

MINUTES OF THE MEETING OF COUNCIL

30 AUGUST 2021

9. PETITIONS AND JOINT LETTERS

9.1 PETITION – PLANNING APPLICATION (PA2020/7146/1)

Cr Carli tabled a petition received from residents regarding Melton Drive Gumtrees.

The petition requests that the eucalyptus trees be removed stating, among other things, that “these trees have caused and are causing issues for the residents including the following plumbing where residents are out of pocket, nuisance birds and bats, swooping, branches falling, gumnuts causing slipping hazards, roots raising nature strips and causing hazards for posties, constant leaves filling gutters and gardens. These trees are not suitable for the street that is so narrow and with our properties only having a 5m set back the roots are sure to damage properties in the future, these trees are more suited to open reserves and park lands”

The petition contained 30 signatures.

10. RESUMPTION OF DEBATE OR OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING

Nil.

11. PUBLIC QUESTION TIME

Name	Question asked of Council
Inge Strybos	<i>“What positive actions are Councillors taking to eliminate discrimination on the basis of gender identity, as required under the Councillor Code of Conduct?”</i>
Inge Strybos	<i>“Considering that Council has advisory committees for people with a disability, intercultural people, Aboriginal people and youth, will Council consider establishing an LGBTIQA+ Advisory Committee to ensure that the City of Melton is welcoming and supportive of the LGBTIQA+ community?”</i>
Melanie Lynn	<i>“I have been writing to the Council since 2018 about the eyesore that is the huge storage container at the end of Brunton Avenue in Caroline Springs. I have been told it was temporary while the sports centre was being built and yet it is still there. I have seen it open and there is a very small amount of sports equipment inside it, not anything requiring the size of that container. It is huge, it is ugly, and it’s not temporary. I have written for almost 4 years and I receive ‘we’ve received your</i>

Melfin Drive Gum Trees

We, the residence of Melfin Drive, hereby request that the eucalyptus trees be removed.

These trees have caused and are causing issues for the residence including the following:

- Plumbing where residence are out of pocket
- Nuisance (Birds and bats)
- Swooping
- Branches Falling
- Gum nuts causing slipping hazards
- Roots raising nature strips and causing hazard for Posties
- Constant leaves filling gutters and gardens

RECEIVED 02 SEP 2021

These trees are not suitable for a street that is so narrow and with our properties only having a 5 meter setback, the roots are sure to damage properties in the future. These trees are more suited to open reserves/park land.

"Petition signed by the residents of Melfin Ave"



MEETING OF COUNCIL

Item 12.7 Melfin Drive Street Tree Petition

Appendix 6 Letter and Petition

13 DECEMBER 2021


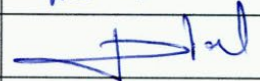






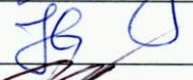



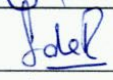
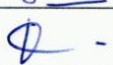
Name	Address	Phone	Sig	
Nancy Borello	26 Melfin Drive Hillside	0421 080302		
Rita Borg	28 Melfin Drive Hillside	0405 225 303		
Maria Mayjalled	30 Melfin Ave Hillside	0438 187 197		
ANETA LAZAROVSKI	27 MELFIN DR HILLSIDE	0438 286 476		Approx \$10,000 plumbing damage.
Vijay Christopher	24, Melfin Drive	044 98 11 68		
Vittoria Belcastro	17 Melfin drive Hillside 3037	0420 413 537		Gutter damage
MELIHA KAMBER	18 MELFIN DR. HILLSIDE 3037	0414 694 779		high maintenance
Ghada Elhan	19 Melfin Drive Hillside 3037	0401 977 050		plumbing damage magnie
NADIA TATES	21 Melfin Drive Hillside 3037	0403 764 606		hazard - Branches N/A - falling.
CRISPIN & GORDANA	28 MELFIN DRIVE	0451 503 200		Hazard - Falling branches
STEFAN PAKA	30 MELFIN DRIVE			Potential.
MARK MACGREGOR	25 Melfin Drive Hillside	0407 354 792		
Funso Akin Odebi	34 Melfin Drive Hillside	0416 204 106		
Connie Privitelli	29 Melfin Drive Hillside	0404 301 463		Pipe damage by roots \$5000 approx

MEETING OF COUNCIL

Item 12.7 Melfin Drive Street Tree Petition

Appendix 6 Letter and Petition

13 DECEMBER 2021



Name	Address	Phone	Sig	
Frank Leguadi	4 Melfin Drive	0408557466		unable to walk/exercise down the street
JIGAR PATEL	43 Melfin Dr	0404380980		Hard to maintain
Rat Sh	41 Melfin DR	0409334974		
Saman Stegman	51 Melfin DR	0414490729		
Tom Stegman	51 Melfin DR	0414490729		
KRISH	47 ARMADALE	0456789030		2 gum trees on side of home
Summol Simon	48 Melfin Drive	0424869996		root damage to pipes
LILIA	39 Melfin DR	836008		
JASMINA	46 Melfin DR	0424414853		
Ailin + Franca Gradi	36 Melfin DR	042441194		MEIST WATER LOWEST POINT. HAZARD TO PEOPLE AND DOMESTIC TO CARS
Brian Kelly	35 Melfin DR	0490861325		FRONT and BACK
MARIJANA	47 Melfin Drive	0423475597		
Sonalde Rogario	49 Melfin Drive	0433139591		Hazard
Rebecca Martin	42 Melfin Dr	0435575745		Dangerous!!

MEETING OF COUNCIL

Item 12.7 Melfin Drive Street Tree Petition

Appendix 6 Letter and Petition

13 DECEMBER 2021

Angela Grant	40 melfin Dr Hillside	0422 462 464		
Marcela Sandoval	38 melfin Drive Hillside	0431 299 775		

Saturday, 28 August 2021

Cr Kathy Majdlike
Melton City Council
232 High Street
MELTON VIC 3337

Dear Cr Majdlike and fellow Councillors,

RE: GUM TREE REMOVAL REQUEST – MELFIN DRIVE, HILLSIDE

We refer to the above matter and to previous correspondence and communications and hereby advise the following:

1. The residents of Melfin Drive have been in regular contact with Melton City Council for several years now expressing their concerns regarding the gum trees that currently line the nature strip on either side of the street. Each time contact was made with Council, our residents' concerns were either dismissed and/or not escalated in the manner in which they should have been.
2. The gum trees are creating a safety hazard for residents and the public, with tree branches and gumnuts often falling on pedestrians, parked cars, footpaths and road. As residents, we do not feel that the footpaths are safe enough for our children/public to walk on as we fear the worst in that a tree branch may fall on them, as this has already occurred several times.
3. The roots of the gumtrees have caused significant pipe damage to multiple properties. Please see the attached photographs and diagrams for more information.
4. Residents of #27 were forced to find alternate accommodation due to pipe damage as they were unable to use the most basic of necessities being their toilet and shower. The total cost of repairs was \$10,000.
5. Residents of #29 had to repair their pipes as the tree roots were growing within them. Total cost of repairs \$5,000, however they have been advised by a plumber that this will be a reoccurring issue whilst the gum tree remains. Unfortunately, the residents are now having problems with their toilet plumbing as a consequence of the tree roots once again.
6. Residents of #19 had their front verandah destroyed and removed as the tree roots broke the pipes under the house. The tree roots have grown many meters and have now encroached into their garage.
7. Residents of #48 were required to dig up and destroy their front garden in order to replace cracked pipes, once again caused by the tree roots.
8. After completing the landscaping of their property, residents of #30 discovered that the gumtree roots are now growing underneath their bathroom.

