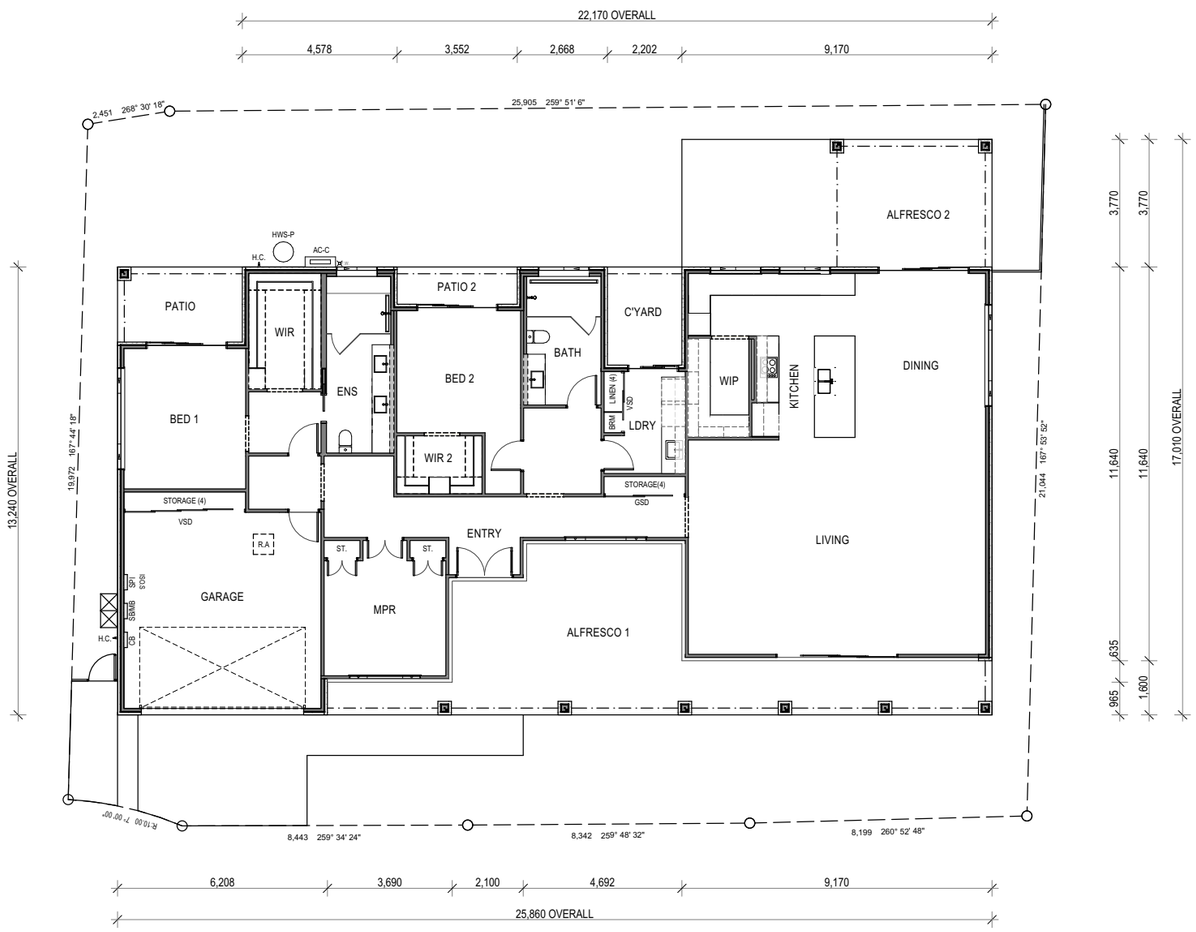
SCALE 1:150 @ A3
Dwelling Lot 26 (Facade 1)

virage

08.18 Architectural Drawings

Dwelling Lot 36 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 36 - CUSTOM

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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DRAWING TITLE BP1467/08.18

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 36 (Floor Plan)

virage

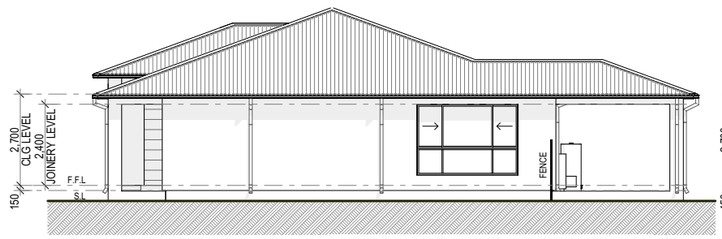
08.19 Architectural Drawings

Dwelling Lot 36 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



4 ELEVATION 4
1:150



3 ELEVATION 3
1:150

LOT 36 - CUSTOM

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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DRAWING TITLE BP1467/08.19

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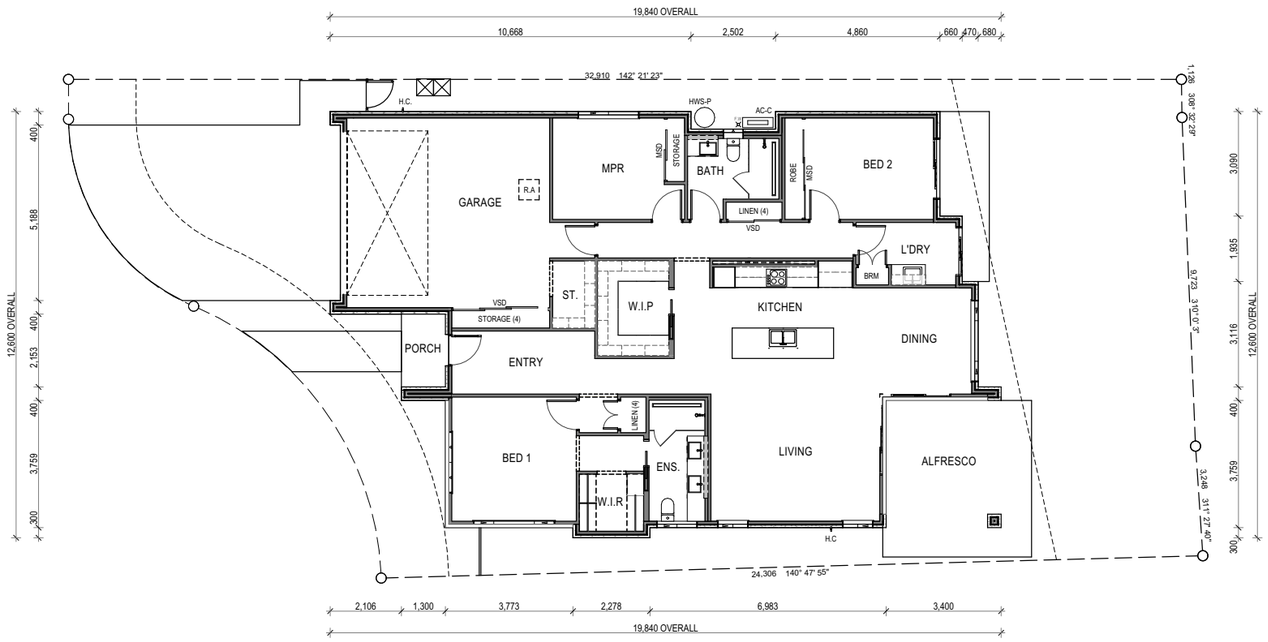
SCALE 1:150 @ A3
Dwelling Lot 36 (Facade 1)

virage

08.20 Architectural Drawings

Dwelling Lot 37 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 37 - CUSTOM

VIRAGE ARCHITECTS
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DRAWING TITLE BP1467/08.20

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 37 (Floor Plan)

virage

08.21 Architectural Drawings

Dwelling Lot 37 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 37 - CUSTOM

VIRAGE ARCHITECTS
LEVEL 1 33 ELKHORN AVENUE
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DRAWING TITLE BP1467/08.21

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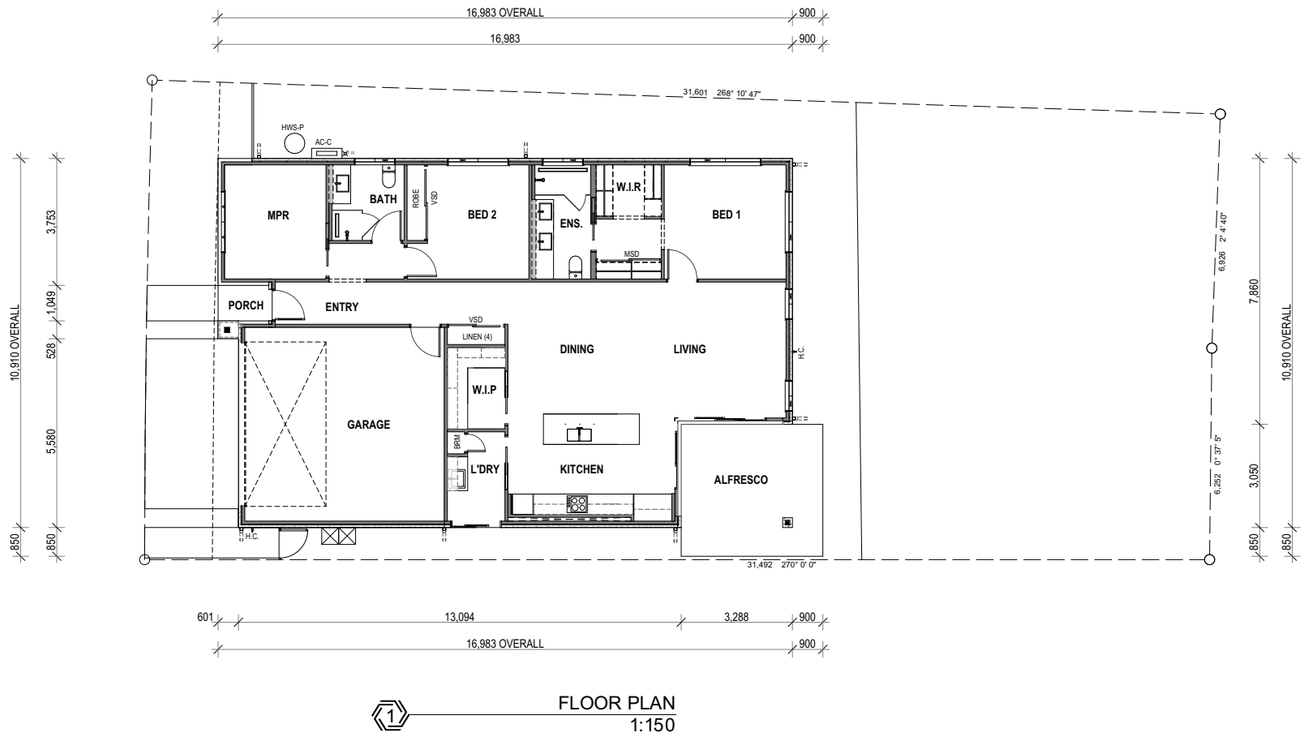
SCALE 1:150 @ A3
Dwelling Lot 37 (Facade 1)

virage

08.22 Architectural Drawings

Dwelling Lot 50 & 56 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C3 - FLOOR PLAN 1 - TYPICAL DESIGN FOR LOTS 50 AND 56

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DRAWING TITLE BP1467/08.22

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 50 & 56 (Floor Plan)

virage

08.23 Architectural Drawings

Dwelling Lot 50 & 56 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



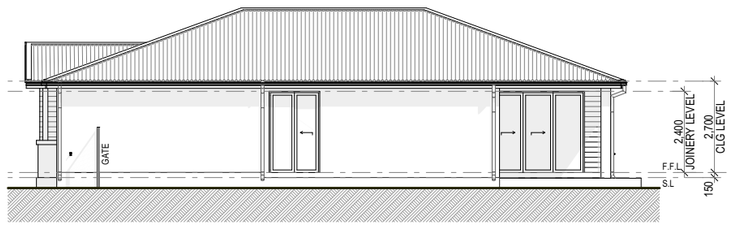
1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

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DRAWING TITLE BP1467/08.23

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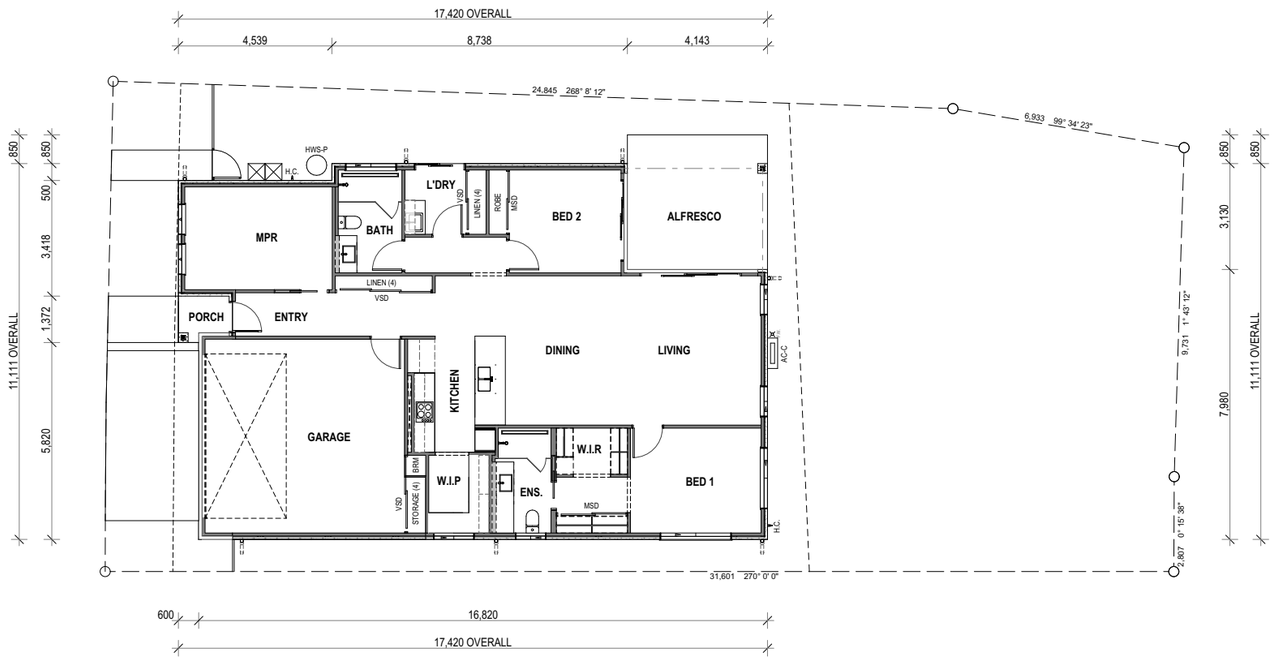
SCALE 1:150 @ A3
Dwelling Lot 50 & 56 (Facade 1)

virage

08.24 Architectural Drawings

Dwelling Lot 51 & 53 (Floor Plans)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C3 - FLOOR PLAN 2 - TYPICAL DESIGN FOR LOTS 51 AND 53

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DRAWING TITLE BP1467/08.24

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 51 & 53 (Floor Plans)

virage

08.25 Architectural Drawings

Dwelling Lot 51 & 53 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



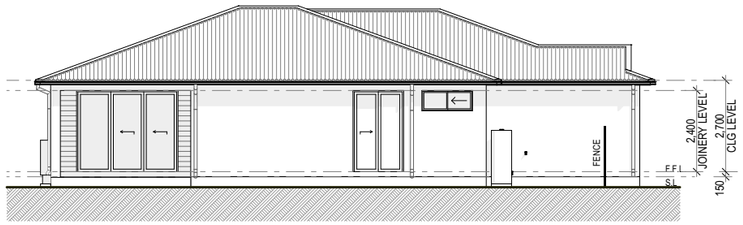
1 ELEVATION 1
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2 ELEVATION 2
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3 ELEVATION 3
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4 ELEVATION 4
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A	09.02.26	DA Issue

PROJECT Proposed New Development
72 Ferrier Road New Gisborne VIC 3438
CLIENT Gemlife

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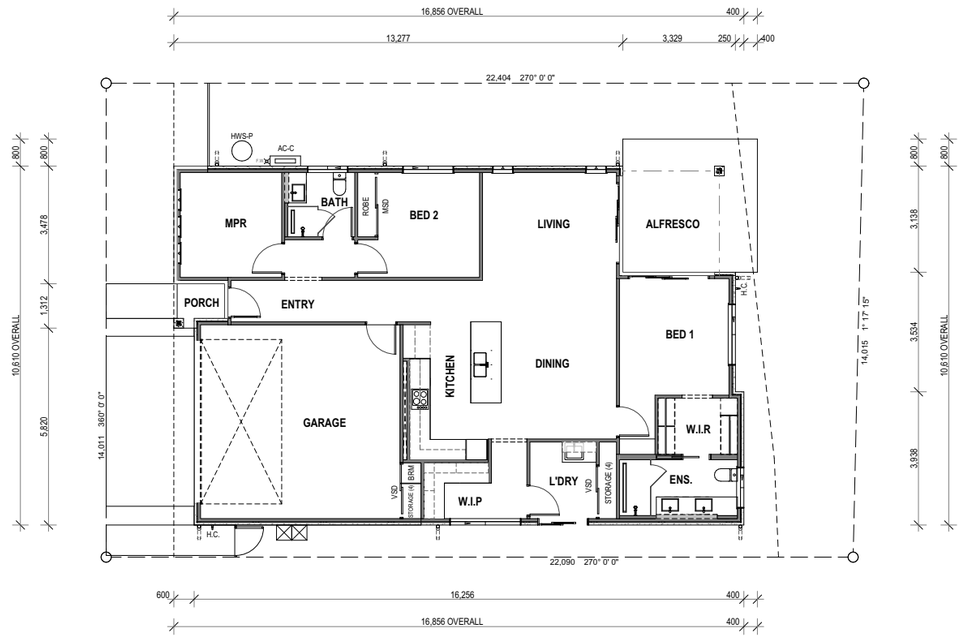
SCALE 1:150 @ A3
Dwelling Lot 51 & 53 (Facade 1)

virage

08.26 Architectural Drawings

Dwelling Lot 52,54,55 (Floor Plans)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

DA C3 - FLOOR PLAN 3 - TYPICAL DESIGN FOR LOTS 52, 54 AND 55

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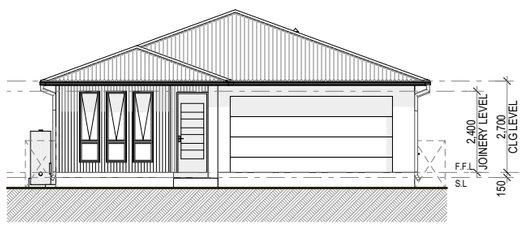
SCALE 1:150 @ A3
Dwelling Lot 52,54,55 (Floor Plans)

virage

08.27 Architectural Drawings

Dwelling Lot 52,54,55 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



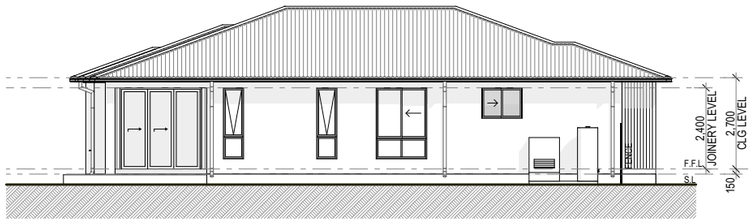
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3 ELEVATION 3
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4 ELEVATION 4
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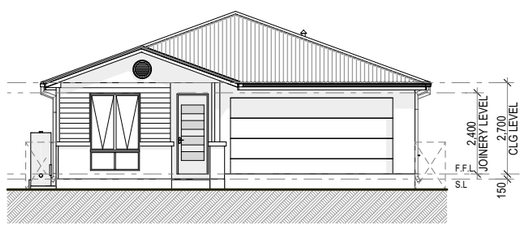
SCALE 1:150 @ A3
Dwelling Lot 52,54,55 (Facade 1)

virage

08.28 Architectural Drawings

Dwelling Lot 52,54,55 (Facade 2)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

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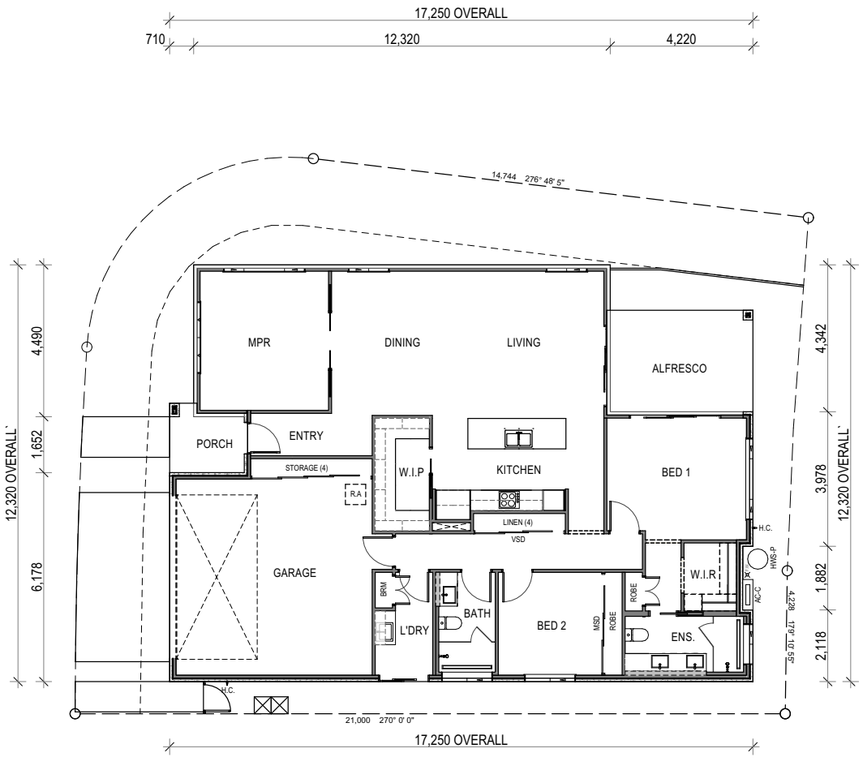
SCALE 1:150 @ A3
Dwelling Lot 52,54,55 (Facade 2)

virage

08.31 Architectural Drawings

Dwelling Lot 75 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 75 - CUSTOM

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1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 75 (Floor Plan)

virage

08.29 Architectural Drawings

Dwelling Lot 75 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 75 - CUSTOM

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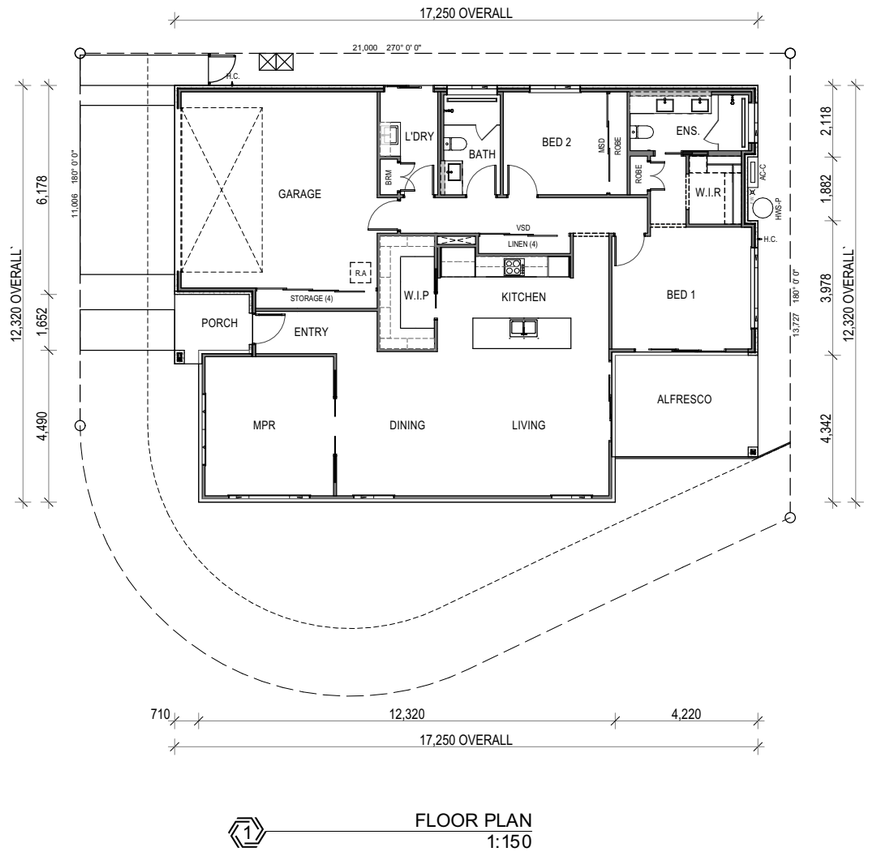
SCALE 1:150 @ A3
Dwelling Lot 75 (Facade 1)

virage

08.30 Architectural Drawings

Dwelling Lot 85 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 85 - CUSTOM

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DRAWING TITLE BP1467/08.30

1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 85 (Floor Plan)

virage

08.32 Architectural Drawings

Dwelling Lot 85 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 85 - CUSTOM

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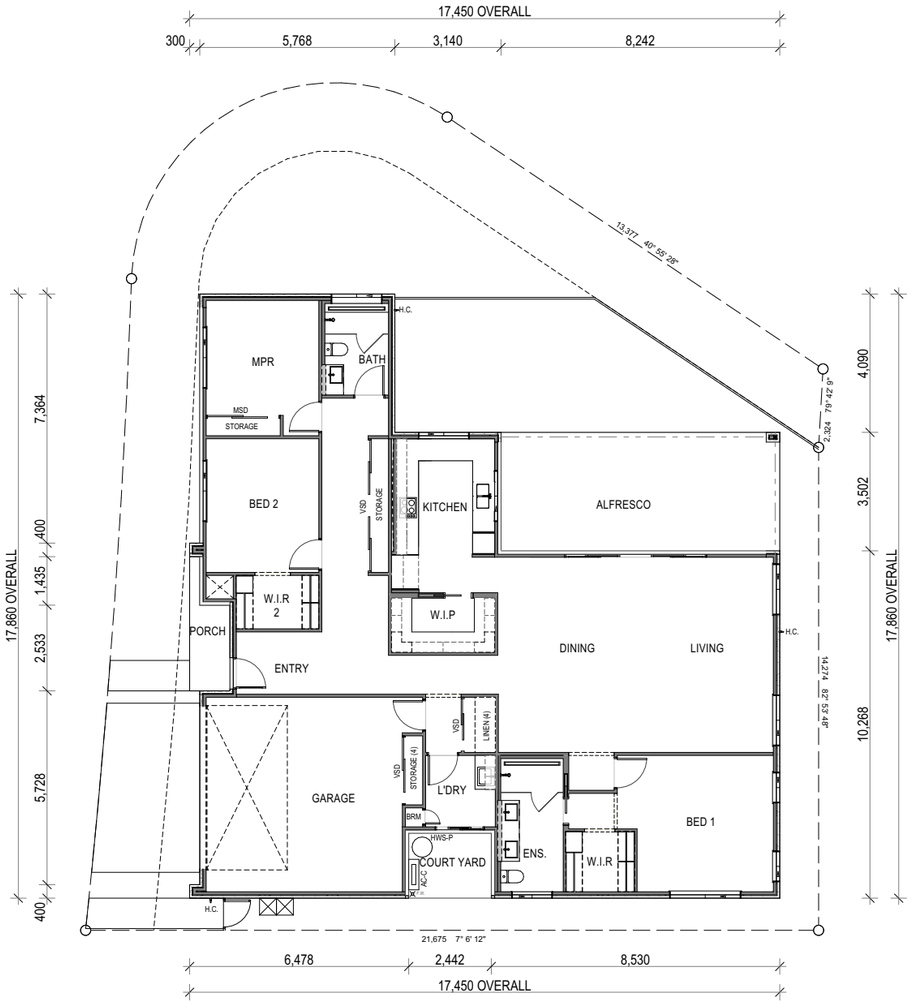
SCALE 1:150 @ A3
Dwelling Lot 85 (Facade 1)

virage

08.33 Architectural Drawings

Dwelling Lot 113 (Floor Plan)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 FLOOR PLAN
1:150

LOT 113 - CUSTOM

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1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 113 (Floor Plan)

virage

08.34 Architectural Drawings

Dwelling Lot 113 (Facade 1)

Notes:
1. Dwelling Type drawings may be subject to minor modifications as required to accommodate detailed design development, site conditions, or authority requirements.



1 ELEVATION 1
1:150



2 ELEVATION 2
1:150



3 ELEVATION 3
1:150



4 ELEVATION 4
1:150

LOT 113 - CUSTOM

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1m 5m 10m

SCALE 1:150 @ A3
Dwelling Lot 113 (Facade 1)

virage

Colliers

Section 72 Amendment Request

72 - 74 Ferrier Road, New Gisborne

Submitted to Macedon Ranges Shire Council
on behalf of GTH Project No. 6 Pty Ltd

Prepared by Urban Planning

14 September 2026 | 3230260

Accelerating success.



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

Contact	Henry Wallis Director	Henry.Wallis@colliers.com 0409 524 842

This document has been prepared by		**This document has been reviewed by**	
Ailish Ryan	14 September 2026	Henry Wallis	14 September 2026

Version No.	**Date of issue**	**Prepared by**	**Approved by**
A (FINAL)	02/07/2026	AR	HW
B (REVISED FINAL)	14/09/2026	AR	HW

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Attachments

Attachment	Author
A. Certificate of Title	Land Use Victoria
B. Architectural Development Plans	JPD
C. Landscape Concept Plans	TCL
D. Heritage Impact Statement	Trethowan Architecture
E. Landscape Heritage Assessment	John Patrick Landscape Architecture
F. Bushfire Planning Report	Macedon Ranges Bushfire and Planning
G. Swept Path Analysis	One Mile Grid

Executive Summary

Background

Colliers Urban Planning acts on behalf of GTH Project No. 6 Pty Ltd (GemLife) to prepare a Section 72 amendment to Planning Permit PLN/2019/315. The Planning Permit relates to the approved retirement village at 72 to 74 Ferrier Road in New Gisborne. The permit was originally issued by Macedon Ranges Shire Council in 2021 and subsequently extended in July 2023. A prior amendment to the permit was approved on 3 November 2025 to modify the layout of the retirement village.

Since approval of the amended plans, the proponent has made further refinements to improve layout, amenity, and functionality. The changes respond to detailed design development and enhance the arrival experience, communal clubhouse facilities, and overall functionality.

The following documentation has been prepared in support of this amendment request:

- Certificate of Title (**Attachment A**)
- Architectural Development Plans (**Attachment B**)
- Landscape Concept Plan (**Attachment C**)
- Heritage Impact Statement (**Attachment D**)
- Landscape Heritage Assessment (**Attachment E**)
- Bushfire Planning Report (**Attachment F**)
- Swept Path Analysis (**Attachment G**)

Site History and Background

Planning Permit PLN 2019/315 was issued in 2021 for the use and development of a retirement village, partial demolition, alterations and additions including external painting to a heritage building, removal of native vegetation, and a two-lot subdivision at 72 to 74 Ferrier Road, New Gisborne. The permit was subsequently amended in November 2025 to revise the layout of the retirement village.

Construction have commenced on site in accordance with the endorsed plans. This amendment seeks to introduce further refinements to the approved design, including adjustments to the layout, built form, and landscaping to improve amenity outcomes and functionality of the development.

The amendment introduces minor changes while retaining key components, including the development extent, subdivision layout, and conservation areas.

Amendments Sought

The Section 72 amendment seeks to revise the approved development as follows:

- Removal of the sales office and four associated car parking spaces at the site entrance
- Provision of one additional dwelling increasing the total number of dwellings from 116 to 117
- Introduction of a secure entrance gate and fencing set back from Ferrier Road
- Alterations to landscaping to enhance the arrival experience and internal amenity
- Revised design and configuration of the clubhouse to expand resident facilities
- Revised treatment of the existing homestead including separation from the clubhouse and provision of a courtyard
- Revised treatment of the former stables
- Removal of seven (7) non-native trees in the Heritage Overlay and retention of one (1) non-native tree in the Heritage Overlay, previously approved for removal. Net impact of six (6) trees for removal
- Changes to internal landscaping including relocation of the bowling green and revised planting
- Amendments to the internal footpath network
- Updated fencing schedule including new security fencing elements
- Introduction of business identification signage located within the site on the internal security fencing

The changes proposed result in minor alterations to the permit preamble and conditions to reflect the updated endorsed plans.

Site Location and Context

The subject site is located at 72 to 74 Ferrier Road, New Gisborne and comprises a consolidated landholding of approximately 16 hectares, with approximately 10 hectares identified for development of the retirement village. The site is generally rectangular and is bounded by Ferrier Road to the south, a railway line to the north, Hovea Grove to the east, and farmland to the west.

The site contains a heritage listed homestead and associated outbuildings located on the southwestern boundary, a significant native vegetation conservation area to the east, a dam in the northwestern corner, and an existing drainage corridor traversing the site.

Surrounding land uses include low density residential development within New Gisborne to the east, rural and lifestyle properties to the north and west, and farmland to the south. The site benefits from proximity to Gisborne township and access to regional infrastructure including the Calder Freeway.

Planning Summary

The subject site is located within the General Residential Zone Schedule 1 and is affected by the Development Contributions Plan Overlay Schedule 2, Development Plan Overlay Schedule 16, and Heritage Overlay HO270.

The proposal responds to the relevant provisions of the Macedon Ranges Planning Scheme, including Clauses 12, 15, 16, and 18. It also addresses specific provisions relating to signage, car parking, canopy trees, and bushfire risk.

Planning Permit Triggers

The proposed amendment relates to the following permit triggers:

- Construct a building or carry out works associated with a Section 2 use pursuant to Clause 32.08
- Construct a building or carry out works within a Heritage Overlay pursuant to Clause 43.01
- Display business identification signage pursuant to Clause 52.05

Reasons Why the Proposal Should Be Supported

This Section 72 amendment should be supported as it remains consistent with the Macedon Ranges Planning Scheme and the strategic intent of the original permit approval. The proposed amendment will:

- Maintain the approved use of the land for a retirement village while improving design outcomes and functionality
- Maintain the previously approved extent of works
- Enhance the quality and range of communal facilities available to residents through an expanded clubhouse and improved layout
- Provide an additional dwelling to further support housing diversity and access to older persons accommodation in the local area
- Retain and respect the heritage significance of the existing homestead and its setting through sensitive design responses
- Enable the adaptive reuse of a heritage building, allowing it to be enjoyed for generations to come
- Maintain the extent of native vegetation retention and conservation areas with no additional impact proposed
- Improve the arrival experience and site legibility through enhanced landscaping and a defined entry treatment
- Continue to ensure adequate car parking is provided in excess of planning scheme requirements
- Maintain internal connectivity and walkability through minor refinements to the internal path network
- Introduce minimal and appropriately located signage that does not detract from the visual amenity or heritage values of the site
- Support ongoing investment in the local area and contribute to housing supply targeted to older residents

Overall, the amendment is a logical refinement that improves the approved development without changing its fundamental nature or impacts.

1.0 Overview and Context

1.1 Introduction

Colliers Urban Planning acts on behalf of GTH Project No. 6 Pty Ltd (GemLife), the permit holder for the land at 72-74 Ferrier Road, New Gisborne (the site).

Permit PLN/2019/315 was issued by Macedon Ranges Shire Council in 2021 for the Use and Development of Retirement Village, partial demolition, alteration and additions including external painting to existing building covered by Heritage Overlay, removal of native vegetation and two (2) lot subdivision.

The permit was extended in July 2023. The permit was then amended to alter the architectural and landscape plans to modify the layout of the retirement village. The Section 72 amendment was granted on 3 November 2025.

The following documentation has been prepared in support of this amendment request:

- Certificate of Title (**Attachment A**)
- Architectural Development Plans (**Attachment B**)
- Landscape Concept Plan (**Attachment C**)
- Heritage Impact Statement (**Attachment D**)
- Landscape Heritage Assessment (**Attachment E**)
- Bushfire Planning Report (**Attachment F**)

The primary changes include:

- Removal of sales office and four (4) car parking spaces adjacent to the sales office
- One (1) additional dwelling lot
- Addition of a secure entrance and fence, set back from Ferrier Road
- Alterations to landscaping to enhance the arrival experience at the development
- Revised clubhouse design to provide an enhanced amenity offering to residents
- Revised treatment of the existing homestead including separation from the clubhouse and provision of a courtyard
- Revised treatment of the former stables
- Removal of seven (7) non-native trees in the Heritage Overlay and retention of one (1) non-native tree in the Heritage Overlay, previously approved for removal. Net impact of six (6) trees for removal
- Alterations to landscaping around the homestead and clubhouse precinct, including location of the bowling green
- Reconfiguration of car parking west of the clubhouse precinct
- Alterations to fencing schedule
- Alteration to road layout near site entrance, incorporating a roundabout
- Alterations to the footpath network within the site
- Inclusion of building identification signage on security fence

The changes proposed result in minor alterations to the permit preamble and permit conditions to reflect changes in plans to be endorsed.

The following aspects of the development are not amended and have been included in the project plans as previously approved and endorsed by council:

- The extent of development area of the retirement village is consistent with the previous approval
- No additional native vegetation is proposed to be removed. The Conservation Area will remain consistent with the previous approval and no works will occur in this area
- Number of lanes in the bowling green
- The linear reserve has been preserved to maintain views to the Macedon Ranges
- Subdivision will occur in accordance with endorsed plans

- Access arrangements to and from the site

1.2 Planning Summary

Table 1 provides an overview of the relevant information regarding the application, as well as the planning provisions and policies that are addressed in this report.

