


# Notice of an Application for an Amendment to a Planning Permit

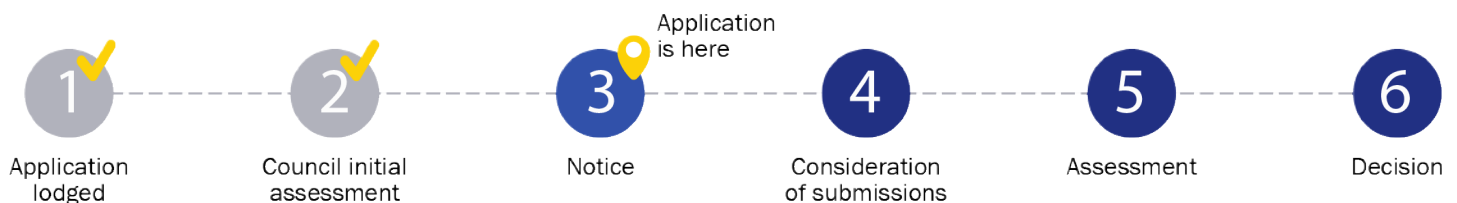
The land affected by the application is located at:	L1 PS432333 V10529 F043 1 Main Street, Gembrook VIC 3783
The application is to:	Amendments to Planning Permit T210373 (Issued for Buildings and works associated with the construction of an agricultural building) to amend the permit preamble to delete reference to agricultural building and replace with use and development of the land for a dwelling, construction of a carport, vegetation removal and access to a Transport Zone 2, and delete condition 9

## APPLICATION DETAILS

The applicant for the amendment to the permit is:	Nobelius Land Surveyors
Application number:	T210373 - 1
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.	

## HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	<b>07 February 2025</b>
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>
	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# Application to amend a current planning application

Application number:	T210373-1
Address of subject site	Lot 1 PS432333 (Vol 10529, Fol 043) 1 Main Street, Gembrook 3783

Pursuant to which section of the Planning and Environment Act 1987 is this amendment being made?	
Section 50 – Amendment to application at request of applicant before notice:	X
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>



What is the purpose of the amendment? Please list all changes:
<ul style="list-style-type: none"> <li>• The preamble to remove reference to the 'Agricultural building' and include additional triggers. The preamble should read: "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a transport zone 2 road".</li> <li>• Removal of Condition 9 of T210373, which reads "The building may only be used for agricultural purposes and must not be used for human habitation".</li> <li>• The inclusion of permit triggers: <ul style="list-style-type: none"> <li>○ Pursuant to clause 35.04-1 of the Green Wedge Zone a permit is required to use the land for a dwelling (Section 2 use).</li> <li>○ Pursuant to clause 35.04-5 Buildings and works (GWZ), a permit is required to construct or carry out works on a building with a use in Section 2 of clause 35.04-1 (Dwelling).</li> <li>○ Pursuant to clause 42.01-2 of the Environmental Significant Overlay a permit is required to construct a building or construct or carry out works where built form exceeds 7 metres in height and removal of vegetation (weed species &gt;40cm DBH).</li> <li>○ Pursuant to clause 42.03-2 of the Significant Landscape Overlay a permit is required to construct a building or construct or carry out works and for the removal of vegetation.</li> <li>○ Pursuant to clause 43.01-1 of the Heritage Overlay a permit is required to construct a building or construct or carry out works (crossover).</li> </ul> </li> </ul>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Pursuant to clause 52.29 Land Adjacent to the Principal Road Network a permit is required to create access to a road in in a Transport Zone 2 (Main Street).
- Applications documents including plans have been updated to support the section 50 amendment.

### Declaration

I declare that all the information in this application is true and correct and the owner (if not myself) has been advised of the planning permit application.

### Fees

Amendment in accordance with Section 50 or 50A

Nill

Amendment pursuant to Section 57A

40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee.

## Lodgement of application

Your application can then be sent via email, mail or submitted in person at Council's Civic Centre.

## Assistance

If any assistance in completing this form is required, we recommend you contact Council's Statutory Planning Unit on **1300 787 624** before lodging an application. Insufficient or unclear information may delay the processing of your application.

***Note: Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.***

Cardinia Shire Council  
Civic Centre  
20 Siding Avenue, Officer

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PO Box 7  
Pakenham 3810 (DX 81006 Pakenham)

Phone: 1300 787 624  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
Web: [cardinia.vic.gov.au](http://cardinia.vic.gov.au)

**National Relay Service (NRS)**

TTY: 133 677 (ask for 1300 787 624)  
Speak and Listen (speech-to-speech relay): 1300 555 727 (ask for 1300 787 624)


**Translator Interpretation Service**


131 450 (ask for 1300 787 624)

Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

# Application to AMEND a Planning Permit


If you need help to complete this form, read MORE INFORMATION at the end of this form.

 Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

 Questions marked with an asterisk (\*) must be completed.

 Click for further information.

Clear Form

## The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: 1	St. Name: Main Street
Suburb/Locality: Gembrook		Postcode: 3783

### Formal Land Description \*

Complete either A or B.

 This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 432333
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## Planning Permit Details

### What permit is being amended?\*

Planning Permit No.: T210373
------------------------------


## The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

### What is the amendment being applied for?\*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input checked="" type="checkbox"/> What the permit allows	<input type="checkbox"/> Plans endorsed under the permit
<input checked="" type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details: Remove reference to "agricultural building" and replace with "building" in the preamble and remove Condition 9 that reads "The building may only be used fro agricultural purposes and must not be used for human habitation".	
<div style="border: 1px solid red; padding: 5px; color: red;">This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>	
 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	



## Development Cost i

### Estimate cost of development\*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$	\$	\$0

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

## Existing Conditions i

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application?  Yes  No  
If yes, please provide details of the existing conditions.

The building permitted under T210373 is nearing completion and the balance of the land continues to be used fro agriculture

**This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.**

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

## Title Information i

### Encumbrances on title \*

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

# Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

## Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

## Owner \*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Organisation (if applicable): Nobelius Land Surveyors

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.: 20 St. Name: Henry Street

Suburb/Locality: Pakenham State: Vic Postcode: 3810

**Contact information for applicant OR contact person below**

**Contact person's details\*** Same as applicant

Name:

Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:


Unit No.:  St. No.:  St. Name:

Suburb/Locality:  State:  Postcode:

Name:  Same as applicant

# Declaration i

This form must be signed by the applicant\*

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

day / month / year

# Need help with the Application? i

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for his application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer

No  Yes  If 'Yes', with whom?:


Date:  day / month / year



## Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

## Lodgement

Lodge the completed and signed form and all documents with:

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

**Contact information:**

Telephone: 1300 787 624  
Fax: (03) 5941 3784  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
DX: 81006

**Deliver application in person, by post or by electronic lodgement.**

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 10529 FOLIO 043

Security no : 124118242145H  
Produced 13/09/2024 05:37 PM

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 432333M.  
PARENT TITLES :  
Volume 08274 Folio 626      Volume 10392 Folio 879  
Created by instrument PS432333M 28/06/2000

**REGISTERED PROPRIETOR**



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AE127120B 19/01/2006  
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS432333M FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 MAIN STREET GEMBROOK VIC 3783

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 22/10/2016

DOCUMENT END



# Imaged Document Cover Sheet

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS432333M</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>13/09/2024 17:37</b>

## Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

<b>PLAN OF SUBDIVISION</b>	Stage No. /	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 432333 M</b>
----------------------------	-------------	----------------------------------	-----------------------------------

**Location of Land**  
 Parish: GEMBROOK  
 Township: \_\_\_\_\_  
 Section: G  
 Crown Allotment: 74 (PT), 75 (PT) & 9<sup>A</sup>  
 Crown Portion: \_\_\_\_\_

LTO base record: DCMB  
 Title References: VOL 10392 FOL 879  
 VOL 8274 FOL 626 (PART)

Last Plan Reference: LOT 1 PS 408685 Q  
 Postal Address: BELGRAVE-GEMBROOK ROAD  
 GEMBROOK

AMG Co-ordinates: E 371 300      Zone 55  
 (Of approx. centre of plan) N 5798 200

**Council Certification and Endorsement**

Council Name: CARDINIA SHIRE COUNCIL      Ref: **300/007**

1. This plan is certified under section 6 of the Subdivision Act 1988.  
~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

**Open Space**  
 (i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.  
~~(ii) The requirement has been identified.~~  
~~(iii) The requirement has been identified as being met.~~

Council Delegate  
~~\_\_\_\_\_~~  
 Date **11 / 5 / 2000**

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~  
~~Council Delegate \_\_\_\_\_~~  
~~Date \_\_\_\_\_~~

**Vesting of Roads or Reserves**

Identifier	Council/Body/Person
Nil	Nil

**Notations**

**Staging:** This ~~is~~/is not a staged subdivision Planning Permit No. \_\_\_\_\_

**Depth Limitation:** 15.24 METRES BELOW THE SURFACE APPLIES TO C.A. 9<sup>A</sup> ONLY

DIMENSIONS OF LOT 2 ARE NOT THE RESULT OF THIS SURVEY AND WERE DERIVED FROM TITLE

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Survey:** - This plan is / ~~is not~~ based on survey.  
 To be completed where applicable.  
 This survey has been connected to permanent marks no(s). 117 & 118  
 In proclaimed Survey Area no. \_\_\_\_\_

**Easement Information**

**Legend:**    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE DRAINAGE DRAINAGE	2-01 2-01 2-01	LP 9547 PS 408685 Q TR. 1240835	LOTS ON LP 9547 LOTS ON PS 408685 Q LOTS 30 TO 39 ON LP 9548 & LOT 40 ON LP 9547
E-2	DRAINAGE	2	PS 408685 Q	LOTS ON PS 408685 Q
E-3	DRAINAGE DRAINAGE	2 2	C/E J159895 PS 408685 Q	SHIRE OF PAKENHAM LOTS ON PS 408685 Q
E-4	POWERLINE PURPOSES	11	THIS PLAN-SEC 44 ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD
E-5	WATER SUPPLY	SEE PLAN	THIS PLAN (SEC 98 TLA)	C/T VOL 8274 FOL 626 (PART) (CROWN ALLOT 9 SEC G)

LTO use only \_\_\_\_\_

Statement of Compliance / Exemption Statement

Received

Date **15 / 6 / 00**

LTO use only

SHEET 1 OF 2 SHEETS

**NICHOLAS PETRIS & ASSOC. P/L**  
 ACN 005 633 081  
 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS  
 LAND SURVEYORS  
 Unit 1 1569 Burwood Highway, Belgrave 3160  
 Telephone: (03)9754 3930 Fax: (03)9752 5069

SIGNATURE \_\_\_\_\_ DATE **1/5/00**  
 REF **4023**      VERSION **3**

\_\_\_\_\_  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size **A3**      4023.003

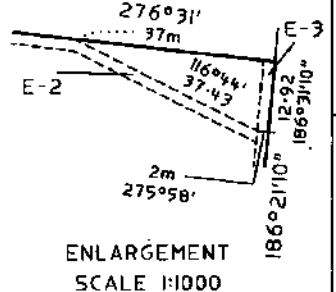
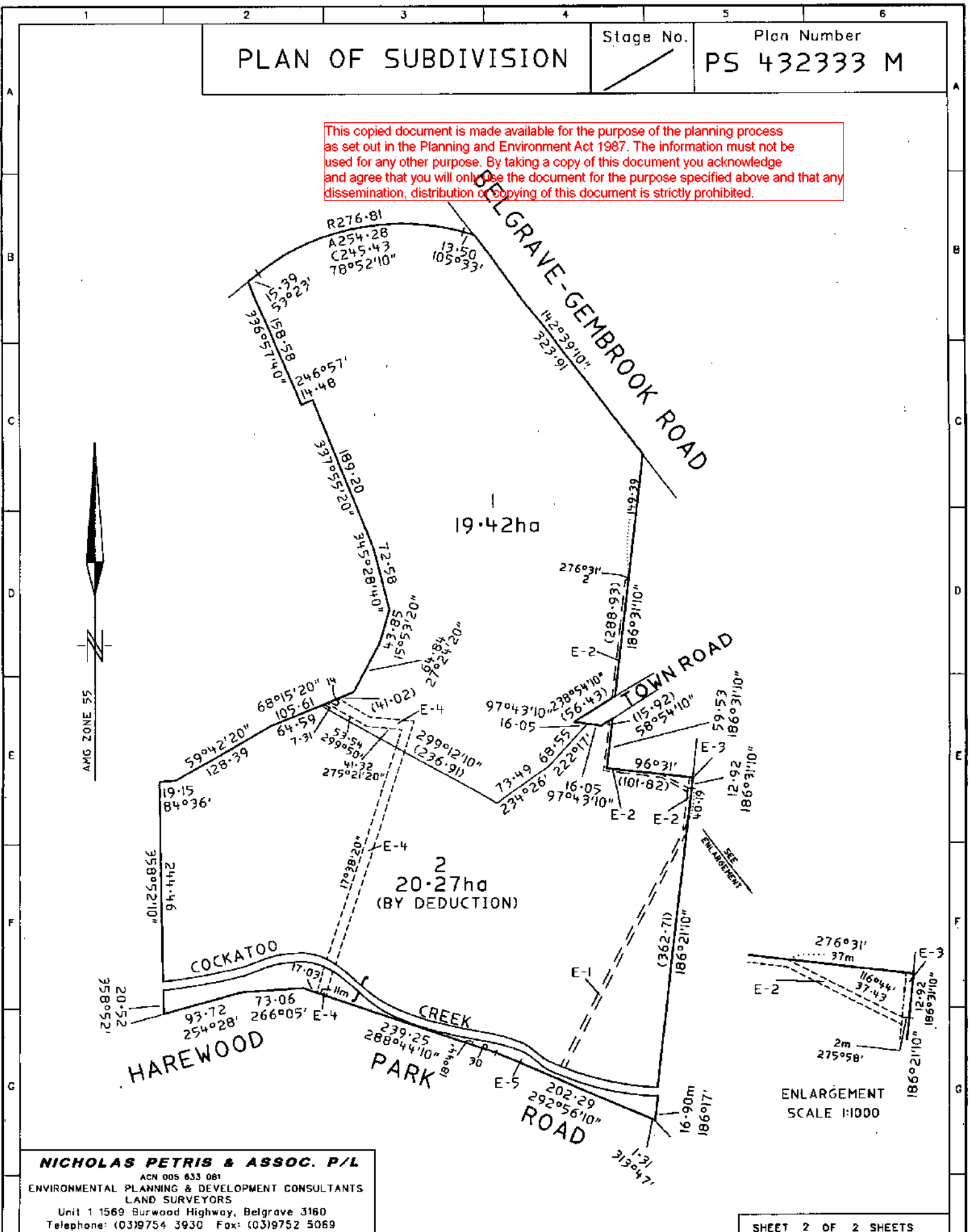
# PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 432333 M

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**NICHOLAS PETRIS & ASSOC. P/L**

ACN 005 833 081  
 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS  
 LAND SURVEYORS  
 Unit 1 1569 Burwood Highway, Belgrave 3160  
 Telephone: (03)9754 3930 Fax: (03)9752 5089

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

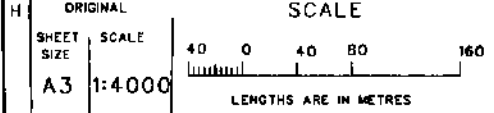
SIGNATURE \_\_\_\_\_ DATE 1/5/00

REF 4023 VERSION 3

SHEET 2 OF 2 SHEETS

DATE \_\_\_\_\_

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_



12<sup>th</sup> December, 2024

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Statutory Planning  
Cardinia Shire Council  
20 Siding Avenue,  
Officer, Victoria 3809

**Proposal:**

**Section 72 Amendment of Planning Permit T210373 issued for "Buildings and works associated with the construction of an Agricultural Building, generally in accordance with the approved plans", and the removal of Condition 9. The amended preamble of the permit read "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a Transport Zone 2 Road".**

**Address:**

**Lot 1 PS432333 (Vol 10529, Fol 043) 1 Main Street, Gembrook 3783**

**Planning Permit:**

**T210373**

This submission has the purpose of addressing the request Further Information Request (hereafter RFI) from Council Planning Officer [REDACTED]

The information requirements contained in the above-mentioned RFI are addressed below:

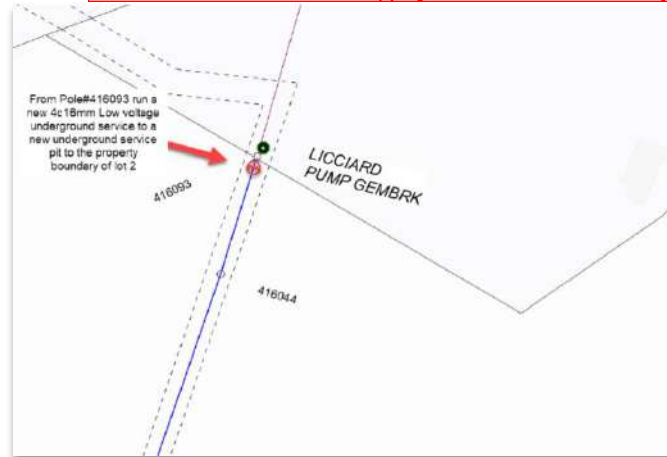
#### TOWN PLANNING SUBMISSION

1.a. Council has requested that we withdraw application T240308 and amend Planning Permit T210373 so that the preamble of T210373 reads "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a Transport Zone 2 Road". The amendment to the permit to allow the conversion of the agricultural building to a dwelling is justified on the following grounds:

- The built form that serves as an agricultural shed will not be removed, rather converted to a dwelling. While the proposed building has been approved as an Agricultural Shed (class 10a building under the Building Regulations), we have had the building assessed by [REDACTED] Endorsed Structural Engineer, Registration No. PE0001301, who is confident that the structural requirements for a class 1a building (dwelling) will be achieved with minimal rectification works. We have provided a letter on Structure Studio letter head dated August 2024 from [REDACTED] this effect. This letter was provided in the suite of documents to support the RFI response dated 23<sup>rd</sup> October.
- To address Council's concerns regarding use and siting of the proposed dwelling – the area of the built form (agricultural shed and proposed dwelling) has always been fenced off from livestock to prevent livestock from entering what has always been a cordoned area employed for storage of farm equipment, fodder and hay. The previous shed had fallen into disrepair though the fence maintained the area as excluded from livestock. This area has benefited from access from Town Road and Main Street (as evidenced by our response to the previous RFI), is relatively flat topography and has protection from wind provided by



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



As per the Town planning report, page 9, the site has two access points; one from Main Street (contained on Lot 1, PS432333M) and another from Town Road (straddles Lot 2, PS432333M), both of which are all-weather driveways. It is acknowledged that Council have concerns regarding the longevity of existing access from Main Street, which we have addressed in terms of providing evidence of historical access (historical photos, signed statutory declarations, and an abstract of field Records by Licensed Surveyor Peter Clyde dated 7/7/97 that shows the gate).

**ARBORIST ASSESSMENT (WHERE ENCROACHMENT EXCEEDS 10%)**

2.a. Provide confirmation of the percentage encroachment of the development into all Tree Protection Zones.

**Table 2: Preliminary assessment of development impacts (refer to 8.3 above)**

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	9.3	3.1	10.1	6.9	7.0	3.5	Development is outside the canopy area.	Development is outside the SRZ and within acceptable limits for maintaining tree stability, health and vigour with appropriate compensating area
2	9.8	3.0	9.7	6.6	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
3	4.9	3.1	10.1	6.9	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
4	7.5	2.7	7.2	4.9	5.0	2.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

**Table 2: Impact on roots and canopy**

*Note: The Structural root zone and Tree Protection Zone have been calculated in accordance with AS 4970-2009. The 10% TPZ loss is the radius of TPZ (AS 4970) at which 10% of TPZ area will be lost with development on one side only.*

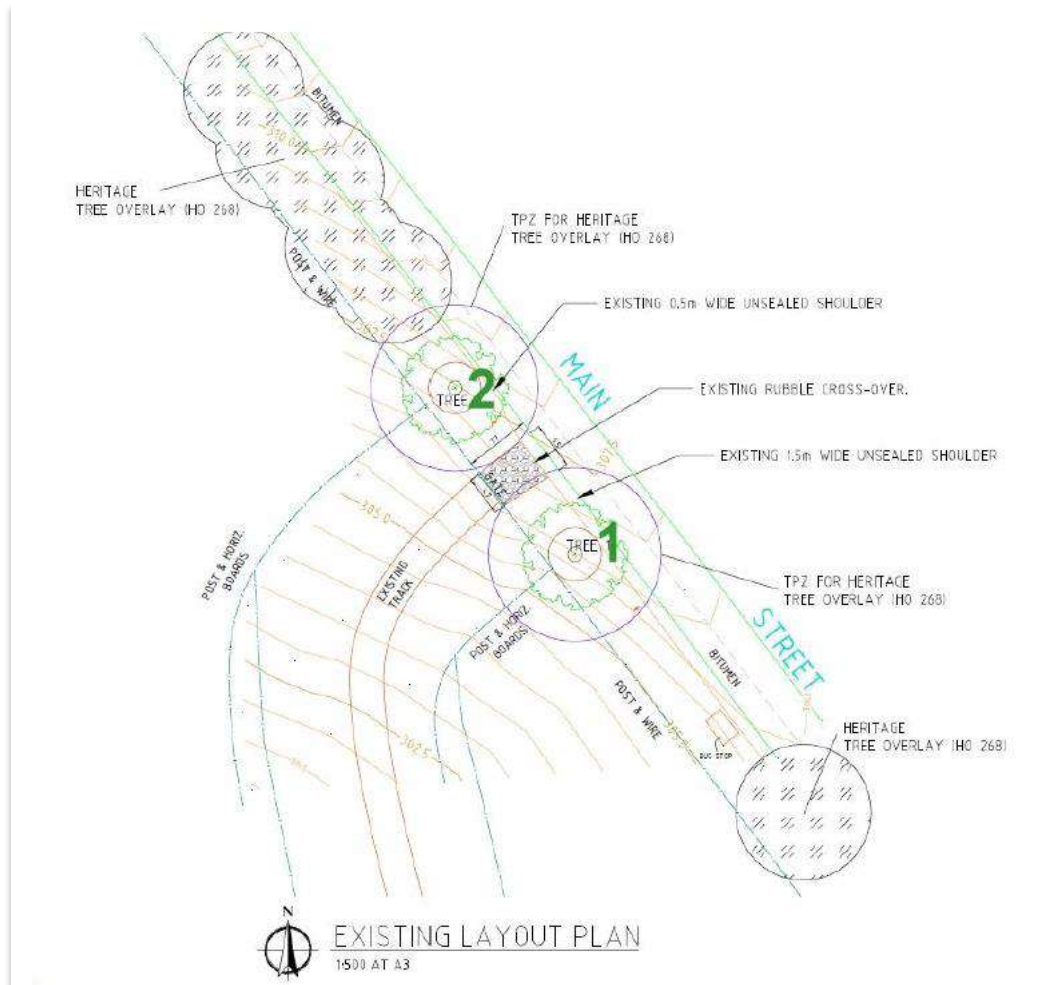
Table 2 on page 6 of the Arboricultural Assessment by Treed Environs shows that the two Trees subject to the Heritage Overlay, identified as Trees 1 and 2 show that the application of gravel to the gated access adjacent to Main Street is of minor encroachment.

Section 9.1 of the arboricultural assessment states “the surfacing of the crossover does not encroach into the TPZ of Tree 2 and encroaches by 0.8 of a metre into the TPZ of Tree 1. Utilizing the Council Arboriculture Victoria online tool AS 4970-2009 Calculator, the surfacing of the existing crossover encroaches 4.1 m<sup>2</sup> or 1.3% into the TPZ of Tree 1”.

“The resurfacing of the existing crossover with crushed rock will not have a significant impact on the adjoining Trees numbered 1 and 2. The encroachment into the TPZ of Tree 1 is approximately 1.3%

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

which is well under the minor encroachment level of 10%. The encroachment will not have any meaningful impact on Tree 1.”



- 2.b. An explanation of the design and construction methods has been provided by the assessing arborist. These recommendations state that the application of gravel to the surface of the crossover will have no impact on the trees identified as Tree 1 and 2. The surface provides all-weather access to the site from main street at no cost to the trees as the grave is permeable and will not increase compaction or change the hydrology to the TPZ. Please refer to page 7 of the Arboricultural Assessment, dated 2024 by Treed Environs.

#### PRELIMINARY CONCERNS

1. Conversion of the shed to a dwelling  
The amendment to T210373 seeks consent for a Section 2 Use and Development. The need to convert the shed into a dwelling reflects the changed circumstances of the landowners, which we have previously discussed. Please refer to page 7 of the revised town planning report. We have also previously provided justification for the change of the development and associated use from agricultural to dwelling. Again, we draw your attention to pages 7-8 of the revised town planning report.





We request that given the Heritage Overlay (HO268) has regard to the protection of vegetation, that the opinions and recommendations of the qualified arborist consultant be taken into account.

4. Green Wedge Zone

We have provided additional assessment on the surrounding area and the subdivisions and development of Green Wedge land for dwellings on lots that are too small to support any agricultural activity. Please refer to page 9 and 11 of the revised town planning report. The subject site supports existing agricultural activity that will continue. The proposed dwelling will support the continued agricultural use of the land and provide an opportunity to diversify the agricultural activity on the land given the economic challenges associated with running cattle on land impacted by Organochlorine chemicals (Dieldrin and DDT). The proposed dwelling will enable Daniel Falcone and family to reside on the land and monitor the agricultural activity on the adjoining, family-owned lots, which is necessary given the ailing health of the family member living on Harewood Road to the south, who has been responsible for the supervision of the cattle enterprise to date. This demonstrates that the dwelling is directly related to the rural use of the site.

The revised Town Planning report provides further justification against clause 35.04 to illustrate consistency with the purposes of the zone. The assessment of the existing conditions of the land in section 3 of the Town Planning report provides insight into the agricultural and economic effects of Organochlorine chemical residue (Dieldrin and DDT) in the land, which requires “cleaning” cattle of any residue prior to slaughter. This has a consequence on the economic viability of the land, which is currently understocked (Gallienne & Co, 2024: 12). The proposal to use the site for a dwelling is supported by the Farm Management Plan that states the land has a capacity to diversify the agricultural activity on the land, which would improve biodiversity and economic viability, and requires supervision of the management process, for security and the provision of safe access (Gallienne & Co, 2024:34). This demonstrates that the dwelling is directly related to the rural use of the site and is discussed in detail in sections 3, 4 and 5 of the Town Planning report.

Additionally, increasing storm events have resulted in tree-strike and falling branches (from third-party owned trees) that have damaged perimeter fence lines. These fences require constant supervision to ensure cattle/stock do not wander onto roads and into adjoining residentially zoned land creating traffic and safety hazards. This demonstrates that the dwelling is directly related to the rural use of the site and is discussed in detail in section 5 of the Town Planning report.

The driveway from 1 Main Street has long existed even though grass had grown over the track. This track has been augmented with grave to provide all-weather access and the driveway has been fenced. This will provide separation of paddocks 1 and 4. The area of paddock 4 will be employed for other stock, most likely horses, and also orchards. The area within the fenced driveway will be planted and the driveway will be tree-lined with productive plants that ensure the driveway area is retained in agricultural activity.

It should be noted that many of the recently permitted subdivisions and developments on similarly zoned land in the area are not engaged in agricultural activity that achieves compliance with the decision guidelines of the zone.

5. Review of the Farm Management Plan

The following revisions have been made to the FMP:

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- 5.a. Reference to the farm Zone has been replaced with reference to the Green Wedge Zone. Refer to Page 3.
- 5.b. The area of the subject site has been correctly referenced. The subject site has previously been referenced in relation to the adjacent family-owned land that is managed as one farm. Refer to Page 3.
- 5.c. The water drawn to service the needs of the farm is subject to licencing: Entitlement No.: BEE020163, Licence No.: 465/740/0028. This licence is current and maintained. We have provided an excerpt below.

**Melbourne Water** TAX INVOICE

Invoice No: RWP0037534 Date: 19/07/2024 Page: 1 of 1

Handwritten: Paid 15/08/24 FARM.

Bill To: [Redacted] Due Date: 18/08/2024  
 ABN: 81 945 386 953  
 Contact No: (03) 9679 7650

Attention:

Description	Qty	Units	Unit Amount	Exclusive GST	GST	Amount
River Water Licence Fee for the 1st Jul 2024 - 30th Jun 2025						
Refer to Invoice Follower Sheet for Details						
Total Amount :					0.00	

- 5.d. The Property Management Plan for Organochlorine Affected property is provided for Councils reference. This details the management of three Falcone-owned sites that are managed in conjunction including: 50 Phillip Road, Avonsleigh & 55-105 Harewood Park Road, Gembrook (which includes the subject site at 1 Main street Gembrook) and 725 Railway Avenue, Bunyip. The latter site is the “clean” site to which cattle is transported to graze clean from between three to twelve months before slaughter. All movement between sites is recorded and all animals bear the ear tag with the property Identification Number 3CACLO24. The PMP is provided to Council and the file is called “PMP – Cattle”.
- 5.e. The function of the FMP is to identify the stocking rate of the current herd, to assess the capacity of the land to increase stock in accordance with recommendations, provide a soil, topography, water and capacity assessment of the land, and to provide recommendations for alternative agricultural activity that is suitable to the conditions. The FMP concludes that the land can accommodate increase stocking rates and recommends alternative agricultural activity given the reduced economic viability of cattle as the only agricultural activity on the land due to the chemical residues, which requires cattle to moved at significant cost to other, clean sites. The FMP recommends continuation of cattle, forestry that have long-term harvest plans, olive trees (which are likely to be planted in the fenced driveway area that separates paddock 1 and 4), and horses will also be accommodated in paddock 4.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me at [planning@nobelius.com.au](mailto:planning@nobelius.com.au) or call 5941 4112.



*MUrbPlanEnv, BA Geog (Hons), GradCert Bfire, BPAD Level 1 & 2*  
**Senior Town Planner**

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# TOWN PLANNING REPORT

---

**SECTION 72 AMENDMENT OF PLANNING PERMIT T210373  
ISSUED FOR 'BUILDINGS AND WORKS ASSOCIATED WITH  
THE CONSTRUCTION OF AN AGRICULTURAL BUILDING,  
GENERALLY IN ACCORDANCE WITH THE APPROVED PLANS'  
AND REMOVAL OF CONDITION 9, AMENDED TO READ 'USE  
OF THE LAND FOR A DWELLING, BUILDINGS AND WORKS  
FOR A DWELLING AND CARPORT, REMOVAL OF  
VEGETATION, AND TO FORMALISE ACCESS TO A  
TRANSPORT ZONE 2 ROAD'.**

**AT LOT 1 PS432333, 1 MAIN STREET, GEMBROOK, VIC 3783**

**PROPOSED BY:**  
NOBELIUS LAND SURVEYORS  
20 Henry Street, Pakenham, VIC 3810

(03) 5941 4112  
[www.nobelius.com.au](http://www.nobelius.com.au)



**NOBELIUS**  
**LAND SURVEYORS**

# TABLE OF CONTENTS

<b>1. PRELIMINARY .....</b>	<b>3</b>
<b>2. INTRODUCTION .....</b>	<b>5</b>
<b>3. SUBJECT SITE AND SURROUNDING LOCALITY .....</b>	<b>6</b>
<b>SITE ANALYSIS .....</b>	<b>6</b>
<b>PERMIT HISTORY .....</b>	<b>9</b>
<b>SURROUNDS .....</b>	<b>10</b>
<b>ENVIRONMENTAL CONSIDERATIONS .....</b>	<b>13</b>
<b>4. THE PROPOSAL .....</b>	<b>17</b>
<b>5. RELEVANT PLANNING CONTROLS.....</b>	<b>22</b>
<b>ZONING CONTROLS .....</b>	<b>22</b>
<b>OVERLAYS.....</b>	<b>27</b>
<b>6. MUNICIPAL PLANNING STRATEGY.....</b>	<b>33</b>
<b>7. STATE AND LOCAL PLANNING POLICY FRAMEWORK.....</b>	<b>37</b>
<b>CLAUSE 11 SETTLEMENT .....</b>	<b>37</b>
<b>CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES .....</b>	<b>37</b>
<b>CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY .....</b>	<b>37</b>
<b>CLAUSE 14 NATURAL RESOURCE MANAGEMENT .....</b>	<b>41</b>
<b>CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE.....</b>	<b>41</b>
<b>RELEVANT &amp; INCORPORATED DOCUMENTS .....</b>	<b>43</b>
<b>8. PARTICULAR PROVISIONS .....</b>	<b>45</b>
<b>CLAUSE 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS .....</b>	<b>45</b>
<b>CLAUSE 52.29 LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK.....</b>	<b>46</b>
<b>9. GENERAL PROVISIONS .....</b>	<b>49</b>
<b>CLAUSE 65 DECISION GUIDELINES .....</b>	<b>49</b>
<b>CLAUSE 71.02-3 INTEGRATED DECISION MAKING .....</b>	<b>50</b>
<b>10. CONCLUSION .....</b>	<b>52</b>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# 1. PRELIMINARY

A proposal to amend a planning permit is pursued under Section 72 of the Planning and Environment Act 1987. As per Regulation 14 of the Planning and Environment Regulations 2015, an application to amend a planning permit must be made in writing to the responsible authority and include the contact details of the applicant and the owner of the land, indicate the land affected by the application, identify the permit to be amended, detail the amendment being sought and describe the existing conditions of the site. Given the permit allows development, we have also detailed any changes resulting from the amendment.

<b>ADDRESS</b>	Lot 1 PS432333 Volume 10529 Folio 043, 1 Main Street, Gembrook 3783
<b>LANDOWNER DETAILS</b>	[REDACTED] of 34 Phillip Road, Avonsleigh 3782
<b>RESPONSIBLE AUTHORITY</b>	Cardinia Shire Council
<b>PLANNING PERMIT TO BE AMENDED</b>	Planning Permit T210373 issued for 'Buildings and works associated with the construction of an agricultural building' on 21 October 2021.
<b>AMENDMENT SOUGHT</b>	Removal of Condition 9 and amendment of the permit preamble to remove reference to an agricultural building. Amended preamble to read "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a transport zone 2 road".
<b>ZONES</b>	Green Wedge Zone – Schedule 2 Transport Zone 2 (Main Street)
<b>OVERLAYS</b>	Environmental Significance Overlay - Schedule 1 Heritage Overlay (HO268) Significant Landscape Overlay - Schedule 1
<b>BUSHFIRE PRONE AREA</b>	Yes
<b>CULTURAL HERITAGE</b>	Aboriginal Cultural Heritage applies - No CHMP required
<b>EASEMENTS, RESTRICTIONS, ENCUMBRANCES</b>	E4 easement (Powerline) and E2 easement (drainage) No restrictions are recorded on the title.
<b>PERMIT TRIGGERS</b>	Amendment of Planning Permit under Section 72 of the Planning and Environment Act 1987: <ul style="list-style-type: none"> <li>• Pursuant to <b>clause 35.04-1</b> of the Green Wedge Zone a permit is required to use the land for a dwelling (Section 2 use).</li> <li>• Pursuant to <b>clause 35.04-5 Buildings and works (GWZ)</b>, a permit is required to construct or carry out works on a building with a use in Section 2 of clause 35.04-1 (Dwelling).</li> <li>• Pursuant to <b>clause 42.01-2</b> of the Environmental Significant Overlay a permit is required to construct a building or construct or carry out works where built form exceeds 7 metres in height and removal of vegetation (weed species &gt;40cm DBH).</li> <li>• Pursuant to <b>clause 42.03-2</b> of the Significant Landscape Overlay a permit is required to construct a building or construct or carry out works and for the removal of vegetation.</li> <li>• Pursuant to <b>clause 43.01-1</b> of the Heritage Overlay a permit is required to construct a building or construct or carry out works (crossover).</li> </ul>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

	<ul style="list-style-type: none"> <li>Pursuant to <b>clause 52.29</b> Land Adjacent to the Principal Road Network a permit is required to create access to a road in in a Transport Zone 2 (Main Street).</li> </ul> <p>Please note: The proposed dwelling development is located beyond the area mapped within the Bushfire Management Overlay and the Land Subject to Inundation.</p>			
<p><b>RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS</b></p>	<p>Clause 11 Settlement                  Clause 13 Environmental Risks &amp; Amenity                  Clause 15 Built Environment &amp; Heritage                  Clause 16 Housing                  Clause 19 Infrastructure                  Clause 21 MSS                  Clause 22 Local Planning Policy                  Clause 65 Decision Guidelines                  Clause 71.03 Integrated decision making</p>			
<p><b>SUBMITTED DOCUMENTS</b></p>	<ul style="list-style-type: none"> <li>Feature and Levels Plan – <i>Nobelius Land Surveyors</i></li> <li>Plan of Realigned Boundary – <i>Nobelius Land Surveyors</i></li> <li>Copy of Title &amp; Title Plan</li> <li>Shed Development Plans (As endorsed), <i>Smarthomes</i>, 29/8/2022</li> <li>Development Plans for the Internal conversion, by Pikarch Architecture 2024</li> <li>Farm Management Plan by Gallienne &amp; Co, 2024</li> <li>Crossover Plans by Craig Civil Design, 2024</li> <li>Arboricultural Assessment by Treed Environs, 2024</li> <li>Section 50 amendment form to include use, buildings and works, access and vegetation removal</li> <li>Historic Survey showing the presence of the gate on 1 Main Street</li> <li>Signed Statutory Declaration from Con Licciardi</li> <li>Letter from Benjamin Szarbo of Structure studio “Structure Studio class 10a to class 1a building”</li> </ul>			
<p><b>NLS QUALITY SYSTEM</b></p>	<p><b>AUTHOR</b></p> <p>JB</p>	<p><b>DATE ISSUED</b></p> <p>23/10/2024</p>	<p><b>CHECKED BY</b></p> <p>RO</p>	<p><b>REVISION</b></p> <p>3</p>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 2. INTRODUCTION

---

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner and is submitted to Cardinia Shire Council to support an application to amend Planning permit T210373 under Section 72 of the Planning and Environment Act 1987, specifically to remove Condition 9 that reads “The building may only be used for agricultural purposes and must not be used for human habitation”; to remove reference to agricultural buildings in the planning permit preamble, and to include use of the land for a dwelling and carport, removal of vegetation, and formalising access from 1 Main Street. The amended preamble will read: "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a transport zone 2 road". The amendment of the afore-mentioned planning permit is recommended by Council to ensure a current proposal on the land does not conflict with the preamble and condition 9 of Planning permit T210373.

The subject site is located in a rural area of Gembrook. The land is able to connect to necessary reticulated services and provides an excellent opportunity to provide residential land use that is and will remain ancillary to the existing agricultural activity being undertaken on the land.

The purpose of this report is to assess the proposed use of the land for a dwelling against the relevant provisions of the Cardinia Planning Scheme, the Gembrook Township Strategy and local and state planning policies. The proposed use has undergone an extensive assessment process and is informed by a suite of plans and technical assessments to ensure that the proposal is responsive to key site constraints and considerations. The site presents a suitable location for rural residential land use and the proposal responds to and integrates with surrounding rural residential developments contained on similarly zoned land in the surrounding area.

This report aims to demonstrate that the proposal:

- Is consistent with the requirements of the Planning and Environment Act 1987;
- Is consistent with the requirements of the Planning and Environment Regulations 2015;
- Is consistent with the requirements of the Cardinia Planning Scheme;
- Is consistent with the character of the area;
- Will satisfactorily integrate with surrounding land use and development.
- Is generally consistent with the Planning Permit application T240308.

The proposal is appropriate to be granted a planning permit and receive Council’s support on the basis that the proposal is consistent with Cardinia’s vision for use of the land in Green Wedge Zoned land and is appropriate for the locality.

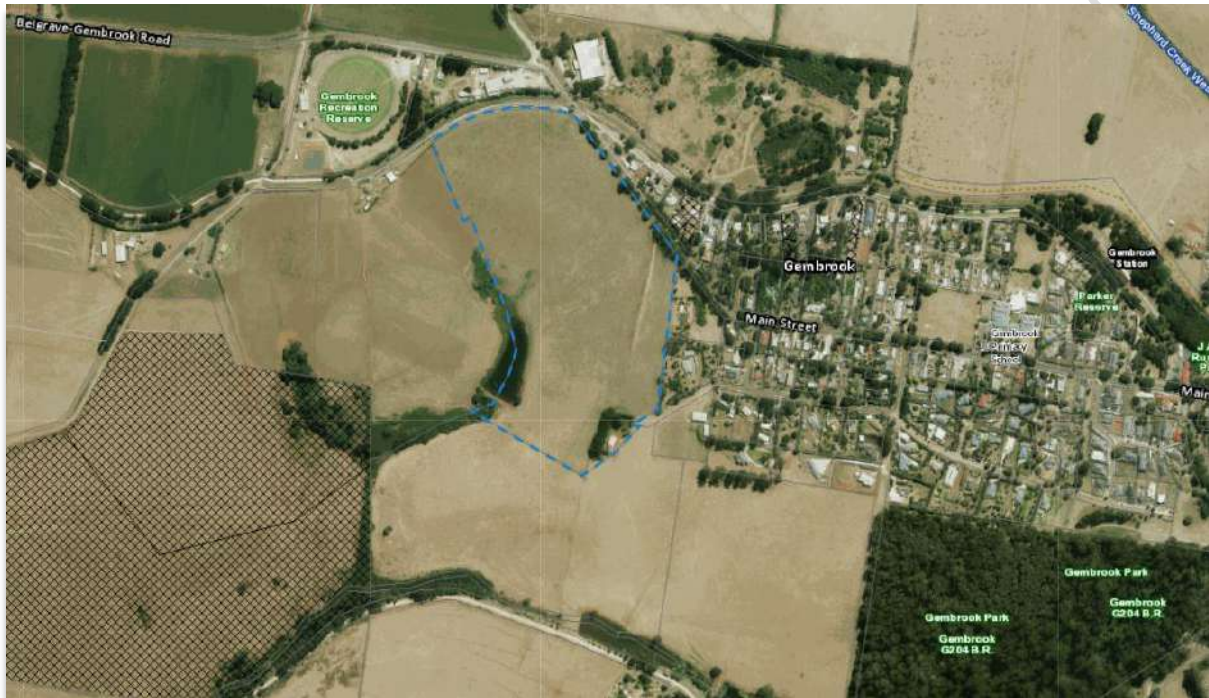
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The report is copyright of Nobelius Land Surveyors. The intellectual property contained in this document remains the property of Nobelius Land Surveyors or is used with permission of the owner. No intellectual property transfers. This report has been prepared on behalf or and for the exclusive use of Nobelius Land Surveyors Town Planning clients. The report relies on information provided by the client, engaged consultants and searches of registers. Nobelius Land Surveyors employs reliable sources though we give no warranty – express or implied – as to accuracy, completeness. Nobelius Land Surveyors, its directors, principals or employees be liable to the recipient, the client or any third party for any decisions made or actions taken in reliance on this report (or any information in or referred to in it) or for any consequential loss, special or similar damages, even if advised of the possibility of such damages.

### 3. SUBJECT SITE AND SURROUNDING LOCALITY

#### SITE ANALYSIS

The land to which the amendment relates is formally described as Lot 1 PS432333, 1 Main Street, Gembrook, contained within Volume 08274 and Folio 626. The land is a large irregular shaped allotment, with frontage to Main Street to the north east with access from Main Street and Town Road to the east of the site. The site addresses Main Street for a length of 324m and has a total area of 19.42 hectares (194,200m<sup>2</sup>).



1 MAIN STREET, GEMBROOK (IMAGE COURTESY OF VICPLAN, 2024)

The land is developed with a building (shed) that has a floor area of 329m<sup>2</sup> and is located in the southeastern portion of the site, 9.5 metres from the southern title boundary, 376m to the south of the Main Street frontage. The shed, permitted by T210373 is nearing completion, as per the image below dating 3<sup>rd</sup> June 2024.

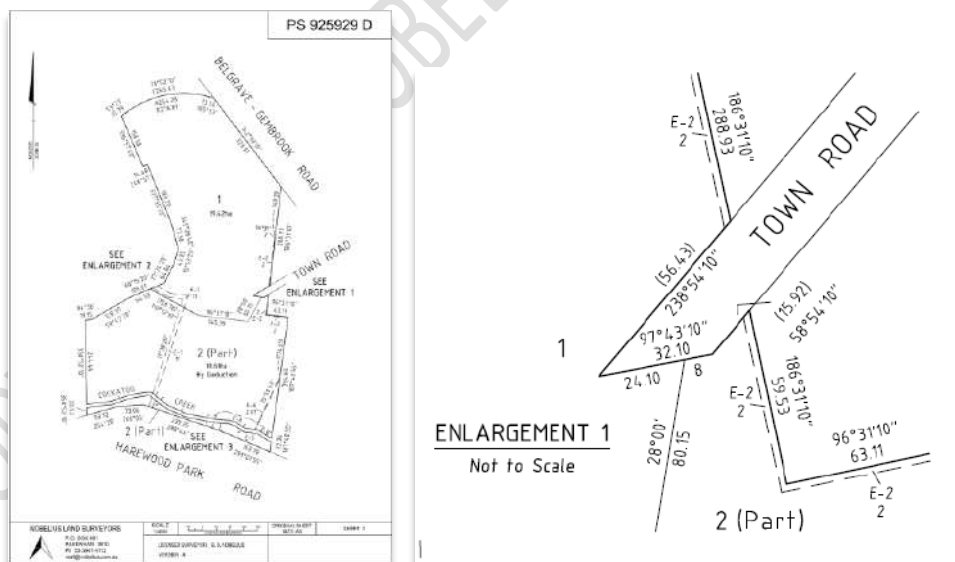


This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The area surrounding the shed development is cleared with a Pinus Radiatus wind row located adjacent to the western boundary of an internal fence that encloses the 'shed building' and excludes cattle and stock. This fence line is setback from the shed development by 23 metres. A driveway/access that is fenced off links the fenced area with Main Street. The remainder of the land is cleared and has been employed for agriculture with grazed paddocks dominating the vegetation profile. This agricultural use will continue unabated.

The change of use, or rather the addition of the residential use ancillary to the continuing agricultural use has been triggered due to changing circumstances of the land owner. The Falcone family, who own a significant amount of adjoining farmland (including the adjacent Lot 2, PS432333M), will continue to employ the site in conjunction with adjoining parcels to rotate cattle, enabling paddocks to fallow. The decreasing capacity of a family member who resides in the dwelling on Harewood Road, necessitates the transfer of supervisory responsibilities. Additionally, the potential to diversify the agricultural use of the land under supervision of an onsite manager provides increased potential of the site.

The site has two access points; one from Main Street (contained on Lot 1, PS432333M) and another from Town Road (straddles Lot 2, PS432333M), both of which are all-weather driveways. A boundary realignment lodged with Council (S24-118) under the Subdivision Act seeks to realign the boundary to provide access to the existing shed (proposed dwelling) from Town Road<sup>1</sup>. As per Clause 62.04 of the Planning Scheme this application has been made under the Subdivisions Act and does not require a Planning Permit because there is no change in area; both lots are over the minimum area required by the zone and the boundary still follows the same general direction. The proposed Plan of Subdivision (PS925929D except provided below), shows the adjusted boundary and the Development Plan at bottom illustrates how the boundary realignment relates to the development on 1 Main Street.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<sup>1</sup> S24-118 has been granted Statement of Compliance.



