
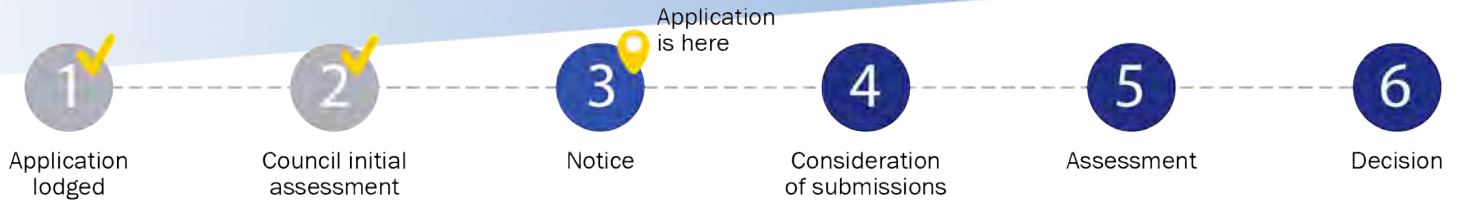


Notice of Application for a Planning Permit

The land affected by the application is located at:	L37 LP5266 V4081 F192 34 View Hill Road, Cockatoo VIC 3781	
The application is for a permit to:	Two Lot Subdivision and Removal of Vegetation	
A permit is required under the following clauses of the planning scheme:		
32.09-3	Subdivide land	
44.06-2	Subdivide land	
43.02-3	Subdivide land	
42.02-2	Remove, destroy or lop vegetation	
52.17-1	Remove, destroy or lop native vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	Renee O'Brien Nobelius Land Surveyors	
Application number:	T240385	
<p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		04 April 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>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.</p>

Notice of Application for a Planning Permit



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Application Summary

Portal Reference A32414F2

Basic Information

Proposed Use The subdivision of the land into three (3) lots and the removal of vegetation, including native vegetation.

Current Use The land is developed with a single dwelling and used for residential purposes.

Site Address 34 View Hill Road Cockatoo 3781

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	Renee O'Brien Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: renee@nobelius.com.au
Owner	[REDACTED] Nobelius Land Surveyors	[REDACTED]	
Preferred Contact	Renee O'Brien Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: renee@nobelius.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 20 To subdivide land (3 Lots)	\$1,453.40	100%	\$1,453.40

Total \$1,453.40

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Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

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Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
07-08-2024	Subdivision Plan	Copy of title 06.08.24.pdf
07-08-2024	Subdivision Plan	Copy of plan 06.08.24.pdf
07-08-2024	Explanatory Letter	Town Planning Report - 34 View Hill Road.pdf
07-08-2024	Additional Document	24-04-09ViewHillRoadCockatoo.pdf
07-08-2024	Additional Document	BMP 34 View Hill Road Cockatoo Vic 2.pdf
07-08-2024	Additional Document	BMS 34 View Hill Road Cockatoo 2.pdf
07-08-2024	Additional Document	Sub BN Ver 1.pdf
07-08-2024	Additional Document	NVR Report 06.08.24.pdf
07-08-2024	Additional Document	List of available offsets 06.08.24.pdf
07-08-2024	Additional Document	Concept Plan.pdf
07-08-2024	Additional Document	Concept Plan - trees and shed for removal.pdf
07-08-2024	Additional Document	Tree Fences and Dwelling Setbacks Plan.pdf
07-08-2024	Explanatory Letter	Cover Letter - 34 View Hill Road .pdf

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

Lodged By

Site User	Renee O'Brien Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: renee@nobelius.com.au
Submission Date	07 August 2024 - 03:23:PM		

Declaration

By ticking this checkbox, I, Renee O'Brien, declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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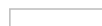
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 04081 FOLIO 192

Security no : 124117169151F
Produced 05/08/2024 09:49 AM

LAND DESCRIPTION

Lot 37 on Plan of Subdivision 005266.
PARENT TITLE Volume 03568 Folio 480
Created by instrument 0840050 19/11/1917

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED]

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP005266 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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

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

Street Address: 34 VIEW HILL ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

[REDACTED]

DOCUMENT END

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Document Type	Plan
Document Identification	LP005266
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Document Assembled	05/08/2024 09:49

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PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT B

LP 5266
EDITION 2
PLAN MAY BE LODGED 3/06/1910

PARISH OF GEMBROOK
COUNTY OF EVELYN

COLOUR CODE
E-1 = BROWN
E-2 = PURPLE

VOL.3027 FOL.222

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

ROADS COLOURED BROWN

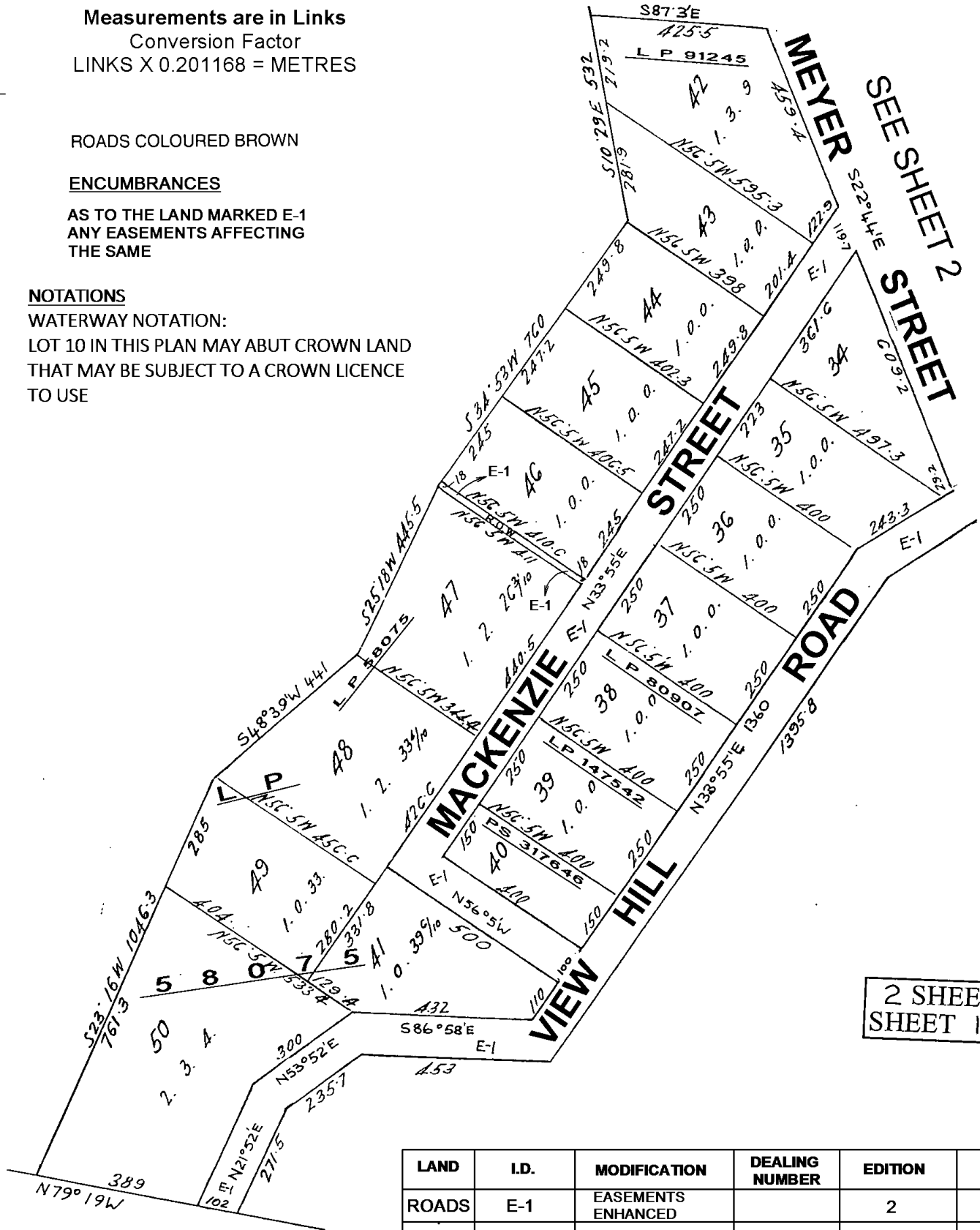
ENCUMBRANCES

AS TO THE LAND MARKED E-1
ANY EASEMENTS AFFECTING
THE SAME

NOTATIONS

WATERWAY NOTATION:
LOT 10 IN THIS PLAN MAY ABUT CROWN LAND
THAT MAY BE SUBJECT TO A CROWN LICENCE
TO USE

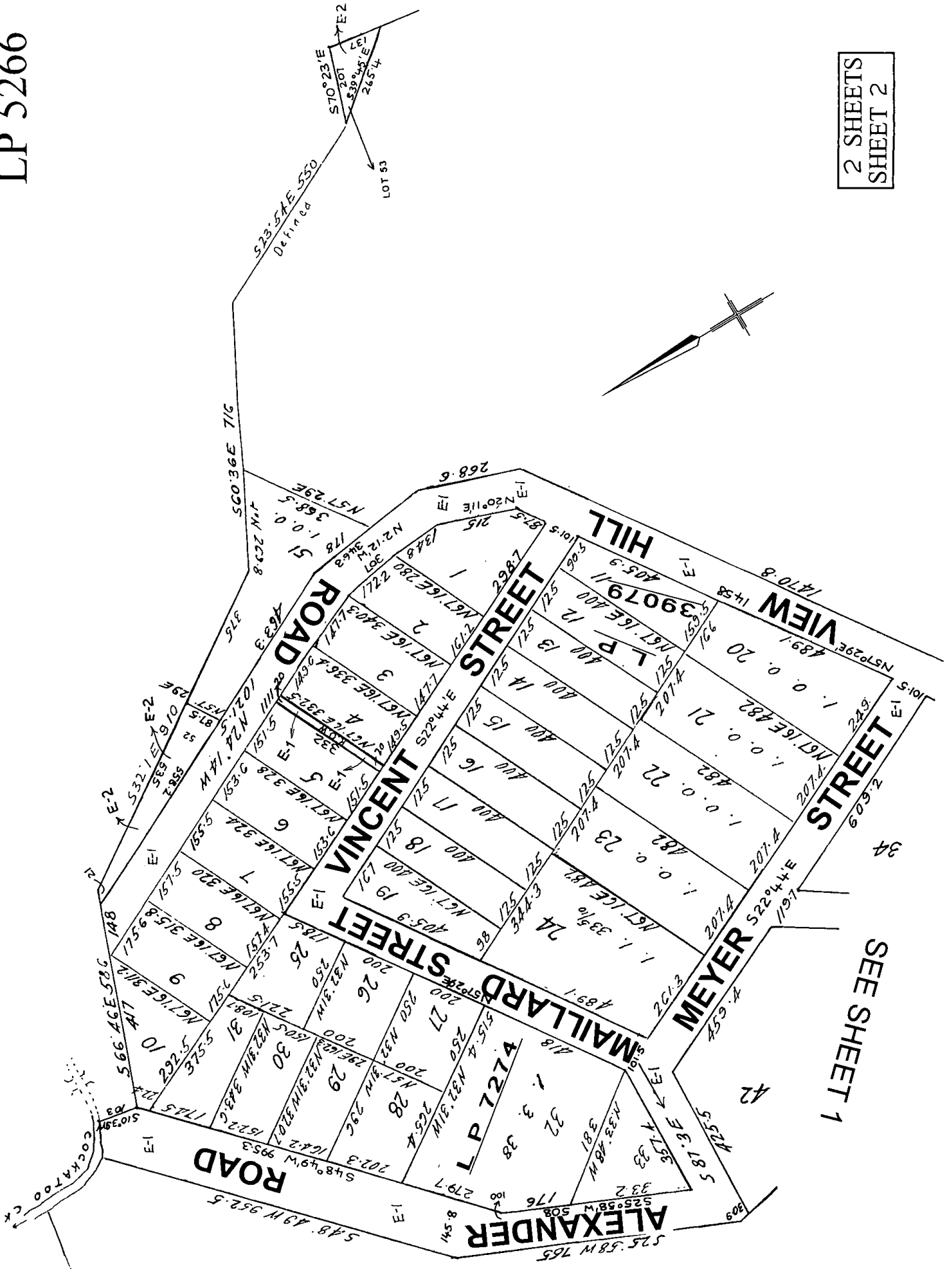
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NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



