

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0120-00

Planning Report Date: December 2, 2019

PROPOSAL:

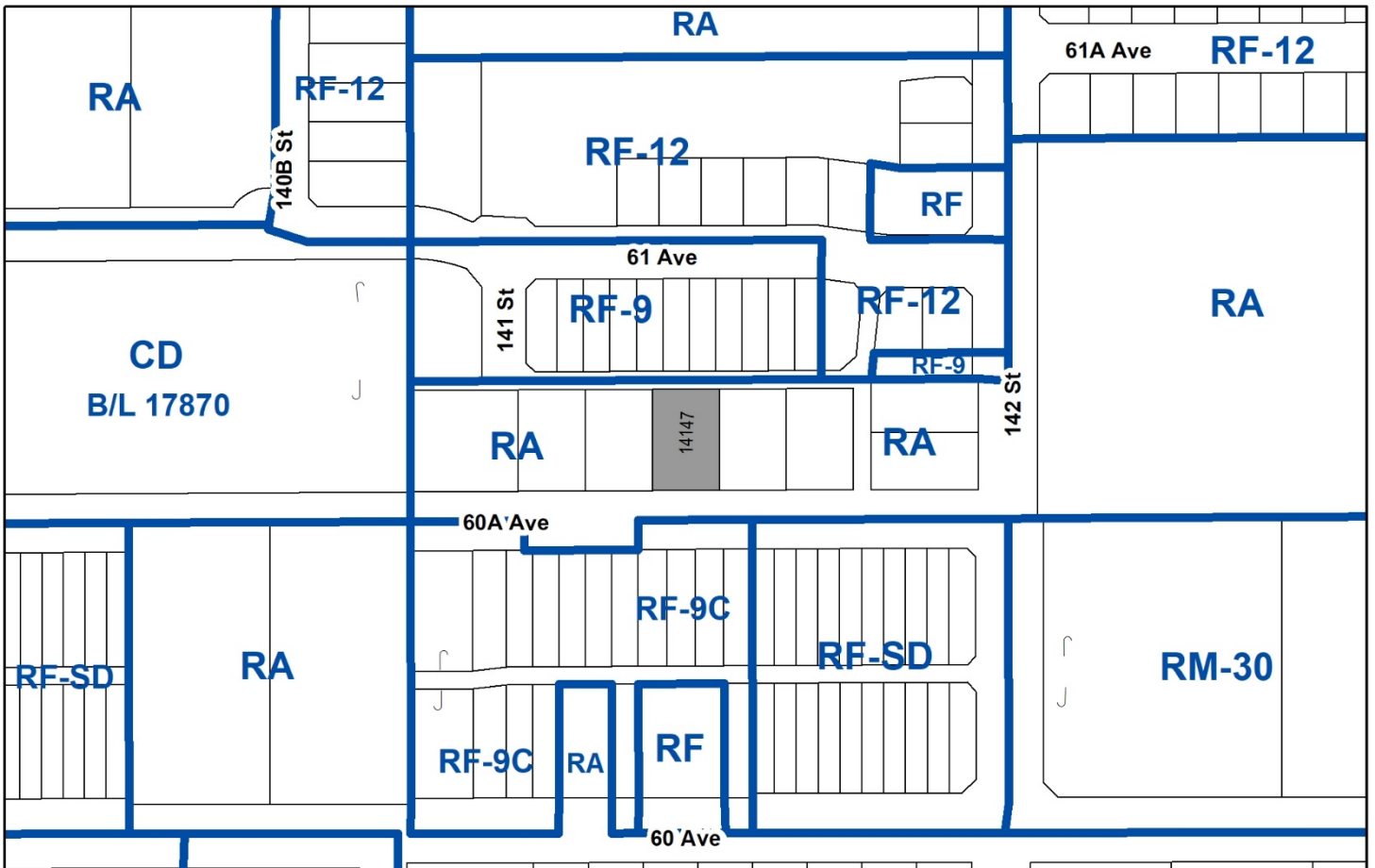
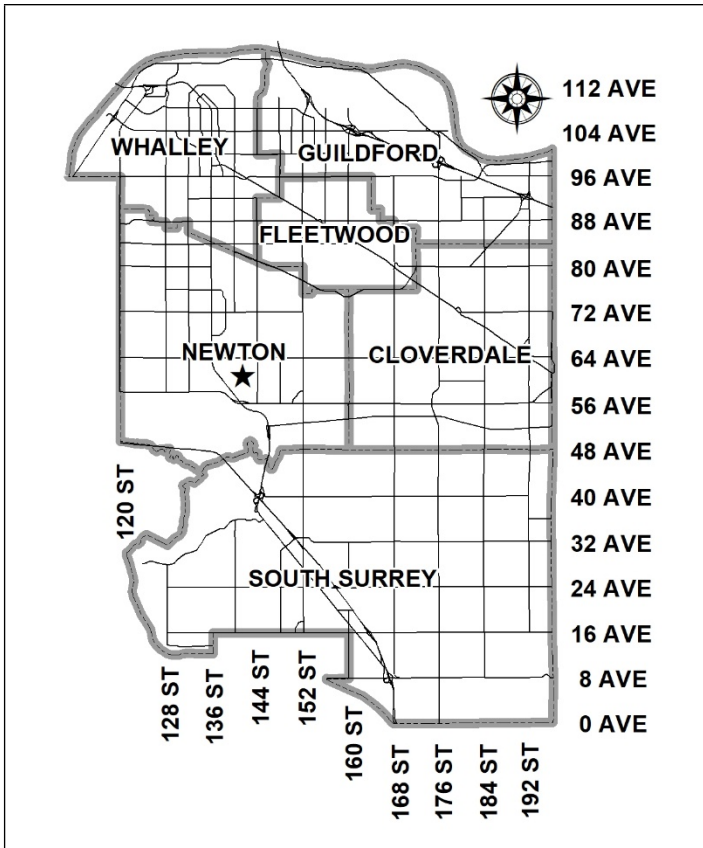
- **Rezoning** from RA to RF-13 to allow subdivision of the property into two (2) single family small lots.