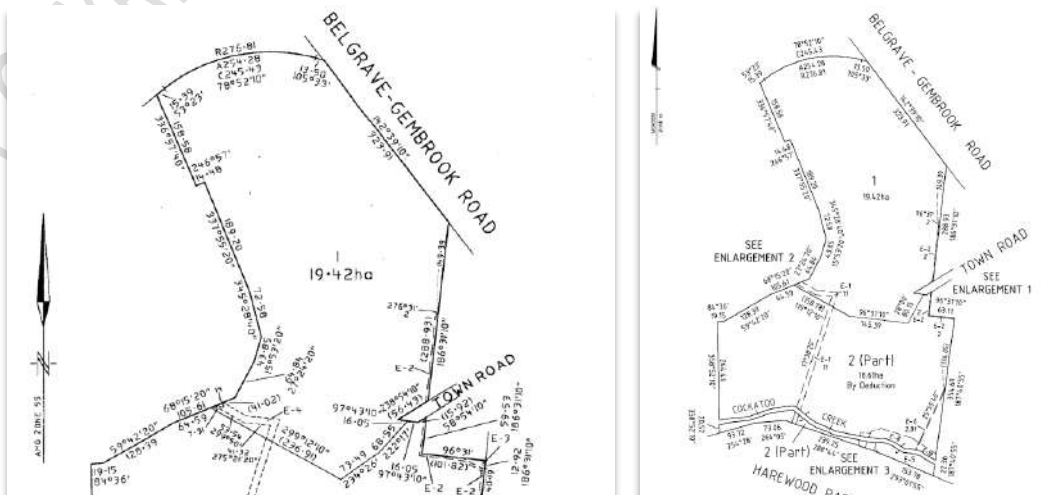
The existing shed is screened from view from the frontage (Main Street) by an established pine windbreak, and benefits from generous setbacks from the road, as per the street view below (Google street view, 2024).



There are two easements on the subject site, as per the Plan of Subdivision 432333M. An extract is provided below. The following easements are located on the subject site:

- An E4 easement measuring 11 metres in width is located in the south western portion of the site for the purpose of Powerlines in favour of Eastern Energy Ltd.
- An E2 easement measuring 2 metres in width is located adjacent to the eastern title boundary has the purpose of drainage in favour of Lots on PS408685Q.

Please note: The Plan of Subdivision PS432333M below left shows the existing conditions. PS925929D below right shows the realigned boundary as per the proposal (S24-118).

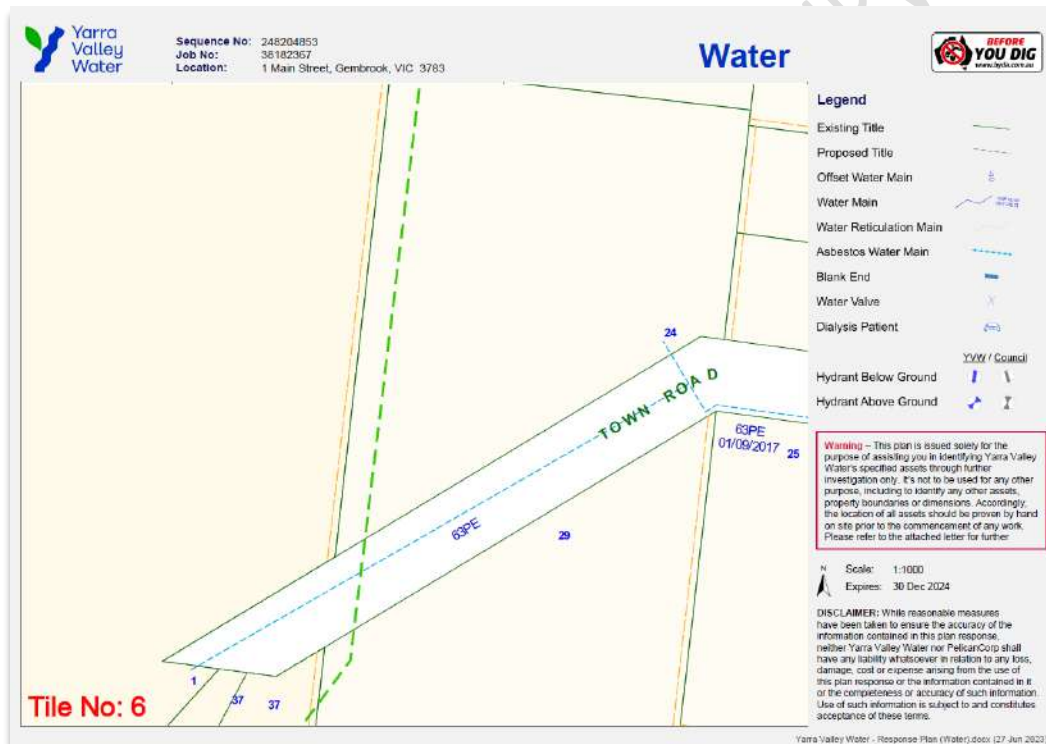
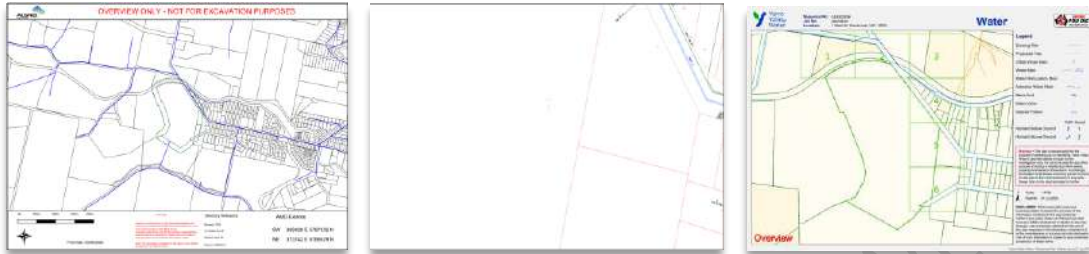


This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

A review of the Certificate of Title indicates that the land is not impacted by any encumbering easements, covenants, caveats or restrictions under Section 173 of the *Planning and Environment Act, 1987* or the *Subdivision Act, 1988*.

A copy of the Certificate of Title has been provided previously as part of this submission.

The subject site has the capacity to connect to reticulated services including electricity (AusNet), NBN Co VicTas, and Water (Yarra Valley Water), as per below.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**PERMIT HISTORY**

- Planning Permit T210373 issued 21 October 2021 for *Buildings and Works associated with the construction of an agricultural building, generally in accordance with the approved plans*. Condition 9 of this planning permit reads “The building may only be used for agricultural purposes and must not be used for human habitation”.

## SURROUNDS

Main Street (Belgrave-Gembrook Road) is a Transport 2 Zoned Road and provides access to Gembrook from Cockatoo to the west. Gembrook is considered a crossroads town as it is dissected by Belgrave-Gembrook Road which continues eastward via Beenak East Road providing access to the Central Highlands. Gembrook-launching Place Road provides access to the Yarra Vally and intersects in Gembrook with Gembrook Road, which provides access to the fertile plains of Wester Port to the south. Gembrook has a long agricultural heritage associated with potato farming and cattle grazing, with the significant environment of Bunyip State Park to the east.

The prevailing character of the immediate neighbourhood surrounding the subject site is described as rural lots to the west, providing a patchwork of agricultural land separating Gembrook from cockatoo. This character is evident to the north and to the south of the site. Abutting the eastern boundary of the subject lot are similarly zoned lots that are smaller and developed with dwellings and predominantly employed for residential purposes. Further east are lots subject to the Neighbourhood Residential Zone with the commercial township approximately 1km to the east.



THE SUBJECT SITE IN CONTEXT WITH THE SURROUNDING LAND AND ASSOCIATED LAND USES (NEARMAP, 2024).

The table below references the aerial above, which shows similarly zoned lots surrounding the subject site that are developed with dwellings, but not necessarily employed in agricultural activity. This



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

application provides evidence that the subject site has been employed in agricultural activity (for potato farming and then as a cattle farm) and will continue to be employed in agricultural activity. The proposal to convert the shed into a dwelling to support agricultural land use is entirely consistent with the zone and surrounding parcels.

DOT REFERENCE	ADDRESS	PERMITTED USE AND DEVELOPMENT
Purple	Lot 3 PS822185, 51 Orchard Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
White	Lot 2 PS822185, 71 Orchard Road, Gembrook	Planning Permit for Subdivision; Agricultural activity undertaken on site
Red	Lot 1 PS739800, 45 Orchard Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Orange	Lot 1 PS815319, 35 Orchard Road, Gembrook	Dwelling on Green Wedge Zoned land. Agricultural activity undertaken on site
Yellow	Lot 2 PS815319, 430 Belgrave-Gembrook Road, Gembrook	Dwelling on Green Wedge Zoned land. Agricultural activity undertaken on site
Light green	Lot 2 PS408685, 3 Main Street, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Dark green	Lot 3 PS408685, 24 Town Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Blue	Lot 4 PS408685, 29-35 Town Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Light Blue	Lot 2 PS638559, 17 Town Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Light purple	Lot 2 PS627026, 15 Knight Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site
Pink	Lot 1 PS627026, 17 Knights Road, Gembrook	Dwelling on Green Wedge Zoned land. No agricultural activity undertaken on site

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The land immediately adjoining the subject site has been summarised below:

NORTH		<ul style="list-style-type: none"> <li>• The subject site (blue outline) abuts the Puffing Billy Historic &amp; Cultural features Reserve that contains the Puffing Billy Railway and walking track.</li> <li>• Further north is No. 420 Belgrave-Gembrook Road, a similarly zoned lot that is employed as a garden supplies store.</li> <li>• Gembrook Sports Ground is located to the north west of the subject site.</li> <li>• Further norther are similarly zoned lots that are employed for potato farming and rural residential use and development.</li> </ul>
EAST		<ul style="list-style-type: none"> <li>• The subject site (blue outline) abuts similarly zoned, smaller lots that address Main Street and Town Road. These lots are used and developed as residential parcels.</li> <li>• Further east are parcels subject to the Neighbourhood Residential Zone with the commercial centre of Gembrook located approximately 1km to the east.</li> <li>• Further is the hilly and heavily vegetated land identified as Bunyip State Park.</li> </ul>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



SOUTH		<ul style="list-style-type: none"> <li>• Directly south of the subject site and abutting the southern and eastern boundary is No. 37 (Lot 2, PS432333M) &amp; 19 Town road which are similarly zoned and sized and are <b>in common ownership</b> with the subject site. These sites are employed by the land owner in cattle rotation.</li> <li>• Cockatoo Creek runs to the south of the site with lots addressing Harewood Park Road similarly zoned and sized and in common ownership to the subject site and employed in cattle rotation.</li> </ul>
WEST		<ul style="list-style-type: none"> <li>• The subject site (blue outline) abuts No. 430 Belgrave-Gembrook Road, is similarly zoned and sized and is employed in cattle grazing. The site features a dwelling.</li> <li>• Further west are similarly zoned and sized lots that are employed in agriculture and developed with dwellings</li> </ul>

## ENVIRONMENTAL CONSIDERATIONS

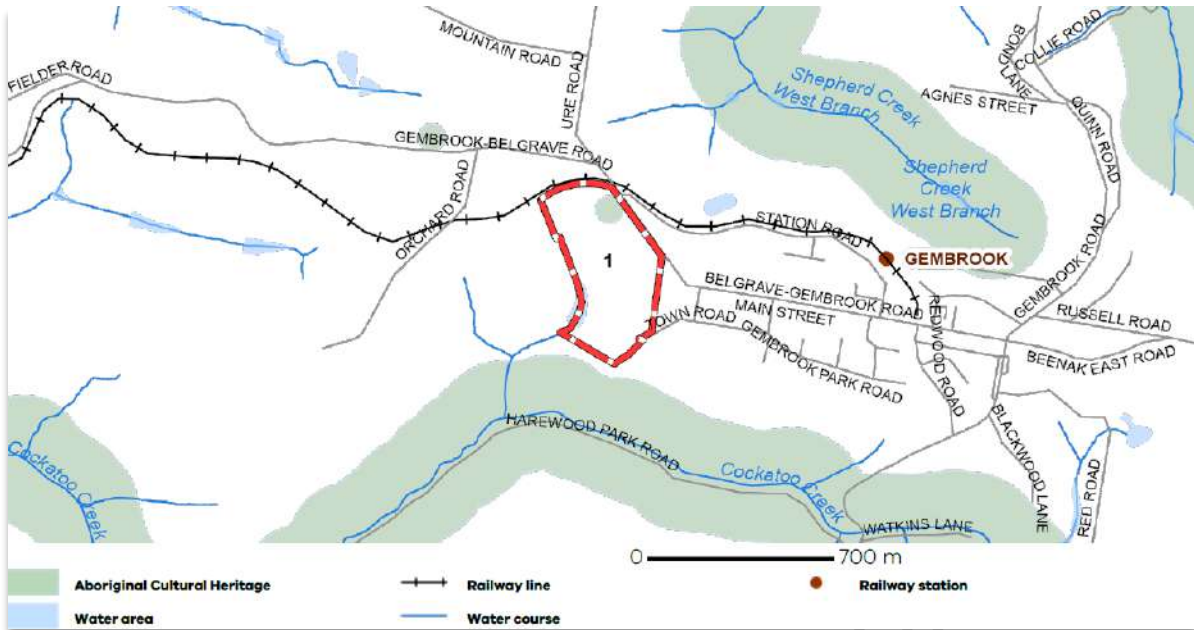
### TOPOGRAPHY

Topographically, the land falls from the high point in the east toward the west where a waterbody represents the lowest point. The topography does not pose constraints to the proposed change of use as the development site is relatively flat.

### CULTURAL HERITAGE

The land is mapped within an area of potential cultural significance with the eastern most portion of the site subject to cultural heritage, as per the *VicPlan 2024* mapping below.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**VEGETATION**

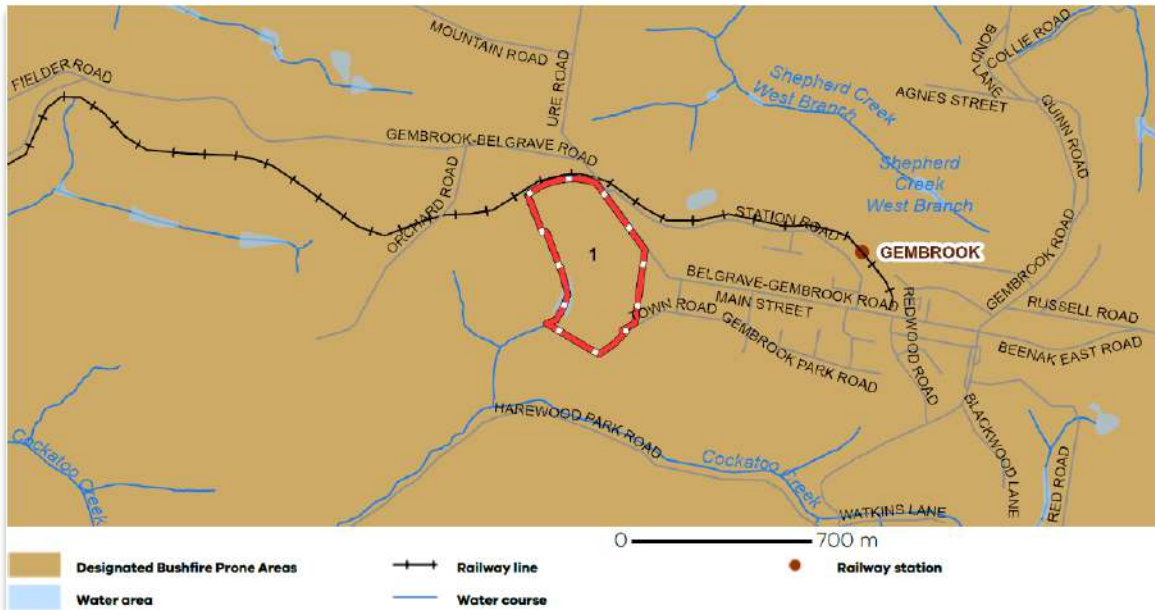
The landscape is highly modified, and the land has been extensively cleared for pasture. A windrow of Pinus Radiata is located within the “house paddock” some 19 metres to the west of the built form. The balance of the land features sown pasture to support grazing cattle. There is a row of Algerian Oaks that line Main Street through which an existing crossover extends. These trees are identified on Development Plans as Trees 1 and 2. There are two Pinus Radiata to the north of the proposed carport identified as Tree 3 and 4 that feature DBH in excess of 40cm at 1.3 metres above natural ground level. These trees have been documented by attending Arborist, Jeff Later and summarised in the Table below (extracted from page 3, 2024).

Tree No	Species	Character	Health	Architecture	Condition	Life Stage	Significance	DBH (mm)	Height (m)	Canopy Spread (m)	ITR
1	Quercus species	X	F	F	F	M	M	840	11	14	E
2	Quercus cannariensis	X	F	F	F	M	M	810	11	10	E
3	Pinus radiata	XW	F	F	F	M	N	840	17	12	L
4	Pinus radiata	XW	F	P	P	M	N	600	20	10	L

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**BUSHFIRE PRONE AREA**

The entirety of the subject site is mapped as a designated Bushfire Prone Area. Further information on how the proposal has considered the implications of being mapped within a designated bushfire prone area has been provided in the response to Clause 13.02 in the State and Local Planning Policy section of this report.



DESIGNATED BUSHFIRE PRONE AREA (IMAGE COURTESY OF VICPLAN, 2024)

## AGRICULTURAL AND RESIDUAL FARMING CHEMICALS

An assessment of the agricultural quality reflects land and climatic conditions and considered in terms of versatility and productivity for agricultural employment. The assessment of the subject site has been conducted by John Gallienne with data from the Department of Agriculture Assessment of Agricultural Quality in Gippsland Report 1984 (I.R Swan and A.G. Volum) with the subject site found to meet the criteria of Class 2: “..land is highly versatile but has a lower level of inherent productivity than Class 1. It is capable of the majority of agricultural uses but requires greater inputs than Class 1 land to achieve high production. The growing season is at least 10 months or 11 months with readily utilised underground water” (Page 9, FMP:2024).

The subject site was once part of the extensive potato growing industry that was a principal agricultural activity in the Gembrook area. Up until the banning of Organochlorine chemicals (Dieldrin and DDT) in 1987, these chemicals were employed on the site, which is subject to testing for contamination in soils<sup>2</sup>. The site has since converted to cattle grazing and fortunately, young cattle can be moved to “clean” uncontaminated paddocks to allow chemicals they consume through grazing to leave the animal prior to slaughter, though this process takes longer the older an animal is. The cattle are moved from the Gembrook site (and another cattle site owned by the family in Avonsleigh – the cattle from these two sites have the same Property Identification Number – 3CACL024) to a site at 725 Railway Avenue, Bunyip, which is identified with Property Identification Number 3CAGP267.<sup>3</sup>

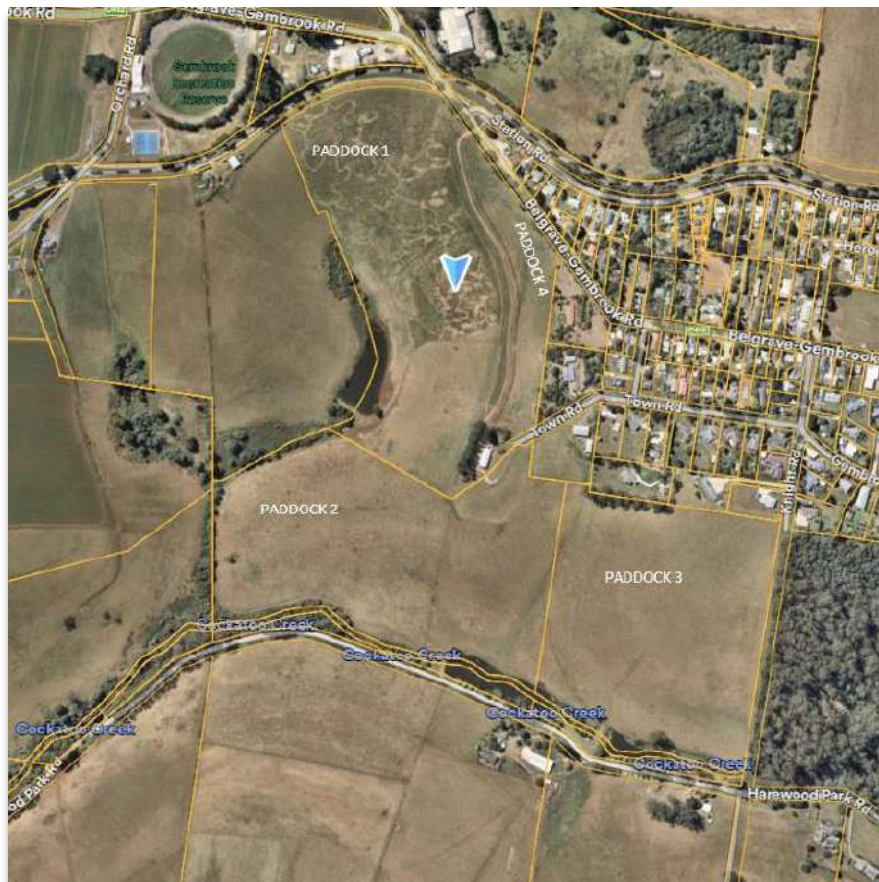
It is the intent of the landowners to pursue a diversification of agricultural activity which is supported by the FMP (Gallienne & Co, 2024) and will introduce productive plantings within the fenced area of the driveway access to 1 Main Street, separating paddocks 1 and 4 (please refer below) as well as

<sup>2</sup> The first onsite tests were undertaken in 1988 with the most recent tests dating 4 May 2021 and indicating a significant reduction of residue in the soils since 1988. The site is part of the National Organochlorine Residue Management Program (NORM).

<sup>3</sup> Property Identification Numbers (PIN) are shown on ear tags with every animal that enters and leaves the site recorded in the *Record Book For Producers With Land Affected By Organochlorines*, as evidenced by the Property Management Plan for Organochlorine Affected Property (3CACL024).

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

maintain or increase the current stock rate (10.8 DSE/ha)<sup>4</sup>, which is considered low and could sustainably be increased.



ABOVE: THE Paddock CONFIGURATION OF THE COMBINE SITES THAT CONTRIBUTE TO THE CATTLE ROTATION. SITES TO THE SOUTH OF COCKATOO CREEK ARE ALSO INVOLVED IN THE CATTLE ROTATION BUT HAVE NOT BEEN INCORPORATED IN THIS MAPPING (FARM MANAGEMENT PLAN, GALLIENNE & CO, 2024:5)

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<sup>4</sup> DSE = Dry Sheep Equivalent per hectare is the standard in Australia use to express stocking rate.

## 4. THE PROPOSAL

The amendment seeks approval for the removal of Condition 9 (T210373), and amendment to the preamble to read "Use of the land for a Dwelling, buildings and works for a dwelling and carport, removal of vegetation, and to formalise access to a transport zone 2 road".

### USE

The site has historically been employed for agricultural purposes (grazing cattle) and has a DSE/ha of 10.8 (a low stocking rate and can be increased). The intent of the landowner is to continue to employ the site to graze cattle in conjunction with surrounding land that is under the same family ownership. Unfortunately, the historic use of the land has resulted in chemical contamination (DDT and Dieldrin) which necessitates young cattle to be relocated to non-contaminated land to be "cleaned" before slaughter, which reduces the economic viability of the land when employed for cattle grazing (Gallienne & Co 2024:32). The stocking rate of the land can accommodate maintaining the current stock rates of 10.8DSE/ha and also divert some land to other agricultural uses such as orchards, harvestable plants and canopy trees in the fenced driveway area between paddocks 1 and 4 with larger canopy trees to provide shade and shelter for existing stock, as recommended by the FMP (Gallienne & Co, 2024:5). Paddock 4 will be employed for alternative stock. These changes constitute the diversification of the agricultural activity on the land, and reflect those recommendations in the Cadman Report<sup>5</sup> and require supervision of the land.

The proposal to convert the nearly completed shed into a dwelling has been triggered by a change in the circumstances of the landowner that necessitates the conversion of the internal area of the shed to suit a residential development and can be justified by the intent of the land owner to ensure ongoing supervision of the existing cattle enterprise, engage in a diversification of agricultural use of the land to provide more economically viable agricultural pursuits given the historic chemical contamination.

### ACCESS

Access to the dwelling will be via 37 Town Road, Gembrook however, the address will remain 1 Main Street. There is an existing gate that addresses Main Street that has provided long term access for agricultural trucks to the paddocks. Historic photos (please refer below) and a Statutory Declaration from [REDACTED] currently of 15 Russel Road, Gembrook states that during his family's ownership (about 1946) there has been access from Main Street, which has been maintained by the now owners, the Falcone family<sup>6</sup>.



<sup>5</sup> Alternative Agricultural Land uses Options, dated August 2004 prepared for Cardinia Shire Council and the Gembrook Rural Review Working Group and had the purpose of identifying alternative industries to replace potato production given its detrimental chemical impacts on the land.

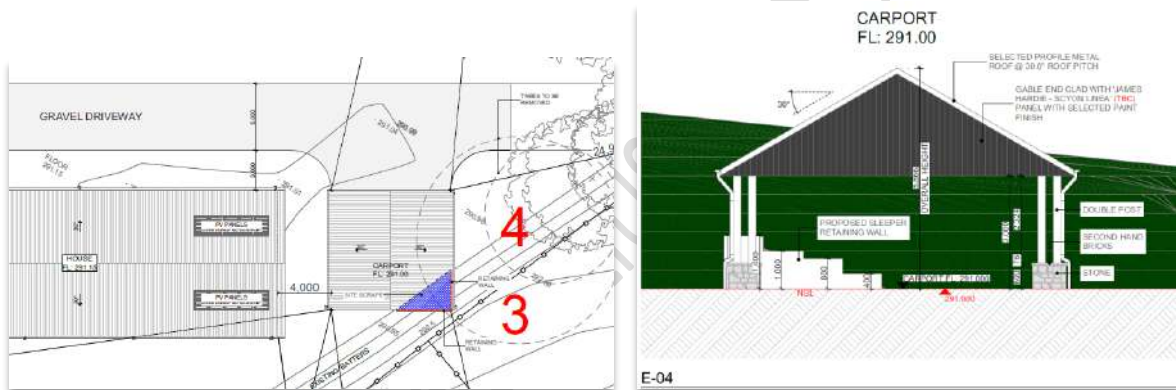
<sup>6</sup> The Statutory Declaration cited here has been provided in support of this proposal as part of the RFI response documents.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





A free-standing double-carport is proposed adjacent to the northern end of the existing shed development. The carport will feature open sides and a pitched roof structure with an overall height of 5.8 metres and an area of 99 square metres. The northeastern corner of the carport requires a modicum of the battered bank to be retained, as per the blue shaded area in site plan below that shows the extent of the retained earth (extracted from WD02) and the elevation that shows the height of the retaining wall (E-04, WD06).



The deck that will be attached to the southern end of the existing structure is an open sided, roofed structure with an area of 49.5 square metres.

The plans endorsed by permit T210373 evidence a maximum height of 7.6 metres measured from the natural Ground Level to the apex of the roof.

The endorsed shed/proposed dwelling structure features concrete cement rendered external walls finished in white and a corrugated clad roof finished in Colorbond grey. Horizontal weatherboards will clad the end walls from eave to gabled roofline, as per the plans endorsed by T210373 and incorporated into the shed conversion plans below.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

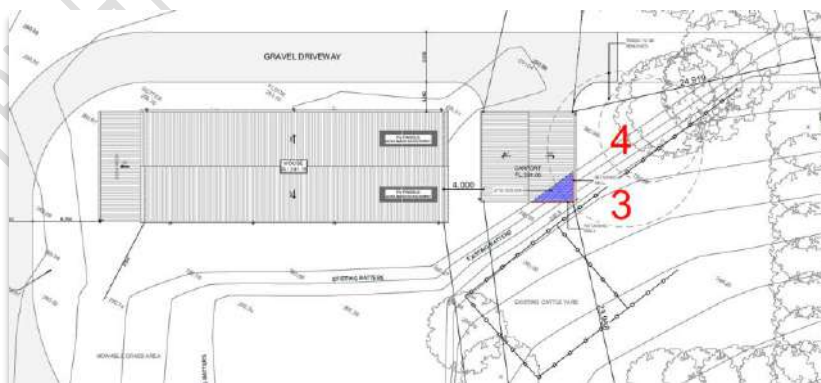


ABOVE ARE EXTRACTS OF THE PROPOSED ELEVATIONS OF THE CONVERTED SHED. PLEASE REFER TO DRAWING WD06, DATED 04/10/2024.

There are two Pinus Radiata trees that are located to the north of the proposed carport and will be removed, as per the plan extracted from Development Plan WD02 (Enlarged Site Plan) at bottom. The trees identified as Trees 3 and 4 have been assessed by Arboriculturalist, Jeff Latter as having Low Integrated Tree Rating. The details of the trees are tabled below. Please note: the DBH of the trees >40cm triggers their removal under the ESO.

Please note the Section 50 amendment form includes the removal of vegetation.

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	9.3	3.1	10.1	6.9	7.0	3.5	Development is outside the canopy area.	Development is outside the SRZ and within acceptable limits for maintaining tree stability, health and vigour with appropriate compensating area
2	9.8	3.0	9.7	6.6	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
3	4.9	3.1	10.1	6.9	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
4	7.5	2.7	7.2	4.9	5.0	2.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

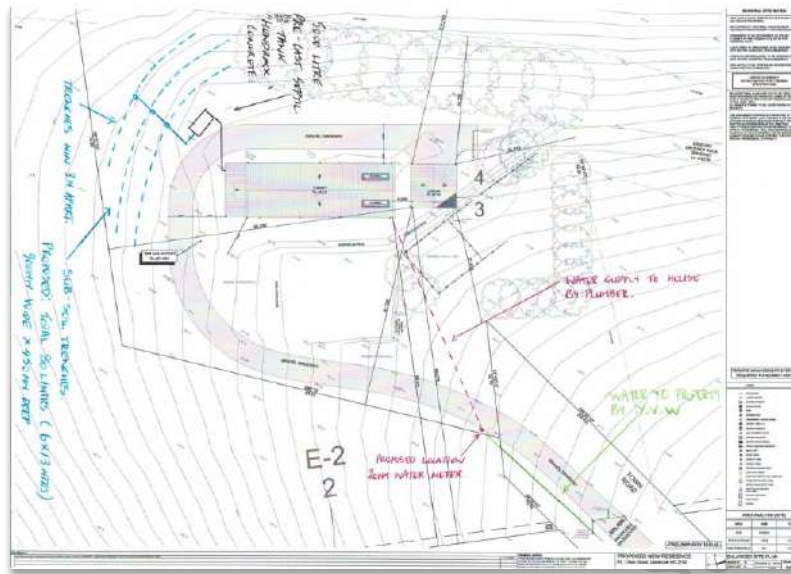


The septic field will be located to the south of the proposed dwelling and will be configured with six (6) drainage trenches measuring 13 metres in length x 900mm wide and 450mm deep connected to a septic tank with a 5000 litre capacity. The gravity system in conjunction with absorption trenches provides a cost-effective system that meets environmental best practice standards. The informal plan below indicates the location of the system that has been designed in consideration of the topography

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



and subsoil profile of the site and realigned boundaries (S24-118). The septic location has been designed to avoid all grazing land and to be contained within the existing 'house paddock'.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

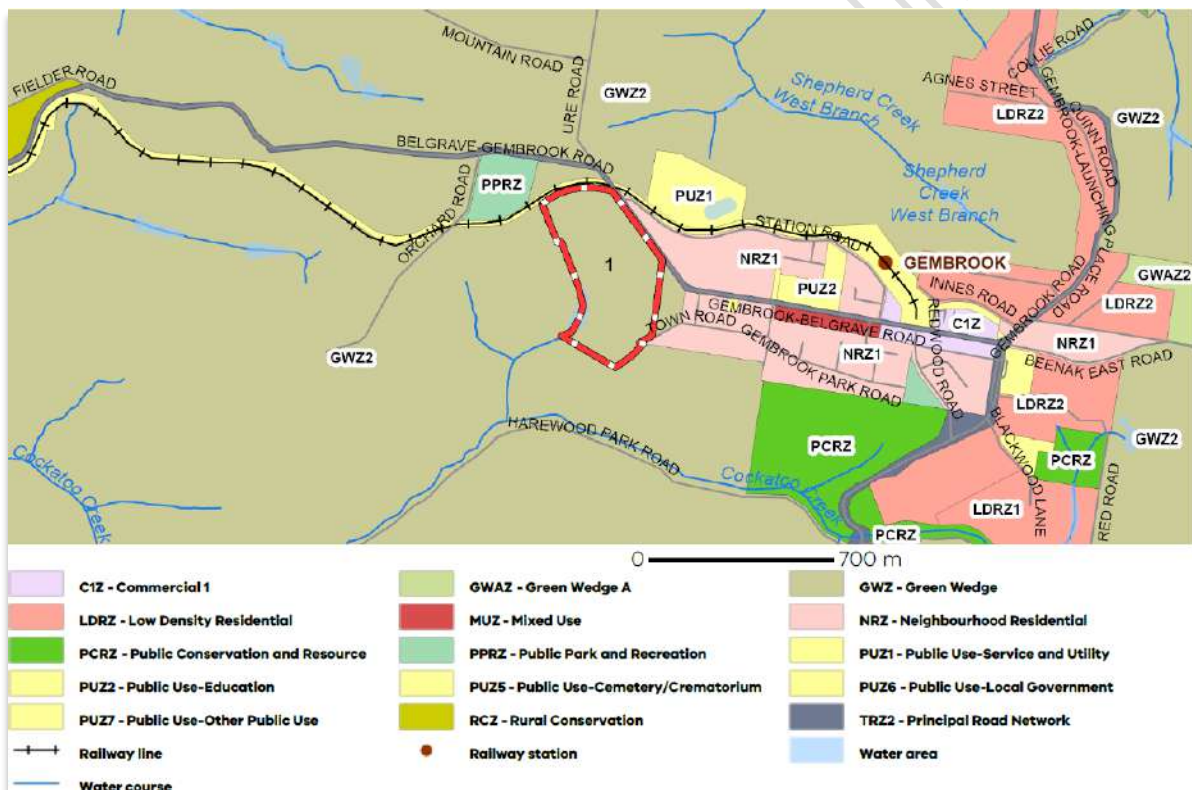
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

### ZONING CONTROLS

The following provides a brief summary of the planning controls relevant to the subject site identifying how these planning controls relate to the proposal.

#### GREEN WEDGE ZONE – SCHEDULE 2

The subject site and land to the north and south is mapped within the Green Wedge Zone – Schedule 2 (GWZ2) under the Cardinia Planning Scheme.



The Green Wedge Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

### Permit Triggers

The amendment to permit T210373 seeks to remove condition 9, which essentially prohibits the use of the building for human habitation. Pursuant to **Clause 35.04-1 Table of uses**, a permit is required to use the land for a dwelling (Section 2 use). It must be the only dwelling on the lot and meet the requirements of clause 35.04-2 that have regard to access via an all-weather road with dimensions capable of accommodating an emergency service vehicle, be able to contain and treat waste onsite in the absence of reticulated sewerage, be connected to reticulated water or have access to an alternative potable water supply for domestic use and firefighting purposes, and be connected to a reticulated electricity supply or have an alternative energy source.

The site has the capacity to connect to the required reticulated services where they are not already connected. This is evidenced by the service provision plans provided by Ausnet and Yarra Valley Water on Page 9 of this report. The lot has the capacity to retain and treat wastewater within the boundaries given the absence of reticulated sewerage. As previously stated, there are two existing all-weather driveways to the site capable to accommodating an emergency service vehicle.

Pursuant to **Clause 35.04-5 Buildings and works**, a permit is required to construct or carry out works on a building with a use in Section 2 of clause 35.04-1 (dwelling).

Schedule 2 is silent on additional permit triggers or planning requirements.

The proposal is consistent with the relevant **Decision Guidelines at Clause 35.04-6**, which are addressed below:

### General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*
- *Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

### Rural issues

- *The maintenance of agricultural production and the impact on the rural economy.*
- *The environmental capacity of the site to sustain the rural enterprise.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.*
- *The protection and retention of land for future sustainable agricultural activities.*

#### **Environmental issues**

- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.*
- *The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

#### **Design and siting issues**

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.*

The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 of this report (below). The amendment contemplates the use of the land for a dwelling and associated buildings and works required to convert the shed to a dwelling and construct a carport. The land has the area and soil profile to accommodate waste retention and treatment generated by a five bedroom dwelling and will not result in adverse impacts to the natural environment, the agricultural capacity of the site or adjoining lots.

The proposed use and development will run in conjunction with the continuing employment of the land for agricultural pursuits. As per the Farm Management Plan provided by John Gallienne & Co, the land has a current stocking rate of 10.8 DSE/ha (please refer to calculations on page 27 of the FMP, 2024), which is considered a low stocking rate for land estimated as Class 2 land (please refer to page 9 of the FMP by Gallienne & Co, 2024) employed for beef cows and calves (14-16 DSE/head). There is clear scope to either increase grazing capacity for the combined lots, or retain current stocking rates and contain the stock to a reduced area to provide some land (paddock 4, page 5 of the FMP by Gallienne & Co, 2024) to pursue a diversification of agricultural activity including other stock (i.e. horses), hay production, orchards and timber that would remain well within the realm of what is considered sustainable land management practice. This is consistent with the purpose and decision guidelines of the zone. The proposal will contribute to supporting sustainable agricultural production and local economy, which is consistent with clause 35.05-6.

Given the history of chemical residue associated with potato farming in the Gembrook area and on the subject land, there remains additional costs associated with moving any stock to “clean” uncontaminated land for a period of three months (in Bunyip) to ensure any organochlorine residue is removed prior to slaughter. This movement of stock and access to clean pasture is a cost that reduces the economic viability of cattle on the subject sites. The Falcone family are not looking to reduce their current head of stock particularly given there is scope to increase sustainable capacity, rather they are pursuing the *diversification* of agricultural activity on the subject sites to ensure their continued economic viability. The diversification program as per the recommendations of the Farm

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Management Plan (2024) will include the demarcation of paddocks 1 and 4 achieved by fencing the access from 1 Main Street. Paddock 4 will be employed for horticultural and forestry uses that will improve the biodiversity of the site and provide shelter for horses. The fenced driveway will also feature horticultural use with tree-lined fencing including understorey. Access to paddocks will be maintained by gates in the fencing that demarcates the access from Main Street. As per the Farm Management Plan, “there will not be any loss of productive land resource that could be utilised for productive land use within the Gembrook area” (2024:34). The horticultural use facilitates improved biodiversity of the area, provides shelter for the existing stock and avoids detrimental impacts on the site and surrounding area, which is consistent with the purposes of the zone and the guidelines in clause 35.05-6 particularly those related to rural and environmental issues.

The maintenance of agricultural capacity is due to the fact that no agricultural land will be subtracted from the existing productive grazing area as the site employed for the dwelling has always been a fenced paddock that has been employed for vehicular access, storage and yards, rather than grazing. The proposed use and development is sited such that it avoids detrimental impacts on the environment (flora and fauna) on the site and surrounding land. The siting of the dwelling was determined by the location of the permitted shed development and existing internal fence configuration and is developed in the footprint of an agricultural shed. Subsequently, the siting of the dwelling 148 metres from the nearest dwelling at No. 29 Town Road ensures generous setbacks of the built form from the existing dwellings on adjoining lots. The 380m setback of the endorsed built form, and the existing vegetation screening ensures that built form will have no detrimental impact as seen from Main Street and that the built form will contribute to the preservation of the open rural character of the area. Saliiently, as per the Farm Management Plan, “the proposed dwelling has been located to facilitate and support effective property management, provide a security presence, as well as safe and efficient site access” (2024:37). This is consistent with the purposes of the zone and those decision guidelines in clause 35.05-6.

In addition to the supervision of the diversification of the farm, there are “human-scale” factors that have contributed to the decision to pursue a dwelling on the land that should be considered. The land is currently employed in agricultural activity as a cattle farm with several adjoining, family-owned lots incorporated into a paddock-rotation system that allows fallow periods. This is consistent with best practice, sustainable farming. While the dwelling on Harewood Park Road, Gembrook (directly south of Cockatoo Creek) is occupied by a family member who has been responsible for the supervision of the cattle activity on the adjoining sites, their capacity is increasingly reduced, necessitating the supervisory role to be reallocated within the family. The family member who seeks to occupy the proposed dwelling on the subject site will assume that supervisory role.

Additionally, increasing storm events have resulted in tree-strike and falling branches (from third-party owned trees) that have damaged perimeter fence lines. These fences require constant supervision to ensure cattle/stock do not wonder onto roads and into adjoining residentially zoned land creating traffic and safety hazards.

In summary, the FMP recommends horticultural use of the land to provide shelter to livestock, and support the diversification of agricultural use of the land necessitated by reduced economic viability associated with ‘cleaning’ stock from chemical residue. The horticultural use will improve the biodiversity of the land, contribute to diversified economic viability of the land and will also contribute to providing a visual screen to further ‘soften’ the dwelling development from the view of neighbouring dwelling developments. This transition to a more diverse agricultural employment of the land and changing family circumstances requires supervision of the agricultural activity to ensure “property management, security and safe and efficient access to and from the site” (Gallienne & Co,

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

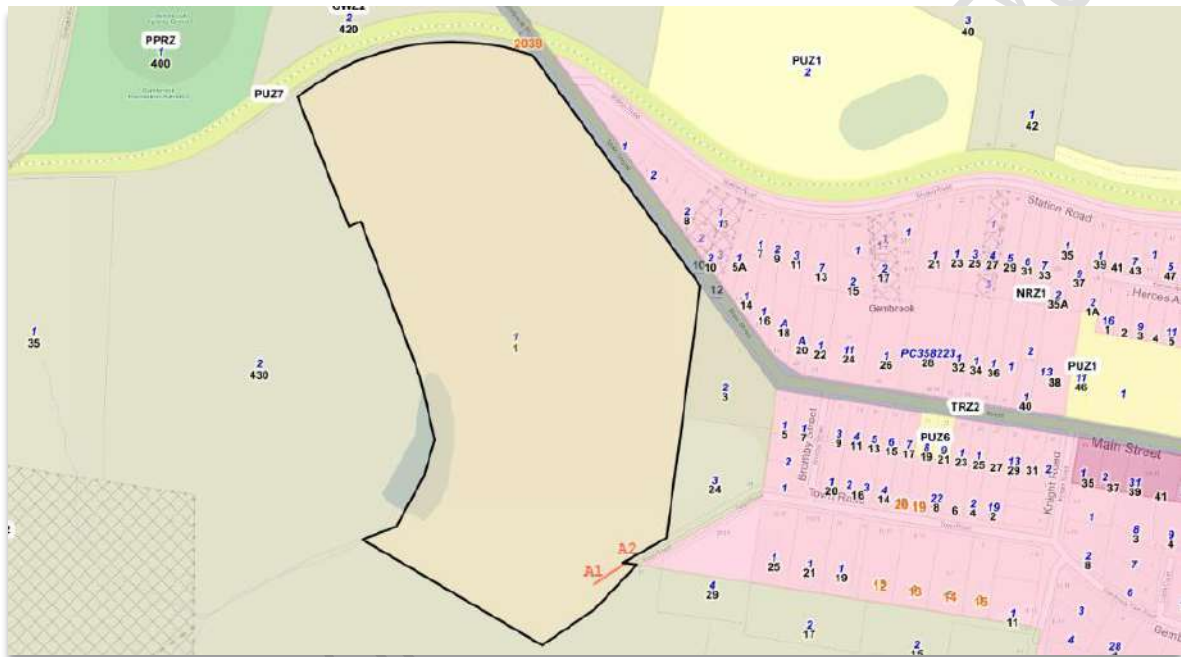
2024:37). The buildings and works associated with the dwelling and carport benefit from generous setbacks, topography that 'bunkers' the development into the landscape, and existing vegetation that provides visual screening ensuring any adverse impacts associated with the built form are minimised and are consistent with the character of the surrounding area.

As such, the proposed use and development is appropriate for the Green Wedge Zone and warrants Councils support.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## TRANSPORT ZONE – SCHEDULE 2 (PRINCIPAL ROAD NETWORK)

The subject site addresses Main Street (Belgrave-Gembrook Road Zone), which is identified as a Transport Zone 2 (road) under the Cardinia Planning Scheme.



The Transport Zone has the following purposes:

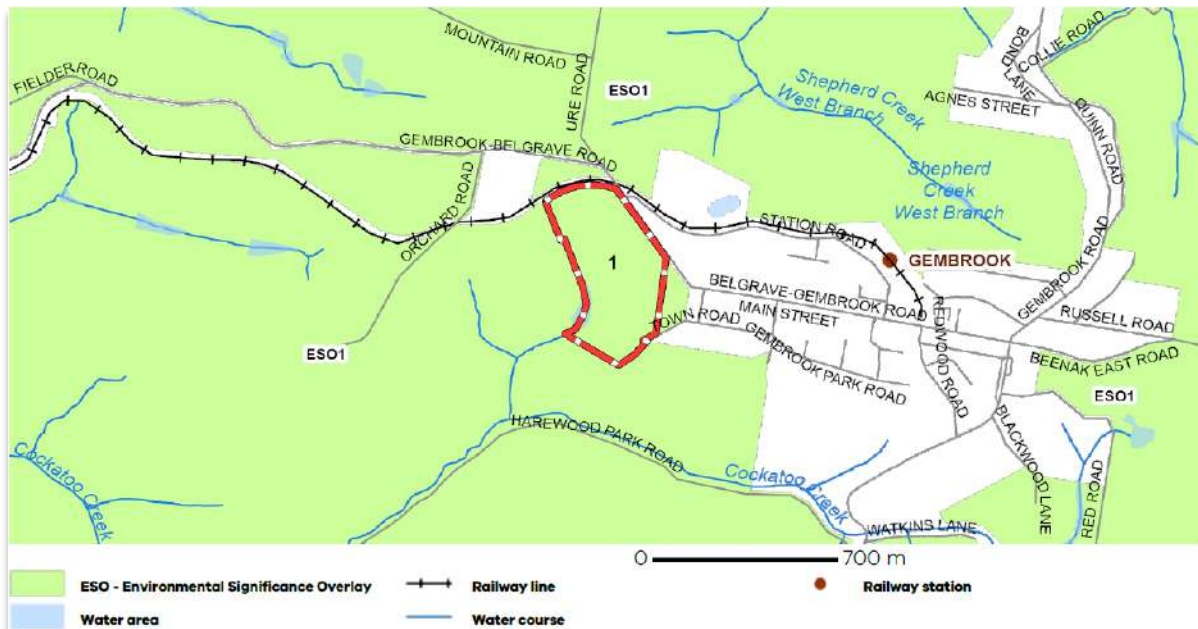
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for an integrated and sustainable transport system.
- To identify transport land use and land required for transport services and facilities.
- To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.
- To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

The amendment to Planning Permit T210373 triggers **Clause 36.04-2**, which details permit requirements including to construct a building or construct or carry out works for any use in Section 2 of clause 36.04-1 and to subdivide land. Section 36.04-1 does not cite Section 2 uses that require a planning permit and the proposal does not contemplate the subdivision of land therefore a planning permit is not triggered under clause 36.04.

## OVERLAYS

### ENVIRONMENTAL SIGNIFICANCE OVERLAY

The site is subject to the Environmental Significance Overlay, as per the *VicPlan* (2024) mapping below.



Clause 42.01 Environmental Significance Overlay has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Schedule 1 to the Environmental Significance Overlay identifies the site as contributing to the Northern Hills that is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes and areas of remnant vegetation. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites needs to be appropriately managed to ensure the long-term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity. The site is a significantly modified site and proposed change of use and buildings and works associated with the internal reconfiguration of the permitted shed avoids impacts on existing vegetation.

Pursuant to **clause 42.02-2** of the Environmental Significant Overlay a permit is required to construct a building or construct or carry out works for a dwelling that features a height that exceeds 7 metres above natural ground level and to remove vegetation.

While the buildings and works for the shed permitted under T210373 issued 21 October 2021 would have been assessed under the requirements of the ESO, the trigger for the height of a building exceeding 7 metres above natural ground level only triggers for the development of the land to be employed as a dwelling. The built form endorsed for use as an agricultural shed is nearing completion however, we note that the maximum height measures 7.6 metres above natural ground level. Any detriment associated with built form to be employed as a dwelling is arrested by the generous

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

setbacks from Main Street and Town Road and neighbouring dwellings, with the muted finishes to the external treatments, and the screening benefits associated with the existing wind row contributing to the 'softening' of the built form, and the topography that contributes to the "bunkering effect" of the built form into the landscape. Additionally, the endorsed built form is sited on an existing flat platform and appears 'bunkered' into the landscape.

There are two trees identified as Tree 3 and 4 are both *Pinus Radiata*, which is a listed weed species however both trees with DBH's in excess of 40cm measured at 1.3 metres above Natural Ground Level therefore, do not meet the exemption criteria at clause 42.01-3, and Part 3.0 of Schedule 1. The trees have been assessed by Arboriculturist, Jeff Latter as featuring a Low Integrated Tree rating.