2 SHEETS
SHEET 1

LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	A.R.T.
ROADS	E-1	EASEMENTS ENHANCED		2	AD

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PLAN OF SUBDIVISION

EDITION 1

PS 925910 B

LOCATION OF LAND

PARISH: Gembrook

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: B (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 4081 Fol. 192

LAST PLAN REFERENCE: Lot 37 on LP 5266

POSTAL ADDRESS: 34 View Hill Road, Cockatoo 3781
(at time of subdivision)

MGA CO-ORDINATES: E: 367 450 ZONE: 55
(of approx centre of land in plan) N: 5 799 000 GDA 2020

Council Name: Cardinia Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on 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. ---

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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

NOBELIUS LAND SURVEYORS



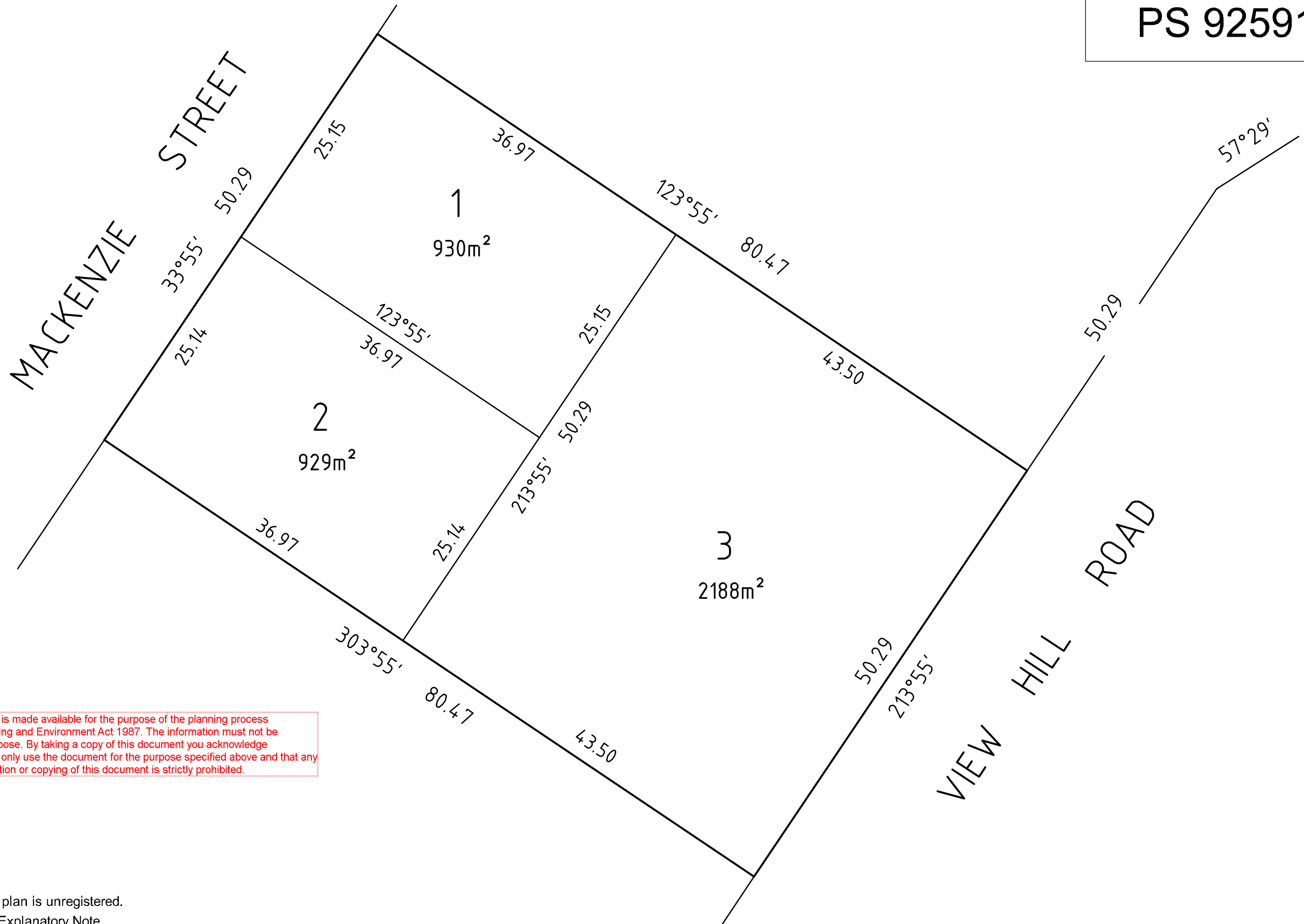
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 21865

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 1

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 3



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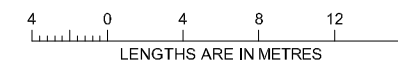


NOBELIUS LAND SURVEYORS



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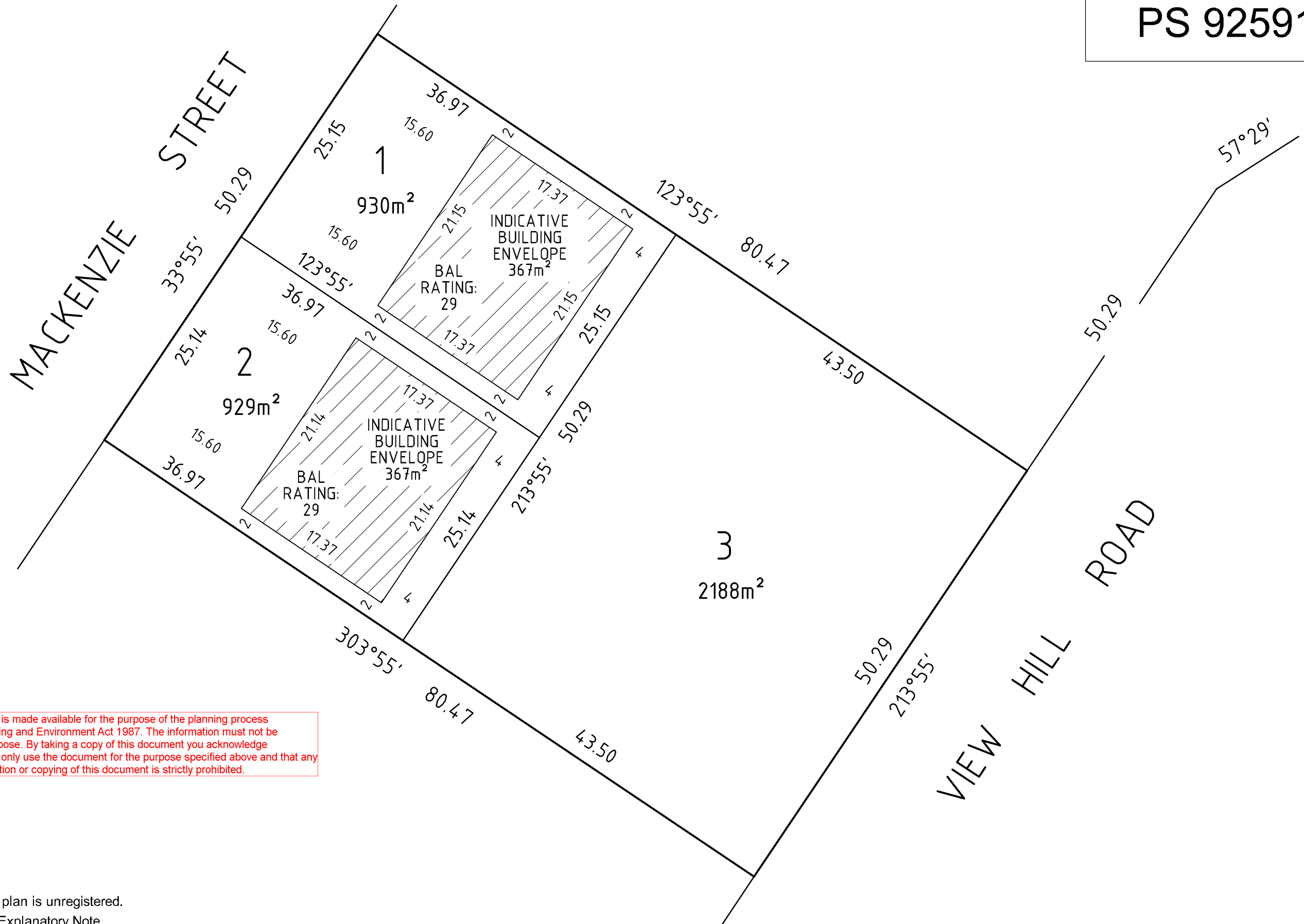
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SIZE: A3

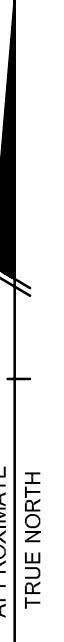
SHEET 2

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 1

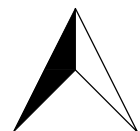


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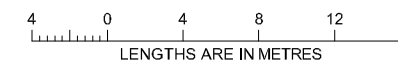


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SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 1

Preliminary Arboricultural Assessment

Location:

34 View Hill Road, Cockatoo

Report Commissioned by:



Author:

Lachlan Scott

Grad. Cert. Arb.

Arbkey ref: 24-04-09ViewHillRoadCockatoo.docx

Date submitted: May 6, 2024

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1 Introduction

Arbkey has been engaged by [REDACTED] to provide a Preliminary Arboricultural Assessment for trees potentially affected by an in-planning development at 34 View Hill Road, Cockatoo. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention in the landscape throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Provided recommendations to protect any trees through adjacent developments.

2 Site Details

The subject site is an approximately 4100m² residential property featuring a central house building and surrounding gardens (Figure 1). Trees are a critical element of the landscape of both the gardens of the site and the surrounding public and private spaces. Development of the site is in the early planning phases



Figure 1: Subject site – View Hill Road frontage.

2.1 Planning and Policy Context

The subject site is located within Neighbourhood Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2024). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Applied to site?	Overview of control	Trees affected
Vegetation Protection Overlay (VPO)	Yes (VPO2)	A permit is required to remove, destroy, or lop any vegetation. A list of exemptions applies.	Tree ID 6, 7, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 21, 23, 24, 25, 26, 29, 30, 31, 33, 34, 35, 38, 39, 40, 43, 46, 47, 48, 49, 50, 51, 52, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 81, 84, 86, 87, 88, 89
52.17 Native Vegetation	Yes	A permit, and provision of an offset, is required to remove or destroy non-planted, locally indigenous vegetation.	Tree ID 13, 21, 26, 29, 53, 64, 68, 69, 70, 71, 72, 74, 75, 80, 86, 87, 88

Trees within 10m of an existing dwelling, or 1m of an existing fence, constructed prior to September 2009 are exempt from planning scheme controls due to the site’s location within a Bushfire Prone Area (DEECA 2024).

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree’s respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.2 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 2 May 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 34 View Hill Road, Cockatoo. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Full data collection definitions are available in Appendix 6: Data Definitions.