Table 1 Planning Summary

Item	Application Specifics
Address	72-74 Ferrier Road, New Gisborne
Proposed Use and Development	Section 72 Amendment to Planning Permit to update permit preamble, conditions and endorsed plans. The amended permit preamble will state (new text in green): *"Use and Development of Retirement Village, partial demolition, alteration and additions including external painting to existing building covered by Heritage Overlay, removal of native vegetation, business identification signage and two (2) lot subdivision"*
Existing Zone	General Residential Zone – Schedule 1 (GRZ1)
Overlay	Development Plan Overlay (DPO16) Heritage Overlay (HO270) Development Contributions Plan Overlay (DCPO2)
Planning Policy Framework	Clause 12 (Environmental and Landscape Values) Clause 15 (Built Environment) Clause 16 (Housing) Clause 18 (Transport)
Particular Provisions	Clause 52.05 (Signs) Clause 52.06 (Car Parking) Clause 52.37 (Canopy trees) Clause 53.02 (Bushfire Planning)
Application Triggers	Clause 32.08-10 – A permit is required to construct a building or construct or carry out works for a Section 2 use Clause 43.01-1 – A permit is required to construct a building or construct or carry out works in a Heritage Overlay Clause 43.01-1 – A permit is required to construct or display a sign in a Heritage Overlay Clause 52.05 – A permit is required to display business identification signage
Restrictive Covenants & Easements	Powercor easement
Reference Documents	Plan for Victoria New Gisborne Development Plan
Title	72 Ferrier Road - Lot 2 on Plan of Subdivision 132720 74 Ferrier Road - Land in Plan of Consolidation 109628

1.3 Site and Surrounds

1.3.1 Subject Site

The site is bounded by Ferrier Road to the south, a railway line to the north, Hovea Grove to the east and farmland to the west. The entire site is rectangular in shape with an area of 16 hectares. A northern portion of the site will be subdivided for the Melbourne Water drainage channel. The remaining development area for the retirement village proposal is approximately 10 hectares.



Figure 1 Subject site

Source: NearMap (2024)

The site has the following characteristics:

- A heritage listed house with associated gardens and outbuildings. This is located on the south-west boundary of the site and is under heritage overlay HO270.
- A large native vegetation conservation area, located in the eastern portion along the boundary of the site.
- A dam, located in the north-west corner.
- An existing drainage channel, bisecting the site from the north-west corner to halfway along the eastern boundary.

1.3.2 Site Context

The following uses surround the site:

- **North:** North of the railway line is characterised by larger lifestyle residential blocks and farmland. Mount Macedon is 6.5km north of the site accessed via Mount Macedon Road. Further north is the Macedon Regional Park.
- **East:** The township of New Gisborne is located east of the site characterised by low density detached dwellings. A commercial/industrial estate is located to the east of the residential area. Further east is characterised by rural lifestyle blocks and farmland bisected by the regional railway line.
- **South:** South of Ferrier Road is characterised by farmland. The Calder Freeway is 1.2km from the site. The outer residential areas of Gisborne are located south of the freeway. The township of Gisborne is approximately 3km from the site.
- **West:** West of the site is characterized by farmland bisected by the Calder Freeway approximately 900m from the site. The Rosslynne Reservoir is 1.7km from the site which is surrounded by bushland that merges with the Lerderderg National Park.



Figure 2 Site Context

Source: NearMap (2024)

1.4 Certificate of Title and Encumbrance

The land at 72-74 Ferrier Road is formally known as Lot 2 on Plan of Subdivision 132720 and Land in Plan of Consolidation 109628.

The land is affected by a power easement in the northeast corner of the site.

A copy of the Certificate of Title and the Plan of Subdivision for both lots is provided at **Attachment A**.

2.0 The Amendment

2.1 Overview

Permit PLN/2019/315 was issued by the Macedon Ranges Shire Council in 2021 for the Use and Development of Retirement Village, partial demolition, alteration and additions including external painting to existing building covered by Heritage Overlay, removal of native vegetation and two (2) lot subdivision. The permit was amended on 3 November 2025.

Plans for the development have been endorsed, and construction works at the site has commenced.

Pursuant to condition 2 of the permit PLN/2019/315/A, we hereby request to amend the endorsed plans.

The primary changes include:

- Removal of sales office and four (4) car parking spaces adjacent to the sales office
- One (1) additional dwelling lot
- Addition of a secure entrance and fence, set back from Ferrier Road
- Alterations to landscaping to enhance the arrival experience at the development
- Revised clubhouse design to provide an enhanced amenity offering to residents
- Revised treatment of the existing homestead including separation from the clubhouse and provision of a courtyard
- Revised treatment of the former stables
- Removal of seven (7) non-native trees in the Heritage Overlay and retention of one (1) non-native tree in the Heritage Overlay, previously approved for removal. Net impact of six (6) trees for removal
- Alterations to landscaping around the homestead and clubhouse precinct, including location of the bowling green
- Reconfiguration of car parking west of the clubhouse precinct
- Alterations to fencing schedule
- Alteration to road layout near site entrance, incorporating a roundabout
- Alterations to the footpath network within the site
- Inclusion of building identification signage on internal security fence

The changes proposed result in minor alterations to the permit preamble and permit conditions to reflect changes in plans to be endorsed.

The following aspects of the development are not amended and have been included in the project plans as previously approved and endorsed by council:

- The extent of development area of the retirement village is consistent with the previous approval
- No additional native vegetation is proposed to be removed. The Conservation Area will remain consistent with the previous approval and no works will occur in this area
- Number of lanes in the bowling green
- The linear reserve has been preserved to maintain views to the Macedon Ranges
- Subdivision will occur in accordance with endorsed plans
- Access arrangement to and from the site

2.2 Permit Preamble

The proposed amendment includes business identification signage. The amended permit preamble is proposed to state (new text in **green**):

"*Use and Development of Retirement Village, partial demolition, alteration and additions including external painting to existing building covered by Heritage Overlay, removal of native vegetation, **business identification signage** and two (2) lot subdivision".*

2.3 Permit Conditions

Conditions relating to endorsed plans for the development are included in **Appendix A**. This includes conditions 1, 29, 30, 34, 36 and 44 of the existing permit.

The updated Architectural Plans and Landscape Concept Plans continue to meet the requirements of these conditions. This is with the exception of one condition; condition 1 (m).

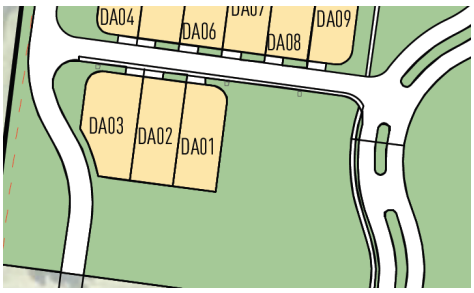
It is proposed to edit the wording of condition 1 (m) to specify that no signage will be along Ferrier Road. This will mean that some signage may be contained within the site. This is for consistency with the proposed wording changes to the permit preamble set out above and to reflect the proposal for business identification signage on the security wall within the site.

2.4 Dwellings and road layout

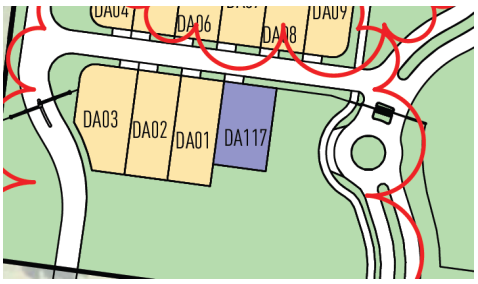
The proposed amendments include one additional dwelling, and a landscaped area to the west of the site entrance. There was a discrepancy between the Architectural Plan and Landscape drawings previously endorsed. The endorsed Landscape drawings showed a sales office on the western side of the site entrance driveway (see **Figure 3**). This has now been removed. Both the proposed amended Architectural Plan and Landscape Concept Plan now show the new dwelling lot in this location.

This increases the total number of lots from 116 to 117. The new lot meets standard dimensions and can facilitate one of the previously endorsed villa designs.

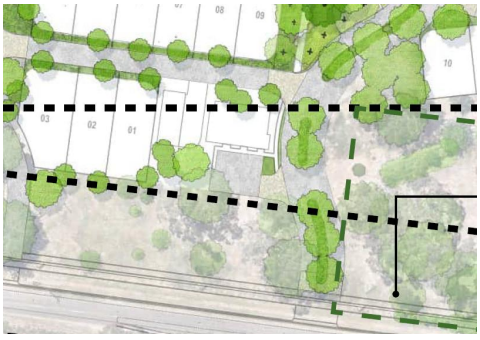
The plans in **Figure 3** also demonstrate the changes in the road layout at the site entrance. A roundabout is now provided to ensure more efficient vehicle movements. The changes provide for a larger landscaping area at the site entry.



As endorsed – Architectural Plan



Proposed amended design – Architectural Plan



As endorsed – Landscape Concept Plan



Proposed amended design – Landscape Concept Plan

Figure 3 Comparison of endorsed plans versus proposed amended plans

Source: JPD Architects, MDG Landscape Architects, TCL

2.5 Clubhouse

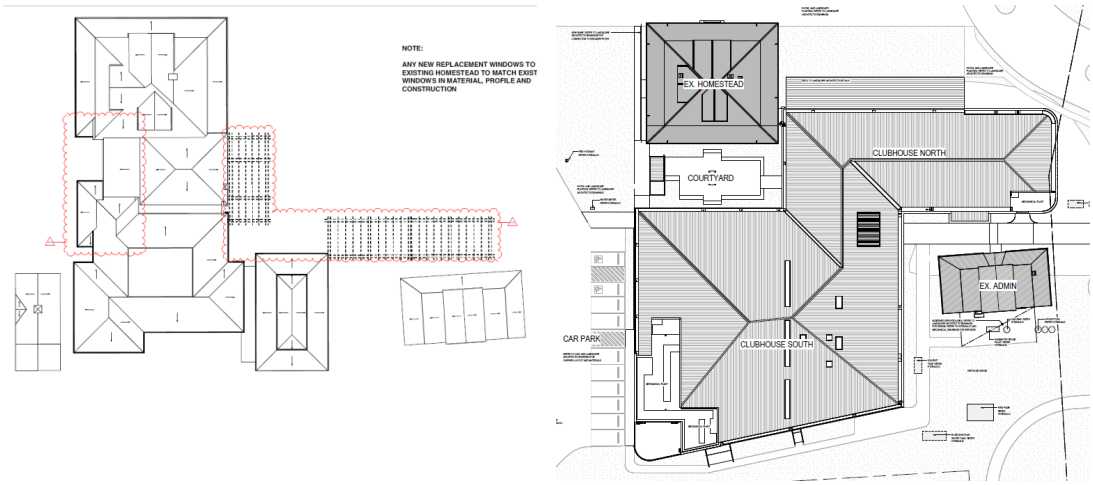
The updated architectural plans for the clubhouse include changes which are limited to:

- Interaction with the existing homestead. The endorsed plans show the clubhouse as an extension of the homestead. This amendment proposes to 'wrap around' the homestead instead. This creates a notable separation between old and new, with a courtyard proposed between the two buildings. This established the clubhouse as being secondary to the homestead, with a more honestly contemporary design complementing and not detracting from the homestead.
- Additional amenities provided for future residents in the clubhouse including:
  - Larger pool to now accommodate a two-lane 25m indoor pool
  - Larger communal hall area, incorporating a dancefloor for community events
  - Ten-pin bowling lane
  - Sauna
  - Golf simulator
  - Craft/art room
  - Billiards room
  - Designated cinema room
- Historical stable building to remain as endorsed, however will now be used as an administration building, rather than as a workshop

The homestead and clubhouse combined had an overall development footprint of approximately 980 sqm in the endorsed plans. The proposed amendments increase this to approximately 2,500 sqm. This size increase relates to the enhanced amenity offering included in the precinct. These additional amenities will provide greater opportunities for residents to engage with each other and to keep active.

The layout changes between the endorsed plans and the proposed amendment are included in **Figure 4** below.

Further details are included in the Architectural Plans prepared by JPD and Taylor Knights in **Attachment B**.



As endorsed *Proposed amended design*

Figure 4 Layout changes between clubhouse designs

Source: Demaine, Taylor Knights

2.6 Homestead

The updated architectural plans are generally consistent with the approved plans for the homestead. The extent of demolition has changed to a minor extent. Changes are limited to:

- Extension to homestead no longer occurring. Homestead to remain as a freestanding building, with a courtyard between the clubhouse and the homestead now incorporated
- Demolition of chimney in the kitchen

Notes have also been included to specify that existing weatherboards should be used wherever possible, and for new boards to match existing to preserve heritage character.

As shown in **Figure 5** below, the homestead and former cottage remain the same when comparing to the endorsed plans (grey) and the proposed plans (orange with red dashed outline).

Further details are included in the Architectural Plans prepared by JPD in **Attachment B**.



Figure 5 Overview of changes in the development footprint for the homestead and clubhouse buildings

Source: JPD Architects

2.7 Landscaping

The landscaping for the village comprises three areas:

- The linear reserve for the connection to the Macedon ranges
- The Heritage Gardens and pocket park around the homestead
- The Ferrier Road Arrival Experience.

Changes relating to each area are detailed below.

Linear Reserve and Macedon Ranges connection

The updated architectural plans are generally consistent with the endorsed plans. Changes are limited to the footpath design being amended to become more linear. Views to the Macedon Ranges remain preserved, as shown in **Figure 6**.

Feature lighting and areas of seating for rest remain in the amended design. Feature paving at road intersections to highlight pedestrian priority along the path also remain consistent with the endorsed plans.

Further details are included in the Landscape Concept Plan prepared by TCL in **Attachment C**.



As endorsed



Proposed amended design

Figure 6 Comparison of endorsed plans versus proposed amended plans for the linear reserve

Source: MDG Landscape Architects and TCL

Homestead and clubhouse landscaping

Landscaping around the homestead remains sympathetic to the heritage setting and integrates existing trees with new planting and recreational areas.

Low-rise planting will maintain views toward the Macedon Ranges. The existing pond structures around the homestead will be utilised to create feature aspects within the formal gardens.

The existing heritage hedge structure east of the homestead will be retained, and the existing orchard will be replanted in its original position.

The updated Landscape Concept Plan is generally consistent with the approved Landscape Concept Plan, as shown in **Figure 7**. Changes are limited to:

- Six net additional non-native trees to be removed to accommodate the revised clubhouse building. See section 2.8 below for further details. Tree 68C was approved for removal but will now be retained. Seven trees 63C, 64C, 70C, 71C, 72C, 73C and 75C were approved for retention, but are now proposed for removal
- Revised location of the bowling green. This will be lowered from the homestead to continue to prioritise views to the Macedon Ranges
- Changes to footpath network to create a more efficient layout and to maintain connectivity with the surrounding dwellings
- Inclusion of a courtyard to the rear of the homestead, providing additional outdoor amenity space
- Revised layout of carparking to the west of the clubhouse and homestead. The number of car spaces remains the same.
- Inclusion of timber deck to the north of the clubhouse, to provide outdoor amenity space with views to the Macedon Ranges
- A secret garden to be created within the existing heritage hedged area

Further details are included in the Landscape Concept Plan prepared by TCL in **Attachment C**.



As endorsed



Proposed amended design

Figure 7 Comparison of endorsed plans versus proposed plans for the clubhouse and homestead Precinct

Source: MDG Landscape Architects and TCL

Ferrier Road arrival experience

The high-level plan included in the 'Landscape Concept' by MDG (endorsed 2 March 2026) provided an overview of the Ferrier Road arrival experience. The endorsed plan drawing set did not include any detailed plans for this area of the development. The revised plans by TCL are included in **Figure 8**. The plans incorporate the following changes:

- Addition of a security gate and entry wall set back from Ferrier Road
- Inclusion of a roundabout to facilitate improved vehicle accessibility and movements
- Increased landscaped area
- Configurations to ensure compliance with the requirements of Clause 52.06
- Removal of entrance gates in the front fence along the southern boundary on Ferrier Road (see **Figure 9**)
  - The changes to the boundary fence reflect the need to secure the entry to the retirement village. By including a security gate set back from Ferrier Road, this improves perceptions of safety external to the site and creates a more cohesive interface. This removes the entrance gates from Ferrier Road.

Notwithstanding these changes, the following elements are not changing:

- No works extend beyond the previously approved extent of works
- No works are within the Conservation Area
- The footpath to the entry of the development remains as endorsed
- The 1.2m timber post and mesh fence along the southern boundary remains as endorsed (see **Figure 10**)

Further details are included in the Landscape Concept Plan prepared by TCL in **Attachment C**.



As endorsed *Proposed amended design*

Figure 8 Comparison of endorsed plans versus proposed plans for the Ferrier Road arrival experience

Source: MDG Landscape Architects and TCL



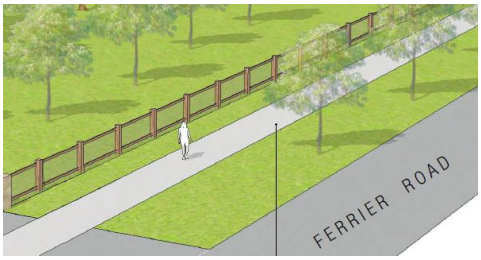
As endorsed



Proposed amended design

Figure 9 Comparison of endorsed plans versus proposed plans for the Ferrier Road boundary fence

Source: MDG Landscape Architects and TCL



As endorsed



1.2m high Timber Post and Mesh Fence *with minimum 50% permeability*

Proposed amended design

Figure 10 Comparison of endorsed plans versus proposed plans for the Ferrier Road boundary fence

Source: MDG Landscape Architects and TCL

2.8 Tree removal in Clubhouse Precinct

The existing permit allows for tree removals in the vicinity of the Clubhouse and homestead. To facilitate the improved facilities, some additional trees are required to be removed. **Table 2** below provides an overview of the currently endorsed Tree Protection Management Plan, and the proposed changes.

In total, seven (7) trees that were previously to be retained, will now be removed. One (1) tree which was previously to be removed, will now be retained. This results in a net impact of six (6) trees.

Table 2 Changes to trees in the Clubhouse Precinct

Tree No.	Endorsed TPMP	Proposed amendment	Change	Tree No.	Endorsed TPMP	Proposed amendment	Change
1C	Retain	Retain	No change	**61C**	Retain	Retain	No change
2C	Remove	Remove	No change	**62C**	Remove	Remove	No change
3C	Remove	Remove	No change	**63C**	Retain	Remove	**Change (-1)**
4C	Remove	Remove	No change	**64C**	Retain	Remove	**Change (-1)**
5C	Remove	Remove	No change	**65C**	Remove	Remove	No change
6C	Remove	Remove	No change	**66C**	Retain	Retain	No change
7C	Retain	Retain	No change	**67C**	Remove	Remove	No change
8C	Remove	Remove	No change	**68C**	Remove	Retain	**Change (+1)**
9C	Remove	Remove	No change	**69C**	Remove	Remove	No change
10C	Remove	Remove	No change	**70C**	Retain	Remove	**Change (-1)**
11C	Remove	Remove	No change	**71C**	Retain	Remove	**Change (-1)**
12C	Remove	Remove	No change	**72C**	Retain	Remove	**Change (-1)**
13C	Remove	Remove	No change	**73C**	Retain	Remove	**Change (-1)**
14C	Remove	Remove	No change	**74C**	Remove	Remove	No change
15C	Remove	Remove	No change	**75C**	Retain	Remove	**Change (-1)**
16C	Remove	Remove	No change	**76C**	Remove	Remove	No change
17C	Remove	Remove	No change	**77C**	Remove	Remove	No change
18C	Retain	Retain	No change	**78C**	Remove	Remove	No change
19C	Remove	Remove	No change	**79C**	Remove	Remove	No change
20C	Remove	Remove	No change	**80C**	Remove	Remove	No change
21C	Remove	Remove	No change	**81C**	Remove	Remove	No change
22C	Retain	Retain	No change	**82C**	Remove	Remove	No change
23C	Remove	Remove	No change	**83C**	Remove	Remove	No change
24C	Remove	Remove	No change	**84C**	Remove	Remove	No change
25C	Remove	Remove	No change	**85C**	Remove	Remove	No change
26C	Remove	Remove	No change	**86C**	Remove	Remove	No change
27C	Remove	Remove	No change	**87C**	Remove	Remove	No change
28C	Remove	Remove	No change	**88C**	Remove	Remove	No change
29C	Retain	Retain	No change	**89C**	Retain	Retain	No change
30C	Retain	Retain	No change	**90C**	Remove	Remove	No change
31C	Retain	Retain	No change	**91C**	Remove	Remove	No change
32C	Retain	Retain	No change	**92C**	Remove	Remove	No change
33C	Retain	Retain	No change	**93C**	Remove	Remove	No change
34C	Remove	Remove	No change	**94C**	Remove	Remove	No change
35C	Remove	Remove	No change	**95C**	Remove	Remove	No change
36C	Retain	Retain	No change	**96C**	Remove	Remove	No change
37C	Retain	Retain	No change	**97C**	Remove	Remove	No change
38C	Remove	Remove	No change	**98C**	Remove	Remove	No change
39C	Remove	Remove	No change	**99C**	Remove	Remove	No change
40C	Remove	Remove	No change	**100C**	Remove	Remove	No change
41C	Retain	Retain	No change	**101C**	Remove	Remove	No change
42C	Retain	Retain	No change	**102C**	Remove	Remove	No change
43C	Retain	Retain	No change	**103C**	Remove	Remove	No change
44C	Retain	Retain	No change	**104C**	Remove	Remove	No change
45C	Retain	Retain	No change	**105C**	Remove	Remove	No change
46C	Retain	Retain	No change	**106C**	Remove	Remove	No change
47C	Remove	Remove	No change	**107C**	Remove	Remove	No change

48C	Remove	Remove	No change	**108C**	Remove	Remove	No change
49C	Remove	Remove	No change	**109C**	Remove	Remove	No change
50C	Remove	Remove	No change	**110C**	Remove	Remove	No change
51C	Remove	Remove	No change	**111C**	Remove	Remove	No change
52C	Retain	Retain	No change	**112C**	Remove	Remove	No change
53C	Remove	Remove	No change	**113C**	Remove	Remove	No change
54C	Retain	Retain	No change	**114C**	Remove	Remove	No change
55C	Remove	Remove	No change	**115C**	Remove	Remove	No change
56C	Remove	Remove	No change	**116C**	Remove	Remove	No change
57C	Remove	Remove	No change	**117C**	Remove	Remove	No change
58C	Remove	Remove	No change	**118C**	Remove	Remove	No change
59C	Remove	Remove	No change	**119C**	Remove	Remove	No change
60C	Remove	Remove	No change	**120C**	Remove	Remove	No change

2.9 Fencing schedule

The updated plans demonstrate that there have been amendments to the fencing schedule. Changes are limited to:

- Fencing at the rear of dwellings with a southern interface altering from 1.2 metres to 1.8 metres. 50% permeability remains as endorsed
- Addition of a security fence set back from Ferrier Road. This will be 1.8m high and built in stone and brick. This will include a secure entrance gate to control access into the development
- Addition of a 1.8m fence adjacent to the security wall. This fencing will maintain 50% permeability
- Inclusion of a timber lintel on the post and mesh fence along Ferrier Road.

A summary of where changes are occurring between the endorsed and proposed plans is included in **Figure 11**. The endorsed fencing plans and the proposed amendments are included in **Figure 12** below.

Importantly, the 1.8m security fence is set back from Ferrier Road. At some GemLife developments this 1.8m fence is along the entire site boundary. For heritage reasons and to better reflect the surrounding area, the proposed amendment sets this back from the street and instead proposes landscaping and a 1.2m high 50% permeable fencing along the site frontage.

This not only improves the relationship of the secure entry to the street interface, but also reduces the extent of the wall, requiring it to be a lot shorter than the entire extent of the site frontage. The security fence has been reduced to a 22.5m extent at the entry. This is located 53m from the site boundary. This strategy provides for the shortest length possible to secure the entry at the greatest setback from the public realm.

Furthermore, the security fence is setback at least 62m from the Homestead. Given the separation distance and intervening landscaping, opportunities to view the fencing and Homestead together are expected to be very limited. There is also considerable landscaping proposed to soften the fencing, to further integrate it within the development.

The proposal balances operational needs, an attractive site interface and heritage considerations.

Further details are included in the Landscape Concept Plan prepared by TCL in **Attachment C**.



Figure 11 Summary of changes in fencing schedule between the endorsed and proposed plans

Source: TCL, annotated by Colliers Urban Planning





As endorsed

Proposed amendment

Figure 12 Comparison of endorsed plans versus proposed amended plans for the fencing schedule

Source: MDG Landscape Architecture, TCL

2.10 Signage

The endorsed plans did not include any signage along Ferrier Road. This remains consistent with the proposed amendment where there will be no signage placed on the Ferrier Road interface.

Business identification signage will be included at the security fence set back from Ferrier Road. This is demonstrated in **Figure 13**.

The proposal includes one business identification sign, fixed to a 1.8-metre-high stone and brick clad fence. It will not be illuminated.

The dimensions of the signage area are 3.1 metres by 0.7 metres, with a total area of 2.2 sqm. This is shown in **Figure 14** below. Further details are included in the Landscape Concept Plan prepared by TCL in **Attachment C**.

The sign is sensitive to the surrounding landscape and uses earthy tones. It is complementary to the locally sourced brick and stone wall it will be adhered to. Its small size and setback ensure it does not detract from the site's heritage significance or visual amenity.

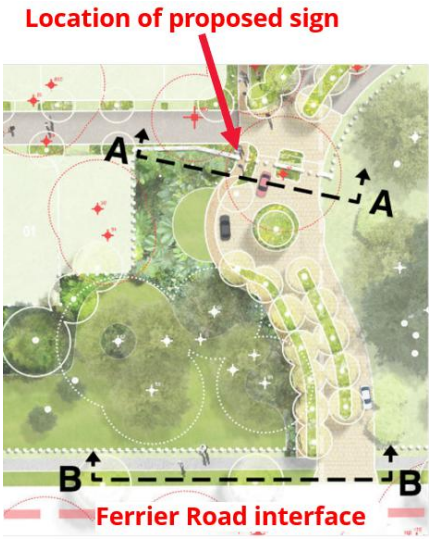


Figure 13 Overview of sign location

Source: TCL

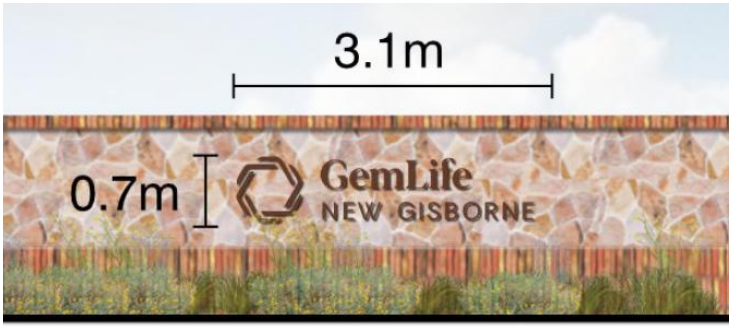
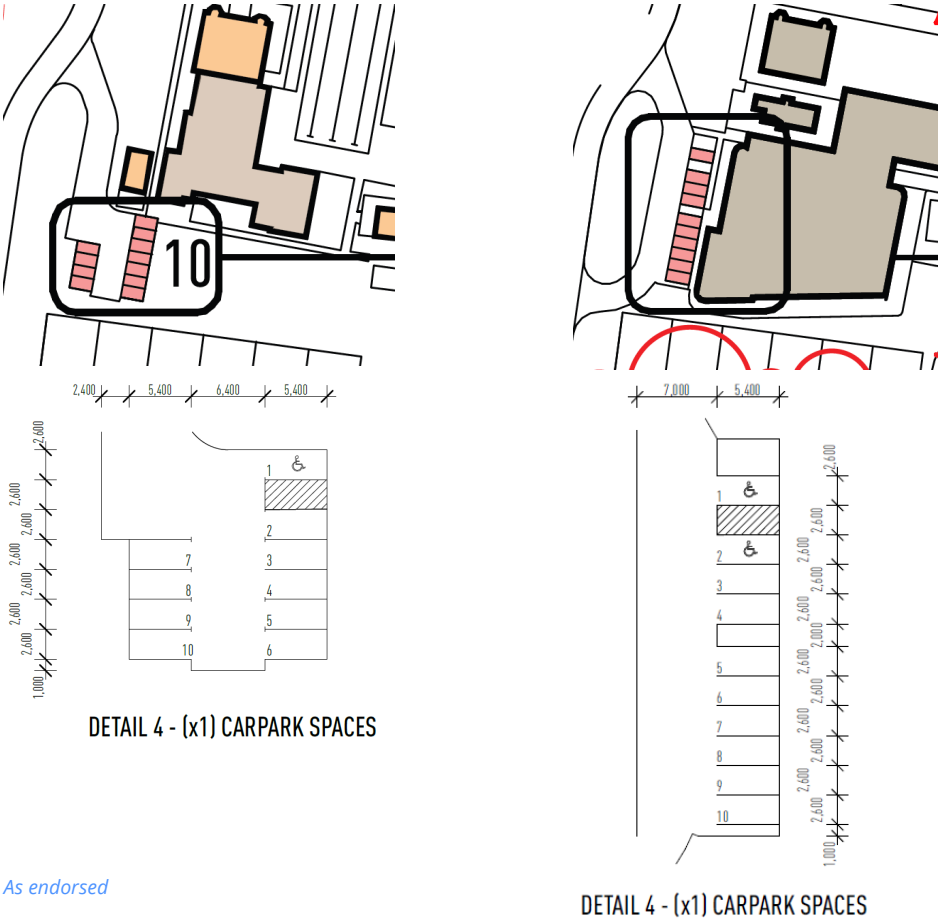


Figure 14 Signage proposed on security fence within the development

Source: TCL

2.11 Car parking

Car parking spaces to the west of the clubhouse precinct have been reconfigured to provide a more efficient layout, as demonstrated in **Figure 16**.



As endorsed

Proposed amended design

Figure 15 Comparison of endorsed plans versus proposed plans for the car parking west of the clubhouse

Source: JPD Architects

In addition to the reconfiguration at the clubhouse, four car parking spaces adjacent to the sales office at the site entrance have now been removed.

The car parking requirement at Clause 52.06 for the site is as follows:

- 117 lots (x 1.2 lots per dwelling) = 140 car parking spaces

The proposed amendment includes:

- 2 car spaces per dwelling (as endorsed), plus 2 additional car spaces with the proposed new dwelling = 234 car parking spaces
- 36 car parking spaces for visitors
- A total of 270 spaces is provided, exceeding the requirement of 140 spaces

Further details are included in the Architectural Plans prepared by JPD in **Attachment B**.

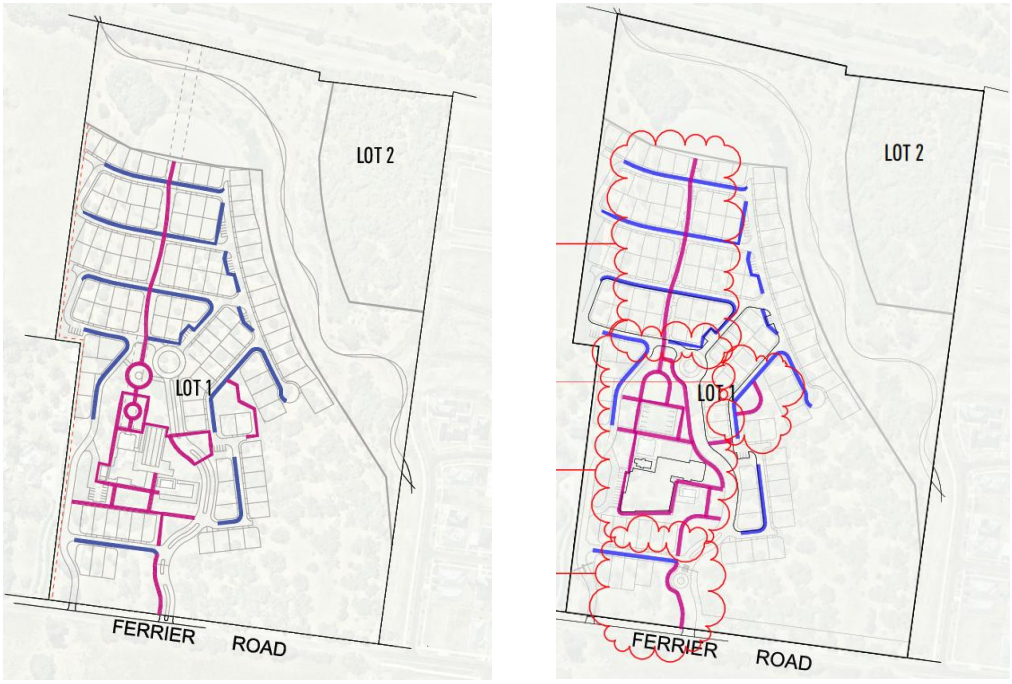
2.12 Internal path layout

The updated plans demonstrate that there have been amendments to the internal path layout. Changes are limited to:

- A slight curve of the footpath at the Ferrier Road arrival experience
- Minor changes around the clubhouse and homestead to reflect changes in landscaping and layout
- Revisions to the configuration of the footpath in the pocket park, east of the clubhouse and homestead precinct

The walkability of the development has not altered because of these changes and access to footpaths remains largely the same.

An overview of the changes are provided in **Figure 16**. Further details are included in the Architectural Plans prepared by JPD in **Attachment B**.



As endorsed *Proposed amendment*

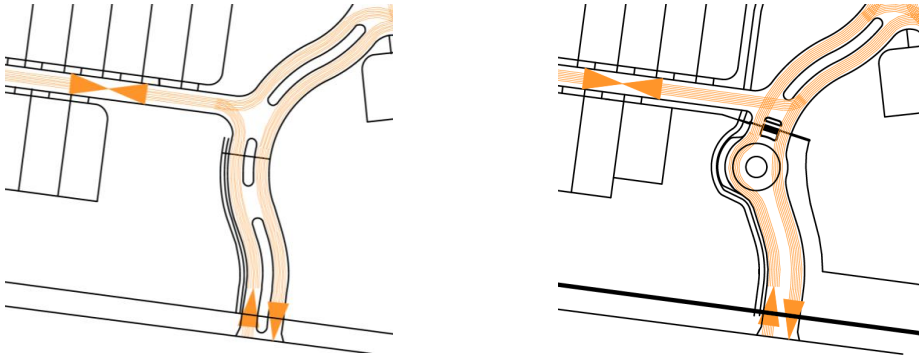
Figure 16 Comparison of endorsed plans versus proposed amended plans for the internal path layout

Source: JPD Architects

2.13 Waste Collection

The waste collection path for refuse vehicles is slightly altering to take account of the roundabout proposed at the entrance to the site. All other elements of the waste collection path remain the same. The changes are demonstrated in **Figure 17**.

Further details are provided in the Swept Path Analysis prepared by One Mile Grid in Attachment



As endorsed *Proposed amendment*

Figure 17 Comparison of endorsed plans versus proposed amended plans for the waste collection

Source: JPD Architects

2.14 Heritage Impact Statement

An updated Heritage Impact Statement (HIS) has been prepared by Trethowan Heritage to assess the changes introduced through this Section 72 amendment application to the previously approved architectural and landscape plans. The HIS builds upon earlier assessments undertaken in 2024 and 2025 and focuses on the changes proposed as part of the Section 72 amendment.

The HIS highlights the following:

- Demolition scope is changed to a minor extent, but continues to retain key heritage fabric in the homestead and former stables building
- Revised clubhouse is larger but more clearly separated, improving heritage legibility
- Landscape updates maintain an appropriate garden setting
- Additional tree removal is limited and offset by replacement planting
- Proposal continues to meet Planning Scheme heritage objectives
- Overall amendments reduce heritage impacts and improve outcomes

The HIS confirms that the extent of demolition to the homestead and removal of non-contributory buildings remains largely consistent with the previously approved permit. Where additional demolition is proposed, this does not cause any detrimental heritage impact. These works continue to prioritise the retention of the areas of primary significance, including the original homestead and former stables.

Key changes introduced by the amendment relate to the clubhouse design and its relationship to the homestead. The previously approved built form of the clubhouse, which more directly extended from the homestead, has been replaced with a larger, more contemporary building that is more clearly separated, incorporating a courtyard between the old and new buildings. This increased separation improves the legibility of the original building and reduces heritage impacts despite the increased footprint. The relationship between the homestead and clubhouse is demonstrated in **Figure 18** and **Figure 19**.

The amendment also introduces refinements to the landscape layout, including relocation and redesign of formal garden areas, repositioning of the bowling green to the north of the homestead, consolidation of car parking, and the creation of new garden spaces such as a courtyard, and 'secret garden'. While there is a slight reduction and reconfiguration of the historic garden setting, the HIS finds that an appropriate setting is maintained through retention of key exotic plantings, formal garden elements, and the broader treed landscape character.

Additional tree removal is proposed compared to the endorsed plans; however, these impacts are limited and largely relate to trees of lower retention value or poor condition. The HIS concludes that these impacts are acceptable and will be mitigated through replacement planting to retain the garden character of the site.

Built form changes within the land affected by the Heritage Overlay within the site also include one additional dwelling and updated road alignments; however, these elements remain appropriately sited away from the homestead and are designed to be recessive and sympathetic.

The HIS concludes that the amended proposal continues to comply with the objectives of the Planning Scheme by retaining the key elements of heritage significance, maintaining an appropriate garden setting, and supporting the adaptive reuse of the homestead.

The revised design improves the relationship between new and old built form and allows for the continued conservation and activation of the heritage place.

The HIS finds that the proposed amendments improve the scheme and reduce adverse heritage impacts. The development continues to respond positively to the heritage significance of the site, allowing for the rejuvenation of an important heritage asset within Macedon Ranges and should be supported.

Further details are included in the HIS included in **Attachment D**.