The development plan addresses the information requirements contained at **Part 4.0 Application requirements** in schedule 1.

The proposal is consistent with the relevant **Decision Guidelines at Clause 42.01-5 and Part 5.0 in schedule 1**, which are addressed below:

The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 of this report (below). The generous setbacks of the built form, the bunkering of the development into the landscape and the muted tones of the external finishes will ensure it remains a feature that is subservient to the rural character of the area.

The two trees proposed to be removed are listed weed species and have been assessed as having Low Integrated Value. They both feature DBH's in excess of 40cm, which triggers consent for their removal. The proposal contemplates the diversification of agricultural activity that includes plantings to improve biodiversity. The removal of the two *Pinus Radiata* will be replaced with high value trees that contribute to the agricultural activity of the site, support existing agricultural activity by providing shelter and will ensure the visual impact of the development is 'soften' by additional vegetation between the development and Main Street.

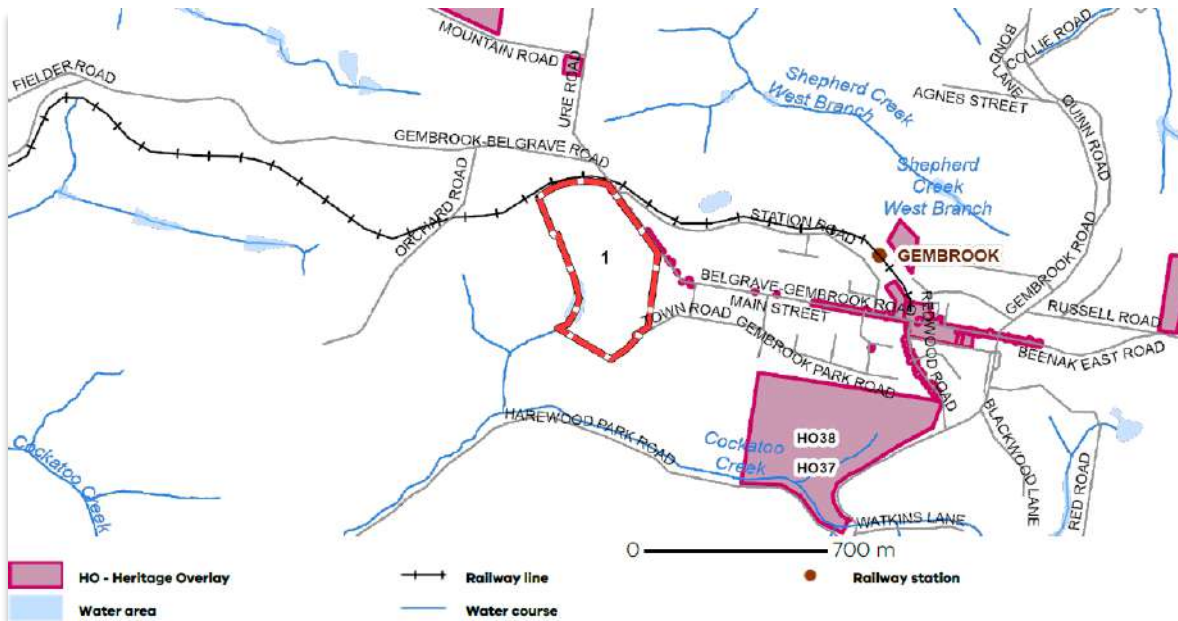
As such, the proposed development and vegetation removal is consistent with the purpose of the Environmental Significance Overlay. The proposal minimises vegetation removal to weed species, which will be replaced by more appropriate species that will contribute to the sites biodiversity and enhance the agricultural diversity of the site and contribute to the character of the area. The development is generously setback from the street and other dwellings on adjacent land, is naturally 'bunkered' into the landscape and is screened by existing vegetation ensuring the impact of development is minimised and warrants Councils support.

#### HERITAGE OVERLAY (HO268)

The Heritage Overlay (HO268) affects the site, as per the *VicPlan* (2024) mapping below.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





Clause 43.01 Heritage Overlay has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The scope of the Heritage Overlay as applied to specific land and listed heritage items are detailed in the schedule. Of salience is that HO268 has regard to the Algerian Oak and Hybrid Oak trees that line the Main Street (refer to the table below), as indicated by the aerial at bottom and the associated street view. It is noted that the trees are not included on the Victorian Heritage Register under the Heritage Act 2017.

PS map ref	Heritage place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO268	Algerian Oak, Hybrid Oak Main Street, Gembrook	No	No	Yes	Yes	No	No	No	No

ABOVE IS THE EXTRACT FROM THE TABLE AT PART 2.0 OF THE SCHEDULE TO THE OVERLAY THAT SPECIFIES WHAT THE HERITAGE OVERLAY APPLIES TO ADJACENT TO THE SUBJECT SITE.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



ABOVE IS THE LOCATION OF MAPPED TREES TO WHICH THE HERITAGE OVERLAY APPLIES. THESE ARE CLEARLY ADJACENT TO THE SUBJECT SITE, RATHER THAN APPLYING TO THE SUBJECT SITE SPECIFICALLY.



ABOVE IS THE STREETVIEW OF THE ALGERIAN AND HYBRID OAKS TO WHICH THE HERITAGE OVERLAYS APPLIES, WITHIN THE ROAD RESERVE OF MAIN STREET, GEMBROOK.

Pursuant to **clause 43.01-1** of the Heritage overlay a permit is required to construct or carry out works.

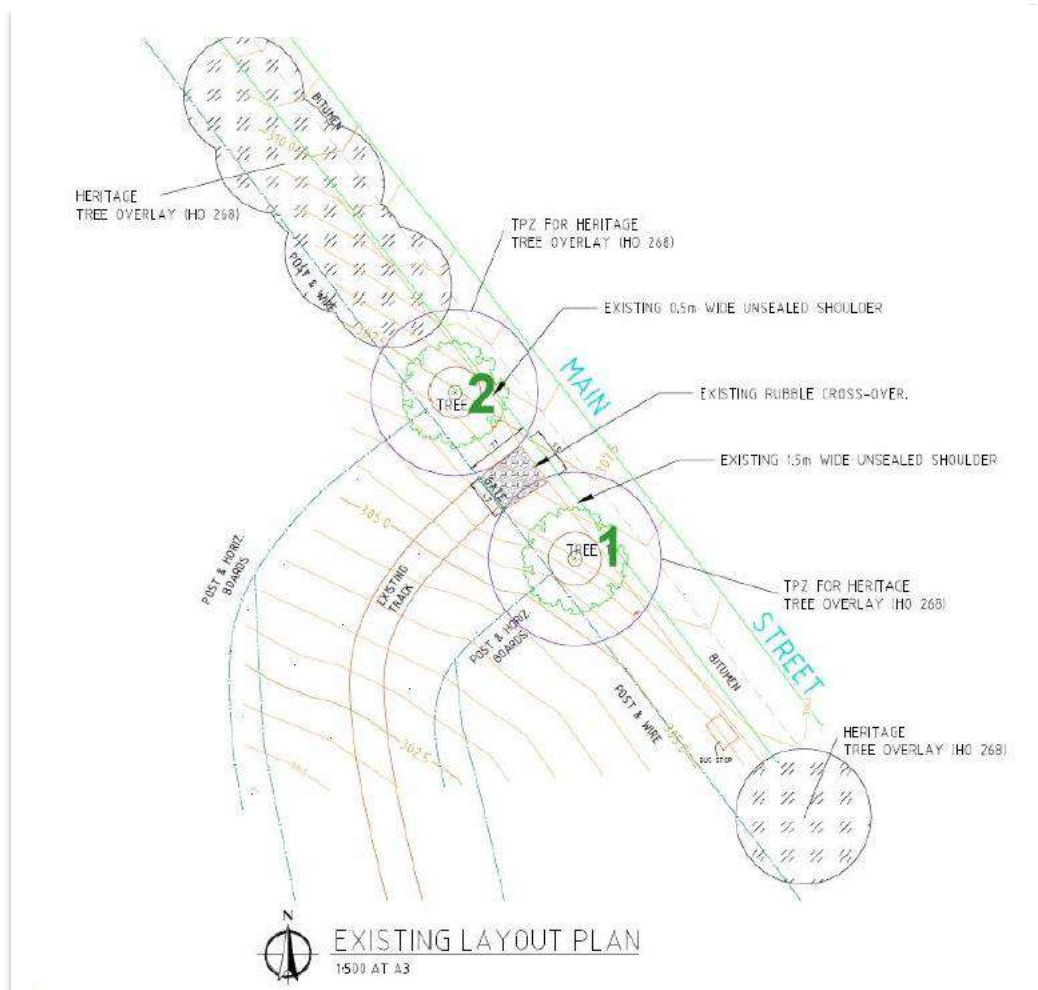
The Planning application is amended to include the formalisation of the crossover to Main Street, which is discussed further in our response to clause 52.29-2, in section 8 of this report. Of salience here is the assessment of works associated with the provision of surfacing on the crossover to ensure all-weather access into the site from Main Street.

No significant earthworks have been undertaken to construct the driveway to Main Street. The gate and crossover have existed since the 1940's when the previous landowners, the Licciardi family ran the land as a potato farm. While the grass has grown over the track making it indiscernible in aerial photos, there has long been a track, which had become difficult to navigate for agricultural trucks hence the surface scrap to remove the grass and application of crushed rock to ensure the crossover

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

and track remains navigable in all weather conditions for agricultural trucks. The detail of the crossover is provided by Craig Civil Designs (Civil Engineers) and incorporated into Development Plans WD03.

The trees that are adjacent to the crossover to Main Street are identified as Algerian and Hybrid Oaks to which the Heritage Overlay applies. We have engaged qualified Arboriculturalist, Jeff Latter to assess the impact of the crossover on these trees. The arboricultural assessment concludes that the crossover does not present a major encroachment into the Tree Protection Zones of Tree 1 and 2 and **“will not have a significant impact on these trees”** (2024:7). Please note the purple circle shows the extent of HO268.



It should be noted that the crossover and gate have long existed, and we have provided Statutory Declarations, historic photos and survey plans to support this. The significant Algerian and Hybrid Oaks have grown alongside the existing conditions of the crossover, which has served the agricultural use of the site (since 1940's) and continues to provide access to paddock 1. The gap between the heritage trees identified as tree 1 and 2 adjacent to Main Street is largest at the current crossover location and represents the least risk of impact. The longevity of the crossover, that the Algerian and Hybrid Oaks have grown under the conditions associated with traffic thoroughfare and a qualified arboriculturalist has determined that the trees bear no detrimental impact from the crossover suggests the rehabilitation of the crossover has had no detrimental impact on the heritage trees. The internal rural fencing and driveway from the crossover to the built form is consistent with the rural character of the area and does not adversely affect the appearance of the heritage elements. This is consistent with the Decision Guidelines of **Clause 43.01-8**.

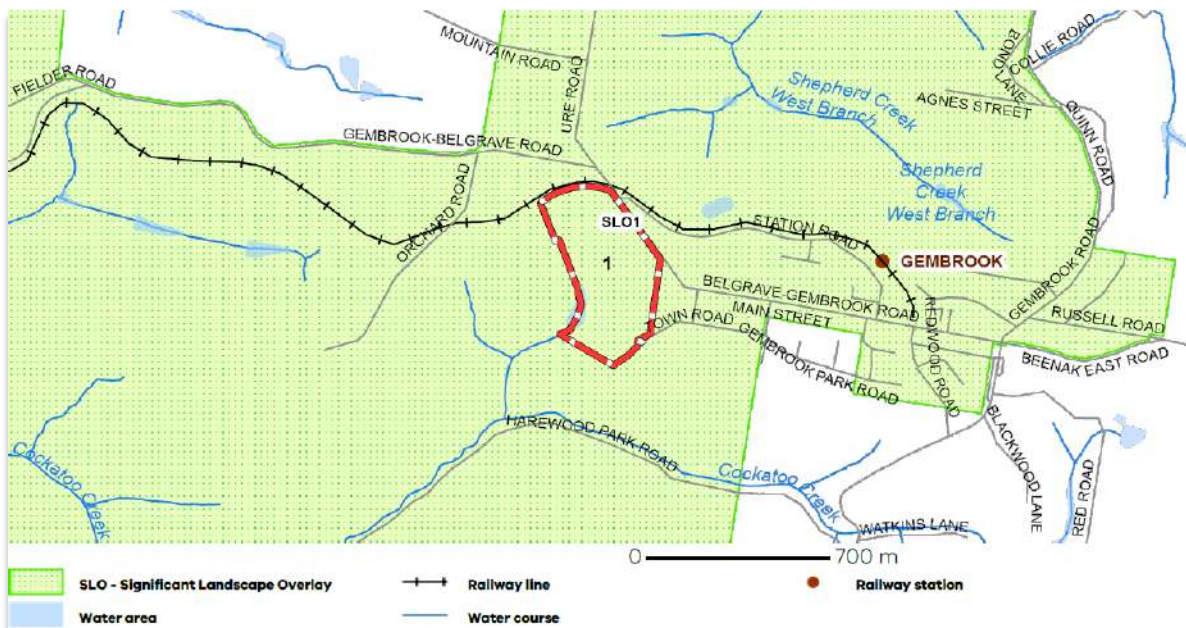
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

It is noted that the construction of a vehicle crossover is exempt from notice and review under clause 43.01-4.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## SIGNIFICANT LANDSCAPE OVERLAY – SCHEDULE 1

The site is subject to the Significant Landscape Overlay in the Cardinia Planning scheme, as per the VicPlan (2024) mapping below.



The Significant Landscape Overlay has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Schedule 1 to clause 42.03 identifies the overlay applies to the Puffing Billy Tourist Railway Scenic corridor, which is a significant feature of Victoria's cultural heritage and is a popular tourist attraction. The Puffing Billy railway corridor meanders through rural and natural landscapes, and has been recognised by the National Trust. The landscape character objectives to be achieved include the recognition and preservation of the scenic corridor and views from the railway; to ensure development on land within the scenic corridor is appropriately sited and designed to avoid detrimental impacts on the view lines; to encourage the retention and regeneration of vegetation and support the biolink adjacent to the corridor.

Pursuant to **clause 42.03-2** a permit is required to construct a building or construct or carry out works. Part 3.0 of the schedule states a permit is required for a dwelling with a height over 7 metres above natural ground level.

Part 4.0 Application requirements have been addressed by the plans endorsed by T210373 and additional drawings by *Pikarch Architecture*, dated 2024.

Pursuant to **clause 42.03-2** a permit is required to remove vegetation. There are two trees identified as Tree 3 and 4 are both *Pinus Radiata*, which is a listed weed species however both trees with DBH's in excess of 40cm measured at 1.3 metres above Natural Ground Level therefore, do not meet the exemption criteria at clause 42.01-3, and Part 3.0 of Schedule 1. The trees have been assessed by Arboriculturist, Jeff Latter as featuring a Low Integrated Tree rating.

The proposal is consistent with the relevant **Decision Guidelines** at **Clause 42.03-4**. The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 of this report.

The generous setbacks of the built form, the bunkering of the development into the landscape and the muted tones of the external finishes will ensure it remains a feature that is subservient to the rural character of the area.

The two trees proposed to be removed are listed weed species and have been assessed as having Low Integrated Value. They both feature DBH's in excess of 40cm, which triggers consent for their removal.

The proposal contemplates the diversification of agricultural activity that includes plantings to improve biodiversity. The removal of the two *Pinus radiata* will be replaced with high value trees that contribute to the agricultural activity of the site, support existing agricultural activity by providing shelter and will ensure the visual impact of the development is 'soften' by additional vegetation between the development and Main Street.

As such, the proposed development and vegetation removal is consistent with the purpose of the Significant Landscape Overlay. The proposal minimises vegetation removal to weed species, which will be replaced by more appropriate species that will contribute to the sites biodiversity and enhance the agricultural diversity of the site and contribute to the character of the area. The development is generously setback from the street, other dwellings on adjacent land, and the Puffing Billy Tourist Railway. It is naturally 'bunkered' into the landscape and is screened by existing vegetation ensuring the visual impact of development is minimised and warrants Councils support.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 6. MUNICIPAL PLANNING STRATEGY

---

### CLAUSE 21.01-2 KEY INFLUENCES AND CLAUSE 21.01-3 KEY ISSUES

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced with sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia that have regard to preserving environmental heritage, significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community, and facilitating economic development. The subject site is located just beyond the strategic residential area of

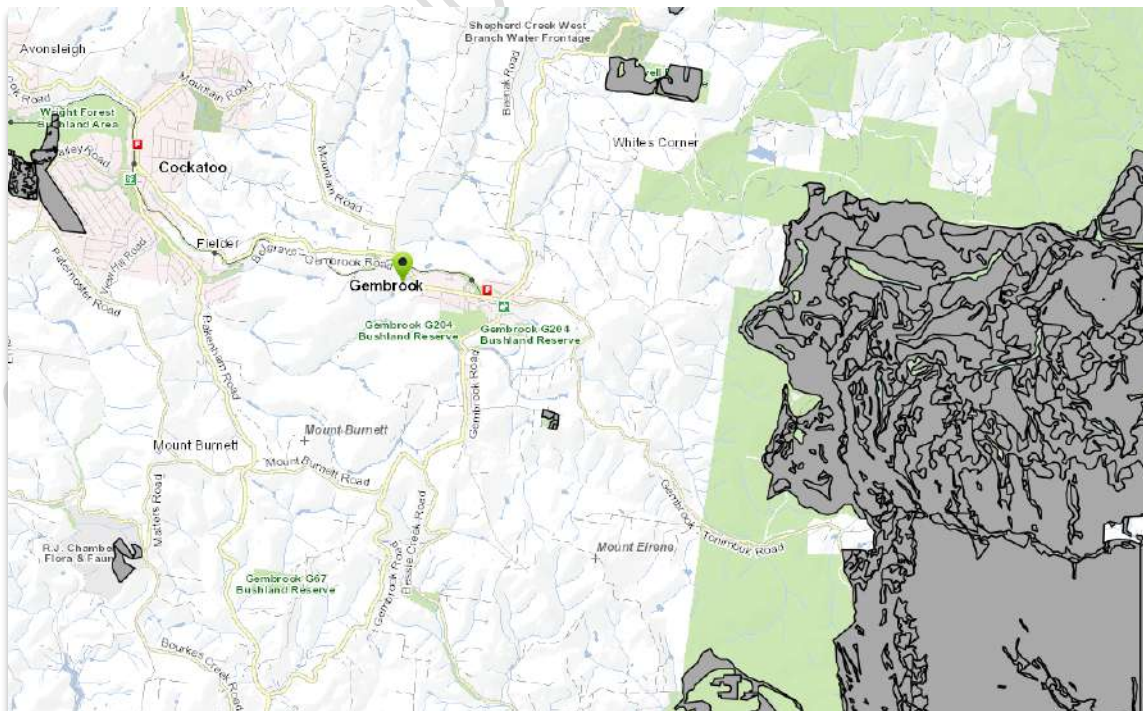
Gembrook as per the Gembrook Township Strategy and is consistent with the Cardinia Shire Strategic framework plan at clause 21.01-5 as it will not erode the existing agricultural productivity of the land, nor locate residential land use in a location that unreasonably elevates environmental risk.

## CLAUSES 21.02 ENVIRONMENT, 21.02-2 LANDSCAPE AND 21.02-3 BIODIVERSITY

**Clause 21.02-1 Catchment and coastal management**, has the objective, among others, to manage development to mitigate impacts on the operation and health of waterway systems via the provision of retention and treatment of domestic wastewater and the sustainable management of water resources. The existing built form is located a sufficient distance (190m) from the watercourse to the west and 324m from the watercourse to the south, which will ensure waterway protection. Additionally, a Land Capability Assessment has been provided that evidences a soil profile and area that can suitably retain and treat wastewater generated from a dwelling.

**Clause 21.02-2 Landscape** and **Clause 21.02-3 Biodiversity** seek to avoid eroding the existing biodiversity of the Shire and its significant contribution to the landscape. The vegetation contained within the site will not be impacted by the proposal that seeks to convert the existing shed into a dwelling.

**Clause 21.02-4 Bushfire management** acknowledges the high risk associated with some of the areas within the shire. The topography of Gembrook features undulating slopes with vegetation coverage akin to grazed paddocks (AS3959-2018) with more steeply sloped and densely vegetated areas associated with the Bunyip State Reserve to the east of the township, which has experienced fire damage as a result of the 2009 and 2019 fires (refer below to the fire history mapping with the grey areas representing fire history since 2014). Residential land use in an area to the west of the township is surrounded by grazed paddocks and potato farms, with several egress options providing a modicum of the risk mitigation.

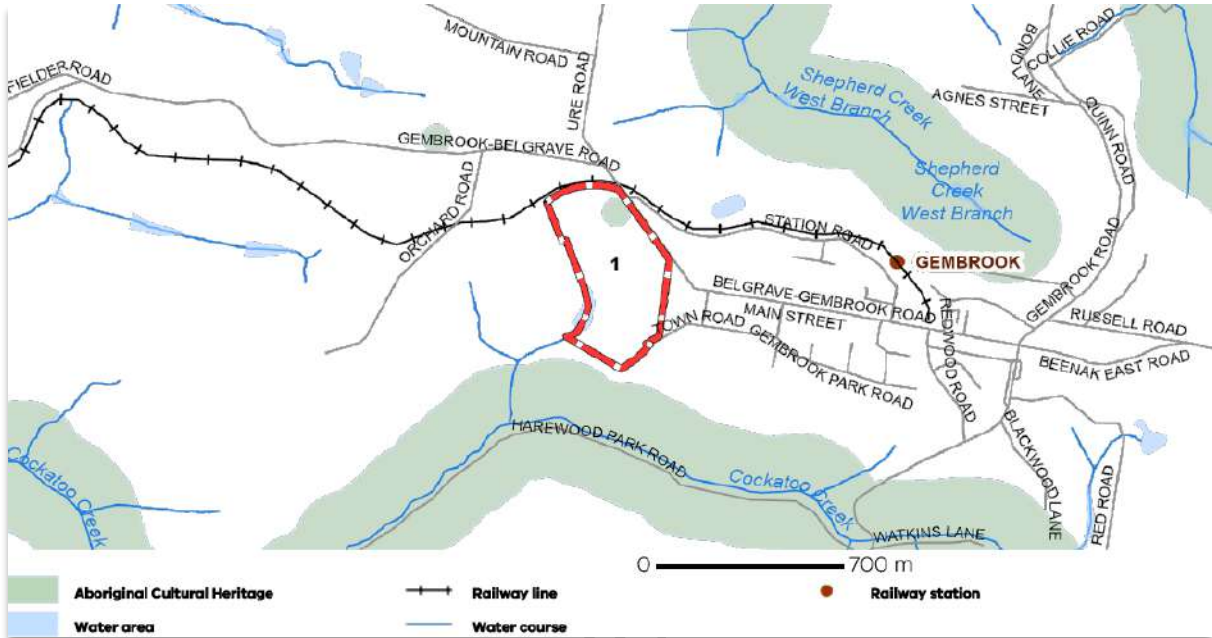


GEMBROOK HAS TOPOGRAPHIC AND VEGETATION CHARACTERISTICS THAT MAKE IT A LOW RISK AREA HOWEVER, ITS PROXIMITY TO BUNYIP STATE PARK INCREASE THE TOWNSHIPS VULNERABILITY, AS EVIDENCED BY THE VICTORIAN FIRE RISK MAPPING ABOVE, 2024.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Clause 21.02-7 Aboriginal cultural heritage** has regard to the protection of a wide range of heritage places including building and structures, monuments, trees, landscapes and archaeological sites. While the parcel is subject to cultural significance as per the *VicPlan 2024* extract provided below, the development site is located outside the land mapped as potentially culturally significant and does not trigger a Cultural Heritage Management Plan (please refer to the questionnaire result at bottom).



Additionally, the buildings and works associated with the alterations of the shed to a residential building are exempt under Regulation 14 of the Aboriginal Heritage Regulations 2018, which reads:

**14 Alteration of buildings**

The following are exempt activities—

- (a) the exterior alteration of a building;
- (b) the exterior decoration of a building.

Department of Premier and Cabinet		
Process List		
Project Name:	22003	
Project Location:	1 Main Street gembrook	
Date:	04-Jun-2024	
	QUESTION	ANSWER
<b>Question 1</b>	Is the proposed activity , or all the proposed activities, exempt?	Yes
<b>Answer:</b>	ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

**CLAUSES 21.03 SETTLEMENT AND HOUSING, 21.03-4 RURAL TOWNSHIPS**

**Clause 21.03 Settlement and Housing** and more specifically **Clause 21.03-4 Rural Townships** identifies Gembrook as a large rural township, and highlights the key issues facing rural townships that are relevant to our submission as:

- *Retaining and enhancing the existing rural township character.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*

The proposed amendment to permit T210373 will not result in detrimental consequences to the existing rural township character, nor the environmental or infrastructure capacities of the town. The proposed use and development is consistent with these key issues and ensures the development is respectful and consistent with the rural character, lifestyle and amenity values of the surrounding neighbourhood. The built form that is to be converted to a dwelling resembles a rural shed and benefits from generous setbacks from boundaries. All vegetation will be preserved through design with servicing constraints catered to via the provision of a suitably sited septic field setback from the land employed for agricultural use.

**Clause 21.07-1 Gembrook** ensures use and development proposals are consistent with the requirements of the Gembrook Township Strategy, June 2011. As previously stated, the subject site is located to the west of the area identified as the Gembrook Strategy Area (Figure 1, Gembrook Township Strategy, 2011) though the proposal avoids any conflict with the general requirements associated with farmland contained within the Structure Plan; vegetation is retained, suitable setbacks respected, and a high standard of construction is provided. The proposed residential land use will be subservient to the existing agricultural use of the land. The built form has been designed and permitted as a rural shed and the buildings and works required to convert it to a dwelling will be internal works, preserving the external rural character of the development.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

---

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 12, 13, 14 and 15 and implemented at a local context via Clauses 22.05.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below.

### CLAUSE 11 SETTLEMENT

---

**Clause 11.01-1S Settlement, 11.01-1R Green wedges – Metropolitan Melbourne** and **11.03-3S Peri-urban areas** have regard for the development of sustainable growth and development that preserves the distinction between the residential areas of townships such as Gembrook and the green wedge zoned land that surrounds such communities. They have the shared objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial recreational, institutional, and other community uses, with the intensification of existing urban areas nominated as a viable option. The proposed amendment is consistent with these objectives and is further qualified in our submission. The subject land is already engaged in agricultural production with the dwelling use and associated buildings and works contained to the nearly completed agricultural building, which is itself contained within an existing fenced 'house paddock' that has never been included in the agriculturally productive land. The development retains the character of an agricultural shed and benefits from generous setbacks, 'bunkering in the landscape, vegetation screening and subdued external finishes that contribute to the retention of the rural character of the area.

### CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

---

**Clause 12.01-1S Protection of biodiversity** generally seeks to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values. **Clause 12.03-1S River and riparian corridors, waterways, lakes wetlands and billabongs** seeks to protect and enhance waterway systems. As previously stated, the existing development is generously setback from waterways to the west and south with the proposed septic contained within an existing fenced 'house paddock' that has never been grazed and will serve to separate the agricultural land from the more domestic land use proposed here. This ensures the continued agricultural land use avoids impacts on the natural landscape and will contribute to the preservation of the valued landscape.

### CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

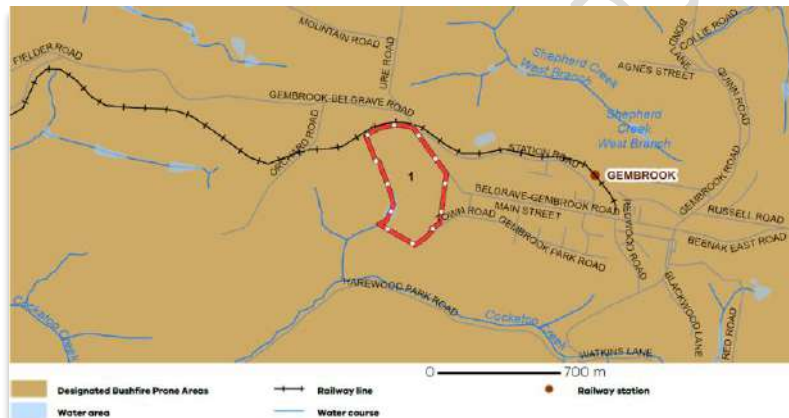
---

**Clause 13.01-1S Natural hazards and climate change** is a recently introduced planning mechanism (VC216, 10/06/2022) that seeks to prioritise risk-based planning in an effort to minimise the impacts of natural hazards associated with climate change. One strategy that has salience here is the directive to focus growth and development to low-risk locations. The subject site is identified as Bushfire Prone. The proposal contemplates an amendment to T210373. The use of land for a dwelling (and associated buildings and works necessary to convert the agricultural shed to a dwelling), is generously setback

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

from the existing vegetation windbreak and other existing onsite vegetation. The development site is surrounded by grazed paddocks and potato farmed land, which has a characteristically high moisture content, however the proximity to Bunyip State Park to the east does contribute to the vulnerability of Gembrook to the risk of bushfire. The proposed siting of the development proposed to be used for a dwelling is consistent with risk mitigation policies, which are detailed and addressed below.

**Clause 13.02-1S Bushfire Planning** relates to land within a designated bushfire prone area; subject to the Bushfire Management Overlay; and/or proposed to be used or development in a way that may create a bushfire hazard. The objective of Clause 13.02-1S is to “*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*” achieved through strategies that prioritise the *protection of human life* over all other policy considerations; “*directing population growth and development to low-risk locations*” and “*ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire*” with low risk location being those that are assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The subject site is within an identified Bushfire Prone Area (below), as per the *VicPlan 2024* extract below.



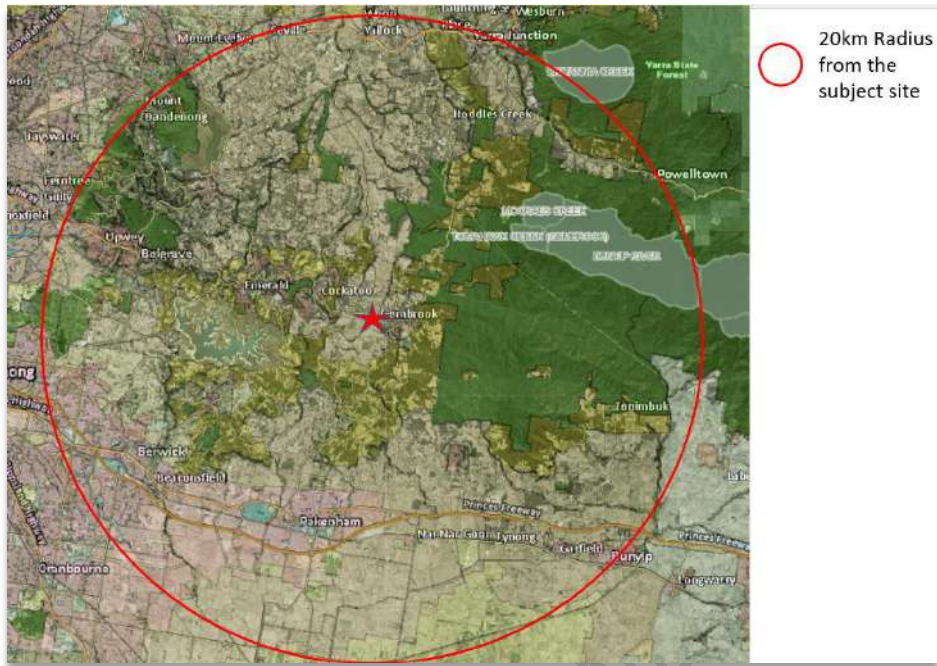
As such, an assessment of the landscape conditions within 20 kilometres of the site; the local condition within 1 kilometre of the site; the neighbourhood conditions within 400 metres of the site; and on the subject site has been provided in association with application to amend T210373 and are in accordance with the requirements of clause 13.02.

The site is a low risk location having a radiant heat flux of less than 29 kilowatts/square metre under AS3959-2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018).

- Landscape conditions (as indicated below) – The area within a 20km radius of the site features a combination of landscapes consisting of cleared farming and grazing; rural/urban development, urban development and densely forested areas. To the north are the Dandenong Ranges and Yarra Valley which exhibit extensive pockets of dense vegetation consistent with the Forest and Woodland classifications of *AS3959-2018 Construction of Buildings in bushfire-prone areas* and steep topography. The site is surrounded by a patchwork of farming and grazing land interspersed with rural development to the north, south and west. To the east is the topography and dense bushland vegetation associated with Bunyip State Park, which has a history of bushfire within the preceding decade. The surrounding road network features principal road corridors including Belgrave-Gembrook Road an east to west thoroughfare and Gembrook-Launching Place Road to the north and Pakenham Road to the south, providing north to south routes. The relevance of

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

the road network is that they are most likely those roads that will become the main access points and thoroughfares during an emergency situation.



- Local conditions (please refer to the map below) – The area within a 1km radius of the subject site features a combination of land use and development consistent with rural residential zones and general residential zones. To the north is land subject to the GWZ1 accessed via a local road network that generally provides for south to northwest and east to west movement. Vegetation is generally native trees adjacent to boundaries and within road reserves with a distinct cleared area separating the subject site from the Gembrook Bushland Reserve to the southeast. The land is generally employed for agricultural activity with rural residential development in both a northerly, westerly and southerly direction dominated by Green Wedge zoned land, with Neighbourhood Residentially zoned land to the east and the township of Gembrook within 1km to the east of the site.



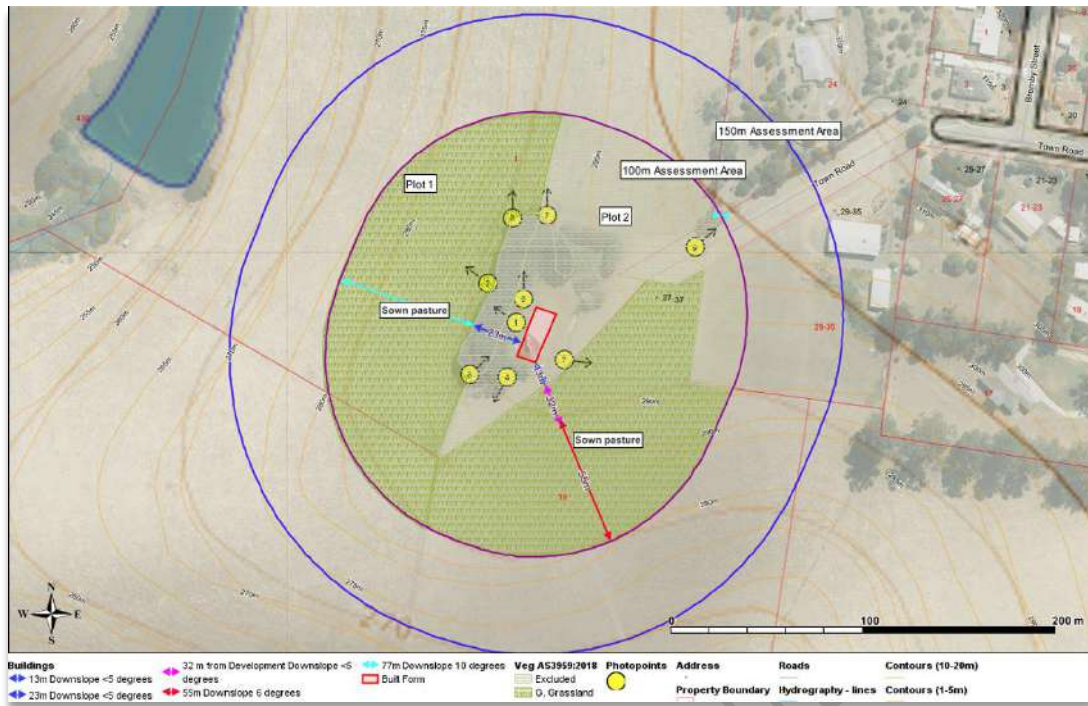
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- Neighbourhood conditions within 400m of the site (please refer to the map below) – The subject site is surrounded by land characterised as rural residential land that is subject to intensifying residential development to the east. Land to the north, west and south is characteristic of open rural land that is engaged in potato farming and grazing. Vegetation is contained to roadside reserves, property boundaries and adjacent to waterways to the west and south, which is consistent with sown pasture (AS3959:2018 Construction of buildings in Bushfire Prone Areas). Access to and from the site is via a crossover to Main Street to the north and Town Road to the east.



- Site conditions (Please refer to the Map below) – The site features a downward slope from the high point where the development is located to the waterways adjacent to the western and southern boundaries. The site is dominated by grazed pasture with onsite livestock maintaining the grass at a Low Threat state so the site can meet exclusions consistent with 2.2.3.2 (f), *AS3959:2018 Construction of buildings in Bushfire Prone Areas*, however the maximum threat potential must be considered, and the site visit was undertaken during a fallow period when the grass was taller (~15cm tall), though had high moisture content.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



The site is a low risk location having a radiant heat flux of less than 29 kilowatts/square metre under AS3959-2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018).

Access for emergency services to the site, and egress options from the site are consistent with the standards of **clause 53.02** and the strategies of **clause 21.02-4 Bushfire management**. Main Street to the north and Town Road to the east provides two entry/egress options for the site with Belgrave-Gembrook Road providing east to west thoroughfare, Gembrook-Launching Place Road and Pakenham Road providing north to south egress. The proposed use and development imply a modest increase to the residential population of Gembrook in an area that provides service provision, interconnected road networks and is surrounded by grazed farmland and potato farms where the risk of bushfire can be mitigated.

## CLAUSE 14 NATURAL RESOURCE MANAGEMENT

**Clause 14.01-1S Protection of agricultural land** has regard to the preservation of the state's productive farmland. The proposal has the capacity to avoid detrimental impacts on the DSE (stocking rate) given the land upon which the development is sited is a fenced area that has never been employed in grazing, rather it has always been used as a utility area to support the farm. The site is employed in conjunction with surrounding co-owned farmland and contributes to the rotation of cattle. The proposal will not pose any detrimental effect on the agricultural capacity of neighbouring sites, nor will they limit the productivity of the subject site. The proposal is also consistent with the objectives of **Clause 14.01-2S Sustainable agricultural land use**.

## CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

**Clause 15 Built Environment and Heritage** has the objective to ensure planning delivers built form that is of high quality and efficient, responsive to the surrounding landscape and character including its associated risks, protective of heritage and provides the functionality required by the community.

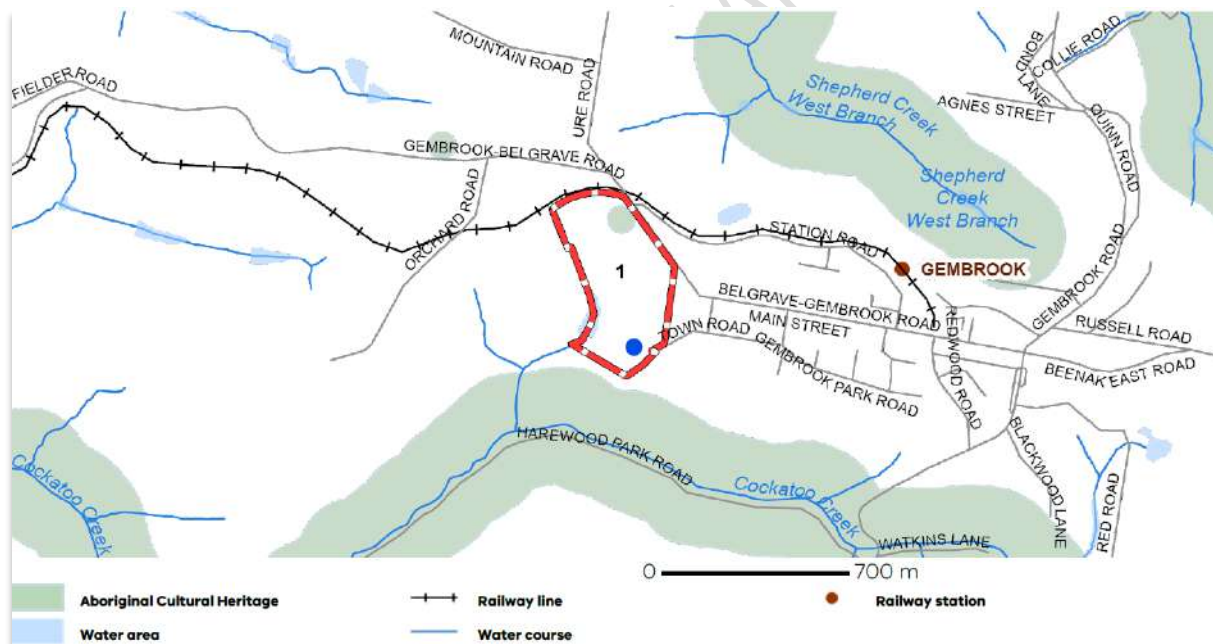
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The amendment proposal does not result in a misalignment with the objective of **Clause 15.01-5S Neighbourhood character**, which is:

- *To recognise, support and protect neighbourhood character, cultural identity and sense of place.*

The proposal contemplates the use and associated development of the land for a dwelling. The proposal seeks to balance the provision of a residential site with the agricultural uses of the land, and the preservation of the open rural character of the locale. The proposal is consistent with the use and development of the adjacent sites to the north, west and south, and will not erode the underlying natural landscape or character because the shed that will be converted to a dwelling appears like a rural building, benefits from generous setbacks from boundaries, is screened by existing vegetation, avoids the removal of vegetation and will not detract from the net agricultural land employed in grazing. This is consistent with the objective of **Clause 15.01-6S Design for rural areas**.

**Clauses 15.03-1S Heritage conservation and 15.03-2S Aboriginal Cultural Heritage** ensures the protection and conservation of places of heritage and specifically Aboriginal heritage significance. The proposed development site is located beyond land subject to the Heritage Overlay which identifies the oak trees that line Main Street, and Aboriginal cultural significance that aligns with the waterway to the south, as per the *VicPlan* graphic below. The built form associated with a dwelling is represented by the blue dot and the land subject to cultural heritage shown shade green.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

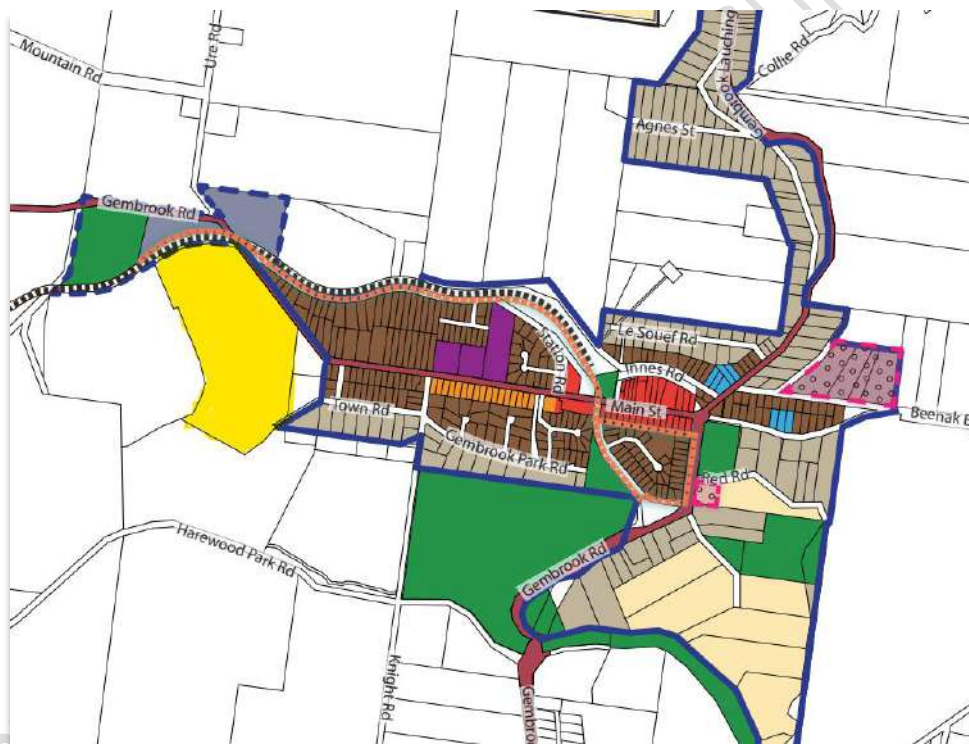
## RELEVANT & INCORPORATED DOCUMENTS

### GEMBROOK TOWNSHIP STRATEGY 2011

The Gembrook Township Strategy, 2009 (referred to as ‘the strategy’ hereafter) outlines the following vision for Gembrook:

*Gembrook is a sustainable Hills community which includes an established township boundary surrounded by farmland and native forest. Gembrook fosters a close knit, welcoming and supportive community with a sense of town pride amongst the locals. The Main Street is economically viable, presenting an interesting mix of businesses for both locals and visitors, whilst preserving a heritage character. Gembrook is a safe and pleasant place to be and is a highly desirable place to live, work and visit.*

The subject site is mapped beyond the western boundary of the Strategic Framework Plan as is indicated by the extract below with the subject site indicated by the yellow highlighted area outside the Gembrook Township boundary.



STRATEGIC FRAMEWORK PLAN (GEMBROOK TOWNSHIP STRATEGY, 2011) WITH THE SUBJECT SITE HIGHLIGHTED YELLOW

Despite the subject land being located outside the Gembrook Township Boundary to which the Township Strategy (2011) applies, it is salient to illustrate that the proposal that is before Council is generally consistent with the objectives of ‘the Strategy’. The strategic objectives outlined for the Gembrook township within the strategy, which are particularly relevant to this proposal include:

- Facilitate developments respectful of the existing township character and the surrounding landscape.
- Retain a mix of lot sizes around Gembrook.
- Protect the landscape and environmental values of the area.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The proposal contemplates a change of use of the land to facilitate residential use on Green Wedge zoned land and buildings and works associated with a dwelling through the internal conversion of an existing shed. The proposal illustrates a sensitivity to the existing rural residential character of Gembrook while accommodating for a modicum of residential growth and continued sustainable land use consistent with the agricultural merits of the site. The proposal balances the preservation of agricultural land use with residential land use and development in a way that ensures the residential employment of the site is subordinate to the continued rural activity.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



## 8. PARTICULAR PROVISIONS

---

The relevant particular provisions/documents that will be addressed are identified below:

- Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions
- Clause 52.29-2 Land adjacent to the principal Road Network

### CLAUSE 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS

---

Clause 51.02 has the following purposes:

- *To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.*
- *To protect productive agricultural land from incompatible uses and development.*
- *To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.*
- *To encourage the location of urban activities in urban areas.*
- *To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.*
- *To provide deeming provisions for metropolitan green wedge land.*

The proposal to amend T210373 to use and develop the land with a dwelling is consistent with the conditions of **Clause 51.02-2 Use of the land** that specifies a dwelling must be the only dwelling on the lot.

The proposal has been shown to be consistent with the above-mentioned purposes given the proposed use and development will not pose any detriment to the existing agricultural use of the site, nor to that of neighbouring sites employed in agricultural land use. The Farm Management Plan by Gallienne & Co provides evidence that the existing DSE is low for Class 2 land and has the capacity to increase the stocking rate. The FMP also recommends diversification of the agricultural land use to address the economic burden associated with transporting stock to uncontaminated pasture to 'clean' cattle prior to slaughter. The agricultural diversification program recommends horticultural and forestry uses that align with the document titled *Alternative Agricultural Land uses Options*, dated August 2004 prepared for Cardinia Shire Council and the Gembrook Rural Review Working Group and had the purpose of identifying alternative industries to replace potato production given its detrimental chemical impacts on the land. As per the recommendations of the FMP, the diversification program requires supervision and justifies the dwelling. Unlike many Green Wedge zoned lots in the area the Falcone property is and will continue to operate as an agricultural property with the residential use of a scale that is subordinate to the agricultural use and compatible with the character of the green wedge land. This is also served by the fact the development is sited on a parcel that has long featured an agricultural shed and benefits from generous setbacks from the road and adjoining lots, is bunkered into the landscape and benefits from visual screening by existing vegetation.