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3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
View Hill Road Site Analysis	21865	Nobelius Land Surveyors	Feature Survey	12 March 2024

4 Observations

4.1 Tree Details

89 trees were assessed, 70 on the site itself and 19 within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Camellia japonica</i>	Camellia	Exotic	14	8, 9, 16, 36, 37, 38, 39, 40, 42, 43, 44, 47, 58, 59
<i>Acacia melanoxylon</i>	Blackwood	Indigenous	9	26, 56, 70, 71, 80, 84, 86, 87, 88
<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	7	53, 54, 64, 68, 69, 74, 75
<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	5	14, 20, 22, 82, 85
<i>Acer palmatum</i>	Japanese Maple	Exotic	4	1, 5, 10, 27
<i>Cyathea australis</i>	Tree Fern	Australian Native	4	24, 45, 46, 51
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	3	13, 21, 29
<i>Acacia dealbata</i>	Silver Wattle	Indigenous	2	23, 72
<i>Cedrus deodara</i>	Deodar Cedar	Exotic	2	12, 61
<i>Fraxinus angustifolia "Raywood"</i>	Claret Ash	Exotic	2	35, 52
<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	2	57, 62
<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	2	6, 60
<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	2	77, 89
<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	2	15, 25
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	2	19, 76
<i>Syzygium australe</i>	Brush Cherry	Australian Native	2	3, 7
<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	2	4, 66
<i>Thuja plicata cv</i>	Western Red Cedar	Exotic	2	30, 49
<i>Arbutus unedo</i>	Irish Strawberry Tree	Exotic	1	73
<i>Callistemon salignus</i>	Willow Bottle Brush	Australian Native	1	18
<i>Citrus sp.</i>	Citrus	Exotic	1	33
<i>Coprosma repens</i>	Mirror Bush	Exotic	1	83
<i>Cordylina australis</i>	Cabbage Tree	Exotic	1	41
<i>Cupressus sempervirens</i>	Italian Cypress	Exotic	1	48
<i>Eriobotrya japonica</i>	Loquat	Exotic	1	17
<i>Eucalyptus robusta</i>	Swamp Mahogany	Australian Native	1	65
<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	1	81
<i>Hesperocyparis macrocarpa "Aurea"</i>	Monterey Cypress	Exotic	1	31
<i>Hoheria populnea</i>	Lacebark	Exotic	1	50
<i>Liriodendron tulipifera</i>	Tulip Tree	Exotic	1	2
<i>Melaleuca linariifolia</i>	Snow in Summer	Australian Native	1	11
<i>Picea orientalis</i>	Oriental Spruce	Exotic	1	28
<i>Pinus radiata</i>	Monterey Pine	Exotic	1	79
<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	1	63
<i>Prunus lusitanica</i>	Portuguese Laurel	Exotic	1	67
<i>Prunus persica</i>	Peach/Nectarine	Exotic	1	32
<i>Pyrus communis</i>	Common Pear	Exotic	1	34
<i>Quercus robur</i>	English Oak	Exotic	1	55
<i>Thuja occidentalis cv</i>	White Cedar	Exotic	1	78

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5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 4). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 4: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
High	18	6, 12, 13, 21, 26, 28, 29, 30, 31, 52, 53, 56, 57, 60, 64, 69, 70, 75
Medium	14	2, 5, 7, 18, 25, 27, 48, 49, 62, 65, 71, 72, 73, 74
Low	37	3, 4, 8, 9, 10, 11, 16, 17, 19, 20, 22, 23, 24, 32, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 51, 54, 55, 58, 59, 63, 66, 67, 68, 76
None	1	14
Third Party Ownership	19	1, 15, 33, 34, 35, 61, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89



Figure 2: Tree 28, *Picea orientalis* (Oriental Spruce), attributed an arboricultural value of 'High'.

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ details.

5.2.2 TPZ and SRZ Map

Maps detailing the TPZ and SRZ have been provided in Appendix 4: TPZ and SRZ Map.

6 Conclusions and Recommendations

Development of the site at 34 View Hill Road, Cockatoo is currently in the early design phases. Arbkey has been engaged to assess the trees at or adjacent to the site. 89 trees were assessed, 70 on the site and 19 within adjacent property. Detailed assessments have been provided for each tree. Additionally, the tree protection zone (TPZ) and structural root zone (SRZ) has been calculated for each tree as per AS4970 (2009). It is recommended that:

- The design team is made fully aware of the location, arboricultural value and planning/policy context of the trees including all appropriate tree protection measures, prior to finalising the design process. Particularly the Tree Protection Zone (TPZ) guidelines, dimensions, and requirements.
- Trees of higher arboricultural value are prioritised for retention throughout the design process.
- The proposed design ensures that the impact to the canopy and root systems of all trees to be retained, including those within adjacent property, is kept to a minimum and does not encroach on the tree's Tree Protection Zone (TPZ). If it is impossible to keep construction out of the TPZ then encroachment should not exceed 10% of a tree's respective TPZ area.
 - Where TPZ are encroached, the lost area must be compensated elsewhere in an area contiguous to the remaining TPZ.
 - If encroachment cannot be minimised to less than 10% of a tree's respective TPZ area; tree sensitive construction methods such as at-grade construction or pier, cantilevered or screw pile footings should be considered to minimise below and above ground TPZ disturbance.
 - Site factors, such as existing hard stand or root inhibitive soil conditions, may increase the encroachment tolerance of adjacent trees. These factors should be considered during the design phases of the development.
- If, throughout the design process, the TPZ of trees will be impacted during the actual development:
 - Prior to construction commencement, an Arboricultural Impact Assessment and Tree Management Plan should be prepared by a suitably qualified arborist. This would assess the impact of the final design and provide recommendations to protect any trees to be retained on the site throughout the development.

7 References

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8 Appendix 1: Site Map

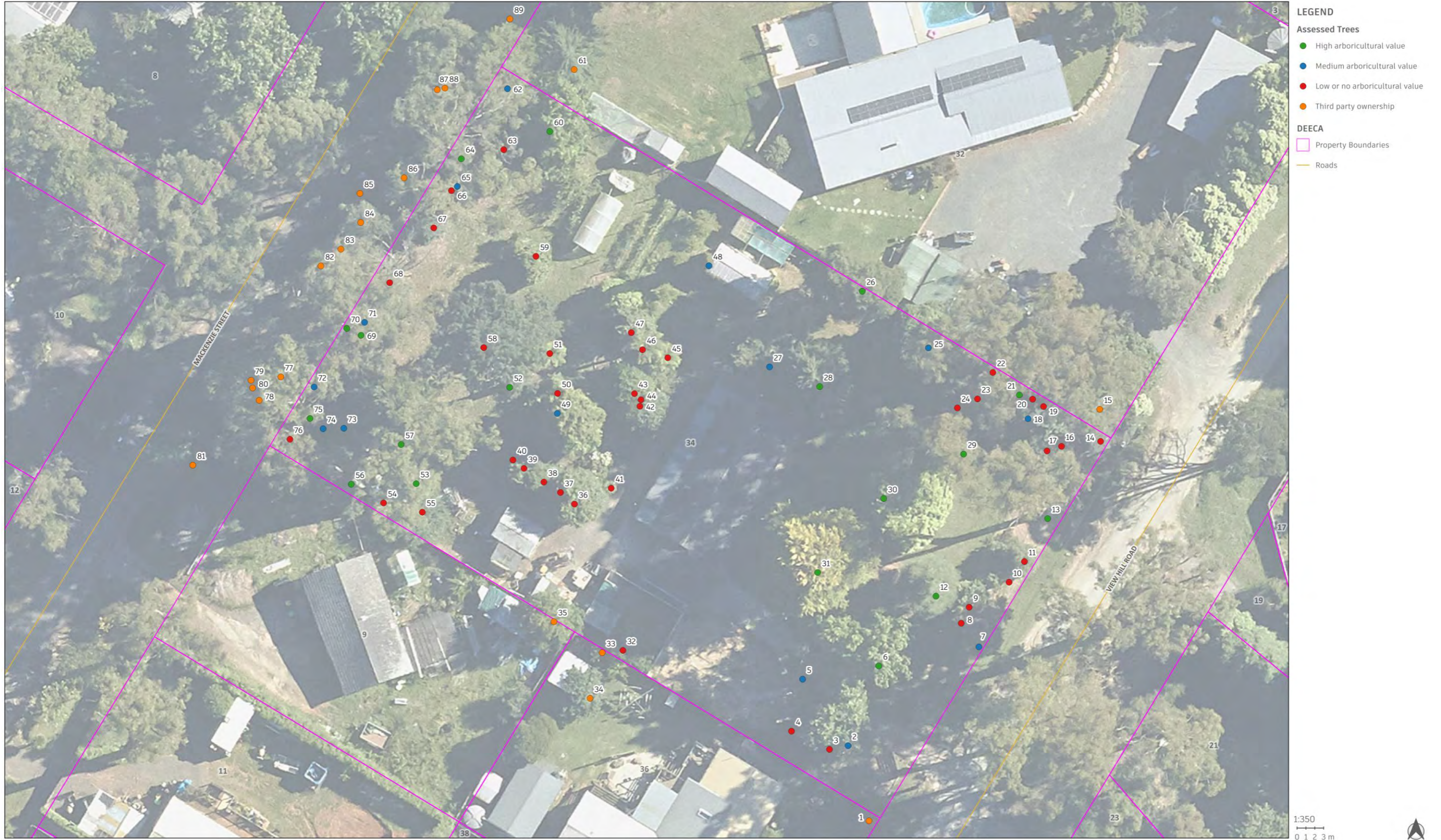


Figure 3: Site Map – Existing Conditions

9 Appendix 2: Tree Details

Table 5: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
1	<i>Acer palmatum</i>	Japanese Maple	Exotic	5	5	19	24	Good	Good	Semi-mature	>40	Third Party Ownership	Third Party Ownership	
2	<i>Liriodendron tulipifera</i>	Tulip Tree	Exotic	10	6	46	54	Good	Poor	Mature	15 to 40	Medium	Medium	Previously topped .
3	<i>Syzygium australe</i>	Brush Cherry	Australian Native	4	4	12.88	15	Good	Poor	Semi-mature	5 to 15	Low	Low	
4	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	6	3	11.31	12	Good	Poor	Semi-mature	15 to 40	Low	Low	
5	<i>Acer palmatum</i>	Japanese Maple	Exotic	6	6	17.2	19	Fair	Fair	Semi-mature	15 to 40	Medium	Medium	
6	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	19	10	50.37	53	Good	Poor	Mature	15 to 40	High	High	Included bark inbetween stems
7	<i>Syzygium australe</i>	Brush Cherry	Australian Native	12	6	38.86	40	Good	Fair	Mature	15 to 40	Medium	Medium	
8	<i>Camellia japonica</i>	Camellia	Exotic	4	2	7	9	Good	Fair	Mature	15 to 40	Low	Low	
9	<i>Camellia japonica</i>	Camellia	Exotic	5	4	11.14	14	Good	Fair	Semi-mature	15 to 40	Low	Low	
10	<i>Acer palmatum</i>	Japanese Maple	Exotic	4	2	6	7	Good	Fair	Immature	>40	Low	Low	
11	<i>Melaleuca linariifolia</i>	Snow in Summer	Australian Native	5	3	26.1	37	Good	Fair	Mature	15 to 40	Low	Low	
12	<i>Cedrus deodara</i>	Deodar Cedar	Exotic	16	7	43	49	Good	Good	Mature	>40	High	High	
13	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	30	13	90	104	Fair	Fair	Mature	15 to 40	High	High	
14	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	8	5	35	37	Dead	Fair	Over-mature	0	Dead/Irreversible Decline	None	
15	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	6	5	22.65	26	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	Not well located on survey
16	<i>Camellia japonica</i>	Camellia	Exotic	4	3	5	7	Good	Fair	Semi-mature	5 to 15	Low	Low	
17	<i>Eriobotrya japonica</i>	Loquat	Exotic	5	3	7	9	Good	Fair	Semi-mature	15 to 40	Low	Low	
18	<i>Callistemon salignus</i>	Willow Bottle Brush	Australian Native	11	6	19	23	Good	Good	Mature	15 to 40	Medium	Medium	
19	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	10	8	38.95	46	Good	Fair	Mature	5 to 15	Low	Low	