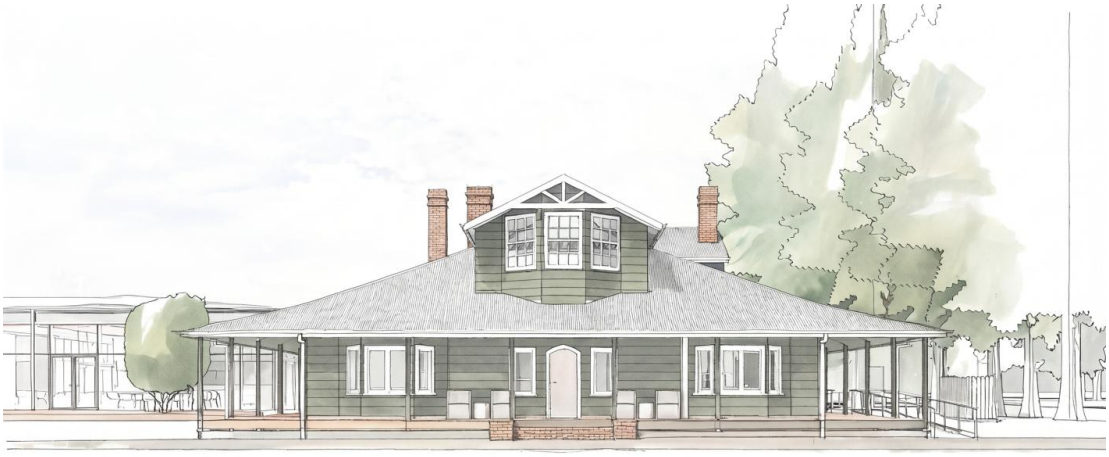


Figure 18 Sketch of proposed Clubhouse in relation to restored homestead

Source: Taylor Knights



Figure 19 View to restored homestead and proposed clubhouse

Source: Taylor Knights

2.15 Landscape Heritage Assessment

An updated Landscape Heritage Assessment (LHA) has been prepared by John Patrick Landscape Architects to assess the changes introduced through this Section 72 amendment application. Key findings of the assessment are as follows:

- Viewline protection improved through relocation of the bowling green
- Heritage setting reinforced via clearer spatial separation of built form
- Functional open space enhanced, supporting active use of landscape areas
- Vegetation removal generally acceptable, with minor recommendations
- Overall heritage impact considered acceptable to positive

The LHA finds that the amended proposal, including a larger contemporary clubhouse with north-facing terraces, is generally well-resolved in heritage terms.

A key improvement identified by the LHA is the relocation of the bowling green to the north of the clubhouse, which maintains open space directly north of the homestead. This outcome preserves and reinforces significant viewlines between the dwelling and the Macedon Ranges, as well as reciprocal views toward the homestead. The open character of this space ensures these views remain uninterrupted. The inclusion of arbours to the east and west is supported, as they frame views and provide shade while offering an opportunity for subtle design references to the heritage context.

The formal lawn garden further north, together with new outdoor dining and seating areas, strengthens the usability and activation of the landscape while maintaining the visual openness critical to the site's heritage values.

The proposed formal courtyard garden to the south-east of the homestead is also supported. It provides a clear spatial separation between the homestead and the clubhouse, reinforcing the prominence of the heritage place. It also contributes to a diversity of outdoor spaces through the creation of a more intimate, sheltered garden setting.

Overall, the amended landscape design is considered to appropriately balance development outcomes with heritage considerations, maintaining key viewlines, reinforcing spatial hierarchy, and improving landscape functionality. The landscape proposal is therefore assessed as having an acceptable and, in part, positive impact on the heritage significance of the site.

Further details are included in the LHA included in **Attachment E**.

2.16 Approved New Gisborne Development Plan

The proposed amendment remains consistent with the approved New Gisborne Development Plan.

3.0 Assessment

As this amendment is made pursuant to Section 72 of the Planning and Environment Act 1987, the assessment is limited to the specific changes to the permit and endorsed plans.

Matters already decided through Planning Permit PLN/2019/315/A have not been revisited including:

- Use
- Removal of native vegetation
- Subdivision
- Extent of works to the homestead within the Heritage Overlay

3.1 Planning Policy Framework

The proposal remains consistent with the Macedon Ranges Planning Scheme and relevant policy provisions as:

- The proposal continues to be sympathetic to the existing native landscape, creating conservation areas and retaining and enhancing existing native vegetation. View lines to the Macedon Ranges are well considered within the proposed amendment. This is consistent with Clauses 02.03-2, 12.01-1S and 12.01-1L.
- The proposal continues to respond to the strategic and cultural context of its location with material palettes chosen to reflect those used in the local area, in accordance with Clause 15.01-2S, and 15.01-5S
- The proposal continues to protect important heritage aspects of the site including the existing homestead and gardens. These aspects have been well incorporated into the design of the retirement village and will continue to be protected and enhanced. This is consistent with Clauses 02.03-5 and 15.03-1S.
- The proposal gives additional diverse housing opportunities to New Gisborne and surrounding areas, providing retirement living opportunities. This is consistent with Clauses 02.03-6, 02.03-9, 16.01-1S and 16.01-1L.
- The revised design of the homestead and clubhouse will not impact on the existing road network, and the proposed internal road network will be sufficient to cater for expected traffic volumes. This remains consistent with Clause 02.03-8 and 18.01-2L.
- The proposal will not increase impacts on surrounding properties. The proposed changes do not transform the original permit to an extent that third party interests would need to be considered. The proposal retains the approved setback boundaries to neighbouring sites.

3.2 Buildings and Works

3.2.1 Clause 32.08 – General Residential Zone

The proposal remains consistent with the purpose of the General Residential Zone (GRZ1) for the following reasons:

- The development will continue to respect the neighbourhood character of the area, creating a retirement village that is sympathetic to the heritage and significant landscape surrounds of the site
- The development of a retirement village at the site contributes to a diversity of housing types in the area
- The retirement village will provide a range of community services for its residents

3.2.2 Clause 43.01 – Heritage Overlay

The proposal includes buildings and works within the extent of the Heritage Overlay that partially affects the site. The amendments proposed are restricted to:

- Seven (7) additional trees in the Heritage Overlay proposed for removal
- One (1) tree in the Heritage Overlay now proposed for retention (previously approved for removal)
- Amendments to the size, layout and siting of the proposed clubhouse
- Minor changes to extent of demolition in the homestead and former stables
- One additional dwelling
- Security wall with entry gates set back from Ferrier Road

- Landscape layout changes
- Car parking layout changes

To assess the impact of these changes a HIS was prepared by Trethowan Heritage (**Attachment D**) and a Landscape Heritage Assessment was prepared by John Patrick Landscape Architects (**Attachment E**).

The HIS and Landscape Heritage Assessment highlight the following:

- Demolition scope is unchanged, retaining key heritage fabric in the homestead and stables
- Revised clubhouse is larger but more clearly separated, improving heritage legibility and an overall superior heritage outcome compared to the currently approved plans
- Landscape updates maintain an appropriate garden setting
- Additional tree removal is limited and offset by replacement planting
- Proposal continues to meet Planning Scheme heritage objectives
- Overall amendments reduce heritage impacts and improve outcomes

The proposal remains consistent with the purpose of the Heritage Overlay for the following reasons:

- The proposal implements the Municipal Planning Strategy and the Planning Policy Framework. As set out above, the proposal continues to protect important heritage aspects of the site including the existing homestead and gardens. These aspects have been well incorporated into the design of the retirement village and will continue to be protected and enhanced. This is consistent with Clauses 02.03-5 and 15.03-1S
- The proposal conserves the existing homestead and stables, beneficially adapting and reusing these structures for future generations to enjoy. The proposals enhance the setting of these buildings, positively contributing to the significance of the heritage place
- The proposal does not adversely affect the significance of the heritage place. The HIS finds that the proposed amendments reduce adverse heritage impacts and overall improve outcomes at the site

3.2.3 Clause 52.05 – Signs

Business identification signage is proposed as part of the amendment. The business identification signage is proposed on a security wall, set back from the boundary fence on Ferrier Road. The distance from the Ferrier Road road reserve to the signage is approximately 55 metres.

The signage will be contained within the site and will not have any illumination. The dimensions of the signage area are 3.1 metres by 0.7 metres, with a total area of 2.2 sqm. The signage will facilitate recognition of the development to visitors as they enter through the security gates.

The proposed sign is consistent with the requirements of Clause 52.05-8 and the relevant decision guidelines of Clause 43.01-8 (Heritage Overlay) as it:

- Does not adversely impact the significance or character of the heritage place. No signs are directly attached to the homestead heritage building and are not in the vicinity of the northern view from the homestead towards the Macedon Ranges
- Does not impact views towards the Macedon Ranges from Ferrier Road
- Is well-designed and will complement the high-quality building design of the development
- Is consistent with the character of the surrounding area in its minimalist nature, integrated within a stone and brick wall constructed from local materials
- Will be set back 55 metres from the road, having no impacts to the Ferrier Road streetscape
- Will be complemented by landscaping
- Does not include any promotion, panel, or sky signs
- Is not illuminated and will therefore not distract drivers along Ferrier Road

3.2.4 Clause 52.06 – Car parking

The revisions to car parking remain in accordance with the requirements of Clause 52.06-5. 270 car parking spaces are provided. This is greater than the requirement of 140 car parking spaces.

Access requirements of Clause 52.06 are also met as there are sufficient passing areas and a clear corner splay area provided.

3.2.5 Clause 52.37 – Canopy trees

Transitional provisions at Clause 52.37-9 confirm that removal of trees associated with a permit granted prior to the approval date of Amendment VC289 are exempt.

3.2.6 Clause 53.02 – Bushfire Planning

Clause 53.02 was revised in May 2026. Clause 53.02-1 identifies planning permit application types that Clause 53.02 applies to. Relevant to this application:

"*An application under any provision of this planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or place of assembly in a bushfire prone area that is not in a Bushfire Management Overlay*."

The table at Clause 53.02-1 identifies that Clause 53.02-6 applies to this Section 72 amendment as it is an application within a BPA where accommodation is proposed.

Development associated with a vulnerable use

The Planning Permit Applications in a Bushfire Management Overlay or Bushfire Prone Area – Guideline published by the Department of Transport and Planning in May 2026 states:

"Development that will be occupied by vulnerable people requires specific decision guidelines as vulnerable people may have difficulty evacuating due to:

- *requiring additional time to leave or assistance to leave*
- *unfamiliarity with the road networks, geography or locations that may offer better protection*
- *inability to access communication devices*
- *impaired decision making or inability to make independent decisions.*

Vulnerable people may have increased reliance on operational decisions, evacuation procedures and onsite bushfire protection measures."

The approved development is for a retirement village, comprising people over the age of 55. Unlike an aged care facility, residents will live independently and are expected to have the capacity to self-evacuate and make independent decisions during an emergency. The residents of the development will:

- be long-term residents of the village, with familiarity with the local area
- be able to use communication devices
- be able to make independent decisions

Further information which demonstrates a response to each of the decision guidelines at Clause 53.02-6 is provided within the Bushfire Planning Report included in **Attachment F**. The report demonstrates that there is no extreme bushfire risk at the site and that the development will not put people at an unnecessary risk level.

3.3 Notice Not Required

The site is affected by the Development Plan Overlay – Schedule 16. The site is included within the approved New Gisborne Development Plan. As this proposed amendment remains in accordance with the Development Plan, no notice is required. Furthermore:

- The changes are minimal in nature, in particular that:
  - The development footprint is not changed.
  - All conservation areas are being retained without any change.
  - No additional native vegetation is required to be removed.
  - No changes are proposed to the approved scheme as it relates to the heritage dwelling, given that the extent of demolition remains the same.

  - The access arrangements are unchanged.
- The proposal is not contrary to any requirements within the permit.
- The proposal will not cause material amenity detriment.
- The approved application was advertised and received no objections. The decision to grant the original permit was made through delegated authority.

4.0 Conclusion

4.1 Final Assessment

This Section 72 amendment remains consistent with the relevant provisions of the Macedon Ranges Planning Scheme. The amendment should be supported as it will:

- Maintain the approved use of the land for a retirement village while improving design outcomes and functionality
- Maintain the previously approved extent of works
- Enhance the quality and range of communal facilities available to residents through an expanded clubhouse and improved layout
- Provide an additional dwelling to further support housing diversity and access to older persons accommodation in the local area
- Retain and respect the heritage significance of the existing homestead and its setting through sensitive design responses
- Provides for the adaptive reuse of a heritage building, allowing it to be enjoyed for generations to come
- Maintain the extent of native vegetation retention and conservation areas with no additional impact proposed
- Improve the arrival experience and site legibility through enhanced landscaping and a defined entry treatment
- Continue to ensure adequate car parking is provided in excess of planning scheme requirements
- Maintain internal connectivity and walkability through minor refinements to the internal path network
- Introduce minimal and appropriately located signage that does not detract from the visual amenity or heritage values of the site
- Support ongoing investment in the local area and contribute to housing supply targeted to older residents
- Ensure that the development will not put residents at an unnecessary level of bushfire risk

Appendix A – Review of permit and conditions

Proposed Permit Preamble

The following permit preamble is proposed, with new text set out in green font below.

"Use and Development of Retirement Village, partial demolition, alteration and additions including external painting to existing building covered by Heritage Overlay, removal of native vegetation, business identification signage and two (2) lot subdivision"

Permit conditions

Conditions relating to endorsed plans for the development are included in the table below. This includes conditions 1, 29, 30, 34, 36 and 44 of the existing permit.

The updated Architectural Plans and Landscape Concept Plans continue to meet the requirements of these conditions. This is with the exception of one condition; condition 1 (m).

It is proposed to edit the wording of condition 1 (m) to specify that no signage will be along Ferrier Road. This will mean that some signage may be contained within the site. This is for consistency with the proposed wording changes to the permit preamble set out above and to reflect the proposal for business identification signage on the security wall within the site.

Table 3 Relevant Conditions of PLN/2019/315/A

Condition 1	Review of changes arising from Section 72 amendment	Wording change required?
A) A plan of subdivision overlayed with an aerial, clearly delineating two (2) lots, dimensioned, with each lot land area notated, and western lot labelled 'Lot 1', eastern Lot labelled 'Lot 2' consistent with plan of subdivision exchanged with Council on 17 June 2021.	No changes are proposed to the subdivision layout. The plan remains in the Architectural Plans (**Attachment B**) as endorsed at 03.10.	No
B) A Site Plan illustrating tree protection zones (TPZ) and structural root zones (SRZ) of all retained native vegetation trees in accordance with Condition 29.	Changes have occurred to the base drawings of the TPZ and SRZ maps to reflect the changes in road/path layouts. A revised TPZ and SRZ map is provided in 03.11 in the Architectural Plans (**Attachment B**).	No
C) Include a notation on all relevant plans stating 'pedestrian footbridge location to be approved by Melbourne Water' adjacent to the illustrated pedestrian footbridge located on the south-east side of allotment Lot 2 PS13272 P/Gisborne.	An updated masterplan is provided to reflect the layout changes proposed in this amendment. The notations for the pedestrian footbridge remain as endorsed on 2 March 2026. See the Architectural Plans (**Attachment B**) at 03.01.	No
D) Delineate on all relevant plans dwelling/unit building outlines located adjacent to western property boundary of allotment CP109628.	An updated masterplan is provided to reflect the layout changes proposed in this amendment. The notations for the properties along the western boundary remain as endorsed on 2 March 2026. See the Architectural Plans (**Attachment B**) at 03.01, and 03.02.	No
E) Delineate proposed lot boundary fencing details on a Site Plan, in accordance with the fencing schedule submitted to Council on 19 December 2019, but modified to illustrate southern and eastern fencing adjacent to Conservation Reserve Area 1 and eastern and northern dwelling/unit fencing adjacent to the named waterway to have a minimum of 50% permeability design characteristic.	An updated fencing plan is provided to reflect the landscape changes proposed in this amendment. See **Attachment C** at pg. 9. The fencing specification adjacent to Conservation Reserve Area 1 remains as endorsed on 2 March 2026.	No
F) Include a notation on all relevant Development Plans, stating "any new replacement windows to the	This notation is included on plans TP200, TP203 and TP480 within the Architectural Plan (see **Attachment B**).	No

existing homestead to match existing windows in materials, profiles and construction."		
G) A revised Retirement Village Landscape Plan in accordance with DELWP Condition 44.	A revised Landscape Concept Plan is provided in **Attachment C**.	No
H) Accessible car parking spaces relocated close to the 'Clubhouse' building.	Two (2) accessible car parking spaces are adjacent to the clubhouse. See 03.03 and 03.04 in the Architectural Plans (**Attachment B**).	No
I) Crossovers for Lots 14-17, 25 and 26 'flipped' to the southern side of the indicative	No changes proposed to relevant plans. Remains as endorsed on 2 March 2026.	No
J) A notation to be included on Plotting Plan (BP1467/03.07) to ensure all custom lots are built with an approved villa plan.	An updated plotting plan is provided to reflect the layout changes proposed in this amendment. The notation relating to custom lots remains in this plan, as endorsed on 2 March 2026. See the Architectural Plans (**Attachment B**) at 03.07.	No
K) Side and rear elevations of all villa types.	The new lot included in this proposed amendment is a standard lot which can accommodate a villa, as previously endorsed. Side and rear elevations remain as endorsed in the Architectural Plans (**Attachment B**) at 07.01 to 08.34.	No
L) Internal one-sided footpath network to be reinstated on development plans.	Changes have occurred to the footpath network to reflect the shift in the clubhouse and homestead layouts. This is included in the Architectural Plans (**Attachment B**) at 03.12. the extent of the internal one-sided footpath remains as endorsed.	No
M) Amended landscape plan to remove business identification signage on stonewall **along Ferrier Road**.	The proposed amendment no longer includes a stone wall or business identification signage at the southern boundary of the site at Ferrier Road. Revised designs are included in the Landscape Concept Plans (**Attachment C**) at pg. 8. This demonstrates that the stone wall is now included as a security wall, set back ~55 metres from Ferrier Road.	**Yes**
N) Amended fencing plan (in landscape plans) to include an annotation for fencing adjacent to the Conservation Reserve is to have minimum 50% permeability.	The fencing schedule has been updated and is included in the Landscape Concept Plans (**Attachment C**) at pg. 9. All fencing adjacent to the Conservation Area remains with 50% permeability, as endorsed.	No
O) An amended floor plan to be provided to accommodate indicative lot dimensions for Lots 1-9, 22, 23, 26, 56, 57 for the approved dwelling designs.	All villa plans remain as endorsed on 2 March 2026. Floorplans remain in the Architectural Plans (**Attachment B**) at 08.01 to 08.34.	No
P) Removal of Lot 108 from Plotting Plan (BP1467/03.07) and all other site plans.	Lot 108 remains in the Architectural Plans, as endorsed on 2 March 2026.	No
Q) Lot dimensions amended for indicative Lot 113, to provide appropriate depths to accommodate an approved dwelling design.	No changes proposed to relevant plans. Remains as endorsed on 2 March 2026.	No
R) Master plan to be amended to remove the white hatching to the west of 72-74 Ferrier Road.	The masterplan has been updated to reflect the revised layout proposed in this amendment. The white hatching remains removed, as endorsed on 2 March 2026. See the Architectural Plans (**Attachment B**).	No
Condition 29		
Prior to commencement of works, a detailed Site Plan must be submitted and approved by Responsible Authority illustrating, with the exception of Conservation Reserve Area 1 and 2, all native tree vegetation to be retained with their respective dimensioned tree protection zone (TPZ) and structural	No changes proposed to Site Plan with regards to native vegetation. Remains as endorsed on 2 March 2026.	No

root zone (SRZ), inclusive of tree protection zone notations in accordance with Condition 34.		
Condition 30		
No other vegetation (including trees, shrubs, grasses, and herbs) shall be removed, damaged, destroyed, felled, loped, or uprooted as per the endorsed site plan and native vegetation removal report unless with the prior written consent of the Responsible Authority.	Five net additional non-native trees are proposed for removal. These trees are within the Heritage Overlay. Details of the trees to be removed are demonstrated in the Architectural Plans (**Attachment B**) at 03.11 and in the Landscape Concept Plan (**Attachment C**) at pg. 4 and 6.	No
Condition 34		
Unless with the prior written consent of the Responsible Authority, the following actions must not be undertaken in any tree protection zone (TPZ) as identified on the endorsed plan, to the satisfaction of the Responsible Authority: a) Materials, paving, or construction works within the zone. b) Excavated for underground services within the zone. c) Materials or equipment storage within the zone. d) Nothing is to be attached to any tree (including temporary service wires, nails, screws, or any other fixing device). e) Open cut trenching or excavation works (whether or not for laying of services) undertake within the zone; and f) Changes to the soil grade level within the zone.	Condition to be complied with based on proposed amendments.	No
Condition 36		
Prior to commencement of works including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, a Tree Protection Management Plan (TPMP) to be prepared by suitably qualified Level 5 Arborist must be submitted and to satisfaction of Responsible Authority detailing the tree protection measures undertaken for all phases of demolition and construction. The report must also include: a) A Site Plan detailing tree protection zones b) All trees to be protected with tree protection fencing. c) Native vegetation No Go Zone d) Tree Protection Signage e) Construction staging relating to all tree management works. f) Level 5 project arborist inspection timeframe and a compliance check list g) Milestone reporting to the Responsible Authority relating to tree works at each construction stage.	A revised TPMP will be prepared to reflect the proposed amendments. This will be prepared and submitted to the Council prior to the commencement of works.	No
Condition 44		
Before works start, the Landscape Plan prepared by MDG Landscape Architects dated 13 March 2025, or equivalent, is to be amended to the satisfaction of the Responsible Authority; and approved by the Responsible Authority. When approved, the plan is to	The Landscape Concept Plan has been amended. See **Attachment C**.	No

be endorsed and will then form part of the permit. The plan is to be amended but is not limited to show:		
All native vegetation (patches and trees) to be retained, as per the boundaries identified in the Flora and Fauna Assessment, prepared by Nature Advisory, dated August 2025.	No changes proposed to relevant plans. Remains as endorsed on 2 March 2026.	No
No works, including level changes, or path networks, to be shown within areas of native vegetation to be retained.	No works will occur within areas of native vegetation to be retained. This remains as endorsed on 2 March 2026.	No
Identify locations of plantings in close proximity to areas of native vegetation to be retained.	An updated Landscape Concept Plan has been provided to reflect the landscape changes proposed by this amendment. Notations relating to the location of plantings near areas of native vegetation remain as endorsed on 2 March 2026. See **Attachment C**, pg. 3 – 6.	No
Plantings around conservation areas to be in accordance with the New Gisborne Development Plan Conservation Management Plan by Brett Lane & Associates Pty Ltd, dated 2013, or equivalent updated conservation management plan.	The updated Landscape Concept Plan remains in accordance with the updated Land Management Plan prepared by Nature Advisory, as endorsed by council.	No
Retention of Tree 94 within the passive recreation pocket park.	Tree 94 remains for retention. See **Attachment C**, pg. 4.	No
Public use infrastructure to be located so that the native vegetation shown as to be retained is not so close as to present a structural failure hazard or pose a risk to personal safety or property.	An updated Landscape Concept Plan has been provided to reflect the landscape changes proposed by this amendment. Notations relating to the location of public use infrastructure remain as endorsed on 2 March 2026. See **Attachment C**, pg. 3 – 6.	No
Mulching is only permitted under trees that do not support existing understorey values.	An updated landscape plan has been provided to reflect the landscape changes proposed by this amendment. Notations relating to mulching remain as endorsed on 2 March 2026. See **Attachment C**, pg. 3 – 6.	No
Area in Southeastern corner to be labelled as Conservation Area.	An updated landscape plan has been provided to reflect the landscape changes proposed by this amendment. Notations relating to the labelling of the Conservation Area remain as endorsed on 2 March 2026. See **Attachment C**, pg. 3 and 6.	No
All planting works within areas of native vegetation to be retained are to be undertaken with indigenous plant species from the relevant ecological vegetation class.	An updated landscape plan has been provided to reflect the landscape changes proposed by this amendment. Notations relating to planting works within areas of native vegetation remain as endorsed on 2 March 2026. See **Attachment C**, pg. 3 - 6	No
Once approved, the landscaping works must be completed in accordance with the endorsed plan	This condition will be complied with.	No

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trethowan heritage

Heritage Impact Statement

Proposed Alterations and Additions at
72-74 Ferrier Road, New Gisborne

Author Trethowan Heritage
Date 2 September 2026

Trethowan Heritage acknowledges the Traditional Owners of the lands on which our studio and projects are located. We pay respects to Elders past, present and emerging.

Revision	Description	Date	Issued To
1	Initial Draft	17-06-2026	Client
2	Final Draft	18-06-2026	Client
3	Revision Draft	31-08-2026	Client
4	Revision Final Draft	2-09-2026	Client

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Introduction

Background

This Heritage Impact Statement (HIS) has been commissioned by GTH Project No 6 Pty Ltd to assess heritage impacts for the proposed new residential village at 72-74 Ferrier Road, New Gisborne (the subject site) to accompany a planning application for an amendment to the existing planning permit. This report provides an assessment of the heritage impacts of proposed works associated with the Section 72 amendment. This includes works as previously approved under the existing permit incorporating partial demolition works to the homestead, along with revisions to tree removals, landscaping and new dwellings within the Heritage Overlay. The report addresses the changes from the previous scheme that are to take place around the immediate vicinity of the homestead for the provision of a larger Clubhouse with a more contemporary design.

This HIS builds upon the previous HIS reports prepared for the development in March 2025 and June 2024.

Reference Documents

This assessment refers to:

GemLife & Virage Architects Proposed New Development 72 Ferrier Road New Gisborne VIC 3438 BP1467 June 2026 Section 72 Amendment Application, incorporating homestead and Clubhouse plans by Taylor Knights Architects dated 25.08.2026.

Macedon Ranges Planning Scheme Planning Permit No:PLN/2019/315/A

Preliminary Tree Assessment for Ethos Urban Assessment of trees at 72 Ferrier Road, New Gisborne, 10 May 2024.

T.C.L Landscape Concept June 2026

Limitations

This report does not address matters in relation to Aboriginal cultural heritage, such as anthropology, archaeology, or history. This is not our area of expertise. Should advice regarding these matters be required, it is recommended to engage with a Heritage Advisor and the relevant Registered Aboriginal Party.

Site Details

Location

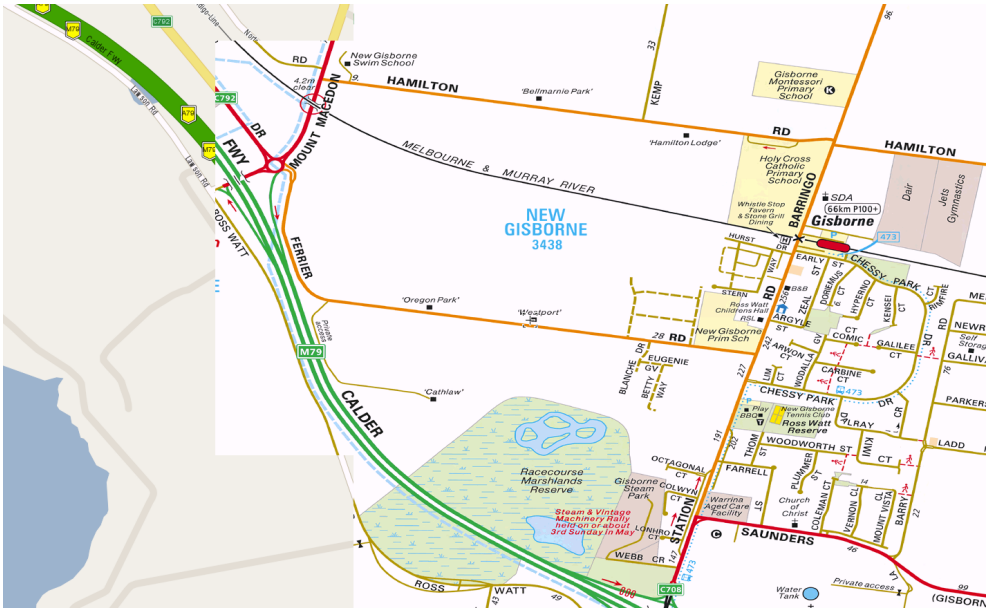


Figure 1 Location map of the subject property within the context of New Gisborne; the location of the subject property is indicated.
Source: www.street-directory.com.au

Description & Condition

The subject site is a homestead property located on the north side of Ferrier Road, New Gisborne. The description is based on the original permit application documentation (2024)

Buildings

The house remained intact as a weatherboarded Indian Bungalow style houses with hipped main roof, gabled attic dormers, red brick chimneys and encircling verandah.

The former stables, converted into a cottage, were extant but had been subjected to considerable renovation.

No trace of the stone-based trellis walled former conservatory was found during inspection. A trellis walled structure with brick base was found in the garden but appeared to be of comparatively recent construction.

Recent buildings including the pavilion or ‘man’s room’ and the shed outbuilding were located at the southwest of the original homestead.

The house’s principal rooms were intact with fireplaces and extensive timber panelling and fittings. The attic windows were original, while front windows had been replaced with single panes.

The story of the house's development during the early twentieth century by the area's second generation of Hamiltons remained intelligible in the fabric of the house, with the intact attic extension and rear extension built into the visible fabric of the original square plan bungalow.

Landscape

The gardens have suffered long periods of neglect but their basic layout was still intelligible as a series of semi-secluded inter-connected gardens running along the south of the homestead between the western access road and the stable and orchard in the east. A formal garden area was located immediately south of the house, connecting the homestead to the former stable building. The former stable was set within its own garden setting enclosed by a hedge. A path extended from the western access road to the stable area, on either side of which gardens and exotic trees had been planted. Among the plantings in these gardens were apple trees, celery pears, Chinese poplar, oak trees and a Bay tree.

Formal garden areas to the north of the house were less well defined, but some exotic trees in this area were ash trees, an elm, pin oak, liquidambar, and Irish Strawberry trees. The last surviving Monterey Cypresses extended in a row along the west of the northern boundary.

Expansive lawn areas were located on the north of the house and on the east. The history of the house suggests a tennis court was at one point located on the north, along with a Japanese tea house. No evidence of these remains.

The area to the south of the formal gardens consisted of a variety of native trees and plantings that do not appear to have been arranged in any formal way.



Figure 2: Aerial view of the subject site on Ferrier Road shown in the context of the proposed development (yellow). The Heritage Overlay is indicated in red. Source: Google Maps, 2019.



Figure 3. View of the front elevation of the homestead from the north across the north lawn showing mature trees within the setting. The makeshift screen in front of the verandah is non-original. Source: Trethowan Architecture 2018.



Figure 4. Interior hallway showing intact fireplace and timber panelling. Trethowan Architecture 2018.



Figure 5. Interior library showing intact panelling and joinery. Trethowan Architecture 2018.



Figure 6. Vista northwards from the north lawn towards the Macedon Ranges. Source: Trethowan Architecture 2018.



Figure 7. Western elevation of the house viewed across the west lawn. Source: Trethowan Architecture 2018.



Figure 8. Post-war cottage to south of the homestead.



Figure 9. Recent shed addition to the south of the homestead.



Figure 10. The history of the extension of the house in phases in the early twentieth century is visible in the fabric of the house.



Figure 11. Former stables and garden within hedge rows.

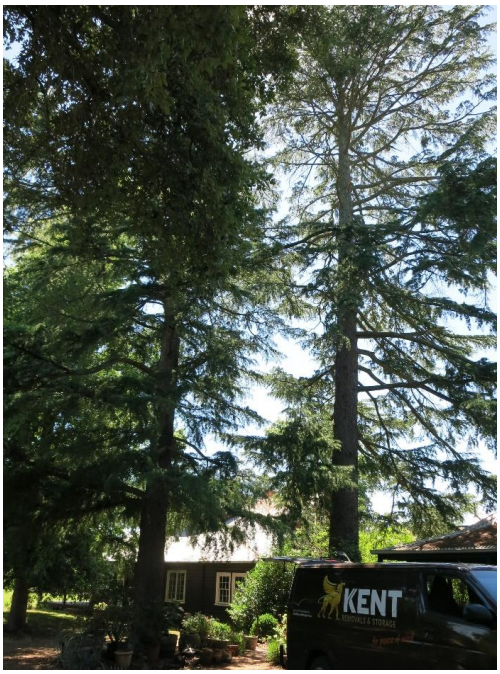


Figure 12. Mature Deodar Cedars on the west of the homestead. Source: Trethowan Architecture 2018.

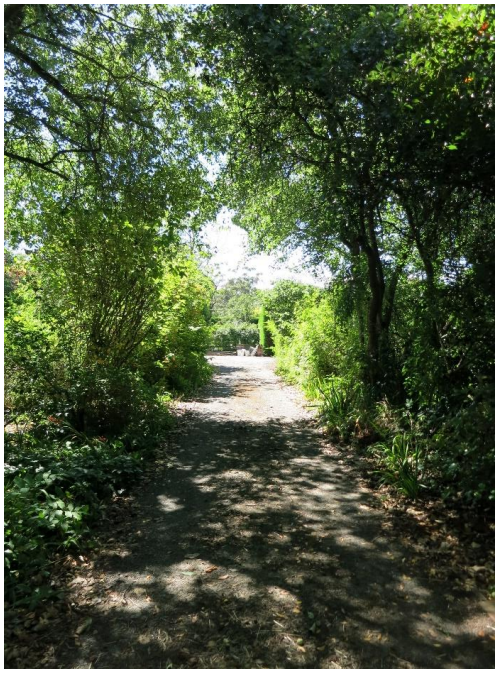


Figure 13. View along the path between the formal gardens to the south of the house: Trethowan Architecture 2018.



Figure 14. View westwards along the path between the driveway and stable garden. Source: Trethowan Architecture 2018.



Figure 15. View looking west at the gates to the orchard and the hedge around the former stable garden. Source: Trethowan Architecture 2018.



Figure 16. View of the timber trellis in the garden immediately behind the house. Source: Trethowan Architecture 2018.



Figure 17. Brick edged concrete pond at the southern extent of the formal gardens. Source: Trethowan Architecture 2018.



Figure 18. View of the informal native landscape to the south of the formal gardens. Source: Trethowan Architecture 2018.



Figure 19. View eastwards towards the orchard through the formal gardens to the south of the stable path. Source: Trethowan Architecture 2018.



Figure 20. Cypress trees and northern garden planting west of the lawn, with view towards Macedon Ranges. Source: Trethowan Architecture 2018.



Figure 21. The western driveway entry on Ferrier Road. Source: Trethowan Architecture 2018.

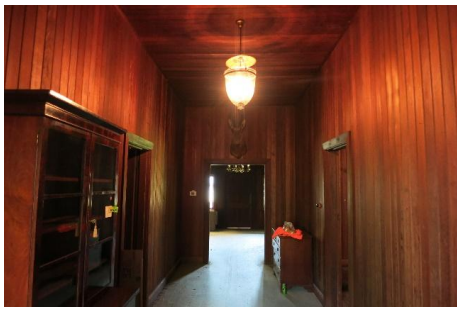


Figure 22: Original timber panelled corridor.



Figure 23: Garden beds beside former stables.



Figure 24: Original timber panelled room.



Figure 25: Original fireplace.



Figure 26: Interior of the kitchen extension.



Figure 27: Interior of the post-war cottage at rear.



Figure 28: The rear kitchen, laundry and bathroom extension. The roofline and chimney are no longer proposed to be retained.

History

The land at 72-74 Ferrier Road was granted to Riddell and Hamilton in 1856 and owned by Thomas Hamilton in the early twentieth century. The property known as Westport was built c.1908 when Vericker Ferrier Syndey Hamilton resided there. Ratebook valuation suggests that extensions were made over 1913-15. The attic was added during the First World War, possibly using dividends from a family investment in Mount Morgan. The house was leased in the 1930s, and again for a 25-year period from 1959. The last occupant Neil Robertson added the rear pavilion and covered way.

The landscape setting of the house has evolved over time but has consistently included a garden setting. Early photographs show formal garden areas to the south of the house, and a driveway extending around the west and north of the house to connect with the property to the east. A large row of Monterey pines once extended along the western boundary of the site, but only a short row on the northern boundary of the site remain. Various kinds of oak trees were planted around the gardens, including hybrids, but concentrated primarily in rows along the western approach to the house. Apple and pear trees and Irish Strawberry Trees were also planted.



Figure 29. Aerial view of the site (undated) shows the extent of the formal gardens on the south, including the area to the southwest of the house before the construction of the new outbuildings.



Figure 30. Another historic aerial photograph (undated) shows driveway wrapping around north of the house, and extent of mature plantings around the house, including stable before renovation and planting of stable garden.

Heritage Controls

Statutory Controls

Victorian Heritage Register (VHR)

The subject site is not listed on the VHR.

Macedon Ranges Shire Planning Scheme

The subject property is protected by a site specific Heritage Overlay HO270, *Westport*. The property is included on the *Schedule to the Heritage Overlay* (HO) of the Macedon Ranges Shire. The Schedule lists tree controls but there are no additional controls on the site.