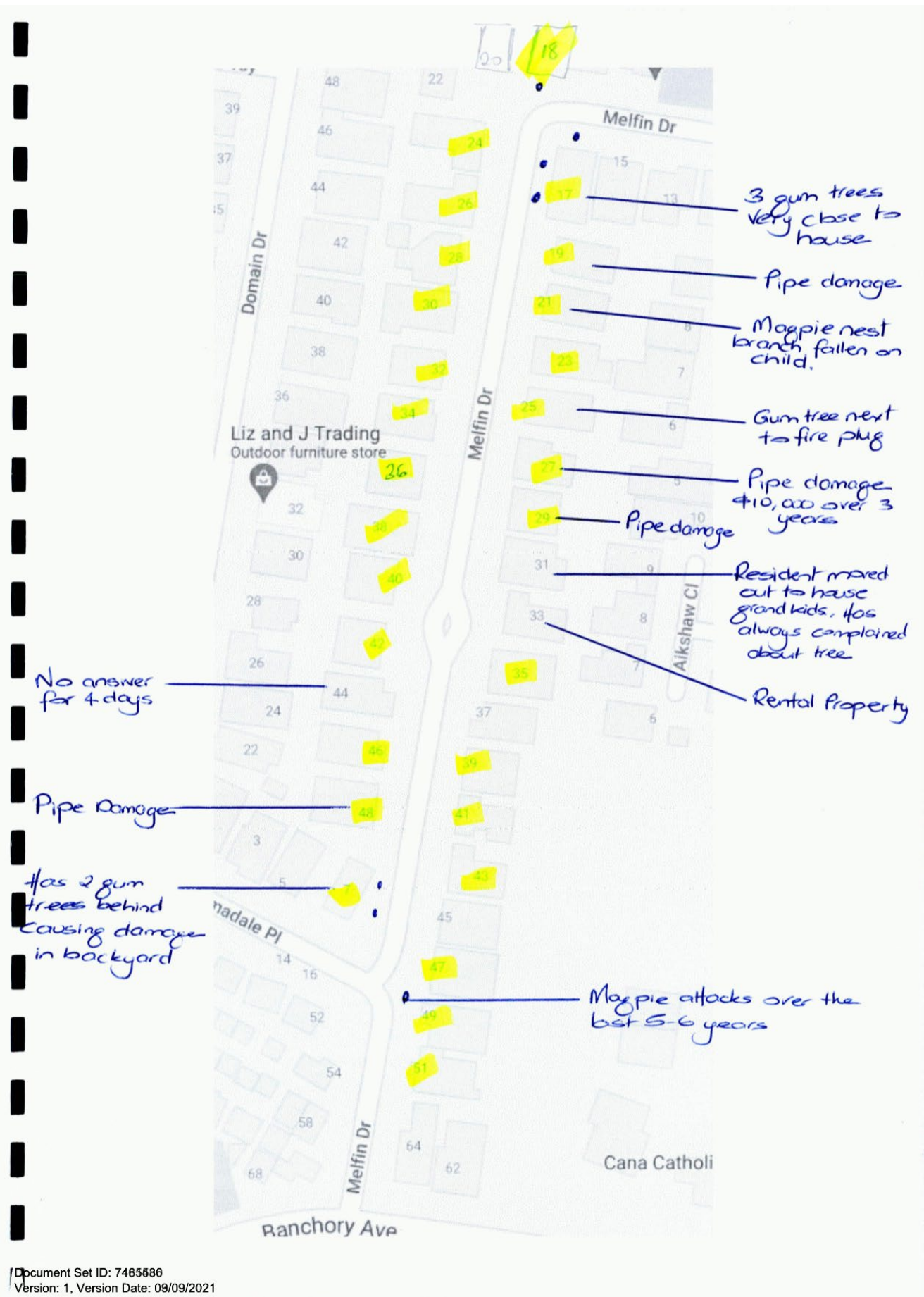
9. Residents of #24 had their front retaining wall damaged due to a fallen branch. Very fortunate it wasn't another pedestrian. Magpies have also made a home out the front of this property and they are incredibly vicious as they are nesting there. The residents are often swooped by the magpies and are reluctant to venture outside, which makes it difficult to maintain their yard.
10. In conjunction with all that has been raised above, the gumtree roots are also uplifting the footpaths, making it not only dangerous to walk under the trees for fear of tree branches falling, but also because the foot paths are a tripping hazard due to uneven landings.
11. Leaves are constantly covering our front yards and filling our gutters year round. Not only is this a nuisance causing unnecessary expenditure on professional gutter cleaning, it is also a fire hazard in the warmer months as gutters become overflowing with leaves.
12. Elderly residents struggling with the upkeep and maintenance caused by falling branches, gumnuts and leaves.
13. Due to the current climate and nature of where Hillside is situated, it can be incredibly windy quite often. Given the enormity of the trees, the noise pollution is very high, causing residents sleepless nights and having to abort sleeping in front bedrooms and to move towards the rear of their homes. As a consequence, this severely impacts on the psychological and physical wellbeing of residents due to sleep disturbances.
14. Magpies frequent the street and create havoc, whereby residents cannot enjoy quality time outdoors, for fear of being savagely swooped. Magpies have also created a home in front of #21, which is creating anxiety and distress in the children that live within and in surrounding properties. Residents are often attacked and at times unable to step foot outside of their homes for fear of getting injured.
15. Residents are also concerned about the fire plug situated outside #25. Should there be an emergency it is highly unlikely the pipes will be intact and once again this is another example of a safety and risk concern.
16. Further, we note that in accordance with the Risk Management & Safety clause of the Melton Shire Council Naturestrip Guidelines on page 8, it clearly states "As the Naturestrip is public land, the Shire of Melton must be vigilant when it comes to recognising when a **threat to public safety exists**".

It is evident that we residents have endured enough. As outlined above, these trees are a hazard and impacting negatively on the wellbeing and liveability of the residents within our street. In support of this we have successfully signed a petition, with majority of residents agreeing that the gumtrees need to be removed. We respectfully request that our concerns are taken seriously and that the trees are removed as soon as practicably possible.

We look forward to discussing this matter further with you and coming to a mutually beneficial agreement amongst all parties concerned.

Yours Sincerely

Melfin Drive Residents



27 Melfin Ave

- resident has
spent \$10,000

Report 1 - Nov 2018

Invoice INV-692



ANZ CUSTOMER COPY
ALL SUB PLUMBING & M

TERMINAL ID: 06003020901
U154
5835

PUR AUD \$440.00

HAEB Visa Debit

AID A0000000000000000000

TLR 000000000000

APSN 00 P000002 HTC 00F5

APPROVED AUTH 689876

STAN 002135

14-11-18 19:08

PLEASE RETURN FOR YOUR RECORD

KP Family Trust Trading as 'All

Sub Plumbing & Maintenance

(Victoria) Pty Ltd'

PO BOX 2281, Taylors Lakes, Victoria, 3038

Phone 0433994276 - 0422288853

vaena@allsubplumbing.com.au

ABN/ACN 12848109719 - 159 218 234

Bob Lazarovski

Billing Address

27 Melfin Drive

Hillside, Victoria 3037

PHONE: 0408399030

FAX:

Bob Lazarovski

MOBILE PHONE: 0408399030

HOME PHONE:

OTHER PHONE:

EMAIL: blazarovski@gmail.com

Pending

Due Date: 17/11/2018

Amount Due: \$440.00

Item	Description	Unit Price	Quantity	Tax	Price
Service	cctv drain camera and water blaster sewer line	\$400.00	1	GST (10.00%)	\$440.00

Subtotal: \$400.00

Tax: \$40.00

Total: \$440.00

Amount Due: \$440.00

Terms

Payment is due on receipt. PAYMENT IS TO STRICTLY TO BE PAID IN FULL ONCE JOB IS COMPLETED. Please note: All goods supplied & installed at any of customer's premises REMAIN THE PROPERTIES OF ALL SUB PLUMBING & MAINTENANCE, UNTIL full payment is received. We accept payment by Chq. (payable to All sub plumbing & maintenance) C.Card or EFT A Surcharge Fee of 2.5% applies if paying by C.Card - Sorry, AMEX not accepted. (This fee is charged due to the fact this is what the bank charges us).