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
20	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	4	2	15	18	Fair	Fair	Mature	5 to 15	Low	Low	
21	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	30	26	129	145	Fair	Fair	Mature	>40	High	High	
22	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	9	4	28	33	Fair	Fair	Mature	5 to 15	Low	Low	
23	<i>Acacia dealbata</i>	Silver Wattle	Indigenous	3	1	4	5	Good	Good	Immature	>40	Low	Low	
24	<i>Cyathea australis</i>	Tree Fern	Australian Native	4	2	20	20	Good	Good	Mature	>40	Low	Low	
25	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	11	8	45.23	48	Good	Fair	Mature	15 to 40	Medium	Medium	
26	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	14	13	58	67	Good	Poor	Mature	15 to 40	High	High	Included bark in union at 5m
27	<i>Acer palmatum</i>	Japanese Maple	Exotic	7	7	25.38	30	Good	Fair	Mature	>40	Medium	Medium	
28	<i>Picea orientalis</i>	Oriental Spruce	Exotic	18	10	72	84	Good	Good	Mature	>40	High	High	
29	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	31	12	101	118	Good	Fair	Mature	>40	High	High	Main union has formed some reactive wood on the way to occluding included bark
30	<i>Thuja plicata cv</i>	Western Red Cedar	Exotic	13	14	78.23	87	Good	Good	Mature	>40	High	High	Has layered in several locations
31	<i>Hesperocyparis macrocarpa "Aurea"</i>	Monterey Cypress	Exotic	23	15	93	106	Fair	Fair	Mature	15 to 40	High	High	
32	<i>Prunus persica</i>	Peach/Nectarine	Exotic	4	4	8	11	Good	Fair	Semi-mature	15 to 40	Low	Low	
33	<i>Citrus sp.</i>	Citrus	Exotic	4	2	9	12	Good	Good	Semi-mature	15 to 40	Third Party Ownership	Third Party Ownership	
34	<i>Pyrus communis</i>	Common Pear	Exotic	8	7	29.55	33	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	
35	<i>Fraxinus angustifolia "Raywood"</i>	Claret Ash	Exotic	9	6	19	23	Good	Good	Semi-mature	15 to 40	Third Party Ownership	Third Party Ownership	Raywood varietal
36	<i>Camellia japonica</i>	Camellia	Exotic	7	4	24.9	27	Good	Fair	Mature	15 to 40	Low	Low	
37	<i>Camellia japonica</i>	Camellia	Exotic	4	3	11.4	13	Good	Fair	Mature	15 to 40	Low	Low	
38	<i>Camellia japonica</i>	Camellia	Exotic	4	3	12.21	15	Good	Fair	Mature	15 to 40	Low	Low	

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
39	<i>Camellia japonica</i>	Camellia	Exotic	5	3	12.04	15	Good	Fair	Mature	15 to 40	Low	Low	
40	<i>Camellia japonica</i>	Camellia	Exotic	4	3	8	10	Good	Fair	Mature	15 to 40	Low	Low	
41	<i>Cordyline australis</i>	Cabbage Tree	Exotic	4	1	9	15	Good	Good	Semi-mature	15 to 40	Low	Low	
42	<i>Camellia japonica</i>	Camellia	Exotic	5	4	21.21	24	Good	Fair	Mature	15 to 40	Low	Low	
43	<i>Camellia japonica</i>	Camellia	Exotic	5	4	18.52	21	Good	Fair	Mature	15 to 40	Low	Low	
44	<i>Camellia japonica</i>	Camellia	Exotic	5	3	14.42	15	Good	Fair	Mature	15 to 40	Low	Low	
45	<i>Cyathea australis</i>	Tree Fern	Australian Native	6	2	19	20	Good	Good	Mature	15 to 40	Low	Low	
46	<i>Cyathea australis</i>	Tree Fern	Australian Native	7	2	20	35	Good	Fair	Mature	15 to 40	Low	Low	
47	<i>Camellia japonica</i>	Camellia	Exotic	3	4	12.73	16	Good	Fair	Mature	15 to 40	Low	Low	
48	<i>Cupressus sempervirens</i>	Italian Cypress	Exotic	11	2	31	34	Good	Good	Mature	15 to 40	Medium	Medium	
49	<i>Thuja plicata cv</i>	Western Red Cedar	Exotic	13	7	50	58	Good	Fair	Mature	>40	Medium	Medium	
50	<i>Hoheria populnea</i>	Lacebark	Exotic	5	3	8	31	Fair	Poor	Mature	5 to 15	Low	Low	
51	<i>Cyathea australis</i>	Tree Fern	Australian Native	3	2	20	23	Good	Good	Mature	5 to 15	Low	Low	
52	<i>Fraxinus angustifolia "Raywood"</i>	Claret Ash	Exotic	22	15	79	79	Good	Fair	Mature	15 to 40	High	High	Cavity from previous branch failure on trunk
53	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	32	15	109	119	Fair	Poor	Mature	15 to 40	High	High	Some decay at base . Poor unions at 9m
54	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	22	6	130	137	Poor	Poor	Mature	<5	Medium	Low	Main stems previously snapped off. Has ruined amenity. Decayed at base
55	<i>Quercus robur</i>	English Oak	Exotic	5	6	16.31	19	Good	Poor	Semi-mature	15 to 40	Low	Low	Regrowth from stump
56	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	17	5	34	38	Good	Good	Mature	>40	High	High	

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
57	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	25	9	76	84	Good	Good	Mature	15 to 40	High	High	
58	<i>Camellia japonica</i>	Camellia	Exotic	4	2	11.66	12	Good	Fair	Mature	15 to 40	Low	Low	
59	<i>Camellia japonica</i>	Camellia	Exotic	5	3	15.72	18	Good	Fair	Mature	15 to 40	Low	Low	
60	<i>Liquidambar styraciflua</i>	Liquidamber	Exotic	16	9	53	62	Good	Fair	Mature	>40	High	High	
61	<i>Cedrus deodara</i>	Deodar Cedar	Exotic	19	9	42	47	Good	Good	Mature	>40	Third Party Ownership	Third Party Ownership	
62	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	17	9	70	80	Poor	Fair	Mature	5 to 15	Medium	Medium	Very thin canopy. Decayed at base
63	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	4	2	8	11	Good	Good	Mature	5 to 15	Low	Low	
64	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	35	16	114	123	Fair	Fair	Mature	15 to 40	High	High	
65	<i>Eucalyptus robusta</i>	Swamp Mahogany	Australian Native	22	16	64	72	Fair	Fair	Mature	5 to 15	Medium	Medium	
66	<i>Syzygium smithii</i>	Lilly Pilly	Australian Native	4	2	9.54	11	Fair	Poor	Mature	5 to 15	Low	Low	
67	<i>Prunus lusitanica</i>	Portuguese Laurel	Exotic	5	3	13.53	20	Good	Fair	Mature	5 to 15	Low	Low	
68	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	27	14	73	84	Poor	Fair	Mature	<5	Medium	Low	Top half of tree dead
69	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	32	19	88	97	Good	Poor	Mature	15 to 40	High	High	Poor union at 7m
70	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	17	6	34	37	Good	Good	Mature	>40	High	High	
71	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	12	8	35	38	Fair	Poor	Mature	5 to 15	Medium	Medium	Previous leader and stem failures
72	<i>Acacia dealbata</i>	Silver Wattle	Indigenous	16	7	26	30	Fair	Fair	Mature	5 to 15	Medium	Medium	
73	<i>Arbutus unedo</i>	Irish Strawberry Tree	Exotic	8	9	40.22	44	Good	Fair	Mature	15 to 40	Medium	Medium	
74	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	22	7	46	52	Fair	Fair	Mature	15 to 40	Medium	Medium	
75	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	28	21	90	97	Good	Fair	Mature	>40	High	High	
76	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	14	11	55.18	62	Good	Fair	Mature	5 to 15	Low	Low	

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
77	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	6	5	19	21	Good	Fair	Semi-mature	>40	Third Party Ownership	Third Party Ownership	
78	<i>Thuja occidentalis</i> cv	White Cedar	Exotic	6	4	14	17	Good	Good	Semi-mature	>40	Third Party Ownership	Third Party Ownership	
79	<i>Pinus radiata</i>	Monterey Pine	Exotic	24	7	38	42	Good	Good	Mature	15 to 40	Third Party Ownership	Third Party Ownership	
80	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	13	7	23	27	Good	Fair	Mature	>40	Third Party Ownership	Third Party Ownership	
81	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	Exotic	11	9	28.43	33	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Third Party Ownership	
82	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	6	2	8	11	Good	Good	Immature	5 to 15	Third Party Ownership	Third Party Ownership	
83	<i>Coprosma repens</i>	Mirror Bush	Exotic	3	4	7	9	Good	Fair	Semi-mature	5 to 15	Third Party Ownership	Third Party Ownership	
84	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	6	2	10	13	Good	Good	Immature	>40	Third Party Ownership	Third Party Ownership	
85	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	6	2	20.52	25	Dead	Poor	Over-mature	0	Third Party Ownership	Third Party Ownership	
86	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	5	5	20	22	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Third Party Ownership	
87	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	14	5	27	33	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	
88	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	12	7	29	34	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	
89	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	6	5	28.91	32	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	

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10 Appendix 3: TPZ and SRZ details

Table 6: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
1	<i>Acer palmatum</i>	Japanese Maple	1.82	2.28	16.331
2	<i>Liriodendron tulipifera</i>	Tulip Tree	2.55	5.52	95.726
3	<i>Syzygium australe</i>	Brush Cherry	1.5	2	12.566
4	<i>Syzygium smithii</i>	Lilly Pilly	1.5	2	12.566
5	<i>Acer palmatum</i>	Japanese Maple	1.65	2.06	13.332
6	<i>Liquidambar styraciflua</i>	Liquidamber	2.53	6.04	114.61
7	<i>Syzygium australe</i>	Brush Cherry	2.25	4.66	68.222
8	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
9	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
10	<i>Acer palmatum</i>	Japanese Maple	1.5	2	12.566
11	<i>Melaleuca linariifolia</i>	Snow in Summer	2.18	3.13	30.778
12	<i>Cedrus deodara</i>	Deodar Cedar	2.45	5.16	83.647
13	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	3.36	10.8	366.435
14	<i>Hakea salicifolia</i>	Willow Hakea	2.18	2.18	14.93
15	<i>Photinia xfraseri</i>	Chinese Hawthorn	1.88	2.72	23.243
16	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
17	<i>Eriobotrya japonica</i>	Loquat	1.5	2	12.566
18	<i>Callistemon salignus</i>	Willow Bottle Brush	1.79	2.28	16.331
19	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.39	4.67	68.515
20	<i>Hakea salicifolia</i>	Willow Hakea	1.61	2	12.566
21	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	3.87	15	706.858
22	<i>Hakea salicifolia</i>	Willow Hakea	2.08	3.36	35.467
23	<i>Acacia dealbata</i>	Silver Wattle	1.5	2	12.566
24	<i>Cyathea australis</i>	Tree Fern	1.68	2.4	18.096
25	<i>Photinia xfraseri</i>	Chinese Hawthorn	2.43	5.43	92.63
26	<i>Acacia melanoxylon</i>	Blackwood	2.8	6.96	152.184
27	<i>Acer palmatum</i>	Japanese Maple	2	3.05	29.225
28	<i>Picea orientalis</i>	Oriental Spruce	3.08	8.64	234.519
29	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	3.55	12.12	461.482
30	<i>Thuja plicata cv</i>	Western Red Cedar	3.12	9.39	277.001
31	<i>Hesperocyparis macrocarpa</i> "Aurea"	Monterey Cypress	3.39	11.16	391.272
32	<i>Prunus persica</i>	Peach/Nectarine	1.5	2	12.566
33	<i>Citrus sp.</i>	Citrus	1.5	2	12.566
34	<i>Pyrus communis</i>	Common Pear	2.08	3.55	39.592
35	<i>Fraxinus angustifolia</i> "Raywood"	Claret Ash	1.79	2.28	16.331
36	<i>Camellia japonica</i>	Camellia	1.91	2.99	28.086
37	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
38	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
39	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
40	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
41	<i>Cordyline australis</i>	Cabbage Tree	0	2	12.566
42	<i>Camellia japonica</i>	Camellia	1.82	2.55	20.428
43	<i>Camellia japonica</i>	Camellia	1.72	2.22	15.483
44	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
45	<i>Cyathea australis</i>	Tree Fern	1.68	2.28	16.331
46	<i>Cyathea australis</i>	Tree Fern	2.13	2.4	18.096
47	<i>Camellia japonica</i>	Camellia	1.53	2	12.566
48	<i>Cupressus sempervirens</i>	Italian Cypress	2.1	3.72	43.475
49	<i>Thuja plicata cv</i>	Western Red Cedar	2.63	6	113.097
50	<i>Hoheria populnea</i>	Lacebark	2.02	2	12.566
51	<i>Cyathea australis</i>	Tree Fern	1.79	2.4	18.096
52	<i>Fraxinus angustifolia</i> "Raywood"	Claret Ash	3	9.48	282.336
53	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.56	13.08	537.484
54	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.78	15	706.858
55	<i>Quercus robur</i>	English Oak	1.65	2	12.566
56	<i>Acacia melanoxylon</i>	Blackwood	2.2	4.08	52.296
57	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	3.08	9.12	261.3
58	<i>Camellia japonica</i>	Camellia	1.5	2	12.566