The proposed development has been intentionally sited beyond the land subject to Aboriginal cultural heritage, and contained within an existing fenced off area that is not engaged in agricultural productivity with the development of a scale that is subordinate to the existing rural land use.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## CLAUSE 52.29 LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

Clause 52.29 Land Adjacent to the Principal Road Network has the following purposes:

- To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.
- To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Pursuant to **clause 52.29-2** a permit is required to create or alter access to a road in a Transport Zone 2 (Main Street).

The existing gate an access historically employed to provide access to the site from Main Street benefits from generous site lines, as per below. The intersection of Main Street and Station Road is located 50m to the north. There is a Petrol Service Station located on the northern side of Main Street with the crossover located opposite the gate to the subject site. The access to the site via the existing gate will not alter the volume of traffic as it is only employed for intermittent agricultural purposes. Main Street has a compacted shoulder (dirt) on both side of the road.



ABOVE-THE EXISTING GATE AND CROSSOVER HAS SITE LINES THAT EXTEND 203M TO THE ELBOW TO THE NORTH AND 365M TOP THE ELBOW TO THE SOUTHEAST.

The speed to the south for approaching traffic is 60km/h. The speed for traffic approaching the gate to 1 main street from the north is 60km/h.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



ABOVE- THE SITE LINES FROM THE GATE TO THE ELBOW TO THE NORTH. BELOW – THE SITE LINE TO THE ELBOW IN THE SOUTH.

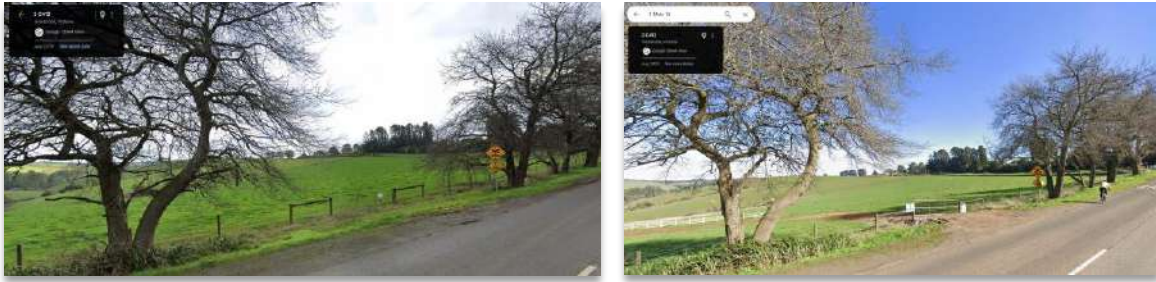


The Town Planning report provides a historic account of the access to the site from 1 Main Street, which has been in existence from the 1940's when the land was farmed by the Licciardo family. A Statutory Declaration, photo evidence and a historic survey provides evidence of the existence of the gate on 1 Main Street. The driveway from 1 Main Street is existing, though aerial imagery shows grass to have grown over the area. When the present owner wanted to reinstate the access that has historically been employed for agricultural purposes, he scraped the surface and applied crushed rock to ensure all-weather access and maintain permeability. This is shown in plans WD01 and WD03 by Craig Civil Designs, 2024. Despite the long term existence of the driveway, we seek to amend T210373 to formalise access from main street.

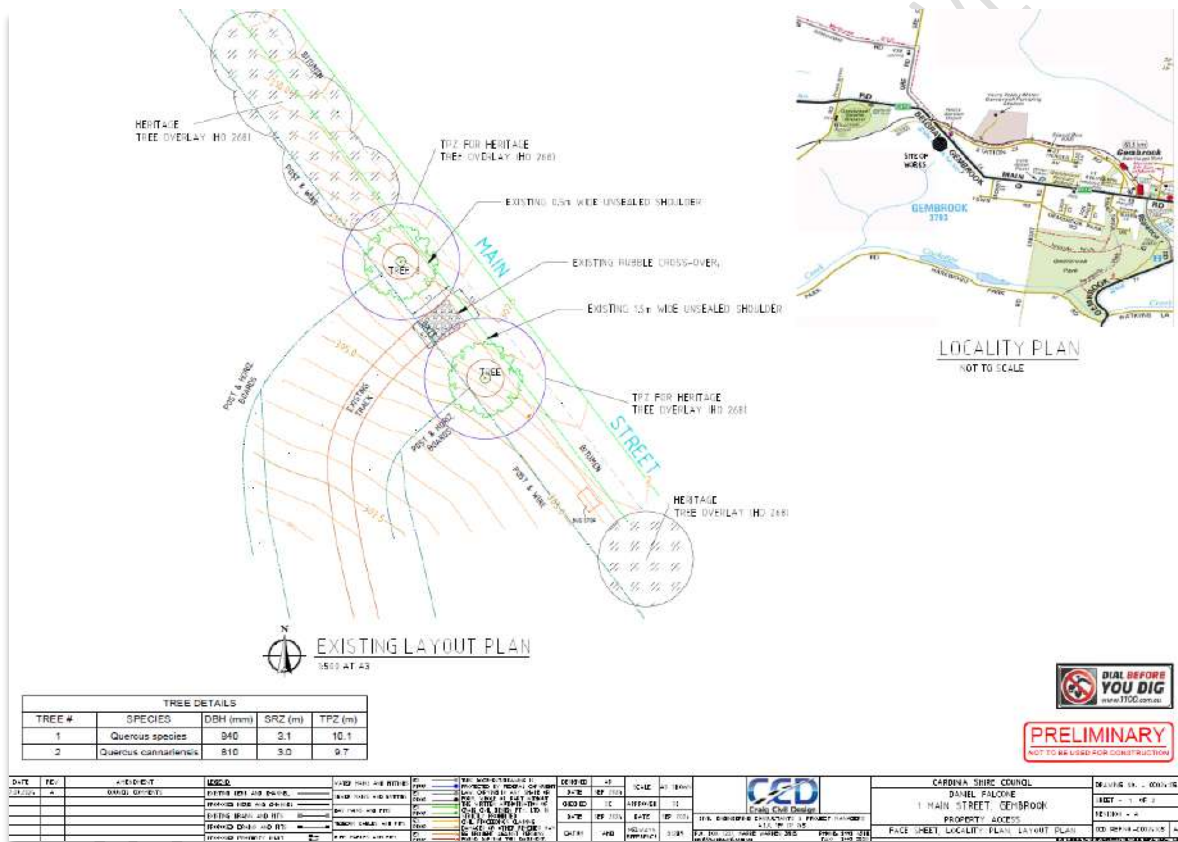


(Clockwise from top left) The access to 1 Main Street from the perspective of Main Street dated March 2008, July 2014, July 2019 and August 2023, when above-grade crushed rock was applied to the crossover to facilitate access for agricultural trucks.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Access for agricultural trucks and transport to the site has long been available, as the dated street views above indicate. The higher than average winter wet period has made all-weather access for agricultural trucks difficult so the land owner has applied crushed rock (above-grade) to the access to ensure trucks maintain traction at this access. A plan of the application of crushed rock is provided by Craig Civil Design, 2024 as per below.



Access to the dwelling will be via 37 Town Road.

It is noted that an application is exempt for notice requirements of section 52 (1)(a), (b), and (c), the decision guidelines of section 64(1), (2) and (3) and the review rights of section 82 (1) of the Act, as per clause 52.29-5.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 9. GENERAL PROVISIONS

---

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 71.02-1 Purpose of the Planning Policy Framework
- Clause 71.02-3 Integrated decision making

### CLAUSE 65 DECISION GUIDELINES

---

**Clause 65** states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 relate to the approval of an application or plan and is relevant to this application.

#### CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

The decision guidelines outlined in Clause 65.01 are applicable to this proposal, in particular:

- *The matters set out in Section 60 of the Act.*
- *Any significant effects the environment, including the contamination of the land, may have on the use or development.*

The land is not identified as being contaminated, other than by Organochlorine chemicals (Dieldrin and DDT), which were employed on the site when it was engaged in potato growing. The site is subject to testing for contamination in soils<sup>7</sup>. The site has since converted to cattle grazing and fortunately, young cattle can be moved to “clean” uncontaminated paddocks to ensure the animal is cleaned of any contaminants prior to slaughter.

The site constraints and considerations of the land including native vegetation, topography and any overland flows have been responded to throughout the design process.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

The planning considerations have been adequately addressed within this report in sections 4-6.

- *The effect on the environment, human health and amenity of the area.*

The proposed use and development do not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.

- *The proximity of the land to any public land.*

<sup>7</sup> The first onsite tests were undertaken in 1988 with the most recent tests dating 4 May 2021 and indicating a significant reduction of residue in the soils since 1988. The site is part of the National Organochlorine Residue Management Program (NORM).

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

The proposal does not adversely impact any public land within the vicinity of the site.

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

Foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality including erosion, or salinity have not been identified during the design process.

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

Stormwater and drainage generated as a result of the development will be retained onsite, likely within water tanks that can be employed to flush toilets and provide irrigation.

- *The extent and character of native vegetation and the likelihood of its destruction.*

There is no Native vegetation on the site that is proposed to be removed. The subject site in its existing state is a highly modified landscape, with the majority of the site cleared for grazing-based agriculture.

- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

The proposal does not contemplate the removal of native vegetation, only two Pinus Radiata trees that are considered weed species and only qualify for permission to remove given their DBH measures in excess of 40cm.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

The site is mapped as a designated bushfire prone area and subject to flooding, which has been addressed in Section 7 of this report. The proposed development is suitably sited and exhibits setbacks from classified vegetation to mitigate fire risk. A BAL assessment has been undertaken and the external treatments of the development are consistent with construction requirements in Section 7 of AS3959:2018 (BAL 29). Additionally, the multiple entry and exit points provides multiple egress options in the case of an emergency.

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Loading and unloading facilities are not relevant to this proposal.

- *The impact the use or development will have on the current and future development and operation of the transport system.*

The proposal does not adversely impact on the current and future development and operation of the transport system.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## CLAUSE 71.02-3 INTEGRATED DECISION MAKING

**Clause 71.02-3 Integrated decision making** seeks to balance the needs and expectations of the community in terms of the provision of built form to accommodate a growing population, protection of the environment, economic wellbeing, various social needs, management of resources and infrastructure.

**Clause 71.02-3** has been updated (February 2022) and aims to balance these needs and expectations through the employment of the Planning Scheme to ensure conflicting objectives are balanced in favour of net community benefit and sustainable development for the benefit present and future generations. It states that in bushfire affected areas, planning must prioritise the protection of human life over all other policy considerations.

Our proposal contemplates the use and development of land in an area identified as bushfire prone. The development has undergone a BAL assessment and the external construction treatments are consistent with the requirements associated with BAL 29. Additionally, the site has multiple entry/egress points and is surrounded by grazing land and potato farms where the ground cover is high moisture content pasture. The proposed residential use and development of the subject site presents an opportunity to balance the residential land use, mitigate the risks associated with the land and preserve the environmental assets and agricultural value on and around the lot.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 10. CONCLUSION

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and should receive Council's support for the following reasons:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the purpose of the Green Wedge Zone.
- As stated in this report, the matters for consideration under the *Planning and Environment Act, 1987* and associated *Planning and Environment Regulations 2015* has been satisfactorily addressed through compliance with the Cardinia Planning Scheme, demonstrating the proposed amendment will not result in detriment to the surrounding area.
- The proposed amendment will ensure consistency with that proposed under application T240308 by removing reference in the permit preamble to an agricultural building and removes condition 9 which reads "The building may only be used for agricultural purposes and must not be used for human habitation". The amendment to T210373 seeks consent for the use and development of the land for a dwelling, the removal of two trees which are weed species and only require consent due to their DBH which is in excess of 40cm, and to formalise access to the site from Main Street to ensure safe, all-weather access for agricultural vehicles to the paddocks. The proposal will not result in detriment to the agricultural capacity of the site or surrounding land, the environment or the rural character of the land.
- Detrimental impacts on native and heritage vegetation have been avoided by the proposal.
- The siting of the built form, which is existing, has taken into consideration the bushfire risks associated with the land, mitigating these risks appropriately.
- The proposal is respectful of the rural character of the area, benefiting from the 'bunkering' effect of the landscape, the screening provided by the existing windrow, generous setbacks from boundaries and the employment of neutral materials and finishes that ensure the built form to be used as a dwelling is a subordinate feature to the open rural character of the neighbourhood and will not detract from the agricultural activity currently conducted in the site and surrounding parcels.

The constraints and considerations of the subject site have been appropriately responded to in the design process, with the proposed use and development thought to successfully integrate into the rural landscape and warrants the support of Council.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

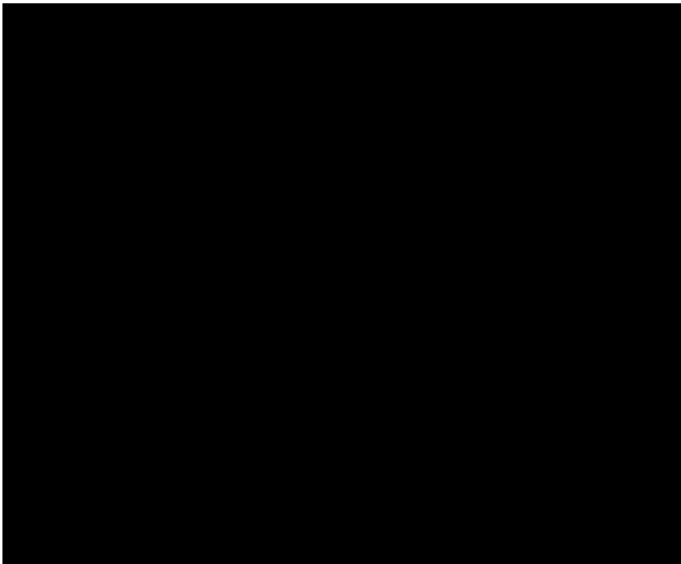
## **Farm Management Plan**



### **Location**

**1 Main Street  
Gembrook Vic 3783**

**(Amended Report following a review of the Farm Management Plan  
dated 22 September 2024)**

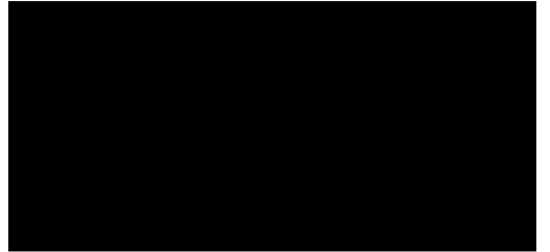
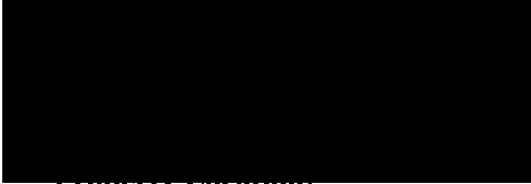


## Contents

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

1. Introduction	3
2. Aerial Photograph	5
3. Existing conditions on the Subject Land	6
3.1 Ground cover	6
3.2 Drainage and Soil Erosion	6
3.3 Fencing	7
3.4 Water supply	7
4. Soils and Land Classification	8
Assessment of Land Quality	8
Definition of Land Quality	8
Land Classification	9
5. Climate	10
5.1 Temperature	10
5.2 Rainfall	10
5.3 Frosts	12
5.4 Sunlight Hours	11
5.5 Global Solar Exposure	11
5.6 Climate Change Predictions for this District	11
6. Soil Analysis	15
7. Interpretation of Soil Analysis	19
8. Revegetation Planting	23
New Approach to selecting species for planting in Victoria	24
9. Animal Production	27
10. General Issues	28
Agricultural Issues	28
Environmental Issues	28
11. Photographs	29
12. Options for landuse	32
13. Summary	34
14. Declaration	34
15. References	35
16. Resume	36

**John Gallienne & Co Pty Ltd**  
ABN 95 892 995 255  
**Agricultural Consultants**



**Property Location:**

1 Main Street  
Gembrook, Victoria 3783

**Application No: T240308 PA**

**Property No: 2084661651**


**Address: L1 PS42333 F034, 1 Main Street, Gembrook Vic 3783**

**1. Introduction**

The Subject Land is on the west side of Gembrook adjacent to the town residential area. The land is zoned Green Wedge Zone.

The landowner is converting an existing shed into a new residence. This provides the opportunity to make changes to the past use of the farm land.

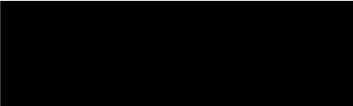
This assessment has been prepared following an inspection of the property, and collection and analysis of four soil samples. Property visited 2 July and 6 August 2024.

 own 51 hectares of adjacent land that they run cattle on. The portion of the overall farm to which this application applies is 19.4 hectares of land formally described as Lot PS925929D.

I have estimated there is currently 0.6 ha excluded from grazing (drive/lane, proposed dwelling and surrounds and irrigation dam). Therefore the property area for grazing and other agricultural activity at this time is calculated as 18.8 ha..

The soil type on the property is termed Red Gradational Soil found overlaying volcanic rocks. This parent material is referred to as Tertiary basalt. The technical soil name is Krasnozem (Ref "Handbook of Australian Soils") its colloquial name is 'Red soil'

The original vegetation was dense forest the most common upper story species were Mountain Ash, Messmate and Narrow-leaved Peppermint.

 is historically part of the large potato growing industry in the Gembrook district. Both seed potatoes and potatoes for human consumption in Victoria and interstate were produced.

Before they was banned in 1987 the chemicals Dieldrin and DDT were used by potato growers to control insect pests in their crops.

Dieldrin and DDT were very effective chemicals however they remain active in the soil for long periods after application, unlike the modern chemicals used nowadays which breakdown in the soil and become inactive.

.In the potato growing rotation pastures were grown between crops, the pastures were grazed by cattle. It was found the Dieldrin and DDT chemicals were building up in fatty tissue in the cattle – consumption of the meat was resulting chemical residues passing into humans.

The first testing for contamination in the soils on this farm occurred in 1988.

Fortunately moving young cattle from contaminated paddocks onto ‘clean’ uncontaminated paddocks for a period of time allowing the chemical to leave the animal prior to slaughter is effective.

The National Organochlorine Residue Management Program is managed in Victoria by the Victorian Department of Agriculture

A Property Management Plan Agreement was prepared in consultation with PIOTR FAUANSKI (Government Veterinary Officer located at Ellinbank), for DANIEL FALCONE on 18 AUGUST 2021.

**Young cattle** are required to be moved for a minimum of 3 months prior to slaughter.

- The cattle are moved to a property at 725 Railway Avenue, Bunyip, for clean grazing decontamination, in the agreement this property identification number is 3CAGP267.
- All calves born on the Gembrook property must also graze ‘clean’ pasture for 3 months before slaughter..

**Older cattle, empty cows and bulls** must leave the property and graze clean pastures for a **minimum of 12 months** before slaughter.

Contaminated soil particles are known to remain active in the ground for 30-50 years.

Through no fault of his own, unfortunately Mr Falcone is forced to work through the National Organochlorine Residue Management Program which he is very carefully following.

The testing program for Dieldrin and DDT on his property continues, the most recent samples tested (4 May 2021) show levels have dropped significantly since 1988 when periodic testing began. It can be expected that the next soil sampling to test the soil for chemical residue will occur in the next 2-3 years ie approximately 40 years since chemical applications ceased.

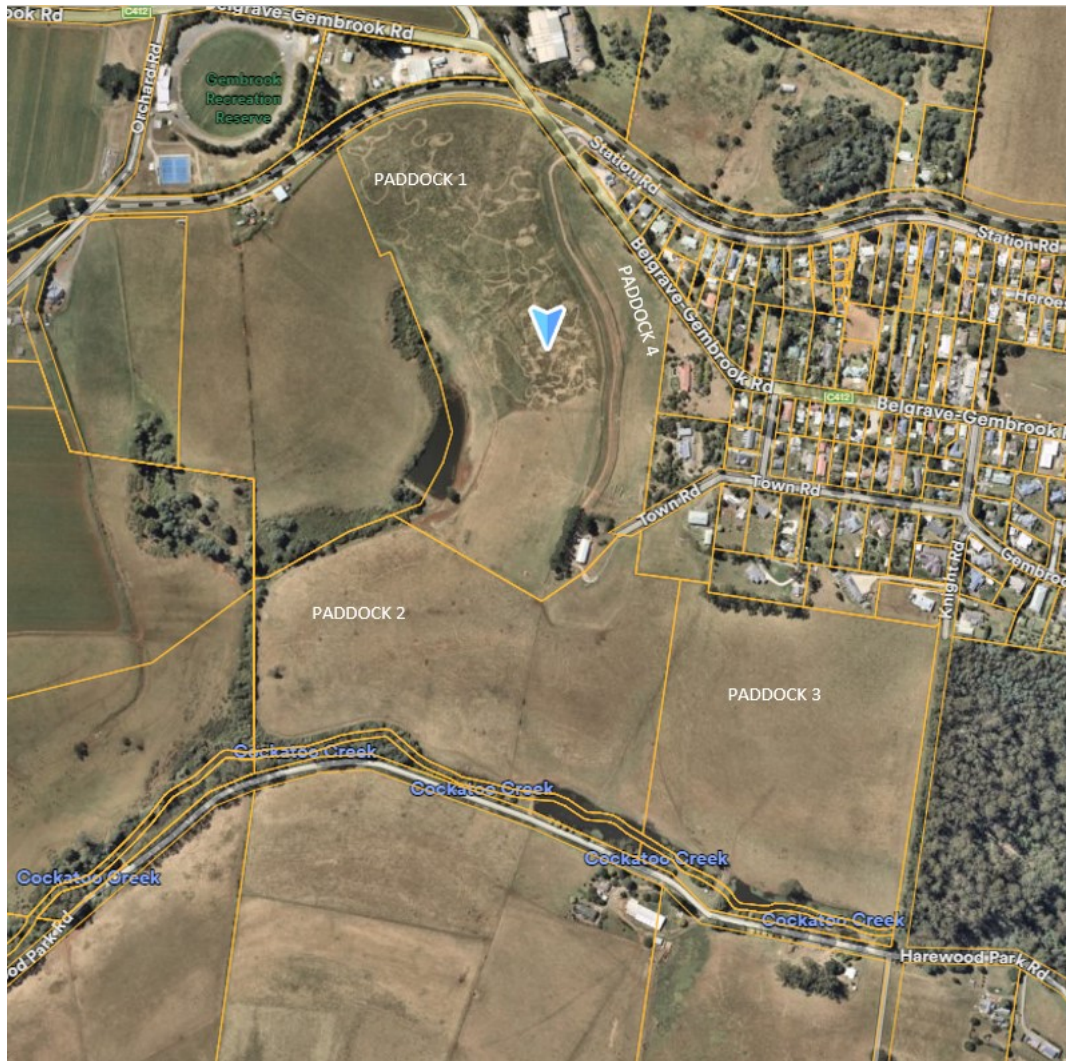
Once living on the property [REDACTED] diversify the agricultural activity on his land.

Beef production will continue however because of the additional costs of moving cattle onto ‘clean’ pastures, once living on site more time can be allocated to grazing management, pasture nutrition and animal health treatments each aimed at increase animal growth rates.and higher stocking rate.

Other possible options (see Page 32) at this point are: - Olive trees and Specialty Timber Production. There is also interest in Fruit trees..

## 2. Aerial Photograph

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



### 3. Existing conditions on the Subject Land

#### 3.1 Ground cover:

A feature of the grazing area is the density of the sward, which is evenly grazed.

Ground cover is high, it is estimated there is a negligible bare ground (less than 5%) which is a requirement for the chemical residue management (NORM Program)

Annual production of Pasture Drymatter (DM) per hectare per year is estimated to be 6.4 tonne of DM per hectare per year. This is well within in the moderate range.

The following species are present:

- Grass Species: Perennial rye grass (*Lolium Perenne*), Cocksfoot (*Dactylis glomerata*), Bentgrass (*Agrostis spp.*), Foggrass (*Holcus lanatus*), Winter grass (sparse) (*Poa annua*), Kikuyu (sparse) (*Pennisetum clandestinum*), natural grasses: Sweet vernal (sparse) (*Anthoxanthum odoratum*).
- Weed Species: Flatweed Catsear (*Hypochoeris radicata*), Wild radish (*Raphanus raphanistrum*), Thistle (sparse) (*Cirsium vulgare*), Capeweed (sparse) (*Arctotheca calendula*), Mouse-ear chickweed (*Cerastium glomeratum*), Mallow(sparse) (*Malva parviflora*).
- Legume Species: White Clover (*Trifolium repens*).

This property is part of the National Organochlorine Residue Management Program. (NORM Program). The program is an industry initiative to assist producers to responsibly manage livestock on land previously contaminated with organochlorine chemicals such as Dieldrin and DDT.

Agriculture Victoria, Animal Health Operations section, has responsibility for this program including any soil analysis for monitoring (Reference: Dr P. Fabijariski PIC: 3CAL024)

The program was started on this property in 1988 and since that time, retesting has shown that Dieldrin and DDT levels have been dropping since then.

#### 3.2 Drainage and Soil Erosion:

There is a small area of shallow erosion in a section of a slope in Paddock 3. This may have been created by stock travelling up and down the slope following the same track in wet weather..

██████████ aware of its location and proposes to back fill with topsoil in autumn 2025.

It is suggested that after back filling and levelling, a bale of old pasture hay is rolled out over the surface, followed by hand spreading a perennial pasture seed blend over the surface (40 grams of seed per square metre)

Finally, erect a temporary fence around the area to exclude cattle for 8-9 months while the sown species fully establish.

The above actions will effectively return the area into a grassed waterway.

### 3.3 Fencing:

All boundary and internal fencing is in good condition, stock proof, and well maintained.

It consists of both plain and barbed wire, with some electric fencing. Gates are a combination of steel cattle gates, and electrified wires.

The regular maintenance of fences and gates is part of the tight management control over the cattle on the property required by the NORM Program.

### 3.4 Water supply:

- This property has access to water for irrigation.

Melbourne Water manage the irrigation water supply in the district, including the annual River Water Licence Fees:

For this Property:

Entitlement No. BEE020163

Licence No. 465/740/0028

Diversion of 25.00 ML (Megaliters) of Water from Cockatoo Creek for the purpose of Irrigation.

The Annual River Water Licence Fees for the period 1 Jul 2024-30 Jun 2025. Invoice No RWP0037534 dated 19/07/2024 was paid on 15/08/24.

Note: While no irrigation has been carried out in recent times, it is essential that the Annual Service Fee, and Volume Fee Charges are paid each year to ensure in the future when irrigation is required the water access will be available.

The network of underground water pipes, hydrants and taps originally installed to irrigate crops (originally potatoes) are still in place across the property.

- Town water is available for use in the dwelling and can be used as an emergency stock drinking water source.

#### **4. Soils and Land Classification**

The main factors that determine the potential of soils are:

- Chemical characteristics such as pH (acidity/alkalinity), and availability of essential plant nutrients.
- Physical characteristics including attributes such as soil structure ease of root penetration, water-holding capacity, and permeability must also be considered.

##### **Overview:**

Land on this property has been recognized historically for horticultural production particularly for potato production, orchards and vegetable crops. Steep slopes were often used for grazing cattle.

Soil type is broadly described as 'Tertiary basalt'. It is derived from a volcanic flow from an eruption point to the north of Gembrook. The soil is naturally well structured, permeable and has good drainage.

Since 1988 the property has been used for grazing cattle and some hay cutting.

##### **Assessment of Land Quality**

Within the region assessment of land quality has been based on inherent land and climatic characteristics which are considered in terms of their effect on versatility and productivity for agricultural use.

The assessment is time stable unless there are major social, economic or technological changes. Highly rated areas will maintain an advantage over lower rated areas. Any good or naturally fertile soils with low to moderate slopes and a reliable and suitable climate will remain more capable of agriculture than areas less supported with these attributes

##### **Definition of Agricultural Quality Classes**

An assessment of the agricultural land within the study area has been carried out according to land classes shown in Table 1. This data has been taken from the Department of Agriculture Assessment of Agricultural Quality in Gippsland Report 1984, by I. R. Swan and A.G. Volum.



Table 1 Definition of Agricultural Quality Classes

Class	General Characteristics
1	Class 1 land is the most versatile with the highest inherent productivity. It is capable of the majority of agricultural uses or is very highly productive pasture under flood irrigation. The growing season is 11 months or 12 months with readily utilized underground water.
2	Class 2 land is highly versatile but has a lower level of inherent productivity than Class 1. It is capable of the majority of agricultural uses but requires greater inputs than Class 1 land to achieve high production. The growing season is at least 10 months or 11 months with readily utilized underground water.
3	Class 3 land generally is of limited versatility but is very good dairying and grazing land. It is sometimes suitable for orchards and extensive area cropping but not suitable for intensive uses such as vegetable growing. Sub-class 3a is suitable for more intensive uses providing particular care is taken to prevent soil erosion, or supplementary irrigation overcomes moisture limitations in the summer. The growing season is at least 9 months or 10 months with readily utilized underground water.
4	Class 4 land is capable of extensive grazing but is generally unsuitable for cropping. Sub-class 4a land is suitable for intensive market gardening but supplementary irrigation, high levels of fertilizer and erosion prevention measures are necessary. The growing season is at least 8 months or 9 months with readily utilized underground water.
5	Class 5 land is marginal agricultural land either because of steep slopes and thin skeletal soils, very steep slopes or growing season less than 9 months.
6	Class 6 land is non- agricultural land because it is unavailable for agriculture.

**Land Classification:**

The land classification on the **Subject Land** is Class 2.

## 5. Climate

The information is historical data from the Bureau of Meteorology (BOM) weather stations including rainfall from Gembrook. Average Daily Sunshine Hours and Daily Global Solar Exposure data is drawn from BOM mapping information.

### 5.1 Temperature:

The monthly mean maximum and minimum temperatures shown in Table 2 are the average of all available daily maxima and minima for the month.

Summer temperatures range from a mean maximum daily temperature of 20 - 22°C.

Winter temperatures range from a mean maximum daily temperature of 9 - 10°C.

Soil temperatures may reach low enough levels to retard plant growth, i.e. less than 7°C some days from late June to late July and low enough to limit nitrification from early June to early August, i.e. less than 9°C on some days. Nitrification is the important process whereby legumes (clovers, Lucerne etc.) convert atmospheric nitrogen into a form which plants can use – it therefore has high importance to the grazing industries and less impact in horticulture.

Wind also has an influence on plant production in particular hot north and north-westerly winds in summer have a damaging effect on plants through drying out plant tissue and/or removing soil moisture.

### 5.2 Rainfall

Average rainfall is 1249 mm per year (90 year average), see Table 2 for details.

January and February are usually the driest months. In most years rainfall is lowest and evaporation highest during these months and therefore limits plant growth unless irrigation is available.

Effective rainfall occurs during the months March - November having a direct influence on pasture production at that time.

**Table 2 Monthly Temperature and Rainfall Data**

	Mean Temperature			Mean Rainfall
	Max	Min		mm
January	22.3	12.1		70.4
February	22.3	12.7		72.2
March	19.9	11.1		89.7
April	16.0	9.4		104.2
May	12.3	7.5		106.3
June	9.6	5.7		115.7
July	9.0	4.9		112.0
August	10.3	5.1		112.7
September	12.5	6.0		118.8
October	15.2	7.2		130.5
November	18.0	9.1		109.5
December	19.9	10.2		100.7

Source: Bureau of Meteorology

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

### 5.3 Frosts

Occurrence of frosts depends very much on local conditions such as topography and vegetation. Thus any data on frosts should be interpreted carefully. Sloping sites are generally less subject to frosts than valleys or depressions, and the differences between two nearby sites can be substantial.

A heavy frost is considered to be 0.0°C or less, when the temperature is between 0.0° and 2.2° conditions are equivalent to a light frost

### 5.4 Average Daily Sunshine Hours

Average Daily Sunshine Hours are shown in Table 3.

Sunlight is important to agriculture because it provides the necessary energy for plant growth. Sunlight assists photosynthesis, which is the process that chlorophyll in plants produces sugar and starch from carbon dioxide and water in the atmosphere

The more sunlight hours per day provided adequate water, warmth and nutrients are available, the more plants will grow.

**Table 3 Average Daily Sunshine Hours**

Month	J	F	M	A	M	J	J	A	S	O	N	D
<b>Sunlight Hours/Day</b>	9	9	7	6	4	4	4	5	6	7	8	8

Source: Bureau of Meteorology

### 5.5 Mean Daily Global Solar Exposure

Data for mean daily global solar exposure is shown in Table 4.

It is the average of all available daily exposure for the month. The Daily Global Solar Exposure is the total solar energy for a day falling on a horizontal ground surface. It is measured from midnight to midnight.

The values are usually highest in clear sun conditions during the summer and lowest during winter or very cloudy days

The data is expressed in Megajoules of Energy (MJ) per metre square.

Solar exposure is gaining importance in agriculture in the following areas:

- Monitoring and predicting plant growth and disease
- Determining plant water requirements for horticultural crops (outside and inside greenhouses)
- Evaporation and irrigation – pastures and broadacre crops

In the case of the information in Table 4 it highlights the significant drop in solar exposure in the period May to August and the requirement to select and manage plant varieties within each crop or ground cover type that have been bred to establish, grow and ripen ready for harvest under those conditions.

**Table 4 Mean Daily Global Solar Exposure (MJ/square metre)**

Month	
January	24
February	21
March	18
April	15
May	9
June	6
July	6
August	6
September	8
October	15
November	21
December	24

Source: Bureau of Meteorology

### **Climatic Conditions Summary**

The following points are a summary of the key climatic conditions in the district.

- Rainfall restriction for plant growth is likely from late December to late March
- There are no temperature restrictions for plant growth during any month.
- Length of growing season in this area is 10 months.
- The occurrence of heavy frosts during the year is low, light frosts may occur June to early September..

### **5.6 Climate change Projections for this District:**

Predictions indicate future climate changes are:

- The warming by 2030 is around 0.5 to 1.4 C relative to 1990 with a tendency for maxima to rise more than minima, least warming in winter, greatest rise in maxima in spring and greatest rise in minima in summer.
- The high projections would make present temperatures occur about two weeks later between February and June, and about two weeks earlier from August to December. In winter and summer, the changes extend to almost one month for minimum temperatures.
- The mid-range rainfall projections indicate decreases of 2% in summer and autumn, 3 to 4% in winter and 7% in spring. The low and high rainfall projections add about +/- 8% uncertainty.
- The projections described above have been designed by CSIRO for raising awareness rather than for application in risk assessment. Uncertainties are relatively small for temperature and moderate for rainfall.

This data was initially determined and made public by CSIRO report Climate Change in Australian Dairy Regions, by K. J. Hennessy 2008

The writer has been following the development of this data since 2008. During that time CSIRO, the Bureau of Meteorology and other scientific research groups have further developed the climate information as it relates to Australia.

There is also significant collaboration with the Intergovernmental Panel on Climate Change's (IPCC).

A copy of their most recent report - **Summary for Policymakers document, regional factsheets and other resources** can be accessed at: <https://www.ipcc.ch/assessment-report/ar6/>

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 6. Soil analysis:

Four soil samples were collected for analysis in relation to planning agricultural and horticultural production in the future.

Samples were submitted to the CSBP Laboratory in Perth WA. The samples were collected by John Gallienne.

Each sample contained the standard 30 cores, 0-10cm deep, and randomly collected from a paddock.

Samples are identified by Paddock number shown on the Farm Plan at Page 5 of this report.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# John Gallienne & Co Pty Ltd

## Soil Analysis Report

**Client** [REDACTED]

**Sample Identification:** Paddock 1 (Sample depth 0-10cm)

**Date:** August 2024

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg (Olsen)</b>	15.5	Low-moderate
<b>Potassium mg/kg (Colwell)</b>	128	Low
<b>Sulphur mg/kg (KCL40)</b>	5.3	Low
<b>pH (1 : 5 water )</b>	5.4	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.5	
<b>Salt dS/m (Elec cond)</b>	0.054	Low - Normal
<b>Organic Carbon %</b>	4.77	Moderate
<b>Copper mg/kg (EDTA)</b>	0.71	Low
<b>Zinc mg/kg (EDTA)</b>	0.62	Low
<b>Manganese mg/kg (EDTA)</b>	14.64	Moderate
<b>Iron mg/kg (Reactive)</b>	100.1	Low
<b>Boron mg/kg (HWS)</b>	1.01	Moderate
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	5.02	
<b>Magnesium meq/100g</b>	1.31	
<b>Sodium meq/100g</b>	1.01	
<b>Potassium meq/100g</b>	0.40	
<b>Aluminium meq/100g</b>	2.401	
<b>Calcium/magnesium ratio</b>	3.8	High - desirable
<b>Sodium % of Cations</b>	2.1%	Low - desirable
<b>Aluminium % of Cations</b>	25.7%	Very High - undesirable

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# John Gallienne & Co Pty Ltd

## Soil Analysis Report

**Client Name:** [REDACTED]

**Sample Identification:** Paddock 2 (Sample depth 0-10cm)

**Date:** August 2024

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg (Olsen)</b>	42.0	High
<b>Potassium mg/kg (Colwell)</b>	213	Moderate
<b>Sulphur mg/kg (KCL40)</b>	5.9	Low
<b>pH (1 : 5 water )</b>	5.3	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.4	
<b>Salt dS/m (Elec cond)</b>	0.056	Low - Normal
<b>Organic Carbon %</b>	5.28	High
<b>Copper mg/kg (EDTA)</b>	0.47	Low
<b>Zinc mg/kg (EDTA)</b>	0.60	Low
<b>Manganese mg/kg (EDTA)</b>	3.79	Moderate
<b>Iron mg/kg (Reactive)</b>	101.5	Low
<b>Boron mg/kg (HWS)</b>	0.90	Moderate
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	4.36	
<b>Magnesium meq/100g</b>	1.02	
<b>Sodium meq/100g</b>	0.14	
<b>Potassium meq/100g</b>	0.58	
<b>Aluminium meq/100g</b>	2.987	
<b>Calcium/magnesium ratio</b>	4.2	High - desirable
<b>Sodium % of Cations</b>	1.4%	Low - desirable
<b>Aluminium % of Cations</b>	30.2%	Very High - undesirable

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia.



# John Gallienne & Co Pty Ltd

## Soil Analysis Report

**Client Name:** [REDACTED]

**Sample Identification:** Paddock 3 (Sample depth 0-10cm)

**Date:** August 2024

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg</b> (Olsen)	50.4	High
<b>Potassium mg/kg</b> (Colwell)	161	Marginal
<b>Sulphur mg/kg</b> (KCL40)	6.2	Low
<b>pH (1 : 5 water )</b>	5.1	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.5	
<b>Salt dS/m (Elec cond)</b>	0.289	Slightly Elevated
<b>Organic Carbon %</b>	4.82	Moderate
<b>Copper mg/kg</b> (EDTA)	0.49	Low
<b>Zinc mg/kg</b> (EDTA)	0.29	Low
<b>Manganese mg/kg</b> (EDTA)	5.42	Moderate
<b>Iron mg/kg</b> (Reactive)	85.3	Low
<b>Boron mg/kg</b> (HWS)	0.97	Moderate
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	4.81	
<b>Magnesium meq/100g</b>	1.30	
<b>Sodium meq/100g</b>	1.01	
<b>Potassium meq/100g</b>	0.47	
<b>Aluminium meq/100g</b>	2.830	
<b>Calcium/magnesium ratio</b>	3.7	High - desirable
<b>Sodium % of Cations</b>	9.6%	Moderate - satisfactory
<b>Aluminium % of Cations</b>	27.0%	Very High - undesirable

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# John Gallienne & Co Pty Ltd

## Soil Analysis Report

**Client Name:** [REDACTED]  
**Sample Identification:** Paddock 4 (Sample depth 0-10cm)  
**Date:** August 2024

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg</b> (Olsen)	33.5	High
<b>Potassium mg/kg</b> (Colwell)	165	Marginal
<b>Sulphur mg/kg</b> (KCL40)	5.7	Low
<b>pH (1 : 5 water )</b>	5.4	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.6	
<b>Salt dS/m (Elec cond)</b>	0.057	Low - Normal
<b>Organic Carbon %</b>	4.89	Moderate
<b>Copper mg/kg</b> (EDTA)	0.38	Low
<b>Zinc mg/kg</b> (EDTA)	0.80	Low
<b>Manganese mg/kg</b> (EDTA)	4.68	Moderate
<b>Iron mg/kg</b> (Reactive)	149.3	Low
<b>Boron mg/kg</b> (HWS)	0.95	Moderate
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	6.68	
<b>Magnesium meq/100g</b>	1.83	
<b>Sodium meq/100g</b>	0.20	
<b>Potassium meq/100g</b>	0.42	
<b>Aluminium meq/100g</b>	2.145	
<b>Calcium/magnesium ratio</b>	3.6	High - desirable
<b>Sodium % of Cations</b>	1.7%	Low - desirable
<b>Aluminium % of Cations</b>	19.0%	High - undesirable

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia.

## 7. Interpretation of Soil Analysis Results:

### Soil pH, Iron and Aluminium:

Soil pH is a measure of the acidity-alkalinity of the soil.

These results are within the strongly acidic range, and satisfactory for pasture growth in an established pasture.

No lime is required at present but would be required when establishing a new pasture. Lime would be required prior to planting some horticultural crops.

Soil Iron levels are within the low and desirable range.

A soil Aluminium % of Cations above 8% is in the high range. In the case of these results all samples are within the very high range.

High aluminium (and iron) in the soil 'fixes' or converts phosphorus into an unavailable form to plants.

In addition, high aluminium in the soil is toxic to legumes. Plant root development is restricted and therefore related plant vigour/density is reduced including recovery after grazing.

To reduce the availability of iron and aluminium when in the high range, lime is applied. In the case of these results the high Aluminium level indicates a lime application is required.

### Organic Carbon:

Organic Carbon is related to the organic matter in the soil. The results are Low.

Organic matter is:

- A buildup of partly decayed plant and animal/microbial residues ie additional sources of plant nutrients.
- Adds nutrients and assists in improving soil structure.
- The greater the organic matter level in a soil the higher the capacity for storage of plant nutrients that can potentially become available for plant growth/animal health.
- It should be remembered that this is not a test that can be used to evaluate soil carbon/carbon credits etc. The latter requires a 0-30cm depth sample, and then submitted to a different analytical test procedure.

### Phosphorus, Potassium and Sulphur:

These are essential plant macronutrients, ie required in large quantities. The results are across a range of values – from high to low.

Test results in the low and moderate range are below that required for continued strong vigorous plant growth (both for horticulture and pastures).

Phosphorous, Sulphur and Potassium interpretations tables are shown below:

- Phosphorus (P) mg/kg - Olsen Test method
  - Low < 12
  - Low-moderate 12 – 15
  - Moderate 16 – 20
  - High >20
- Sulphur (S) mg/kg – KCl 40 Test method
  - Low < 9
  - Moderate 9 – 12
  - High >12
- Potassium (K)

<i>Colwell Test Method Potassium (K) mg/kg</i>				
	Sand/Sandy Loam	Loam	Clay	Peat
Low	<80	<120	<130	<250
Marginal	80 – 120	120 – 180	130 – 200	250 – 350
Moderate	120 – 200	180 – 300	200 – 350	350 – 600
High	200+	300+	350+	600+

**Note:** Where Available Potassium levels are not shown it is usual to display Potassium (K) as meq K/100g. To calculate an approximate Available K value in this situation multiply the meq K/100g result by 391.

**Soil Salinity (Salt - Electrical Conductivity):**

These test results are in the slightly elevated, and low (normal) range. There are no soil salinity issues present in these test results.

**Calcium - Magnesium Ratio:**

This provides a guide to soil structure and its relationship to drainage, root development and plant growth.

A Calcium (Ca) - Magnesium (Mg) ratio above 2.1 indicates the soil is well structured and within the desirable range. Poorly structured soils benefit from an application of Gypsum (Calcium Sulphate).

In this case the results are within the desirable range – there is no requirement for gypsum.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

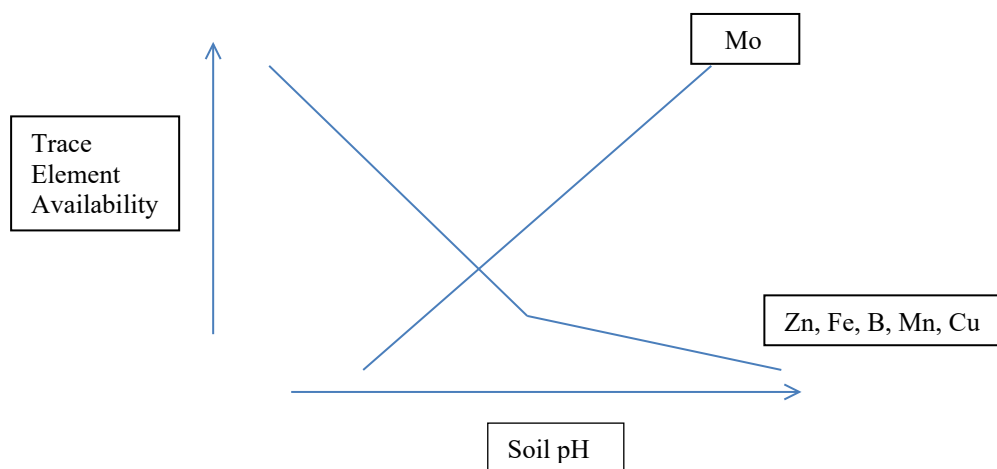
### Trace Elements:

Copper (Cu), Zinc (Zn), Boron (B), and Manganese (Mn) are required in very small quantities, they are referred to as Micro-Nutrients; however they are still essential plant nutrients for application where required.

Soil testing for trace elements provides a guide to their requirements. Plant tissue analysis on specific plant parts at various growth stages is required to accurately determine trace element needs for pasture and horticultural crops.

Soil analysis for the trace element Molybdenum (Mo) is unreliable – plant tissue testing is required.

### Relative Availability of Trace Elements and Soil pH



As a general comment the results in this soil analysis data is that they are within the satisfactory range except for copper and zinc. When farm development activity commences in the future their requirement for application will need to be reassessed.

### Sodium % of Cations:

Saline soils have a Sodium (Na) % of Cations above 8-9%.

At this time these test results are all in the satisfactory range.

### **Understanding priorities for dealing with soil and plant nutrient treatments:**

As a guide, if a section of farmland is poorly drained or very wet for long periods it is important to deal with any drainage problem first.

Then deal with other factors as you work through the examples of issues listed:

- Drainage and waterlogging
- Soil structure, Gypsum, Calcium and Magnesium
- Soil acidity, Iron and Aluminium
- Phosphorous and Sulphur
- Potassium
- Trace Elements

### **Autumn 2025 pasture topdressing recommendation:**

- Paddock 1

Apply 250 kg/ha Super-Potash 2:1.

#### Nutrient applied:

Phosphorous	14.7	kg/ha
Potassium	41.5	-
Sulphur	18.2	-

- Paddocks 2, 3 and 4

Apply 180 kg/ha of Super-Potash 2:1.

#### Nutrient applied:

Phosphorous	10.6	kg/ha
Potassium	29.8	-
Sulphur	13.1	-

#### **Note:**

- Avoid harvesting Paddock 1 for silage or hay in the next three years because of the low phosphorous and potassium levels in the soil test result from that paddock.
- Maintain the current rotational grazing program around all paddocks throughout the year.
- A lime application is recommended for application on all grazing areas in autumn 2026.

Retesting pasture paddocks is recommended in August-September 2027.

## 8. Revegetation planting:

Two locations are suggested for planting out to a combination of trees and understory of shrubs and ground covers. These will enhance biodiversity.

Three planting locations are suggested:

- A windbreak/shelterbelt along the entire length of the subdivision fence between Paddocks 1 and 2, plus 2 and 3.
- Fencing out around the irrigation dams and planting to provide shade and shelter for stock and reduce evaporation losses from the dams.

In each case the plantings will provide shade and shelter for stock, wildlife corridors to enable fauna to move between isolated sections of vegetation, as well as habitat and food source.

**Ordering plants:** Choose a supplier and order 6-12 months before the proposed planting time to ensure you get the preferred species and plant numbers

As a guide when planting.- put trees 3-4m apart, shrubs 2-3m apart and ground covers (Grasses, sedges and rushes) 1-1.5m apart.