LOCATION: 14147 - 60A Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential Flex (6 - 14 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the site's "Single Family Residential Flex (6 – 14 u.p.a.)" designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton and with the established pattern of development in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

1 student at Woodward Hill Elementary School
1 student at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2021.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Small Lots	Single Family Residential Flex (6 – 14 u.p.a.)	RF-9
East:	Single Family Residential, currently under application (7918-0247-00)	Single Family Residential Flex (6 – 14 u.p.a.)	RA
South (Across 60A Avenue):	Single Family Residential with coach houses	Single Family Residential Flex (6 – 14 u.p.a.)	RF-9C
West:	Single Family Residential	Single Family Residential Flex (6 – 14 u.p.a.)	RA

Site Context

- The property is located on the north side of 60A Avenue, west of 142 Street, and is 792 square metres in area.
- The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential Flex (6 – 14 u.p.a.)" in the South Newton Neighbourhood Concept Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The property is one (1) of four (4) properties currently under application on the north side of 60A Avenue that is proposing to rezone to Single Family Residential (13) Zone (RF-13). The other three (3) projects have received Third Reading by Council, including the property directly east of the site at 14157 – 60A Avenue (7918-0247-00).
- The south side of the 14100 block of 60A Avenue is fully developed under the South Newton NCP with semi-detached residential and single family small lots with coach houses.

Current Proposal

- The applicant is proposing to rezone the site from the "One-Acre Residential Zone (RA)" to the "Single Family Residential (13) Zone (RF-13)" to allow subdivision of the property into two (2) single family small lots.
- The two proposed lots are 396 square metres in area, 11.4 metres wide, and 34.6 metres deep.
- The proposed lots exceed the minimum size requirement of an RF-13 Type I Interior Lot by 60 square metres but are 0.57 metres less than the minimum lot width requirement of 12.0 metres.

- Part 4 – General Provisions, Section 21 (g) of Surrey Zoning By-law No. 12000, allows that the Approving Officer may reduce the minimum lot width of a particular Zone by a maximum of 10% if the resultant lot area is substantially larger than the minimum area required in a particular Zone.
- In this instance, the proposed lot areas are over 17% larger than the minimum area required under the RF-13 Zone; therefore, should Council support the proposed rezoning, the Approving Officer would deem that it is appropriate to utilize Part 4 Section 21 (g) of the Zoning By-law.
- The proposed lots will be accessed via the rear lane that was constructed through Development Application 7912-0151-00 on the properties to the north.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$2,000 for two (2) proposed lots.