Payment info

Bank: ANZ

Account Name: All Sub Plumbing and Maintenance

BSB: 013441

Account Number: 454407924

Quote #875



KP Family Trust Trading as 'All

Sub Plumbing & Maintenance

(Victoria) Pty Ltd'

Billing Address

27 Melfin Drive
hillside, Victoria 3037
PHONE: 0408399030
FAX:

Site Address

27 Melfin Drive
hillside, Victoria 3037
PHONE: 0408399030
FAX:

PO BOX 2281, Taylors Lakes, Victoria, 3038
Phone 0433094276 - 0423288893
vanna@allsubplumbing.com.au
ABN/ACN 12848109779 - 159 216 234

Bob Lazarovski

MOBILE PHONE: 0408399030
HOME PHONE:
OTHER PHONE:
EMAIL: blazarovski@gmail.com

Pending

Status : Pending

Subject : Drain trenchless Repair

Description

- 1 x water jet blast tree root prior to reline
- 1 x descale sewer line
- 1 x CCTV drain camera before and after reline
- 1 x one meter trenchless repair at the WC inlet line to the sewer line main branch internal line
- 1 x 10 years workmanship warranty

Item	Description	Unit Price	Quantity	Tax	Price
Service	general pipe reline line for 1 meter, materials & labour	\$1800.00	1	GST (10.00%)	\$1800.00

Subtotal : \$1800.00

Tax : \$180.00

Total : \$1980.00

Terms

Deposit of 10% required before commencement, and 50% required after rough-in. Payment is due on receipt. PAYMENT IS TO STRICTLY TO BE PAID IN FULL ONCE JOB IS COMPLETED. Please note: All goods supplied & installed at any of customer's premises REMAIN THE PROPERTIES OF ALL SUB PLUMBING & MAINTENANCE, UNTIL full payment is received. We accept payment by Chq. (payable to All sub plumbing & maintenance) C.Card or EFT - ANZ (BSB) 013 441 Acct No. 4544 67924 A Surcharge Fee of 2.5% applies if paying by C.Card - Sorry, AMEX not accepted. (This fee is charged due to the fact this is what the bank charges us).

[illegible]









27 melfin ave

Report 2 - July 2019



TAX INVOICE

bob lazerarovski

Invoice Date
24 Jul 2019Invoice Number
INV-0338Reference
QU-0240ABN
73 610 665 195Melbourne Drain
Relining PTY, LTD.
64B Riverside Avenue,
Werribee, Vic 3030
ABN - 73 610 665 195

Description	Quantity	Unit Price	Amount AUD
1 meter x 100mm liner	1.00	1,700.00	1,700.00
		Subtotal	1,700.00
		TOTAL GST 10%	170.00
		TOTAL AUD	1,870.00

Due Date: 31 Jul 2019

Banking Details.

Account Name - Melbourne Drain Relining, PTY LTD

BSB No - 033-695

Account No. - 557390

*All payments due within 7 days of invoiced date.

*In the event where your overdue account is referred to a collection agency and/or law firm, you will be liable for all costs which would be incurred as if the debt is collected in full, including legal demand costs.

-X-

PAYMENT ADVICE

Customer bob lazerarovski

Invoice Number INV-0338

Amount Due 1,870.00

Due Date 31 Jul 2019

Amount Enclosed

Enter the amount you are paying above

To: Melbourne Drain Relining PTY, LTD.
64B Riverside Avenue, Werribee, Vic 3030
ABN - 73 610 665 195

ABN: 73 610 665 195. Registered Office: 9 Pamela court, Werribee, Werribee, VIC, 3030, Australia.

Document Set ID: 7465486
Version: 1, Version Date: 09/09/2021

#27 Melfin Ave

Report 3 - June 2020



QUOTE

bob lazerarovski

Date
27 Jun 2020

Expiry
27 Jul 2020

Quote Number
QU-0417

ABN
73 610 665 195

Melbourne Drain
Relining PTY, LTD.
847 Aviation Rd
Werribee South Vic
3030
ABN - 73 610 665 195
Ryan Taylor
PH: 0423748661
E:
ryan@melbournedrainr
elining.com.au

27 melfin drive hillside

Scope will included the following -

Clean roots out of toilet branch and Reline 90 degree bend where break was located

Sewer main line front front of house back to I.S point will need to be excavated and relayed.

This will include a new lead off junction and shaft to surface level.

7mm rock will be used to bed new drain.

3.5 tone excavator will be used for works and our tipper will be used for spoil removal.

Included will be the removal of spoil from site as there will be left over soil after back fill.

Description	Quantity	Unit Price	Amount AUD
1 meter x 100mm liner (reduced meter rate)	1.00	1,550.00	1,550.00
Sewer replacement works as specified	1.00	2,200.00	2,200.00
		Subtotal	3,750.00
		TOTAL GST 10%	375.00
		TOTAL AUD	4,125.00

Terms

TERMS

Due to the high risk nature of relining traps and junctions we reserve the right to abandon works at no cost to the customer in the event of an unachievable outcome, and that the customer will be made aware of a more conventional option which they may wish to proceed with at their expense.

ABN: 73 610 665 195. Registered Office: 847 Aviation Rd, WERRIBEE SOUTH, VIC, 3030, Australia.

* Note: The above paragraph applies to the relining of traps and junctions

A signed purchase order and/or quote is required in order for your works to be scheduled.

25 % deposit for all quotes totalling \$2500 and or over, Deposit must be transferred no less then 7 days prior to scheduled start date.

All payments due/transferred upon receiving invoice on date of completion.

In the event where your overdue account is referred to a collection agency and/or law firm, you will be liable for all costs which would be incurred as if the debt is collected in full, including legal demand costs.

Melbourne Drain Relining technology enables the above works to be completed with minimal disruption to landscaping, paved areas or home owners' routines. As a provider of high quality service and materials, Melbourne Drain Relining only uses German manufactured, styrene-free, non-toxic resins in our pipelining process. All our materials carry a 40 year manufacturer's warranty.

Warranty can only be given if a signed copy of this quotation is received by Melbourne Drain Relining PTY, LTD prior to works commencing.

* Please note that only one copy of the USB or DVD is supplied to our customers, which we are unable to replace should it be lost or misplaced.

*This Quote is valid for 30 days.

* By signing this quote you have accepted that you have read and fully understood the scope of works detailed in this quotation.

I hereby accept your quote dated _____ in the name of _____

Signed:

ABN: 73 610 665 195. Registered Office: 847 Aviation Rd, WERRIBEE SOUTH, VIC, 3030, Australia.

Document Set ID: 7485586

Version: 1, Version Date: 09/09/2021

#29 Melfin Dve

- resident has spent \$5000

**Casabene Drain Cleaning Pty Ltd**

PO Box 848, Werribee VIC 3030

ABN 59 137 979 572

Ph. 9369 8555 F.9369 8558

www.casabenegroup.com.au

REPORT

Date:	07.08.19 updated 08.08.19		
Melfin Drive No.29 Hillside			
Supervisor:	Sam Di Giacomo	Client:	Luxton Homes

Sewer inspection: 07.08.19

The technician attended to reline the sewer break in the ensuite toilet reported from the 05.08 visit.

The technicians then investigated the gurgling noises in the sewer drain, conducted CCTV from top of drain to the sewer shaft, and from the sewer shaft to the sewer main.

A break has been located in the 27A beyond the sewer shaft with tree roots penetrating the cracked 27A I.O. this is causing the blockage.

The technician previously thought the 27A was the sewer point for the water authority, but after clearing the blockage and investigating the sewer connection to the main, the technician found the sewer point to be closer to the boundary of the property and the 27A with tree roots penetrating was an internal blockage.

This break is in the property of the home owners.

Sewer Inspection: 05.08.19

The technician attended to a blockage in the ensuite toilet in the front room of the property. Another plumber had attended the blockage and attempted to clear with a chemical agent, but was unsuccessful.

The technician removed the chemical agent and removed the toilet to investigate, and found the 90 degree bend of the toilet has been penetrated by tree roots, causing the blockage.

The technician utilised a sewer machine to cut the tree roots and wash them into the sewer main line. The tree roots were then removed from the sewer IS with pressure jetting

A reline will need to be done to repair the broken 90 bend of the toilet to prevent future blockages.

Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

QUOTATION 08.08.19

	ISSUE TYPE	DRAIN	PROBABLE CAUSE	RECOMMENDATIONS	PRICE
B2	Tree roots penetrating the cracked 27A I.O. at the front of the property, causing blockage to the whole drain.	Sewer	Unknown	Install straight reline to cover the cracked 27A, deleting the I.O. and preventing future blockages.	\$1500.00 + GST
D	CCTV	Sewer		After repair – provide clear footage for builder's records and builder to provide the client.	No charge
Total + GST					\$1500.00 +GST

QUOTATION 07.08.19

	ISSUE TYPE	DRAIN	PROBABLE CAUSE	RECOMMENDATIONS	PRICE
B1	90 degree bend of the ensuite toilet cracked and allowed tree roots to penetrate, causing blockages. Ensuite located at the front of the property. 12 meters away from the IS shaft.	Sewer	Unknown	Remove ensuite toilet. A reline to be launched from the IS shaft to cover and repair the cracked sewer pipe. Reinstate toilet after repair.	\$1500.00 + GST Completed on 07.08.19
D	CCTV	Sewer		After repair – provide clear footage for builder's records and builder to provide the client.	No charge
Total + GST					\$1500.00 +GST Completed on 07.08.19

Disclaimer:	Quotes include items listed above only. Please note that all quotes do not include the following: <ul style="list-style-type: none"> • No reinstatement of landscaping • No reinstatement of concrete • No fees or permits • No crush rock backfill
Restrictions:	Vision in areas where drains are dirty or hold water is difficult to obtain. Where this applies we cannot guarantee the condition of pipes. Where camera access is inaccessible, we are unable to determine the conditions of the drains. We recommend to hydraulic test all drains to see if drains leak, camera checks cannot always see cracks or leaks in pipes.
Terms:	Strictly 7 days net from Invoice date <ul style="list-style-type: none"> • If rocks are encountered it will be charged out at an additional cost of \$150 + GST per cubic meter to be excavated • This quotation is valid for a period of 2 months

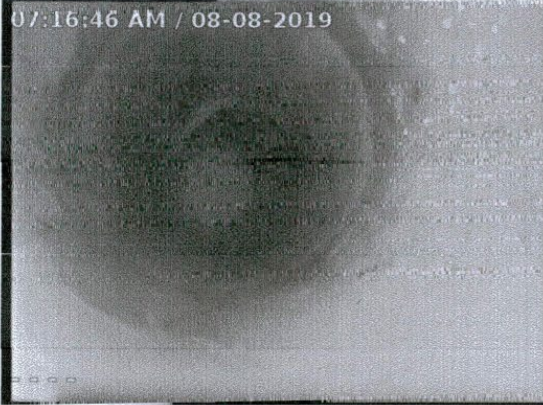
Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

07.08.19 attendance

B1 reline complete

07:16:46 AM / 08-08-2019



07:16:42 AM / 08-08-2019



Toilet refit image after reline

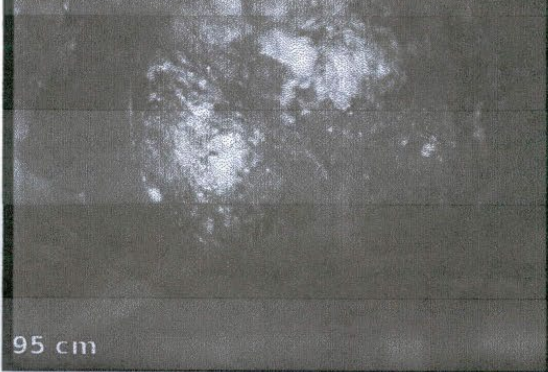


Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

B2

02:19:08 PM / 07-08-2019



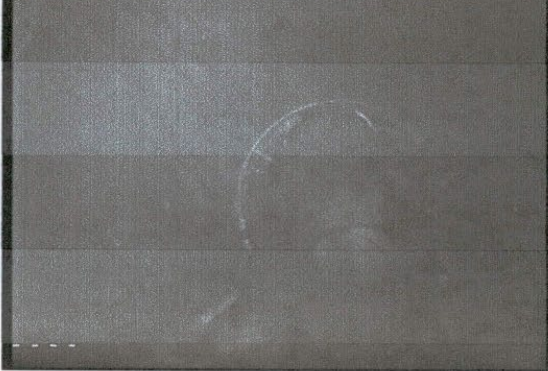
95 cm

02:19:42 PM / 07-08-2019



95 cm

07:15:47 AM / 08-08-2019

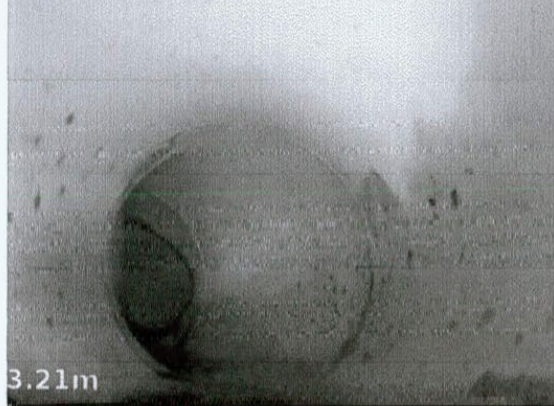


Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

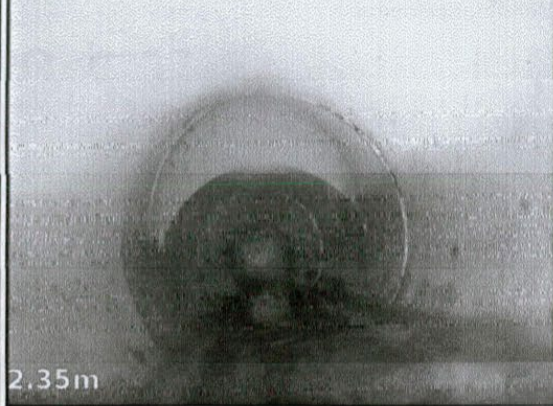
Sewer point for water authority was further away

02:26:51 PM / 07-08-2019



3.21m

02:26:54 PM / 07-08-2019



2.35m

Front of property

Large eucalyptus gum tree which is causing
tree root intrusion into sewer drain front middle
and also front rhs en-suite



Large tree roots growth direction towards
existing dwelling



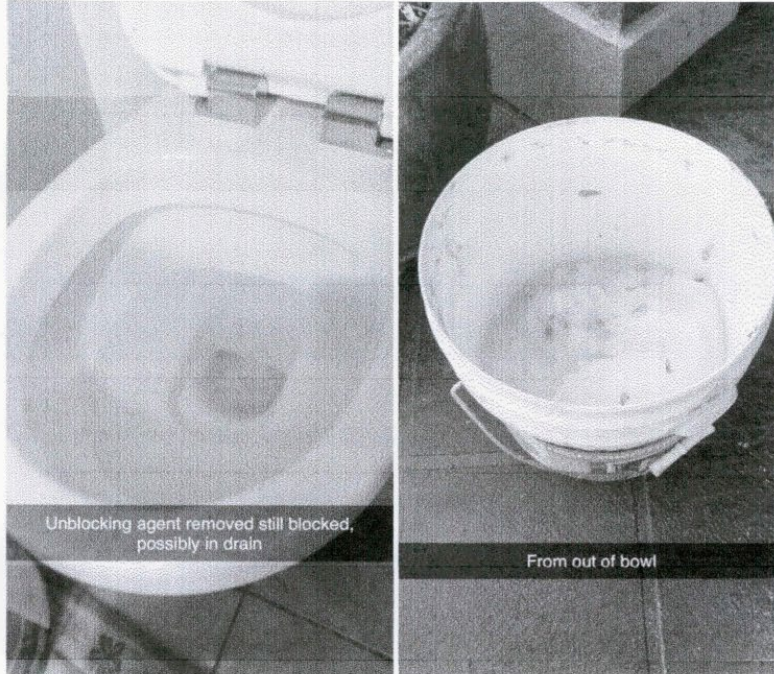
Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