**Ground preparation:** Suggest putting in rip lines for the planting lines.

**Fencing:** Erect stock proof fencing with a gate for maintenance access.

**Weed control:** Spray planting locations with a knockdown herbicide or a spray with both knockdown and residual ability. Spot spray a section of ground 600-800mm diameter approximately six weeks prior to planting.

**Planting time:** Aim for late autumn-early winter.

**Planting** (Invite some friends and have a BBQ):

Lay the plants out on the ground where the planting holes are to be dug, make sure a minimum disturbance around the planting holes (150 mm deep and no more than 200mm across).

Gently soak all plants in water before planting.

Put the plants in the hole so that the top of the soil when they were in the pot or tube is at the same level as the surrounding soil in the hole.

Place weed matting or mulch around the plant (No mulch near the stem of the plant)

Water the plant (Add a seaweed based liquid fertiliser to reduce transplant shock).

Protect the plant with a plastic sleeve, supported by three timber stakes.

**Maintenance:**

Check the planting areas regularly during the first year to check plastic shelters, weeds etc. Arrange to purchase replacement plants where required.

**Selection of plants:** I have suggested plants from the Gippsland Bioregion. EVC 23.

**Trees:**

Eucalyptus obliqua	Messmate Stringybark
Eucalyptus radiata	Narrow-leaf Peppermint
Acacia melanoxylon	Blackwood
Acacia mearnsii	Black Wattle
Eucalyptus viminalis	Manna Gum

**Understory Trees and shrubs:**

Melaleuca ericifolia	Swamp Paperbark
Acacia verticillata	Prickly Moses
Acacia stricta	Hop Wattle or Straight Wattle
Banksia marginata	Silver Banksia

**Small shrubs and groundcover:**

Correa reflexa	Common Correa
Dianella revoluta	Black-anther Flax-lily
Lomandra longifolia	Spiny-headed Mat-rush
Epacris impressa	Common Heath

**New approach to selecting species for planting in Victoria:**

The Victorian Government is promoting a new approach when selecting types of plants for use on farm land, and gardens in Victoria.

There is an emphasis (where possible) to select pollinator friendly plants.

Fortunately, many of these desirable/suitable plants are within the previously recommended and commonly selected species.

More information is provided in the tables below:

**POLLINATOR FRIENDLY PLANTS**

CROP PLANTS		
	Peaches	Prunus persica
	Peas	Pisum sativum
	Capsicum	Capsicum annum
	Beans	Phaseolus vulgaris
	Tomatoes	Solanum lycopersicum
NATIVE PLANTS		



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Scrambler	False Sarsparilla	<i>Hardenbergia violacea</i>	
Daisies	Cut-Leaved Daisy	<i>Brachyscome multifida</i>	
	Common Everlasting	<i>Chrysocephalum apiculatum</i>	
	Fringed Everlasting	<i>Chrysocephalum baxteri</i>	
	Clustered Everlasting	<i>Chrysocephalum semipapposum</i>	
	Button Everlasting	<i>Coronidium scorpioides</i>	
	Satin Everlasting	<i>Helichrysum leucopsidium</i>	
	Murnong	<i>Microseris walteri</i>	
	Forbs	Australian Bugle	<i>Ajuga australis</i>
		Sweet Hound's-Tongue	<i>Hackelia suaveolens</i>
		Spreading Flax Lily	<i>Dianella revoluta</i>
Native Flax		<i>Linum marginale</i>	
Australian Buttercup		<i>Ranunculus lappaceus</i>	
Tufted Bluebell		<i>Wahlenbergia capillaris (communis)</i>	
Tall Bluebell		<i>Wahlenbergia stricta</i>	
Blue Dampiera		<i>Dampiera stricta</i>	
Groundcover		Slender Mint	<i>Mentha diemenica</i>
Lillies		Chocolate Lily	<i>Arthropodium strictum</i>
	Bulbine Lily	<i>Bulbine bulbosa</i>	
	Blue Stars	<i>Chamaescilla corymbosa</i>	
Sedge	Red-Fruit Saw-Sedge	<i>Gahnia sieberiana</i>	
Shrubs	Early Wattle, Spreading Wattle	<i>Acacia genistifolia</i>	
	Sweet Wattle	<i>Acacia suaveolens</i>	
	Common Aotus	<i>Aotus ericoides</i>	
	Kurwan, Australian Blackthorn	<i>Bursaria spinosa</i>	
	Crimson Bottlebrush	<i>Callistemon citrinus</i>	
	Common Fringe-Myrtle	<i>Calytrix tetragona</i>	
	White Correa	<i>Correa alba</i>	
	Hop Bitter-Pea	<i>Daviesia latifolia</i>	
	Grey Parrot-Pea	<i>Dillwynia cinerascens</i>	
	Smooth Parrot-Pea	<i>Dillwynia glaberrima</i>	
	Hop Goodenia	<i>Goodenia ovata</i>	
	Woolly Grevillea	<i>Grevillea lanigera</i>	
	Furze Hakea	<i>Hakea ulicina</i>	
	Austral Indigo	<i>Indigofera australis</i>	
	Prickly Teatree	<i>Leptospermum continentale</i>	
	Heath Teatree	<i>Leptospermum myrsinoides</i>	
	Scented Paperbark	<i>Melaleuca squarrosa</i>	
	Tree Violet	<i>Meliccytus dentatus</i>	
	Common Boobialla	<i>Myoporum insulare</i>	
	Snowy Daisy-Bush	<i>Olearia lirata</i>	
Twiggy Daisy-Bush	<i>Olearia ramulosa</i>		
Prickly Geebung	<i>Persoonia juniperina</i>		
Native Wax Flower	<i>Philothea myoporoides</i>		
Large-Leaf Bitter-Pea	<i>Pultenaea daphnoides</i>		
Small-Leaf Bramble	<i>Rubus parvifolius</i>		

	Large Kangaroo-Apple	<i>Solanum laciniatum</i>
Shrub to Trees	Silver Banksia	<i>Banksia marginata</i>
	Tree Lomatia	<i>Lomatia fraseri</i>
	Swamp Paperbark	<i>Melaleuca ericifolia</i>
	Rough-Barked Honey-Myrtle	<i>Melaleuca parvistaminea</i>
	Victorian Christmas Bush	<i>Prostanthera lasianthos</i>
	Lilly Pilly	<i>Syzygium smithii</i>
Trees	Silver Wattle	<i>Acacia dealbata</i>
	Lightwood	<i>Acacia implexa</i>
	Blackwood	<i>Acacia melanoxylon</i>
	Coastal Banksia	<i>Banksia integrifolia</i>
	Blakely's Red-Gum	<i>Eucalyptus blakelyi</i>
	Yertchuk	<i>Eucalyptus consideniensis</i>
	Mealy Stringybark	<i>Eucalyptus cephalocarpa</i>
	Mountain Grey Gum	<i>Eucalyptus cypellocarpa</i>
	White Stringybark	<i>Eucalyptus globoidea</i>
	Tasmanian Blue Gum	<i>Eucalyptus globulus</i>
	Messmate Stringybark	<i>Eucalyptus obliqua</i>
	Narrow-Leaf Peppermint Gum	<i>Eucalyptus radiata</i>
	Manna Gum	<i>Eucalyptus viminalis</i>

### **The Victorian Government has now determined a list of plants that are Prohibited State Weeds.**

The list includes many that have previously been planted on farms and in gardens

- Alligator Weed (*Alternanthera Philoxeroides*)
- Branched Broomrape (*Orobanche ramosa*)
- Camel Thorn (*Alhagi maurorum* Medik)
- Hawkweed (*Pilosella* or *Hieracium* species)
- Horsetail (*Equisetum* species)
- Karoo and giraffe thorn (*Vachellia Acacia* & *Vachellia erioba*)
- Knotweed (*Fallopia japonica*, *Fallopia sachalinensis* & *Fallopia x bahemica*)
- Lagarosiphon (*Lagarosiphon Major*)
- Mesquite (*Prosopis* species)
- Mexican Feather Grass (*Nasselia tenuissima*)
- Parthenium weed (*Parthenium hysterophorus*)
- Perennial ragweed (*Ambrosia psilostachya*)
- Poverty weed (*Iva axillaris*)
- Salvinia (*Salvinia molesta*)
- Tangled Hypericum (*Hypericum triquertrifolium*)
- Water Hyacinth (*Eichhornia crassipes*)

**More information related to undesirable plants is available below:**

<https://agriculture.vic.gov.au/biosecurity/weeds/invasive-plant-classifications>  
<http://www.growmeinstead.com.au/region/victoria.aspx>

## 9. Animal Production

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

### Stocking Rate:

At the time of my inspection there were 28 cattle grazing the property, some were temporarily from an adjacent family farm (steers with an average liveweight of 370 - 390 kg).

Total Stocking rate = 28 x 12 DSE = 336 DSE

Estimated grazing area = 18.8 ha

Total DSE 336 divided by 18.8 ha = 17.8 DSE/ha

This stocking rate is moderate and very sustainable.

### Stocking Rate DSE/ha Calculations

Stocking rate on a farm is used to evaluate grazing pressure on the farm or part of the farm, to calculate feed requirements, and to estimate liveweight gain or meat production.

The standard in Australia is to express stocking rate as Dry Sheep Equivalent (DSE) per hectare. It is based on the quantity of feed - Dry Matter (DM) required by a 45kg liveweight wether sheep per day to maintain body weight. This is calculated at one kgDM/head/day for a 45 kg wether.

**Note:** The hectare area is the “grazing area” on the farm, ie pasture/crop etc on the farm.

### DSE ratings for stock:

	<b>Rating</b>
Beef cows and calves	14-16 DSE/head
Dairy cow (lactating)	15-18 "
Dry cows	10 "
Joined heifers	10 "
18mth heifers	10 "
12mth heifers	9 "
12mth X B steers	12 "
12mth steers	12 "
18-24mth steers	14 "
24-30mth steers	15 "
Adult bulls	14 "
Weaners 9-10mthsm	9 "
Ewe and lamb	2.5 – 3.5 "
Adult Alpaca	2.5 "
Dry ewe	1.5 "
Weaner lamb	1.2 "
Wether	1.0 "
Ram	1.5 "
Pony	6 "
Light horse	10 "
Horse in light work	13.5 "
Horse in heavy work	18.7 "

### **10.1 General Issues:**

The proposal is very suited to the location, and is compatible with nearby land use

No existing vegetation on the Subject Land will be removed, monitoring to control weeds and vermin will continue.

The plan provides for tree, shrub and groundcover plantings that will lead to increased shade, shelter and wildlife corridors, plantings will occur progressively in conjunction with Landcare advice.

There is no additional threat from erosion (when the small section of erosion identified has been repaired), or potential landslip, or any other land degradation process.

The location and soil type is suitable for the proposed landuse.

The proposed landuse relates well to modern sustainable land management practices.

There is no threat to or from activities on adjoining properties that will negatively impact on the proposal now, or in the future. The land would remain in the current landholder's ownership, no open access for public use would be provided.

### **10.2 Agricultural Issues:**

The proposed landuse will not be adversely affected by agricultural activities on adjacent or nearby land due to dust, noise, odour, use of chemicals, farm machinery, traffic or hours of operation.

There are no threats associated with the proposed landuse on this property from chemicals, emissions of odour or other pollutants that could affect local residents, landuse, or other farm activities on neighbouring properties or in the district, or visitors to the landholder's property.

The proposed landuse will not adversely affect the operation and expansion of adjoining or nearby agricultural activities now or in the future.

### **10.3 Environmental Issues:**

The proposal will have no negative impact on the natural physical features and resources of the area including soil and water quality.

The proposed landuse will have no negative impact on the biodiversity of the area including vegetation and fauna habitat.

The writer is unaware of any features of architectural, historic or scientific significance that the proposed landuse will have an impact on.

## Photographs:

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Photograph of erosion down a slope in Paddock 3 and discussed on Page 5 of this report.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Example of fencing on the property  
Stock proof boundary and internal  
subdivisional fencing is a requirement  
under the National Organic Residue  
Management Program



Pasture species in Paddock 2 showing  
good clover and ryegrass. Note the  
pasture has a very dense sward.  
This photo was taken at the time of soil  
sampling (August 2024).



View to south along Paddock 4, to be grazed by cattle.



View from Paddock 2 towards the east.  
The dam is within the property and has a 25 ML capacity.  
The road on the right of the dam is Harewood Park Road  
Paddock 3 is rising up on the left from the dam.

## 12. Options for land use

[REDACTED] property is similar to others in the Gembrook district. Previous generations have cropped the land growing potatoes, and at the time have unknowingly treated the soil to control insect pest in their crops. These soil treatments lead to the contamination of the land through the build-up of chemical residues in the ground.

[REDACTED] has been limited to his current program of grazing young beef cattle in a process that requires grazing the stock on 'clean pastures' for 3 months at another location before marketing them. These restrictions are a burden including creating a situation of very low farm income.

It is expected that at the next NROM Program sampling in 2-3 years, results will show a further reduction in Dieldrin and DDT chemical residue levels. Based on the previous chemical residue testing results, Paddocks 1 and 2 may present as options for establishing more viable options for the Falcone land.

The Cadman Report 'Alternative Agricultural Land Use Options' Dated August 2004 was prepared for The Cardinia Shire Council and the Gembrook Rural Review Working Group. It includes an assessment of land use options at that time. The report identified 15 potential industries that could eventually replace potato production. There were another 35 options that were considered but were not as attractive for investing in.

### Key attributes of the Falcone property (1 Main Street, Gembrook):

- Soil Type – Red soil, deep friable loam, well drained.
- Topography is undulating, with few very steep slopes.
- Farm water supply – Large volume of water available, network of irrigation infrastructure for water distribution over the property
- Strong existing perennial pasture base across all paddocks
- Paddocks are weed free.
- Extensive and well maintained fencing around boundaries and internal subdivision fences.

### Relevant Landuse Options

#### Grazing cattle:

- Cattle could be bred then sold for growing out and fattening at a 'clean pasture' location.
- Continue the current program with slightly increased stock numbers. Initially 40%.

Note: For marketing success nowadays meat must have high genetic quality attributes.

#### Forestry – Timber:

- A long term investment period of 20 -30 years.
- Specialty timbers: Blackwood (*Acacia dealbata*), Black She-oak (*Allocasuarina littoralis*), White Stringy Bark (*E. obliqua*) Mountain Ash (*E. regnans*), Silver Top Ash (*E. eberi*)
- Property location and climate suited to native hardwood species.



- Increasing reliance on private plantation supplies of quality timber due to closure of traditional sources of timber.
- Plantations are subject to council planning regulations.

### **Olive trees (*Olea europaea* cvrs):**

Olives can be grown for pickling or salting, as well as pressed to produce olive oil. They were first grown in Australia in the early 1800s. In the 1970s the industry suffered a large downturn with many trees pulled out.

Olive trees are suited to the climate and soils on the Falcone property.

Now, with recognition of the benefits of olives for human health, Australian processed olives and olive oil are featured in diet and food preparation.

Olive growing factors:

-Preparation takes 12 months prior to planting start date.

-The varieties, Kalamata, Picual, Arbequina and Manzanillo each grow to 5m high, Frantoio grow to 8m. At harvest time tree height is an important efficiency issue.

-Harvest time is usually April – May – June

-Planting at the traditional 5m x 8m grid spacing there will be approximately 250 trees per hectare. Some olive groves have been planted at 5m x5m spacing. The latest tree spacing is 3m x 7m spacing with over-the-row straddle harvesting.

-At 10 years of age, and 3-4m high they will yield approximately 40 kg/tree/year. A 5 year old tree hand-picked onto a tarpaulin will yield 15 kg of olives. Harvesting 15 trees/day, and with 250 trees/hectare it will take 17 days.

-Tree pruning, and olive grove maintenance is one going and time consuming, eg shaping a tree may take 15 minutes a tree, with 250 trees per hectare equates to 60 hours.

-Examples of other jobs are: tree stake checking, fertilising, irrigation, pest and weed control, organic sprays.

Note: At this time it is not possible to prepare financial budgets for the land use activities put forward in this report.

However, from a wide list of possible activities fruit trees is another appropriate option he could establish on this property.

After a careful assessment those shown above are the most appropriate for the immediate to longer term.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**13. Summary:**

The proposed residence has been placed in the existing developed part of the property to avoid new development on the optimal productive land, available for grazing, horticultural and forestry use.

There will not be any loss of scarce productive land resource that could be utilized for profitable land use within the Gembrook landscape.

The proposed dwelling has been located to facilitate and support effective property management provide a security presence, as well as safe and efficient site access. There is no requirement to remove native vegetation.

The timing of the opportunity to reside permanently on the property is coinciding with the improving circumstances in relation to the chemical contamination of the land during the years of potato growing prior to the 1980s.

**14. Declaration:**

I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Report.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 15. References:

Australian Government Bureau of Meteorology – Climate records

Department of Sustainability and Environment – EVC/Bioregion Benchmark for Vegetation Quality Assessment.

Alternative Agricultural Land Use Options. CAS Agribusiness Services, August 2004

1987-1988: The Dieldrin Contamination Issue: Gembrook (Vic) -Northern Ranges Green Wedge Management Plan Issues Paper June 2010.

Melbourne Water Invoices and Fact Sheet 2023/2024.

AMAL Analytical Laboratory, Certificate of Analysis Number 36724, dated 9 Sept 2020.

Agriculture Victoria Animal Health Operations, Property Report dated 29 June 2021.

Vine and Vineyard Water requirements. Final Report to GWRDC Project No GWR 02/02 dated 31 December 2002.

Land Management Plan Guide, Mitchell Shire Council, Document Version 4 dated July 2020.

Victorian horticulture industry Fast Facts. Agriculture Victoria dated January 2023.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 16. Resume

### Resume

**Name:**



**Address:**

2 Kent Street, Warragul 3820

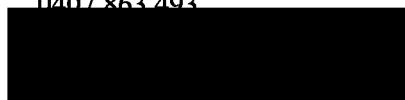
**Postal Address:**

PO Box 408, Warragul 3820

**Mobile:**

0407 863 493

**E-mail:**



**Current Position:**

Managing Director, John Gallienne & Co Pty Ltd

**Qualifications:**

Chartered Agriculturalist

Certificate IV in Assessment and Workplace Training. Rural Industries Skills Training 2000

Melbourne University Postgraduate Diploma of Agricultural Extension, 1977

Agriculture Diploma, 1965

**Adult Education:**

Extensive participation in Seminars, Workshops and Courses covering aspects of personal development, agronomy and environmental practices, agricultural marketing, financial management and work place training.

**Memberships and**

**Associations**

Grassland Society of Southern Australia INC. (Life Member)

Member of Ag-Institute Australia (MAIA)

Certified Practising Agriculturalist (CPAg)

Chartered Agriculturalist (CAg)

Member Rotary Club of Warragul

## Agricultural Consultancy

Established own consultancy practice specialising in agricultural production planning and environmental issues related to beef, sheep, dairy and horticulture enterprises, with particular emphasis on major projects related to - land management, soil-plant-animal relationships, land development and irrigation, forestry and product review and evaluation.

- Current farmer client base is within Gippsland, North-East and Western District Victoria and Melbourne peri urban area. Previously included Tasmania, and New South Wales.
- Facilitate farmer discussion groups for beef, sheep and dairy enterprises in Gippsland. Currently managing three farmer discussion groups - this includes a producer funded group (established in 2004) and two groups funded by Meat and Livestock Australia and Agriculture Victoria
- Currently working on Marinus Link Project electricity interconnector between Tasmania and Victorian Grid. Assessing impacts on Agriculture and Forestry and the route for this underground high voltage power cables.
- Preparation of Tech Notes for industry organisations working with beef, sheep and dairy producers. Presentations via phone seminars to farmers, agribusiness professionals and service providers.
- Engaged to work with landholders and project managers on the agricultural/landuse and compensation matters related to the Desalination project (Wonthaggi to Cranbourne in Victoria) construction of underground water pipeline, plus adjacent power supply and communication cables
- Project Mentor for the West Gippsland Catchment Management Authority (WGCMA) Core4 program working with farmers to reduce sediment and nutrient loss from farm land in Central Gippsland. including the Maffra Irrigation area
- Completed work on WGCMA program to determine sediment and nutrient loss from farms in the Corner Inlet and Nooramunga catchments in South Gippsland.
- Consultant and expert witness to legal firms and insurance companies in the areas of farm management practices, land productivity assessments and compensation claims. Attend mediation meetings, VCAT hearings and Court cases.
- Worked on agricultural matters, associated with route selection, agricultural impact minimisation and land restoration with the Basslink Project electricity grid connection both in Victoria and Tasmania.
- Dairy Australia Fert\$mart program development, provision of ongoing training in the Fert\$mart Soils and Nutrient program for farmers and rural service providers
- Initiated and coordinated the Far East Victoria Landcare Pasture Grazing Trial at Orbost from 2012-2015 investigating soil and plant production factors. Interpreting changes in pasture consumption, grazing management and financial parameters.
- Carried out land suitability and irrigation investigations for the Bunyip Food Belt project for Cardinia Shire and City of Casey. Project involves use of Class A recycled water over 28,494 hectares of land suitable for vegetable production.
- Prepared agricultural impact studies for Vicroads on future freeway alignments within horticultural and grazing industries, Traralgon to Kilmany (ongoing).

Fiveways/Clyde-Cranbourne-Berwick districts, Calder Freeway (Faraday to Ravenswood), and Pakenham to South Gippsland Highway (Koo Wee Rup) freeway link.

- Preparation of Agricultural Impacts Study for DESAL project overhead/underground electricity supply options for Cardinia Shire. Presentation to State Government EES Panel. Assistance to South Gippsland and Bass Coast shires and landholders with preparation and presentation of agricultural matters.
- Consultant for planning agricultural aspects / remedial work for Esso Pipe Line installation Sale to Hastings and Bald Hills Wind Farm (South Gippsland).
- Conducted training programs for Community College Gippsland McMillan Campus (Sustainable Pasture/crop Production). Staff training for Bendigo Bank, Commonwealth Bank and Rabobank, Department of Environment and Primary Industries staff training, Landcare groups.
- Prepared and participated in ‘Tactics for Tight Times’ the Dairy Australia/GippsDairy program during low milk income and drought, now the ongoing ‘Taking Stock’ program to assist farmers to cope with the dry season impact on dairy production/farm management.
- Engaged by DEPI, Baw Baw Shire, and Cardinia Shire after Feb 2009 bushfires to provide staff training, conduct field days prepare tech notes and newspaper editorial for landholders and agricultural service providers. This work has since been used by similar agencies in other parts of Victoria and interstate.
- Project Manager for the Dairy Australia Gippsland Focus Farms project 2000-2018. Project emphasis on farm production, farm financials, farm family matters and environmental issues.
- Conducted confidential product evaluation projects on pasture and crop species, soil ameliorants, plant nutrition, and plant and animal foliar treatments for University research groups (Vic and SA) and Agribusiness.

Pivot Limited

August 1982 – 30 April 1995

Senior Agronomist involved in the agronomic aspects of soil-plant-animal nutrient programs for the grazing, horticultural and cereal growing industries.

In particular:

- Supporting company executives with advice and feedback on agronomic activities including product evaluation.
- Initiated agronomy training programs in Tasmania as part of Pivot’s introduction to that State, including liaison with key government and industry groups.
- Monitoring existing and evaluating new products from Australia and overseas for the rural industries in Pivot’s market place. Evaluating research and demonstration projects put forward for funding with particular emphasis on “on farm” benefits and environmental issues.
- Provision of training programs for staff and company agents.
- Preparation and review of media material, field day activities, either as a company alone or in conjunction with government and industry groups.

Prior to 1982 employed by Victorian Department of Agriculture for 14 years, working on research in agronomy, animal production and land use planning.

1 July 2024



# Treed *environs*

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

---

## ARBORICULTURAL ASSESSMENT & REPORT

1 MAIN STREET & 37 TOWN ROAD,  
GEMBROOK

---

Prepared by  
**Treed *environs***

December 2024

▪ TREES ▪ NATIVE VEGETATION ▪ BUSHFIRE MANAGEMENT

TERRASTYLIS PTY LTD ACN 080 282 506 ATF The Holly Patch Trust ABN 68 452 276 207 Tas TREED ENVIRONS

10 MEADOWVIEW LANE EMERALD VIC 3782 jeff@treedenvirons.com.au Phone 0419 899 446

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

# Table of Contents

<b>1</b>	<b>INTRODUCTION AND PURPOSE</b> .....	<b>1</b>
<b>2</b>	<b>AUSTRALIAN STANDARD</b> .....	<b>1</b>
2.1	Draft AS 4970: 2024 .....	1
<b>3</b>	<b>ASSESSMENT PROCESS</b> .....	<b>1</b>
3.1	Plans considered.....	2
3.2	Definitions.....	2
<b>4</b>	<b>PLANNING AND REGULATORY CONTROLS</b> .....	<b>2</b>
4.1	Zone and Overlay controls .....	2
4.1.1	Heritage Overlay Schedule HO268.....	2
4.1.2	Environmental Significance Overlay Schedule 1 .....	2
4.1.3	Significant Landscape Overlay Schedule 1 .....	2
4.2	Local Law .....	2
4.3	Assessment basis .....	2
<b>5</b>	<b>TREES REMOVED FROM SITE.</b> .....	<b>3</b>
<b>6</b>	<b>EXISTING SITE CONDITIONS</b> .....	<b>3</b>
<b>7</b>	<b>INTEGRATED TREE RATING</b> .....	<b>4</b>
<b>8</b>	<b>DEVELOPMENT IMPACTS</b> .....	<b>4</b>
8.1	Above ground impacts.....	4
8.2	Below ground impacts .....	5
8.3	Indirect impacts .....	5
<b>9</b>	<b>CONCLUSION AND RECOMMENDATIONS</b> .....	<b>7</b>
9.1	Trees with an Exceptional Rating .....	7
9.1	Trees with a Moderate Rating.....	7
9.2	Trees with a Fair Rating .....	7
9.3	Trees with a Low Rating .....	7
<b>10</b>	<b>SITE PLAN</b> .....	<b>8</b>
<b>11</b>	<b>PHOTOGRAPHS</b> .....	<b>10</b>
	<b>APPENDIX 1 - EXPLANATION OF TERMS</b> .....	<b>12</b>
	<b>APPENDIX 2 - NATIONAL TRUST OF AUSTRALIA CRITERIA FOR TRUST TREES</b> .....	<b>18</b>
	<b>APPENDIX 3 - GUIDELINES FOR PROTECTION OF TREES ON CONSTRUCTION SITES ©</b> .....	<b>19</b>
	<b>APPENDIX 4 - TERMS OF ENGAGEMENT</b> .....	<b>21</b>



# 1 Introduction and purpose

The purpose of this report is to enable informed decisions to be made concerning tree retention on or adjacent to the subject site. This report sets out, for each tree assessed, the:

- Physical parameters, height, canopy spread and trunk diameter.
- Health, architecture, and condition.
- Life stage.
- Significance to the local area, and
- Ownership or location of the tree.

These elements are combined, refer to section 7 of this report, to create the Integrated Tree Rating (ITR) for each tree. The ITR comes in four levels – Low, Fair, Moderate and Exceptional – and forms the basis of determining the amount of effort and resources that should be put into retaining a tree.

## 2 Australian Standard

This report has been prepared having regard to AS 4970: 2009 – Protection of trees on development sites. Terms used in this report are used consistently with definitions of terms in AS 4970.

### 2.1 Draft AS 4970: 2024

A Draft AS 4970: 2024 has been prepared and open for the public to review and submission of comments. As the DR AS 4970:2024 has not been published as an AS it has not been considered in the preparation of this report.

## 3 Assessment process

Jeff Latter, B. Forest Science (Melb.), TRAQ (ISA), Principal Consultant Treed environs, inspected the site in August 2024. 4 trees on or adjoining the site were assessed. Trees 1 & 2 are on the nature strip of Main Street and Trees 3 & 4 are adjoining the proposed dwelling on the southern end of 1 Main Street with access from Town Road. A separate boundary realignment subdivision is being undertaken between 1 Main Street and 37 Town Road. The subdivision does not affect the location of the assessed trees which are located adjoining or on 1 Main Street. In this report **the site** means the property known as 1 Main Street Gembrook as being adjusted by the boundary realignment subdivision and **the nature strip** refers the verge of Main Street adjoining the site and the area between and around Trees 1 and 2 in particular.

Inspection was carried out from the ground and no sampling or boring was undertaken. Unless otherwise specified only trees over 5.0 metres in height, excluding weed species, were assessed. Inspection was undertaken in accordance with the Visual Tree Assessment method developed by Mattheck and Breloar.

Tree numbers have been marked on proposed development plans. Photographs of the trees are also included in this report.

### 3.1 Plans considered

The impact on assessed trees is based on AS and the following plans

Produced by	Job No	Title	Date	Revision

### 3.2 Definitions

Definitions, abbreviations and symbols and used in this report are defined Appendix 1

## 4 Planning and regulatory controls

Approval may be required prior to removal of vegetation and in particular trees. The most common controls are overlay controls in planning schemes but there are a range of other controls that may apply in certain circumstances including Local Laws and other legislation including the Flora and Fauna Guarantee Act (on public land including roads). The schedules to the ESO and SLO have a list of weed species that are exempt.

### 4.1 Zone and Overlay controls

An online check of the planning controls has been undertaken and this has revealed that the site is zoned Green Wedge Zone 2 and the naturestrip Transport Zone 2 – Principal Road Network. The site is included in Environmental Significance Overlay schedule 1 and Significant Landscape Overlay schedule 1 and partly within Heritage Overlay 268. The naturestrip is included in Significant Landscape Overlay Schedule 1 and partly within Heritage Overlay 268. Clause 52.17 will apply to native vegetation on the site or on the naturestrip unless exempt. that affects vegetation.

#### 4.1.1 Heritage Overlay Schedule HO268

This overlay applies to Oak trees on Main Street including Trees 1 and 2 on the naturestrip. HO268 extends into the subject site and a permit may be required for works within the overlay.

#### 4.1.2 Environmental Significance Overlay Schedule 1

This overlay applies to Trees including dead trees unless exempt.

#### 4.1.3 Significant Landscape Overlay Schedule 1

This overlay appears to apply to all vegetation unless exempt. Clause 52.17 Native vegetation

This control applies to native vegetation (meaning species that part of natural range is in Victoria) unless exempt.

### 4.2 Local Law

Cardinia Shire Council does not have a Local Law that affects trees on private land and tree controls are generally under the planning scheme.

### 4.3 Assessment basis

The assessment of trees has considered the planning controls.

## 5 Trees removed from site.

There are no signs that suggest that trees requiring a permit have been removed from the site within the previous 12 months.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 6 Existing site conditions

The site is a rural property formerly used for intensive agriculture (cropping) and now used for grazing. There is a shed at the southern end of the site which is proposed to be converted into a dwelling. The gate/crossover from Main Street to the property is between Trees 1 & 2. The gate/crossover has been used in conjunction with agricultural uses of the site. Google Streetview shows images of the gate/crossover back to 2008. The 2021 Streetview image shows the crossover had recently been surfaced with crushed rock. Field notes from previous surveys show the gate/crossover was present in 1997.

The assessment data is shown on the following table.

**Table 1: Tree assessment data**

Tree No	Species	Character	Health	Architecture	Condition	Life Stage	Significance	DBH (mm)	Height (m)	Canopy Spread (m)	ITR
1	Quercus species	X	F	F	F	M	M	840	11	14	E
2	Quercus cannariensis	X	F	F	F	M	M	810	11	10	E
3	Pinus radiata	XW	F	F	F	M	N	840	17	12	L
4	Pinus radiata	XW	F	P	P	M	N	600	20	10	L

The meaning of the categories shown in the tables is defined in Appendix 1. For convenience, the DBH (in accordance with AS 4970-2009) and Integrated Tree Rating have been shown in the above table. These characteristics have been determined in accordance with the definitions.

## 7 Integrated Tree Rating

The ITR is a result of analysis of all assessed characteristics for a particular tree and its location. Accordingly assessed trees not on the subject property are rated higher than trees on the subject site. This weighting ensures that due regard is had to trees adjoining the site.

General recommendations for each rating are:

**EXCEPTIONAL:** Exceptional trees should be retained and protected.

**MODERATE:** It is desirable that Moderate trees be retained and protected due to their high significance and the difficulty in providing adequate replacement landscaping.

**FAIR:** Fair trees are suitable for retention but due to significance, condition, relatively small size, or young age have relatively little value or can readily be replaced with similar value trees. These trees can be retained when clear of development or removed and replaced to achieve a better development outcome.

**LOW:** Trees rated Low have little if any value. Some of these trees may be unstable or pose higher than acceptable levels of risk. There is little reason to retain these trees.

For each tree the SRZ, TPZ and LOA have been determined. For each tree with an ITR above a Low, these, together with canopy impacts, form the basis for determining the minimum distance development must be from each tree to enable its retention and ensure that the tree will remain viable. If design has been undertaken the design setback from each tree is compared with the structural and absorber root radii and comments made on whether the setback is adequate for retention of the tree. These elements should meet local government requirements regarding arborists or arboricultural consultants' reports.

## 8 Development Impacts

The potential impact of the proposed development is considered in this section. The impact is only considered in detail for trees with ITR of Exceptional, Moderate or Fair. This section considers the proposed development plan. If, on the other hand, the tree assessment is being prepared prior to development plan preparation provides set back distances to guide potential development.

### 8.1 Above ground impacts

The above ground impacts of a proposed development are usually readily assessable. Providing works are located outside the drip line then the impact will be minimal. Care must be taken during demolition and excavation to ensure that trees are not damaged by equipment. Particular attention must be placed on protecting the trunk and major branches from unintentional damage. Trunk protection may be required if work is being undertaken near a tree. Pruning of the tree canopy is generally acceptable providing the pruning is undertaken by competent personnel and in accordance with the Australian Standard (AS 4373-2007 Pruning of amenity trees). Providing the pruning does not disfigure the tree it may be appropriate to remove up to 20% of the leaf area. Table 2 shows the radius, from the centre of the trunk, at which leaf area will be reduced by 20% if the pruning is done on one side of the tree only. This radius is based on the average canopy spread and should only be used as a guide.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## 8.2 Below ground impacts

The potential for impact on the elements of the tree below the ground will depend on the distribution of the tree root system.

Tree roots carry out two main functions:

- a) **Structural roots.** The structural roots are actively involved in supporting the above ground sections of the tree in a generally upright position.
- b) **Absorber roots.** The absorber roots are active, in association with fungi (mycorrhiza), in absorbing water and nutrients from the ground.

Whilst a tree only has one set of roots, the root areas can be considered to carry out these two functions independently. The structural root radius and tree protection zone can be defined by the trunk diameter. The extent of disturbance a tree can tolerate depends on the nature of disturbance. The Australian Standard (AS 4970) defines a Tree Protection Zone (TPZ) based on trunk diameter. The standard allows encroachment up to 10% of the TPZ area providing additional root area is protected. The SRZ, TPZ and the LOA are shown in table 2.

## 8.3 Indirect impacts

There may be additional impacts on the trees, other than the direct impacts discussed above. Care must be taken to ensure that soil compaction is minimised in the vicinity of any trees being retained. Indirect impacts may be caused through changes to drainage or maintenance requirements. The location of services has not been shown on the plans and it has been assumed that services will be installed well clear of retained trees or through low impact means such as directional boring or similar techniques. Trees to be retained should be managed in accordance with the attached guidelines (Appendix 3).

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Table 2: Preliminary assessment of development impacts (refer to 8.3 above)**

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	9.3	3.1	10.1	6.9	7.0	3.5	Development is outside the canopy area.	Development is outside the SRZ and within acceptable limits for maintaining tree stability, health and vigour with appropriate compensating area
2	9.8	3.0	9.7	6.6	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
3	4.9	3.1	10.1	6.9	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
4	7.5	2.7	7.2	4.9	5.0	2.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

**Table 2: Impact on roots and canopy**

*Note: The Structural root zone and Tree Protection Zone have been calculated in accordance with AS 4970-2009. The 10% TPZ loss is the radius of TPZ (AS 4970) at which 10% of TPZ area will be lost with development on one side only.*

## 9 Conclusion and recommendations

In this conclusion trees are considered based on the Integrated Tree Rating assigned to each Tree. Section 7 provides general recommendations for trees of different ratings.

### 9.1 Trees with an Exceptional Rating

Trees 1 & 2 were identified as having an Exceptional Rating. The surfacing of the crossover does not encroach into the TPZ of Tree 2 and encroaches by 0.8 of a metre into the TPZ of Tree 1. Utilizing the Council Arboriculture Victoria online tool AS 4970-2009 Calculator, the surfacing of the existing crossover encroaches 4.1 m<sup>2</sup> or 1.3% into the TPZ of Tree 1.

The resurfacing of the existing crossover with crushed rock will not have a significant impact on the adjoining Trees numbered 1 and 2. The encroachment into the TPZ of Tree 1 is approximately 1.3% which is well under the minor encroachment level of 10%. The encroachment will not have any meaningful impact on Tree 1.

### 9.1 Trees with a Moderate Rating

No Trees were identified as having a Moderate Rating.

### 9.2 Trees with a Fair Rating

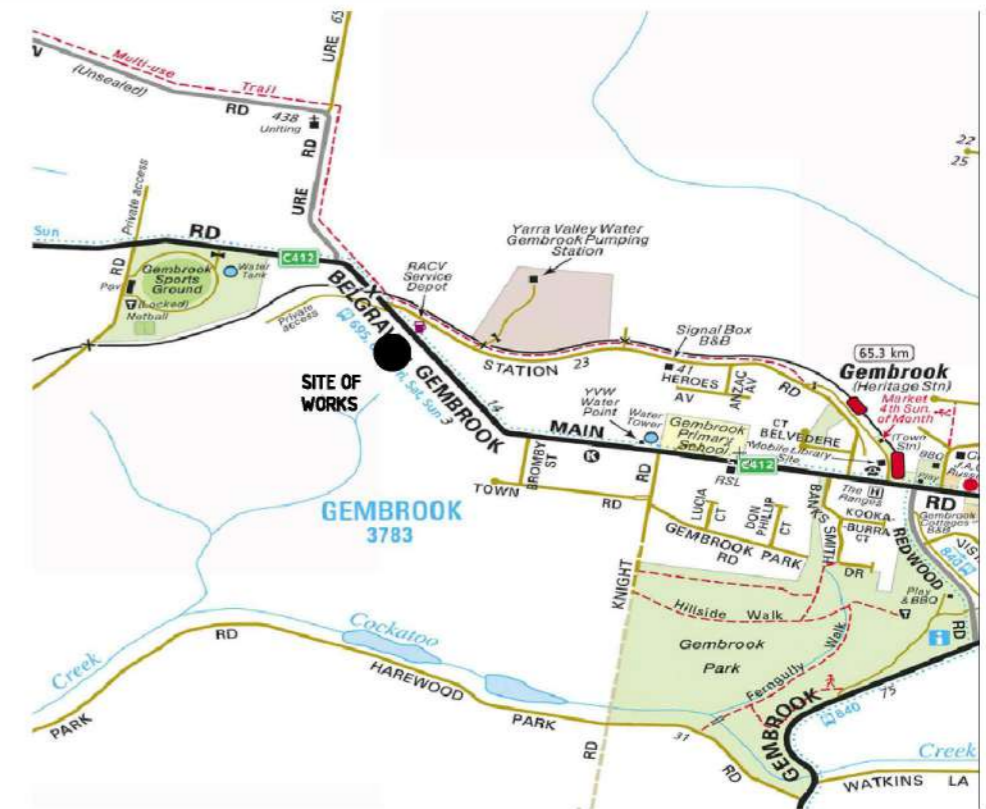
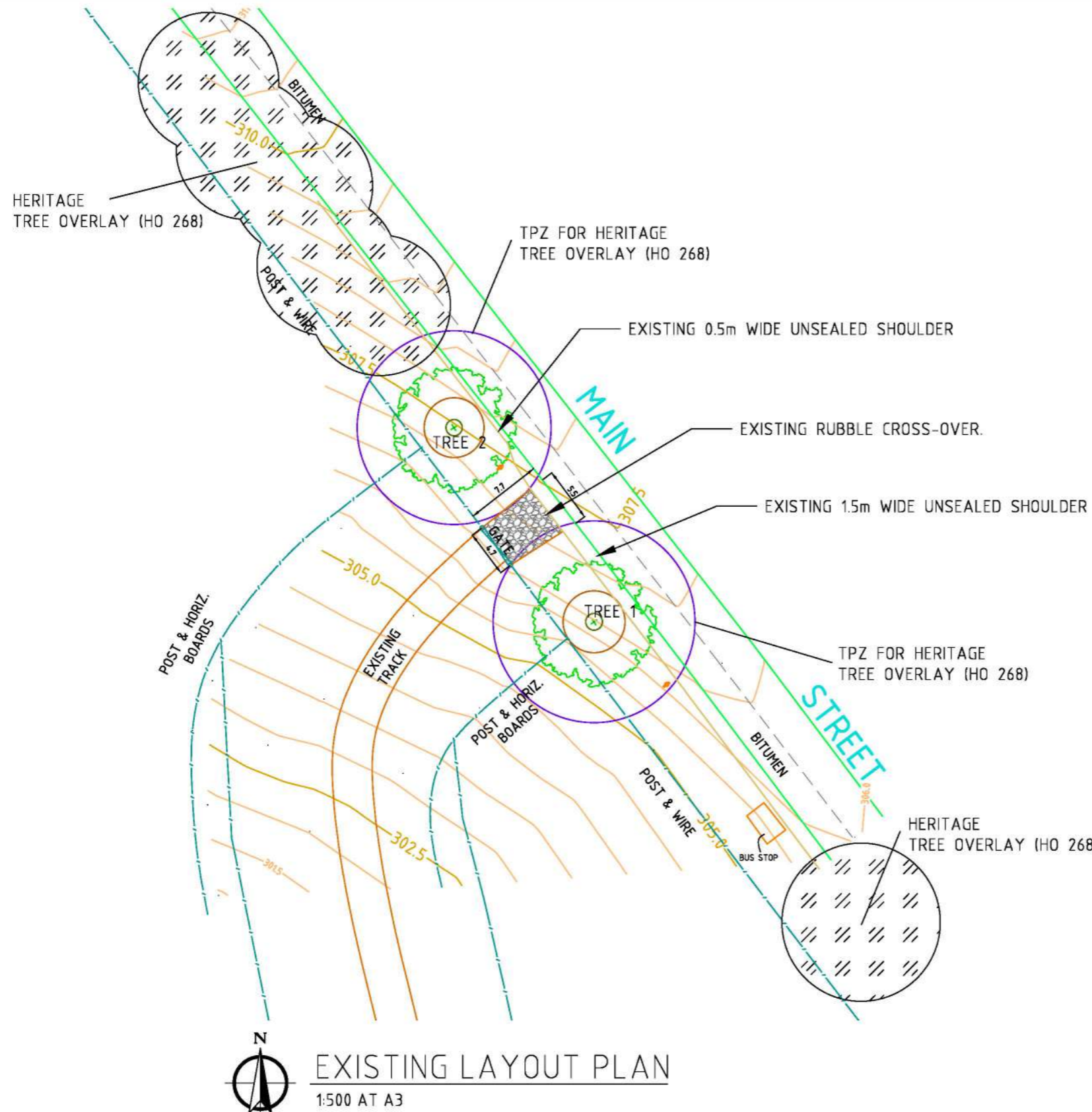
No Trees were identified as having a Fair Rating.

### 9.3 Trees with a Low Rating

Trees 3 & 4 were identified as having a Low Rating. The proposed cut for the garage will cut into the TPZ of Tree 3. Tree 3 will also overhang the roof of the carport. Tree 4 has poor architecture due to bifurcation in the trunk. It is recommended that both trees should be



9899446.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TREE DETAILS				
TREE #	SPECIES	DBH (mm)	SRZ (m)	TPZ (m)
1	Quercus species	840	3.1	10.1
2	Quercus canariensis	810	3.0	9.7



EXISTING LAYOUT PLAN  
1:500 AT A3



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

DATE	REV	AMENDMENT	LEGEND	WATER MAINS AND FITTINGS	EX. PROP.	THIS DOCUMENT/DRAWING IS PROTECTED BY FEDERAL COPYRIGHT	DESIGNED	AR	SCALE	AS SHOWN	 CIVIL ENGINEERING CONSULTANTS & PROJECT MANAGERS A.C.N. 159 212 245 P.O. BOX 1207, NARRE WARREN 3805 mail@craigcivil.com.au	DRAWING NO. - CCQ24105-01 SHEET - 1 OF 2 REVISION - A CD REF.NO.-CCQ24105 A1
17.09.2024	A	COUNCIL COMMENTS	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. PROP.	LAW, COPYING IN ANY SHAPE OR FORM, WHOLE OR PART WITHOUT THE WRITTEN AUTHORISATION OF CRAIG CIVIL DESIGN PTY. LTD. IS STRICTLY PROHIBITED.	DATE	SEP 2024	APPROVED	SC		
			PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	EX. PROP.	CIVIL PROCEEDINGS CLAIMING DAMAGES OR OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT.	CHECKED	SC	DATE	SEP 2024		
			EXISTING DRAINS AND PITS	TELECOM CABLES AND PITS	EX. PROP.		DATUM	AHD	MELWAYS REFERENCE	312G9		



# G E N E R A L N O T E S

## GENERAL NOTES (NCC 2022 BCA VOL 2)

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

GLAZING, INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:

- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- NCC 2015 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

ALL GLAZING TO COMPLY WITH AS41288-2018 & AS2047-2014.

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED AN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:  
 - RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM  
 -GOING (G) 355MM MAXIMUM AND 240mm MINIMUM  
 - 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM,  
 - WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS.

ALL TREADS, LANDINGS AND THE LIKE TO HAVE NON-SLIP FINISH OR SUITABLE NON-SKID STRIP NEAR EDGE OF NOSING.  
 STAIR TREAD SURFACE OR NOSING MUST BE PROVIDED WITH A SLIP RESISTANCE CLASSIFICATION OF P3 OR R10 FOR INTERNAL AND P4 OR R11 FOR EXTERNAL STAIRS.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:

- 1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
- 865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
- VERTICAL WITH LESS THAN 125MM GAP BETWEEN, AND
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 400mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2015 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF THE BUILDINGS.

TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOW TO BE FLASHED ALL AROUND.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.

CONCRETE STUMPS:

- UP TO 1400mm LONG TO BE 100mm X 100mm (1 NO. H.D. WIRE)
- 1401mm TO 1800mm LONG TO BE 100mm X 100mm (2 NO. H.D. WIRE)
- 1801mm TO 3000mm LONG TO BE 125mm X 125mm (2 NO. H.D. WIRE)
- 100mm X 100mm STUMPS EXCEEDING 1200mm ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS 4773.1-2015 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS IN METERS- ALL OTHER MEASUREMENTS IN MILLIMETERS U.N.O.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AN SPECIFICATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE OWNER FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATIONS OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

EXCAVATIONS TO BE A MINIMUM OF 600mm AWAY FROM TITLE BOUNDARY AND A MINIMUM OF 1000mm AWAY FROM RESIDENCE IF ENCROACHED A RETAINING WALL MAY BE NECESSARY.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PROVIDE 90mm Dia. AGI. DRAINS TO BASE OF CUT & CONNECT TO S.W.D VIA A SILT PIT BY OWNER

SMOKE ALARMS TO BE HARD-WIRED AND INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED, PLEASE NOTE ON DRAWINGS. INSTALLED WITHIN 1500mm OF BEDROOMS

### STORMWATER

90mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UN-REINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

### GLAZING

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047. WHERE FULL HEIGHT GLAZING IS CAPABLE OF BEING MISTAKEN FOR AN OPENING, GLAZING MANIFESTATIONS/DECALS ARE REQUIRED TO BE PROVIDED. THESE MUST MEASURE MINIMUM 20mm IN HEIGHT AND BE LOCATED BETWEEN 700-1200mm ABOVE FINISHED FLOOR LEVEL. A BROKEN LINE/PATTERN IS PERMISSIBLE.

