



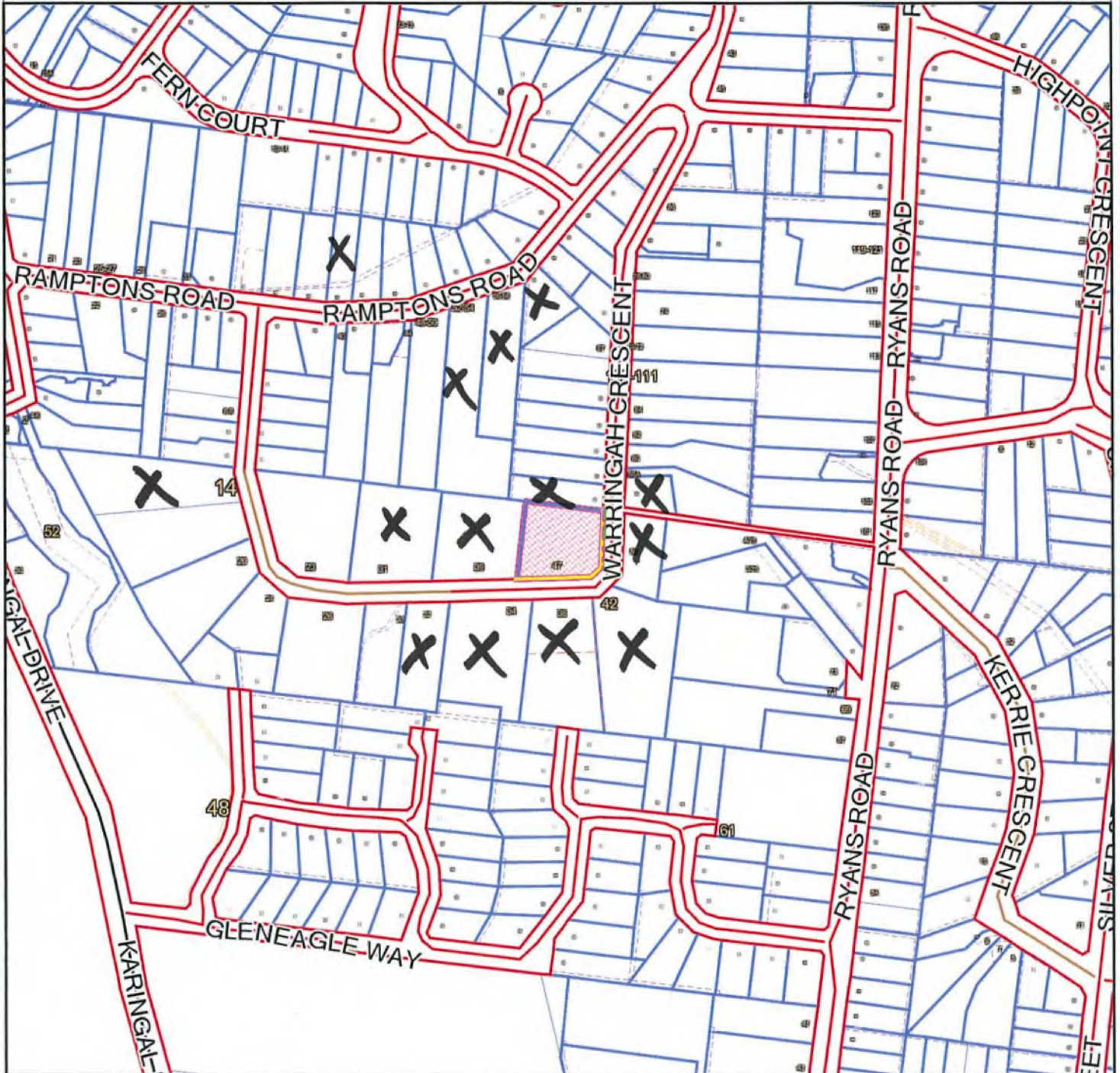
Subject Site and Surrounds

Subject Site: 47 Warringah Crescent, Eltham

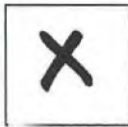
File Reference: W016/00/047P

Application Number: 508/2016/14P

Melway's Reference: 21 G3



Subject Site



Objectors

Nearby Objectors: 14

Total: 14

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Map Width:	809 m
Produced By:	Planning and Building Services
Responsible Officer:	Tim Oldfield
Date:	Friday, 21 April 2017