Building Design and Lot Grading

- Tejeshwar Singh of Simplex Consultants Ltd. conducted a character study of the surrounding homes and prepared Building Design Guidelines for the subject property. A summary of the Building Design Guidelines is attached as Appendix V.
- The Character Study found that there are a variety of design styles in the immediate area, which include: European designed two-family dwellings, modern townhomes, and west coast traditional and neo-traditional single-family dwellings.
- The Design Guidelines propose neo-traditional styles as the context style for the subject development. The proposed Design Guidelines have been reviewed by staff and are found to be generally acceptable.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd., dated June 2019, and was reviewed by staff and found to be acceptable.
- In-ground basements may be achievable without bringing a significant amount of fill onto the property, based on the preliminary lot grading plan. The final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

PRE-NOTIFICATION

- On July 23, 2019 pre-notification letters were mailed to 228 property owners within 100 metres (328 ft.) of the subject property. Development Proposal Signs were installed on the property May 22, 2019.
- The Planning and Development Department have not received any comments to date in response to the pre-notification letters or the Development Proposal Sign.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		2	
Total Retained and Replacement Trees			
		2	
Contribution to the Green City Fund			
		\$0	

- The Arborist Assessment states that there is one (1) protected tree on the site, which is a Western Red Cedar. While the Arborist Assessment Statement indicates that the tree is of suitable health to retain, the project arborist has recommended that the tree be removed as it conflicts with the proposed services and sidewalk.
- The tree is topped and located directly under hydro lines, with much of the critical root zone located within an existing driveway. The tree will be further impacted by proposed sidewalks. As such, Staff find the Arborist's recommendation to remove the on-site tree acceptable.
- The applicant is proposing to plant one (1) new tree per lot, for a total of two (2) trees, which meets the required 2 to 1 replacement ratio of Surrey Tree Protection By-law, 2006 No. 16100.
- The project arborist has proposed that deciduous trees be used for the replacement trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 22, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The development is located within the South Newton NCP Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development has a proposed density of 25.3 lots per hectare (10.2 lots per acre), which complies with the allowable density in the NCP area and the RF-13 Zone. • The development proposes secondary suites • The development allocates space for private gardens within backyards.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development proposes the following rainwater management design considerations: absorbent soils, roof downspout disconnection, on-lot infiltration trenches/sub-surface chambers. Cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, sediment control devices and perforated pipe systems. • The development proposes replacement trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development is in close proximity to bicycle and public transit routes.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles by increasing the opportunity for surveillance of the street due to more residents living in the area. Fencing, sidewalks and streetlighting are also used to increase safety and direct access. • Secondary suites provide spaces for adult children and elderly relatives to live.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Area residents are involved in the planning process through pre-notification letters and the public hearing process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation

approved by Ron Hintsche

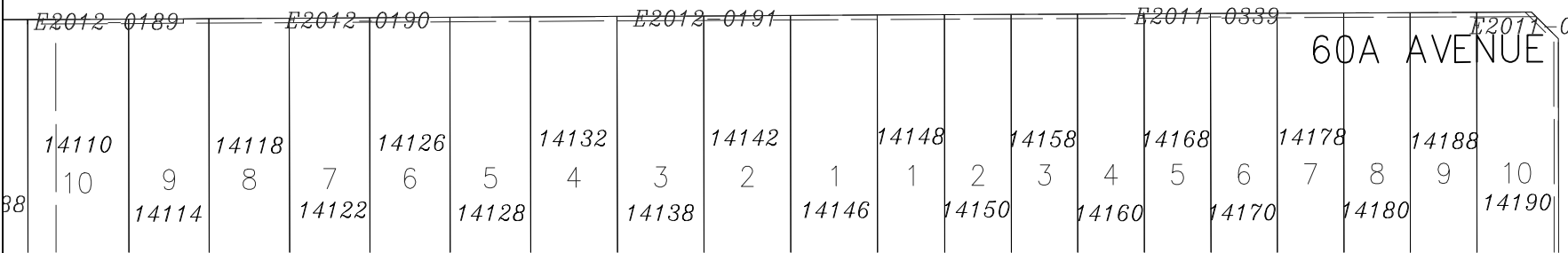
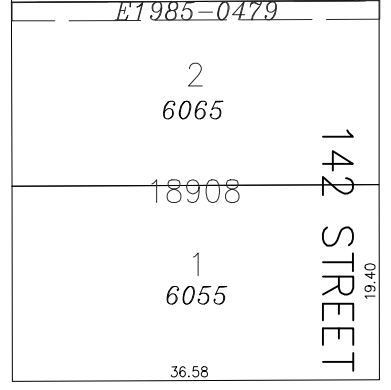
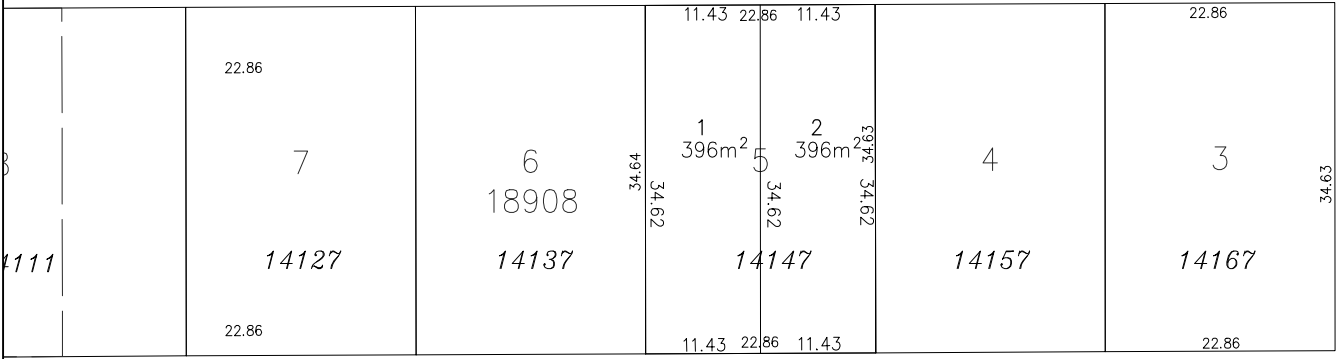
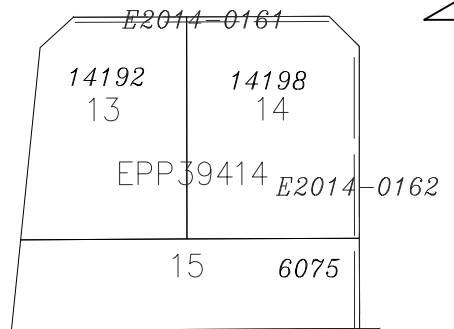
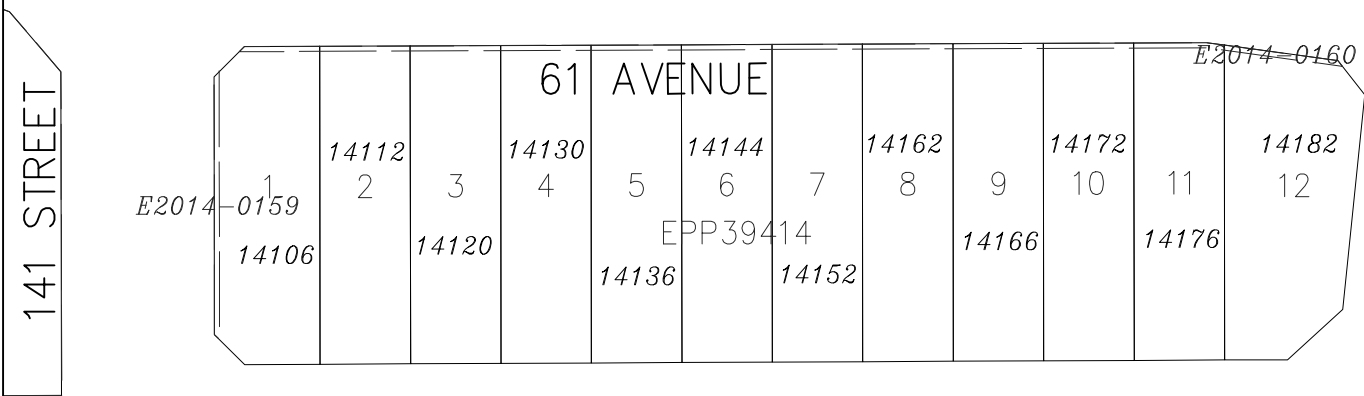
Jean Lamontagne
General Manager
Planning and Development

BD/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.1957
Hectares	0.0792
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	11.43 metres
Range of lot areas (square metres)	396 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25.25 lots per hectare (10.22 lots per acre)
Lots/Hectare & Lots/Acre (Net)	28.49 lots per hectare (11.53 lots per acre)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	61%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



SYED SHAH
 14147 - 60A AVENUE, SURREY BC, V3X 1G3 PH: 604-779-6785

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 14147 - 60A AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: EK	Mun. Dwg. No.	A
Designed: NP	Job No. 19-3860	Of
P.W. P.U.	Date APR/2019	Revision
Approved:		

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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Aug 27, 2019** PROJECT FILE: **7819-0120-00**

RE: **Engineering Requirements
Location: 14147 60A Avenue**

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Register a 0.5 m statutory right-of-way along 60A Avenue frontage.