### ARTIFICIAL LIGHTING

ALL LIGHTING TO COMPLY TO 3.12.5.5 BCA VOL. 2. THE LAMP POWER DENSITY OR ILUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING, EXCLUDING HEATERS THAT EMIT LIGHT, MUST NOT EXCEED THE ALLOWANCE OF:

- 5 W/m<sup>2</sup> IN A CLASS 1 BUILDING
- 4 W/m<sup>2</sup> ON A VERANDAH, BALCONY OR THE LIKE ATTACHED TO A CLASS 1 BUILDING
- 3 W/m<sup>2</sup> IN A CLASS 10a BUILDING ASSOCIATED WITH A CLASS 1 BUILDING

### SITE CLASSIFICATION

SITE CLASSIFICATION: 'P' (M)  
 SOIL REPORT NO: 21057  
 COMPLETED BY: A.C. GEOTECHNICAL PTY. LTD.

THIS DOCUMENT/ DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAPE OF FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OF OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION. COPYRIGHT.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR JOIST, ETC.). ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE OTHERWISE THE OFFICE OF STEFAN SAINT DESIGN & CONSTRUCTION WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ON DIMENSIONS SHOWN.

BUILDER: PER THE TITLE  
 PROJECT: PROPOSED NEW RESIDENCE  
 OWNER: JOSEPH S FALCONE  
 AT: 1 MAIN STREET, GEMBROOK VIC 3783

DATE: 04/10/2024

DRAWN: TS

JOB No. REV.

24-14 WD-06

**GENERAL SITE NOTES**

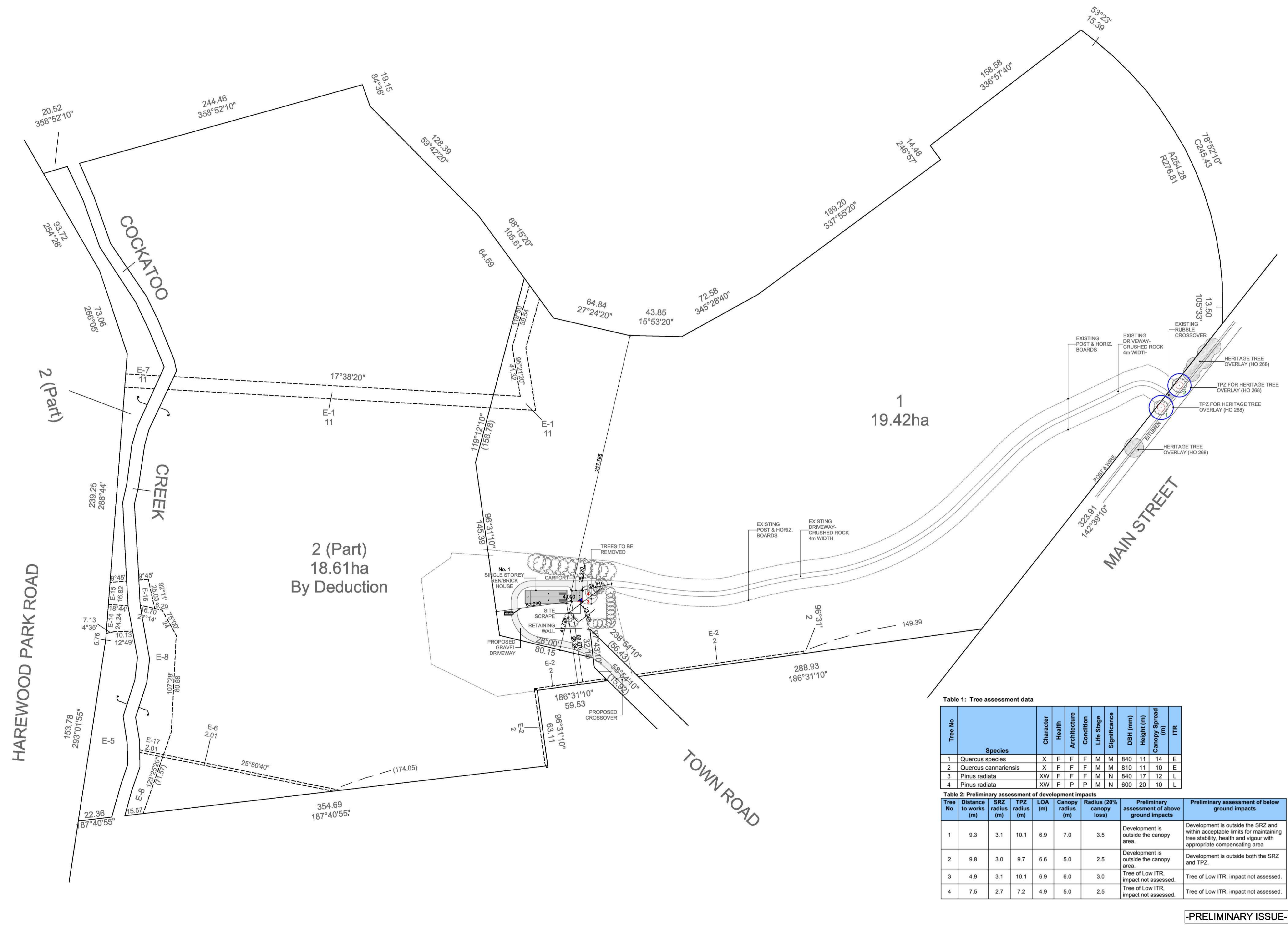
SITE LEVELS TO BE VERIFIED ON SITE PRIOR TO ANY EXCAVATION WORKS.  
 NO PORTION OF FOOTINGS, WALLS OR ROOF TO ENCR OACH OVER PROPERTY TITLE BOUNDARIES.  
 DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT MAX 1200mm CTS, OR AS PER DRAINAGE PLAN.  
 LEGAL POINT OF DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.  
 STORM WATER DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.  
 SITE LEVELS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

REFER TO ENERGY RATING REPORT FOR THERMAL SPECIFICATION.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR JOIST, ETC.). ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE.

THIS DOCUMENT/ DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAPE OF FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OF OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION. COPYRIGHT.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



1  
19.42ha

2 (Part)  
18.61ha  
By Deduction

Table 1: Tree assessment data

Tree No	Species	Character	Health	Architecture	Life Stage	Significance	DBH (mm)	Height (m)	Canopy Spread (m)	ITR
1	Quercus species	X	F	F	F	M	840	11	14	E
2	Quercus canariensis	X	F	F	F	M	810	11	10	E
3	Pinus radiata	XW	F	F	F	N	840	17	12	L
4	Pinus radiata	XW	F	P	P	N	600	20	10	L

Table 2: Preliminary assessment of development impacts

Tree No	Distance to works (m)	SRZ radius (m)	TPZ radius (m)	LOA (m)	Canopy radius (m)	Radius (20% canopy loss)	Preliminary assessment of above ground impacts	Preliminary assessment of below ground impacts
1	9.3	3.1	10.1	6.9	7.0	3.5	Development is outside the SRZ and within acceptable limits for maintaining tree stability, health and vigour with appropriate compensating area	Development is outside the SRZ and TPZ.
2	9.8	3.0	9.7	6.6	5.0	2.5	Development is outside the canopy area.	Development is outside both the SRZ and TPZ.
3	4.9	3.1	10.1	6.9	6.0	3.0	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.
4	7.5	2.7	7.2	4.9	5.0	2.5	Tree of Low ITR, impact not assessed.	Tree of Low ITR, impact not assessed.

-PRELIMINARY ISSUE-

**TERMITE MANAGEMENT SYSTEM REQUIRED TO AS3660.1-2014**

**LEGEND**

- METER BOX
- WATER METER
- WATER HYDRANT
- WATER VALVE
- TBM
- SURVEY PEG
- PERMANENT SURVEY MARK
- SEWER VENT / I.S.
- SEWER MANHOLE
- SW PROPERTY INLET
- STORM WATER PIT
- STORM WATER GRATE
- TELECOMMUNICATIONS PIT
- ELECT. PIT
- ELECT. POLE
- STREET LAMP
- STREET SIGN
- MOTION SENSOR LIGHT
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- BIN COLLECTION DAY LOCATION
- GRAVEL DRIVEWAY
- ROCK WALL
- GRASS

**AREA ANALYSIS (SITE)**

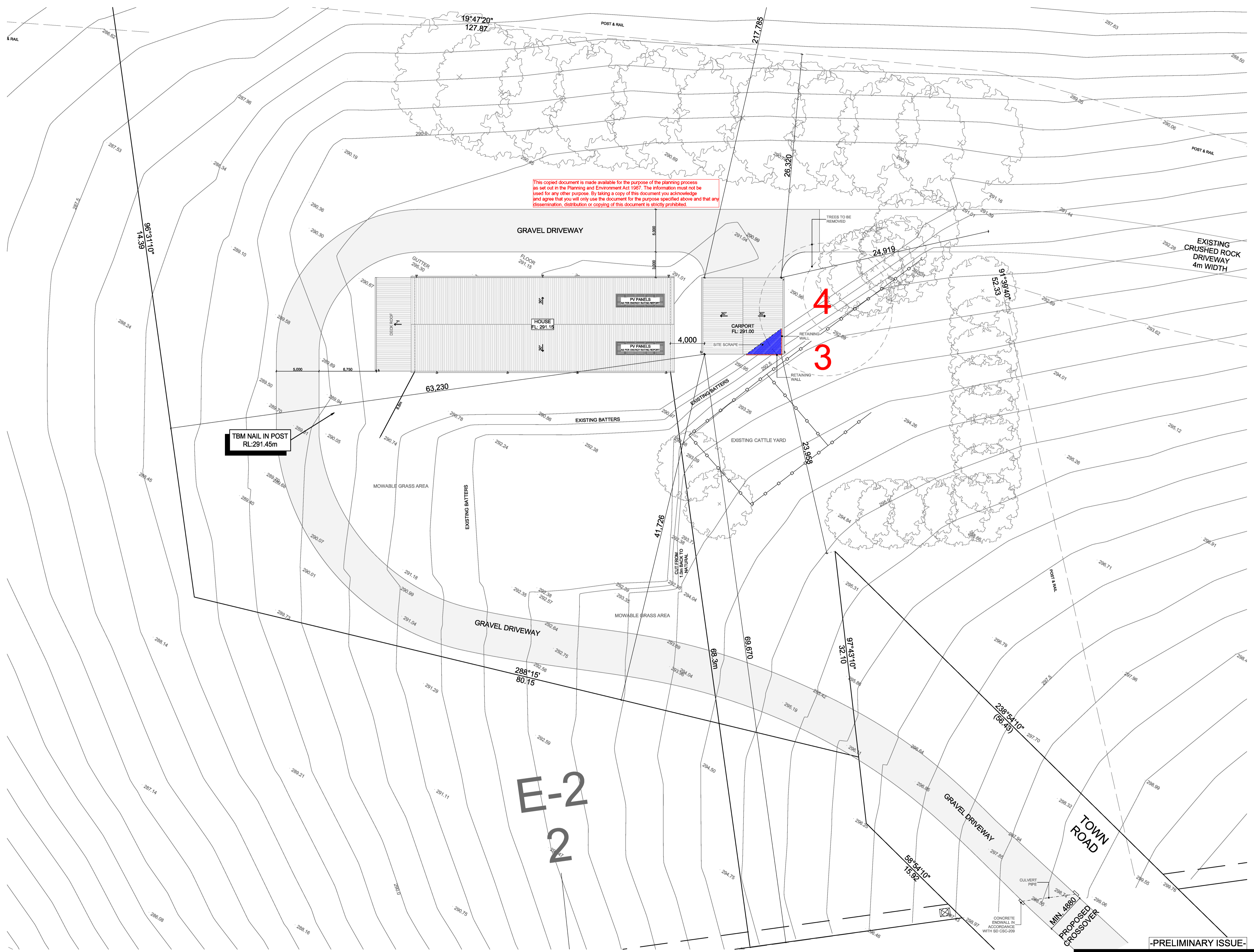
AREA	SQM	%
SITE	194200.0	
SITE COVERAGE	410.6	0.2
NON PERMEABLE	0.0	0.0

**ENTIRE SITE PLAN**

DRAWN BY: TS REVISION No: WD-06 DRAWING No: WD01  
 PAPER SIZE: A1 DATE: 04/10/2024 SCALE: 1:1500

REVISIONS:  
 REVISION WD-06: CHANGES AS PER CARDINA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

GENERAL NOTES:  
 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.  
 © REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**GENERAL SITE NOTES**

SITE LEVELS TO BE VERIFIED ON SITE PRIOR TO ANY EXCAVATION WORKS.

NO PORTION OF FOOTINGS, WALLS OR ROOF TO ENCRoACH OVER PROPERTY TITLE BOUNDARIES.

DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT MAX 1200mm CTS, OR AS PER DRAINAGE PLAN.

LEGAL POINT OF DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

STORM WATER DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

SITE LEVELS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

REFER TO ENERGY RATING REPORT FOR THERMAL SPECIFICATION.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR MANUFACTURING OF TRUSS ROOFS OR ANY OTHER PART OF FRAMING (WALLS, FLOOR JOIST, ETC.). ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE.

THIS DOCUMENT/DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAPE OR FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORISATION OF THE DRAFTING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROCEEDINGS CLAIMING DAMAGES OF OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION. COPYRIGHT.

TERMITE MANAGEMENT SYSTEM REQUIRED TO AS3660.1-2014

**LEGEND**

- METER BOX
- WATER METER
- WATER HYDRANT
- WATER VALVE
- TBM
- SURVEY PEG
- PERMANENT SURVEY MARK
- SEWER VENT / I.S.
- SEWER MANHOLE
- SW PROPERTY INLET
- STORM WATER PIT
- STORM WATER GRATE
- TELECOMMUNICATIONS PIT
- ELECT. PIT
- ELECT. POLE
- STREET LAMP
- STREET SIGN
- MOTION SENSOR LIGHT
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- BIN COLLECTION DAY LOCATION
- GRAVEL DRIVEWAY
- ROCK WALL
- GRASS

**AREA ANALYSIS (SITE)**

AREA	SQM	%
SITE	194200.0	
SITE COVERAGE	410.6	0.2
NON PERMEABLE	0.0	0.0

REVISIONS:  
REVISION WD-06: CHANGES AS PER CARDINA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

**GENERAL NOTES:**  
THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.  
© REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT

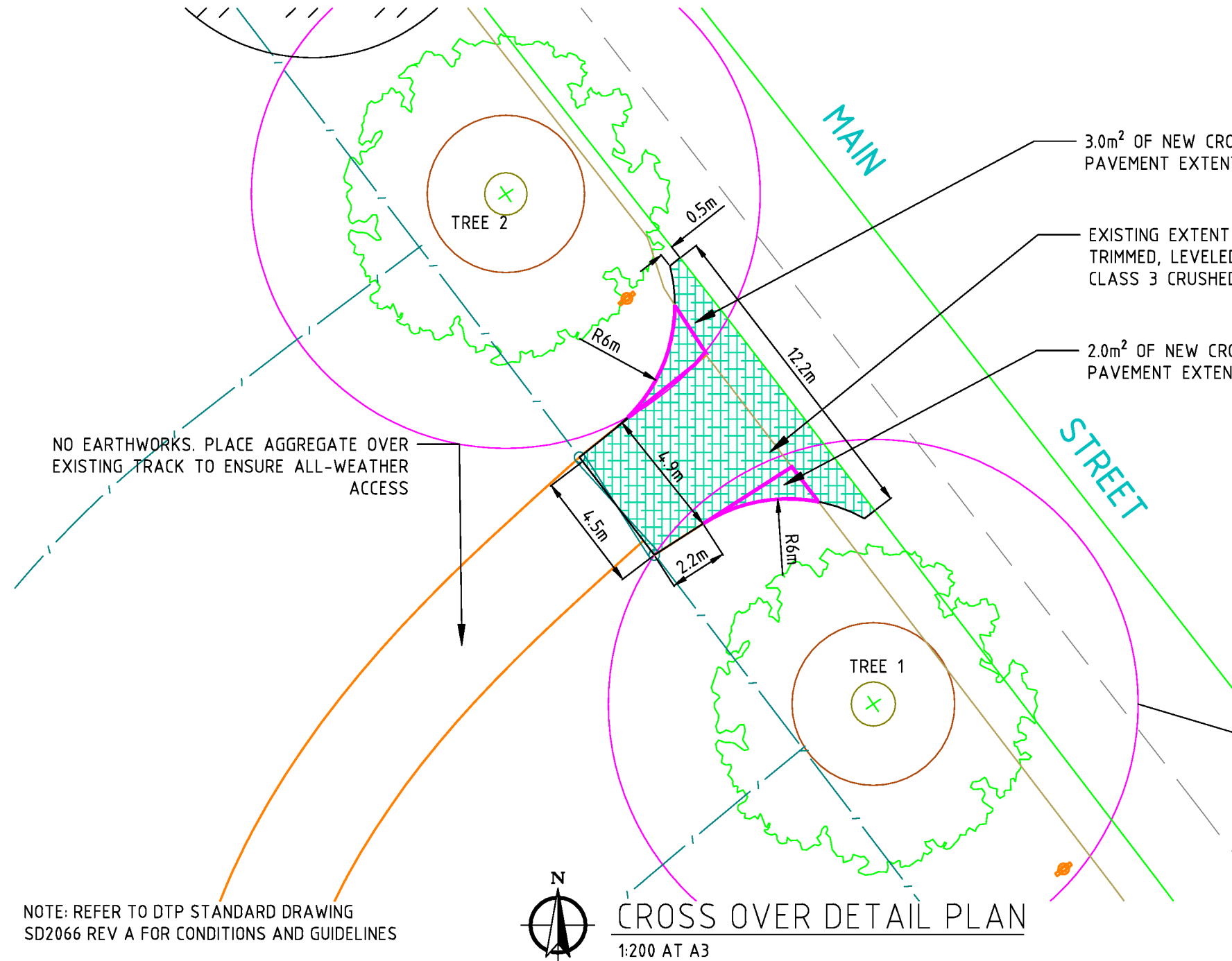
PF AT:

-PRELIMINARY ISSUE-

**ENLARGED SITE PLAN**  
DRAWN BY: TS  
REVISION No: WD-06  
DATE: 04/10/2024  
SCALE: 1:200  
DRAWING No: WD02

E-2  
2

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



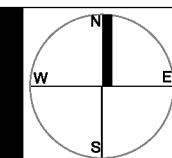
- 3.0m<sup>2</sup> OF NEW CROSS-OVER AREA OUTSIDE EXISTING PAVEMENT EXTENTS WITHIN TPZ.
- EXISTING EXTENT OF RUBBLE CROSS-OVER AND UNSEALED SHOULDER TRIMMED, LEVELED AND TOPPED UP WHERE REQUIRED WITH SIZE 20mm CLASS 3 CRUSHED ROCK.
- 2.0m<sup>2</sup> OF NEW CROSS-OVER AREA OUTSIDE EXISTING PAVEMENT EXTENTS WITHIN TPZ.

TREE DETAILS				
TREE #	SPECIES	DBH (mm)	SRZ (m)	TPZ (m)
1	Quercus species	840	3.1	10.1
2	Quercus canariensis	810	3.0	9.7

PAVEMENT TYPE 1		
PAVEMENT LAYER	LAYER THICKNESS (mm)	MATERIAL
A BASE LAYER	100	SIZE 20mm CLASS 3 CRUSHED ROCK COMPACTED TO A MINIMUM DENSITY OF 90% (MODIFIED)
TOTAL DEPTH	100	

REVISIONS:

**GENERAL NOTES:**  
 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.  
 © REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT

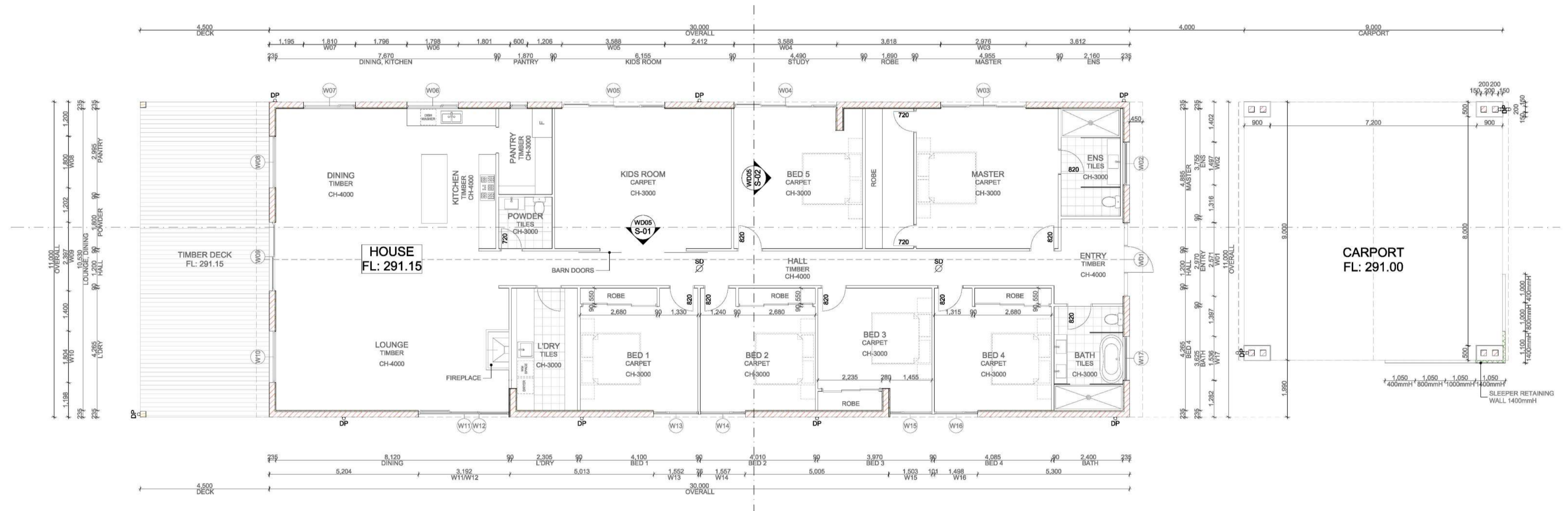


**CROSS OVER DETAIL PLAN**

DRAWN BY: TS	REVISION No: SD-06	DRAWING No: WD03
PAPER SIZE: A3	SCALE: 1:200	
DATE: 04/10/2024		

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

- ### GENERAL NOTES
- WINDOWS TO BE READ WIDTH BY HEIGHT AND VERIFIED ON SITE PRIOR TO ORDERING.
  - ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA VOLUME 2 2019.
  - MECHANICAL VENTILATION TO BE PROVIDED TO LAUNDRY/POWDER ROOM, WC AND BATHROOM DUCTED TO THE ATMOSPHERE.
  - SANITARY FACILITIES TO BE CONNECTED TO RAINWATER TANKS IN ACCORDANCE WITH 6 STAR ENERGY REPORT.
  - ALL BATHROOM, ENSUITE, OR THE LIKE WITHIN 2000MM ABOVE THE F.F.L. MUST BE GLAZED WITH GRADE A SAFETY GLASS.
  - ALL SHOWER SCREENS IN ALL BATHROOM ENSUITE TO BE GRADE A GLASS.
  - WC DOORS ARE TO EITHER BE REMOVABLE FROM THE OUTSIDE VIA LIFT OFF HINGES OR OPEN OUTWARDS WHERE CLOSET PLANS ARE LESS THAN 1200MM FROM THE DOORWAY.
  - STAIR TREADS ARE TO BE NOTED TO HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON SKID STRIP NEAR THE EDGE OF THE NOSING.
  - A CONTINUOUS BALUSTRADE IS REQUIRED ALONG THE SIDE OF THE STAIRWAY IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF BCA 2019.
  - FIRST FLOOR BEDROOM WINDOWS WHICH CONTAIN OPENINGS OF LESS THAN 1700MM ABOVE F.F.L. REQUIRE TO BE RESTRICTED TO A MAX. OPENING OF 125MM IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA 2019.
  - WATERPROOFING TO WALL AND FLOORS TO WET AREAS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740.
  - ENSURE THE RISERS ARE CONSISTENT AT 150mm - 150mm AND GOINGS TO BE CONSISTENT BETWEEN 240mm - 355mm WITH A QUANTITY 2R-G OF 550mm - 700mm, WITH MAXIMUM OF 18 RISERS TO ALL STAIRWAYS.
  - ALL NEW GLAZING TO BE IN ACCORDANCE WITH AS1228 AND AS2047.
  - INTERNAL BATH & LDRY TO BE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO ATMOSPHERE.
  - ALL EXTERNAL TIMBER USED SHALL BE TREATED FOR WEATHER EXPOSURE.
  - TERMITES TREATMENT: PART A - WHERE APPLICABLE PART B - CHEMICAL SPRAY TO PERIMETER OF SHED



-PRELIMINARY ISSUE-

TERMITE MANAGEMENT SYSTEM REQUIRED TO AS3660.1-2014

REFER TO ENERGY RATING REPORT FOR THERMAL SPECIFICATION.

### AREA ANALYSIS

AREA	SQM	SQ
SHED	329.6	35.5
CARPORIT	81.0	8.7
TOTAL	410.6	44.2

### ENERGY EFFICIENCY RATING

**GENERAL NOTES**

- The building materials listed in these reports are the minimum requirement needed to achieve the listed Star Rating required. All State, Territory & Federal building standards and regulations still need to be adhered to.
- All insulation is to be supplied and installed as per Australian Standards & required regulations.
- Holes, pipes and penetrations through Insulation, Reflective Foils and Insulation Wraps must be sealed or repaired.
- Insulation batts and blankets are not to be compressed when being installed and all voids must be completely filled.
- Insulation is to be laid over all membrane ribs, ensuring a continuous layer of insulation. No ceiling penetrations have been entered for man holes.
- Glass window and glass door sizes are not to be increased; it will change the rating of this report.
- Total System 'SHGC' - The glass windows and/or glass doors supplied must not be greatly reduced or increased (a 5% variance is acceptable) than the Total System 'SHGC' Values listed in this report.
- All downlights and exhaust fans that penetrate the ceiling must be sealed.
- If any details are changed on this project as listed above then this report may be invalid and will need to be re-assessed to meet the minimum star rating required; there will be an additional cost to re-issue this report and also re-stamping the amended working drawings if required.
- (NCC 2019: V2, BCA) This Thermal Performance Assessment meets the 6 Star Rating required as laid out in the NCC 2019, BCA V2, Class 1 and Class 10 Buildings.
- (NCC 2019: V2, BCA) It is also the responsibility of the developer, builder and/or owner builder that the following sections of the NCC 2019, BCA Volume 2, comply: 3.12.1.1 Building fabric thermal insulation; 3.12.1.2(a) & 3.12.1.4(b) Thermal breaks; 3.12.1.5(c) & 3.12.1.5(d) Floor edge insulation & Part 3.12.3 Building Sealing.
- (NCC 2019: V2, BCA - Victoria) In the case of a new Class 1 building, it must have either a rainwater tank connected to all sanitary flushing systems or a solar water heater system.
- See above for ceiling penetration calculations or a re-rating is required.
- Shell insulation is to be installed to the same R-value as ceiling insulation where skylights are proposed. In instances where such insulation has not been included this will change the performance of the energy rating and a re-rating will be required.

**STAR RATING 2.5 STARS**

The below items have been added to the proposed building in order to gain the given rating as per the attached report. Please read these items in conjunction with the attached report and plans as stamped and endorsed.

Please note: the below items are minimum requirements that must be incorporated/installed correctly for the building to achieve the rating given. Please ensure that all minimum S.C.A. requirements are met as required.

### SPECIFICATION INCLUSION LIST

ITEM	DESCRIPTION
<b>CEILING</b>	- R7.0 insulation in the ceiling with sarking provided to the roof excluding the Carport
<b>FLOORS</b>	- 150mm concrete slab on Ground
<b>WALLS</b>	- R1.75 insulation to all the external walls - R5.0 bulk insulation to internal Hall and Kitchen/Lounge walls that go into roof spaces - R1.75 insulation added to the internal Bathroom walls
<b>WINDOWS</b>	- All windows and glazed doors are to be aluminium framed double glazed glass or equivalent with a minimum U-value & SHGC as listed below
<b>WINDOW TYPE</b>	U-VALUE SHGC
Awing	3.30 0.46
Double hung	3.30 0.47
Sliding door	2.81 0.50
Fixed, Mirrored	2.40 0.53

**AIR LEAKAGE**

- 3.12.3.1 - All chimneys and flues to be fitted with self-closing dampers.
- 3.12.3.2 - All roof lights must be sealed or capable to be sealed.
- 3.12.3.3 - All external windows and doors are to be fitted with weather-strips.
- 3.12.3.4 - Self-closing damper to all the exhaust fans.
- 3.12.3.5 - Seal any avenue of air leakage through the building envelope by caulking, skirting, architraves, cornices or the like.

**LIGHTING**

- Downlights have been included in this assessment: Yes
- All recessed downlights INCLUDED and not included in this assessment are to have insulation laid over and approved frostproof downlight cover. If this measure is not carried out, a re-rating will be required. This may change the result of this assessment.
- All lighting in the dwelling will be designed at 5W/m<sup>2</sup> or better.
- All lighting on the verandah, balcony will be designed at 4W/m<sup>2</sup> or better.
- All lighting in the garage will be designed at 3W/m<sup>2</sup> or better.
- Artificial lighting around the perimeter of the building must be controlled by a daylight sensor.

### WHOLE OF HOME ARTIFICIAL LIGHTING CALCULATOR

Room	Area (m <sup>2</sup> )	Number	Wattage (W)	Maximum Wattage (W)	Allowable Wattage (W)
Living Area	40.0	10	100	4000	1000
Dining	20.0	5	100	2000	500
Kitchen	15.0	4	100	1500	400
Bedroom 1	12.0	3	100	1200	300
Bedroom 2	12.0	3	100	1200	300
Bedroom 3	12.0	3	100	1200	300
Bedroom 4	12.0	3	100	1200	300
Bathroom	5.0	1	100	500	100
Master Bedroom	15.0	4	100	1500	400
Garage	81.0	2	150	1260	250
<b>Total</b>	<b>207.0</b>	<b>45</b>	<b>4500</b>	<b>20700</b>	<b>2070</b>

Note: All external lighting must be controlled by a daylight sensor to have a minimum efficiency of 85 lumens per watt.

- ### LEGEND
- EF EXHAUST FAN (DUCTED EXTERNALLY)
  - SD SMOKE ALARM
  - AJ ARTICULATION JOINT
  - DP DOWNPIPE
  - RH RAIN HEAD
  - HR HANDRAIL
  - GRADE A GLASS
  - L/O HINGES LIFT-OFF HINGES (REMOVABLE DOORS)
  - F.F FROM FRAME TO FRAME

REVISIONS: REVISION WD-06: CHANGES AS PER CARDINIA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

01.10.2024. GENERAL NOTES: THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS. © REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT

GROUND FLOOR PLAN

DRAWN BY: TS REVISION No: WD-06 DRAWING No: WD04

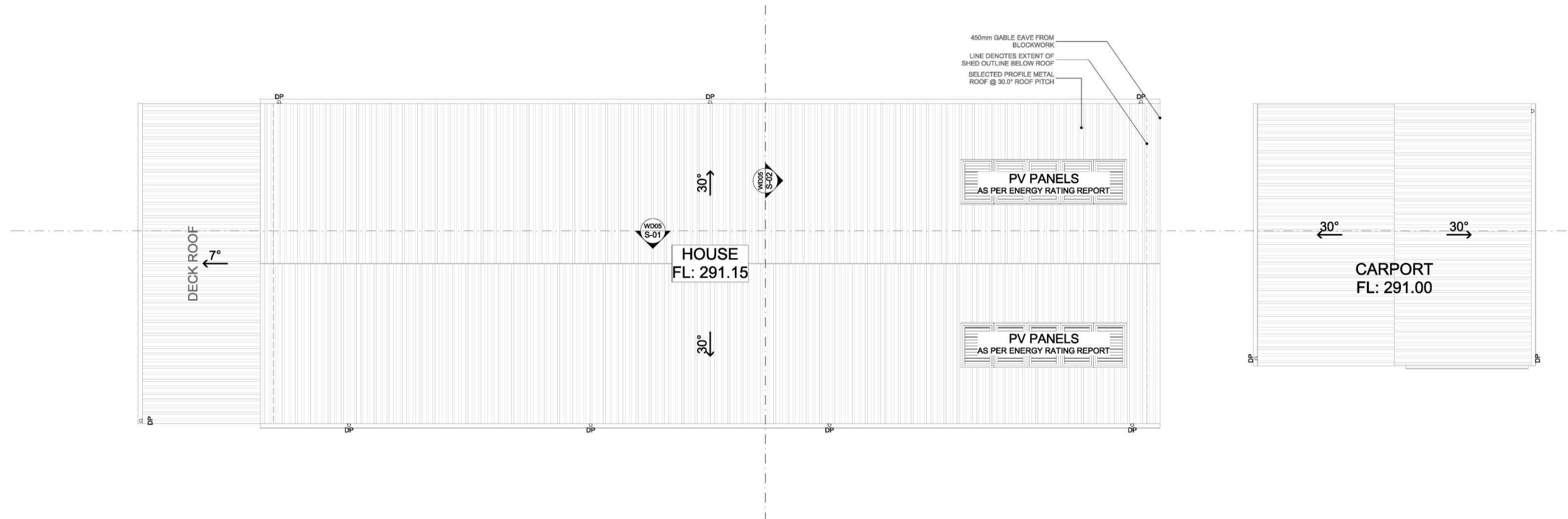
PAPER SIZE: A1 SCALE: 1:100

DATE: 04/10/2024

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**GENERAL NOTES**

- WINDOWS TO BE READ WIDTH BY HEIGHT AND VERIFIED ON SITE PRIOR TO ORDERING.
- ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA VOLUME 2 2019.
- MECHANICAL VENTILATION TO BE PROVIDED TO LAUNDRY/POWDER ROOM, WC AND BATHROOM AND DUCTED TO THE ATMOSPHERE.
- SANITARY FACILITIES TO BE CONNECTED TO RAINWATER TANKS IN ACCORDANCE WITH 6 STAR ENERGY REPORT.
- ALL BATHROOM, ENSUITE, OR THE LIKE WITHIN 2000MM ABOVE THE F.F.L. MUST BE GLAZED WITH GRADE A SAFETY GLASS.
- ALL SHOWER SCREENS IN ALL BATHROOM AND ENSUITE TO BE GRADE A GLASS
- WC DOORS ARE TO EITHER BE READY REMOVABLE FROM THE OUTSIDE VIA LIFT OFF HINGES OR OPEN OUTWARDS WHERE CLOSET PLANS ARE LESS THEN 1200MM FROM THE DOORWAY.
- STAR TREADS ARE TO BE NOTED TO HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON SKID STRIP NEAR THE EDGE OF THE NOSING.
- A CONTINUOUS BALUSTRADE IS REQUIRED ALONG THE SIDE OF THE STAIRWAY IN ACCORDANCE WITH CLAUSE 3.9.2.4 OF BCA 2019.
- FIRST FLOOR BEDROOM WINDOWS WHICH CONTAIN OPENINGS OF LESS THEN 1700MM ABOVE F.F.L. REQUIRE TO BE RESTRICTED TO A MAX. OPENING OF 125MM IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF BCA 2019.
- WATERPROOFING TO WALL AND FLOORS TO WET AREAS TO BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH AS3740.
- ENSURE THE RISERS ARE CONSISTENT AT 150mm - 190mm AND GOINGS TO BE CONSISTENT BETWEEN 240mm - 355mm WITH A QUANTITY 2R-G OF 550mm - 700mm, WITH MAXIMUM OF 18 RISERS TO ALL STAIRWAYS.
- ALL NEW GLAZING TO BE IN ACCORDANCE WITH AS1228 AND AS2047.
- INTERNAL BATH & LDRY TO BE PROVIDED WITH MECHANICAL VENTILATION DUCTED TO ATMOSPHERE.
- ALL EXTERNAL TIMBER USED SHALL BE TREATED FOR WEATHER EXPOSURE
- TERMITE TREATMENT: PART A - WHERE APPLICABLE PART B - CHEMICAL SPRAY TO PERIMETER OF SHED



-PRELIMINARY ISSUE-

TERMITE MANAGEMENT SYSTEM REQUIRED TO AS3660.1-2014

REFER TO ENERGY RATING REPORT FOR THERMAL SPECIFICATION.

**AREA ANALYSIS**

AREA	SQM	SQ
SHED	329.6	35.5
CARPORIT	81.0	8.7
TOTAL	410.6	44.2

**ENERGY EFFICIENCY RATING**

**GENERAL NOTES**

- The building materials listed in these reports are the minimum requirement needed to achieve the listed Star Rating required. All State, Territory & Federal building standards and regulations still need to be adhered to.
- All insulation is to be supplied and installed as per Australian Standards & required regulations.
- Holes, rips and penetrations through Insulation, Reflective Foils and Insulation Wraps must be sealed or repaired.
- Insulation batts and blankets are not to be compressed when being installed and all voids must be completely filled.
- Insulation is to be laid over all membrane ribs, ensuring a continuous layer of insulation. No ceiling penetrations have been entered for man holes.
- Glass window and glass door sizes are not to be increased; it will change the rating of this report.
- Total System 'U-Value' - The glass windows and/or glass doors supplied must equal and/or can be less than the 'U-Values' listed in this report.
- Total System 'SHGC' - The glass windows and/or glass doors supplied should not be greatly reduced or increased (a 5% variance is acceptable) than the Total System 'SHGC' Values listed in this report.
- If any details are changed on this project as listed above then this report may be invalid and will need to be re-assessed to meet the minimum star rating required; there will be an additional cost to re-issue this report and also re-issuing the amended working drawings if required.
- (NCC 2019: V2, BCA) This Thermal Performance Assessment meets the 6 Star Rating required as laid out in the NCC 2019, BCA V2, Class 1 and Class 10 Buildings
- (NCC 2019: V2, BCA) It is also the responsibility of the developer, builder and/or owner builder that the following sections of the NCC 2019, BCA Volume 2, comply: 3.12.1.1 Building fabric thermal insulation; 3.12.1.2(c) & 3.12.1.4(b) Thermal breaks; 3.12.1.5(c) & 3.12.1.5(d) Floor edge insulation & Part 3.12.3 Building Sealing.
- (NCC 2019: V2, BCA - Victoria) In the case of a new Class 1 building, it must have either a rainwater tank connected to all sanitary flushing systems or a solar water heater system.
- See above for ceiling penetration calculations or a re-rating is required.
- Shell insulation is to be installed to the same R-value as ceiling insulation where skylights are proposed. In instances where such insulation has not been included this will change the performance of the energy rating and a re-rating will be required.

**STAR RATING 2.5 STARS**

The below items have been added to the proposed building in order to gain the given rating as per the attached report. Please read these items in conjunction with the attached report and plans as stamped and endorsed.

Please note: the below items are minimum requirements that must be incorporated/installed correctly for the building to achieve the rating given. Please ensure that all minimum S.C.A. requirements are met as required.

**SPECIFICATION INCLUSION LIST**

**CEILING**

- R7.0 insulation in the ceiling with sarking provided to the roof excluding the Carport

**FLOORS**

- 150mm concrete slab on Ground

**WALLS**

- R5.0 bulk insulation to all the external walls
- R5.0 bulk insulation to internal Hall and Kitchen/Lounge walls that go into roof spaces
- R1.75 insulation added to the internal Bathroom walls

**WINDOWS**

- All windows and glazed doors are to be aluminium framed double glazed glass or equivalent with a minimum U-value & SHGC as listed below

WINDOW TYPE	U-VALUE	SHGC
Awing	3.30	0.46
Double hung	3.30	0.47
Sliding door	2.81	0.50
Fixed, Hinged door	2.40	0.53

**AIR LEAKAGE**

- 3.12.3.1 - All chimneys and flues to be fitted with self-closing dampers.
- 3.12.3.2 - All roof lights must be sealed or capable to be sealed.
- 3.12.3.3 - All external windows and doors are to be fitted with weather-strips.
- 3.12.3.4 - Self-closing damper to all the exhaust fans.
- 3.12.3.5 - Seal any evidence of air leakage through the building envelope by caulking, skirting, architraves, cornices or the like.

**LIGHTING**

- Downlights have been included in this assessment: Yes
- All recessed downlights INCLUDED and not included in this assessment are to have insulation laid over and approved fireproof downlight cover. If this measure is not carried out, a re-rating will be required. This may change the result of this assessment.
- All lighting in the dwelling will be designed at 5W/m<sup>2</sup> or better.
- All lighting on the verandah, balcony will be designed at 4W/m<sup>2</sup> or better.
- All lighting in the garage will be designed at 3W/m<sup>2</sup> or better.
- Artificial lighting around the perimeter of the building must be controlled by a daylight sensor.

**WHOLE OF HOME**

- R4.75 solar PV system with a 3.5kW inverter required to comply with Whole of Home

**ARTIFICIAL LIGHTING CALCULATOR**

Room	Area (m <sup>2</sup> )	Number	Wattage (W)	Area (m <sup>2</sup> )	Minimum W/m <sup>2</sup>	Allowable W/m <sup>2</sup>
Living	150.0	1	150.0	150.0	5.0	150.0
Dining	100.0	1	100.0	100.0	5.0	100.0
Kitchen	100.0	1	100.0	100.0	5.0	100.0
Bathroom	50.0	1	50.0	50.0	5.0	50.0
Bedroom	100.0	1	100.0	100.0	5.0	100.0
Verandah	50.0	1	50.0	50.0	5.0	50.0
Garage	81.0	1	81.0	81.0	5.0	81.0
<b>Total</b>	<b>531.0</b>	<b>7</b>	<b>531.0</b>	<b>531.0</b>	<b>5.0</b>	<b>531.0</b>

Note: All external lighting must be controlled by a daylight sensor to have a minimum efficiency of 40 lumens per watt.