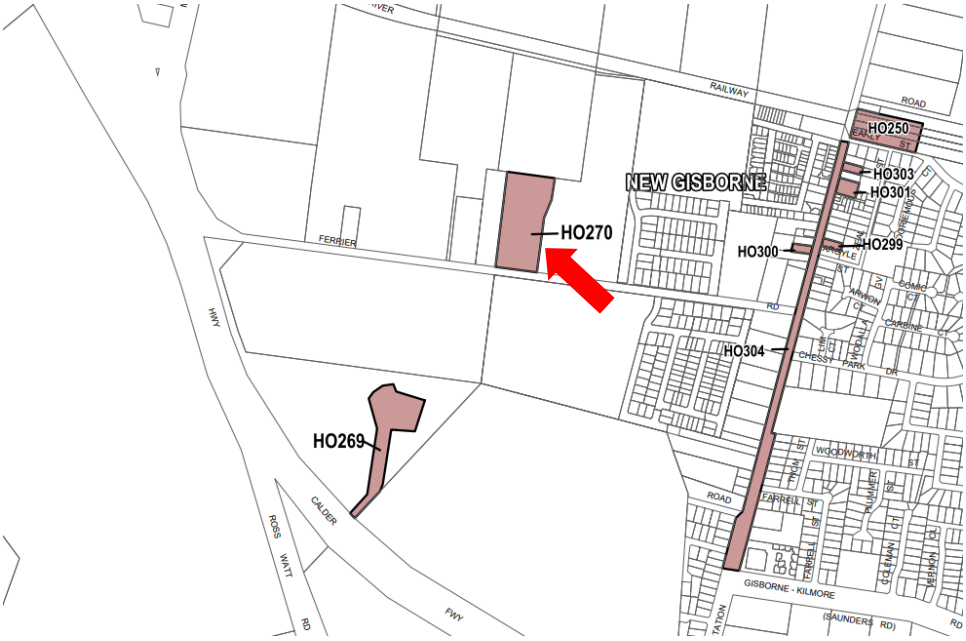


Figure 31 Extract of the Macedon Ranges Map1 showing the extent of HO270; The subject property is indicated with a red arrow. Source: Macedon Ranges Planning Scheme

Statement of Significance

The Statement of Significance from the *Macedon Ranges Cultural and Landscape Study* (emphasis added):

> *Westport is significant as the symbol of the continuing presence in the Macedon Gisborne area of the pioneering Hamilton family, with this intact and distinctively styled house being the product of the second generation of Hamiltons in the area. The continuing use by the family has produced extensive documentation on those who lived there and allows easy historical interpretation of the site. Westport is a major part of the Ferrier Road group, all Indian Bungalow designs and all once sited within extensive display gardens.*

Non-Statutory Controls

The subject site is not classified by the National Trust of Australia (Victoria).

Non-statutory heritage controls relate to property listings that have no formal or legal weight in the planning scheme. While having no legal recourse, such listings are customarily considered when making planning decisions and are representative of heritage values in the community.

Proposed Works

This section assesses the changes proposed in the Section 72 amendment (underlined) from the currently endorsed planning permit. This is based on the changes to the layout, size and siting of the Clubhouse in relation to the homestead, changes in landscaping, and the addition of one new dwelling lot within the Heritage Overlay.



Figure 32. Previously permitted Clubhouse (black) compared to new proposal (red outline).The building footprints of the homestead and stables building remain the same in both proposals.

The following key works have been identified.

Demolition

The extent of demolition of the homestead remains as approved by the existing permit. This includes the following project element.
The plans remain as endorsed for the demolition of the following buildings:

- Post-war cottage

The plans remain as endorsed to partially demolish the rear additions to the original house, comprising:

- Kitchen, store and associated rooms at the rear
- Bay, robe and room infills of the original verandah

- Back verandah

The plans remove as endorsed to remove selected garden areas and trees, comprising:

- Part of the orchard to the south of the house
- Part of the display garden to the south of the house
- Part of the lawn area to the east of the house

The Section 72 amendment alters from the endorsed plans as it proposes to remove:

- Some additional trees at the rear for the enlargement of the proposed Clubhouse

Restoration Work

As in the endorsed plans. it is proposed to restore the original façade of the house to good condition, including:

- Removal of the infill wall on the northern verandah.
- Restoration of the original verandah extent on the west and east elevations.
- Restoration works to the house, including the restoration of multipaned windows on the front rooms.

Alterations and additions

Alterations and additions within the Heritage Overlay are listed below. Items which are changing from the endorsed plans as part of this Section 72 amendment are underlined.

Homestead:

- Internal works

Clubhouse

- New building to the south and southeast of the homestead. This new building replaces the former addition with an enlarged Clubhouse compared to the original permit but now separated from the primary homestead by a courtyard.

Former Stables (Administration)

- It is proposed to alter a section of the verandah at front to a gable to allow head clearance at the main entrance.

Village

- Construction of eighteen residential units within the Heritage Overlay comprising nine to the south along the new Peridot Lane, five along the eastern boundary of the HO and three in the north-eastern corner of the HO. This is one additional dwelling compared to the endorsed plans. The new dwelling lot is located in the south of the site, west of the entrance driveway.

Landscape:

- Construction of a bowling green on the northern lawn of the homestead with arbors on the west and east (moved from the east)
- Landscaping of a formal garden on the northern lawn of the homestead (reduced in extent and moved north of the bowling green)
- Landscaping of a formal garden on the south of the homestead (relocated and reconceived as a formal courtyard garden separating the homestead from the new clubhouse)
- Construction of Peridot Lane to the south of the homestead
- Extension of Emerald Drive along the west and northwest of the homestead
- Construction of GemLife Boulevard along the east and northeast of the homestead
- Addition of car parking lots to the west of the homestead (consolidated from former carparks that included to the east and northwest)
- Paths around the homestead, gardens, bowling green and villas
- Covered walkway connecting homestead to drop off area and entry driveway.
- Outdoor deck/dining terrace along the northern façade of the clubhouse instead of pergola structure

- ‘Secret garden’ to east of stables
- Arrival park characterized by existing orchard
- Sculptural security wall at the site entry, at the junction of Peridot Lane and GemLife Boulevard
- Native vegetation buffers.

Fencing:

- Construction of a post and mesh fence on Ferrier Road
- Addition of a stone and brick security wall with entry gates set back from Ferrier Road.

Additional tree impacts from permitted scheme:

Additional trees impacted would be trees 70C, 71C, 75C, 72C, 73C, 63C, 64C and 75 C.
A tree previously permitted for removal would be retained: tree 68C.

Table 1: Exotic trees of heritage interest proposed for removal

The following trees identified as contributors to the exotic garden setting have been proposed for removal.

Tree(s) previously approved to be removed (no change): • Tree 67C • Tree 74C • Tree 76C • Tree 77C
Tree(s) previously approved to be removed, now retained: • Tree 68C
Tree(s) previously approved to be retained, now removed: • Tree 63C • Tree 64C • Trees 70C-73C • Tree 75C

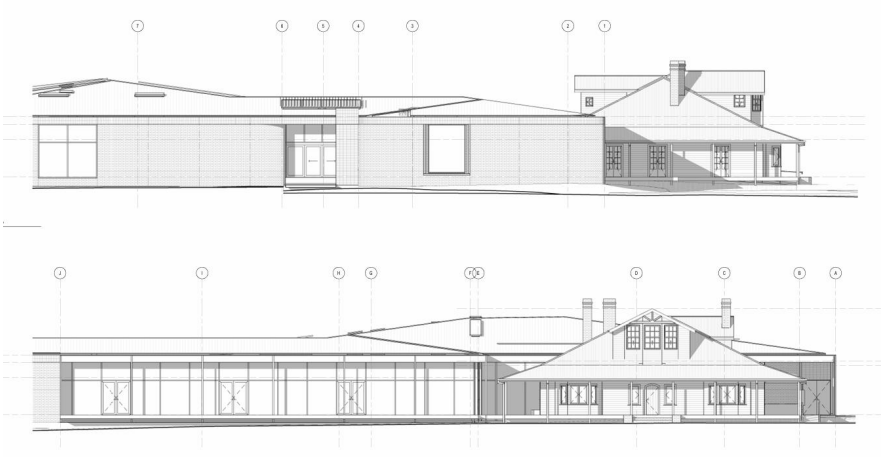


Figure 33. 2D elevations of the new clubhouse and the homestead.



Figure 34. 3D model showing the homestead with the Clubhouse to the rear.



Figure 35. Sketch 3D views showing the homestead from west and northwest with Clubhouse behind. Source: Taylor Knight.



Figure 36. Further view of the homestead with the proposed Clubhouse behind and to the east. Source: Taylor Knight.



Figure 37. View from the east showing the clubhouse extension between the homestead and former stables. Source: Taylor Knight.

Assessment

Analysis of Heritage Impacts

The following section provides an analysis of the significance and contributory elements of the subject property, based on the Statement of Significance and an assessment of the place and its setting.

Analysis of Significant and Contributory Elements

The whole of the homestead to the extent developed by the second generation of Hamiltons in the early twentieth century is significant. The following areas are of primary significance:[1]

- The original main (1908) portion of the house comprising front two rooms and hall, with attic rooms (1913-15), and verandah constructed by the second generation of Hamiltons in the area, is of primary significance. While there are no interior controls, the interiors of the front rooms of the house and the hallway is notable for its distinct timber walls and original fireplaces.

The following areas are of contributory or secondary significance:

- The rear addition and alterations by later generations of Hamiltons.
- The former stables, as the only surviving original outbuilding, has been modified and renovated including the addition of a verandah, but continues to contribute to the history and understanding of the site.
- The former display and formal gardens contribute to the historic and aesthetic setting of the homestead.

The following areas are of no heritage significance:

- Interiors in the rear extension of the house are not significant due to their utilitarian design and considerable alteration in the post-war period.
- The post-war buildings at the rear of the house connected via walkway are not significant as they relate to the later history of the homestead after the early generations of the Hamiltons in the area.

Summary of Heritage Impacts

Table 2: The heritage impacts are summarised and analysed in the table below. This highlights where changes are occurring through the revised proposals incorporated in the Section 72 amendment.

Interventions	Impacts Analysis	Change arising from Section 72 amendment
Demolition works		
Internal works	There are no internal controls, however it is noted that the character of interior front rooms and hallway will be retained and enhanced as part of the scheme. The enclosure of the upper level from general access is necessary for safety reasons.	No change in extent of works, remains as endorsed
Demolition of cottage at rear	The rear cottage and shed are post-war construction and do not contribute to the heritage significance of the site. The former stables building, the only extant heritage outbuilding, is to be retained.	No change in extent of works, remains as endorsed

[1] Based on the significance assessment carried out in the Preliminary Heritage Advice 16/2/2018.

Partial demolition of the rear of the original house	The works retain the area of primary significance – the original house (1908) built by the second generation of the Hamiltons in the area.	No change in extent of works, remains as endorsed.
	The extensions at rear built by the later generations of the Hamiltons would be demolished. These works have been deemed necessary for the successful conversion of this space to the new use, given the generally more utilitarian design and poorer condition of the later additions to the house.	No change in extent of works, remains as endorsed
	The demolition to rear kitchen section to include removal of the rear chimney.	**Minor change. This can be accepted given that it is not of primary significance and is mitigated by the improved separation in the design.**
	The loss of some original fabric at the rear of the house is mitigated by the retention of internal areas and details in the front rooms of primary significance of the house, hence avoiding facadism and ensuring the history of the house continued to be evident in the internal fabric.	No change in extent of works, remains as endorsed
	The creation of a garden courtyard creates an improved separation between new and old forms compared to the previously approved scheme that merged the new with the old at this location.	**Change based on amendment. Positive improvement compared to endorsed plans**
	The demolition of alterations comprising the front screen wall and side verandah infills will restore the verandah to its original extent and appearance.	No change in extent of works, remains as endorsed
Removal of selected trees	The majority of mature exotic trees will be retained in the setting of the homestead. Rows of various species of oak and other exotic trees along the western approach and in the principal display garden areas are retained. Oaks, cedars and elms around the site have mostly been retained where the trees have been highly or moderately rated by an arborist. While the loss of the last survivors of the Monterey Cypress row is unfortunate, they have been assessed by the arborist as hazardous and at the end of their life.	No change in extent of works, remains as endorsed
	Native trees (swamp gums) to be removed in the area south of the homestead are not of heritage value as they do not contribute to the exotic garden setting.	No change in extent of works, remains as endorsed
	Removal of the round hedge and the formal garden in the northeast corner of the site will be mitigated by the retention of the whole of the square hedge around the stables included that outside of the HO,	No change in extent of works, remains as endorsed

	and the replacement of formal gardens in front of the homestead.	
Removal of selected garden areas	There are a small number of additional tree impacts in the enlargement of the Clubhouse but these are proposed to be mitigated by the planting of replacement trees in other areas around the Clubhouse to retain the treed garden setting.	**Change based on amendment. While there would be additional impacts these would be matched with additional mitigation measures in terms of new plantings.**
	The garden setting of the house will be reduced through the reduction in the formal gardens, particularly to the north of the homestead, many of which are overgrown and in poor condition. This adverse impact will be mitigated through the retention of a garden setting, consisting of: • Garden area in the northern lawn; • Garden courtyard area between the homestead and new clubhouse; • Trees and gardens to the west and along the driveway entry; • Garden area and hedge around former stables; • A garden area (slightly reduced from the previous scheme) will be retained between the south of the extended homestead and the units along the proposed Peridot Lane; • Green buffers between the Peridot Lane villas and Ferrier Road, and the new GemLife Boulevard; • Formal garden area and bowling green north of the house to replace impacted formal garden areas. • The series of connected semi-secluded gardens to the south and southeast of the homestead will be replaced by the semi-secluded garden courtyard between the homestead and the Clubhouse. There will be additional secluded or semi secluded garden spaces (orchard park, 'secret garden' and pocket park) as part of the new landscape design.	Majority of elements, no change arising from the amendment. **For elements which are changing:** • **Courtyard provides an improved separation between old and new, allowing the homestead to retain a more distinctive identity.** • **Southern garden replaced with courtyard above.** • **Bowling green retains open space and views/vista to the north.** • **Changes to the garden scheme maintain the important sense of semi secluded garden settings.**
New building works		
Clubhouse	*Siting* The new building is located to the rear of the homestead, on the south. This location is also the site of the most change, with post-war and more recent construction. The addition, through its siting at the rear of the homestead, respects and does not overwhelm the heritage place. The secondary visual appearance is confirmed by the 3D massing models. *Design*	No change in extent of works, remains as endorsed **While larger, the new building is better separated and distinct from the homestead and continues to comply with massing as**

	The design of the addition is contemporary with pitched roofs in sympathy with the homestead, though shallower to reduce visual prominence and retain secondary height. The single storey height will not overwhelm the heritage place. The original homestead will retain its primacy as the dominant built form thanks to this separation from the new addition and its overall greater height and prominent roof forms. This is confirmed by the massing modelling.	**a secondary building that will not overwhelm or dominate the original homestead. The contemporary design will be an improvement in terms of distinguishing new from old. It continues to reference traditional elements but in a more contemporary manner, such as verandah and pitched roofs, lowered to remain subservient to the overall height and primacy of the homestead.**
	The wellness centre is no longer proposed as a separate building to the Clubhouse.	**While the addition now extends between the homestead and former stables, there is no current visual relationship between the two given the gardens currently extending between and visually separating the two buildings. This space was formerly proposed to be a separate wellness centre.** **The revised proposal provides new landscaping including pathways connecting former stables (admin building) to the Clubhouse and a garden space within the hedged area. In the revised proposal the former stables is given prominence and better appreciated along the graded pathway into the main foyer of the Clubhouse. This and its use as admin space provides a meaningful relationship between the Clubhouse.**
Bowling Green	The proposed bowling green has been relocated to the northern from the eastern lawn of the homestead, maintaining a useful open space in front of the homestead without encroaching on significant trees or gardens.	**Relocation of the bowling green is neutral in impact as no significant vistas will be impacted.**
	A bowling green is justified as a tennis court was once located near the house, and a green may	No change in extent of works, remains as endorsed

	assist in activating this part of the house and establishing an active transition between the homestead and new forms to the north while retaining an appreciation of this façade of the house and not overwhelming the property.	
Landscaping (gardens)	The landscaping continues the tradition of a series of interconnected display and formal gardens. The landscape plan comprises a bowling green providing open views northwards, a 'Macedon Park' to the north designed to foreground significant views, a 'garden room' to the northeast continuing the tradition of the secluded garden space, consistent avenue planting, and a flush terrace deck to the east of the homestead set back midway behind the homestead and located north of the Clubhouse. The Design Intent of T.C.L is to continue the character of the series of interconnected gardens including the retention where possible of significant plantings.	No change in extent of works, remains as endorsed **The landscape plans would be overall neutral in impact as lost garden space would be replaced, vistas maintained and the overall garden setting intent maintained.**
Fences	The timber post fence, and stone wall with timber/aluminium feature gates are sympathetic to the rural estate character of Westport. The stone and brick security wall is well set back from Ferrier Road and is designed to fit the rustic character of the place while providing ample security.	No change in extent of works, remains as endorsed **New security fence has minimal impact as it is setback from the road and does not obscure significant views.**
Roads and Paths	The western driveway originally extended around the house. New road extending northwards along the east of the HO is substantially set away from the house so as to retain an area of expansive lawn and a gentler transition to development to the north of the homestead.	No change in extent of works, remains as endorsed
Administration Buildings (Former stables)	It is proposed to alter a section of the verandah at front to a gable to allow head clearance at the main entrance.	**The verandah around the former stables building is not original, having been added at some time in the conversion to residential use, so this minor alteration is acceptable.**
New Villas (Siting/Design)	*Siting* Peridot Lane units are located in an informal garden area with low heritage value. Their location is screened from Ferrier Road and the Entry avenues by greenery; and separated from the homestead	No change in extent of works, remains as endorsed

	area by an area of formal garden to be retained at the rear of the homestead. The western boundary units are separated from the homestead by the formal garden and extension of the driveway. The units in the northwest corner of the HO are set an appropriate distance away from the homestead, retaining an area of lawn and formal garden between them and the homestead. *Design* Villa designs have taken inspiration from the homestead, adopting a sensitive bungalow style and incorporating elements that refer to the heritage place without mimicking its form or design. These sympathetic and complementary elements include: • Pitched roofs • Single storey height • Metal roofing • Weatherboard • Chimneys • Entry porches The scheme has been adopted for the villas with direct visual interface with the homestead. This design incorporates grey weatherboard walls and natural galvanized roofing. The materials are sympathetic with the homestead, while the grey colour will allow the homestead's red-brown timber to stand out and 'shine'. The homestead will be the only attic storey house on the site, retaining its primacy in terms of height and size within the development.	No change in extent of works, remains as endorsed No change in extent of works, remains as endorsed No change in extent of works, remains as endorsed No change in extent of works, remains as endorsed No change in extent of works, remains as endorsed

Analysis of Heritage Impacts against Clause 59.07

The significance of the heritage place and whether the proposal will adversely affect that significance.

Comment: The Statement of Significance outlines the significant elements of the place, notably the 'intact and distinctively styled house' produced by 'the second generation of Hamiltons in the area', as a series of Indian Bungalows 'all once sited within extensive display gardens'. The proposal retains the house created by the second generation of Hamiltons. While the setting is reduced, extensive gardens will be retained and replaced, including the significant exotic trees within proximity to the house and along the western driveway. The 'easy historical interpretation of the site' noted in the Statement of Significance will be enhanced by new interpretive displays developed as part of a Heritage Interpretation Strategy. These will incorporate some of the original Ferrier-Hamilton furniture displayed in the homestead, alongside copies of original titles and the Family history.

The significance of the homestead as the home of the second generation of the Hamilton family in the district will continue to be evident in the fabric of the place, through the retention of the

original house's primary volume, the former stables, and a setting of exotic trees and formal gardens.

> *Whether the outbuilding to be demolished contributes to the significance, character or appearance of the building or heritage place.*

Comment: The outbuilding to be demolished is a post-war cottage and does not contribute to the significance of the place, which derives from the early Hamilton family and the early twentieth century.

> *Whether the location, bulk, form and appearance of the proposed building or works will adversely affect the significance of the building or heritage place.*

Comment: The design of the Clubhouse incorporates pitched roof forms subservient to the more dramatic pitch of the homestead. It is an honestly contemporary design, being distinguishable as new. The height and setbacks respect and will not overwhelm the original house and will be distinct from it.

The designs of the villas complement the place, inspired by the bungalow form of the homestead, whilst avoiding mimicry through their more modest scale and form and different colour palette. Particular attention has been paid to the design details of the villas in the interface between the new and old provide a sensitive transition, with complementary timber walls and galvanised roofing, but with muted grey colour that will permit the original red-brown timber homestead to shine.

While the development envisages some encroachment of new built form onto the Heritage Overlay, this has been mitigated by the retention of a formal garden setting around the homestead, and the adoption of sympathetic and complementary form and design details for the new villas. Areas of original garden such as the garden and hedge around the former stables have been retained. Areas of formal gardens including original exotic trees will provide an appropriate setting to the east, west and north. The bowling green will take the place of the north lawn, activating this area and providing a transition to the development to the north. Views of the homestead's primary façade will be unobstructed.

> *Whether the proposed building or works will affect the health or appearance of a tree which is the subject of a Heritage Overlay.*

Comment: While the loss of a small number of heritage trees is anticipated, most of these are in poor or hazardous condition as identified by the arborist report. Most of the exotic trees will be retained in the new garden setting, in particular the oaks and cedars close to the house that provide its immediate setting. Rows of various species of oak and other exotic trees along the western approach and in the principal display garden area to the south have been retained. Cedars and Elms around the site will generally been retained where safe to do so. Additional trees to be removed would be replaced with new trees and plantings in appropriate locations to maintain the treed and garden character of the heritage place.

Analysis of the Scheme against the Burra Charter 2013

Macedon Ranges Heritage Policy guidelines include 'consideration, where relevant of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013'. The scheme and the process of its development respects important principles of the Burra Charter (2013). Of particular relevance are the following articles:

> *Article 8. Setting Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.*
>
> *Article 9. Location 9.1 The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.*

Comment: The proposal retains the original homestead in situ in its original location, preserving the connection between historical fabric and place. The scheme retains an appropriate setting with an emphasis on enhancing the garden setting of the homestead. Mature trees and a series of interconnected gardens will contribute to this setting.

> *Article 22. New work 22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. New work should be respectful of the place through consideration of siting, bulk, form, scale, character, colour, texture and material. However imitation should generally be avoided.*

Comment: The separate Clubhouse addition is located respectfully at the rear of the original house, respecting the siting, form, and character of the house whilst avoiding replication of period materials, details or fabric. The new roof forms are pitched but lower than the old, and subservient in height and scale. The Clubhouse adopts a contemporary terrace and verandah element with glazing under shallow pitched roof form. The new villas similarly take design cues from the homestead as a series of timber bungalows, but separated at a respectful distance and distinguished by their more muted contemporary colours.

> *Article 24. Retaining associations and meanings 24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.*
>
> *Article 25. Interpretation The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate.*

Comment: The proposal includes additional historical displays to be developed through a heritage interpretation strategy, incorporating the history of the site, examples of original furniture, Titles and where appropriate heritage plaques or signage. In this way the cultural significance of the place will be respected and enhanced.

> *Article 27. Managing change 27.1 The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.*

Comment: The scheme's impact has been assessed drawing on the Statement of Significance and based on recommendations in a preliminary heritage assessment. In the process, heritage consultants have worked with the developer to gain the best possible outcome for the heritage values of the place. This process has seen the evolution of the masterplan to further protect and enhance the curtilage around the original homestead with respect to the lawn and landscape. The aim has been to provide an appropriate setting that acts as a buffer between the old and new, and provides views to the front of the homestead. The location and designs of clubhouse and villas have evolved through the same process to complement the heritage place.

> *27.2 Existing fabric, use, associations and meanings should be adequately recorded before and after any changes are made to the place.*

Comment: A photographic record of the place will be carried out before the commencement of works.

Conclusion

The proposal complies with the objectives of the Planning Scheme to 'encourage appropriate development that respects places with identified heritage values', through its retention of significant elements at the site including the original homestead's areas of primary significance and the contributory former stables; the maintenance of an appropriate garden setting comprising formal gardens and mature trees, and supporting the adaptive reuse of the heritage building.

The proposed amendment to the existing permit provides a larger footprint and massing for the new Clubhouse, with a more honestly contemporary design. Any additional impacts are mitigated by several improvements to the scheme, notably the greater separation between old and new. This is achieved by the creation of a garden courtyard between the homestead and Clubhouse replacing the previously proposed addition, as well as through a more honest contemporary design that still incorporates sympathetic elements such as pitched roof forms. The rendered views demonstrate that the new Clubhouse would be secondary to the homestead and would not dominate or detract when viewed from the significant viewpoint on the northern axis.

Some additional tree impacts are identified as part of the revised scheme, but these are to be mitigated by proposed replacement plantings to retain the vegetated landscape character into the future.

Minor alteration to the former stable is to non-original or later additions only. The location of the main foyer entry and pathway to the north alongside the building as well as the use as administrative space provides adequate meaningful relationship between the former stables and the Clubhouse.

The development responds positively to the heritage significance of the site, allowing for the rejuvenation of an important heritage asset within Macedon Ranges and for these reasons should be supported.



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Preliminary Tree Assessment

for

Ethos Urban

Assessment of trees at 72 Ferrier Road, New Gisborne.

Prepared by

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Thomastown VIC 3074

Prepared for

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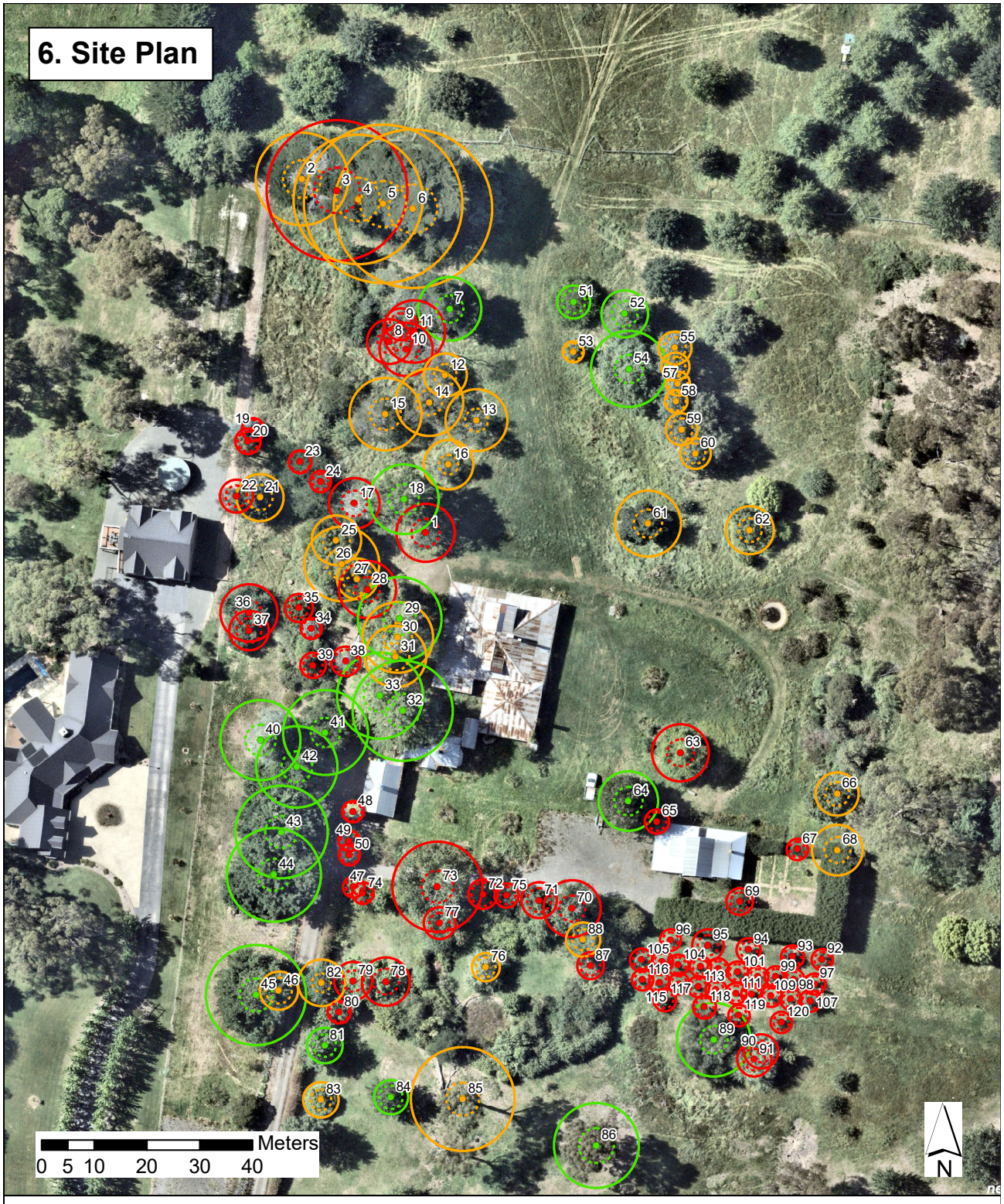
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Friday, 10 May 2024

Tel: 1300 404 558
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6. Site Plan



Preliminary Tree Assessment 72 Ferrier Road, New Gisborne

Legend - Retention Value

Trees	SRZ	TPZ
High	High	High
Moderate	Medium	Medium
Low	Low	Low

Aerial Image Supplied by: Nearmap
Plotted: LWB
Coordinate System: GDA 1994 MGA Zone 55
Date: 07/05/2024

HOMEWOOD
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Thomastown VIC 3074
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Appendix 4. Tree Data Table

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
1	*Crataegus smithiana*	Exotic	5 x 5	46	60	Mature	Good	Fair	10 to 20 years	Low	Low		5.52	2.39	
2	*Hesperocyparis macrocarpa*	Exotic	11 x 13	73	120	Mature	Fair	Fair	10 to 20 years	Medium	Medium		8.76	2.9	
3	*Hesperocyparis macrocarpa*	Exotic	19 x 10	111	190	Mature	Very Poor	Poor	Less than 5 years	Medium	Low		13.32	3.46	393
4	*Hesperocyparis macrocarpa*	Exotic	20 x 16	102	170	Mature	Fair	Poor	10 to 20 years	Medium	Medium		12.24	3.34	394
5	*Hesperocyparis macrocarpa*	Exotic	20 x 16	178	190	Mature	Fair	Poor	5 to 10 years	Medium	Medium		15	4.22	
6	*Hesperocyparis macrocarpa*	Exotic	20 x 20	208	220	Mature	Fair	Poor	10 to 20 years	Medium	Medium		15	4.5	396
7	*Ulmus procera*	Exotic	15 x 10	50	56	Mature	Good	Good	20 to 40 years	Medium	High		6	2.47	
8	*Acacia mearnsii*	Indigenous	14 x 7	35	40	Mature	Fair	Poor	5 to 10 years	Low	Low		4.2	2.13	
9	*Acacia mearnsii*	Indigenous	10 x 7	25	35	Mature	Fair	Poor	5 to 10 years	Low	Low		3	1.85	484
10	*Acacia mearnsii*	Indigenous	14 x 10	42	49	Mature	Poor	Poor	Less than 5 years	Low	Low		5.04	2.3	483
11	*Acacia mearnsii*	Indigenous	14 x 12	49	45	Mature	Poor	Fair	Less than 5 years	Low	Low		5.88	2.45	485
12	*Arbutus unedo*	Exotic	5 x 5	34	36	Mature	Fair	Fair	10 to 20 years	Medium	Medium		4.08	2.1	
13	*Arbutus unedo*	Exotic	7 x 10	49	37	Mature	Fair	Fair	10 to 20 years	Medium	Medium		5.88	2.45	

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
14	*Arbutus unedo*	Exotic	7 x 10	53	49	Mature	Fair	Fair	10 to 20 years	Medium	Medium		6.36	2.53	
15	*Arbutus unedo*	Exotic	7 x 10	57	78	Mature	Fair	Fair	10 to 20 years	Medium	Medium		6.84	2.61	
16	*Arbutus unedo*	Exotic	6 x 6	39	26	Mature	Fair	Fair	10 to 20 years	Medium	Medium		4.68	2.23	
17	*Robinia pseudoacacia*	Exotic	14 x 7	40	49	Mature	Very Poor	Fair	Less than 5 years	Low	Low		4.8	2.25	
18	*Liquidambar styraciflua*	Exotic	20 x 11	55	71	Mature	Good	Good	20 to 40 years	High	High		6.6	2.57	492
19	*Acacia baileyana*	Native	6 x 5	18	26	Semi mature	Good	Good	10 to 20 years	Low	Low	Growing through fence.	2.16	1.61	
20	*Eucalyptus ovata*	Indigenous	11 x 6	20	28	Semi mature	Good	Fair	20 to 40 years	Low	Low	2 trees next to are third party owned	2.4	1.68	
21	*Quercus canariensis*	Exotic	10 x 7	37	46	Semi mature	Good	Fair	20 to 40 years	Medium	Medium		4.44	2.18	
22	*Eucalyptus ovata*	Indigenous	11 x 6	26	32	Semi mature	Good	Fair	20 to 40 years	Low	Low	Dubious ownership, growing through fence	3.12	1.88	
23	*Robinia pseudoacacia*	Exotic	6 x 7	18	29	Semi mature	Fair	Fair	10 to 20 years	Low	Low		2.16	1.61	
24	*Robinia pseudoacacia*	Exotic	4 x 4	16	16	Semi mature	Fair	Fair	10 to 20 years	Low	Low	Group of 4, growing among shrubs	2	1.53	

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
25	*Arbutus unedo*	Exotic	9 x 12	39	55	Mature	Good	Fair	10 to 20 years	Medium	Medium	Group of 4, Ivy growing at base	4.68	2.23	
26	*Arbutus unedo*	Exotic	8 x 11	59	73	Mature	Good	Fair	10 to 20 years	Medium	Medium	measurements estimated	7.08	2.65	
27	*Arbutus unedo*	Exotic	6 x 6	32	65	Mature	Fair	Fair	10 to 20 years	Medium	Medium		3.84	2.05	
28	*Arbutus unedo*	Exotic	5 x 5	45	45	Mature	Fair	Poor	10 to 20 years	Low	Low	Measurements estimated.	5.4	2.37	
29	*Quercus palustris*	Exotic	23 x 13	66	84	Mature	Good	Fair	10 to 20 years	High	High		7.92	2.78	474
30	*Quercus palustris*	Exotic	19 x 15	56	63	Mature	Good	Poor	10 to 20 years	High	Medium		6.72	2.59	475
31	*Quercus palustris*	Exotic	21 x 11	48	56	Mature	Good	Poor	10 to 20 years	High	Medium		5.76	2.43	476
32	*Cedrus deodara*	Exotic	25 x 14	79	92	Mature	Good	Good	20 to 40 years	High	High		9.48	3	
33	*Cedrus deodara*	Exotic	25 x 12	68	85	Mature	Good	Good	20 to 40 years	High	High		8.16	2.81	477
34	*Acacia baileyana*	Native	6 x 4	15	20	Semi mature	Good	Fair	10 to 20 years	Low	Low	Measurements estimated.	2	1.5	
35	*Arbutus unedo*	Exotic	4 x 6	22	26	Mature	Good	Fair	10 to 20 years	Low	Low		2.64	1.75	
36	*Quercus canariensis*	Exotic	8 x 10	45	50	Mature	Good	Poor	10 to 20 years	Medium	Low	Group of suckers	5.4	2.37	
37	*Fraxinus ornus*	Exotic	5 x 7	31	45	Semi mature	Fair	Fair	10 to 20 years	Low	Low	Measurements estimated.	3.72	2.02	

Preliminary Tree Assessment
Ethos Urban
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ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
38	*Ilex aquifolium*	Exotic	6 x 5	23	38	Semi mature	Poor	Fair	Less than 5 years	Low	Low		2.76	1.79	
39	*Acacia implexa*	Indigenous	7 x 5	20	25	Semi mature	Good	Fair	10 to 20 years	Low	Low		2.4	1.68	
40	*Cedrus atlantica*	Exotic	23 x 12	63	74	Mature	Good	Good	20 to 40 years	High	High		7.56	2.73	472
41	*Quercus suber*	Exotic	13 x 16	67	67	Mature	Good	Fair	20 to 40 years	High	High		8.04	2.8	473
42	*Quercus robur*	Exotic	18 x 17	64	75	Mature	Good	Good	20 to 40 years	High	High		7.68	2.74	
43	*Quercus robur*	Exotic	18 x 20	73	83	Mature	Good	Good	20 to 40 years	High	High		8.76	2.9	
44	*Quercus robur*	Exotic	14 x 22	74	83	Mature	Good	Fair	20 to 40 years	High	High		8.88	2.92	
45	*Quercus robur*	Exotic	16 x 17	79	87	Mature	Good	Good	20 to 40 years	High	High		9.48	3	
46	*Arbutus unedo*	Exotic	5 x 7	30	50	Mature	Good	Fair	10 to 20 years	Low	Medium		3.6	2	
47	*Crataegus monogyna*	Exotic	2 x 1	14	14	Mature	Fair	Fair	5 to 10 years	Medium	Low	Hedge following driveway.	2	1.5	
48	*Pittosporum eugenioides*	Exotic	4 x 3	13	21	Semi mature	Fair	Fair	10 to 20 years	Low	Low		2	1.5	
49	*Pittosporum eugenioides 'Variegatum'*	Exotic	4 x 3	10	18	Semi mature	Fair	Fair	10 to 20 years	Low	Low		2	1.5	
50	*Pittosporum eugenioides 'Variegatum'*	Exotic	4 x 3	13	20	Semi mature	Fair	Fair	10 to 20 years	Low	Low		2	1.5	
51	*Quercus phellos*	Exotic	8 x 11	26	37	Semi mature	Good	Good	20 to 40 years	Medium	High		3.12	1.88	