Works and Services

- Construct north side of 60A Avenue to the Through Local standard;
- Ensure rear lane is constructed to the Residential Lane standard;
- Remove existing driveway along 60A Avenue and reinstate boulevard to City standard;
- Construct a storm main along the rear lane to service the development; and
- Provide a sanitary, storm and water service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager

SC



Planning

November 26, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0120 00 (Updated Nov 2019)

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2019 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	82 K + 628
Operating Capacity (K/1-7)	57 K + 559
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

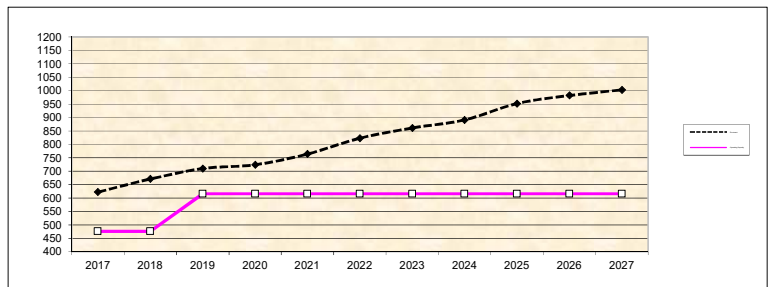
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the "new" capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make more regular stream space available to meet in-catchment demand.

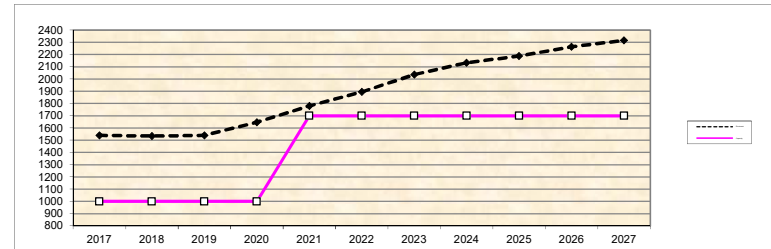
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2020/21 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition is targeted to open September 2021.

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7919-0120-00
 Project Location: 14147 60A Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

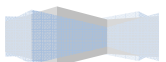
The area surrounding the subject property consists of a variety of dwelling types which would include multi-family townhomes, two-family homes, and single family dwellings as well all that have built recently and many that are under construction. The style of the homes in the area also vary with the two-family dwellings having a more European design and massing with the roof styles and large amounts of red brick. The townhouses to the west of our property are more modern in character with the use of colors, materials, and roof styles. The single family dwellings across the street are more "traditional west coast" and "neo-traditional" which range from 3000sf up to 3500 sf.

Homes in the neighborhood include the following:

- The single family context homes across and behind the property are of "traditional west coast" style with mid-scale massing characteristics, these are slender (narrow) but tall homes. These homes have roof pitches from 8:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection



for roofing.

6) Roof pitch is a minimum 8:12 for the newer context homes.

Dwelling Types/Locations: 2 storey, two-family homes.

Exterior Treatment /Materials: Context homes are clad in hardi or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

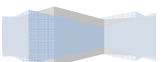
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes permitted.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



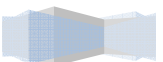
- Roof Pitch:** Minimum roof pitch must be 8:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: May 21, 2019

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: May 21, 2019



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees			
N/A	0	0	0
Coniferous Trees			
Cedar, Western Redcedar	1	1	0
Total	1	1	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	

***TOTALS DO NOT INCLUDE OFFSITE TREES**




Tree Preservation Summary

Surrey Project No: 19-0120-00
Address: 14147 60A Avenue
Registered Arborist: Corey Plester

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	1
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: October 22, 2019
--	------------------------



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

14147 60A AVE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN25/19	MK	PRELIM. SERVICE PLAN
2	SEPT20/19	MK	GRADING/SERVICING PLAN
3	OCT23/19	MK	GRADING/SERVICING PLAN

NOTE: ALL RETAINED TREES TO BE REASSESSED IN CONJUNCTION WITH FINAL DEVELOPMENT AND BUILDING PLANS.