5

05.08.19 attendance:

Before unblocking



After unblocking with sewer machine

Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

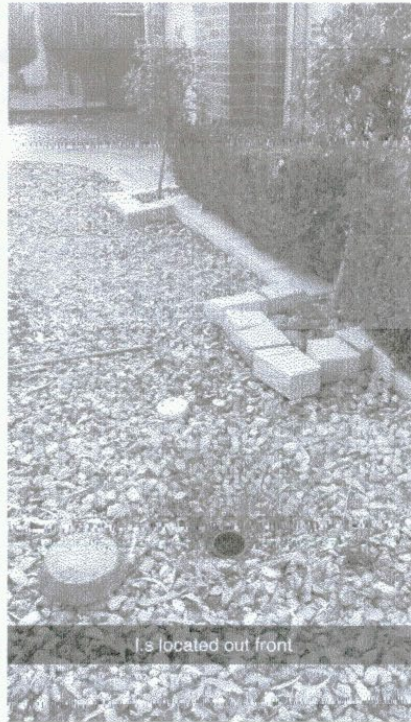
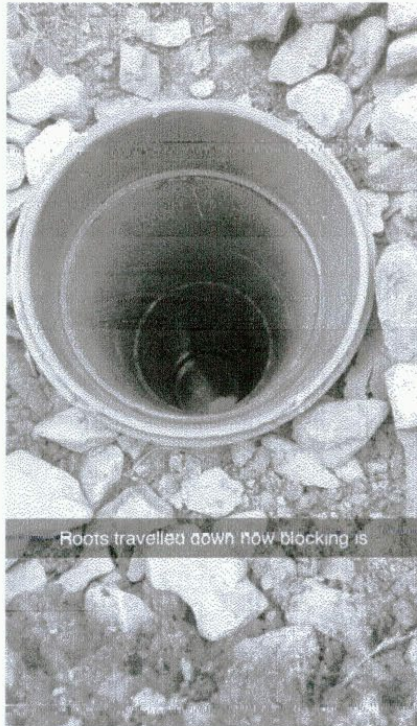
08:41:57 / 05-08-2019



08:49:18 / 05-08-2019



Sewer shaft – also cleared



Casabene Drain Cleaning

p +61 3 9369 8555 option 3 | m +61 419 100 600

a 2-12 Jessica Way Truganina Vic 3029

w casabenegroup.com.au e blockages@casabenegroup.com.au

Accepted by: (Print Name): _____

Signed: _____ Date: ____/____/____

7

Gmail

#19 Melfin Ave

Gum trees**Ghada Elias** <ghada.elias@hotmail.com>

Wed, Aug 25, 2021 at 8:17 PM

To: "Mariamoujalled@gmail.com" <mariamoujalled@gmail.com>

Hi Maria,

It's Ghada here, hope you have been well!

Just a couple of issues with the gum tree in front of our house and along the street.

- My husband has been swooped by a couple of magpies down the street
- We always seem to find little bits of the tree (hard to explain it looks like the yellow flowering of the tree) blown into our child's bedroom whenever we have the windows open.
- The leaves clog up the gutters
- Large broken branches fallen onto the drive way
- Cracked sewerage pipes

Hope this helps. Let us know if you need anything else.

Thanks again!

Ghada

Get Outlook for Ghada

Maria Moujalled <mariamoujalled@gmail.com>

Thu, Aug 26, 2021 at 12:25 PM

To: Ghada Elias <ghada.elias@hotmail.com>

Thank you!

Appreciate it

Take care xx

[Quoted text hidden]

--

Maria Moujalled

0438 187 197

0438 187 197

19 Melfin Ave



Invoice No: 542-592

Date: 2020-03-02

Job No: #542

Company Details:

M C N PLUMBING PTY LTD
 ABN: 32-609-703-504
 Lic: 50360
 Phone: 0412 764 709
 Email:
 info@mcnplumbing.com.au

Client Details:

Cengiz Cimenkaya
 Phone: 0458817770
 Mobile: 0401977050
 Hillside VIC 3037

Billing Details:

Cengiz Cimenkaya
 Phone: 0458817770
 Mobile: 0401977050
 Address: 19 Melfin Drive
 Hillside VIC 3037

DRAIN REPAIR

Service	Quantity	Unit Price	Total Price
EPOXY RESIN PIPE PATCH 1M <i>Once line has been high pressure water jet blasted clean and if free from grease, carry out a 1m epoxy resin pipe patch of sewer or storm water pipe. camera inspect and check.</i>	1	\$1,963.00	\$1,963.00
REMOVAL OF RUBBISH <i>Skip bin</i>	1	\$475.00	\$475.00
REMOVAL OF EXISTING BRICK RETAINING WALL <i>Remove existing brick retaining walls and timber rafters.</i>	1	\$2,516.00	\$2,516.00
RAISE UP MAIN I.S <i>Excavate down using heavy machinery to main lead off junction. Raise up riser to sureface level. Encase piping with bluestone rock and concrete over all joins.</i>	1	\$3,248.00	\$3,248.00
Callout Fee	1	\$0.00	\$0.00
Sub-Total			\$8,202.00
Discount			\$302.00
Total		\$0.00	\$7,900.00

M C N PLUMBING PTY LTD ABN: 32-609-703-504

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Signature

GST:	\$718.18
Total incl. GST:	\$7,900.00
Payment #1 (2 Mar, 2020)	\$700.00
Payment #2 (5 Mar, 2020)	\$7,200.00
Outstanding Amount:	\$0.00

BANK DETAILS:

MCN PLUMBING PTY LTD

ACC: 4591 70679

BSB: 012226

Thank you for your business.

Payments must be made in accordance to the Building & Construction Industry Security Of Payments Act 1999

DESCRIPTION OF WORK:

The work description is based on the Contractor's representatives' of the work place, but the actual extent of the work involved in some cases may not be evident before the work commences. Any estimate of budget price given by the contractor is in good faith but without any warranty as to the final amount payable. The Contractor will as soon as practicable advise the Client of any substantial unforeseen problems and so the Client should ensure he or she can be contacted.

DRAIN BLOCKAGE:

The presence of root growth or blockages generally indicates damaged pipes. The damage or the blockage alone carries no warranty that similar problems will not occur.

HOURLY RATES:

Work may be carried out outside the ordinary hours of work and charged for at the after hours rate with the Clients prior approval.

OTHER EXTRAS:

Regarded by Contractor as essential such as plant and equipment hire charges, statutory permit and inspection fees may be payable. Receipts for such payments will be made available if required. Any additional treatment required to comply with legislation will be specified in the account rendered. The Client shall reimburse the Contractor the amount of such payments plus 35%.

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VARIATIONS:

The work may be varied by written agreement between the Client and the Contractor.

TERMINATION OF CONTRACT:

The client may terminate the contract before the completion of work. If the Client instructs the Contractor to cease work before work is completed,

the Client shall immediately pay for necessary inspections by any relevant authority and all work carried out and materials and equipment used up to the time the Contractor ceases work, including any work carried out after the Client's instructions are given in order to make the site of Work secure as to health and safety as required by relevant legislation.

INTEREST ON UNPAID AMOUNTS:

The Client shall pay to the Contractor interest on any amount not paid within 14 days from the due date of termination pursuant to Clause 4. The interest shall be at the Bankcard interest rate, current at such date and shall be calculated from such date until the date of payment.

GUARANTEE ON WORKMANSHIP:

(a) The Contractor will be responsible for and will correct any defects attributable to his workmanship or materials for a period of 12 months after all of the work has been completed.

(b) If any defect is not due to the workmanship of the Contractor or materials; the Client shall pay the Contractor for his attendance including all work carried out to establish the cause of the problem at the Contractor's then current rate of labour, materials and equipment use.

(c) Removal of root growth or blockage alone will not ensure that similar problems will not occur and such work carries no guarantee.