Reference: 5138

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
52	*Quercus phellos*	Exotic	15 x 12	37	48	Mature	Good	Good	20 to 40 years	Medium	High		4.44	2.18	
53	*Tilia cordata*	Exotic	5 x 4	16	20	Semi mature	Good	Good	20 to 40 years	Low	Medium		2	1.53	
54	*Fraxinus excelsior 'Aurea'*	Exotic	13 x 19	60	63	Mature	Fair	Good	20 to 40 years	High	High		7.2	2.67	497
55	*Populus tremula*	Exotic	15 x 6	26	32	Mature	Good	Good	20 to 40 years	Medium	Medium		3.12	1.88	
56	*Populus tremula*	Exotic	15 x 6	22	27	Mature	Good	Good	20 to 40 years	Medium	Medium		2.64	1.75	
57	*Populus tremula*	Exotic	15 x 6	19	24	Mature	Good	Good	20 to 40 years	Medium	Medium		2.28	1.65	
58	*Populus tremula*	Exotic	15 x 6	18	24	Mature	Good	Good	20 to 40 years	Medium	Medium		2.16	1.61	
59	*Populus tremula*	Exotic	14 x 7	25	34	Mature	Good	Good	20 to 40 years	Medium	Medium		3	1.85	
60	*Populus tremula*	Exotic	15 x 7	24	28	Mature	Good	Good	20 to 40 years	Medium	Medium		2.88	1.82	
61	*Ulmus glabra 'Camperdownii'*	Exotic	9 x 10	52	60	Mature	Good	Fair	20 to 40 years	Medium	Medium	Branch growing from rootstock above grafted canopy.	6.24	2.51	496
62	*Quercus acutissima*	Exotic	7 x 9	38	41	Mature	Good	Fair	40+ years	Medium	Medium		4.56	2.2	
63	*Quercus phellos*	Exotic	11 x 10	45	55	Mature	Good	Poor	Less than 5 years	Medium	Low		5.4	2.37	
64	*Populus tremula*	Exotic	19 x 11	47	62	Mature	Good	Good	Less than 5 years	High	High		5.64	2.41	
65	*Populus tremula*	Exotic	5 x 6	19	22	Mature	Good	Good	10 to 20 years	Low	Low		2.28	1.65	
66	*Quercus suber*	Exotic	10 x 10	34	41	Mature	Good	Fair	40+ years	Medium	Medium		4.08	2.1	

Reference: 5138

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
67	*Ligustrum vulgare*	Exotic	2 x 2	4	4	Mature	Fair	Fair	5 to 10 years	Low	Low	Hedge, measurements estimated.	2	1.5	
68	*Hesperocyparis glabra*	Exotic	5 x 4	40	50	Mature	Fair	Fair	20 to 40 years	Medium	Medium	Hedge	4.8	2.25	
69	*Malus domestica*	Exotic	5 x 5	21	23	Mature	Fair	Fair	10 to 20 years	Low	Low		2.52	1.72	
70	*Populus tremula*	Exotic	17 x 9	45	51	Mature	Poor	Fair	10 to 20 years	Medium	Low		5.4	2.37	
71	*Pyrus communis*	Exotic	13 x 15	28	42	Mature	Poor	Fair	10 to 20 years	Medium	Low	Measurements estimated.	3.36	1.94	
72	*Laurus nobilis*	Exotic	7 x 5	23	40	Semi mature	Fair	Poor	20 to 40 years	Low	Low	Measurements estimated.	2.76	1.79	
73	*Populus balsamifera*	Exotic	16 x 22	71	82	Mature	Fair	Poor	5 to 10 years	Medium	Low	Main leader has failed	8.52	2.87	
74	*Malus domestica*	Exotic	5 x 5	17	19	Mature	Fair	Poor	10 to 20 years	Low	Low	Epicormics growing from base throughout canopy	2.04	1.57	
75	*Pyrus communis*	Exotic	4 x 6	19	20	Mature	Fair	Poor	5 to 10 years	Low	Low		2.28	1.65	
76	*Pyrus calleryana*	Exotic	6 x 8	22	26	Mature	Good	Fair	10 to 20 years	Medium	Medium		2.64	1.75	
77	*Malus domestica*	Exotic	6 x 6	25	28	Mature	Fair	Fair	5 to 10 years	Low	Low		3	1.85	
78	*Pyrus calleryana*	Exotic	8 x 12	38	49	Mature	Good	Fair	10 to 20 years	Medium	Low		4.56	2.2	
79	*Pyrus calleryana*	Exotic	7 x 10	30	31	Mature	Good	Fair	5 to 10 years	Medium	Low		3.6	2	
80	*Pyrus calleryana*	Exotic	7 x 8	18	25	Mature	Good	Fair	5 to 10 years	Low	Low		2.16	1.61	

Reference: 5138

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
81	*Quercus rubra*	Exotic	11 x 10	28	36	Mature	Good	Good	20 to 40 years	Medium	High		3.36	1.94	
82	*Quercus rubra*	Exotic	11 x 9	37	24	Mature	Good	Fair	20 to 40 years	Medium	Medium		4.44	2.18	
83	*Quercus sp.*	Exotic	5 x 6	28	30	Mature	Good	Fair	20 to 40 years	Medium	Medium	Measurements estimated	3.36	1.94	
84	*Quercus robur*	Exotic	13 x 7	27	39	Mature	Good	Good	40+ years	Medium	High		3.24	1.91	
85	*Eucalyptus ovata*	Indigenous	22 x 13	82	88	Mature	Fair	Poor	10 to 20 years	High	Medium		9.84	3.04	34L
86	*Eucalyptus ovata*	Indigenous	20 x 10	67	102	Mature	Good	Fair	40+ years	High	High		8.04	2.8	451
87	*Pyrus communis*	Exotic	7 x 10	21	26	Mature	Fair	Fair	5 to 10 years	Low	Low		2.52	1.72	
88	*Malus domestica*	Exotic	9 x 7	27	31	Mature	Good	Good	10 to 20 years	Medium	Medium		3.24	1.91	
89	*Quercus sp.*	Exotic	8 x 13	58	57	Mature	Good	Good	20 to 40 years	Medium	High		6.96	2.63	
90	*Pyrus calleryana*	Exotic	7 x 10	27	32	Mature	Good	Fair	5 to 10 years	Medium	Low		3.24	1.91	
91	*Pyrus calleryana*	Exotic	6 x 9	27	32	Mature	Good	Fair	5 to 10 years	Medium	Low		3.24	1.91	
92	*Malus domestica*	Exotic	2 x 2	3	10	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
93	*Malus domestica*	Exotic	3 x 3	18	21	Mature	Fair	Poor	5 to 10 years	Low	Low		2.16	1.61	
94	*Malus domestica*	Exotic	4 x 2	19	19	Mature	Fair	Poor	5 to 10 years	Low	Low		2.28	1.65	
95	*Malus domestica*	Exotic	4 x 2	25	28	Mature	Fair	Poor	5 to 10 years	Low	Low		3	1.85	
96	*Malus domestica*	Exotic	4 x 2	8	10	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
97	*Malus domestica*	Exotic	4 x 2	9	14	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
98	*Malus domestica*	Exotic	2 x 1	3	12	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
99	*Malus domestica*	Exotic	4 x 2	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
100	*Malus domestica*	Exotic	2 x 1	14	14	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	

Reference: 5138

Preliminary Tree Assessment
Ethos Urban
72 Ferrier Road, New Gisborne.

ID	Botanical Name	Origin	Tree height x Canopy width (m)	DBH (cm)	Basal diameter (cm)	Age Class	Health	Structure	ULE (years)	Landscape Value	Retention Value	Comments	TPZ radius (m)	SRZ radius (m)	Tags
101	*Malus domestica*	Exotic	3 x 1	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
102	*Malus domestica*	Exotic	3 x 1	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
103	*Malus domestica*	Exotic	2 x 1	15	15	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
104	*Malus domestica*	Exotic	2 x 1	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
105	*Malus domestica*	Exotic	3 x 2	18	18	Mature	Fair	Poor	5 to 10 years	Low	Low		2.16	1.61	
106	*Malus domestica*	Exotic	3 x 1	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
107	*Malus domestica*	Exotic	4 x 3	17	17	Mature	Fair	Fair	5 to 10 years	Low	Low		2.04	1.57	
108	*Malus domestica*	Exotic	3 x 2	16	16	Mature	Fair	Fair	5 to 10 years	Low	Low		2	1.53	
109	*Malus domestica*	Exotic	3 x 2	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
110	*Malus domestica*	Exotic	2 x 1	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
111	*Malus domestica*	Exotic	2 x 1	11	11	Mature	Fair	Very poor	Less than 5 years	Low	Low		2	1.5	
112	*Malus domestica*	Exotic	2 x 1	15	15	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
113	*Malus domestica*	Exotic	2 x 1	14	14	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
114	*Malus domestica*	Exotic	2 x 2	15	15	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
115	*Malus domestica*	Exotic	2 x 2	15	15	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.5	
116	*Malus domestica*	Exotic	2 x 2	16	16	Mature	Fair	Poor	5 to 10 years	Low	Low		2	1.53	
117	*Malus domestica*	Exotic	3 x 2	18	18	Mature	Fair	Fair	5 to 10 years	Low	Low		2.16	1.61	
118	*Malus domestica*	Exotic	2 x 3	18	22	Mature	Fair	Fair	5 to 10 years	Low	Low		2.16	1.61	
119	*Malus domestica*	Exotic	2 x 2	11	13	Mature	Fair	Fair	5 to 10 years	Low	Low		2	1.5	
120	*Malus domestica*	Exotic	2 x 2	13	14	Mature	Fair	Fair	5 to 10 years	Low	Low		2	1.5	

Reference: 5138

Appendix 5. Individual Tree Data

Tree Number: 1

Botanical Name: *Crataegus smithiana*

Common Name:	Smiths Crab Apple
Origin:	Exotic
Height & Width (m):	5 x 5
DBH (cm)	46
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 5.52
SRZ Radius (m) 2.67



Tree Number: 2

Botanical Name: *Hesperocyparis macrocarpa*

Common Name:	Monterey Cypress
Origin:	Exotic
Height & Width (m):	11 x 13
DBH (cm)	73
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 8.76
SRZ Radius (m) 3.57

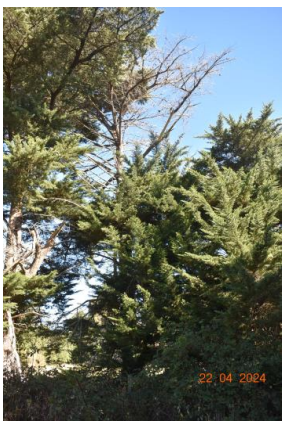


Tree Number: 3

Botanical Name: *Hesperocyparis macrocarpa*

Common Name:	Monterey Cypress
Origin:	Exotic
Height & Width (m):	19 x 10
DBH (cm)	111
Health:	Very Poor
Structure:	Poor
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 13.32
SRZ Radius (m) 4.33

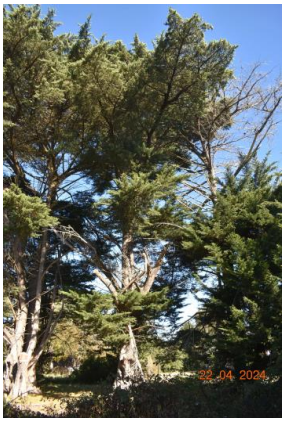


Tree Number: 4

Botanical Name: *Hesperocyparis macrocarpa*

Common Name:	Monterey Cypress
Origin:	Exotic
Height & Width (m):	20 x 16
DBH (cm)	102
Health:	Fair
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 12.24
SRZ Radius (m) 4.14



Tree Number: 5

Botanical Name: *Hesperocyparis macrocarpa*

Common Name:	Monterey Cypress
Origin:	Exotic
Height & Width (m):	20 x 16
DBH (cm)	178
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 15
SRZ Radius (m) 4.33

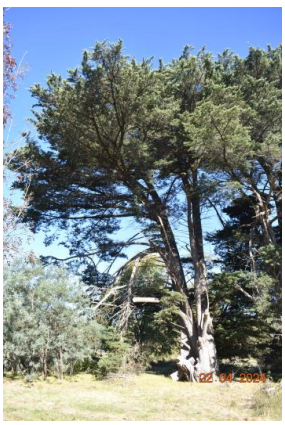


Tree Number: 6

Botanical Name: *Hesperocyparis macrocarpa*

Common Name:	Monterey Cypress
Origin:	Exotic
Height & Width (m):	20 x 20
DBH (cm)	208
Health:	Fair
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 15
SRZ Radius (m) 4.61



Tree Number: 7

Botanical Name: *Ulmus procera*

Common Name:	English Elm
Origin:	Exotic
Height & Width (m):	15 x 10
DBH (cm)	50
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m)
6
SRZ Radius (m)
2.59



Tree Number: 8

Botanical Name: *Acacia mearnsii*

Common Name:	Black Wattle
Origin:	Indigenous
Height & Width (m):	14 x 7
DBH (cm)	35
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
4.2
SRZ Radius (m)
2.25

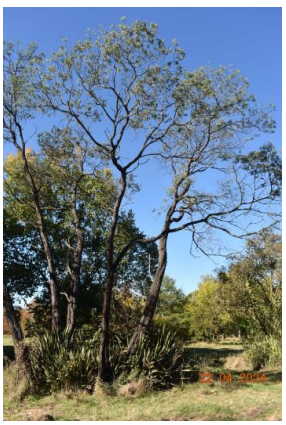


Tree Number: 9

Botanical Name: *Acacia mearnsii*

Common Name:	Black Wattle
Origin:	Indigenous
Height & Width (m):	10 x 7
DBH (cm)	25
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
3
SRZ Radius (m)
2.13



Tree Number: 10

Botanical Name: *Acacia mearnsii*

Common Name:	Black Wattle
Origin:	Indigenous
Height & Width (m):	14 x 10
DBH (cm)	42
Health:	Poor
Structure:	Poor
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 5.04
SRZ Radius (m) 2.45

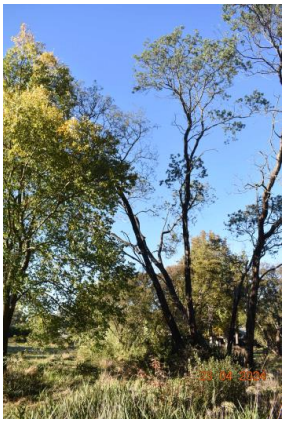


Tree Number: 11

Botanical Name: *Acacia mearnsii*

Common Name:	Black Wattle
Origin:	Indigenous
Height & Width (m):	14 x 12
DBH (cm)	49
Health:	Poor
Structure:	Fair
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 5.88
SRZ Radius (m) 2.37



Tree Number: 12

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	5 x 5
DBH (cm)	34
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.08
SRZ Radius (m) 2.15



Tree Number: 13

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	49
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 5.88
SRZ Radius (m) 2.18



Tree Number: 14

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	53
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 6.36
SRZ Radius (m) 2.45

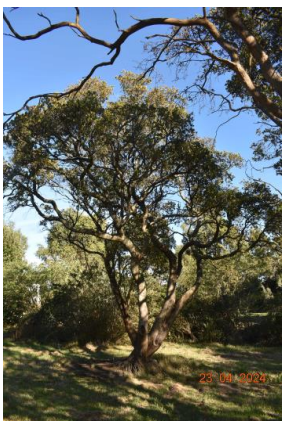


Tree Number: 15

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	57
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 6.84
SRZ Radius (m) 2.98



Tree Number: 16

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	6 x 6
DBH (cm)	39
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.68
SRZ Radius (m) 1.88



Tree Number: 17

Botanical Name: *Robinia pseudoacacia*

Common Name:	Black Locust
Origin:	Exotic
Height & Width (m):	14 x 7
DBH (cm)	40
Health:	Very Poor
Structure:	Fair
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 4.8
SRZ Radius (m) 2.45



Tree Number: 18

Botanical Name: *Liquidambar styraciflua*

Common Name:	Liquidambar
Origin:	Exotic
Height & Width (m):	20 x 11
DBH (cm)	55
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 6.6
SRZ Radius (m) 2.87



Tree Number: 19

Botanical Name: *Acacia baileyana*

Common Name:	Cootamundra Wattle
Origin:	Native
Height & Width (m):	6 x 5
DBH (cm)	18
Health:	Good
Structure:	Good
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.16
SRZ Radius (m) 1.88

Comments:
Growing through fence.



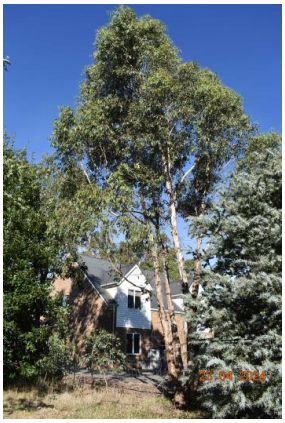
Tree Number: 20

Botanical Name: *Eucalyptus ovata*

Common Name:	Swamp Gum
Origin:	Indigenous
Height & Width (m):	11 x 6
DBH (cm)	20
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.4
SRZ Radius (m) 1.94

Comments:
2 trees next to are third party owned



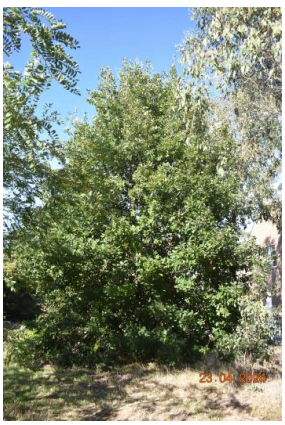
Tree Number: 21

Botanical Name: *Quercus canariensis*

Common Name:	Algerian Oak
Origin:	Exotic
Height & Width (m):	10 x 7
DBH (cm)	37
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 4.44
SRZ Radius (m) 2.39

Comments:



Tree Number: 22

Botanical Name: *Eucalyptus ovata*

Common Name:	Swamp Gum
Origin:	Indigenous
Height & Width (m):	11 x 6
DBH (cm)	26
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 3.12
SRZ Radius (m) 2.05

Comments:
Dubious ownership, growing through fence



Tree Number: 23

Botanical Name: *Robinia pseudoacacia*

Common Name:	Black Locust
Origin:	Exotic
Height & Width (m):	6 x 7
DBH (cm)	18
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.16
SRZ Radius (m) 1.97

Comments:



Tree Number: 24

Botanical Name: *Robinia pseudoacacia*

Common Name:	Black Locust
Origin:	Exotic
Height & Width (m):	4 x 4
DBH (cm)	16
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2
SRZ Radius (m) 1.53

Comments:
Group of 4, growing among shrubs



Tree Number: 25

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	9 x 12
DBH (cm)	39
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 4.68
SRZ Radius (m) 2.57

Comments:
Group of 4, Ivy growing at base



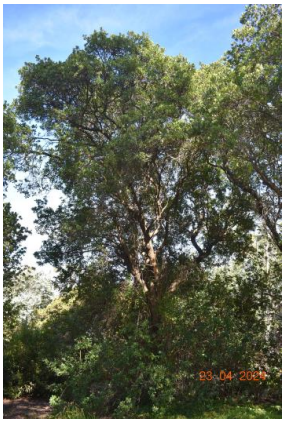
Tree Number: 26

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	8 x 11
DBH (cm)	59
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 7.08
SRZ Radius (m) 2.90

Comments:
measurements estimated



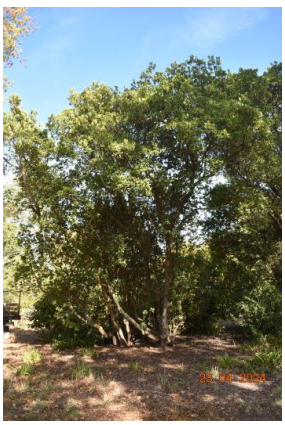
Tree Number: 27

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	6 x 6
DBH (cm)	32
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 3.84
SRZ Radius (m) 2.76

Comments:



Tree Number: 28

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	5 x 5
DBH (cm)	45
Health:	Fair
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 5.4
SRZ Radius (m) 2.37

Comments:
Measurements estimated.



Tree Number: 29

Botanical Name: *Quercus palustris*

Common Name:	Pin Oak
Origin:	Exotic
Height & Width (m):	23 x 13
DBH (cm)	66
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**High**
Landscape Contribution:	**High**

TPZ Radius (m) 7.92
SRZ Radius (m) 3.08

Comments:



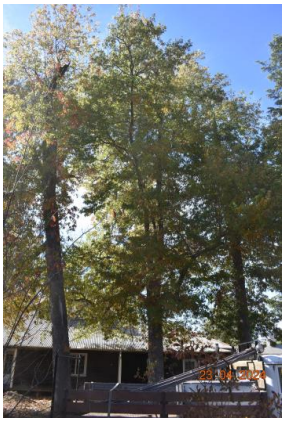
Tree Number: 30

Botanical Name: *Quercus palustris*

Common Name:	Pin Oak
Origin:	Exotic
Height & Width (m):	19 x 15
DBH (cm)	56
Health:	Good
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**High**

TPZ Radius (m) 6.72
SRZ Radius (m) 2.73

Comments:

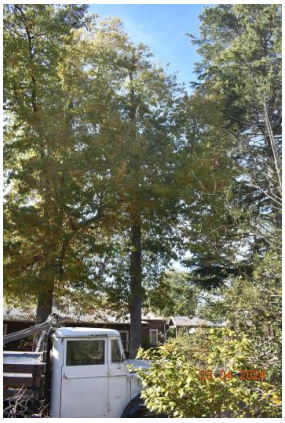


Tree Number: 31

Botanical Name: *Quercus palustris*

Common Name:	Pin Oak
Origin:	Exotic
Height & Width (m):	21 x 11
DBH (cm)	48
Health:	Good
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 5.76
SRZ Radius (m) 2.59



Tree Number: 32

Botanical Name: *Cedrus deodara*

Common Name:	Deodar Cedar
Origin:	Exotic
Height & Width (m):	25 x 14
DBH (cm)	79
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 9.48
SRZ Radius (m) 3.20



Tree Number: 33

Botanical Name: *Cedrus deodara*

Common Name:	Deodar Cedar
Origin:	Exotic
Height & Width (m):	25 x 12
DBH (cm)	68
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 8.16
SRZ Radius (m) 3.09



Tree Number: 34

Botanical Name: *Acacia baileyana*

Common Name:	Cootamundra Wattle
Origin:	Native
Height & Width (m):	6 x 4
DBH (cm)	15
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2
SRZ Radius (m) 1.68

Comments:
Measurements estimated.



Tree Number: 35

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	4 x 6
DBH (cm)	22
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.64
SRZ Radius (m) 1.88

Comments:



Tree Number: 36

Botanical Name: *Quercus canariensis*

Common Name:	Algerian Oak
Origin:	Exotic
Height & Width (m):	8 x 10
DBH (cm)	45
Health:	Good
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**

TPZ Radius (m) 5.4
SRZ Radius (m) 2.47

Comments:
Group of suckers



Tree Number: 37

Botanical Name: *Fraxinus ornus*

Common Name:	Manna Ash
Origin:	Exotic
Height & Width (m):	5 x 7
DBH (cm)	31
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 3.72
SRZ Radius (m) 2.37

Comments:
Measurements estimated.



Tree Number: 38

Botanical Name: *Ilex aquifolium*

Common Name:	English Holly
Origin:	Exotic
Height & Width (m):	6 x 5
DBH (cm)	23
Health:	Poor
Structure:	Fair
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.76
SRZ Radius (m) 2.20

Comments:



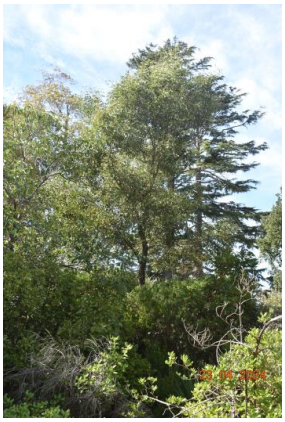
Tree Number: 39

Botanical Name: *Acacia implexa*

Common Name:	Lightwood
Origin:	Indigenous
Height & Width (m):	7 x 5
DBH (cm)	20
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.4
SRZ Radius (m) 1.85

Comments:



Tree Number: 40

Botanical Name: *Cedrus atlantica*

Common Name:	Atlantic Cedar
Origin:	Exotic
Height & Width (m):	23 x 12
DBH (cm)	63
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 7.56
SRZ Radius (m) 2.92



Tree Number: 41

Botanical Name: *Quercus suber*

Common Name:	Cork Oak
Origin:	Exotic
Height & Width (m):	13 x 16
DBH (cm)	67
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 8.04
SRZ Radius (m) 2.80



Tree Number: 42

Botanical Name: *Quercus robur*

Common Name:	English Oak
Origin:	Exotic
Height & Width (m):	18 x 17
DBH (cm)	64
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 7.68
SRZ Radius (m) 2.93



Tree Number: 43

Botanical Name: *Quercus robur*

Common Name:	English Oak
Origin:	Exotic
Height & Width (m):	18 x 20
DBH (cm)	73
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m)
8.76
SRZ Radius (m)
3.06



Tree Number: 44

Botanical Name: *Quercus robur*

Common Name:	English Oak
Origin:	Exotic
Height & Width (m):	14 x 22
DBH (cm)	74
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m)
8.88
SRZ Radius (m)
3.06



Tree Number: 45

Botanical Name: *Quercus robur*

Common Name:	English Oak
Origin:	Exotic
Height & Width (m):	16 x 17
DBH (cm)	79
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m)
9.48
SRZ Radius (m)
3.12



Tree Number: 46

Botanical Name: *Arbutus unedo*

Common Name:	Irish Strawberry Tree
Origin:	Exotic
Height & Width (m):	5 x 7
DBH (cm)	30
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 3.6
SRZ Radius (m) 2.47



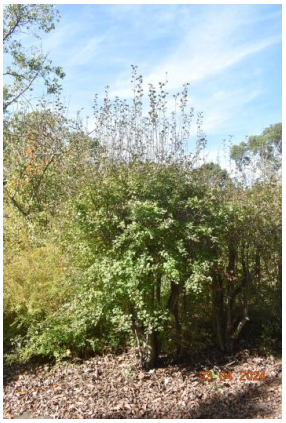
Tree Number: 47

Botanical Name: *Crataegus monogyna*

Common Name:	Hawthorn
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	14
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

Hedge following driveway

TPZ Radius (m) 2
SRZ Radius (m) 1.50



Tree Number: 48

Botanical Name: *Pittosporum eugenioides*

Common Name:	Tarata
Origin:	Exotic
Height & Width (m):	4 x 3
DBH (cm)	13
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2
SRZ Radius (m) 1.72



Tree Number: 49

Botanical Name: *Pittosporum eugenioides 'Variegatum'*

Common Name:	Variegated Pittosporum
Origin:	Exotic
Height & Width (m):	4 x 3
DBH (cm)	10
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2
SRZ Radius (m) 1.61



Tree Number: 50

Botanical Name: *Pittosporum eugenioides 'Variegatum'*

Common Name:	Variegated Pittosporum
Origin:	Exotic
Height & Width (m):	4 x 3
DBH (cm)	13
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2
SRZ Radius (m) 1.68



Tree Number: 51

Botanical Name: *Quercus phellos*

Common Name:	Willow Leafed Oak
Origin:	Exotic
Height & Width (m):	8 x 11
DBH (cm)	26
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.12
SRZ Radius (m) 2.18



Tree Number: 52

Botanical Name: *Quercus phellos*

Common Name:	Willow Leafed Oak
Origin:	Exotic
Height & Width (m):	15 x 12
DBH (cm)	37
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.44
SRZ Radius (m) 2.43



Tree Number: 53

Botanical Name: *Tilia cordata*

Common Name:	Small Leaved Lime
Origin:	Exotic
Height & Width (m):	5 x 4
DBH (cm)	16
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2
SRZ Radius (m) 1.68



Tree Number: 54

Botanical Name: *Fraxinus excelsior 'Aurea'*

Common Name:	Golden Ash
Origin:	Exotic
Height & Width (m):	13 x 19
DBH (cm)	60
Health:	Fair
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 7.2
SRZ Radius (m) 2.73



Tree Number: 55

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	15 x 6
DBH (cm)	26
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.12
SRZ Radius (m) 2.05

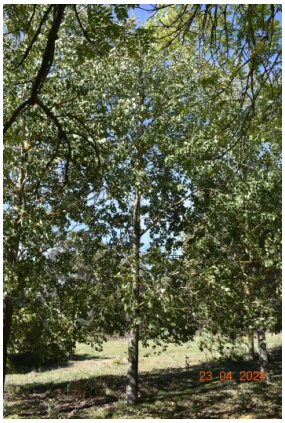


Tree Number: 56

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	15 x 6
DBH (cm)	22
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 2.64
SRZ Radius (m) 1.91

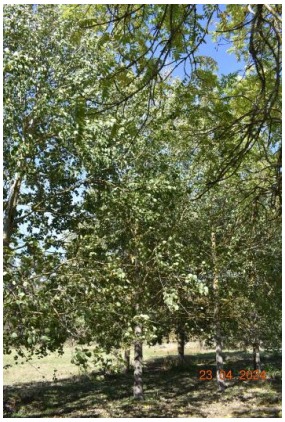


Tree Number: 57

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	15 x 6
DBH (cm)	19
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 2.28
SRZ Radius (m) 1.82

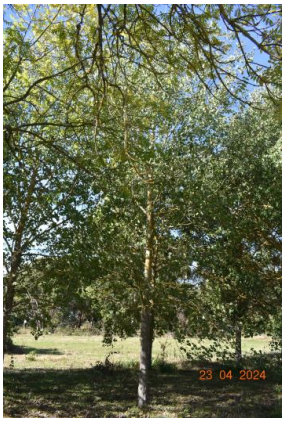


Tree Number: 58

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	15 x 6
DBH (cm)	18
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 2.16
SRZ Radius (m) 1.82

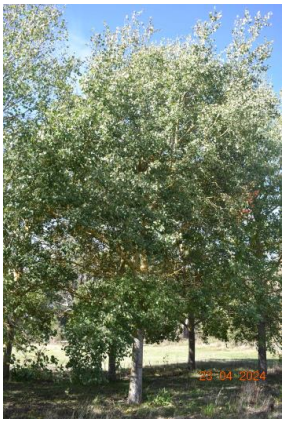


Tree Number: 59

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	14 x 7
DBH (cm)	25
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3
SRZ Radius (m) 2.10



Tree Number: 60

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	15 x 7
DBH (cm)	24
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 2.88
SRZ Radius (m) 1.94



Tree Number: 61

Botanical Name: *Ulmus glabra 'Camperdownii'*

Common Name:	Weeping Elm
Origin:	Exotic
Height & Width (m):	9 x 10
DBH (cm)	52
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 6.24
SRZ Radius (m) 2.67

Comments:
Branch growing from rootstock above grafted canopy.



Tree Number: 62

Botanical Name: *Quercus acutissima*

Common Name:	Bristle Tipped Oak
Origin:	Exotic
Height & Width (m):	7 x 9
DBH (cm)	38
Health:	Good
Structure:	Fair
ULE:	40+ years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.56
SRZ Radius (m) 2.28



Tree Number: 63

Botanical Name: *Quercus phellos*

Common Name:	Willow Leafed Oak
Origin:	Exotic
Height & Width (m):	11 x 10
DBH (cm)	45
Health:	Good
Structure:	Poor
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 5.4
SRZ Radius (m) 2.57

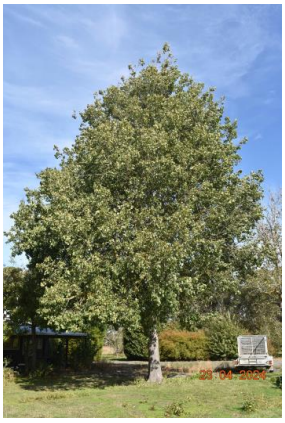


Tree Number: 64

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	19 x 11
DBH (cm)	47
Health:	Good
Structure:	Good
ULE:	Less than 5 yea
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 5.64
SRZ Radius (m) 2.71



Tree Number: 65

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	5 x 6
DBH (cm)	19
Health:	Good
Structure:	Good
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2.28
SRZ Radius (m) 1.75



Tree Number: 66

Botanical Name: *Quercus suber*

Common Name:	Cork Oak
Origin:	Exotic
Height & Width (m):	10 x 10
DBH (cm)	34
Health:	Good
Structure:	Fair
ULE:	40+ years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.08
SRZ Radius (m) 2.28



Tree Number: 67

Botanical Name: *Ligustrum vulgare*

Common Name:	European Privet
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	4
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2
SRZ Radius (m) 1.50

Comments:
Hedge, measurements estimated.



Tree Number: 68

Botanical Name: *Hesperocyparis glabra*

Common Name:	Grey Cypress
Origin:	Exotic
Height & Width (m):	5 x 4
DBH (cm)	40
Health:	Fair
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**

TPZ Radius (m) 4.8
SRZ Radius (m) 2.47

Comments:
Hedge



Tree Number: 69

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	5 x 5
DBH (cm)	21
Health:	Fair
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.52
SRZ Radius (m) 1.79

Comments:



Tree Number: 70

Botanical Name: *Populus tremula*

Common Name:	Aspen
Origin:	Exotic
Height & Width (m):	17 x 9
DBH (cm)	45
Health:	Poor
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	Low
Landscape Contribution:	Medium
Comments:	

TPZ Radius (m) 5.4
SRZ Radius (m) 2.49



Tree Number: 71

Botanical Name: *Pyrus communis*

Common Name:	Common Pear
Origin:	Exotic
Height & Width (m):	13 x 15
DBH (cm)	28
Health:	Poor
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	Low
Landscape Contribution:	Medium
Comments:	Measurements estimated.

TPZ Radius (m) 3.36
SRZ Radius (m) 2.30



Tree Number: 72

Botanical Name: *Laurus nobilis*

Common Name:	Bay Tree
Origin:	Exotic
Height & Width (m):	7 x 5
DBH (cm)	23
Health:	Fair
Structure:	Poor
ULE:	20 to 40 years
Retention Value:	Low
Landscape Contribution:	Low
Comments:	Measurements estimated.