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m ²)
59	<i>Camellia japonica</i>	Camellia	1.61	2	12.566
60	<i>Liquidambar styraciflua</i>	Liquidamber	2.71	6.36	127.076
61	<i>Cedrus deodara</i>	Deodar Cedar	2.41	5.04	79.801
62	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	3.01	8.4	221.671
63	<i>Pittosporum tenuifolium</i>	Kohuhu	1.5	2	12.566
64	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.61	13.68	587.925
65	<i>Eucalyptus robusta</i>	Swamp Mahogany	2.88	7.68	185.299
66	<i>Syzygium smithii</i>	Lilly Pilly	1.5	2	12.566
67	<i>Prunus lusitanica</i>	Portuguese Laurel	1.68	2	12.566
68	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.08	8.76	241.078
69	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.27	10.56	350.33
70	<i>Acacia melanoxylon</i>	Blackwood	2.18	4.08	52.296
71	<i>Acacia melanoxylon</i>	Blackwood	2.2	4.2	55.418
72	<i>Acacia dealbata</i>	Silver Wattle	2	3.12	30.582
73	<i>Arbutus unedo</i>	Irish Strawberry Tree	2.34	4.83	73.29
74	<i>Eucalyptus obliqua</i>	Messmate Stringybark	2.51	5.52	95.726
75	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.27	10.8	366.435
76	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.71	6.62	137.678
77	<i>Melaleuca styphelioides</i>	Prickly Paperbark	1.72	2.28	16.331
78	<i>Thuja occidentalis cv</i>	White Cedar	1.57	2	12.566
79	<i>Pinus radiata</i>	Monterey Pine	2.3	4.56	65.325
80	<i>Acacia melanoxylon</i>	Blackwood	1.91	2.76	23.931
81	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	2.08	3.41	36.531
82	<i>Hakea salicifolia</i>	Willow Hakea	1.5	2	12.566
83	<i>Coprosma repens</i>	Mirror Bush	1.5	2	12.566
84	<i>Acacia melanoxylon</i>	Blackwood	1.5	2	12.566
85	<i>Hakea salicifolia</i>	Willow Hakea	1.85	1.85	10.752
86	<i>Acacia melanoxylon</i>	Blackwood	1.75	2.4	18.096
87	<i>Acacia melanoxylon</i>	Blackwood	2.08	3.24	32.979
88	<i>Acacia melanoxylon</i>	Blackwood	2.1	3.48	38.046
89	<i>Melaleuca styphelioides</i>	Prickly Paperbark	2.05	3.47	37.828

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11 Appendix 4: TPZ and SRZ Map

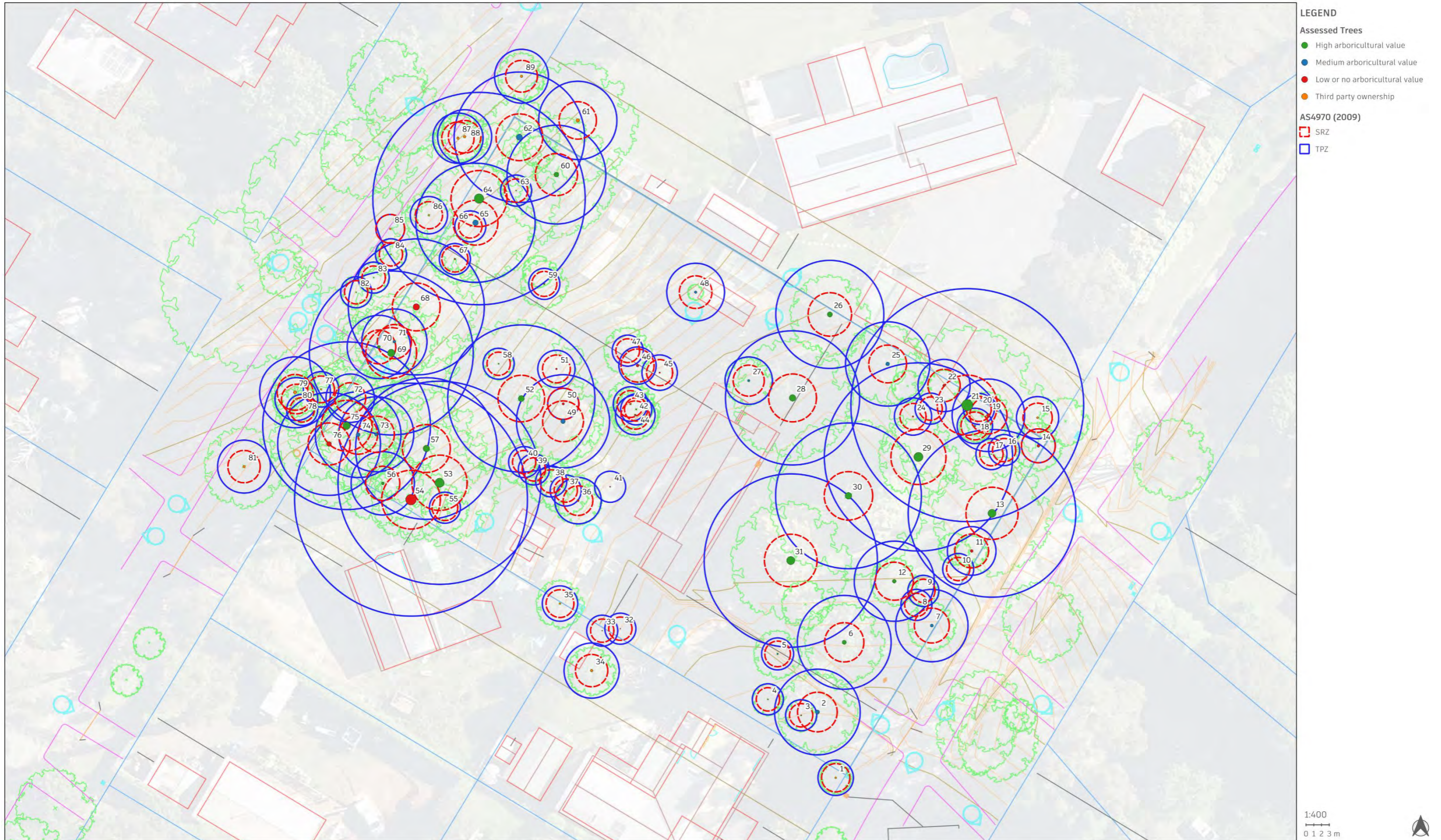


Figure 4: TPZ and SRZ Map

12 Appendix 5: Tree Photos

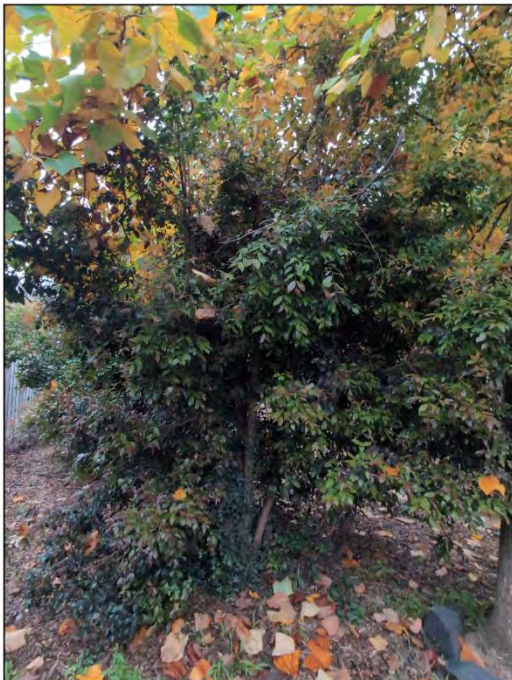
Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



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Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



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Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12



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Tree ID: 13



Tree ID: 14



Tree ID: 15



Tree ID: 16



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Tree ID: 17



Tree ID: 18



Tree ID: 19



Tree ID: 20



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Tree ID: 21



Tree ID: 22



Tree ID: 23



Tree ID: 24



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Tree ID: 25



Tree ID: 26



Tree ID: 27



Tree ID: 28



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Tree ID: 29



Tree ID: 30



Tree ID: 31



Tree ID: 32



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Tree ID: 33



Tree ID: 34



Tree ID: 35



Tree ID: 36



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Tree ID: 37



Tree ID: 38



Tree ID: 39



Tree ID: 40



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Tree ID: 41



Tree ID: 42



Tree ID: 43



Tree ID: 44



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Tree ID: 45



Tree ID: 46



Tree ID: 47



Tree ID: 48



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Tree ID: 49



Tree ID: 50



Tree ID: 51



Tree ID: 52



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Tree ID: 53



Tree ID: 54



Tree ID: 55



Tree ID: 56



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Tree ID: 57



Tree ID: 58



Tree ID: 59



Tree ID: 60



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Tree ID: 61



Tree ID: 62



Tree ID: 63



Tree ID: 64



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Tree ID: 65



Tree ID: 66



Tree ID: 67



Tree ID: 68



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Tree ID: 69



Tree ID: 70



Tree ID: 71



Tree ID: 72



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Tree ID: 73



Tree ID: 74



Tree ID: 75



Tree ID: 76



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Tree ID: 77



Tree ID: 78



Tree ID: 79



Tree ID: 80



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Tree ID: 81



Tree ID: 82



Tree ID: 83



Tree ID: 84



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Tree ID: 85



Tree ID: 86



Tree ID: 87



Tree ID: 88



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Tree ID: 89



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13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

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Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 7).