DISPUTES:

If any dispute arises between the Client and Contractor as to any matter concerning the performance of the contract, the party complaining shall notify the other party or his agent in writing of the particular matter in dispute. If a written notice of complaint is not given then it is presumed that the work has been carried out to the satisfaction of both parties.

Before & After Images



Brick Retaining
Wall removed

#48 Melfin Dve

PlumbFirst ElecFirst ComfyFirst SolarFirst 1800 05 06 07
 Plumbing Electrical Heating & Cooling Solar

Project Completion Confirmation

PJ ORDER NO. 72088 INVOICE NUMBER: 131517

Date: 21-7-20
 Customer Name: Sum Simon Tradesman: Chris Chark
 Address: 48 Melfin Dr Hillside Postcode:

DESCRIPTION:

- Removal all garden bed timbers - bark etc
- Excavated to depth required as per lead off
- Found damaged lead off
- Replaced lead off junction with new 100mm pvc
- laid and labeled as per A/c 3500
- Backfilled all dirt after rising
- Removed all excess soil
- Re landscaped using same materials
- Jet and clear upstream drain roars
- Adam to provide additional grounds

We accept the balance will be paid in full less any deposits or progress payment
 We accept the works have been completed as per invoice given to:

Customer Signature: *Sum* Tradesman Signature: *Chris*

☐ VISA ☐ MASTERCARD ☐ AMEX ☐ CASH

CARD NO: EXP: CVV:

CUSTOMER SIGNATURE:

Job Total (inc GST): 3893
 Deposit: 1300
 Progress Payment 1:
 Progress Payment 2:
 Progress Payment 3:
 BALANCE: 2593

INVOICE NUMBER: 131517

This is NOT a tax invoice. Your invoice no. for the entire job is in the box in the bottom right hand corner.
 Original - Customer Duplicate - Office

48 Melfin Dve

Naturestrip *Guidelines Booklet*

MELTON SHIRE



Document Set ID: 7485886

Version: 1, Version Date: 09/09/2021

Contents

- 2 Introduction
- 3 What is a naturestrip?
- 5 What options are available for landscaping naturestrips?
- 7 Approximate Costs for Treatment Options
- 9 Appendix 1 – Design Guidelines
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Introduction

The Shire of Melton is a municipality with a great variety of street types. The variation of urban, suburban, semi rural and rural streets and roads create an interesting and valuable street landscape.

Over recent years, the role of water in the environment has had a particular impact on the landscape of the Shire. The introduction of water restrictions has heightened the important role of water in our urban and rural landscape and promoted the responsible use of this precious resource.

The traditional street is comprised of road carriageway, naturestrip and footpath (although many variations exist in the Shire). Over recent times, there has been a move towards using alternative treatments on our naturestrips in the belief that it is more aesthetically pleasing and/or a more responsible use of water.

Naturestrips play an important role in the aesthetic, environmental and social health of our Shire. This document outlines the types and benefits of naturestrips and is intended to offer residents and landowners in the Shire of Melton guidance and information on their care and maintenance.

It can be read in conjunction with Melton Shire Council's Landscaping Guidelines, which offers more detailed information on Council process and policies with regard to street landscapes in general.



What is a naturestrip?

The term commonly refers to the area of public land between the property boundary and the road kerb or shoulder in roads and streets. This includes the strips of public land on the sides of corner properties.

This space provides for a variety of uses, some of which compliment each other and others, which have conflicting uses. They are the location for services such as telephone, gas, water and sewerage, as well as power (sometimes above ground on poles, sometimes below ground) and public lighting.

Naturestrips are an important part of our urban infrastructure as they provide safe and direct access for service personnel such as postal staff and service maintenance staff, as well as providing a flat and stable location for the placement of refuse and recycling bins.

A naturestrip provides the location for a footpath and allows safe and unimpeded access along property frontages for the public. They allow space for, amongst other things, the opening of car doors, space for a child's pusher, pram or a wheelchair to move in and out of a car.

"Naturestrips provide an open space that allows open viewing lines for vehicle traffic and cyclists at intersections, driveways and curves."

In many inner urban areas there are no naturestrips as the footpath goes all the way to the kerb. In most rural areas, there is no footpath between the property boundary and the road edge.

■ Who is responsible for maintaining naturestrips?

It is the responsibility of the resident to maintain the naturestrip abutting their property. Normally this is by regular mowing, weeding and picking up litter.

The Shire of Melton relies on the good will and established community expectation that residents will mow and/or otherwise maintain the naturestrip in order to present a neat and tidy street frontage. Council does not carry out renovation or maintenance (including mowing and watering) of naturestrips.

If the naturestrip becomes damaged following service authority works, such as water, gas, electricity, communication facility works or as a result of building work the service authority or builder is responsible for naturestrip repairs and reinstatement.

Where Service Authorities or Contractors are required to undertake works that require the removal or disruption of objects, plants or other things on road reserves and footpaths that have been installed by the resident, the Service Authority or Contractor will only be required to reinstate the road reserve or footpath to normal condition ie: not the augmented condition.

Minor changes in soil levels can be expected due to the reactive nature of the clay soils found in the Shire and seasonal rainfall fluctuations.

It must be noted that while this document outlines ways in which alternative treatments to soil and grass may be achieved, there is no such thing as a maintenance free naturestrip. All treatments that are permissible by the Shire of Melton will require some maintenance by the resident of the abutting property. This document provides an indication of what these maintenance requirements may include.

Where residents do not maintain naturestrips and naturestrips become unsightly, Council under *The General Local Law* will ensure that the resident is aware of his/her responsibility and that the naturestrip is maintained in order to present a neat and tidy street.

"Naturestrips provide the opportunity for the development of good streetscape character and for the growth of street trees. They compliment the natural settings of the neighbourhood and provide a valuable habitat for fauna whilst visually softening the effect of the harder surfaces of road, footpath and driveway paving, fences and buildings."

■ Benefits of a naturestrip

An open, unpaved area of land allows for the penetration of rainwater and air into the soil, improving soil health, promoting healthy growth of street and garden trees and to allow water to enter the water table. Unpaved naturestrips reduce the amount of stormwater runoff experienced during rainfall events and reduces the amount of pollution transported by stormwater into waterways.

Naturestrips provide the opportunity for the development of good streetscape character and for the growth of street trees. They compliment the natural settings of the neighbourhood and provide a valuable habitat for fauna whilst visually softening the effect of the harder surfaces of road, footpath and driveway paving, fences and buildings. Naturestrips also provide a safe passage for pedestrian traffic away from vehicular traffic.



What options are available for landscaping naturestrips?

Council supports beautification of naturestrips provided that the underlying purposes of the naturestrip can be maintained whilst ensuring the ongoing safety of the general public.

When a resident wishes to make changes to the current naturestrip treatment, the cost of these changes is to be borne by the resident. Three options or a combination of the three options are available for consideration as follows:

- **Option 1 – Grass**
- **Option 2 – Approved Plantings**
- **Option 3 – Approved Permeable Surface Material**

■ Option 1 (Default) – Grass

Traditionally, mown turf naturestrips are the most common form of naturestrip treatment in the Shire of Melton. They offer the resident and Council a low maintenance and low cost form of naturestrip.

During recent years, the use of water to irrigate lawns in the Shire of Melton has been restricted due to water restrictions. While this has been necessary for water conservation reasons, it is only in the summer months that the restrictions have a visual impact on the streetscape.

The use of new drought tolerant grasses in the construction of new naturestrips ensures that the naturestrip will remain in better horticultural health throughout the year, than other grass species. There will be some seasonal variation, but in general the naturestrip will remain low maintenance and good looking year round.

Seasonal variation may mean the grass dies back and browns off at certain times dependent on the species, however the grass will grow back with minimal maintenance other than regular mowing.

■ Option 2 – Approved Plantings

An alternative to grass is a planted and mulched naturestrip. This provides a soft and visually pleasing alternative (when well maintained). This treatment involves the use of the naturestrip area as a garden bed with the area being mulched with organic mulch and planted with low growing native plants.