TPZ Radius (m) 2.76
SRZ Radius (m) 2.25



Tree Number: 73

Botanical Name: *Populus balsamifera*

Common Name:	Balsam Poplar
Origin:	Exotic
Height & Width (m):	16 x 22
DBH (cm)	71
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**

TPZ Radius (m) 8.52
SRZ Radius (m) 3.04

Comments:
Main leader has failed



Tree Number: 74

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	5 x 5
DBH (cm)	17
Health:	Fair
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.04
SRZ Radius (m) 1.65

Comments:
Epicormics growing from base throughout canopy



Tree Number: 75

Botanical Name: *Pyrus communis*

Common Name:	Common Pear
Origin:	Exotic
Height & Width (m):	4 x 6
DBH (cm)	19
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**

TPZ Radius (m) 2.28
SRZ Radius (m) 1.68

Comments:



Tree Number: 76

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	6 x 8
DBH (cm)	22
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 2.64
SRZ Radius (m) 1.88



Tree Number: 77

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	6 x 6
DBH (cm)	25
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 3
SRZ Radius (m) 1.94

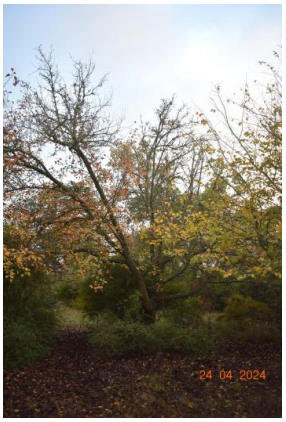


Tree Number: 78

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	8 x 12
DBH (cm)	38
Health:	Good
Structure:	Fair
ULE:	10 to 20 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.56
SRZ Radius (m) 2.45



Tree Number: 79

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	30
Health:	Good
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.6
SRZ Radius (m) 2.02

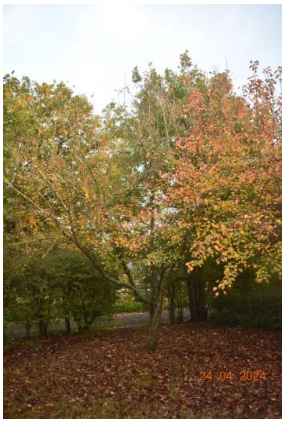


Tree Number: 80

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	7 x 8
DBH (cm)	18
Health:	Good
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2.16
SRZ Radius (m) 1.85



Tree Number: 81

Botanical Name: *Quercus rubra*

Common Name:	Red Oak
Origin:	Exotic
Height & Width (m):	11 x 10
DBH (cm)	28
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.36
SRZ Radius (m) 2.15



Tree Number: 82

Botanical Name: *Quercus rubra*

Common Name:	Red Oak
Origin:	Exotic
Height & Width (m):	11 x 9
DBH (cm)	37
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 4.44
SRZ Radius (m) 1.82



Tree Number: 83

Botanical Name: *Quercus sp.*

Common Name:	Oak
Origin:	Exotic
Height & Width (m):	5 x 6
DBH (cm)	28
Health:	Good
Structure:	Fair
ULE:	20 to 40 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	Measurements estimated

TPZ Radius (m) 3.36
SRZ Radius (m) 2.00



Tree Number: 84

Botanical Name: *Quercus robur*

Common Name:	English Oak
Origin:	Exotic
Height & Width (m):	13 x 7
DBH (cm)	27
Health:	Good
Structure:	Good
ULE:	40+ years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.24
SRZ Radius (m) 2.23



Tree Number: 85

Botanical Name: *Eucalyptus ovata*

Common Name:	Swamp Gum
Origin:	Indigenous
Height & Width (m):	22 x 13
DBH (cm)	82
Health:	Fair
Structure:	Poor
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 9.84
SRZ Radius (m) 3.14



Tree Number: 86

Botanical Name: *Eucalyptus ovata*

Common Name:	Swamp Gum
Origin:	Indigenous
Height & Width (m):	20 x 10
DBH (cm)	67
Health:	Good
Structure:	Fair
ULE:	40+ years
Retention Value:	**High**
Landscape Contribution:	**High**
Comments:	

TPZ Radius (m) 8.04
SRZ Radius (m) 3.34



Tree Number: 87

Botanical Name: *Pyrus communis*

Common Name:	Common Pear
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	21
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2.52
SRZ Radius (m) 1.88



Tree Number: 88

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	9 x 7
DBH (cm)	27
Health:	Good
Structure:	Good
ULE:	10 to 20 years
Retention Value:	**Medium**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.24
SRZ Radius (m) 2.02



Tree Number: 89

Botanical Name: *Quercus sp.*

Common Name:	Oak
Origin:	Exotic
Height & Width (m):	8 x 13
DBH (cm)	58
Health:	Good
Structure:	Good
ULE:	20 to 40 years
Retention Value:	**High**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 6.96
SRZ Radius (m) 2.61



Tree Number: 90

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	7 x 10
DBH (cm)	27
Health:	Good
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.24
SRZ Radius (m) 2.05

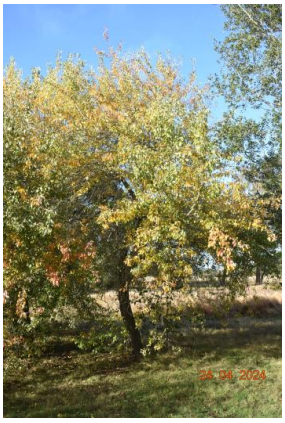


Tree Number: 91

Botanical Name: *Pyrus calleryana*

Common Name:	Callery Pear
Origin:	Exotic
Height & Width (m):	6 x 9
DBH (cm)	27
Health:	Good
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Medium**
Comments:	

TPZ Radius (m) 3.24
SRZ Radius (m) 2.05



Tree Number: 92

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	3
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2
SRZ Radius (m) 1.50



Tree Number: 93

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 3
DBH (cm)	18
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m) 2.16
SRZ Radius (m) 1.72



Tree Number: 94

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 2
DBH (cm)	19
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2.28
SRZ Radius (m)
1.65



Tree Number: 95

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 2
DBH (cm)	25
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
3
SRZ Radius (m)
1.94



Tree Number: 96

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 2
DBH (cm)	8
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 97

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 2
DBH (cm)	9
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 98

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	3
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 99

Botanical Name: *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 2
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 100 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	14
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 101 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 1
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 102 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 1
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 103 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	15
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 104 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 105 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 2
DBH (cm)	18
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2.16
SRZ Radius (m)
1.61



Tree Number: 106 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 1
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 107 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	4 x 3
DBH (cm)	17
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2.04
SRZ Radius (m)
1.57



Tree Number: 108 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 2
DBH (cm)	16
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 109 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 2
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 110 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 111 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	11
Health:	Fair
Structure:	Very poor
ULE:	Less than 5 yea
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

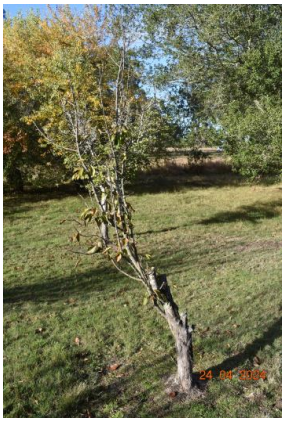
TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 112 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	15
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 113 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 1
DBH (cm)	14
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 114 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	15
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 115 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	15
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 116 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	16
Health:	Fair
Structure:	Poor
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.53



Tree Number: 117 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	3 x 2
DBH (cm)	18
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2.16
SRZ Radius (m)
1.61



Tree Number: 118 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 3
DBH (cm)	18
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2.16
SRZ Radius (m)
1.75



Tree Number: 119 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	11
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Number: 120 **Botanical Name:** *Malus domestica*

Common Name:	Apple
Origin:	Exotic
Height & Width (m):	2 x 2
DBH (cm)	13
Health:	Fair
Structure:	Fair
ULE:	5 to 10 years
Retention Value:	**Low**
Landscape Contribution:	**Low**
Comments:	

TPZ Radius (m)
2
SRZ Radius (m)
1.50



Tree Protection Management Plan

for

GemLife

Management of trees at 72-74 Ferrier Road,
New Gisborne: Internal Works

Prepared by

Homewood Consulting Pty Ltd
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Thomastown VIC 3074

Prepared for

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Bachelor of Forest Science (Hons)
Diploma Horticulture (Arboriculture)

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Thursday, 27 August 2026 – Rev 6

Tel: 1300 404 558
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Table 1: Table of Revisions

Rev No.	Report Date	Description	Author	Internal Review Date	Reviewed by
6	*27/08/2026*	*Remove Tree 67C*	*MNB*		
5	*12/08/2026*	*Retain Trees 67C & 68C, Remove Trees 63C, 64C, 70C-73C & 75C; respond to design updates*	*MNB*		
4	*02/02/2026*	*Amendments per Colliers*	*MNB*		
3	*29/01/2026*	*Amend in accordance with Condition 36c,f, & Condition 47 of Planning Permit*	*MNB*		
2	*24/10/2025*	*Update works area and impact to all trees; include Flora & Fauna report tree IDs*	*MNB*		
1	*21/08/2025*	*Adjusted tree protection measures with respect to changes in catch drain*	*MNB*		
0	*30/06/2025*	*Report for Submission to client*	*MNB*	*30/06/2025*	*AMS*

1. Introduction

Homewood Consulting Pty Ltd has been engaged to provide a Tree Protection Management Plan (TPMP) on trees at 72-74 Ferrier Road, New Gisborne in relation to the internal works for the development of the site.

An amended planning permit PLN/2019/315/A has been issued by Macedon Ranges Shire Council for the development of a retirement village and a Tree Protection and Management Plan is required as a condition of the permit, to ensure the viability of trees to be retained.

This report aims to satisfy the conditions outlined in Planning Permit PLN/2019/315/A and provide a Tree Management Plan written in accordance with Australian Standard AS 4970:2009, Protection of Trees on Development Sites.

2. Tree ID Numbers

Tree ID numbers have been taken from previous reports and assessments. A suffix has been added to the tree ID numbers to differentiate between duplicate tree ID numbers as follows:

Internal works – Native Vegetation areas: no suffix

- Flora and Fauna Assessment, prepared by Nature Advisory, August 2025
- Tree data limited to botanical name and DBH.
- Trees 1-103
- Some trees are labelled on site. Refer to plastic key tags where present. Aluminium tag IDs (where present) are not used in this report.

Internal works – Clubhouse precinct: suffix C

- Preliminary Tree Assessment prepared by Homewood Consulting, 10/05/2025
- Trees 1-120: Suffix C, e.g. 1C
- Trees are not labelled on site. Aluminium tag IDs (where present) are not used in this report.

External roadworks: suffix E

- Trees 5-49 & 56-98: Suffix E, e.g. 5E
- Refer to External Roadworks TPMP - Rev 2, Homewood Consulting, 20/10/2025.
- Trees are not labelled on site.

3. Overview of Proposed Works

The site is being developed as an aged care facility. Internal site works include:

- Earthworks
- Construction of internal roads, roundabouts, parking bays, kerb and channel, paths
- Installation of services including stormwater, water and sewerage
- Landscaping

The following plans have been reviewed and used to determine tree protection requirements:

- Existing Features Plan, Westera Partners, V23-010-G05, 26/03/2025, Rev C
- X-CIVILWKS BASE.dwg, Westera Partners, 10/08/2026
- Typical Details, Westera Partners, V23-010-C34, 31/01/2025, Rev C
- Tree Protection Zone Plan, Westera Partners, V23-010- TP01 – 06, 21/10/2025, Rev B
- "Figure 2: Native vegetation to be removed; Date:14/05/025", prepared by Nature Advisory, from Flora and Fauna Assessment August 2025
- "Figure 2: Native vegetation to be removed – roadside / footpath buffer; Date:13/10/025", prepared by Nature Advisory, from Flora and Fauna Assessment October 2025
- Landscape Concept, Heritage Gardens + Pocket Park, prepared by MDG Landscape Architects, 13/03/2025, Version 7

4. Planning Permit Conditions

The follow conditions of Planning Permit PLN/2019/315/A apply:

MRSC ENVIRONMENT CONDITIONS

29. Prior to commencement of works, a detailed Site Plan must be submitted and approved by Responsible Authority illustrating, with the exception of Conservation Reserve Area 1 and 2, all native tree vegetation to be retained with their respective dimensioned tree protection zone (TPZ) and structural root zone (SRZ), inclusive of tree protection zone notations in accordance with Condition 34;

30. No other vegetation (including trees, shrubs, grasses and herbs) shall be removed, damaged, destroyed, felled, loped or uprooted as per the endorsed site plan and native vegetation removal report unless with the prior written consent of the Responsible Authority.

32. Prior to the commencement of works; a DELWP qualified native fauna salvager must inspect all tree(s), vegetation and surrounding grounds prior to vegetation removal. All nesting sites must be assessed for fauna including any marsupials, birds, bats and the surrounding area for amphibians and reptiles. A fauna assessment report is to be submitted to the MRSC Environment Department prior to any vegetation removal. If fauna is found, a relocation plan and outcome report must be submitted to MRSC.

33. Prior to commencement of works including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, the erected tree protection fences must be inspected and approved by the Responsible Authority.

34. Unless with the prior written consent of the Responsible Authority, the following actions must not be undertaken in any tree protection zone (TPZ) as identified on the endorsed plan, to the satisfaction of the Responsible Authority:

a) Materials, paving or construction works within the zone.
b) Excavated for underground services within the zone.
c) Materials or equipment storage within the zone;
d) Nothing is to be attached to any tree (including temporary service wires, nails, screws or any other fixing device);
e) Open cut trenching or excavation works (whether or not for laying of services) undertaken within the zone;
f) Changes to the soil grade level within the zone.

35. All and any excavations within the tree protection zone (TPZ) of retained trees must be undertaken by hand or by approved non-destructive techniques suitable in the vicinity of trees in accordance with Section 9 of AS4373-2007 Pruning of Amenity Trees, and must only be undertaken by, or directed and supervised by, a suitably qualified arborist (minimum AQF Level 4) for endorsed works or for works subsequently approved by the Responsible Authority.

36. Prior to commencement of works including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings, a Tree Protection Management Plan (TPMP) to be prepared by suitably qualified Level 5 Arborist must be submitted and to satisfaction of Responsible Authority detailing the tree protection measures undertaken for all phases of demolition and construction. The report must also include:

a) A Site Plan detailing tree protection zones

b) All trees to be protected with tree protection fencing

c) Native vegetation No Go Zone

d) Tree Protection Signage

e) Construction staging relating to all tree management works

f) Level 5 project arborist inspection timeframe and a compliance check list

g) Milestone reporting to the Responsible Authority relating to tree works at each construction stage.

DEECA CONDITIONS

43. Native vegetation removal must be in accordance with the Figure 2: Native vegetation to be removed and Appendix 2: Large trees in patches and scattered trees recorded in the study area, prepared by Nature Advisory, report number 18006.05, ver 1.10, dated August 2025. This plan must be endorsed and form part of this permit.

Protection of native vegetation to be retained

47. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:

a) A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and

b) Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.

Modification of this fencing will be required for Trees 13, 14, 16, 17, 18, 27, 28, 29, 31, 37, 48, 52, 53, 54, 55, 67, 94 and 97 to allow for encroachment of the defined tree protection zone under the direction of suitably qualified and experienced arborist, and are permitted for the minimum time to facilitate the works to the satisfaction of the Responsible Authority.

The fence must be constructed of star pickets and paraweb or similar, and silt-fencing, to the satisfaction of the Responsible Authority and the Department of Energy, Environment, and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the Department of Energy, Environment and Climate Action.

48. Except with the written consent of the Department of Energy, Environment and Climate Action, within the area of native vegetation to be retained and any tree protection zone associated with a permitted use and/or development, the following is prohibited:

a) vehicular or pedestrian access;

b) trenching or soil excavation;

c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;

d) construction of entry and exit pits for underground services; or

e) any other actions or activities that may result in adverse impacts to retained native vegetation.

49. All tree pruning works must be undertaken by a suitably qualified and experienced arborist in accordance with the specifications in the Australian Standard for Pruning Amenity Trees (AS 4373-2007) and to the satisfaction of the Responsible Authority.

Habitat values

50. All indigenous trees permitted to be removed are to be taken into the future conservation areas located on the property, or a nearby Council conservation reserve for inclusion as large habitat logs to the satisfaction of the responsible authority. These logs must be cut into a minimum of 2.0 metre lengths and placed into the conservation areas under the direction of a suitably qualified ecologist or Council environment officer to the satisfaction of the responsible authority.

5. Engagement of Project Arborist

Prior to the commencement of works, a Project Arborist must be engaged.

The Project Arborist's role is to induct contractors into the TPMP, to ensure tree protection measures are in place and are adequate prior to demolition/construction, to ensure trees are protected throughout construction and that trees remain viable post construction. Any permitted works within a TPZ should be supervised by the Project Arborist. The Project Arborist will record observations and take photographs at each site visit.

The Project Arborist must be qualified and appropriately experienced with a minimum qualification of Certificate V (Diploma or equivalent) in Arboriculture.

Section 8 details the key monitoring and certification stages required for this project.

6. Protection of Trees on Development Sites

The Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. It is a combination of the root area and crown area which is isolated from construction disturbance, so that the tree remains viable. The TPZ incorporates the Structural Root Zone (SRZ), the area around the base of a tree required for the tree's stability in the ground; with the woody root growth and soil cohesion in this area necessary to hold the tree upright. Further description of the TPZ and SRZ, and methods used for their calculation can be seen in Appendix 4.

Appendix 2 shows the Tree Protection Plans with trees marked for retention and removal, and tree protection measures for the retained trees.

7. Recommended Tree Protection Measures

Engagement of Project Arborist & Induction

1. A Project Arborist is engaged to induct workers into the TPMP, verify TPZ fencing locations and other tree protection measures, oversee all works within the TPZs of retained trees, and/or attend monthly site visits to ensure TPZ guidelines, specifications and recommendations are adhered to.
2. The Project Arborist must be qualified and appropriately experienced with a minimum qualification of Certificate V (Diploma or equivalent) in Arboriculture.
3. All workers must be familiar with the Tree Protection Plan (TPP).
4. Any further construction proposed within TPZs of assessed trees and not addressed within this report must be assessed by the Project Arborist prior to commencement of works and approved by the relevant authority.

Tree Removal

5. All trees to be removed must be clearly marked on site and removed prior to the establishment of tree protection measures and commencement of construction.
6. A DELWP qualified native fauna salvager must inspect all tree(s), vegetation and surrounding grounds prior to vegetation removal – refer to the planning permit.
7. All indigenous trees permitted to be removed are to be taken into the future conservation areas, or a nearby Council conservation reserve for inclusion as large habitat logs – refer to the planning permit.

Tree Protection - General

8. In accordance with the TPP a Tree Protection Zone (TPZ) must be established for all retained trees.
9. The TPZ fencing will be a minimum height of 1.8m high and consist of chain wire mesh panels held in place with concrete feet.
10. Fixed signs are to be provided on all visible sides of the tree protection fencing stating ‘Tree Protection Zone – Keep Out’.
11. Where works are permitted within the TPZ, tree protection fencing is to be taken in to only the minimum amount necessary to allow the works to be completed.
12. All works within the TPZ are to be overseen by the Project Arborist.
13. Within the fenced tree protection areas the following must not occur:
    - 13.1 vehicular or pedestrian access;
    - 13.2 trenching or soil excavation;
    - 13.3 storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
    - 13.4 construction of entry and exit pits for underground services; or
    - 13.5 any other actions or activities that may result in adverse impacts to retained vegetation.
14. Where trees cannot be isolated from vehicles or machinery by TPZ fencing, trunk and branch protection must be installed to prevent mechanical damage.
    - 14.1 Protection may consist of padding surrounding the trunk or branch, held in place with batons strapped together, or similar.
    - 14.2 Boards are to be strapped to trees, not nailed or screwed.

Tree Protection - Native Vegetation Zones 1 & 2:

15. Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:
    - 15.1 A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree (refer to Tree Protection Zones); and
    - 15.2 Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.
16. The fence must be constructed of star pickets and paraweb or similar, and silt-fencing, to the satisfaction of the Responsible Authority and the Department of Energy, Environment, and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the Department of Energy, Environment and Climate Action.

Construction Phase

17. Tree protection fencing is to be established as shown in the TPP.
18. The fenced area for Native Vegetation Zone 2 includes a patch of native vegetation west of Trees 52-55 which must also be retained and isolated from construction impact.
19. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
20. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
21. Root impacts to trees are to be inspected during excavation and recorded.
    - 21.1 Where roots within the TPZ require pruning, this must be undertaken by the Project Arborist, in accordance with AS 4373:2007 Pruning of Amenity Trees.
    - 21.2 Where roots within the TPZ are exposed by excavation, soil should be backfilled as quickly as possible, ensuring appropriate soil moisture is maintained.
22. Finished surface batters will be locally adjusted to minimise works and the extent and depth of fill within TPZs under the guidance of the Project Arborist.
23. Topsoil placed adjacent to trees shall be limited in depth and shall not be compacted.
24. Permitted works within TPZs include:

    Native Vegetation Zone 1

    - 24.1 Trees 13, 14, 16 & 18 – earthworks for Lot 36.
      - 24.1.1 If Tree 18 cannot be isolated by Tree Protection fencing, trunk and branch protection must be installed.
    - 24.2 Trees 27 & 29 – earthworks for Lot 13.
    - 24.3 Tree 31 – earthworks for Road 1, earthworks for Lot 10.
    - 24.4 Tree 48 – earthworks for Road 1.
    - 24.5 Tree 67 – earthworks for Lots 15 & 16.
    - 24.6 Tree 94 – earthworks for Lots 33 & 34; catch drain; footpath:
      - 24.6.1 The catch drain shall be formed with maximum 100mm excavation below grade and less than 100m bunding within the TPZ.
      - 24.6.2 The footpath must be constructed at or above grade within the TPZ.

Native Vegetation Zone 2:

24.7 Tree 52 – earthworks for Lots 01 & 117.

24.8 Tree 54 – earthworks for road No. 1 footpath.

24.9 Tree 55 – earthworks for road No.1 and footpath, excavation for stormwater pipe and pit.

Clubhouse precinct:

25. Tree protection fencing is to be established as shown in the TPP.
26. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
27. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
28. Root impacts to trees are to be inspected during excavation and recorded.
    - 28.1 Where roots within the TPZ require pruning, this must be undertaken by the Project Arborist, in accordance with AS 4373:2007 Pruning of Amenity Trees.
    - 28.2 Where roots within the TPZ are exposed by excavation, soil should be backfilled as quickly as possible, ensuring appropriate soil moisture is maintained.
29. Finished surface batters will be locally adjusted to minimise works and the extent and depth of fill within TPZs under the guidance of the Project Arborist.
30. Topsoil placed adjacent to trees shall be limited in depth and shall not be compacted.
31. Permitted works within the TPZs include:
    - 31.1 Trees 7C, 32C, 33C, 41C-45C, 52C, 66C, 68C: Construction of Roads 1, 2 & 8, footpaths and installation of services
        - 31.1.1 Road and services to be constructed/installed as per Tree Protection Zone Plan V23-101-TP02-TP06 – see Appendix 3.
        - 31.1.2 Excavation for roadworks and services to be undertaken under the direct supervision of the Project Arborist and inspecting engineer within the TPZs of Trees 7C, 32C, 33C, 41-45C & 52C.
        - 31.1.3 Watermains and irrigation to be installed via approved non-destructive dig methods.
        - 31.1.4 Modify watermain alignment if required, subject to approval from Project Arborist and inspecting engineer.
    - 31.2 Trees 32C, 33C & 41C: Construction of carpark
        - 31.2.1 Excavation for carpark to be undertaken under the direct supervision of the Project Arborist and inspecting engineer.
        - 31.2.2 Carpark to be formed of a permeable pavement surface, laid at or above grade.
        - 31.2.3 Excavation within TPZs must be limited to 100mm below natural grade.
    - 31.3 Trees 18C & 89C: Roads 1 & 2 fill batter; Tree 46C Lot 4 fill batter
    - 31.4 Trees 1C & 54C: Lawn bowls green
        - 31.4.1 Excavation within TPZ of Tree 54C must be limited to 100mm below natural grade.
    - 31.5 Trees 36C & 37Concrete catch drain
        - 31.5.1 Modify catch drain alignment if required, subject to approval from Project Arborist and inspecting engineer.

Landscaping – General

32. There should be no grade changes within the TPZ of trees to be retained. If a level surface is required, no more than 100mm of fill (e.g. topsoil or crushed rock) should be used.
33. There should be no soil preparation for landscaping (cultivation, replacement of existing substrate or compaction) within the TPZ of trees to be retained.
34. Excavation for planting holes, fence posts, garden edging, etc. should be undertaken manually within the TPZ of trees to be retained. If significant roots (greater than 40mm diameter) are encountered these are to be retained unscathed and the location of the landscape component shifted. Any small roots are to be cleanly pruned by the Project Arborist, at right angles, using sharp, clean tools.

Further description of the Tree Protection Measures listed can be seen in Appendix 5.

8. Key Monitoring and Certification Stages

The Project Arborist must be qualified and appropriately experienced with a minimum qualification of Certificate V (Diploma or equivalent) in Arboriculture.

The Australian Standard AS4970-2009 specified that stages in the development process where the Project Arborist is required to monitor or certify, (provide a written statement of compliance) for tree protection. These include:

Table 2: Project Arborist Involvement

STAGE	ACTIVITIES	Date Completed	Certification Compliance Required
Pre-Construction	Engage Project Arborist. Name and contact details to be submitted to Council.		
	Project Arborist to mark out trees for removal.		
	Initial site meeting with project manager & contractor in charge to discuss tree protection requirements and order of works.		
	Review and confirm locations for tree protection fencing, including Native Vegetation Zones and patches.		
	Review and confirm tree protection requirements for trees where fencing will not be practicable.		
	Ensure site access and storage are located outside of tree protection areas.		
	Contractor to install tree protection fencing, signs, trunk and branch protection.		
	Project Arborist to verify tree removals and tree protection measures are in accordance with TPP, and provide certification of compliance.		Yes
	Contractor to induct workers into TPP		
Construction Stage	Project Arborist to undertake direct supervision of works within TPZs including:		
	Road No.1 & footpath - Earthworks for roadworks and services - Trees 52C, 66C, 68C, 31, 43 & 55 Roads No. 2, 8 & clubhouse carpark - Earthworks for roadworks and services: - Trees 7C, 32C, 33C & 41C-45C Inspect and record root impacts during excavation		
	Earthworks for roads - Trees 31, 48, 54, 18C & 89C Inspect and record root impacts during excavation		
	Earthworks for Lots 01, 04, 10-13, 15, 16, 33, 34, 36 & 117 - Trees 13, 14, 16, 18, 27, 29, 31, 52, 67, 94 & 46C Inspect and record root impacts during excavation		
	Earthworks for Lawn Bowls Green - Trees 1C & 54C Inspect and record root impacts during excavation		
	Concrete swale earthworks		

STAGE	ACTIVITIES	Date Completed	Certification Compliance Required
	- Trees 36C & 37C Inspect and record root impacts during excavation		
	Shallow catch drain earthworks& footpath - Tree 94 Inspect and record root impacts during excavation		
	Project Arborist to regularly monitor tree conditions, tree protection measures and impact of site works.		
	Project Arborist to advise on tree protection measures if changes to approved plans are required.		
	Project Arborist to verify compliance with tree protection measures including records of site supervision.		Yes
Landscaping	Project Arborist to advise on and monitor staged removal of Tree Protection fencing to allow for landscaping.		
	Project Arborist to undertake supervision of landscaping works within the TPZ of retained trees.		
End of Construction (practical completion)	Project Arborist to advise on and undertake site inspection to confirm all tree protection activities have been satisfactorily completed. Any remedial works required will be specified.		Yes
Project Completion Stage	Final tree inspection and assessment of the retained trees (assess tree condition and remedial works).		
	Final Certification: include statement on the condition of the retained trees, any deviations from the approved tree protection measures and any adverse impacts to trees.		Yes
	Final Certification forwarded to Council.		

Final Certification will include a statement on the condition of retained trees, details of any deviations from the approved tree protection measures and their impacts on trees.

If there is non-compliance with tree protection measures or if trees have been damaged, a timeframe for compliance and remedial works will be specified by the Project Arborist.

9. References

AS 4970 - 2009, *Australian Standard, Protection of Trees on Development Sites*, Standards Australia.

AS 4373 - 2007, *Australian Standard, Pruning of Amenity Trees*, Standards Australia.

Biddle, P.G., 1998, *Tree root damage to buildings, Causes, Diagnosis and Remedy,* Willowmead Publishing Ltd., Wantage, UK.

Mattheck, C. and Breloer, H. 1994, *The body language of trees: a handbook for failure analysis*, London: HMSO.

Appendix 1. Tree Data

Tree data is provided for the Native Vegetation areas and the Clubhouse precinct. Refer to the TPMP – external works for data associated with the external roadworks.

1.1 Native Vegetation Zones 1 & 2 – Trees 1-103 on TPP – no ID suffix

Tree data and Tree ID has been taken from the Flora and Fauna Assessment prepared by Nature Advisory (August 2025). Only some trees are labelled. Refer to key tags where present. Aluminium tag IDs (where present) are not used in this report.

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works within TPZ (retained trees)
1	*Eucalyptus ovata*	22	2.6	1.8	Retain	None
2	*Eucalyptus viminalis*	41	4.9	2.3	Remove	
3	*Eucalyptus ovata*	66	7.9	2.8	Remove	
4	*Eucalyptus ovata*	60	7.2	2.7	Remove	
5	*Acacia melanoxylon*	30	3.6	2.0	Remove	
6	*Eucalyptus ovata*	33	4.0	2.5	Retain	Refer TPMP External works: ID 72E
7	*Eucalyptus ovata*	63	7.6	3.0	Retain	Refer TPMP External works: ID 61E
8	*Eucalyptus ovata*	38	4.6	2.7	Retain	None
9	*Eucalyptus ovata*	58	7.0	2.6	Remove	Refer TPMP External works: ID 60E
10	*Eucalyptus ovata*	69	8.3	2.8	Retain	None
11	*Eucalyptus ovata*	10	2.0	1.5	Remove	
12	*Eucalyptus ovata*	7	2.0	1.5	Remove	
13	*Eucalyptus ovata*	19	2.3	1.6	Retain	Lot 36 fill batter
14	*Eucalyptus ovata*	18	2.2	1.6	Retain	Lot 36 fill batter
15	*Eucalyptus ovata*	18	2.2	1.6	Retain	None
16	*Eucalyptus ovata*	13	2.0	1.5	Retain	Lot 36 fill batter
17	*Eucalyptus ovata*	14	2.0	1.5	Remove	
18	*Eucalyptus ovata*	8	2.0	1.5	Retain	Lot 36 fill batter
19	*Eucalyptus ovata*	59	0.0	2.6	Remove	
20	*Eucalyptus ovata*	27	0.0	2.5	Remove	
21	*Acacia melanoxylon*	39	4.7	2.2	Remove	
22	*Acacia melanoxylon*	39	4.7	2.2	Remove	
23	*Eucalyptus ovata*	120	14.4	3.6	Remove	Refer TPMP External works: ID 57E
24	*Eucalyptus ovata*	96	11.5	3.0	Retain	Refer TPMP External works: ID 62E
25	*Eucalyptus ovata*	80	9.6	3.0	Retain	No impact
26	*Eucalyptus ovata*	88	10.6	3.9	Retain	Refer TPMP External works: ID 70E
27	*Eucalyptus ovata*	131	15.0	3.7	Retain	Lot 13 fill batter
28	*Eucalyptus ovata*	139	15.0	3.8	Remove	
29	*Eucalyptus ovata*	109	13.1	3.3	Retain	Lot 13 fill batter

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works within TPZ (retained trees)
30	*Eucalyptus ovata*	91	10.9	3.2	Remove	
31	*Eucalyptus ovata*	96	11.5	3.3	Retain	Road 1 pavement and fill batter, Lot 10 fill batter
32	*Eucalyptus ovata*	76	9.1	2.9	Remove	
33	*Eucalyptus ovata*	97	11.6	3.3	Remove	
34	*Eucalyptus ovata*	76	9.1	2.9	Remove	
35	*Eucalyptus ovata*	94	11.3	3.2	Remove	
36	*Eucalyptus ovata*	149	15.0	3.9	Remove	
37	*Eucalyptus sp.*	90	10.8	3.2	Retain	Lot 36 fill batter
38	*Eucalyptus ovata*	97	11.6	3.3	Retain	None
39	*Eucalyptus ovata*	91	10.9	3.2	Retain	None
40	*Eucalyptus ovata*	94	11.3	3.2	Retain	None
41	*Eucalyptus ovata*	93	11.2	3.2	Retain	None
42	*Eucalyptus ovata*	85	10.2	3.1	Retain	None
43	*Eucalyptus ovata*	89	10.7	3.2	Retain	None
44	*Eucalyptus ovata*	107	12.8	3.3	Retain	None
45	*Eucalyptus ovata*	82	9.8	3.0	Retain	Refer TPMP External works
46	*Eucalyptus ovata*	81	9.7	3.5	Retain	Refer TPMP External works: ID 83E
47	*Eucalyptus ovata*	73	8.8	2.9	Retain	Refer TPMP External works: ID 78E
48	*Eucalyptus ovata*	79	9.5	3.0	Retain	Road 1 pavement and fill batter
49	*Eucalyptus ovata*	70	8.4	2.8	Retain	None
50	*Eucalyptus ovata*	75	9.0	2.9	Remove	
51	*Eucalyptus ovata*	75	9.0	2.9	Remove	
52	*Eucalyptus ovata*	99	11.9	3.3	Retain	Lots 01 & 117 fill batter
53	*Eucalyptus ovata*	81	9.7	3.0	Retain	None
54	*Eucalyptus ovata*	71	8.5	2.9	Retain	Road 1 footpath and fill batter
55	*Eucalyptus ovata*	74	8.9	2.9	Retain	Road 1 footpath and fill batter, stormwater pit
56	*Eucalyptus ovata*	105	12.6	3.3	Retain	None
57	*Eucalyptus ovata*	77	9.2	3.0	Retain	None
58	*Eucalyptus ovata*	103	12.4	3.3	Retain	None
59	*Eucalyptus ovata*	120	14.4	3.6	Retain	None
60	*Eucalyptus ovata*	125	15.0	3.6	Retain	None
61	*Eucalyptus ovata*	120	14.4	3.6	Retain	None
62	*Eucalyptus ovata*	95	11.4	3.2	Retain	None
63	*Eucalyptus ovata*	75	9.0	2.9	Retain	None
64	*Eucalyptus ovata*	76	9.1	2.9	Retain	None
65	*Eucalyptus ovata*	76	9.1	2.9	Retain	None
66	*Eucalyptus ovata*	72	8.6	2.9	Retain	None
67	*Eucalyptus ovata*	79	9.5	3.0	Retain	Lots 15 & 16 fill batter

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works within TPZ (retained trees)
68	*Eucalyptus ovata*	80	9.6	3.0	Retain	None
69	*Eucalyptus ovata*	86	10.3	3.1	Retain	None
70	*Eucalyptus ovata*	75	9.0	2.9	Retain	None
71	*Eucalyptus ovata*	87	10.4	3.1	Retain	None
72	*Eucalyptus ovata*	72	8.6	2.9	Retain	None
73	*Eucalyptus ovata*	76	9.1	2.9	Retain	None
74	*Eucalyptus ovata*	77	9.2	3.0	Retain	None
75	*Eucalyptus ovata*	114	13.7	3.5	Retain	None
76	*Eucalyptus ovata*	107	12.8	3.3	Retain	None
77	*Eucalyptus ovata*	87	10.4	3.1	Retain	None
78	*Eucalyptus ovata*	120	14.4	3.6	Retain	None
79	*Eucalyptus ovata*	85	10.2	3.1	Retain	None
80	*Eucalyptus ovata*	79	9.5	3.0	Retain	None
81	*Eucalyptus ovata*	73	8.8	2.9	Retain	None
82	*Eucalyptus ovata*	71	8.5	2.9	Retain	None
83	*Eucalyptus ovata*	98	11.8	3.3	Retain	None
84	*Eucalyptus ovata*	93	11.2	3.2	Retain	None
85	*Eucalyptus ovata*	121	14.5	3.6	Retain	None
86	*Eucalyptus ovata*	106	12.7	3.3	Retain	None
87	*Eucalyptus ovata*	95	11.4	3.2	Retain	None
88	*Eucalyptus ovata*	78	9.4	3.0	Remove	
89	*Eucalyptus ovata*	76	9.1	2.9	Remove	
90	*Acacia melanoxylon*	52	6.2	2.5	Remove	
91	*Eucalyptus ovata*	77	9.2	3.0	Remove	
92	*Acacia melanoxylon*	43	5.2	2.3	Remove	
93	*Eucalyptus ovata*	104	12.5	3.3	Remove	
94	*Eucalyptus ovata*	99	11.9	3.3	Retain	Lots 33 & 34 earthworks & fill, catch drain, footpath
95	*Eucalyptus ovata*	75	9.0	2.9	Remove	
96	*Eucalyptus ovata*	75	9.0	2.9	Remove	
97	*Eucalyptus ovata*	78	9.4	3.0	Retain	None
98	*Eucalyptus ovata*	107	12.8	3.3	Remove	
99	*Eucalyptus ovata*	74	8.9	2.9	Remove	
100	*Eucalyptus ovata*	98	11.8	3.3	Remove	
101	*Eucalyptus ovata*	72	8.6	2.9	Remove	
102	*Eucalyptus ovata*	75	9.0	2.9	Remove	
103	*Eucalyptus ovata*	78	9.4	3.0	Remove	

1.2 Clubhouse Precinct – Trees 1-120 on TPP: Suffix C, e.g. 1C

Tree data and Tree ID has been taken from the Preliminary Tree Assessment prepared by Homewood Consulting (13/05/2024). The suffix C has been added to the Tree IDs in the clubhouse precinct. Trees have not been labelled. Aluminium tag IDs (where present) are not used in this report.