Table 7: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
	High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership	
>40 years	High	Medium	Low	Low	Third Party Ownership	
15-40 years	High	Medium	Low	Low	Third Party Ownership	
5-15 years	High	Medium	Low	None	Third Party Ownership	
<5 years	Medium	Low	None	None	Third Party Ownership	
0 years	Low	None	None	None	Third Party Ownership	

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

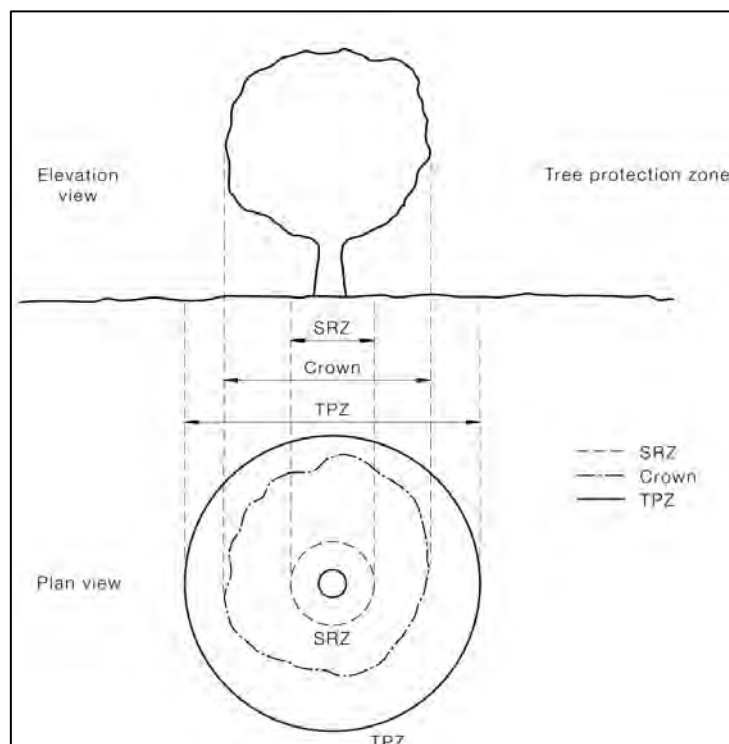


Figure 5: Diagram of TPZ and SRZ (AS 4970 2009)

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14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of ‘calculated’ TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed ‘Minor Encroachment’. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

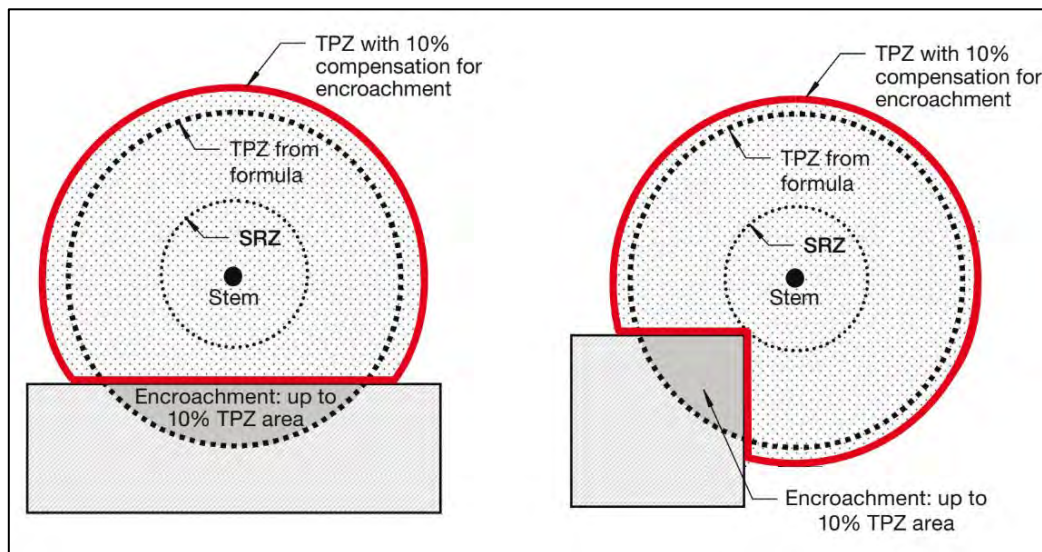


Figure 6: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed ‘Major Encroachment’. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

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14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

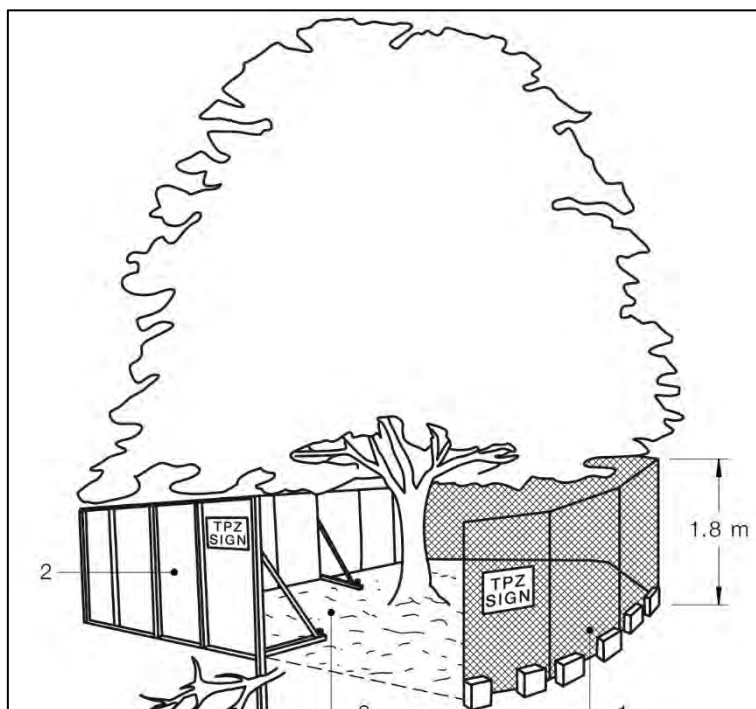


Figure 7: Examples of TPZ fencing (AS 4970 2009)

If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 06/08/2024 02:18

Report ID: 25699

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.059	0.152	7	CMA	Melbourne Water
			or LGA	Cardinia Shire

Details of available native vegetation credits on 06 August 2024 02:18

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	2.315	443	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	16.209	105	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	6.950	1411	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	42.399	2589	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	14.512	1646	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.184	648	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3687_01	0.278	61	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Baw Baw SC
VC_CFL-3708_01	0.193	492	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3709_01	0.128	360	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink

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VC_CFL-3710_01	6.300	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.063	15	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.164	349	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

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Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@delwp.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Energy, Environment and Climate Action (DEECA) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

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Native Vegetation Removal Report

NVRR ID: 311_20240806_AJT

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 06/08/2024

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.49180, -37.94705

Address: 34 VIEW HILL ROAD COCKATOO 3781

Regulator Notes

Removal polygons are located:

Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.329	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.329</i>
No. Large Trees proposed to be removed	7	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>7</i>
No. Small Scattered Trees	4		

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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.059 General Habitat Units
Minimum strategic biodiversity value score ²	0.152
Large Trees	7
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>

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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.

2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The subject land has a modest slope of approximately 6 per cent. The native vegetation proposed to be removed is not within 30m of a wetland, waterway or riparian ecosystem, or in a special water supply catchment. The removal of native vegetation on the subject site is not foreseen to increase any potential for land degradation or soil erosion given the modest slope of the site (less than 20 per cent). The subject land is within a modified landscape associated with a residential neighborhood and is not within a designated area of zoological or botanical significance.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Strategic level planning

- o The subject site is not contained within an strategic area of zoological or botanical significance.
- o The VPO2 applies and the objectives and requirements of this overlay have been appropriately addressed in the planning permit application.

Site level planning

- o An arborist assessment has informed the proposal and influenced the siting of the envelopes, driveways, and common boundaries.
- o The proposed design has prioritised the retention of large high value indigenous trees where 5m canopy separation can be achieved. It is acknowledged that these trees are still technically considered consequentially lost and require offsetting due to the enablement of the 'site area' exemption.

No feasible opportunities exist to further avoid or minimise impacts on native vegetation:

- o All practical options to avoid and minimise native vegetation removal have been explored and

implemented. There are no further opportunities to reduce the impacts of the proposal without undermining the key objectives of the proposal.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property

Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

This application is subject to the Bushfire Management Overlay. Vegetation removal is sought to achieve 30m defendable space and the 5m canopy separation required by the BMO2.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

- o The landowners intend to purchase the required offsets from an existing native vegetation credit site as it is not practical to meet the offset requirements on the subject site.
- o Evidence of the offsets being available for purchase is attached as part of this submission.
- o The landowners are aware of the offset requirement and the likely associated costs.

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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.

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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	90	HSF_0016	Least Concern	1	0.200	0.070	0.060	0.190	0.011
B	Scattered Tree	129	HSF_0016	Least Concern	1	0.200	0.070	0.060	0.190	0.011
C	Scattered Tree	4	HSF_0016	Least Concern	-	0.200	0.031	0.004	0.190	0.001
D	Scattered Tree	51	HSF_0016	Least Concern	-	0.200	0.031	0.007	0.190	0.001
E	Scattered Tree	109	HSF_0016	Least Concern	1	0.200	0.070	0.035	0.190	0.006
F	Scattered Tree	130	HSF_0016	Least Concern	1	0.200	0.070	0.036	0.190	0.006
G	Scattered Tree	34	HSF_0016	Least Concern	-	0.000	0.031	0.000	0.000	0.000
H	Scattered Tree	114	HSF_0016	Least Concern	1	0.200	0.070	0.053	0.190	0.009
I	Scattered Tree	73	HSF_0016	Least Concern	1	0.200	0.070	0.034	0.190	0.006

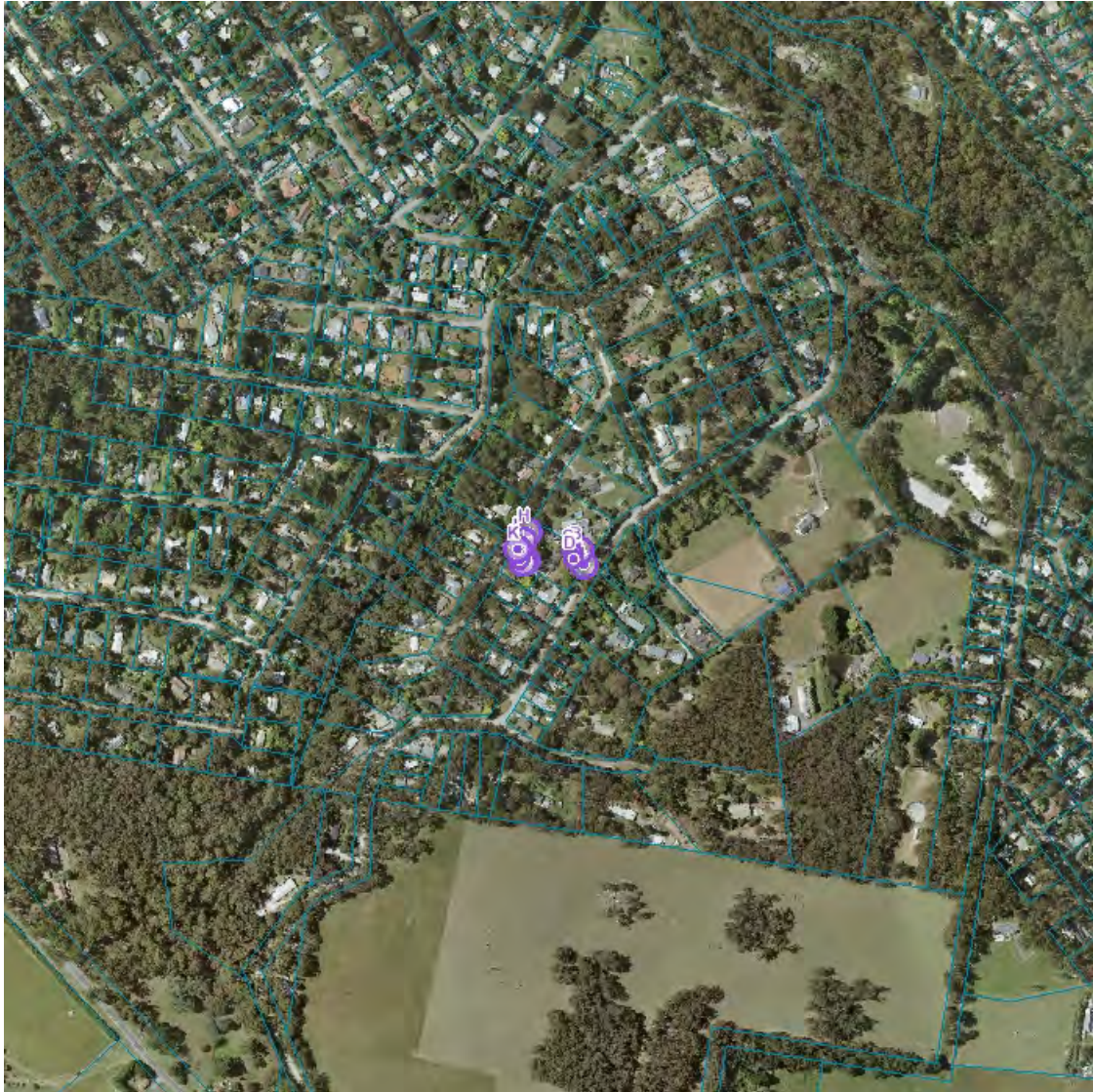
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Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
J	Scattered Tree	46	HSF_0016	Least Concern	-	0.000	0.031	0.000	0.000	0.000
K	Scattered Tree	90	HSF_0016	Least Concern	1	0.200	0.070	0.039	0.190	0.007