**LEGEND**

- EF EXHAUST FAN (DUCTED EXTERNALLY)
- SD SMOKE ALARM
- AJ ARTICULATION JOINT
- DP DOWNPIPE
- RH RAIN HEAD
- HR HANDRAIL
- G GRADE A GLASS
- L/O HINGES LIFT-OFF HINGES (REMOVABLE DOORS)
- F.F FROM FRAME TO FRAME

REVISIONS: REVISION 06: CHANGES AS PER CARDINIA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

**GENERAL NOTES:** THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.

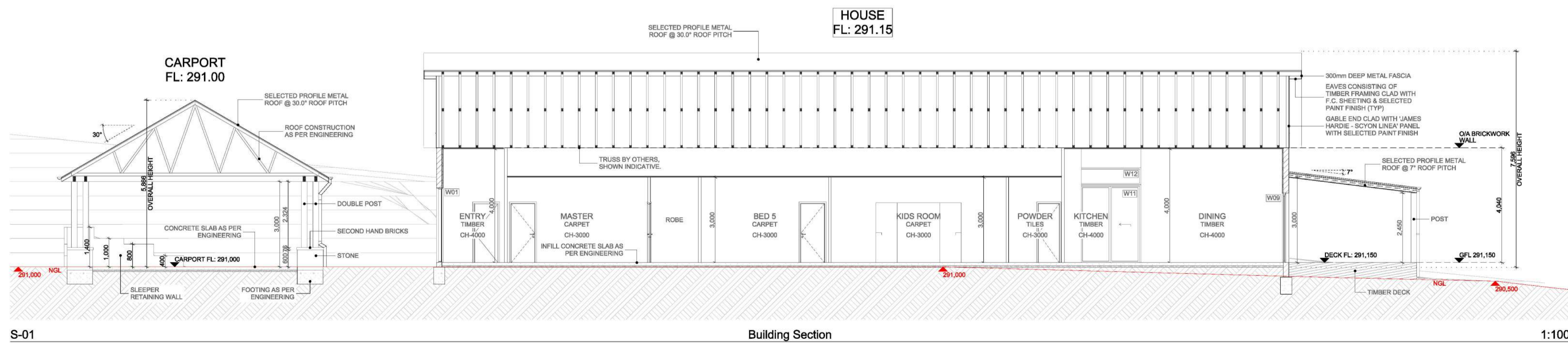
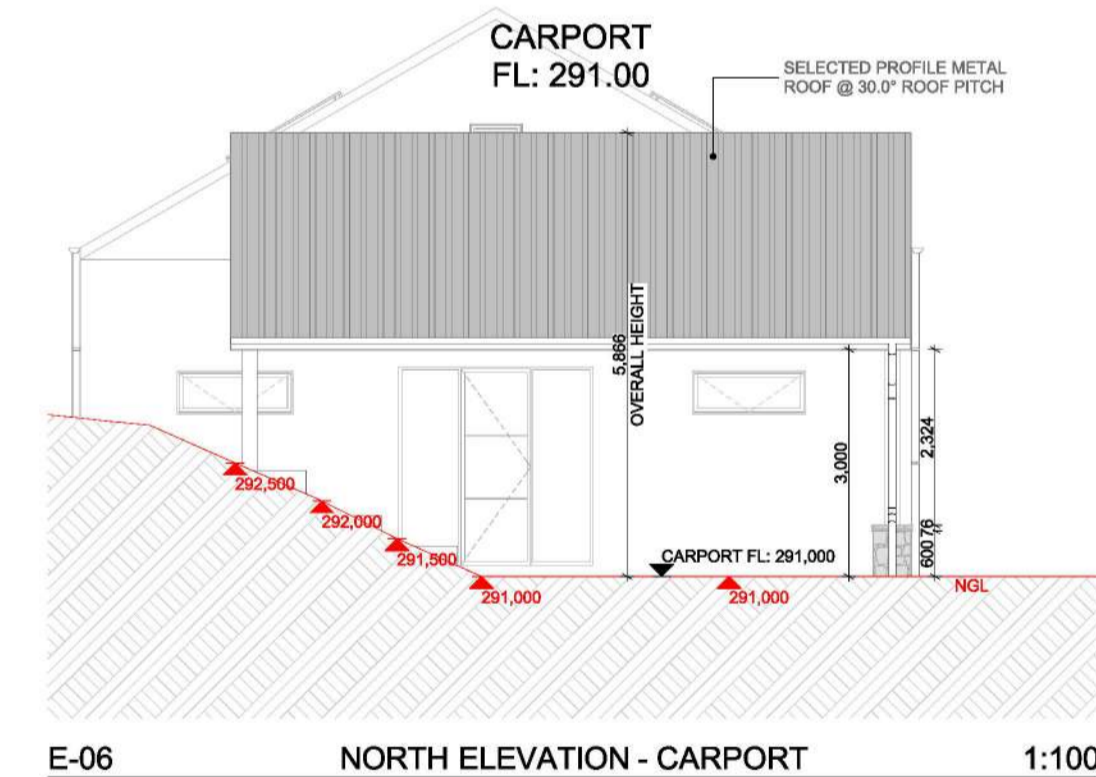
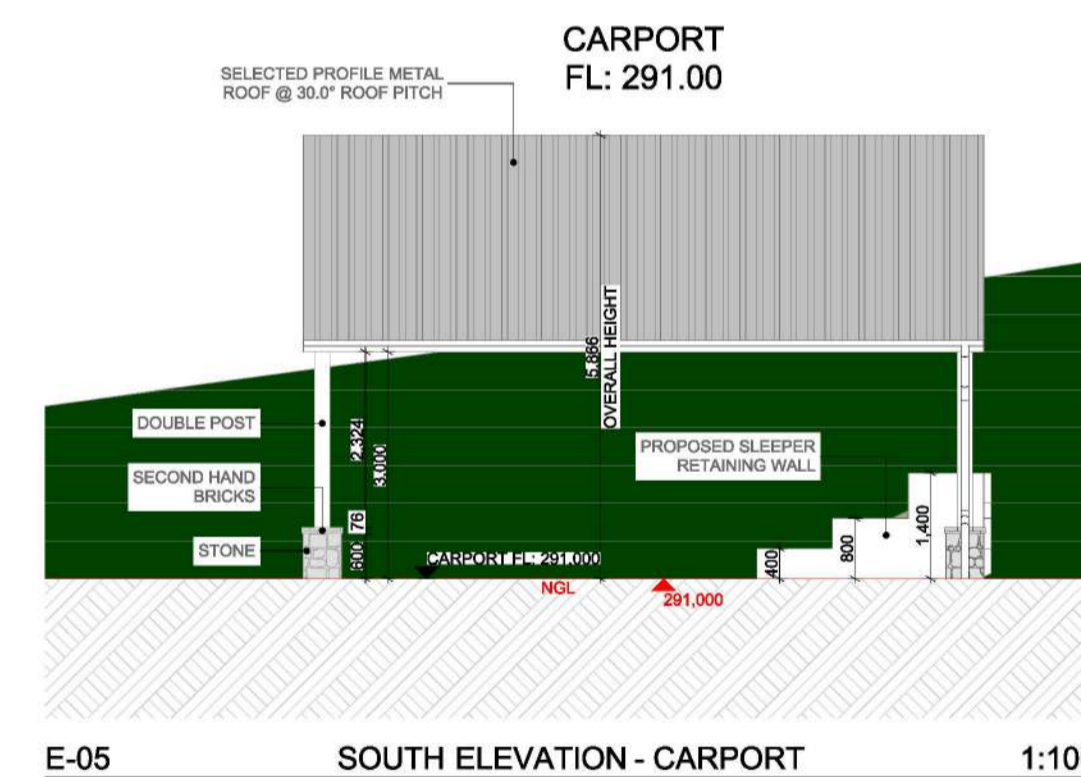
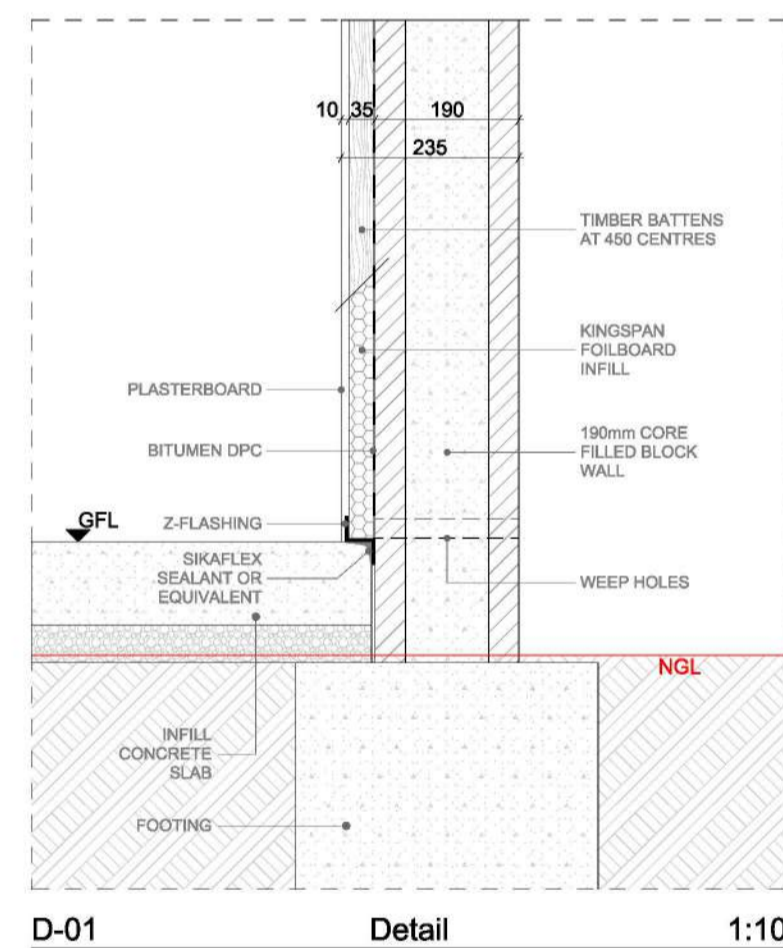
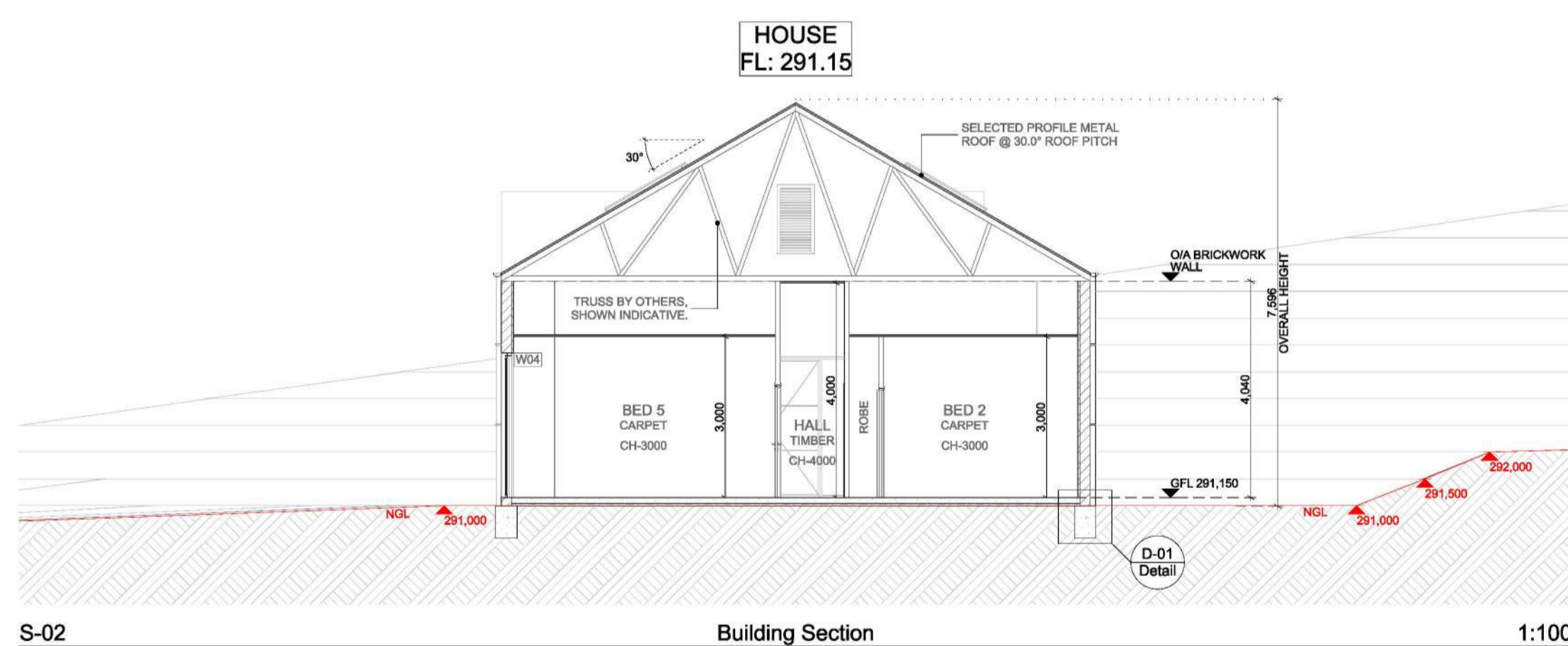
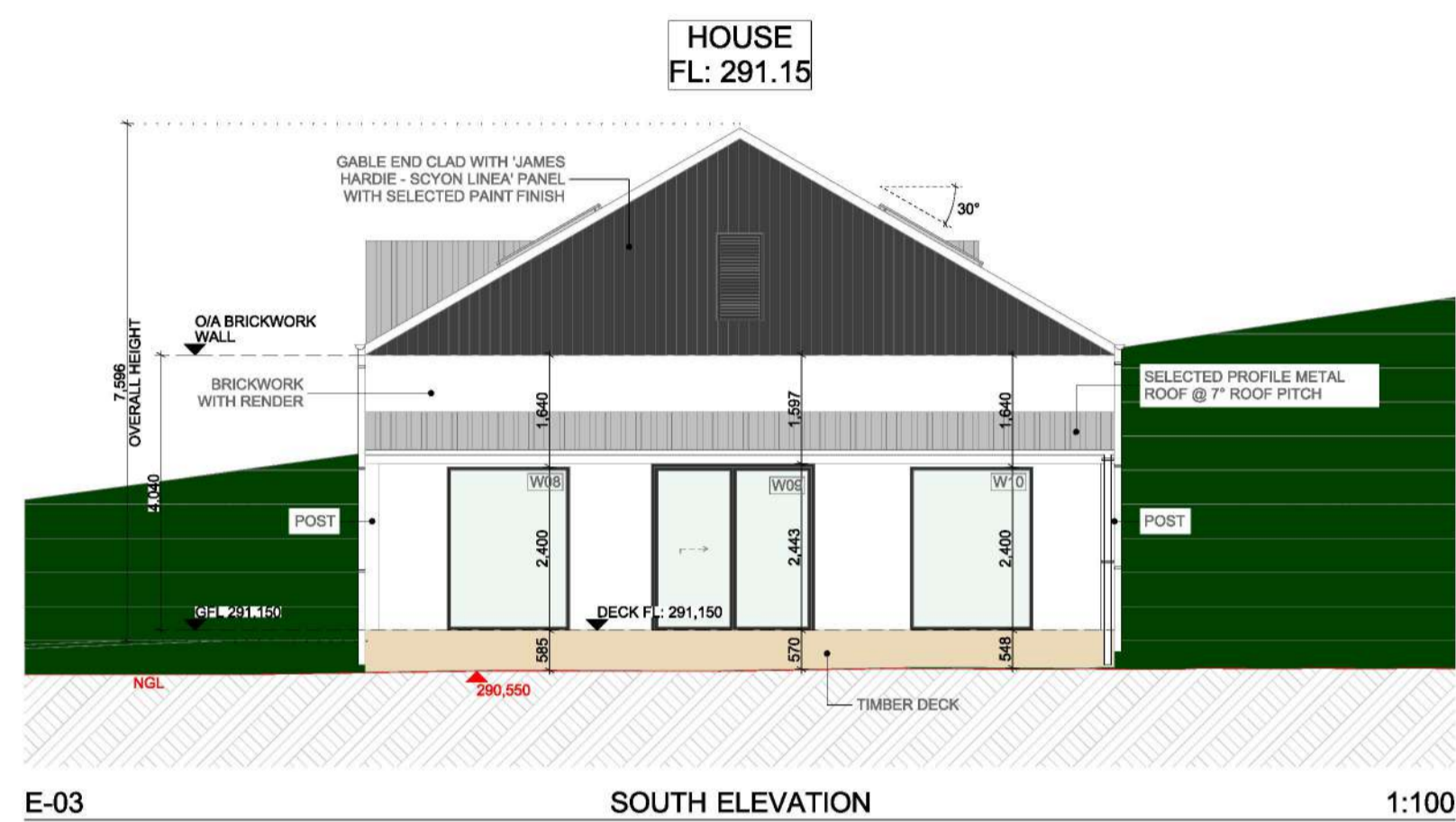
© REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT

**GROUND FLOOR PLAN**

DRAWN BY: TS REVISION No: WD-06 DRAWING No: WD05

PAPER SIZE: A1 DATE: 04/10/2024 SCALE: 1:100

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



- FLYSCREENS:
  - ALL OPENABLE WINDOWS TO HAVE INSECT SCREENS
  - ALUMINIUM SLIDING DOORS TO HAVE BRIO RETRACTABLE PLEATED INSECT SCREENS (MAXIMUM WIDTH 4500mm OF SCREENS)

MATERIALS SUMMARY:	
1. CORRUGATED ROOF SHEETING COLORBOND GREY FINISH	
2. WALLS PAINTED RENDERED FINISH (WHITE)	
3. WALLS JAMES HARDIE - SCYON LINEA WITH SELECTED PAINT FINISH	
6. WINDOWS ALUMINIUM FRAME (MONUMENT)	
7. FASCIAS, GUTTER, DOWNPIPES COLORBOND METAL (WHITE OD SIMILAR)	

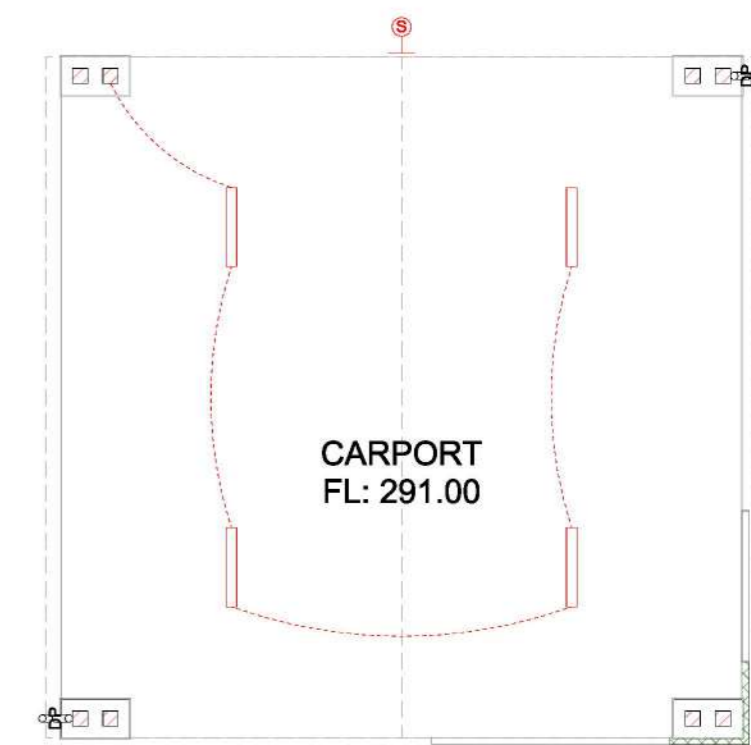
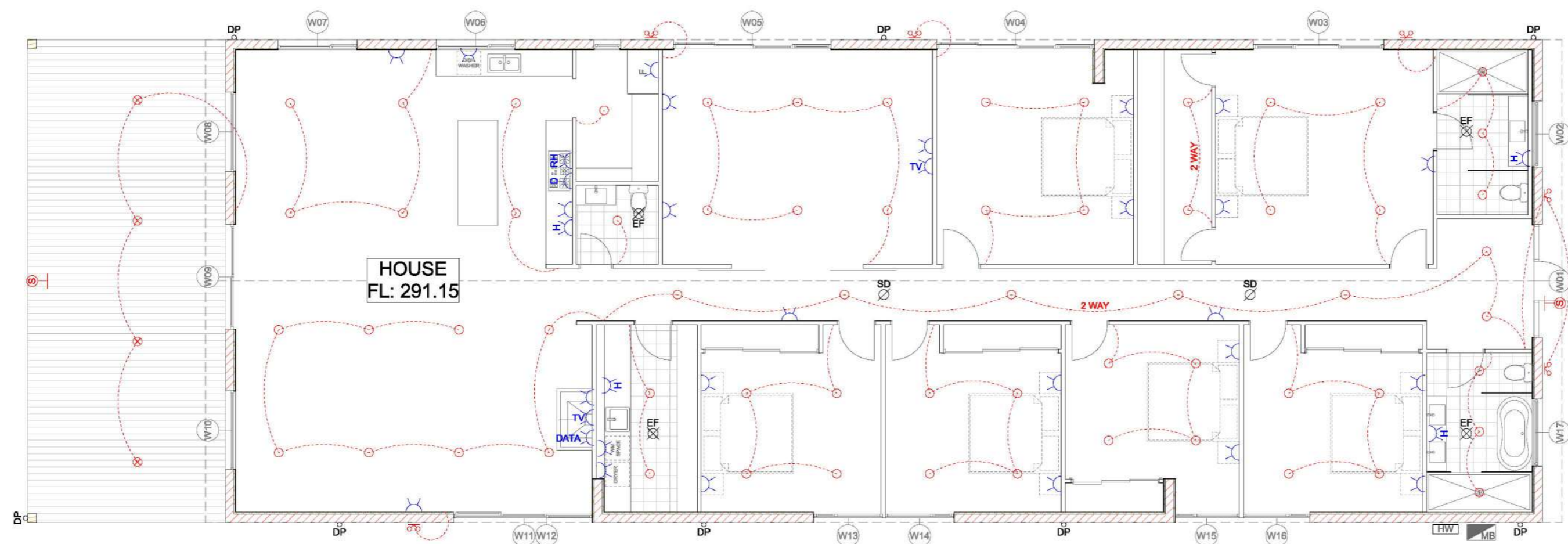
REVISIONS:  
REVISION WD-06: CHANGES AS PER CARDINIA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

01.10.2024. GENERAL NOTES:  
THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.  
© REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT

-PRELIMINARY ISSUE-

ELEVATIONS & SECTIONS  
DRAWN BY: TS REVISION No: WD-06 DRAWING No: WD06  
DATE: 04/10/2024 SCALE: 1:100

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



○	DOWNLIGHT LED	Ⓟ	PENDANT LIGHT	DATA	DATA/TELECOM		ELECTRIC CAR CHARGER
⊕	INTERNAL WALL LIGHT	⊗	EXTERIOR GROUND UPLIGHT	EXT.	EXTERNAL GPO		POOL HEATER & SOLAR BLANKET
✱	STAIRS WALL LIGHT	⊗	EXTERNAL FLOOD LIGHT	D	DEDICATED PWR		
—	FLURO. LIGHT POINT	—	MIRROR WITH BACKLIGHT	P	PHONE POINT		
⊗	EXTERNAL DOWNLIGHT	SD	SMOKE DETECTOR	C	CEILING MOUNTED GPO		
⊕	EXTERNAL SENSOR LIGHT	EF	EXHAUST FAN	INT	INTERCOM		
—	STRIP LED LIGHT		DOUBLE GPO	C/M	A/C COLECTOR- MULTI		
●	EXTERNAL WALL LIGHT		1.5m HIGH GPO	[HW]	HOT WATER UNIT		
2 WAY	2 WAY SWITCH		RANGE HOOD GPO	[MB]	METER BOARD		
—	EXTERNAL WALL WASHER		TV ANTENNA	[SB]	SUB BOX		

**NOTE:**  
LOCATIONS OF ALL LIGHTS, POWER POINTS & HEATING/COOLING OUTLETS ETC. ARE NOMINAL AND MAY VARY DUE TO ACTUAL CONDITIONS ON SITE

ALL POWER POINTS TO BE 200mm ABOVE FFL, UNLESS NOTED OTHERWISE.  
ALL LIGHT SWITCHES TO BE 1100mm ABOVE FFL.

-PRELIMINARY ISSUE-

REVISIONS:

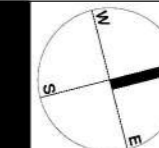
REVISION WD-06: CHANGES AS PER CARDINIA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

01.10.2024.

GENERAL NOTES:

THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.

© REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT



ELECTRICAL

DRAWN BY: TS  
PAPER SIZE: A2  
DATE: 04/10/2024

REVISION No: WD-06  
SCALE: 1:100

DRAWING No:  
WD07



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

WINDOW AND DOOR SCHEDULE									
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09
ALUM. SIZE- W x H	2,571x2,625	1,497x560	2,976x2,700	3,588x2,700	3,588x2,700	1,798x1,183	1,810x1,183	1,800x2,400	2,397x2,443
OPENING TYPE	SIDE HUNG	AWNING	SLIDING/DOUBLE HUNG	SLIDING/DOUBLE HUNG	SLIDING/DOUBLE HUNG	AWNING/FIXED	AWNING/FIXED	FIXED	SLIDING
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
View from Outside									
2D Plan Preview									
W/D Nominal Sill Height	0	2,000	0	0	0	1,230	1,230	0	0
SHGC									
Glazing									
U-value									

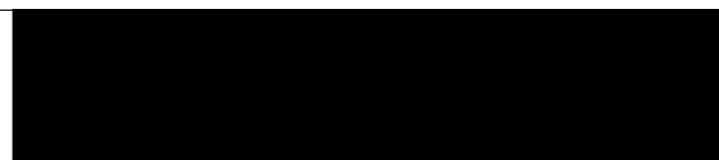
WINDOW AND DOOR SCHEDULE								
ID	W10	W11	W12	W13	W14	W15	W16	W17
ALUM. SIZE- W x H	1,804x2,400	3,192x2,743	3,192x800	1,552x1,850	1,557x1,850	1,503x1,850	1,496x1,850	1,536x560
OPENING TYPE	FIXED	SLIDING	FIXED	DOUBLE HUNG/FIXED	DOUBLE HUNG/FIXED	DOUBLE HUNG/FIXED	DOUBLE HUNG/FIXED	AWNING
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
View from Outside								
2D Plan Preview								
W/D Nominal Sill Height	0	0	2,743	850	850	850	850	2,000
SHGC								
Glazing								
U-value								

**FLYSCREENS:**  
 - ALL OPENABLE WINDOWS TO HAVE INSECT SCREENS  
 - ALUMINIUM SLIDING DOORS TO HAVE BRIO RETRACTABLE PLEATED INSECT SCREENS (MAXIMUM WIDTH 4500mm OF SCREENS)

-PRELIMINARY ISSUE-

REVISIONS:  
 REVISION WD-08: CHANGES AS PER CARDINIA SHIRE COUNCIL T240308 PA - SECTION 54 REQUEST FOR FURTHER INFORMATION 30.07.2024.

**GENERAL NOTES:**  
 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL INFORMATION SHOULD BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO BE VERIFIED PRIOR TO ANY WORKS COMMENCING. DO NOT SCALE DRAWINGS.  
 © REPRODUCTION IN PART OR FULL IS PROHIBITED BY COPYRIGHT



<b>WINDOW &amp; DOOR SCHEDULE</b>		
DRAWN BY: TS	REVISION No: WD-06	DRAWING No: WD08
PAPER SIZE: A2	SCALE: 1:100	
DATE: 04/10/2024		

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**GENERAL SITE NOTES**

SITE LEVELS TO BE VERIFIED ON SITE PRIOR TO ANY EXCAVATION WORKS.  
 NO PORTION OF FOOTINGS, WALLS OR ROOF TO ENDOURAGE OVER PROPERTY TITLE BOUNDARIES.  
 DOWNPIPES TO BE DETERMINED ON SITE BY PLUMBER AT MAX 1000mm CTS, OR AS PER DRAINAGE PLAN.  
 LEGAL POINT OF DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.  
 STORM WATER DISCHARGE TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.  
 SITE LEVELS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.

REFER TO ENERGY RATING REPORT FOR THERMAL SPECIFICATION.

ARCHITECTURAL PLANS ARE NOT TO BE USED AS SHOP DRAWINGS FOR MANUFACTURE OF TRUSS ROOFS OR ANY OTHER PART OF TRUSSING, WALLS, FLOOR JOIST, ETC.). ALL MANUFACTURING TO BE UNDER TAKEN BY SITE MEASURE.

THIS DOCUMENT DRAWING IS PROTECTED BY FEDERAL COPYRIGHT LAW. COPYING IN ANY SHAPE OR FORM, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF THE DRAWING PRACTITIONER AND/OR AUTHOR REFERRED TO IS STRICTLY PROHIBITED. CIVIL PROFESSIONAL CLAMOR DAMAGES OF OTHER REMEDIES MAY BE BROUGHT AGAINST PERSONS FOUND COPYING THIS DOCUMENT WITHOUT PERMISSION. COPYRIGHT.

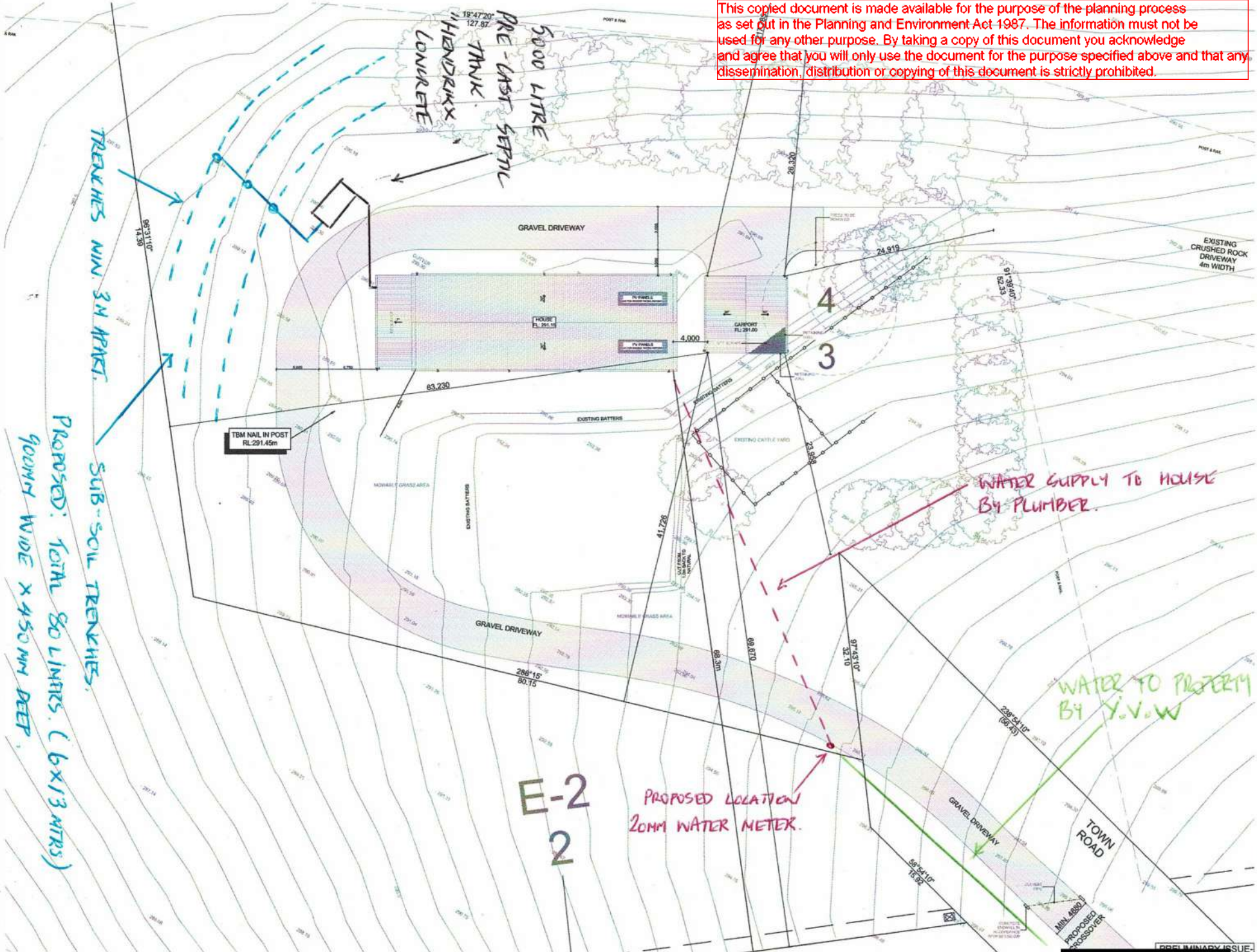
**TERMITTE MANAGEMENT SYSTEM REQUIRED TO AS3680.1-2014**

- LEGEND**
- ▲ WATER METER
  - WATER HYDRANT
  - WATER VALVE
  - ▼ VALVE
  - SURVEY PEG
  - ⊕ PERMANENT SURVEY MARK
  - ⊙ SURVEY POINT
  - OPENED MANHOLE
  - ⊞ SAN PRIORITY INLET
  - ▣ STORM WATER PIPE
  - ▨ FRESH WATER PIPE
  - ▧ TELEPHONE/ANTENNA PIT
  - ELECT. PIT
  - FLEC. POLE
  - STREET LAMP
  - × STREET SIGN
  - ⊙ MOTION SENSOR LIGHT
  - EXISTING TREES
  - EXISTING TREES TO BE REMOVED
  - TREE PROTECTION ZONE
  - ▭ STRUCTURAL ROOT ZONE
  - ▭ SAN COLLECTOR DRY LOCATION
  - ▭ GRAVEL DRIVEWAY
  - ▭ ASPHALT DRIVEWAY
  - ▭ GRAVEL

**AREA ANALYSIS (SITE)**

AREA	SQM	%
SITE	19420.0	
SITE COVERAGE	410.0	0.2
NON PERMEABLE	0.0	0.0

**ENLARGED SITE PLAN**  
 DRAWING NO. 75 REVISION NO. 0004 DRAWING DATE 1/2024  
 PAPER SIZE: A1



REVISED: 02/10/2024  
 THIS DRAWING IS TO BE USED AS PER COMMON ENGINE COVENANTS, TOWNSHIP - SEC FOR 24 PRODUCE FOR FURTHER INFORMATION 26/07/2024

**GENERAL NOTES:**  
 THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. ALL WORKMANSHIP SHOULD BE CHECKED AND VERIFIED ON SITE BY CONSTRUCTION USER. WORKERS SHOULD CHECK ALL DIMENSIONS ARE TO BE VERIFIED FROM TOWN MAPS, COVENANTS, AND ALL LOCAL REGULATIONS.

PRELIMINARY ISSUE



**STRUCTURE STUDIO**  
CONSULTING STRUCTURAL ENGINEERS



**August 2024**

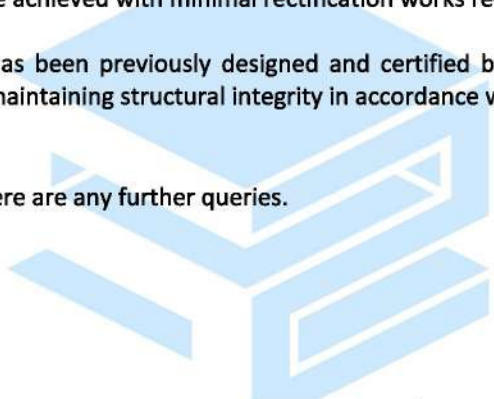
**PREPARED FOR**



Further to the change-of-use proposal for the existing class 10 shed at 1 Main Street, Gembrook, to become a class 1 habitable dwelling, we have assessed the existing structure and proposed works and are confident that the structural requirements will be achieved with minimal rectification works required.

The existing shed structure has been previously designed and certified by this office and the proposed design scope can be achieved while maintaining structural integrity in accordance with the Australian Standards.

Please contact this office if there are any further queries.



24

*Endorsed Building Engineer Registration No. PE0001301  
For and on behalf of Structure Studio Pty Ltd*

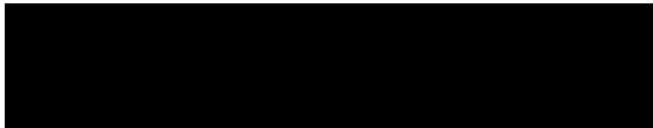
**STATUTORY DECLARATION**

 Russell Road, Gembrook in the State of Victoria, make the following statutory declaration under the **Oaths and Affirmations Act 2018**:

1. **THAT** I am a former owner of the property known as 1 Main Street, Gembrook VIC 3783 (also known as Lot 1 Belgrave-Gembrook Road, Gembrook VIC 3783) and being all the land now contained in Certificate of Title Volume 10529 Folio 043 ("Property").
2. **THAT** the Property was part of larger property which comprised circa 100 acres with legal frontage to Belgrave-Gembrook Road and Town Road.
3. **THAT** the Property was in the ownership of my family from about 1946 until it was sold to the Falcone family in or about 1999.
4. **THAT** during my family's ownership of the Property, access for the purpose of farming/agricultural practises and/or maintenance (e.g. potato growing, including ingress and egress of tractors, trucks and machinery) was taken from several locations on Belgrave-Gembrook Road and which locations have continued to exist and be maintained during the time that the Property has been owned by the Falcone family.

I declare that the contents of this statutory declaration are true and correct and I make it knowing that making a statutory declaration that I know to be untrue is an offence.

**DECLARED** at Emerald in the State of )  
Victoria, this 16<sup>th</sup> day of September )  
2024 )



*presence of the authorised statutory declaration witness*

I am an authorised statutory declaration witness and I sign this document in the presence of the person making the declaration:

on the 16<sup>th</sup> day of September 2024

.....  
*[full name and personal or professional address of authorised statutory declaration witness in legible writing, typing or stamp]*

.....  
*[qualification as an authorised statutory declaration witness]*

A person authorised under section 30(2) of the **Oaths and Affirmations Act 2018** to witness the signing of a statutory declaration.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PS 408635Q SURVEYOR P. Hanson

MUNICIPALITY Cardinia NON-SURVEY EXEMPTION GRANTED       

ADV'E	1 APPLICATION ACCORDS WITH SCHEDULE	Y	<input checked="" type="radio"/>
	2 APPLICANT CAN SUBDIVIDE	Y	<input checked="" type="radio"/>
	3 DUPLICATE TITLE / FOLIO SUPPLIED	Y	<input checked="" type="radio"/>
	4 CONSENTS SUPPLIED	Y	<input checked="" type="radio"/>
	(MTGEE) (CAVEATOR) (LESSEE) (CHARGE)	Y	<input checked="" type="radio"/>
	5 ORDER TO REGISTER (IF REQUIRED)	Y	<input checked="" type="radio"/>
	6 VESTING OF ROADS OR RESERVES	Y	<input checked="" type="radio"/>
	7 BODY CORPORATE SCHEDULE	Y	<input checked="" type="radio"/>
8 PLAN No. ON C/T.	Y	<input checked="" type="radio"/>	

PLAN EXAM	9 PLAN IS A WHOLE PARCEL / TRANSFERABILITY	Y	<input checked="" type="radio"/>
	10 STREET NAMES & ABUTTALS	Y	<input checked="" type="radio"/>
	11 LOTS MATHEMATICALLY CORRECT	Y	<input checked="" type="radio"/>
	12 DIMENSIONS	Y	<input checked="" type="radio"/>
	13 AREAS	Y	<input checked="" type="radio"/>
	14 PARCEL NUMBERING (LOTS, ROADS & RESERVES)	Y	<input checked="" type="radio"/>
	15 PLAN & FIELD NOTES SIGNATURES & CERTIFICATION	Y	<input checked="" type="radio"/>
	16 DEPTH LIMITATION	Y	<input checked="" type="radio"/>
	17 LOCATION OF LAND PARCEL (RE-ESTABLISHMENT)	Y	<input checked="" type="radio"/>
	18 STAGE OF ACCEPTANCE	[ 1 2 ]	<input checked="" type="radio"/>
	19 REPORT EASEMENTS:	Y	<input checked="" type="radio"/>
	20 LOCATION & MATHEMATICALLY CORRECT	N/A	<input checked="" type="radio"/>
	21 EASEMENT TABLE	N/A	<input checked="" type="radio"/>
	22 BOUNDARIES DEFINED BY BUILDINGS	N/A	<input checked="" type="radio"/>
23 OTHER (outline).....	N/A	<input checked="" type="radio"/>	

SOLUTION	PROBLEMS RESOLVED BY:-	ACTION REQ'D
	WITHOUT FURTHER AUTHORITY	Y <input checked="" type="radio"/> N <input checked="" type="radio"/>
	TELEPHONE/FAX CONTACT WITH THE SURVEYOR	1 2 3 4 5
	TELEPHONE/FAX CONTACT WITH THE SOLICITOR	1 2 3 4 5
FORMAL WRITTEN REQUISITION TO:-		
LODGING PARTY	<input checked="" type="radio"/> N <input checked="" type="radio"/>	
SURVEYOR	<input checked="" type="radio"/> N <input checked="" type="radio"/>	
WRITTEN CONSENT OF COUNCIL REQUIRED	<input checked="" type="radio"/> N <input checked="" type="radio"/>	
RE-CERTIFICATION BY COUNCIL REQUIRED	<input checked="" type="radio"/> N <input checked="" type="radio"/>	

TITLE	P.I.F. PREPARED	<input type="radio"/>
	DRAFT PREPARED	<input type="radio"/>
	XL 40	<input type="radio"/>
	ALTS FOLIOS ON INTERIM FILE	<input type="radio"/>

CODE  
784J

PS408635Q

SURVEY / NON-SURVEY

STAGE NO

CERTIFIED PLAN  
No of sheets 2

TRANSPARENCIES  
No of sheets 2

P.A.O. B

BODY CORPORATE SCHEDULE  
YES/NO

SURVEYOR'S REPORT

ABSTRACT FIELD NOTES

DATE 10-3-98

COMMON PROPERTY  
YES/NO

SEE

ADDITIONAL DOCUMENTS  
PLANNING PERMIT

FOLIOS		DUP/COFT SUPPLIED /M.A.	FOLIOS		DUP/COFT SUPPLIED /M.A.
VOL	FOL		VOL	FOL	
7170	914	}			SUPPLIED
7511	164				

OFFICE USE ONLY
 

CHARTED ON	No	CPR No
DCMB	<u>PAK OZ</u>	
PRIOR PLAN	LOTS	
P.S.A. No	DATE	CHARTER <u>Rev 12-3-98</u>
		CHECKED

STATEMENT OF COMPLIANCE SUPPLIED

FORM 18  
INIT [Signature] DATE 20-7-98

FORM 17  
INIT  DATE

TRANSPARENCY CHECKED

EXAMINER [Signature]

GROUP LEADER

PLAN EXPIRY DATE 16-10-02

**PLAN REGISTERED**

TIME DATE

[Signature] 11 20 28/7/98

ASSISTANT REGISTRAR OF TITLES

RE - ESTABLISHMENT REPORT

1 ORIGIN OF TITLE: Vol 7170 Fol 914 - Lot 48 & Pts 47, 49 & 50 on LP 9547 & lots 1, 2 & 29 on LP 9548. Vol 7511 Fol 764 - part of lot 30 on LP 9548.

PLAN AGREES WITH TITLE (ACCEPTED AS AGREEING) YES

DIRECT LINK / INDIRECT LINK TO TITLE ORIGIN (S) BASED ON

OLD MARKS: The fullbacks were thoroughly checked by post from from the surveyors lengthy report. The adjacent and boundaries were verified from the surveys (copies supplied) guided in his reports. Old marks were found to be in same position as found from other surveys.

OCCUPATION: See notes to report.

RE-ESTABLISHMENT ACCEPTED BY INSPECTION YES/NO

2 SURVEY INFORMATION FITTED Yes - Copies supplied as stated in report.

RE-ESTABLISHMENT ACCEPTED ON PERUSAL OF SURVEY INFORMATION YES/NO

3 COMPARISONS TO VERIFY LINK TO ORIGIN (S)

RE-ESTABLISHMENT ACCEPTED YES/NO

REFERRED FOR ADVICE

EXAMINER GROUP LEADER

PS408685G

SHEET 3

This plan also details the removal of easement for drainage purposes on LP 9548. The removal of easement in planning permit. You may if the plan LP 9548 will require amendment.

ANY EASEMENT SEARCH FOR U/T VOL 7170 Fol 914:

No other registered easements affect apart from that of drainage as shown. 22-4-98.

SSB Report

Belgrave - Glenbrook Road Centreline alignment has been fixed by laying in LP 9547/8 distance from OP FB on TOWN RA. LP angle is then held for a road lot along facing to the north west towards RAILWAY.

Although marks from PS 30394 have been located, relationships across the road are not held however LP 9548 distance across lots 1 and 2 to post located at BAMBAY ST corner (H) in PS 30394 is satisfied.

allowing for slight trav. ad misalignments between J1 and BAMBAY ROAD in current survey, except re-establishment.

If Easment reserved in Tr 1240835 should be included in easement information panel. Ref E-3 should include "This Plan" in original letter sent 22/6/98.

Letter of consent to amendments reserved between the Surveyor & Council. Please amend the plan & proceed. Plan amended accordingly. 3-6-98

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

\* AMEND AFFIRMED 22/4/98 20/7 APPROVED 20/7



# Nicholas Petris & Associates Pty. Ltd.

ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS • LAND SURVEYORS

By Appointment  
99 Quinn Street,  
Melbourne 3000

Unit 1, 1569 Barwood Highway  
PO Box 714, Belgrave 3160  
Tel: (03) 9764 3930 Fax: (03) 9752 5069

## LICENSED SURVEYOR'S REPORT PS 408685Q

**SURVEYOR'S REPORT:** Peter Clyde Hansen

**SURVEYOR'S REFERENCE:** 3489

**CROWN DESCRIPTION:** County : Evelyn  
Parish : Gembrook  
Crown Allotment: 74 (part) & 75 (part)

**MUNICIPALITY:** Cardinia Shire Council

**TITLE:** Volume 7170 Folio 914  
Volume 7511 folio 164

**APPURTENANT EASEMENTS & ABUTALS:** All known to title

**ENCUMBRANCES:** Removal of drainage easement  
coloured blue on C/T Vol 7511  
Folio 164 vide Town Planning  
Permit No. T960448A

**SURVEY INFORMATION USED:** LTO: PS 406485, LP 138042,  
LP 9548, LP 9547, PS 303924,  
LP 9548, LP 139258.  
CPO: P.04257, F/Notes 55311, ✓  
PM Sketch Plan No. 117.

**SURVEY INFORMATION PERUSED:** LP 3146, LP 51920, LP 29259,  
LP 4878, C 953.  
CPO: OP 48691, CP 46282 ✓

**PURPOSE:** Four-lot rural subdivision

**SURVEY EQUIPMENT CALIBRATION:** Top EDM GTS-303 compared to  
baseline (Mitcham) 19.12.96

**DATUM RELATIONSHIPS:** Bearings have been adopted in  
accordance with AMG Zone 55 using  
PMs 117 & 118 vide PM Sketch Plan  
No. 117.

### OCCUPATION:

The following relationships have been established with previous surveys: P.04257, LP 9547 & LP 9548: 2°59'50" has been added to the bearings, by comparison with occupation defining said plans. LP 138042: 2°58'40" has been added to the bearings by comparison with ORMs at points C, D & E. PS 303924: 2°59'30" has been added to the bearings by comparison with the ORMs at points F & G.

The boundaries of the subject land under survey were referenced in the 1960s. According to the owner, the northern section of the eastern boundary J-K has been further replaced approx. 15 years ago. See abstract of field records for further relevant comments.

### OLD SURVEY MARKS:

ORMs found in Town Road by P.04257 were not found due to the laying of water pipes.

### NEED FOR AMENDMENT OF TITLE:

Yes. However no prior amendment is necessary as adopted boundaries do not adversely affect abutting titles and are able to be accepted as agreeing with title. See also report on "Alignments & Boundaries Adopted".

### ALIGNMENTS & BOUNDARIES ADOPTED:

The alignment of Belgrave-Gembrook Road and the eastern boundary of the subject land are the subject of this survey.

The northern boundary (Belgrave-Gembrook Road) has been re-established to accord with LP 9548 & LP 9547 dimensions 'fixed' by the ORM at Point A. Also re-established by this method is Boundary J-K. This method was substantiated by the good agreement with occupation along said road and old re-establishment pegs found defining the western boundary of LP 139258.

0115311



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

N.B. The re-establishment of LP 9548 by LP 138042 has been disregarded i.e. the 'fix' at ORM Point C is O.K, however said LP 138042's orientation does not give the best re-establishment of LP 9548 in comparison with relevant occupation.

Eastern Boundary K-L, L-M:  
Boundary L-M was re-established to agree with P.04257 as 'fixed' from ORM at Point C (see abstract of field records). (The western displacement of the associated fence in part is due to approx. 0.5 m of sediment runoff from the adjacent property and drainage works on the subject land undermining the fence). Thence a straight line was computed between said points K & L.

EFFECT ON GOVERNMENT ROADS OR CROWN LANDS:

It is considered that no encroachments have been made on Belgrave-Gembrook road or any abutting crown lands and no consents have been sought.

LAND IN PROCLAIMED SURVEY AREA:

No. However the survey has been connected to PMs 117 & 118.

PLACEMENT OF PERMANENT MARKS & REFERENCE MARKS:

For the purpose of this survey the requisite number of marks exist. (See abstract of field records for further relevant comments.)

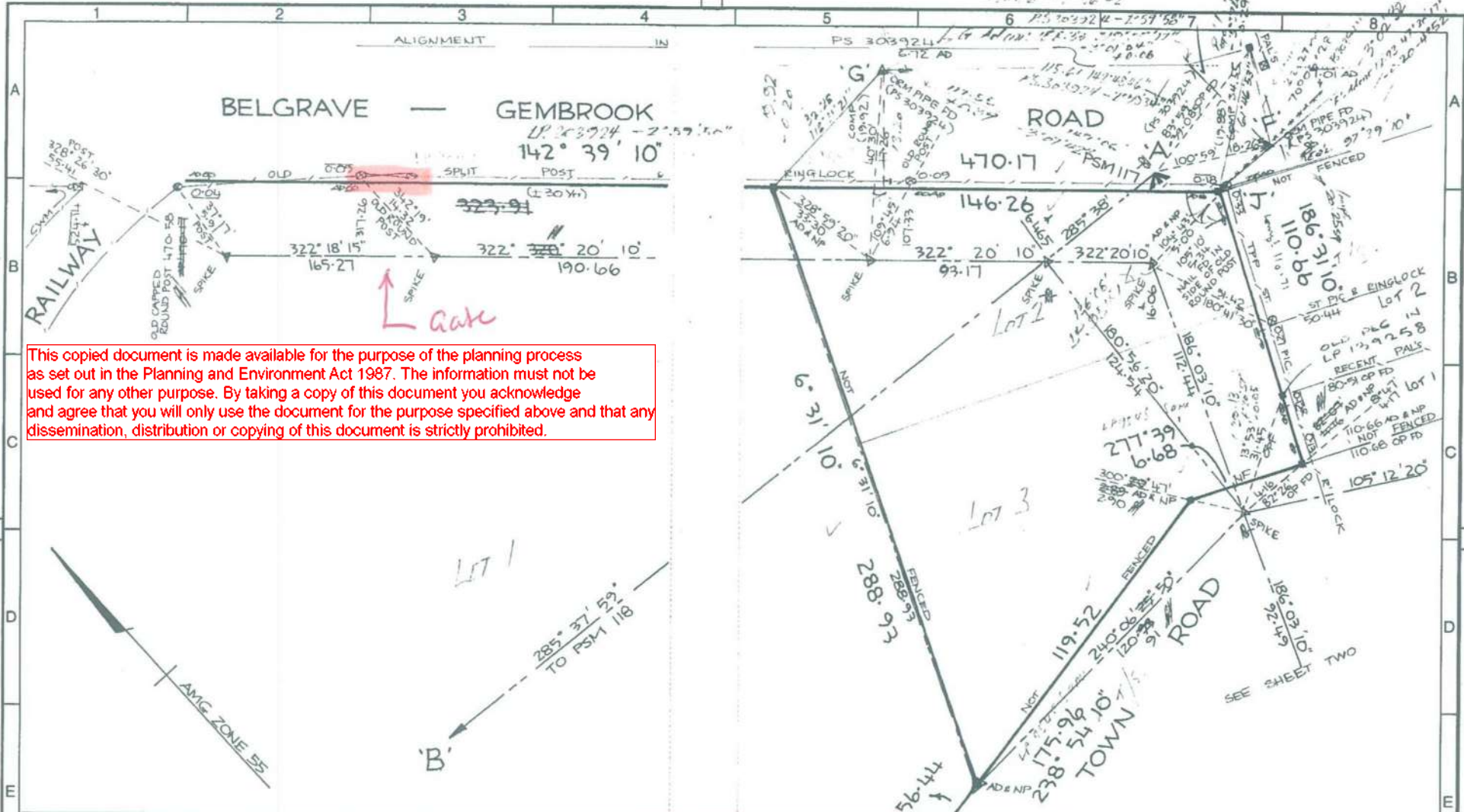
REQUIREMENTS OF SECTION 20A OF THE SUBDIVISION ACT 1988:

Form 19 has been lodged with Council.

DETAILS OF INDIRECT METHODS USED IN SURVEY:

All radial distances measured have been independently checked offsets and/or re-measured.