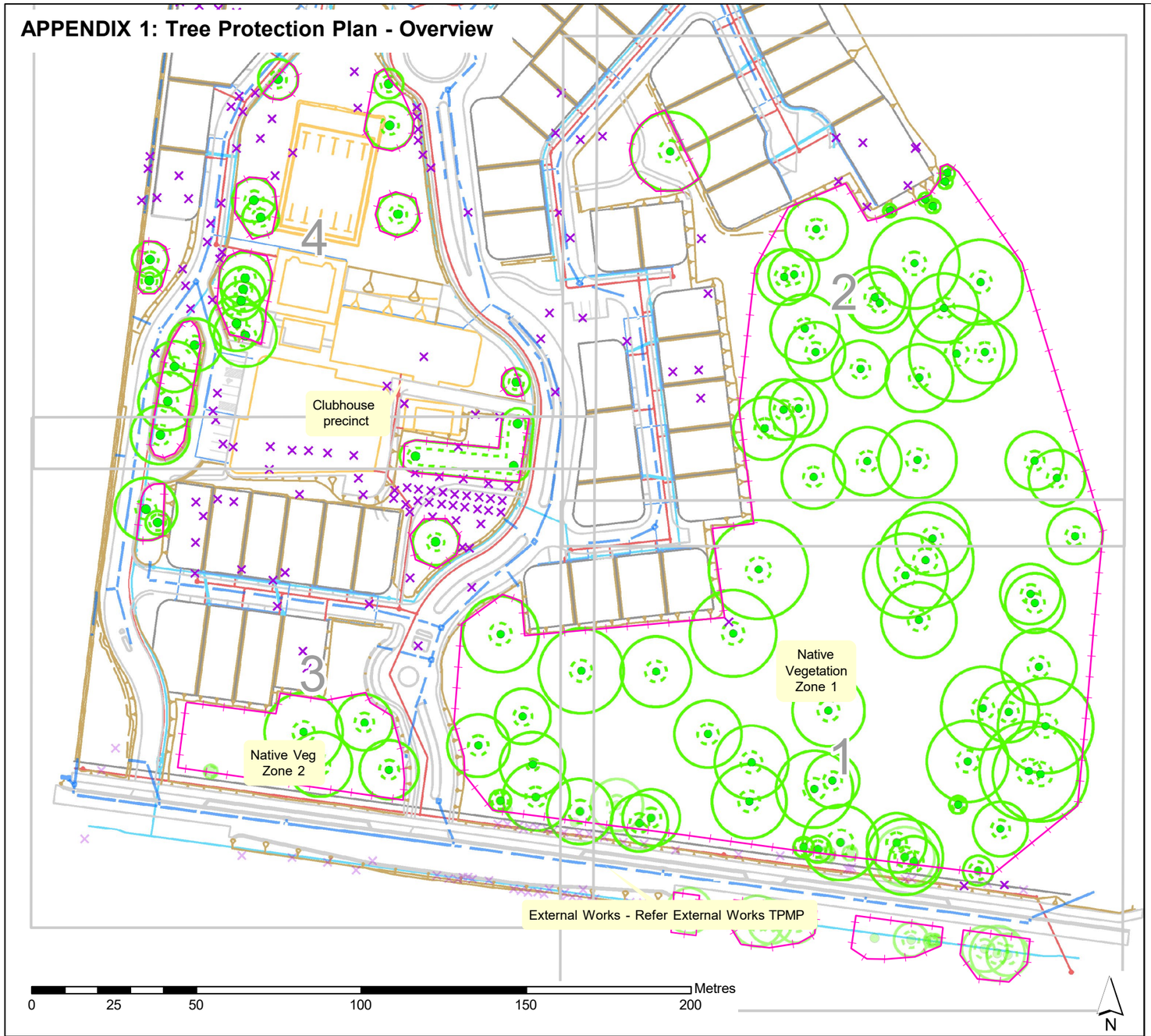
Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works in TPZ (retained trees)
1C	*Crataegus smithiana*	46	5.5	2.7	Retain	Lawn bowls green
2C	*Cupressus macrocarpa*	73	8.8	3.6	Remove	
3C	*Cupressus macrocarpa*	111	13.3	4.3	Remove	
4C	*Cupressus macrocarpa*	102	12.2	4.1	Remove	
5C	*Cupressus macrocarpa*	178	15.0	4.3	Remove	
6C	*Cupressus macrocarpa*	208	15.0	4.6	Remove	
7C	*Ulmus procera*	50	6.0	2.6	Retain	Road 2, stormwater, sewer, water, irrigation, agg drain
8C	*Acacia mearnsii*	35	4.2	2.3	Remove	
9C	*Acacia mearnsii*	25	3.0	2.1	Remove	
10C	*Acacia mearnsii*	42	5.0	2.5	Remove	
11C	*Acacia mearnsii*	49	5.9	2.4	Remove	
12C	*Arbutus unedo*	34	4.1	2.2	Remove	
13C	*Arbutus unedo*	49	5.9	2.2	Remove	
14C	*Arbutus unedo*	53	6.4	2.5	Remove	
15C	*Arbutus unedo*	57	6.8	3.0	Remove	
16C	*Arbutus unedo*	39	4.7	1.9	Remove	
17C	*Robinia pseudoacacia*	40	4.8	2.5	Remove	
18C	*Liquidambar styraciflua*	55	6.6	2.9	Retain	Road 2 batter
19C	*Acacia baileyana*	18	2.2	1.9	Remove	
20C	*Eucalyptus ovata*	20	2.4	1.9	Remove	
21C	*Quercus canariensis*	37	4.4	2.4	Remove	
22C	*Eucalyptus ovata*	26	3.1	2.1	Remove	
23C	*Robinia pseudoacacia*	18	2.2	2.0	Remove	
24C	*Robinia pseudoacacia*	16	2.0	1.5	Remove	
25C	*Arbutus unedo*	39	4.7	2.6	Remove	
26C	*Arbutus unedo*	59	7.1	2.9	Remove	
27C	*Arbutus unedo*	32	3.8	2.8	Remove	
28C	*Arbutus unedo*	45	5.4	2.4	Remove	
29C	*Quercus palustris*	66	7.9	3.1	Retain	None
30C	*Quercus palustris*	56	6.7	2.7	Retain	None
31C	*Quercus palustris*	48	5.8	2.6	Retain	None
32C	*Cedrus deodara*	79	9.5	3.2	Retain	Road 8, Clubhouse carpark, Clubhouse footpath, Clubhouse south, stormwater, agg drain

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works in TPZ (retained trees)
33C	*Cedrus deodara*	68	8.2	3.1	Retain	Road 8, Clubhouse carpark, Clubhouse footpath, stormwater, agg drain
34C	*Acacia baileyana*	15	2.0	1.7	Remove	
35C	*Arbutus unedo*	22	2.6	1.9	Remove	
36C	*Quercus canariensis*	45	5.4	2.5	Retain	Concrete swale drain
37C	*Fraxinus ornus*	31	3.7	2.4	Retain	Concrete swale drain
38C	*Ilex aquifolium*	23	2.8	2.2	Remove	
39C	*Acacia implexa*	20	2.4	1.8	Remove	
40C	*Cedrus atlantica*	63	7.6	2.9	Remove	
41C	*Quercus suber*	67	8.0	2.8	Retain	Road 2, Road 8, stormwater, water, fire service, agg drain
42C	*Quercus robur*	64	7.7	2.9	Retain	Road 2, Road 8, stormwater, water, fire service, agg drain
43C	*Quercus robur*	73	8.8	3.1	Retain	Road 2, Road 8, stormwater, water, fire service, agg drain
44C	*Quercus robur*	74	8.9	3.1	Retain	Road 2, Road 8, stormwater, water, fire service, agg drain
45C	*Quercus robur*	79	9.5	3.1	Retain	Road 2, Road 8, stormwater, water, fire service, agg drain, Lot 04 batter
46C	*Arbutus unedo*	30	3.6	2.5	Retain	Lot 04 batter
47C	*Crataegus monogyna*	14	2.0	1.5	Remove	
48C	*Pittosporum eugenioides*	13	2.0	1.7	Remove	
49C	*Pittosporum eugenioides*	10	2.0	1.6	Remove	
50C	*Pittosporum eugenioides*	13	2.0	1.7	Remove	
51C	*Quercus phellos*	26	3.1	2.2	Remove	
52C	*Quercus phellos*	37	4.4	2.4	Retain	Road 1, sewer, water
53C	*Tilia cordata*	16	2.0	1.7	Remove	
54C	*Fraxinus excelsior 'Aurea'*	60	7.2	2.7	Retain	Lawn bowls green
55C	*Populus tremula*	26	3.1	2.1	Remove	
56C	*Populus tremula*	22	2.6	1.9	Remove	
57C	*Populus tremula*	19	2.3	1.8	Remove	
58C	*Populus tremula*	18	2.2	1.8	Remove	
59C	*Populus tremula*	25	3.0	2.1	Remove	
60C	*Populus tremula*	24	2.9	1.9	Remove	
61C	*Ulmus glabra 'Camperdownii'*	52	6.2	2.7	Retain	None
62C	*Quercus acutissima*	38	4.6	2.3	Remove	
63C	*Quercus phellos*	45	5.4	2.6	Remove	
64C	*Populus tremula*	47	5.6	2.7	Remove	
65C	*Populus tremula*	19	2.3	1.8	Remove	
66C	*Quercus suber*	34	4.1	2.3	Retain	Footpath, water
67C	*Ligustrum vulgare*	4	2.0	1.5	Remove	

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works in TPZ (retained trees)
68C	*Cupressus glabra (hedge)*	40	4.8	2.5	Retain	Footpath, water
69C	*Malus domestica*	21	2.5	1.8	Remove	
70C	*Populus tremula*	45	5.4	2.5	Remove	
71C	*Pyrus communis*	28	3.4	2.3	Remove	
72C	*Laurus nobilis*	23	2.8	2.3	Remove	
73C	*Populus balsamifera*	71	8.5	3.0	Remove	
74C	*Malus domestica*	17	2.0	1.6	Remove	
75C	*Pyrus communis*	19	2.3	1.7	Remove	
76C	*Pyrus calleryana*	22	2.6	1.9	Remove	
77C	*Malus domestica*	25	3.0	1.9	Remove	
78C	*Pyrus calleryana*	38	4.6	2.5	Remove	
79C	*Pyrus calleryana*	30	3.6	2.0	Remove	
80C	*Pyrus calleryana*	18	2.2	1.8	Remove	
81C	*Quercus rubra*	28	3.4	2.2	Remove	
82C	*Quercus rubra*	37	4.4	1.8	Remove	
83C	*Quercus sp.*	28	3.4	2.0	Remove	
84C	*Quercus robur*	27	3.2	2.2	Remove	
85C	*Eucalyptus ovata*	82	9.8	3.1	Remove	
86C	*Eucalyptus ovata*	67	8.0	3.3	Remove	
87C	*Pyrus communis*	21	2.5	1.9	Remove	
88C	*Malus domestica*	27	3.2	2.0	Remove	
89C	*Quercus sp.*	58	7.0	2.6	Retain	Footpath batter
90C	*Pyrus calleryana*	27	3.2	2.1	Remove	
91C	*Pyrus calleryana*	27	3.2	2.1	Remove	
92C	*Malus domestica*	3	2.0	1.5	Remove	
93C	*Malus domestica*	18	2.2	1.7	Remove	
94C	*Malus domestica*	19	2.3	1.6	Remove	
95C	*Malus domestica*	25	3.0	1.9	Remove	
96C	*Malus domestica*	8	2.0	1.5	Remove	
97C	*Malus domestica*	9	2.0	1.5	Remove	
98C	*Malus domestica*	3	2.0	1.5	Remove	
99C	*Malus domestica*	16	2.0	1.5	Remove	
100C	*Malus domestica*	14	2.0	1.5	Remove	
101C	*Malus domestica*	16	2.0	1.5	Remove	
102C	*Malus domestica*	16	2.0	1.5	Remove	
103C	*Malus domestica*	15	2.0	1.5	Remove	
104C	*Malus domestica*	16	2.0	1.5	Remove	
105C	*Malus domestica*	18	2.2	1.6	Remove	
106C	*Malus domestica*	16	2.0	1.5	Remove	
107C	*Malus domestica*	17	2.0	1.6	Remove	

Tree ID	Botanical Name	DBH (cm)	TPZ radius (m)	SRZ radius (m)	Status	Works in TPZ (retained trees)
108C	*Malus domestica*	16	2.0	1.5	Remove	
109C	*Malus domestica*	16	2.0	1.5	Remove	
110C	*Malus domestica*	16	2.0	1.5	Remove	
111C	*Malus domestica*	11	2.0	1.5	Remove	
112C	*Malus domestica*	15	2.0	1.5	Remove	
113C	*Malus domestica*	14	2.0	1.5	Remove	
114C	*Malus domestica*	15	2.0	1.5	Remove	
115C	*Malus domestica*	15	2.0	1.5	Remove	
116C	*Malus domestica*	16	2.0	1.5	Remove	
117C	*Malus domestica*	18	2.2	1.6	Remove	
118C	*Malus domestica*	18	2.2	1.8	Remove	
119C	*Malus domestica*	11	2.0	1.5	Remove	
120C	*Malus domestica*	13	2.0	1.5	Remove	

APPENDIX 1: Tree Protection Plan - Overview



72-74 Ferrier Road, New Gisborne - Internal Works

HOMEWOOD CONSULTING PTY LTD
Unit 10/ 350 Settlement Road
Thomastown VIC 3074
T: 1300 404 558
ABN: 39 531 880 706

Base information supplied by:
Western Partners
Plotted: MNB
Date: 27/08/2026
Projection: GDA 94 Zone 55

Trees Remove | Trees Retain | Structural Root Zone (SRZ) | Tree Protection Zone (TPZ) | Tree Protection Fencing

Recommended Tree Protection Measures

Engagement of Project Arborist & Induction

1. A Project Arborist is engaged to induct workers into the TPMP, verify TPZ fencing locations and other tree protection measures, oversee all works within the TPZs of retained trees, and/or attend monthly site visits to ensure TPZ guidelines, specifications and recommendations are adhered to.
2. The Project Arborist must be qualified and appropriately experienced with a minimum qualification of Certificate V (Diploma or equivalent) in Arboriculture.
3. All workers must be familiar with the Tree Protection Plan (TPP).
4. Any further construction proposed within TPZs of assessed trees and not addressed within this report must be assessed by the Project Arborist prior to commencement of works and approved by the relevant authority.

Tree Removal

5. All trees to be removed must be clearly marked on site and removed prior to the establishment of tree protection measures and commencement of construction.
6. A DELWP qualified native fauna salvager must inspect all tree(s), vegetation and surrounding grounds prior to vegetation removal – refer to the planning permit.
7. All indigenous trees permitted to be removed are to be taken into the future conservation areas, or a nearby Council conservation reserve for inclusion as large habitat logs – refer to the planning permit.

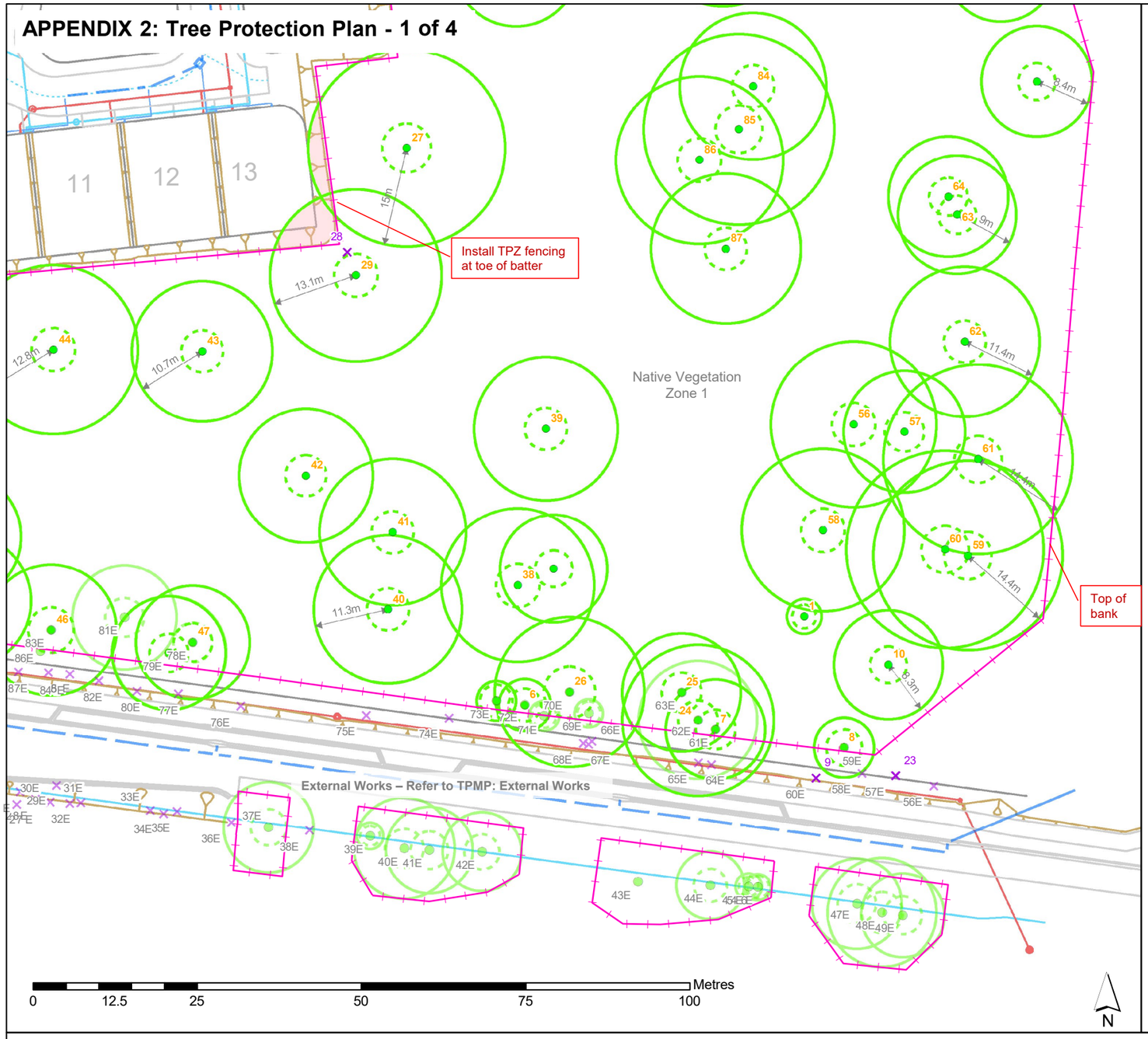
Tree Protection - General

8. In accordance with the Tree Protection Plan (TPP) a Tree Protection Zone (TPZ) must be established for all retained trees.
9. The TPZ fencing will be a minimum height of 1.8m high and consist of chain wire mesh panels held in place with concrete feet.
10. Fixed signs are to be provided on all visible sides of the tree protection fencing stating 'Tree Protection Zone – Keep Out'.
11. Where works are permitted within the TPZ, tree protection fencing is to be taken in to only the minimum amount necessary to allow the works to be completed.
12. All works within the TPZ are to be overseen by the Project Arborist.
13. Within the fenced tree protection areas the following must not occur:
    - 13.1 vehicular or pedestrian access;
    - 13.2 trenching or soil excavation;
    - 13.3 storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
    - 13.4 construction of entry and exit pits for underground services; or
    - 13.5 any other actions or activities that may result in adverse impacts to retained native vegetation.
14. Where trees cannot be isolated from vehicles or machinery by TPZ fencing, trunk and branch protection may be required to prevent mechanical damage.
    - 14.1 Protection may consist of padding surrounding the trunk or branch, held in place with batons strapped together, or similar.
    - 14.2 Boards are to be strapped to trees, not nailed or screwed.

Landscaping – General

30. There should be no grade changes within the TPZ of trees to be retained. If a level surface is required, no more than 100mm of fill should be used.
31. There should be no soil preparation for landscaping (cultivation, replacement of existing substrate or compaction) within the TPZ of trees to be retained.
32. Excavation for planting holes, fence posts, garden edging, etc. should be undertaken manually within the TPZ of trees to be retained. If significant roots (greater than 40mm diameter) are encountered these are to be retained unscathed and the location of the landscape component shifted. Any small roots are to be cleanly pruned by the Project Arborist.

APPENDIX 2: Tree Protection Plan - 1 of 4



Recommended Tree Protection Measures

Native Vegetation Zones 1 & 2:

17. Tree protection fencing is to be established as shown in the TPP.
18. The fenced area for Native Vegetation Zone 2 includes a patch of native vegetation west of Trees 52-55 which must also be retained and isolated from construction impact.
19. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
20. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
21. Root impacts to trees are to be inspected during excavation and recorded.
    - 21.1 Where roots within the TPZ require pruning, this must be undertaken by the Project Arborist, in accordance with AS 4373:2007 Pruning of Amenity Trees.
    - 21.2 Where roots within the TPZ are exposed by excavation, soil should be backfilled as quickly as possible, ensuring appropriate soil moisture is maintained.
22. Finished surface batters will be locally adjusted to minimise works and the extent and depth of fill within TPZs under the guidance of the Project Arborist.
23. Topsoil placed adjacent to the trees shall be limited in depth and shall not be compacted.
24. Permitted works within TPZs include:

Native Vegetation Zone 1

- 24.1 Trees 13, 14, 16 & 18 – earthworks for Lot 36.
  - 24.1.1 If Tree 18 cannot be isolated by Tree Protection fencing, trunk and branch protection must be installed.
- 24.2 Trees 27 & 29 – earthworks for Lot 13.
- 24.3 Tree 31 – earthworks for Road 1, earthworks for Lot 10.
- 24.4 Tree 48 – earthworks and pavement for Road 1.
- 24.5 Tree 67 – earthworks for Lots 15 & 16.
- 24.6 Tree 94 – earthworks for Lots 33 & 34; catch drain; footpath:
  - 24.6.1 The catch drain shall be formed with maximum 100mm excavation below grade and less than 100m bunding within the TPZ.
  - 24.6.2 The footpath must be constructed at or above grade within the TPZ.

Native Vegetation Zone 2:

- 24.7 Tree 52 – earthworks for Lots 01 & 117.
- 24.8 Tree 54 – earthworks and paving for road No. 1 footpath.
- 24.9 Tree 55 – earthworks and paving for road No.1 and footpath, excavation for stormwater pipe and pit.

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72-74 Ferrier Road, New Gisborne - Internal Works

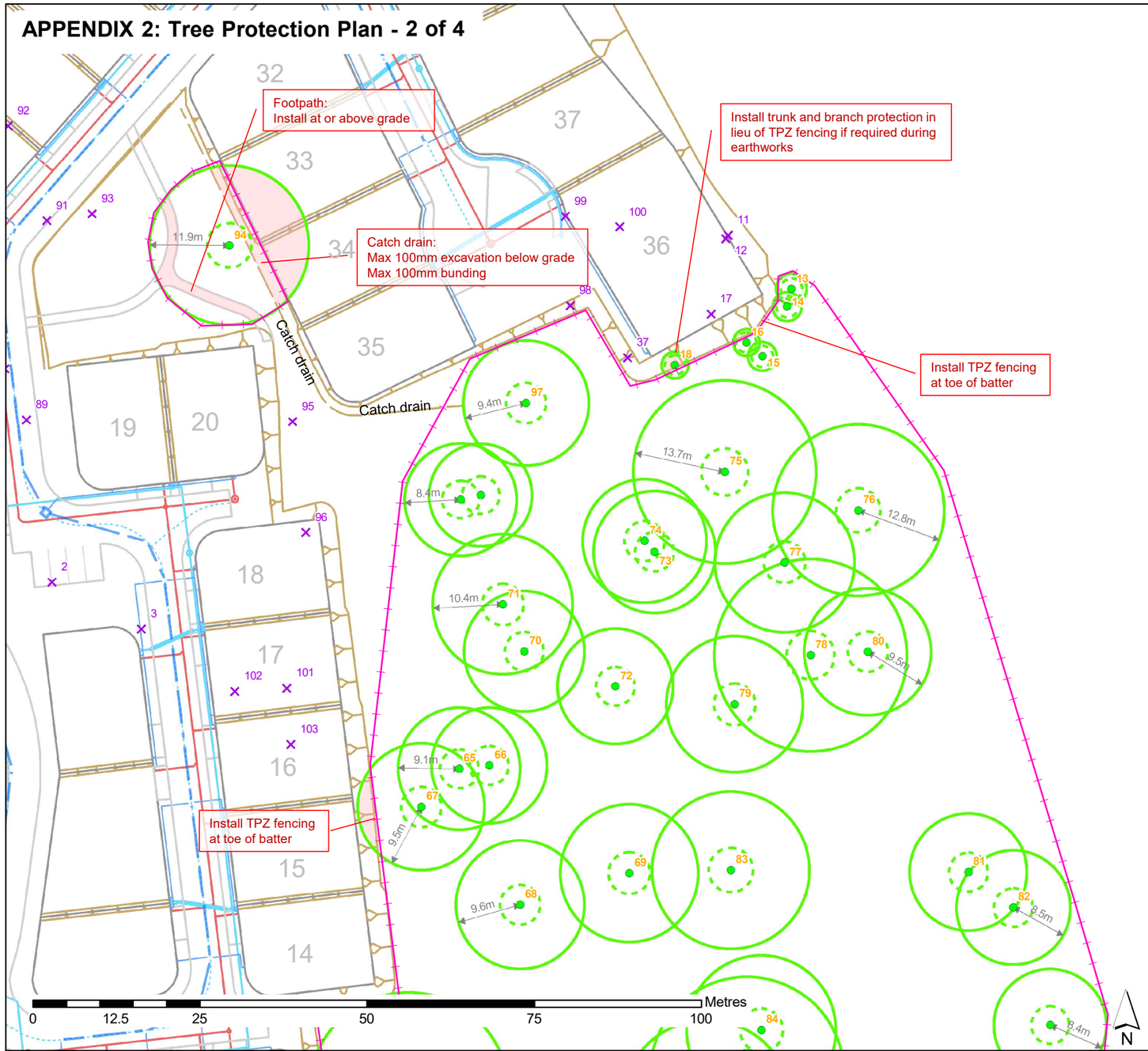
HOMEWOOD CONSULTING PTY LTD
Unit 10/ 350 Settlement Road
Thomastown VIC 3074
T: 1300 404 558
ABN: 39 531 880 706

Base information supplied by:
Western Partners
Plotted: MNB
Date: 27/08/2026
Projection: GDA 94 Zone 55

Trees Remove | Trees Retain | Structural Root Zone (SRZ) | Tree Protection Zone (TPZ) | Tree Protection Fencing | Arborist Supervision for works within TPZs

Tree ID Labels
- 8 Nature Advisory F&F report 2025
- 7C Homewood Consulting PTA report 2024
- 6E Homewood Consulting AIA report 2024

APPENDIX 2: Tree Protection Plan - 2 of 4



Recommended Tree Protection Measures

Native Vegetation Zones 1 & 2:

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18. The fenced area for Native Vegetation Zone 2 includes a patch of native vegetation west of Trees 52-55 which must also be retained and isolated from construction impact.
19. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
20. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
21. Root impacts to trees are to be inspected during excavation and recorded.
    - 21.1 Where roots within the TPZ require pruning, this must be undertaken by the Project Arborist, in accordance with AS 4373:2007 Pruning of Amenity Trees.
    - 21.2 Where roots within the TPZ are exposed by excavation, soil should be backfilled as quickly as possible, ensuring appropriate soil moisture is maintained.
22. Finished surface batters will be locally adjusted to minimise works and the extent and depth of fill within TPZs under the guidance of the Project Arborist.
23. Topsoil placed adjacent to the trees shall be limited in depth and shall not be compacted.
24. Permitted works within TPZs include:

Native Vegetation Zone 1

- 24.1 Trees 13, 14, 16 & 18 – earthworks for Lot 36.
  - 24.1.1 If Tree 18 cannot be isolated by Tree Protection fencing, trunk and branch protection must be installed.
- 24.2 Trees 27 & 29 – earthworks for Lot 13.
- 24.3 Tree 31 – earthworks for Road 1, earthworks for Lot 10.
- 24.4 Tree 48 – earthworks and pavement for Road 1.
- 24.5 Tree 67 – earthworks for Lots 15 & 16.
- 24.6 Tree 94 – earthworks for Lots 33 & 34; catch drain; footpath:
  - 24.6.1 The catch drain shall be formed with maximum 100mm excavation below grade and less than 100m bunding within the TPZ.
  - 24.6.2 The footpath must be constructed at or above grade within the TPZ.

Native Vegetation Zone 2:

- 24.7 Tree 52 – earthworks for Lots 01 & 117.
- 24.8 Tree 54 – earthworks and paving for road No. 1 footpath.
- 24.9 Tree 55 – earthworks and paving for road No.1 and footpath, excavation for stormwater pipe and pit.

72-74 Ferrier Road, New Gisborne - Internal Works

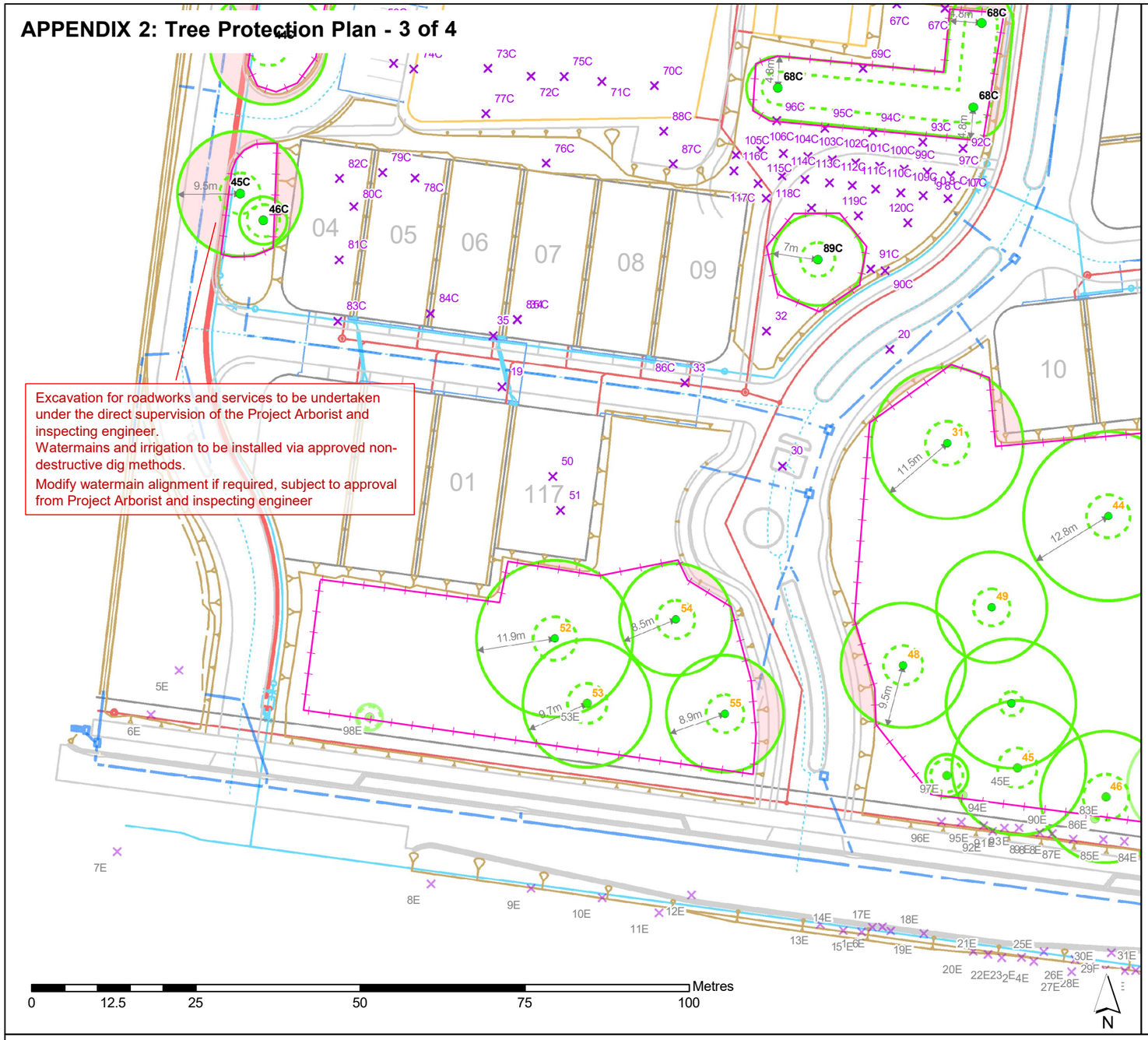
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Unit 10/ 350 Settlement Road
Thomastown VIC 3074
T: 1300 404 558
ABN: 39 531 880 706

Base information supplied by:
Western Partners
Plotted: MNB
Date: 27/08/2026
Projection: GDA 94 Zone 55

Trees Remove | Trees Retain | Structural Root Zone (SRZ) | Tree Protection Zone (TPZ) | Tree Protection Fencing | Arborist Supervision for works within TPZs

Tree ID Labels
8 Nature Advisory F&F report 2025
7C Homewood Consulting PTA report 2024
6E Homewood Consulting AIA report 2024

APPENDIX 2: Tree Protection Plan - 3 of 4



Recommended Tree Protection Measures

Native Vegetation Zones 1 & 2:

17. Tree protection fencing is to be established as shown in the TPP.
18. The fenced area for Native Vegetation Zone 2 includes a patch of native vegetation west of Trees 52-55 which must also be retained and isolated from construction impact.
19. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
20. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
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23. Topsoil placed adjacent to the trees shall be limited in depth and shall not be compacted.
24. Permitted works within TPZs include:

Native Vegetation Zone 1

- 24.1 Trees 13, 14, 16 & 18 – earthworks for Lot 36.
  - 24.1.1 If Tree 18 cannot be isolated by Tree Protection fencing, trunk and branch protection must be installed.
- 24.2 Trees 27 & 29 – earthworks for Lot 13.
- 24.3 Tree 31 – earthworks for Road 1, earthworks for Lot 10.
- 24.4 Tree 48 – earthworks and pavement for Road 1.
- 24.5 Tree 67 – earthworks for Lots 15 & 16.
- 24.6 Tree 94 – earthworks for Lots 33 & 34; catch drain; footpath:
  - 24.6.1 The catch drain shall be formed with maximum 100mm excavation below grade and less than 100m bunding within the TPZ.
  - 24.6.2 The footpath must be constructed at or above grade within the TPZ.

Native Vegetation Zone 2:

- 24.7 Tree 52 – earthworks for Lots 01 & 117.
- 24.8 Tree 54 – earthworks and paving for road No. 1 footpath.
- 24.9 Tree 55 – earthworks and paving for road No.1 and footpath, excavation for stormwater pipe and pit.

72-74 Ferrier Road, New Gisborne - Internal Works

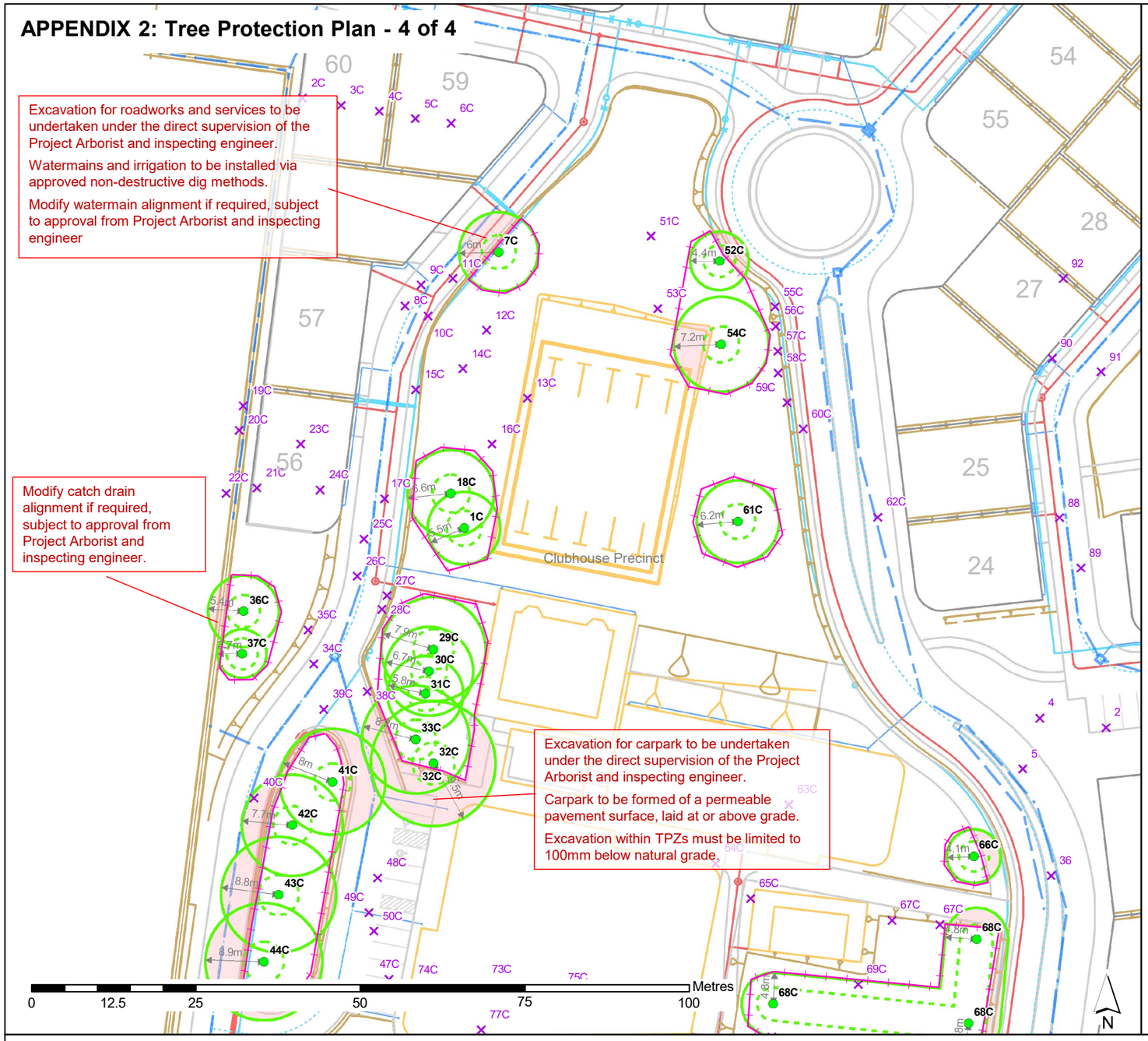
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Unit 10/ 350 Settlement Road
Thomastown VIC 3074
T: 1300 404 558
ABN: 39 531 880 706

Base information supplied by:
Western Partners
Plotted: MNB
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Projection: GDA 94 Zone 55

Trees Remove
Trees Retain
Structural Root Zone (SRZ)
Tree Protection Zone (TPZ)
Tree Protection Fencing
Arborist Supervision for works within TPZs

Tree ID Labels
8 Nature Advisory F&F report 2025
7C Homewood Consulting PTA report 2024
6E Homewood Consulting AIA report 2024

APPENDIX 2: Tree Protection Plan - 4 of 4



Recommended Tree Protection Measures

Clubhouse precinct:

25. Tree protection fencing is to be established as shown in the TPP.
26. TPZ fencing is to be modified to the minimum extent required to undertake permitted works.
27. All earthworks within TPZs shall be undertaken under the direct supervision of the Project Arborist.
28. Root impacts to trees are to be inspected during excavation and recorded.
    - 28.1 Where roots within the TPZ require pruning, this must be undertaken by the Project Arborist, in accordance with AS 4373:2007 Pruning of Amenity Trees.
    - 28.2 Where roots within the TPZ are exposed by excavation, soil should be backfilled as quickly as possible, ensuring appropriate soil moisture is maintained.
29. Finished surface batters will be locally adjusted to minimise works and the extent and depth of fill within TPZs under the guidance of the Project Arborist.
30. Topsoil placed adjacent to trees shall be limited in depth and shall not be compacted.
31. Permitted works within the TPZs include:
    - 31.1 Trees 7C, 32C, 33C, 41C-45C, 52C, 66C, 68C: Construction of Roads 1, 2 & 8 and installation of services
        - 31.1.1 Road and services to be constructed/installed as per Tree Protection Zone Plan V23-101-TP02-TP06 – see Appendix 3.
        - 31.1.2 Excavation for roadworks and services to be undertaken under the direct supervision of the Project Arborist and inspecting engineer within the TPZs of Trees 7C, 32C, 33C, 41-45C & 52C.
        - 31.1.3 Watermains and irrigation to be installed via approved non-destructive dig methods.
        - 31.1.4 Modify watermain alignment if required, subject to approval from Project Arborist and inspecting engineer.
    - 31.2 Trees 32C, 33C & 41C: Construction of carpark
        - 31.2.1 Excavation for carpark to be undertaken under the direct supervision of the Project Arborist and inspecting engineer.
        - 31.2.2 Carpark to be formed of a permeable pavement surface, laid at or above grade.
        - 31.2.3 Excavation within TPZs must be limited to 100mm below natural grade.
    - 31.3 Trees 18C & 89C: Roads 1 & 2 fill batter; Tree 46C Lot 4 fill batter
    - 31.4 Trees 1C & 54C: Lawn bowls green
        - 31.4.1 Excavation within TPZ of Tree 54C must be limited to 100mm below natural grade.
    - 31.5 Trees 36C & 37C: Concrete catch drain
        - 31.5.1 Modify catch drain alignment if required, subject to approval from Project Arborist and inspecting engineer.