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Appendix 2: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Property Boundaries




200 m

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2. Aerial photograph showing mapped native vegetation



 Proposed Removal



40 m

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3. Location Risk Map



□ Proposed Removal

□ Location 1

□ Location 2

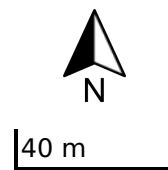
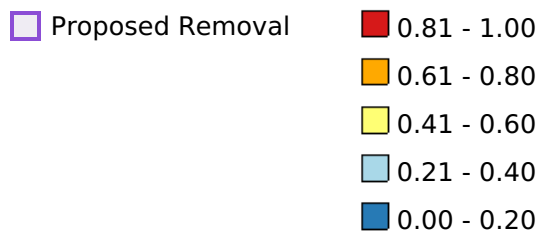
□ Location 3



40 m

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4. Strategic Biodiversity Value Score Map



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5. Condition Score Map



Proposed Removal

0.81 - 1.00

0.61 - 0.80

0.41 - 0.60

0.21 - 0.40

0.00 - 0.20



40 m

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6. Endangered EVCs

Not Applicable

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Planning Enquiries
Phone: 1300 787 624
Web: 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.: 34	St. Name: View Hill Road
Suburb/Locality: Cockatoo		Postcode: 3781

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.: 37	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 0055266
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.: T240385PA


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 checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details: Reduction in number of lots from three to two. Preamble amended to Two (2) Lot Subdivision and removal of vegetation.	
<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 -):
\$ NA	\$	\$

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.

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.

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Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title:	First Name: Renee	Surname: O'Brien
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

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 03 5941 4112	Email: renee@nobelius.com.au
Mobile phone:	Fax:

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

Contact person's details*	Same as applicant <input checked="" type="checkbox"/>	
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:


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.

Declaration

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.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature: Renee O'Brien	Date: 12/02/2025 day / month / year
--------------------------	----------------------------------------

Need help with the Application?

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

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

<input checked="" type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date: day / month / year


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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

DX: 81006

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

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i MORE INFORMATION

The Land

It is important that your application to amend a planning permit includes details of the land, consistent with the Planning Permit. Refer to a copy of your Planning Permit, when completing the street address section of the form.

Also ensure you provide up-to-date details for the formal land description, using the current copy of the title.

Planning Permit Details

You must identify the permit being amended by specifying the permit number. This can be found at the beginning of the permit.

The Amended Proposal

First select the type of amendment being applied for. This may include an amendment to:

- the use and/or development allowed by the permit
- conditions of the permit.
- plans approved by the permit.
- any other document approved by the permit.

Then describe the changes proposed to the permit, including any changes to the plans or other documents included in the permit.

Development Cost

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development to be allowed by the amended permit and the difference between the development allowed by the permit.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee.

Fees are exempt from GST.

The cost difference is calculated as follows:

$$\begin{array}{r} \text{Development} \\ \text{cost related to} \\ \text{the Application to} \\ \text{Amend a Planning} \\ \text{Permit} \end{array} - \begin{array}{r} \text{Development} \\ \text{cost related to the} \\ \text{Application for} \\ \text{Planning Permit} \end{array} = \text{Cost Difference}$$

If the estimated cost of the proposed amended development is less than the estimated cost of the development allowed by the permit, show it as a negative number.

Example 1

Where the cost of the development to be allowed by the amended permit is lower than the cost of the development allowed by the permit:

$$\$180,000 - \$195,000 = -\$15,000$$

Example 2

Where the cost of the development to be allowed by the amended permit is higher than the cost of the development allowed by the permit:

$$\$250,000 - \$195,000 = \$55,000$$

▲ Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

▲ Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Existing Conditions

How should land be described?

If the conditions of the land have changed since the time of the original permit application, you need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (for example, single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant land).

Please attach to your application a plan of the existing conditions of the land, if the conditions have changed since the time of the original permit application. Check with the local Council for the quantity, scale and level of detail required.

It is also helpful to include photographs of the existing conditions.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on type of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

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Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title. In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between Council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged. This will help speed up the processing of your application.

Checklist

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form.

▲ The more complete the information you provide with your application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ **Approval from other authorities:** In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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TOWN PLANNING REPORT

Two (2) Lot Subdivision and the removal of vegetation

34 View Hill Road, Cockatoo 3781



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

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NOBELIUS

LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	34 View Hill Road, Cockatoo 3781, Lot 37 LP5266			
AREA	4034m ²			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Neighbourhood Residential Zone - Schedule 1			
OVERLAY	Bushfire Management Overlay - Schedule 2 Design and Development Overlay - Schedule 2 Vegetation Protection Overlay - Schedule 2			
BUSHFIRE PRONE AREA	Yes			
CULTURAL HERITAGE	No			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	No			
PROPOSAL	The subdivision of the land into two (2) lots and the removal of vegetation, including native vegetation.			
PERMIT TRIGGERS	<ul style="list-style-type: none"> • Clause 32.09-3 (NRZ), a permit is required to subdivide land. • Clause 44.06-2 (BMO), a permit is required to subdivide land. • Clause 42.02 (VPO), a permit is required to remove, destroy or lop any vegetation (unless an exemption under 52.12 applies) • Clause 43.02-3 (DDO), a permit is required to subdivide land. • Clause 52.17 (Native Vegetation) a permit is required to remove, destroy or lop native vegetation. 			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	11.01-1S Settlement; 11.01-1S Supply of urban land; 12.01-1S Protection of biodiversity; 12.01-2S Native vegetation management; 13.01-2S Natural hazards and climate change; 13.0-2-1S Bushfire planning; 15.01-3S Subdivision; 15.01-5S Neighbourhood character; 32.09 Neighbourhood Residential Zone; 42.02 Vegetation Protection Overlay; 43.02 Design and Development Overlay; 44.06 Bushfire Management Overlay; 52.12 Bushfire exemptions; 52.17 Native vegetation; 53.0 Public open space contribution and subdivision; 53.02 Bushfire planning; 56 Residential subdivision; <i>Cockatoo Township Strategy, March 2008</i>			
SUBMITTED DOCUMENTS	<ul style="list-style-type: none"> ○ Current copy of title and plan ○ Feature & Level Survey Plan ○ Concept Plans ○ Proposed Plan of Subdivision PS925910B ○ Arboricultural Assessment Report ○ Bushfire Management Plan (BMP) ○ Bushfire Management Statement (BMS) ○ Native Vegetation Removal (NVR) Report ○ List of available offsets 			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO	12/02/2025	JB	2

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2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowners and is submitted to Cardinia Shire Council to support an application for the subdivision of the land into two (2) lots and the removal of vegetation, including native vegetation at 34 View Hill Road, Cockatoo (Lot 37 LP5266).

The subject site is a large rectangular allotment of just over an acre, and benefits from dual frontages to View Hill Road and Mackenzie Street. The site is contained within the Neighbourhood Residential Zone – Schedule 1 in the Cardinia Planning Scheme and Precinct 6 ‘Environmental Residential’ in the *Cockatoo Township Strategy*. The environmental values, risks and hazards of the site and surrounds are evident in the applicable overlays – the land is subject to the Bushfire Management Overlay – Schedule 2, Design and Development Overlay – Schedule 2 and the Vegetation Protection Overlay – Schedule 2.

Council approval is sought to subdivide the subject site to create two lots – Lot 1 is proposed to be vacant with an area of 1859m² and will address Mackenzie Street; Lot 2 is proposed to contain the existing dwelling and access from View Hill Road, with an area of 2188m². A planning permit is sought under Clause 32.09-3 (NRZ), 44.06-2 (BMO), and 43.02-2 (DDO) to subdivide land. In order to facilitate the proposal and meet the relevant defensible space requirements, this application also seeks approval to remove vegetation, including native vegetation. A permit is sought under Clause 42.02-2 (VPO) and Clause 52.17 to remove vegetation.

This report will aim to demonstrate that the proposal represents an appropriate planning outcome that has been informed by and responds to the key site considerations and constraints, will satisfactorily integrate with the existing pattern of subdivision and neighbourhood character, and will give effect to the MSS, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme.

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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The subject land is formally described as Lot 37 LP5266, 34 View Hill Road, Cockatoo in Vol 04081 Fol 192, and is a standard rectangular lot of 4,034m². The longest boundaries are the south-west and north-east boundaries which both extend 84.67m and the site benefits from dual frontages to Mackenzie Street to the north-west (52.92m) and View Hill Road to the south-east (52.92m). Upon review of the Certificate of title and plan, no encumbering easements, covenants, caveats or restrictions were identified. An extract of LP5266 identifying the subject site in yellow is provided below:



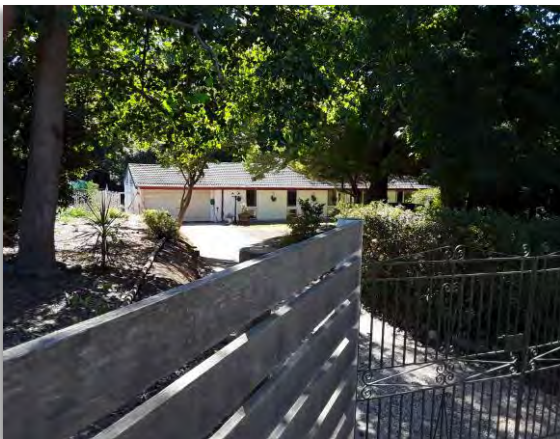
EXTRACT OF LP5266 IDENTIFYING LOT 37 (THE SUBJECT SITE) (YELLOW)

Topographically, the site falls from the south-east to the north approximately 6 metres over 94 metres, which represents a slope of approximately 6.38 per cent. The land has been improved with a single detached dwelling and several small associated outbuildings. Canopy trees are a feature of the site and surrounds, with a mix of ornamental, native and indigenous species evident within an informal garden setting. Access is via an existing

crossover and driveway to View Hill Road, and a second informal crossover to Mackenzie Street. An aerial image & photographs of the subject site are provided below:



AERIAL IMAGE IDENTIFYING THE SUBJECT SITE (NEARMAP, FEB 15, 2024)



LOOKING NORTH FROM DRIVEWAY ON VIEW HILL ROAD TO EXISTING DWELLING



LOOKING SOUTH FROM BACK YARD TO REAR OF EXISTING DWELLING

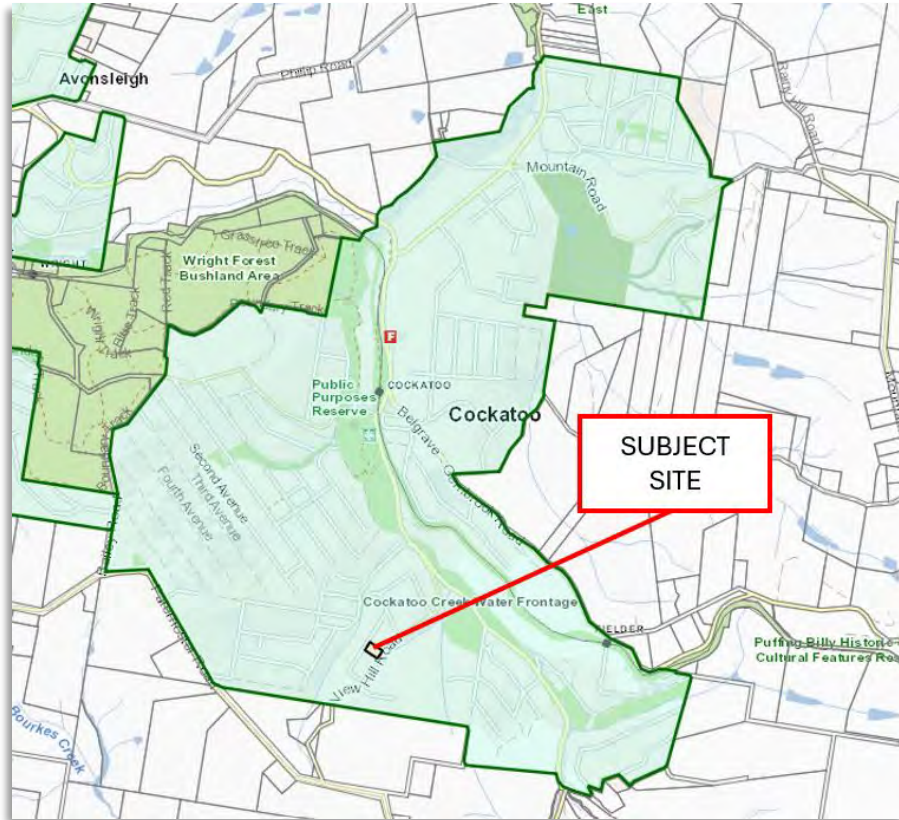
PERMIT HISTORY

Not applicable.