This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

CERTIFICATION BY SURVEYORS

AMENDMENTS

ABSTRACT OF FIELD RECORDS

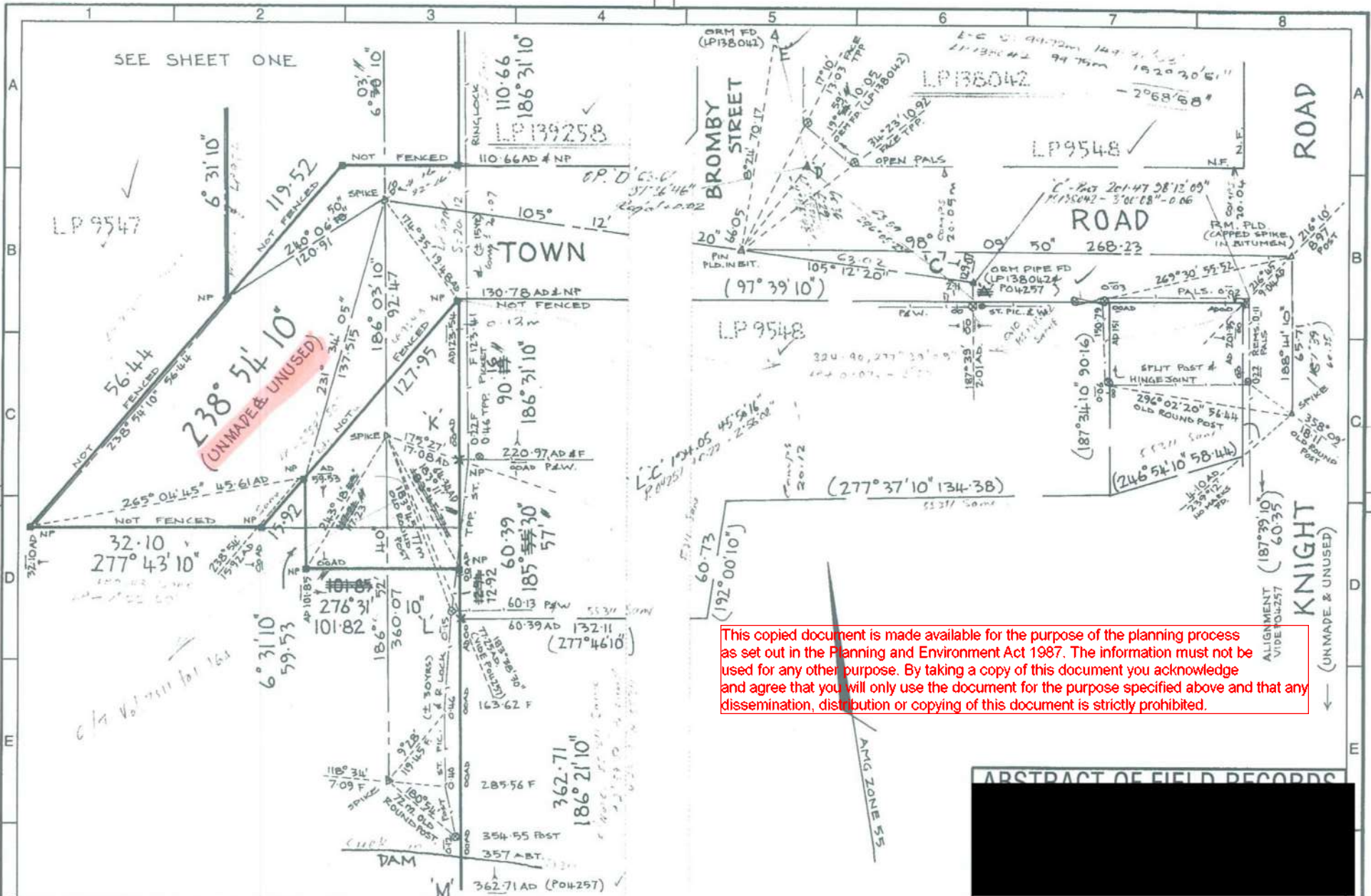
COUNTY EVELYN  
 PARISH GEMBROOK  
 CROWN ALLOTMENT 74 (Part) &  
 CROWN ALLOTMENT 75 (Part)

SHEET NO. 1 of 2

SHEET SIZE A3

PS 408685 Q

TO 11



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

ABSTRACT OF FIELD RECORDS  
 [Redacted]

Nicholas Petris & Assoc. Pty. Ltd.  
 Planning Consultants Land Surveyors  
 P.O. Box 714 Belgrave 3160  
 DX 16013 Belgrave  
 Tel: 9754 3930 Fax: 9752 5069

SURVEYORS REF.  
**3489**

*P. Penn*

SHEET NO. 2 OF 2  
 SHEET SIZE A3

PS 408685 Q

# PLAN OF SUBDIVISION

EDITION 1

# PS 925929 D

## LOCATION OF LAND

PARISH: Gembrook

TOWNSHIP: ---

SECTION: G

CROWN ALLOTMENT: 74(Pt), 75(Pt) & 9A

CROWN PORTION: ---

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot 1 on PS 432333 M &

Lot 2 on PS 8233343 E

POSTAL ADDRESS: 1 Main Street & 37 Town Road, Gembrook 3783  
(at time of subdivision)

MGA CO-ORDINATES: E: 371 430 ZONE: 55  
(of approx centre of land in plan) N: 5 798 500 GDA 2020

Council Name: Cardinia Shire Council

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

## NOTATIONS

DEPTH LIMITATION: 15.24m Below the Surface applies to all land in the plan

SURVEY:  
This plan is based on a partial survey.

STAGING:  
This is not a staged subdivision.  
Planning Permit No. -

This survey has been connected to permanent marks No(s).

In Proclaimed Survey Area No. ---

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAILS				

**NOBELIUS LAND SURVEYORS**



P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
mail@nobelius.com.au

SURVEYORS FILE REF: 22003

LICENSED SURVEYOR: B. S. NOBELIUS  
VERSION A

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 4

# PLAN OF SUBDIVISION

EDITION 1

# PS 925929 D

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Powerline	11	PS 432333M - Sec 44 Electricity Industry Act 1993	Eastern Energy Ltd
E-2	Drainage	2	PS 408685Q	Lots on PS 408685Q
E-5	Water Supply	See Plan	PS 432333M (SEC98 TLA)	Balance of Vol. 8274 Fol. 626 (C.A. 9 SEC G)
E-6	Drainage	2.01	LP 9547	Lots on LP 9547
E-6	Drainage	2.01	PS 408685Q	Lots on PS 408685Q
E-6	Drainage	2.01	TR. 1240835	Lots 30-39 on LP 9548 & Lot 40 on LP 9547
E-7	Powerline	11	PS 521280L - Sec 88 Electricity Industry Act 2000	SECV
E-7	Powerline	11	PS 432333M - Sec 44 Electricity Industry Act 1993	Eastern Energy Ltd
E-8 & E-10	Water Supply	See Plan	PS 521280L	Balance of Vol. 8274 Fol. 626
E-14	Water Supply	See Plan	PS 432333M (SEC98 TLA)	Balance of Vol. 8274 Fol. 626 (C.A. 9 SEC G)
E-14	Power	See Plan	PS 823343E	Balance of Vol. 8274 Fol. 626
E-15	Power & Water Supply	See Plan	PS 823343E	Balance of Vol. 8274 Fol. 626
E-16	Water Supply	See Plan	PS 823343E	Balance of Vol. 8274 Fol. 626
E-17	Drainage	2.01	LP 9547	Lots on LP 9547
E-17	Drainage	2.01	PS 408685Q	Lots on PS 408685Q
E-17	Drainage	2.01	TR. 1240835	Lots 30-39 on LP 9548 & Lot 40 on LP 9547
E-17	Water Supply	2.01	PS 521280L	Balance of Vol. 8274 Fol. 626

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**NOBELIUS LAND SURVEYORS**



P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
mail@nobelius.com.au

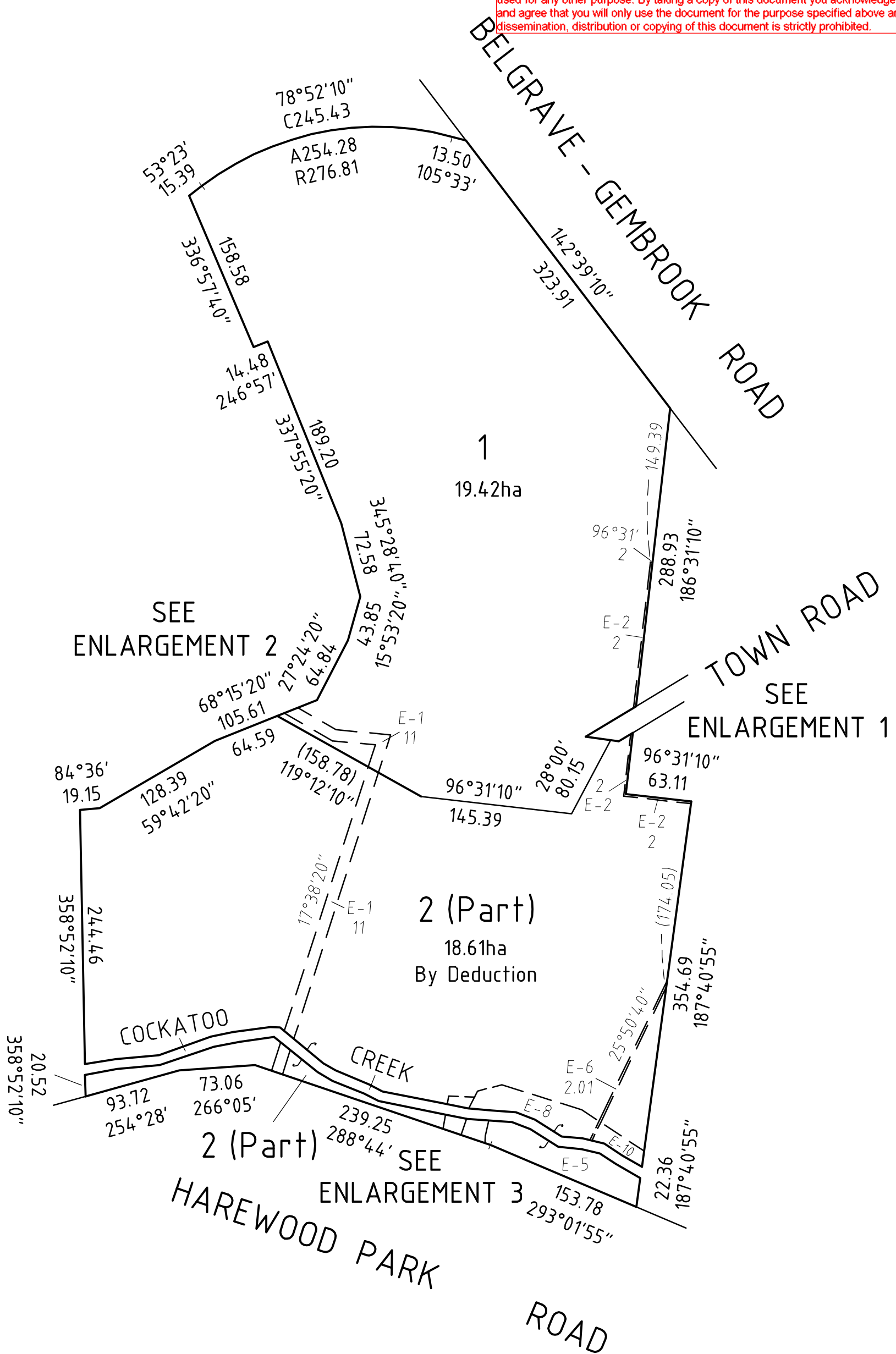
LICENSED SURVEYOR: B. S. NOBELIUS  
VERSION A

ORIGINAL SHEET  
SIZE: A3

SHEET 2

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

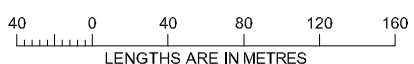
MGA2020  
ZONE 55



NOBELIUS LAND SURVEYORS

P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
mail@nobelius.com.au

SCALE  
1:4000

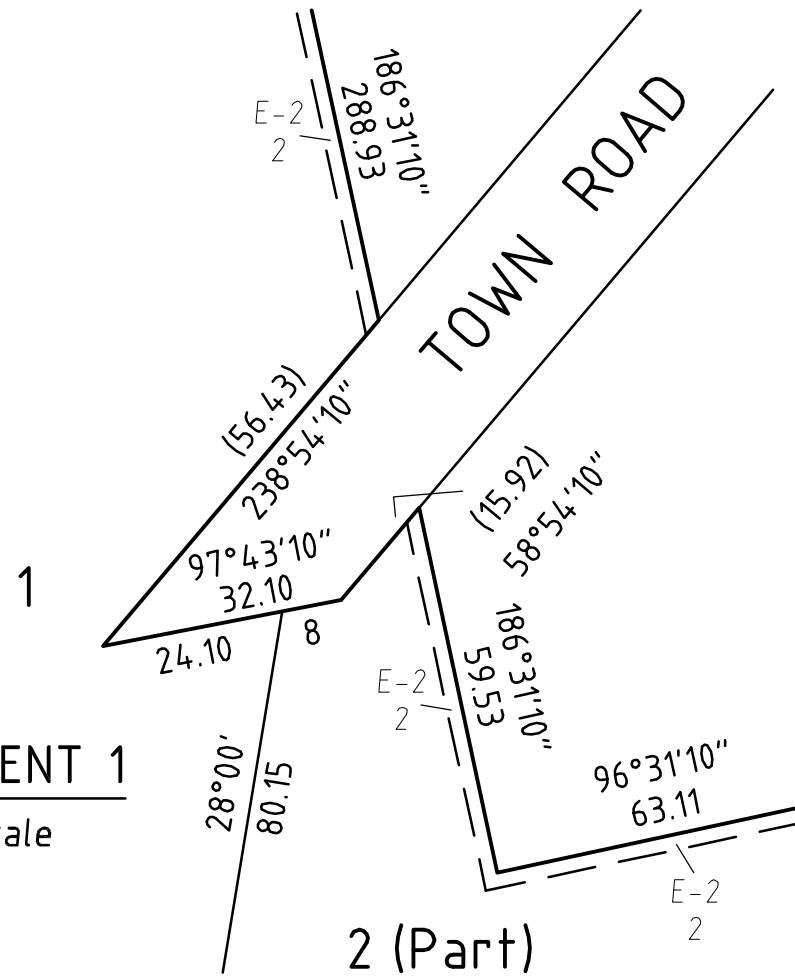


ORIGINAL SHEET  
SIZE: A3

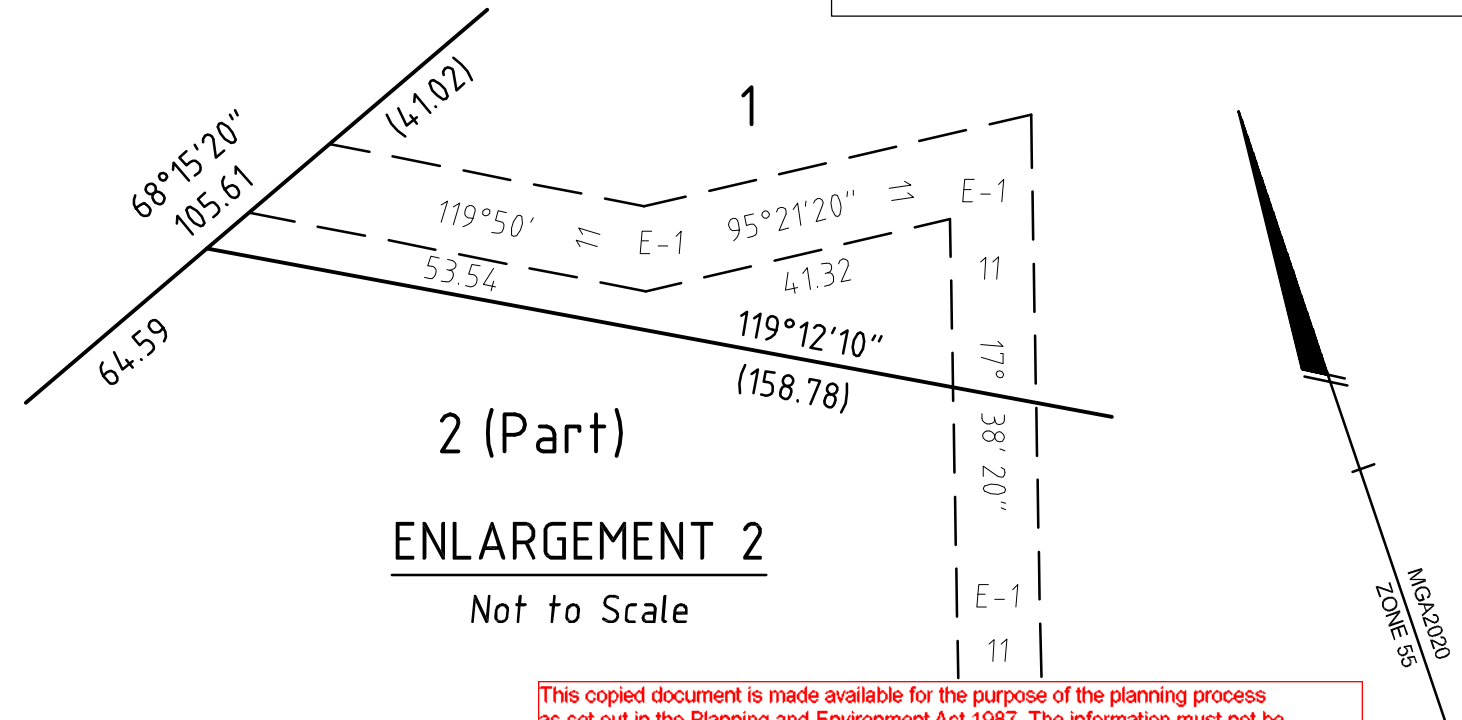
SHEET 3

LICENSED SURVEYOR: B. S. NOBELIUS  
VERSION A

**ENLARGEMENT 1**  
Not to Scale

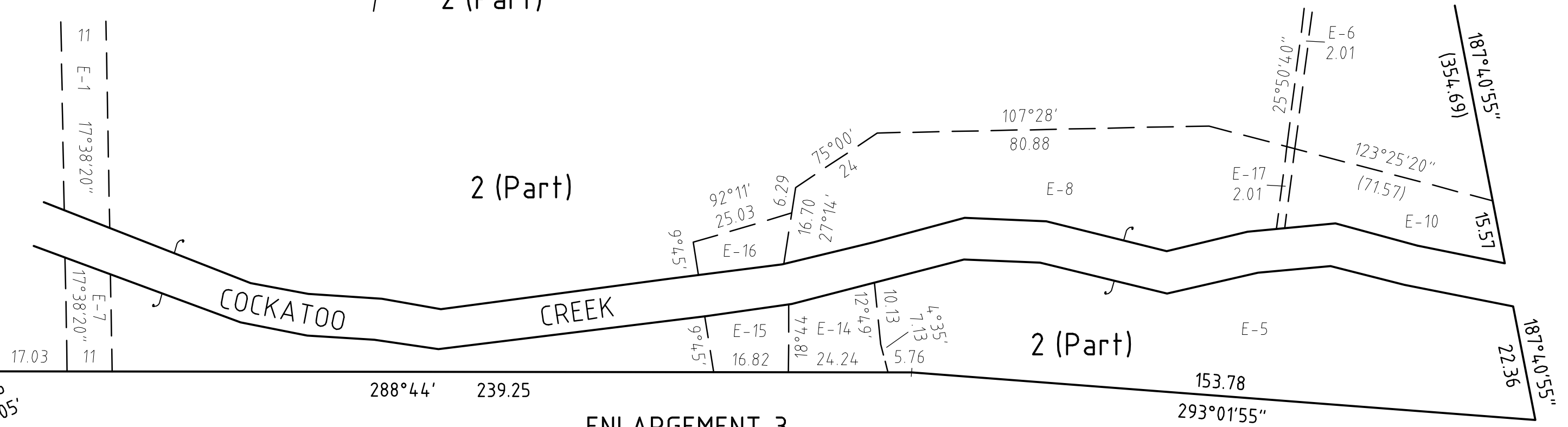


**2 (Part)**  
**ENLARGEMENT 2**  
Not to Scale



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**2 (Part)**



**ENLARGEMENT 3**  
Not to Scale

**NOBELIUS LAND SURVEYORS**



P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
mail@nobelius.com.au

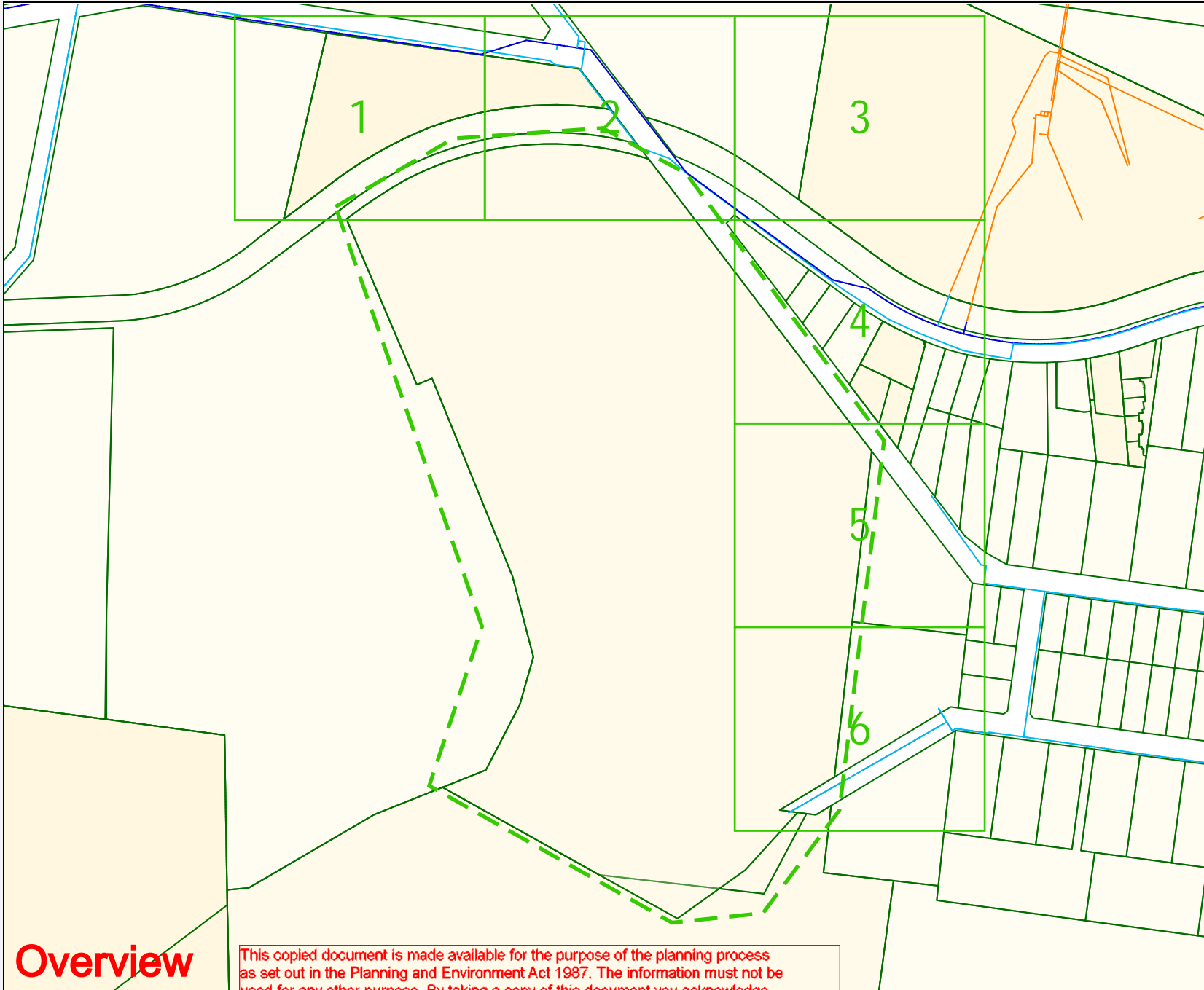
SCALE  
N/A
















ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: B. S. NOBELIUS  
VERSION A



### Legend

- Existing Title 
- Proposed Title 
- Offset Water Main 
- Water Main 
- Water Reticulation Main 
- Asbestos Water Main 
- Blank End 
- Water Valve 
- Dialysis Patient 
- YVW / Council
- Hydrant Below Ground  
- Hydrant Above Ground  

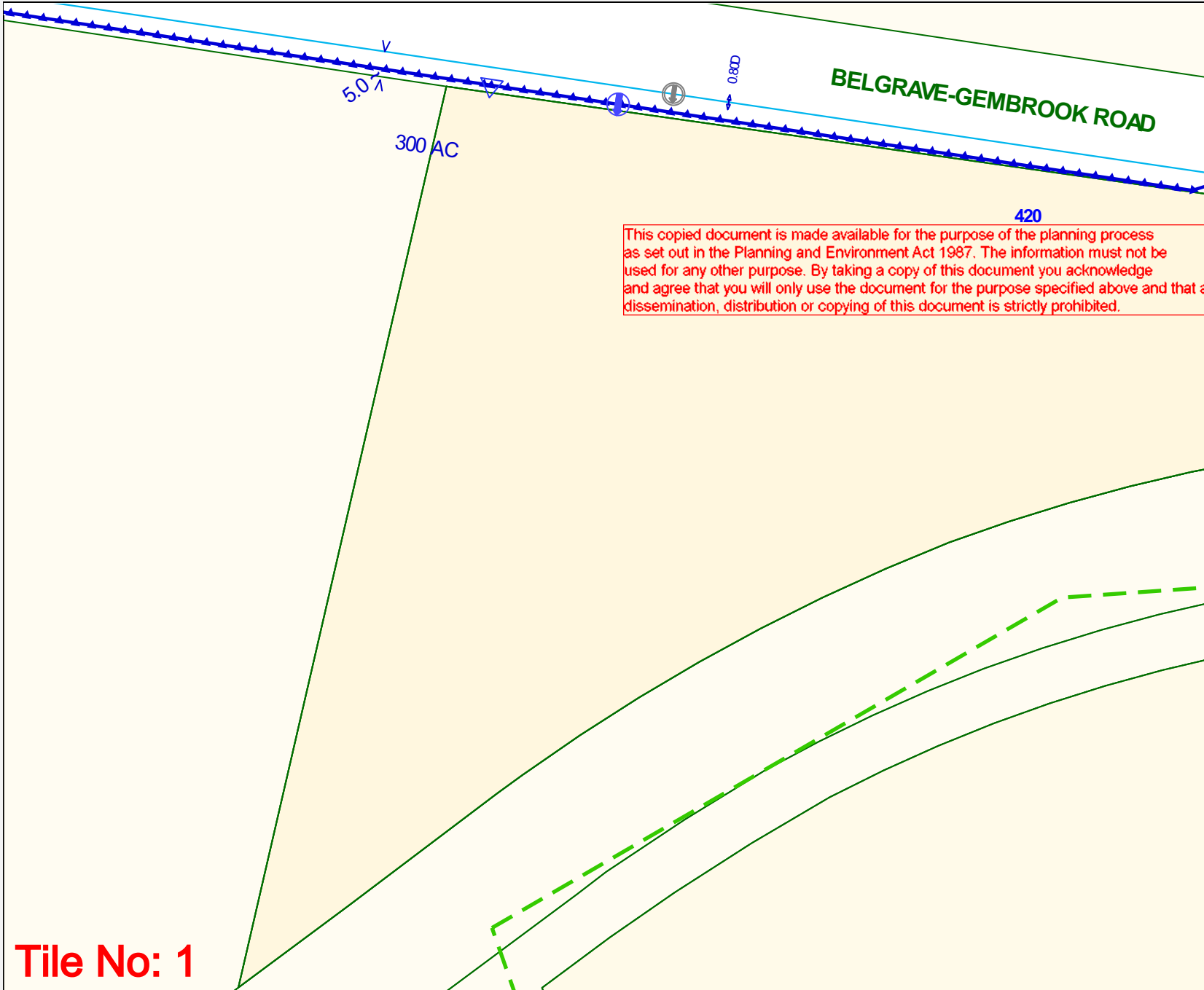
**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

N Scale: 1:4846  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.












## Overview

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

### Legend

- Existing Title 
- Proposed Title 
- Offset Water Main 
- Water Main  150PVC-M 06/11/2013
- Water Reticulation Main 
- Asbestos Water Main 
- Blank End 
- Water Valve 
- Dialysis Patient 
- Hydrant Below Ground  
- Hydrant Above Ground  

YVW / Council

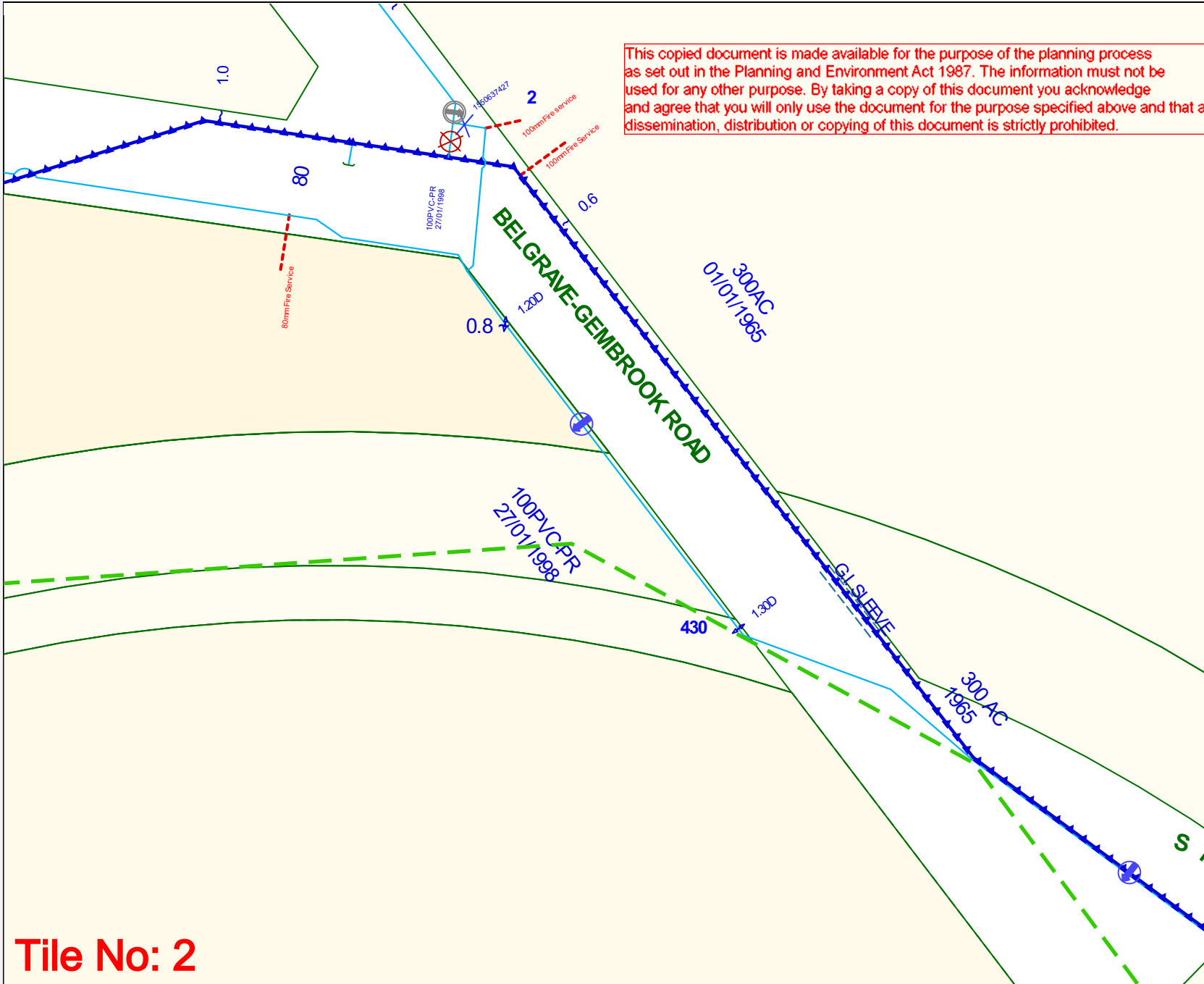
**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

Scale: 1:1000  
 Expires: 30 Dec 2024














**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



### Legend

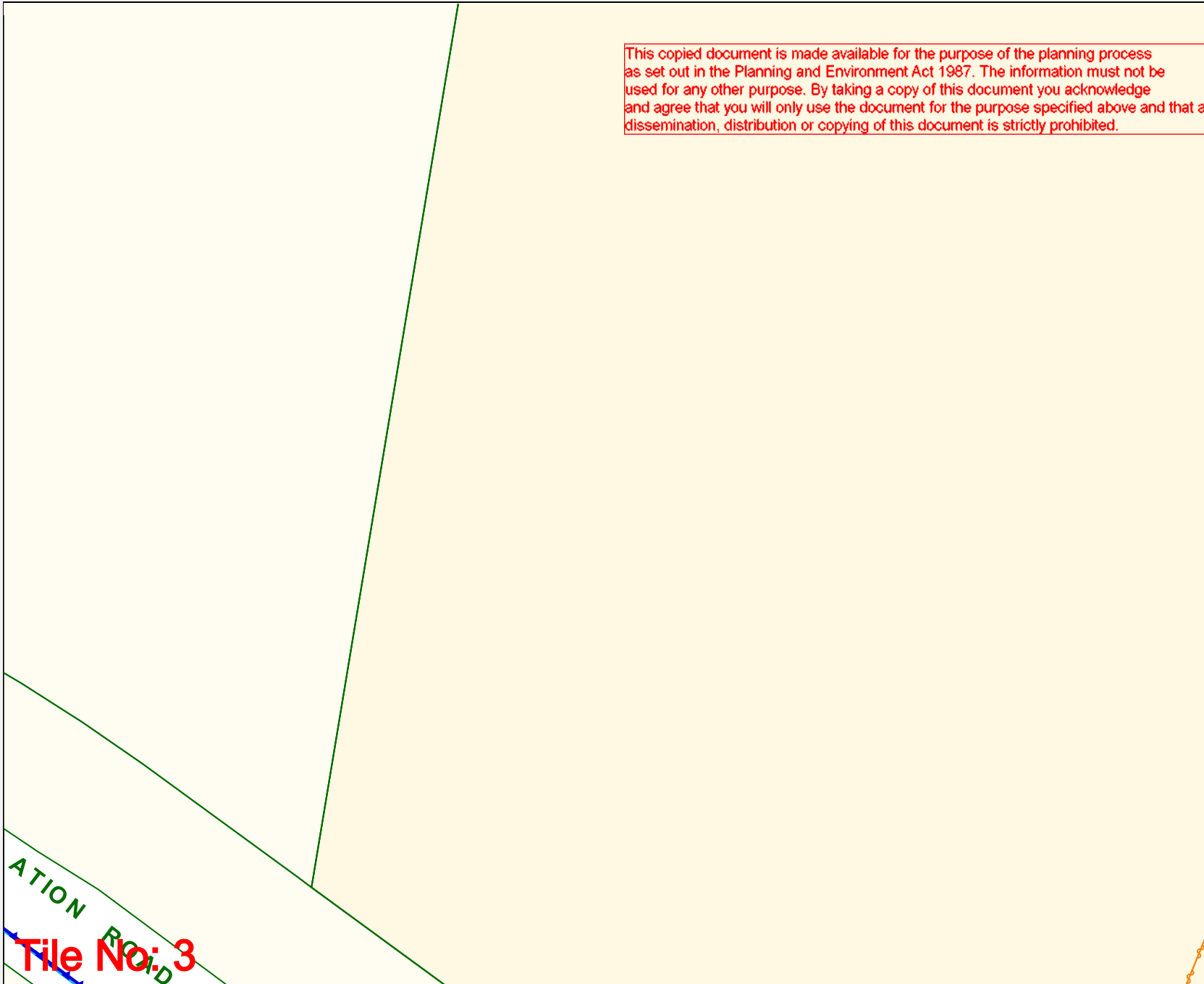
- Existing Title 
- Proposed Title 
- Offset Water Main 
- Water Main 
- Water Reticulation Main 
- Asbestos Water Main 
- Blank End 
- Water Valve 
- Dialysis Patient 
- Hydrant Below Ground  
- Hydrant Above Ground  

**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further













Scale: 1:1000  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

**Tile No: 2**



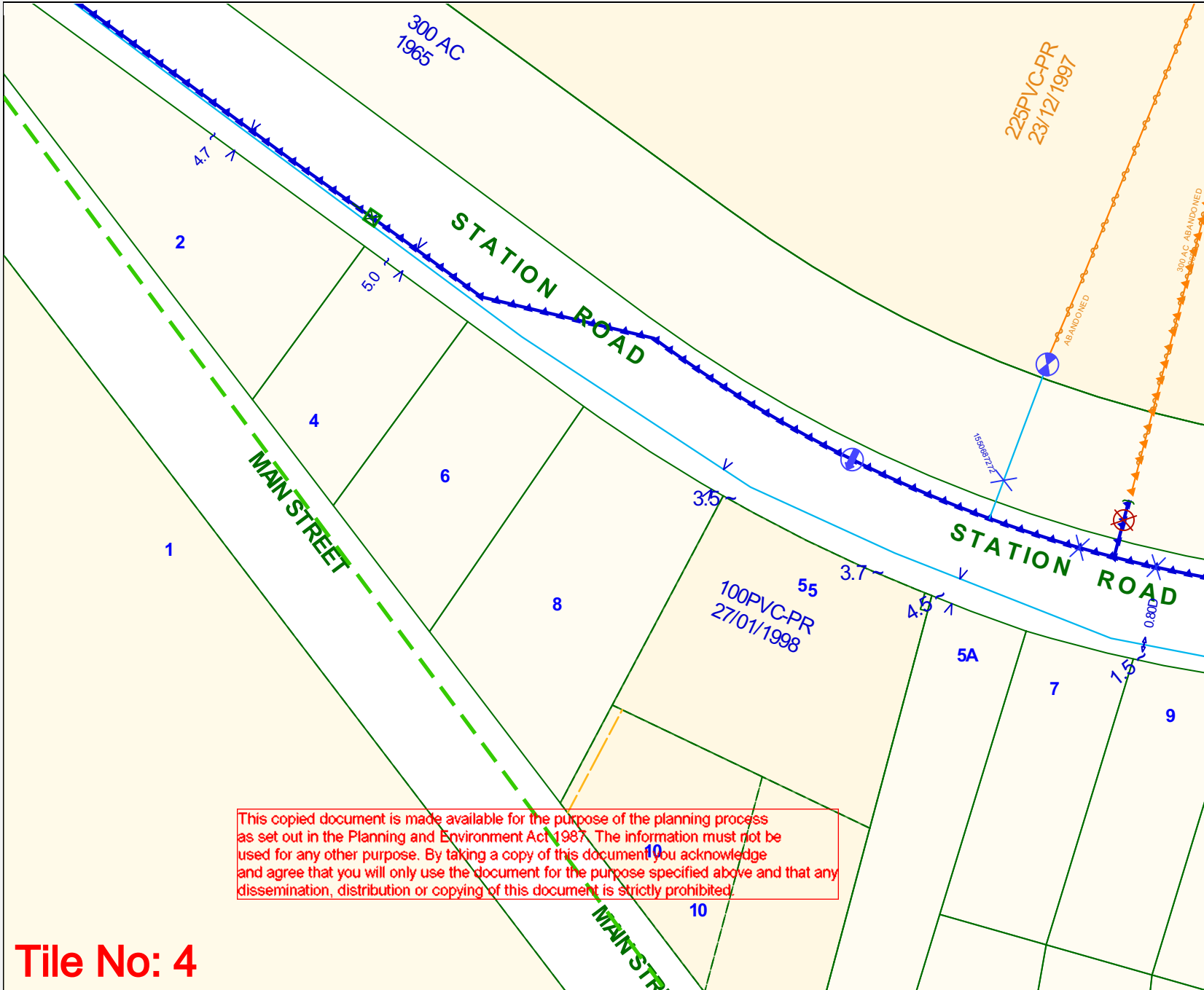
## Legend

- Existing Title 
- Proposed Title 
- Offset Water Main 
- Water Main 
- Water Reticulation Main 
- Asbestos Water Main 
- Blank End 
- Water Valve 
- Dialysis Patient 
- YVW / Council**
- Hydrant Below Ground  
- Hydrant Above Ground  

**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

N Scale: 1:1000  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



### Legend

- Existing Title
  - Proposed Title
  - Offset Water Main
  - Water Main
  - Water Reticulation Main
  - Asbestos Water Main
  - Blank End
  - Water Valve
  - Dialysis Patient
  - Hydrant Below Ground
  - Hydrant Above Ground
- YVW / Council**

**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

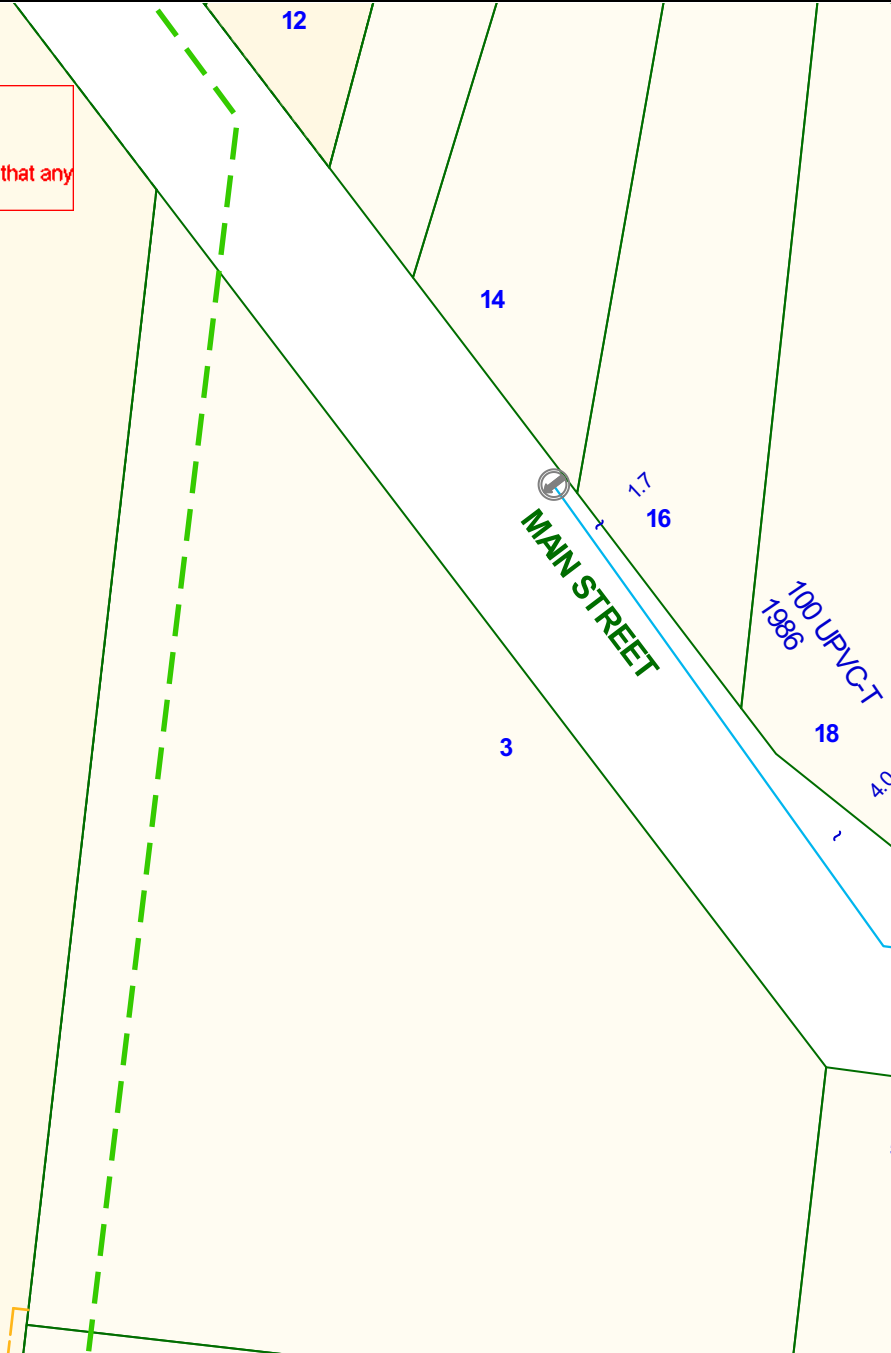
N Scale: 1:1000  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.














This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

## Tile No: 4

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



### Legend

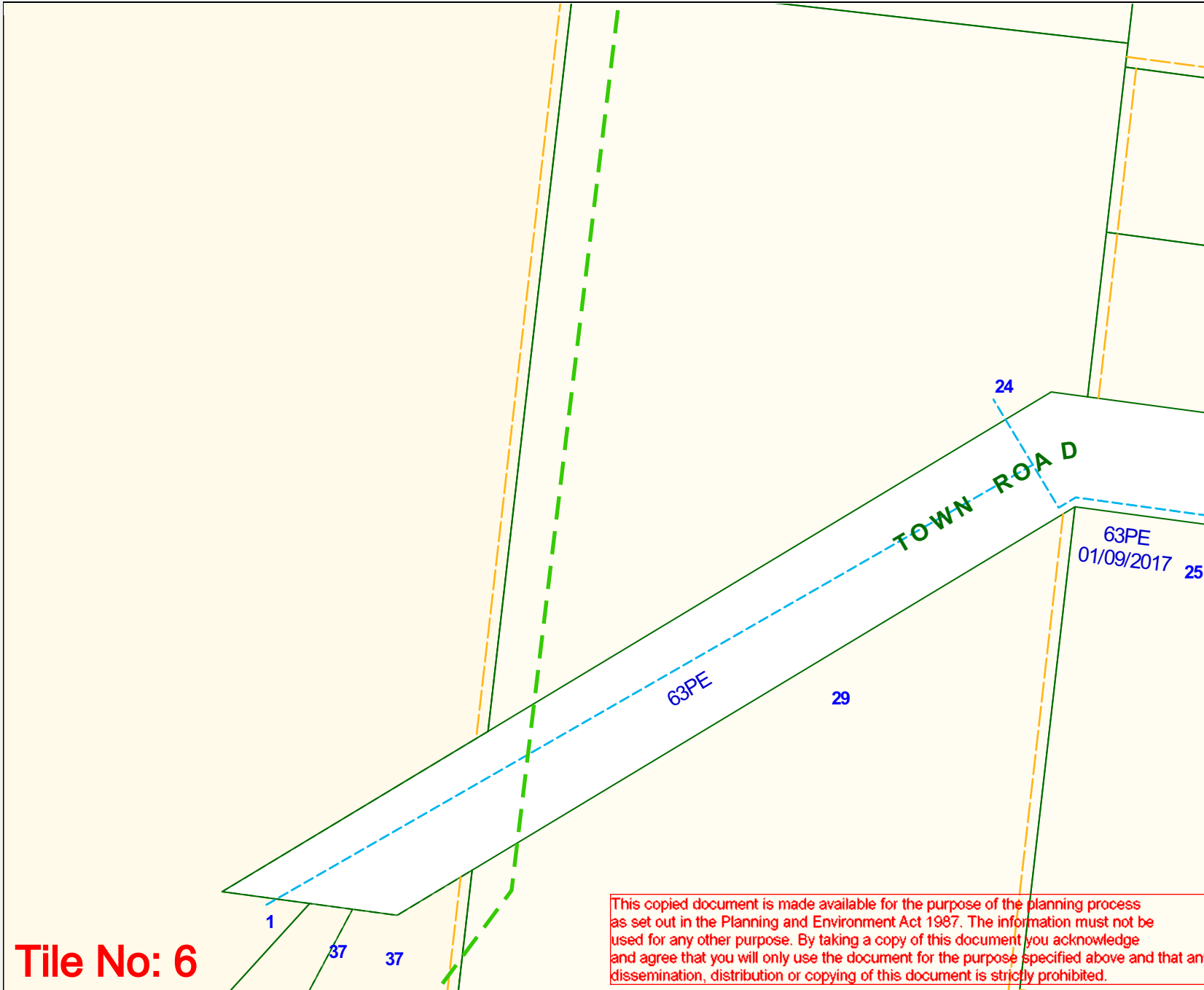
- Existing Title 
- Proposed Title 
- Offset Water Main 
- Water Main 
- Water Reticulation Main 
- Asbestos Water Main 
- Blank End 
- Water Valve 
- Dialysis Patient 
- Hydrant Below Ground  
- Hydrant Above Ground  

**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

N Scale: 1:1000  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

**Tile No: 5**



### Legend

- Existing Title
  - Proposed Title
  - Offset Water Main
  - Water Main
  - Water Reticulation Main
  - Asbestos Water Main
  - Blank End
  - Water Valve
  - Dialysis Patient
- YVW / Council**
- Hydrant Below Ground
  - Hydrant Above Ground

**Warning** – This plan is issued solely for the purpose of assisting you in identifying Yarra Valley Water's specified assets through further investigation only. It's not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. Please refer to the attached letter for further

N Scale: 1:1000  
 Expires: 30 Dec 2024

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Yarra Valley Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Tile No: 6**