SHEET TITLE

T1 - TREE PRESERVATION
AND REMOVAL PLAN

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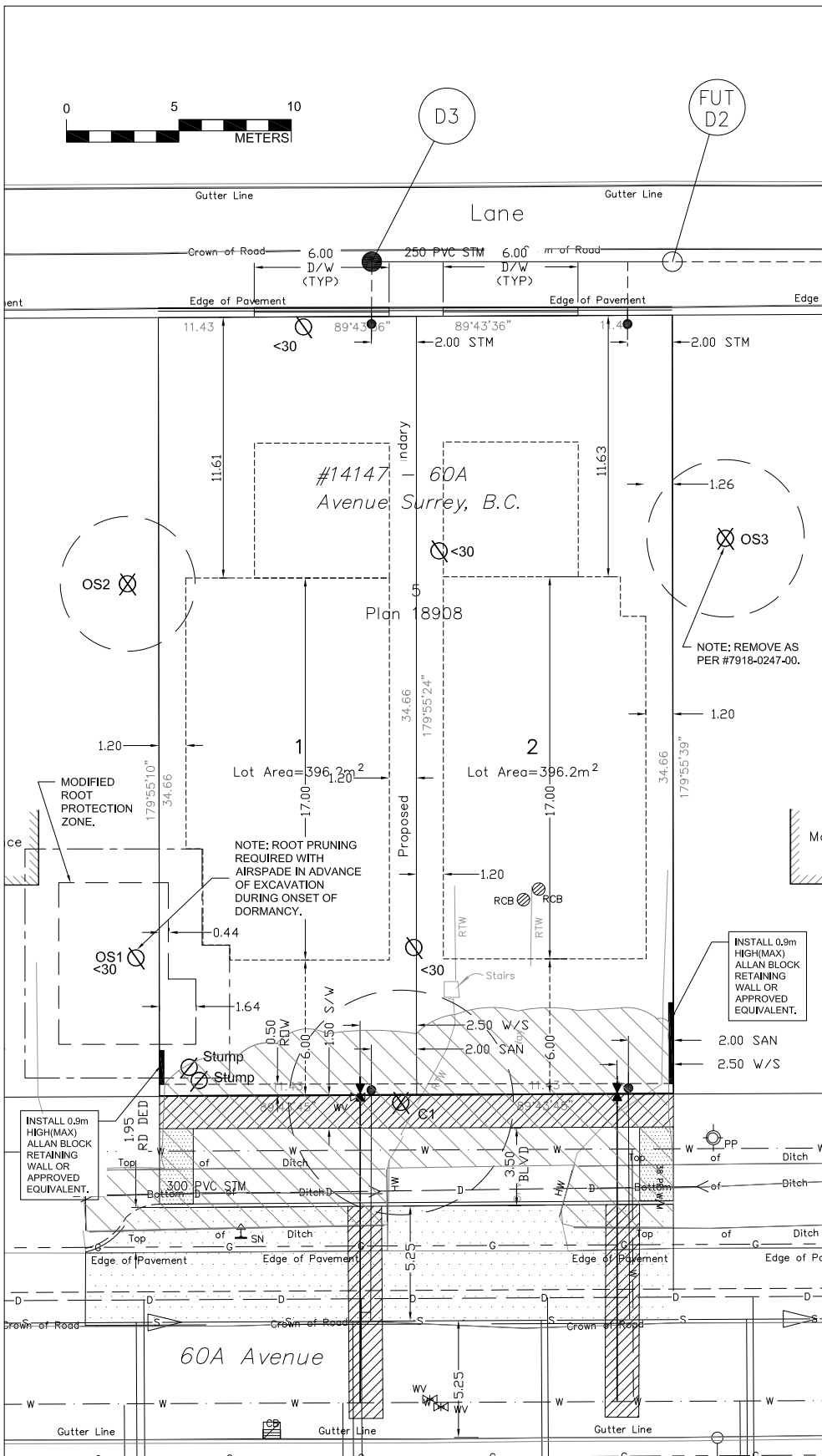
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DATE

MAY 24, 2019

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- FILL GREATER THAN 0.5m
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE STUMP