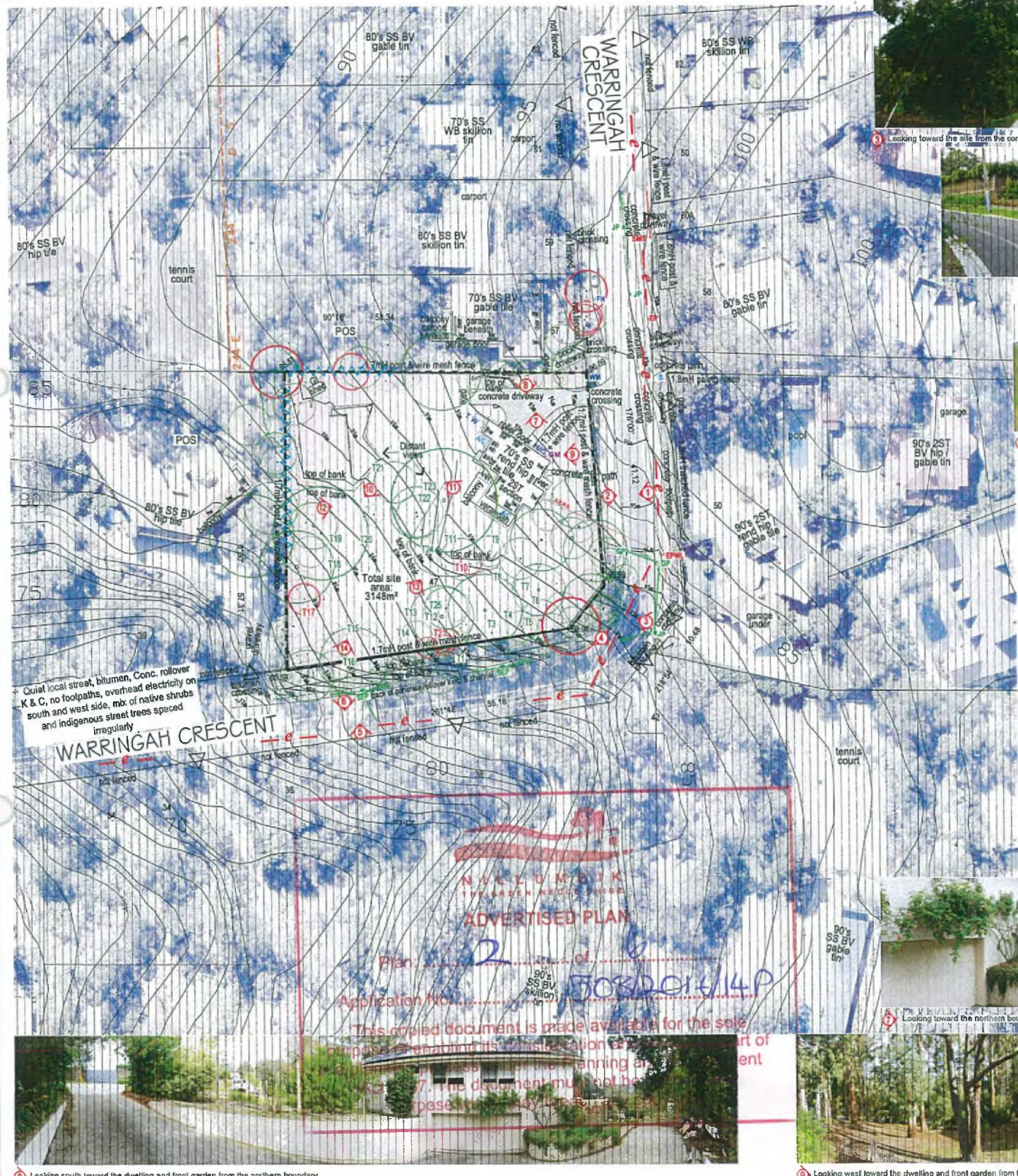




Looking west toward the site from Warringah Crescent



Looking east opposite the site from Warringah Crescent



Looking toward the site from the corner of Warringah Crescent



Looking south-east from the corner of the site on Warringah Crescent



Looking north toward the site from Warringah Crescent



Looking south opposite the site from Warringah Crescent

Tree Identification

refer to Arboricultural Assessment Report by dbhorticulture dated 1st July 2016.