This is usually done in the belief that it is low in water use and low in maintenance. Plants should be hardy, low growing, low maintenance and have low water requirements. The treatment of the naturestrip in this manner must allow for the safe passage of pedestrians.

As the garden bed is a non-trafficable surface, it prohibits the passage of pedestrian traffic; so non-planted buffer zones must be maintained in line with the Design Guidelines found in **Appendix 1**.

The basic guidelines are as follows:

- A minimum footpath width of 1.5m is to be retained and kept clear at all times;
- A minimum buffer zone of 1.0m from the back of kerb is to be retained and kept clear at all times;
- One approved street tree (refer to street tree guidelines);
- Approved plantings are to be maintained below a height of 300mm – refer to Appendix 2 Approved Plantings list;
- Hard landscaping elements such as rocks, timber, retaining walls, ornaments must not be used;
- Mulch material must be kept stable and properly contained. Recommended treatments include granitic sand and finely ground organic mulch, such as soft fall material. Larger materials such as stones or crushed rock greater than 10mm or chunky woodchips are not to be used;
- Timber edging can be used to contain material provided it is not raised above natural surface level;
- Irrigation systems must not be placed within the naturestrip.

While it is generally assumed that this type of treatment is cheap to install and easy to maintain when compared with the other alternatives, in reality the opposite is true. This is the most expensive option to install, and is the alternative that has the highest maintenance requirements over the long term.

This cost must be borne by the resident. In addition, this treatment typically lasts only 5 – 10 years before significant re-work is required to keep the benefit of the treatment and prevent the naturestrip becoming unsightly or weed infested.

Ongoing maintenance, (as with lawn mowing) is required to be undertaken by the residents. In 5 – 10 years, most of the organic mulch will have broken down through natural processes and need replacement at the cost of the resident. In summary, the initial cost can be expected to be required again within 10 years should this alternative be chosen.

■ Option 3 – Permeable surface ie: granitic sand or similar

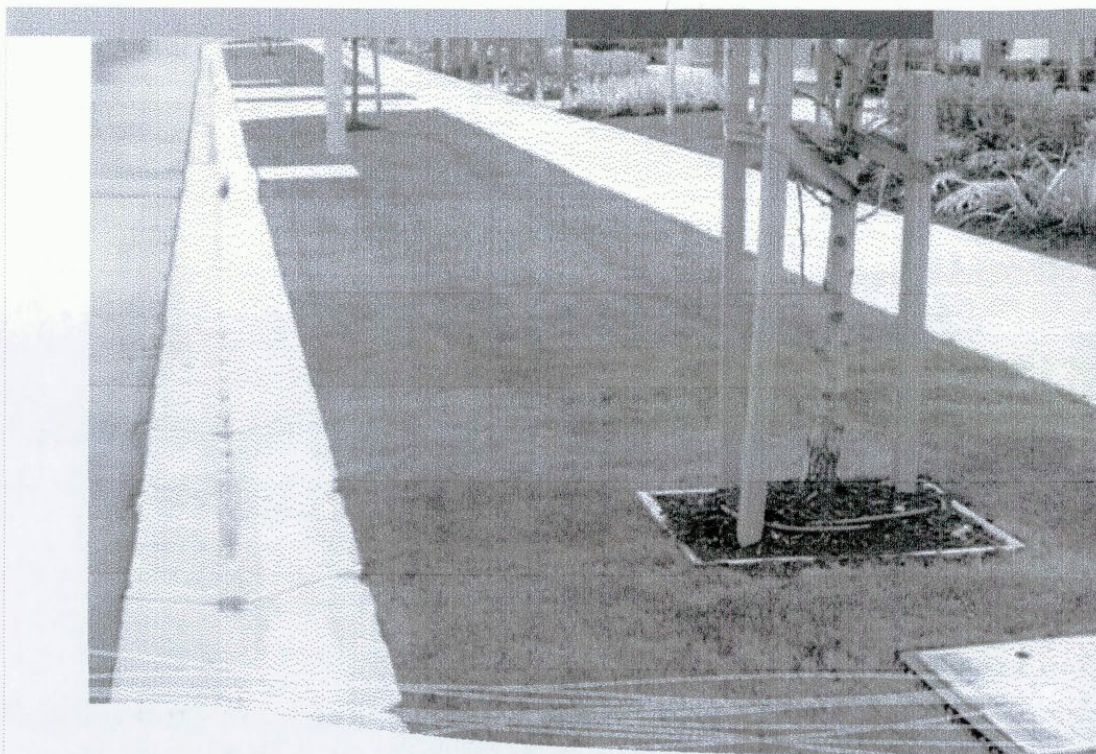
A further alternative to grass naturestrips is a permeable surface treatment such as granitic sand or similar graded material. While this treatment does not require watering or mowing, it will require periodic weeding and maintenance.

As noted earlier there is no such thing as a maintenance free naturestrip. Being an inorganic material, this naturestrip treatment option is low maintenance but comes at a higher upfront cost and maybe disagreeable in appearance to some residents. The glare of the summer sun and the reflection generated by this treatment should be taken into account when considering this option.

The laying of a material such as this requires more material, labour and skill than a grass treatment. The area will need to be excavated to approximately 100mm below top of kerb and particular care must be taken not to disturb the roots of existing street trees (hand excavation will be required at the base of street trees). The excavated area is then filled with a 50mm layer of recycled crushed brick or crushed rock no greater than 20mm in particle size. This base layer must be compacted using a 'wacker plate' or other form of compaction such as a water filled roller. This will provide a firm base for the top layer.

A final 50mm layer of granitic sand or similar approved graded material no greater than 10mm maximum particle size is then placed and compacted (avoiding the root zone of existing street trees) into a level surface, gently graded to the kerb to allow for drainage purposes. The smaller particle size of the final layer provides a more compact surface and reduces the likelihood of material being spread onto the adjoining footpath or road.

Design Guidelines for this treatment can be found in Appendix 1.



Approximate Costs for Treatment Options

The below table provides an estimate of the approximate costs to install each of the three treatment options for comparison purposes. They are estimates only and may vary depending on the actual treatment and extent of treatment and are to be used as a guide only.

OPTION 1 Grass	\$10.00*
OPTION 2 Approved Plantings	\$50.00*
OPTION 3 Approved Permeable Surface	\$25.00*

*Cost per square metre. Estimated cost is based on 2007 prices.

Melton Shire Naturestrip Guidelines Booklet

Unacceptable items within naturestrips

Council will not permit irrigation systems to be placed in naturestrips. Council will not permit rocks, bluestone pitchers, retaining walls, edgings raised higher than natural service level, water features, letterboxes or other objects deemed as an obstruction to be placed in naturestrips. These are all potentially hazardous and are not to be included in any naturestrip landscaping scheme.

Only approved plantings listed in Appendix 2 and permeable surfaces detailed in Appendix 1 are to be used, Council will not consider other plantings or surface materials.

What about street trees?

Street trees are provided by Council as set out in Councils Tree Planting and Removal policy. As a guide, one tree per frontage and up to two trees per sideage (corner blocks) can be planted in residential naturestrips. These must be a species approved by Council. Street trees are generally planted in the centre of the naturestrip with due regard for the maintenance of services and sight clearance lines for traffic with an offset no less than 1m from the back of kerb.

To request a street tree, please contact Councils Customer Service Unit on 9747 7200.

Council carries out pruning and clearance of street trees in accordance with relevant maintenance specifications or management plans.

■ Approval Process

If you plan to do anything other than grow grass (Option 1), you will need permission from the Shire of Melton. A written application must be made detailing the following:

- Property owner details;
- Property address;
- Proposed landscaping;
- Sketch outlining proposal (refer to Appendix 1 – Design Guidelines);
- List of plants to be used (refer to Appendix 2 – Approved Plantings List).

This application is to be addressed to:

Naturestrip Landscaping Application
Shire of Melton, PO Box 21, Melton 3337

Work is not to commence on any alterations to the naturestrip without written consent from Council. Once an approval is obtained residents are advised to call "Dial before you dig" on ph: 1100 to determine the location of underground services within the naturestrip area. Prior to commencing any work in the naturestrip a "Road Opening Permit" must be obtained from Council as per the requirements of the Road Management Act 2004.