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72-74 Ferrier Road, New Gisborne - Internal Works

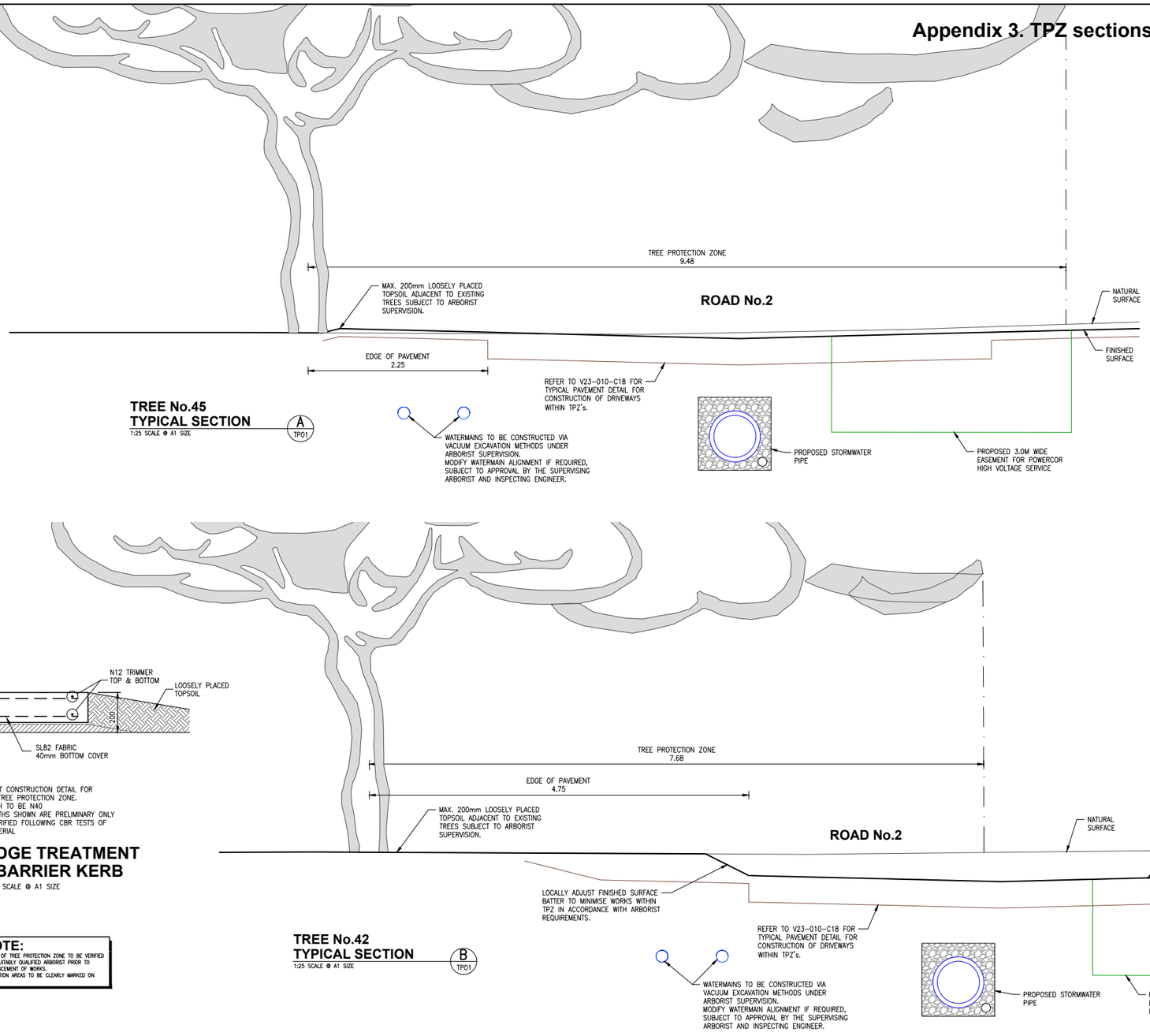
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T: 1300 404 558
ABN: 39 531 880 706

Base information supplied by:
Western Partners
Plotted: MNB
Date: 27/08/2026
Projection: GDA 94 Zone 55

Trees Remove | Trees Retain | Structural Root Zone (SRZ) | Tree Protection Zone (TPZ) | Tree Protection Fencing | Arborist Supervision for works within TPZs

Tree ID Labels
8 Nature Advisory F&F report 2025
7C Homewood Consulting PTA report 2024
6E Homewood Consulting AIA report 2024

Appendix 3. TPZ sections – V23-010-TP02 - TP06



TREE No.45 TYPICAL SECTION
1:25 SCALE @ A1 SIZE
A TP01

TREE No.42 TYPICAL SECTION
1:25 SCALE @ A1 SIZE
B TP01

NOTES:
1. CONCRETE PAVEMENT CONSTRUCTION DETAIL FOR PAVEMENTS WITHIN TREE PROTECTION ZONE.
2. CONCRETE STRENGTH TO BE N40
3. THE PAVEMENT DEPTHS SHOWN ARE PRELIMINARY ONLY AND ARE TO BE VERIFIED FOLLOWING CBR TESTS OF THE SUBGRADE MATERIAL

TYPICAL EDGE TREATMENT WITH NO BARRIER KERB
1:100 SCALE @ A1 SIZE

NOTE:
EXTENT OF TREE PROTECTION ZONE TO BE VERIFIED BY A SUITABLY QUALIFIED ARBORIST PRIOR TO COMMENCEMENT OF WORKS.
PROTECTION AREAS TO BE CLEARLY MARKED ON SITE.

26 of 41

No.	DATE	REVISIONS	DES	DRN	CHK	APD
B	21.10.25	SECTION B UPDATED	L.A.B	L.A.B	S.J.I	S.J.I
A	23.06.25	ISSUED FOR INFORMATION	L.A.B	L.A.B	S.J.I	G.R.M

DESIGNED G.R.M.
DRAWN L.A.B.
CHECKED G.J.S.
APPROVED G.R.M.
DATE FEBRUARY 2025
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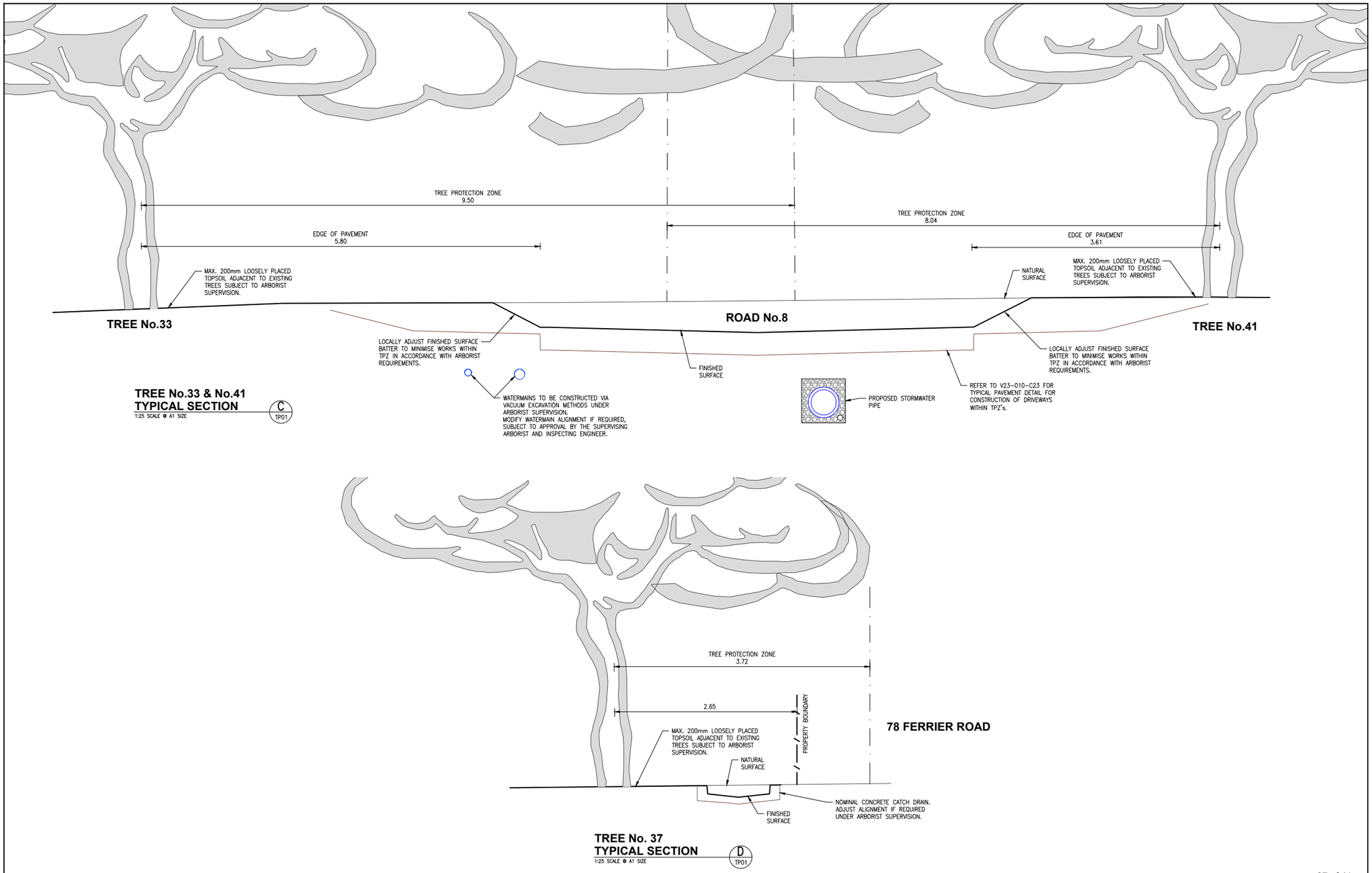
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PHONE 03 9439 4222
DATUM A.H.D.
GISBORNE PM 83
R.L. 465.50m

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PROJECT PROPOSED RETIREMENT VILLAGE
LOCATION LOT 1 on PS901959 72–74 FERRIER ROAD, NEW GISBORNE
TITLE TREE PROTECTION ZONE SECTIONS 1 of 5
CLIENT GTH PROJECT NO 6 PTY LTD

DRAWING STATUS PRELIMINARY N.F.C.
DRAWING NUMBER V23–010–TP02
SHEET NUMBER 02 OF 06
REVISION B

V23–010–TP01_Tree_Protection.dwg



27 of 41

No.	DATE	REVISIONS	DES	DRN	CHK	APD
B	21.10.25	SECTIONS UPDATED	L.A.B	L.A.B	S.J.I	S.J.I
A	23.06.25	ISSUED FOR INFORMATION	L.A.B	L.A.B	S.J.I	G.R.M

DESIGNED G.R.M.
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APPROVED G.R.M.
DATE FEBRUARY 2025
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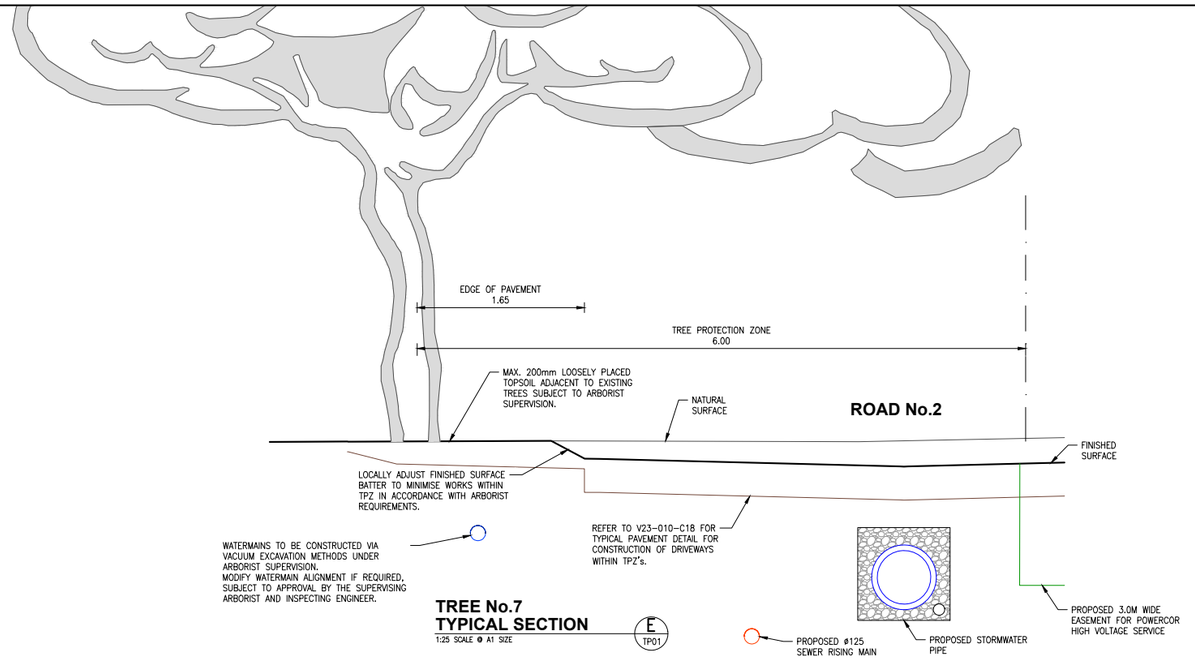
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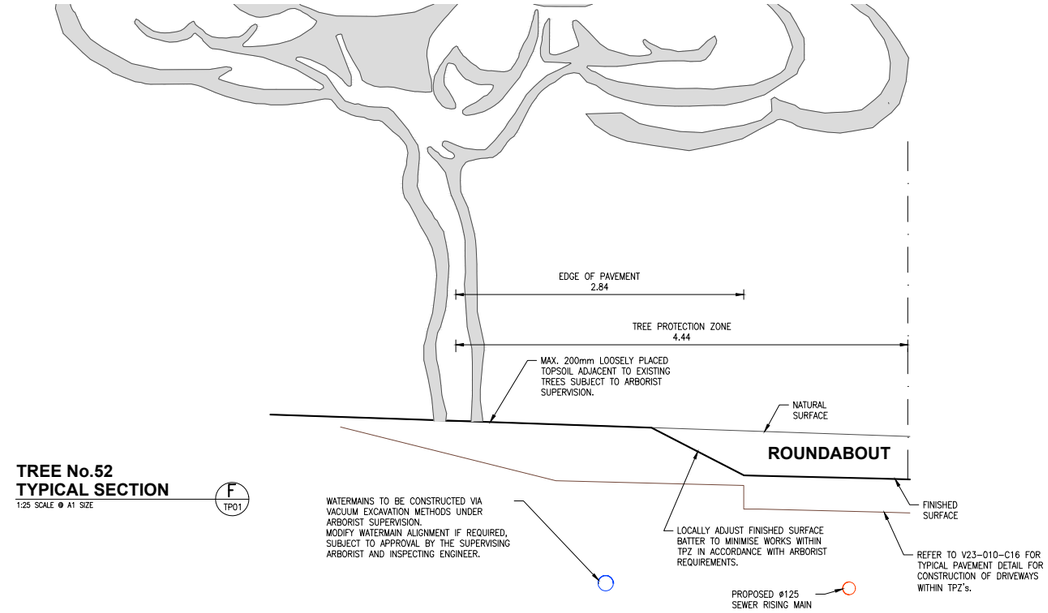
PROJECT PROPOSED RETIREMENT VILLAGE
LOCATION LOT 1 on PS901959
72-74 FERRIER ROAD, NEW GISBORNE
TITLE TREE PROTECTION ZONE SECTIONS 2 of 5
CLIENT GTH PROJECT NO 6 PTY LTD

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
V23-010-TP03
SHEET NUMBER 03 OF 06
REVISION B

V23-010-TP01_Tree_Protection.dwg



TREE No.7
TYPICAL SECTION E TP01
1:25 SCALE @ A1 SIZE



TREE No.52
TYPICAL SECTION F TP01
1:25 SCALE @ A1 SIZE

No.	DATE	REVISIONS	DES	DRN	CHK	APD
B	21.10.25	SECTION E UPDATED	L.A.B	L.A.B	S.J.I	S.J.I
A	23.06.25	ISSUED FOR INFORMATION	L.A.B	L.A.B	S.J.I	G.R.M

DESIGNED G.R.M.
DRAWN L.A.B.
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APPROVED G.R.M.
DATE FEBRUARY 2025
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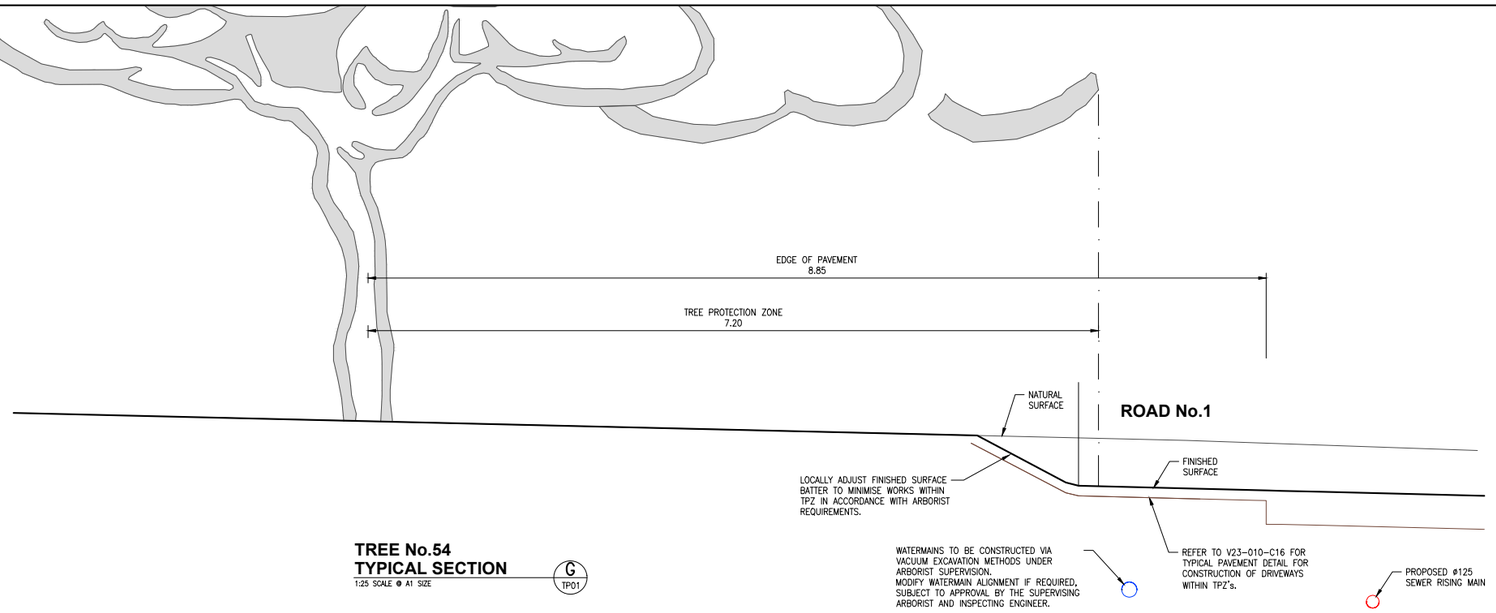
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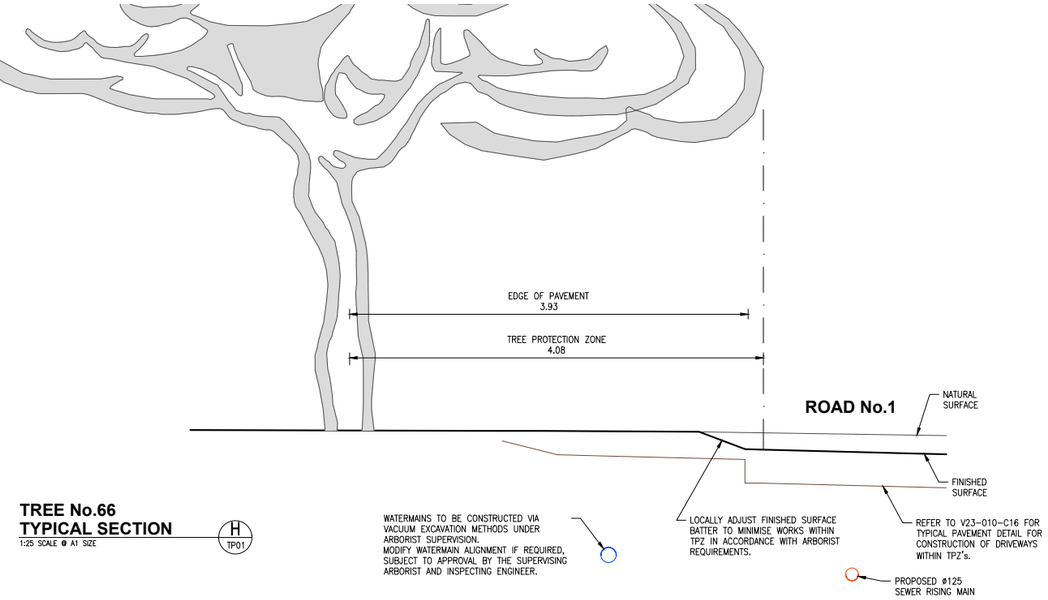
PROJECT PROPOSED RETIREMENT VILLAGE
LOCATION LOT 1 on PS901959
72-74 FERRIER ROAD, NEW GISBORNE
TITLE TREE PROTECTION ZONE SECTIONS 3 of 5
CLIENT GTH PROJECT NO 6 PTY LTD

DRAWING STATUS PRELIMINARY N.F.C.
DRAWING NUMBER V23-010-TP04
SHEET NUMBER 04 OF 06
REVISION B

V23-010-TP01_Tree_Protection.dwg



TREE No.54
TYPICAL SECTION
1:25 SCALE @ A1 SIZE
G TP01



TREE No.66
TYPICAL SECTION
1:25 SCALE @ A1 SIZE
H TP01

29 of 41

No.	DATE	REVISIONS	DES	DRN	CHK	APD
B	21.10.25	SECTION G UPDATED	L.A.B	L.A.B	S.J.I	S.J.I
A	23.06.25	ISSUED FOR INFORMATION	L.A.B	L.A.B	S.J.I.	G.R.M

DESIGNED G.R.M.
DRAWN L.A.B.
CHECKED G.J.S.
APPROVED G.R.M.
DATE FEBRUARY 2025
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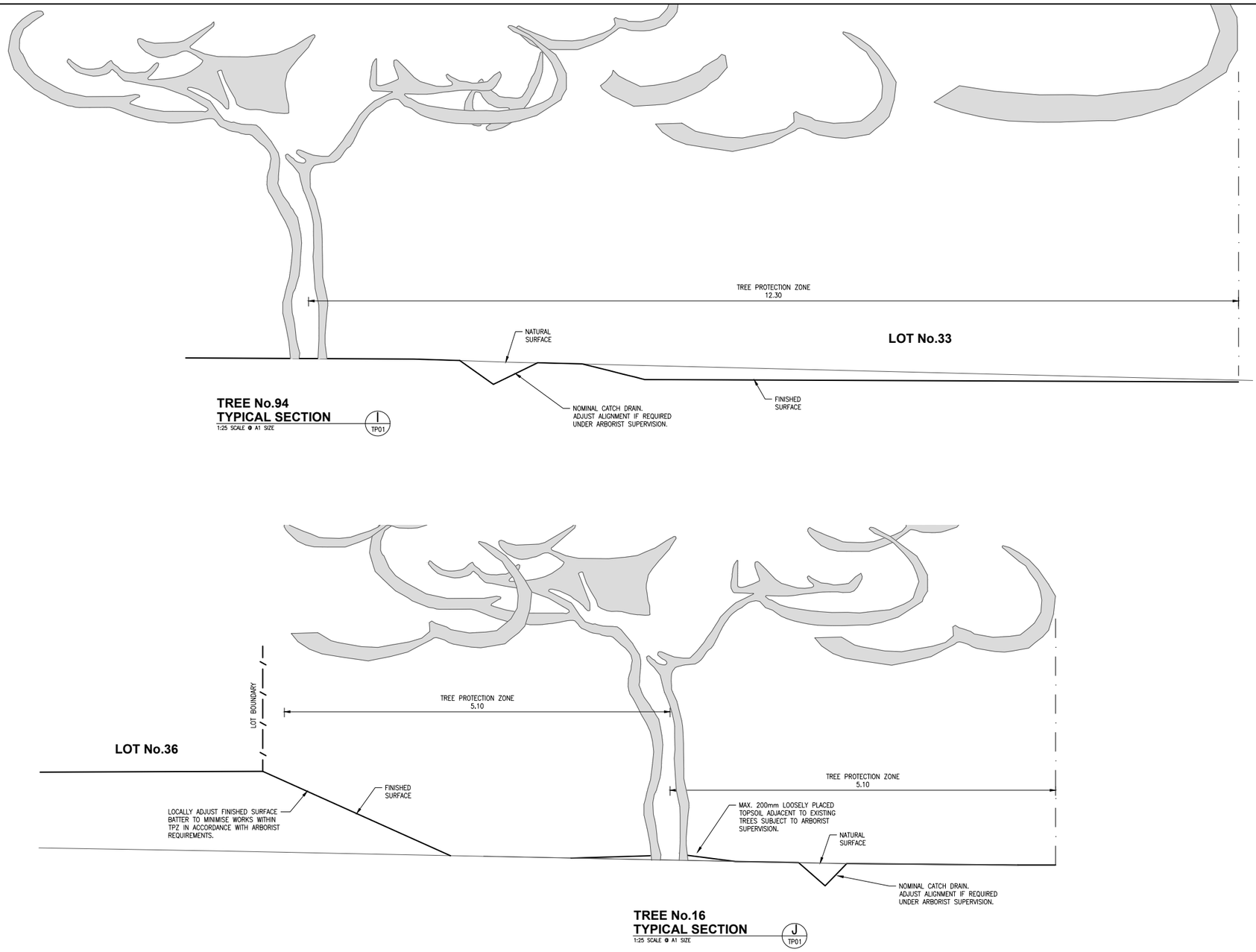
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PROJECT PROPOSED RETIREMENT VILLAGE
LOCATION LOT 1 on PS901959
72-74 FERRIER ROAD, NEW GISBORNE
TITLE TREE PROTECTION ZONE SECTIONS 4 of 5
CLIENT GTH PROJECT NO 6 PTY LTD

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
V23-010-TP05
SHEET NUMBER 05 OF 06
REVISION B

V23-010-TP01_Tree_Protection.dwg



TREE No.94
TYPICAL SECTION
1:25 SCALE @ A1 SIZE
TP01

TREE No.16
TYPICAL SECTION
1:25 SCALE @ A1 SIZE
J
TP01

30 of 41

No.	DATE	REVISIONS	DES	DRN	CHK	APD
A	23.06.25	ISSUED FOR INFORMATION	L.A.B	L.A.B	S.J.J	G.R.M

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DRAWN L.A.B.
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PROJECT PROPOSED RETIREMENT VILLAGE
LOCATION LOT 1 on PS901959
72–74 FERRIER ROAD, NEW GISBORNE
TITLE TREE PROTECTION ZONE SECTIONS 5 of 5
CLIENT GTH PROJECT NO 6 PTY LTD

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
V23–010–TP06
SHEET NUMBER 06 OF 06
REVISION A

V23–010–TP01_Tree_Protection.dwg

Appendix 4. Tree Protection Zones & Structural Root Zones

All parts of the tree may be damaged by development and damage to any one part of the tree may affect its functioning as a whole.

Root damage is the most common cause of damage to trees on development sites. Roots may be directly damaged when removed, wounded, crushed or torn during grading, excavation or trenching. Soil compaction from foot traffic and vehicle traffic indirectly damages tree roots, resulting in loss of pore space within the soil which is essential for the exchange of gases between the soil and atmosphere and for soil drainage.

Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients and sugars throughout the tree. Serious impacts may structurally weaken the tree.

The canopy of trees can be damaged through incorrect pruning techniques or mechanical injury by trucks, cranes, excavators etc. The removal of leaves reduces the level of photosynthesis and reduces the tree's capacity to function normally and to withstand stresses. Incorrect pruning and mechanical damage can produce wounds that are susceptible to infection by wood decay organisms.

For trees to be retained and their requirements met, procedures must be in place to protect trees at every stage of the development process. This needs to be taken into account at the earliest planning stage of any outdoor event or design of a development project where trees are involved.

4.1 Tree Protection Zones

The most common method of protecting trees during construction is by establishing a Tree Protection Zone (TPZ). The TPZ is an area isolated from construction disturbance area, so that the tree remains viable. The TPZ radius has been calculated according to the Australian Standard (AS 4970-2009) for the subject trees. This method calculates the TPZ as 12 times the trunk diameter at 1.4m above ground level (DBH).

A TPZ should not be less than 2m nor greater than 15m, except where additional crown protection is required. The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1m outside of the crown projection.

4.2 Structural Root Zones

The Structural Root Zone (SRZ) is the minimum volume of roots required by the tree to remain stable in the ground. If the SRZ is breached the chances of windthrow are significantly increased. Windthrow is an event where the entire tree fails/falls over.

It is important to note that the SRZ is not related to tree health. It refers to the physical volume of roots required for the tree to remain stable in the ground (Figure 1). It is in no way related to the physiological requirements of the tree but is the minimum volume of roots required for the tree to remain standing (Mattheck and Breloer 1994).

According to AS 4970-2009 the SRZ radius of the trees has been calculated using the equation:

$$R_{srz} = (D \times 50)^{0.42} \times 0.64$$

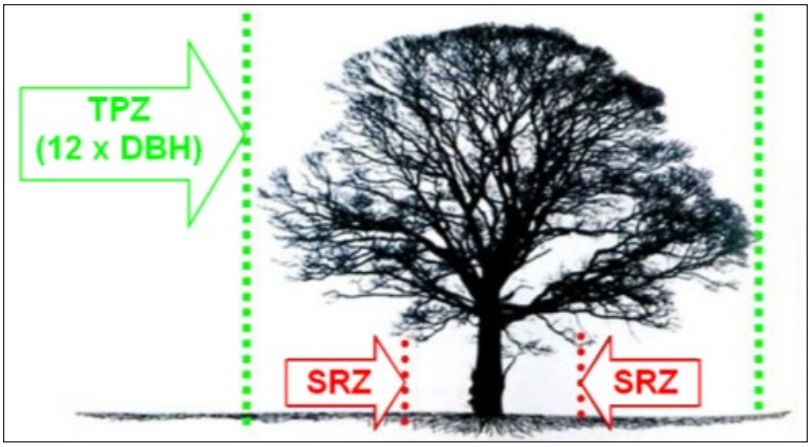


Figure 1: The SRZ = minimum volume of roots required to maintain tree stability (Biddle 1998).

4.3 TPZ and SRZ encroachment

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes (but is not limited to) excavation, compacted fill and machine trenching.

Table 3: Levels of TPZ encroachment as defined by AS 4970-2009

Level of Encroachment	Description / Definition	Requirements
Minor	Encroachment of less than 10% of the TPZ and outside the SRZ is deemed to be minor encroachment.	Detailed root investigations should not be required but the encroachment must be compensated with an extension to the TPZ elsewhere (Figure 2). Variations must be made by the Project Arborist considering other relevant factors including tree health, vigour, stability, species sensitivity and soil characteristics.
Major	Encroachment of more than 10% of the TPZ or into the Structural Root Zone (SRZ) is deemed to be major encroachment.	The Project Arborist must demonstrate that the trees would remain viable. This may require root investigation by non-destructive methods and/or consideration of relevant factors of tree health, vigour, stability, species sensitivity and soil characteristics. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

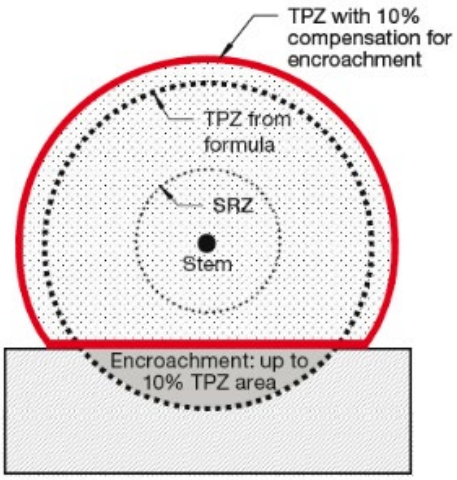


Figure 2: Example of minor TPZ encroachment and compensatory offset (image from AS 4970-2009).

Appendix 5. Tree Protection Measures - General

5.1 Tree Protection Fencing

The Tree Protection Zone is delineated on site by a physical barrier of protective fencing that is a minimum of 1.8m high. It is installed around retained trees prior to site establishment and retained intact until completion of the works (Figure 3). Once erected, protective fencing must not be removed or altered without approval by the Project Arborist. The TPZ fence should be secured to restrict access.

Where TPZ fencing is impractical - e.g. if site access is required through the TPZ, other tree protection measures should be used, including ground protection and/or trunk and branch protection (see 5.8 and 5.9).



Figure 3: TPZ fencing is erected around retained trees prior to site works.

5.2 Signs

Signs identifying the TPZ should be placed around the edge of the TPZ and be clearly visible from within the development site (Figure 4).



Figure 4: Example of a TPZ warning sign clearly displayed on TPZ fencing.

5.3 Activities restricted within the TPZ

Activities restricted within the TPZ include but are not limited to:

- machine excavation including trenching
- excavation for silt fencing
- cultivation and landscaping
- storage of materials
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant
- refuelling
- dumping of waste
- wash down and cleaning of equipment
- placement of fill
- lighting of fires
- soil level changes
- temporary or permanent installation of utilities and signs
- physical damage to the tree.

5.4 TPZ Maintenance

The fenced TPZ area should be mulched to retain soil moisture throughout the period of works. The mulch must be maintained to a depth of 50-100mm. Where the existing landscape within the TPZ is to remain unaltered (e.g. garden beds or turf) mulch may not be required.

Soil moisture levels should be regularly monitored by the Project Arborist. Temporary irrigation or watering may be required within the TPZ. An above-ground irrigation system should be installed and maintained by a competent individual.

All weeds should be removed by hand without soil disturbance or should be controlled with appropriate use of herbicide.

5.5 Working within the TPZ

Some works and activities within the TPZ may be permitted by the determining authority. These must be directly supervised on site by the Project Arborist. Any additional encroachment that becomes necessary as the site works progress must be reviewed by the Project Arborist and be acceptable to the determining authority before being carried out.

5.6 Landscaping

Soft and hard landscaping within Tree Protection Zones should be assessed by the Project Arborist at the design stage, and prior to the commencement of works. In general:

- There should be no grade changes within the TPZ of trees to be retained. If a level surface is required, no more than 100mm of fill (e.g. topsoil or crushed rock) should be used.
- There should be no soil preparation for landscaping (cultivation, replacement of existing substrate or compaction) within the TPZ of trees to be retained.
- Excavation for planting holes, fence posts, garden edging, etc. should be undertaken manually within the TPZ of trees to be retained. If significant roots (greater than 30mm diameter) are encountered these are to be retained unscathed and the location of the landscape component shifted. Any small roots are to be cleanly pruned by the Project Arborist, at right angles, using sharp, clean tools.

5.7 Underground services

Underground services within Tree Protection Zones should be assessed by the Project Arborist at the design stage, and prior to the commencement of works.

- All underground services (including water, sewage, electricity, gas and communications) should be located outside of the TPZ of trees to be retained.
- If underground services are to be routed within an established TPZ, they should be installed by directional boring with the top of the bore to be a minimum depth of 800mm below the existing grade.
- Bore pits should be located outside of the TPZ or manually excavated under the direct supervision of the Project Arborist.

5.8 Ground Protection

If temporary access for machinery is required within the TPZ, ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Examples of ground protection include track mats (Figure 5) and rumble boards strapped over mulch or crushed rock (Figure 6). Depending on weather conditions, geotextile fabric may be required to prevent mulch and crushed rock mixing into the site soils.



Figure 5: Track mats.



Figure 6: Rumble boards over crushed rock.

5.9 Trunk and Branch Protection

Where trees cannot be isolated from vehicles or machinery by TPZ fencing, trunk and branch protection may be required to prevent mechanical damage. Protection may consist of padding surrounding the trunk or branch, held in place with batons strapped together, or similar (Figure 7). Boards are to be strapped to trees, not nailed or screwed.

Crown protection may also include pruning, tying-back of branches or other measures. If pruning is required, it must be undertaken by a qualified arborist and as per the specifications of AS 4373-2007 *Pruning of Amenity Trees* and should be undertaken before the establishment of the TPZ.

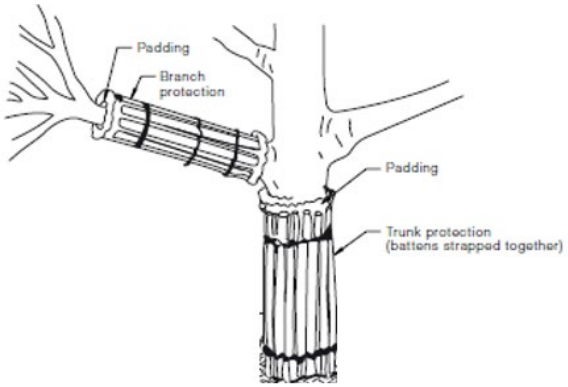


Figure 7: Example of trunk and branch protection (Source: AS 4970-2009).

Appendix 6. Photographs of Native Vegetation to be Removed

Photographs have been reproduced from the Flora and Fauna Assessment prepared by Nature Advisory, August 2025: Report No. 18006.05 (1.10)



Habitat Zone B facing north, taken 23 October 2018



Habitat Zone C facing east, taken 16 November 2018



Habitat Zone D facing west, taken 23 October 2018



Habitat Zone E facing northeast, taken 23 October 2018



Habitat Zones F & G facing north, taken 23 October 2018



Habitat Zone H facing west, taken 23 October 2018



Habitat Zone I facing west, taken 20 December 2023