1. <i>Pittosporum undulatum</i> 4mH	8. <i>Pittosporum undulatum</i> 5mH	17. <i>Eucalyptus polyanthemos</i> dead
2. <i>Acacia</i> sp. dead	10. Dead	18. <i>Eucalyptus polyanthemos</i> 15mH
3. <i>Pittosporum undulatum</i> 4mH	11. <i>Acacia implexa</i> 12mH	19. <i>Eucalyptus polyanthemos</i> 12mH
4. <i>Acacia dealbata</i> 10mH	12. <i>Exocarpus cupressiformis</i> 9mH	20. <i>Melaleuca polyanthemos</i> 16mH
5. <i>Acacia dealbata</i> 9mH	13. <i>Eucalyptus melliodora</i> 14mH	21. <i>Eucalyptus stypheoides</i> 12mH
6. <i>Eucalyptus</i> sp. 10mH	14. <i>Arucaria heterophylla</i> 14mH	22. <i>Eucalyptus macrohyncha</i> 13mH
7. <i>Phorbia robusta</i>	15. <i>Corymbia citriflora</i> 15mH	23. <i>Eucalyptus radata</i> 13mH
8. <i>Eucalyptus polyanthemos</i> 13mH	16. <i>Eucalyptus melliodora</i> 13mH	24. <i>Eucalyptus melliodora</i> 15mH
		25. <i>Exocarpus cupressiformis</i> 6mH

Notes:

- This plan is to be read in conjunction with the Arboricultural Assessment Report by dbhorticulture dated 1st July 2016. Additional photos of the subject site are located in Sheet 2 of 2.
- PLANNING:**
 - The property is situated within Nillumbik Shire Council - Neighbourhood Character Precinct Semi Bush - Precinct SB3. The land is contained within the Neighbourhood Residential Zone - Schedule 7 (NRZ7) which aims to recognise areas of predominantly single and double storey residential development and limit opportunities for increased residential development. It also aspires to manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
 - The property is affected by a Significant Landscape Overlay - Schedule 2 (SLO2) - Bush and Semi-Bush Residential Area. The key elements of this overlay are to provide for housing in a residential location in a bushland setting and to provide for conservation and enhancement of the environmental values of the area. It also aspires to ensure that the development of land and the removal of native vegetation are not detrimental to the natural environment and character of the area.
 - SITE:**
 - Is an irregular shaped allotment of 3148m²;
 - The site is situated on a bend of Warringah Crescent and has two frontages;
 - Access to the site is via a concrete crossing situated towards the northern boundary;
 - A concrete driveway extends west along the northern boundary to a garage which is situated beneath the dwelling;
 - A rendered brick retaining wall extends along either side of the driveway along with a garden bed containing *Colomeaster*, *Sweet Pittosporum*, *Melaleuca* and native grasses;
 - The site contains a 1970's two storey rendered brick veneer dwelling with a hipped tile roof, a verandah and balcony are attached to the rear;
 - The dwelling is positioned toward the north-eastern corner of the site;
 - A galvanised iron shed is situated within the north-western corner;
 - The site consists of lawn with native shrubs and canopy trees scattered amongst;
 - Numerous indigenous canopy trees are located within the site and include *Eucalyptus macrohyncha*, *Eucalyptus melliodora*, *Eucalyptus radata*, *Eucalyptus polyanthemos*, *Acacia dealbata*, *Acacia implexa*, *Eucalyptus polyanthemos* and *Exocarpus cupressiformis*;
 - Native species have also been identified within the site and include *Pittosporum undulatum*, *Corymbia citriflora* and *Melaleuca stypheoides*;
 - Other species identified within the site, not indigenous to the site are *Lophostemon confertus* and *Arucaria heterophylla*;
 - A concrete path leads to the street and a garden bed exists at the front of the dwelling containing *Protea*, *Pittosporum eugenioides*, *Variegatum* and a variety of ground covers and native grasses;
 - An Arboricultural Assessment Report has been prepared for trees situated on and adjacent to the subject site and provides information relating to tree identification, condition and recommendations;
 - The property is contained by post and wire mesh fencing along all side boundaries;
 - Topography has a moderate slope of approximately 15.5m across the site with the highest point being the north-eastern corner and the lowest point being the south-western corner;
 - There is evidence of cut and fill surrounding the dwelling, toward the north-western corner and within the middle of the site;
 - Extensive views of the surrounding topography and ranges are available to the south-west;
 - No known contaminated soil or odour sources were observed;
 - No significant noise source is audible;
 - All services are available to the site.
 - CONTEXT:**
 - The subject site is located in a bushy area with a strong canopy occurring at a density of one to every 50-100m². Species are predominantly native vegetation with indigenous street trees and the site landscaping continues with the street vegetation except for low level exotic gardens in the newer areas, front fences are generally absent allowing for an open streetscape.
 - The site is surrounded by residential dwellings typically dating from the 1970's to 1990's and are set amongst a semi bush landscape;
 - Shops: Eltham Ridge Shopping Centre is situated 2.5kms south;
 - Primary Schools: Sherbourne Primary School is positioned 2kms south-west;
 - Secondary Schools: Eltham High School is located 3kms away;
 - Accessibility:
 - Mentmore Railway Station is situated 3kms southwest;
 - Bus service 513 and 902 are available within 1.4kms on the corner of Sherbourne Road and Karingal Road;
 - Bus service 517 is positioned within 1.2kms on the corner of Weilick Road and Karingal Road;
 - Recreation:
 - A Reserve is located within 600m and links onto the Malcolm Blair Reserve;
 - Menka Park is Griff Hunt Reserve is situated within 750m of the site;
 - OPPORTUNITIES:**
 - To take advantage of an undervalued site in a residentially zoned, established urban area;
 - To provide increased residential density & lifestyle housing opportunities;
 - To increase surveillance of the public domain;
 - To provide increased residential density and take advantage of existing infrastructure in a fully serviced area;
 - To retain the existing dwelling as affordable housing stock;
 - To take advantage of attractive views;
 - To reflect the pattern of subdivision occurring within the immediate area;
 - To provide an opportunity to enhance the urban fabric through the rejuvenation of the existing landscape;
 - To provide an opportunity to introduce indigenous landscaping;
 - CONSTRAINTS:**
 - Potential for overlooking tufted neighbouring dwellings;
 - Topography;
 - Location of established trees.
 - This plan is based on Plan of Survey 17369F1 and information obtained from a site visit. Building footprints, access ways, footpaths and roads have been determined from the aerial photograph and site visit. This plan is schematic and should be used for the purposes of this site analysis only.



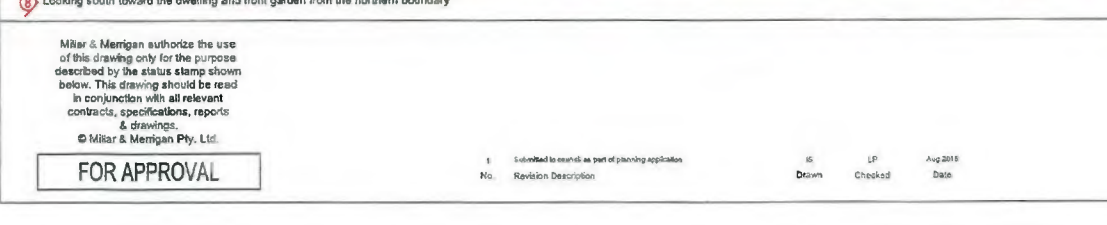
PLANNING MAP



LOCALITY PLAN

Legend

- Existing tree (number relates to Arboricultural Assessment Report)
- Tree dead
- Shrub
- Site boundary with vehicular access point & street number
- Existing building with non-habitable window (nh), habitable window (hw), door (d) where indicated
- Potential for overlooking neighbouring private open space
- Essential
- Views as shown on site photographs Subject site as per locality plan
- Spot levels & contours to AHD, 0.2m intervals on site, 1m intervals in surrounding area
- Overhead electricity line, electricity pole with light
- Single/double storey/split level/brick veneer/weatherboard cement sheet dwelling, material & roofing shape, front setback
- Hot water service, junction pit, air conditioner, gas meter, side entry pit, water meter, water tank, gas heating unit, sewer maintenance shaft, sign, graded drainage pit, fire hydrant, drainage pit