"Any feature that is deemed by the Shire of Melton to be a Risk to the public as a tripping hazard, a falling hazard, obstruction or other hazard, may be removed from the naturestrip without consultation or warning."

■ Risk Management & Safety

The Shire of Melton is very much aware of the need to provide a safe environment within urban and rural areas within the municipality. As the naturestrip is public land, the Shire of Melton must be vigilant when it comes to recognising when a threat to public safety exists.

Any feature that is deemed by the Shire of Melton to be a risk to the public as a tripping hazard, a falling hazard, obstruction or other hazard, may be removed from the naturestrip without consultation or warning. If you plan to do anything other than grow grass, you will need permission from the Shire of Melton (refer to "Approval Process").

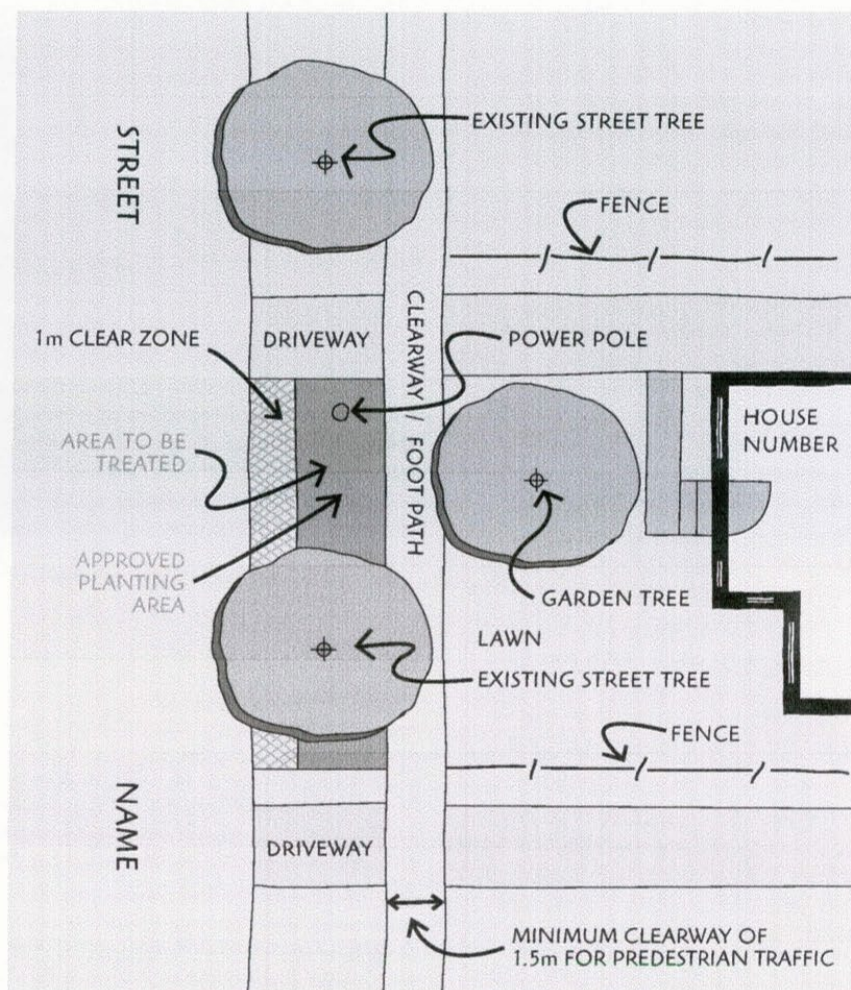
■ Non Compliance

Council will take appropriate action to rectify problems in relation to tripping hazards or safety issues. Council Officers will write to the relevant property owner requesting that they attend to the identified problem.

If the property owner fails to take action, a delegated Council Officer will issue a "Notice of Non-Compliance", requesting that the specific problem be fixed by a date (a 28 day notice is usually given).

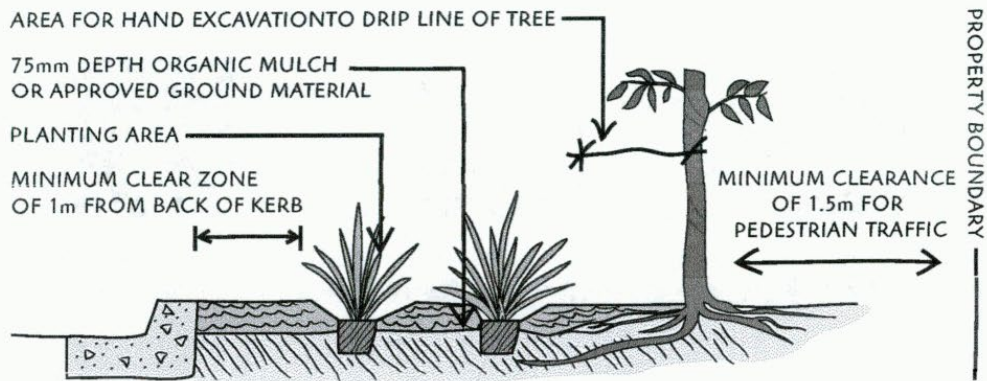
Failure to take action following a "Notice of Non-Compliance" can result in an "On the spot fine" (1 penalty unit) or "Infringement notice" (up to 10 penalty units). All fines would be issued under General Local Law 2005 Part 3 – Division 2 Clause 318. This applies to all non-compliant landscaping found within naturestrips. The value of the penalty units is reviewed on a regular basis and can be found on Councils website www.melton.vic.gov.au

Appendix 1 – Design Guidelines

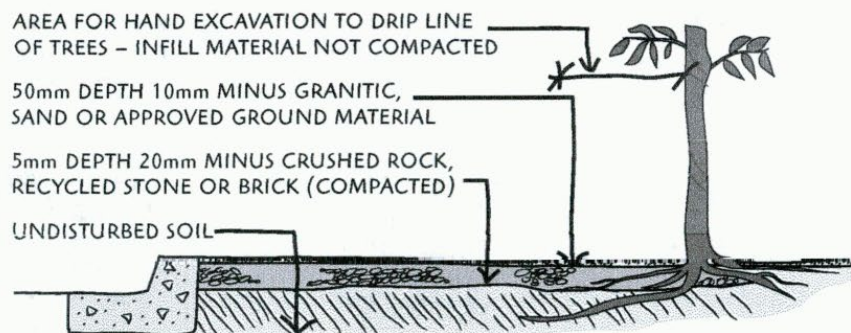


Proposed Naturestrip Development

Appendix 1 – Design Guidelines cont.



Installation details for alternative Option 2



Installation details for alternative Option 3

Gum Trees Not Approved

Appendix 2 – Planting Guidelines

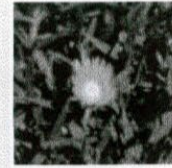
Approved plantings listed must be maintained below a height of 300mm. Alternative species will be considered by Council.



Grevillea
'Bronze Rambler'



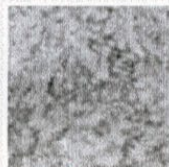
Grevillea
'Poorinda Royal Mantle'



Carpobrotus modestus
Inland Pigface



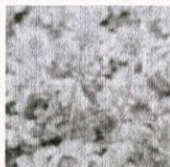
Kennedia prostrata
Running Postman



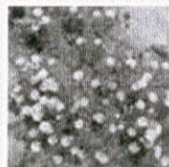
Myoporum parvifolium
Prostrate Myoporum



Mesembryanthemum
crystallinum 'Orange Glow'
Orange Pigface



Acaena novae-zealandiae
Bidgee Widgee



Brachyscome Multifida
Cut Leaf Daisy



Wahlenbergia stricta
Tall Bluebell

RECEIVED 02 SEP 2021

Attn: Cr Lara Carli - Watts Ward

RE: Melfin Ave, Hillside