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

14147 60A AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN25/19	MK	PRELIM. SERVICE PLAN
2	SEPT20/19	MK	GRADING/SERVICING PLAN
3	OCT23/19	MK	GRADING/SERVICING PLAN

NOTE: ALL RETAINED TREES TO BE REASSESSED IN CONJUNCTION WITH FINAL DEVELOPMENT AND BUILDING PLANS.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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MK

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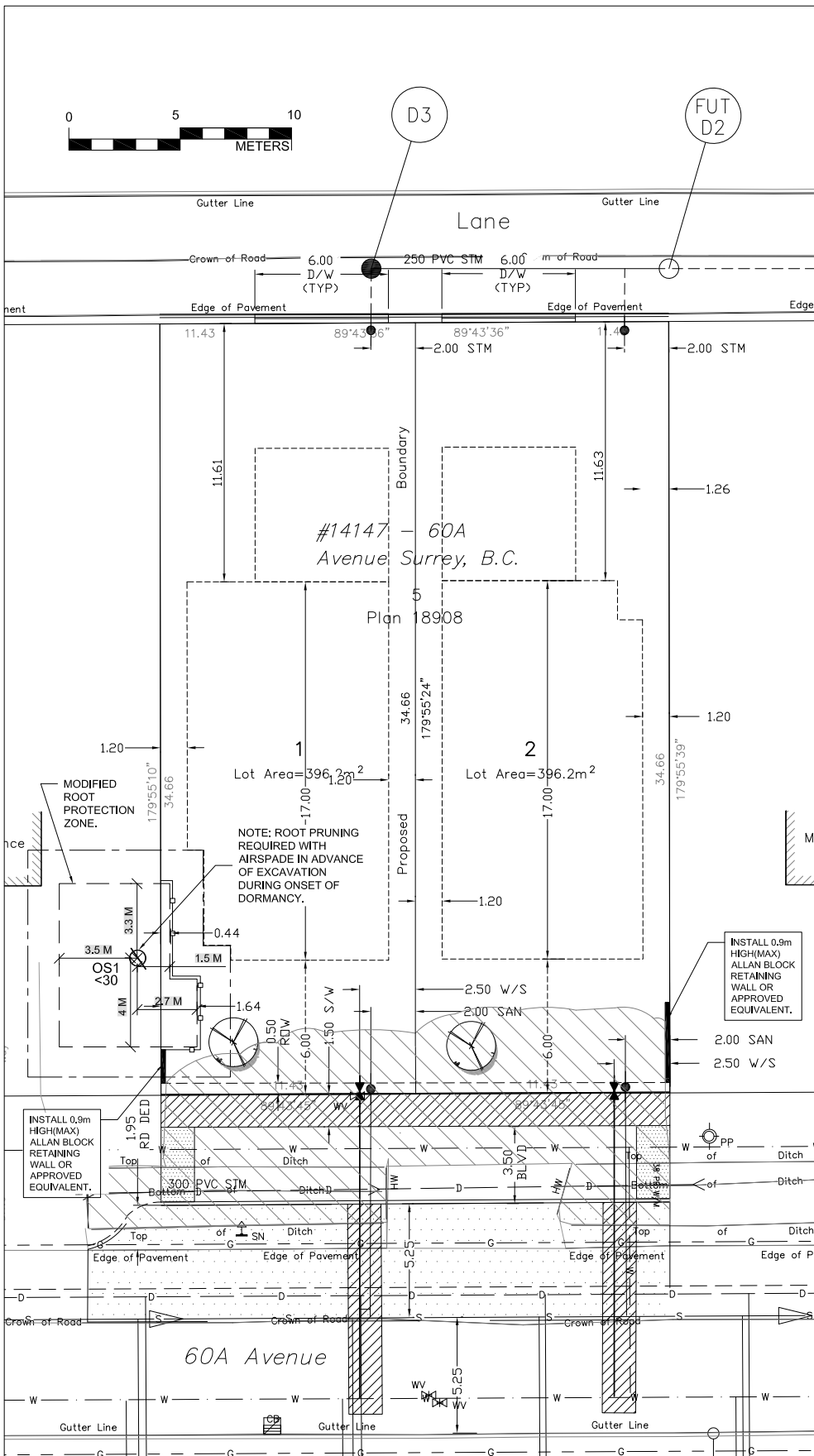
AS SHOWN

DATE

MAY 24, 2019

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- FILL GREATER THAN 0.5m
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)