Looking south toward the dwelling and front garden from the northern boundary



Looking west toward the dwelling and front garden from the eastern boundary

FOR APPROVAL

Millar Merrigan
Lead Development Consultants

M (03) 9320 8500 F (03) 5134 8611
www.millar-merrigan.com.au
surrey@millar-merrigan.com.au

Millar & Merrigan Pty Ltd ACN 005 641 568
Metro 2125 Mainville Drive Clayton 3168
Regional 156 Commercial Road Mordialloc 3840
Mail PO Box 247 Clayton Victoria 3168

SUBDIVISION SITE & CONTEXT DESCRIPTION

NILLUMBIK SHIRE COUNCIL
PLANNING SERVICES
13 SEP 2015
RECEIVED

PROPOSED SUBDIVISION
47 WARRINGAH CRESCENT, ELTHAM
NILLUMBIK SHIRE COUNCIL

17369P1
VERSION 1
SHEET 1 OF 2

1	Submitted to council as part of planning application	16	LP	Aug 2015
No.	Revision Description	Drawn	Checked	Date

LOT 13 ON LP58605
VOL.8540 FOL.918
TOTAL SITE AREA: 3148sqm

SCHEDULE OF LOT ENTITLEMENT AND LIABILITY		
LOT No.	ENTITLEMENT	LIABILITY
1	50	50
2	50	50
TOTAL	100	100

- ROLLOVER KERB AND CHANNEL
- TOP OF BANK
- TOE OF BANK
- BRICK RETAINING WALL
- CONCRETE RETAINING WALL
- ROCK RETAINING WALL
- DEAD TREE
- TREE TO BE REMOVED
- TREE NUMBER AND TPZ, REFER TO ARBORIST REPORT BY DBHORTICULTURE
- PROPOSED BUILDING ENVELOPE

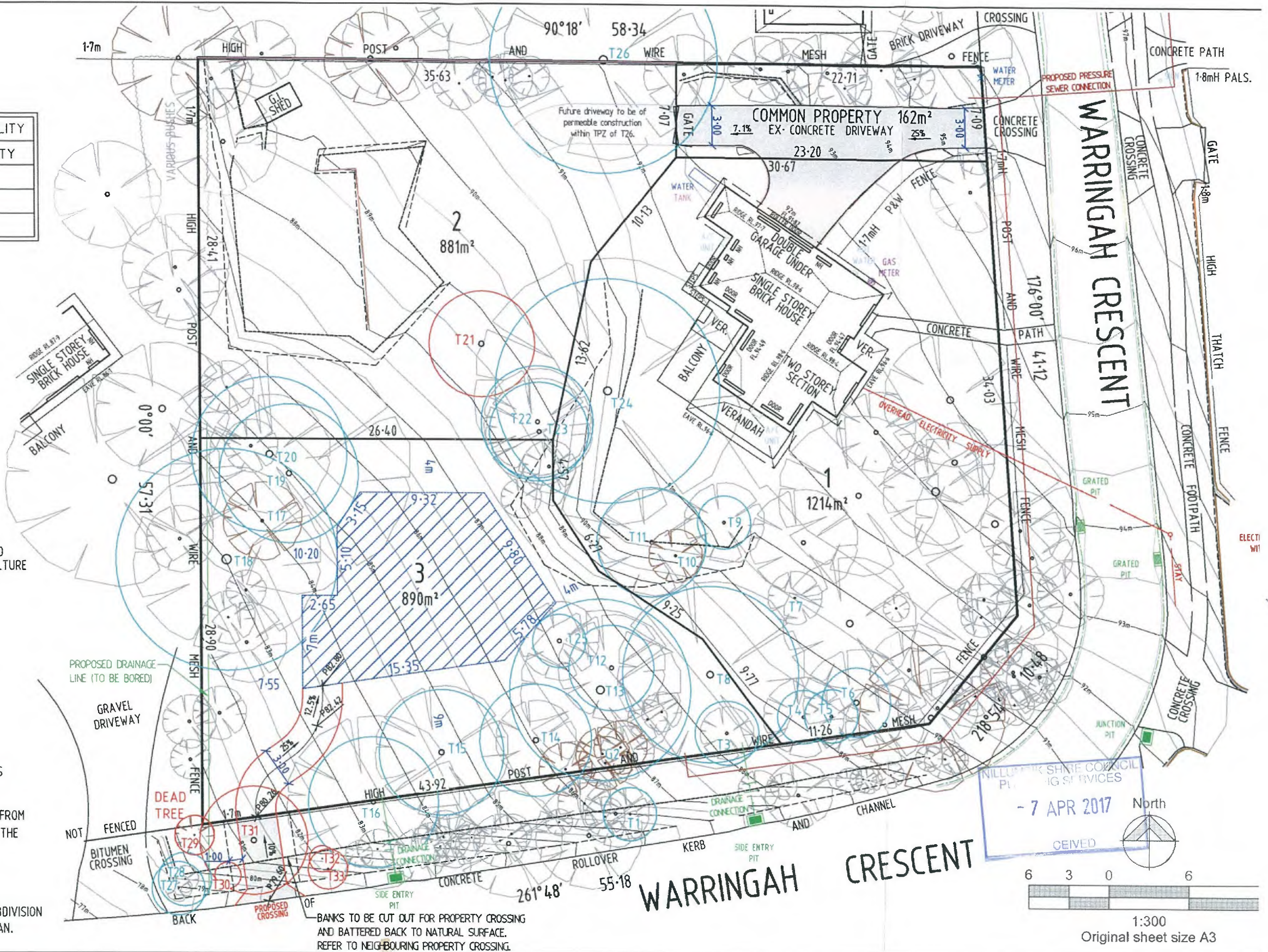
DIMENSIONS HEREON ARE SUBJECT TO SURVEY.

THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.

CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM ON-SITE LEVELS TAKEN IN METRES AND DECIMALS TO THE AUSTRALIAN HEIGHT DATUM ON 24/5/2016.

CONTOUR VERTICAL INTERVAL 0.50 METRES.

IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.



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No.	Revision Description	Drawn	Checked	Date
3	Lots 2 and 3 increased in size	MH	DVR	April 17
2	Amendments made as per RFI	LB	MH	Jan 17
1	Submitted with Planning Application	MH	LB	16/8/16

FINAL PLAN

Millar | Merrigan

Land Development Consultants

Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Groydon 3136
Regional 156 Commercial Road, Maxwell 3840
Mail PO Box 247 Croydon, Victoria 3136
M(03) 8720 9500 R(03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au

PROPOSED SUBDIVISION
47 WARRINGAH CRS. ELTHAM
NILLUMBICK SHIRE COUNCIL
17369P2
Sheet 1

LOT 13 ON LP58605
VOL.8540 FOL.918
TOTAL SITE AREA: 3148sqm

SCHEDULE OF LOT ENTITLEMENT AND LIABILITY			
LOT No.	ENTITLEMENT	LIABILITY	
1	50	50	
2	50	50	
TOTAL	100	100	

- ROLLOVER KERB AND CHANNEL
- TOP OF BANK
- TOE OF BANK
- BRICK RETAINING WALL
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- ROCK RETAINING WALL
- DEAD TREE
- TREE TO BE REMOVED
- TREE NUMBER AND TPZ, REFER TO ARBORIST REPORT BY DBHORTICULTURE
- ENCROACHMENT INTO TREE PROTECTION ZONE
- PROPOSED BUILDING ENVELOPE

NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 4 of 6

Application No: 5082016/148

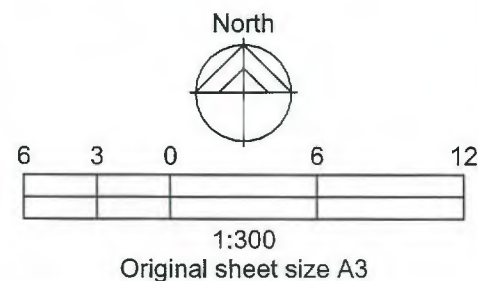
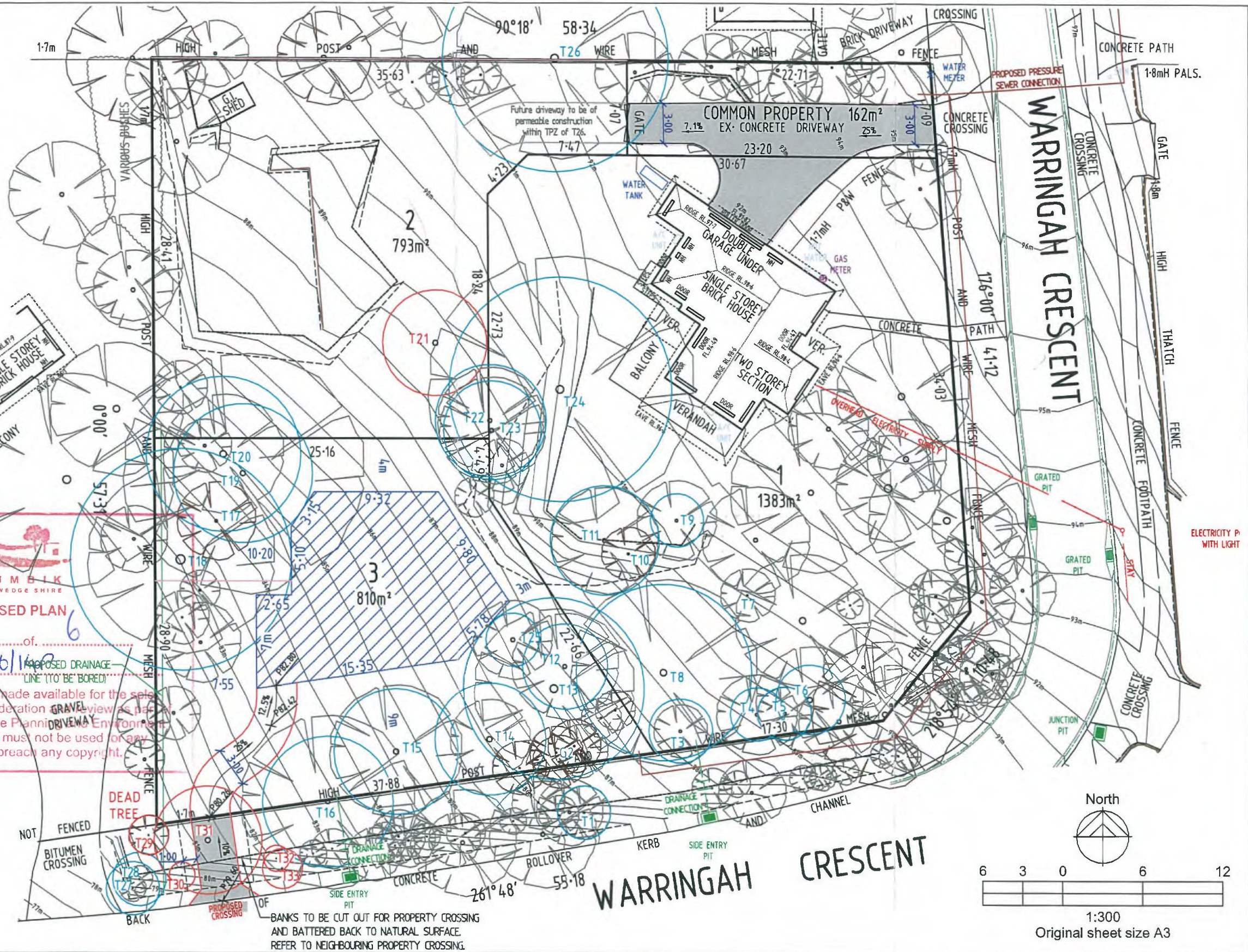
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CONTOUR VERTICAL INTERVAL 0.50 METRES.

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Regional 156 Commercial Road, Morwell 3840
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PROPOSED SUBDIVISION

47 WARRINGAH CRS. ELTHAM

NILLUMBIK SHIRE COUNCIL

NILLUMBIK SHIRE COUNCIL
PLANNING SERVICES
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17369P2_V2

Sheet 1 of 1

No.	Revision Description	Drawn	Checked	Date
2	Amendments made as per RFI	LB	MH	Jan 17
1	Submitted with Planning Application	MH	LB	16/8/16

FINAL PLAN

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