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SURROUNDS

The subject site is located to the south-west of the Cockatoo township in Precinct 6 ‘Environmental Residential’, as per the Cockatoo Township Strategy. An image identifying the subject site within the Cockatoo locality is provided below:



COCKATOO TOWNSHIP BOUNDARY & SUBJECT SITE (LASSI, 2024)

The subject site is contained within a residential precinct to the south west of the Cockatoo township, with character described in the Cockatoo Township Strategy as being derived from lot sizes ranging 700 – 4000m², single detached dwelling in a mix of styles and materials/finishes, undulating topography, unsealed roads, and a bushland setting enhanced by the prevalence of canopy trees with understorey planting and patches of moderate to dense vegetation. Front setback treatments including open, or post and wire style fences which offers good visual permeability to gardens with built form subservient within the landscape.

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

NORTH-EAST	32 View Hill Road (Lot 36 LP5266) NRZ1, BMO2, DDO2, VPO2, 4,034m ² . Developed with a single detached dwelling and associated outbuildings
SOUTH-EAST	Abuts View Hill Road. Land to the south of View Hill Road is contained in the GWZ
SOUTH-WEST	9 Mackenzie Street (Lot 2 LP80907) NRZ1, BMO2, DDO2, VPO2, 1,011m ² . Developed with a single detached dwelling and associated outbuildings 36 View Hill Road (Lot 2 LP80907) NRZ1, BMO2, DDO2, VPO2, 1,012m ² . Developed with a single detached dwelling and associated outbuildings
NORTH-WEST	Abuts Mackenzie Street

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AERIAL SITE OF SUBJECT SITE AND IMMEDIATE SURROUNDS (LASSI, 2024)

View Hill Road and Mackenzie Street are unsealed roads with open culvert drains on both sides of the site. Services are overhead with large eucalypt trees within the street reserve.



*LOOKING NORTH-EAST FROM FRONT OF SUBJECT SITE
ALONG VIEW HILL ROAD*



*LOOKING SOUTH WEST ALONG MACKENZIE STREET FROM
SUBJECT SITE FRONTAGE*



*LOOKING NORTH EAST ALONG MACKENZIE STREET FROM
SUBJECT SITE FRONTAGE*



LOOKING EAST FROM MACKENZIE STREET TO SITE

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4. THE PROPOSAL

Council permission is sought to subdivide the land at 34 View Hill Road, Cockatoo into two (2) lots and remove vegetation, including native vegetation.

A permit is sought to subdivide the land into two (2) lots pursuant to:

- Clause 32.09-3 (NRZ)
- Clause 44.06-2 (BMO)
- Clause 43.02-3 (DDO)

A permit is sought to remove vegetation, including native vegetation pursuant to:

- Clause 42.02-2 (VPO)
- Clause 52.17-1 Native Vegetation

LOT PARTICULARS

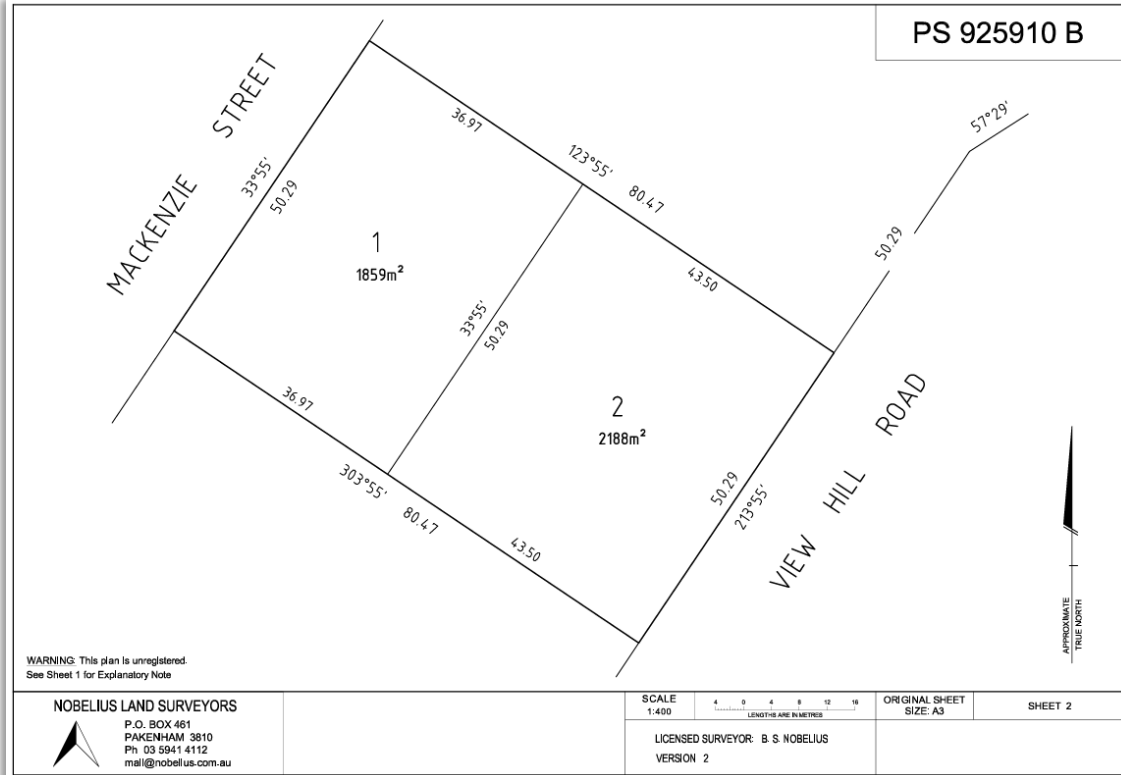
The proposal seeks to create two additional residential zoned lots with building envelopes, and will retain the existing dwelling on the proposed third lot. The lot particulars have been tabled below:

LOT NO.	AREA	PARTICULARS
1	1859m ²	Frontage to Mackenzie Street (50.29m). Access via Mackenzie Street (utilises the existing access but requires small modifications to meet bushfire access requirements under Clause 53.02). Building envelope with BAL29 requirement notated. The building envelope has area and dimensions adequate to support the siting and construction of a future dwelling that can achieve the energy rating requirements of the Building Regulations, good solar orientation and defensible space.
2	2188m ²	Frontage to View Hill Road (50.29m). Retains the existing dwelling and existing accessway and crossover.

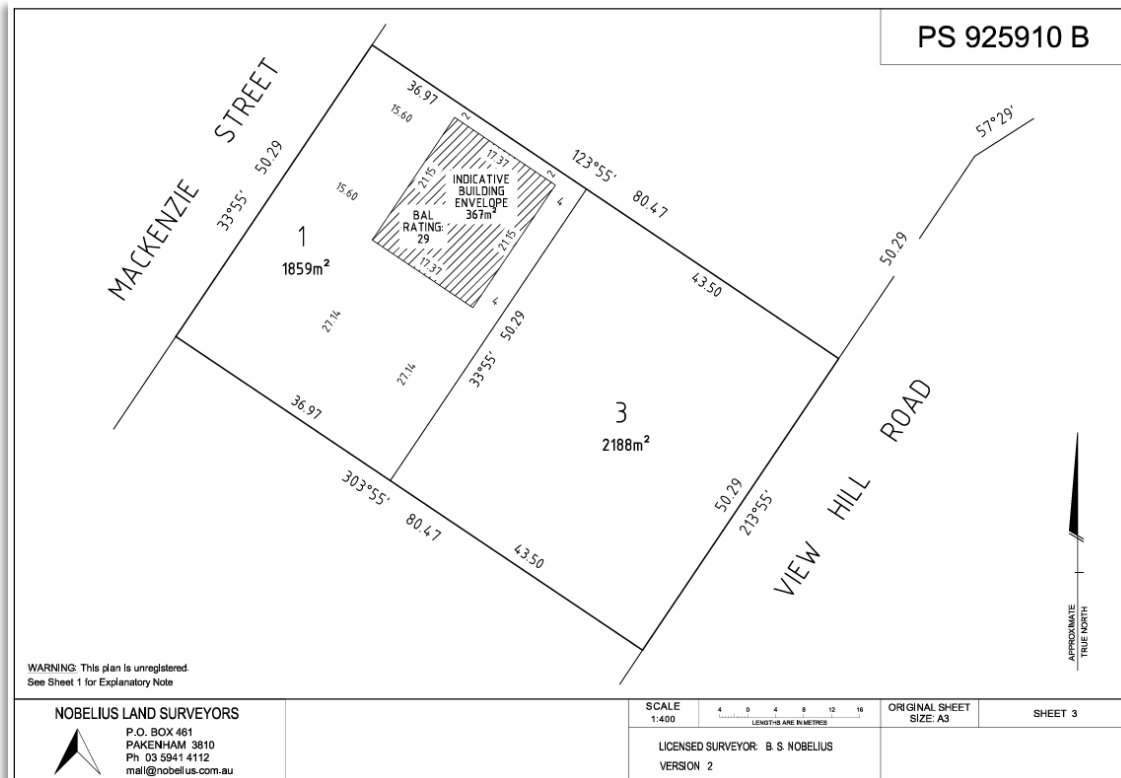
Both lots can support onsite car parking in accordance with Clause 52.06 and vehicle access can be provided in accordance with Clause 53.02. Both lots can connect to reticulated services, including sewer.

An extract of proposed plan of subdivision PS925910B is provided below:

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EXTRACT OF PROPOSED PLAN OF SUBDIVISION – SHEET 2 (NLS, 2025)



EXTRACT OF PROPOSED PLAN OF SUBDIVISION – SHEET 3 ENVELOPE PLAN (NLS, 2025)

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VEGETATION REMOVAL/RETENTION

The details of all vegetation proposed for removal/retention has been tabled along with any relevant permit and offset requirements (please read the below in conjunction with the Arboricultural Assessment Report prepared by Arbkey and the concept plans prepared by Nobelius Land Surveyors):

PROPOSED LOT 1

Proposed Lot 1 contains a building envelope which requires 30m defendable space.

Priority has been given to the **retention** of six (6) large high value trees (five (5) of which are indigenous):

Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Priority
53	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	109	High	Retain
56	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	34	High	Retain*
60	<i>Liquidamber styraciflua</i> – Liquidamber	Exotic	53	High	Retain*
64	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	114	High	Retain*
69	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	88	High	Retain*
70	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	34	High	Retain*

*Canopy separation of 5m required. All indigenous trees require offsetting under Clause 52.17 regardless of whether they are retained/removed as they will be contained on a lot smaller than 4000sqm.



Tree 53



Tree 56



Tree 60



Tree 64



Tree 69



Tree 70

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To satisfy the defensible space requirements, tree canopy separation will be achieved by removing the balance of the smaller and lower value trees. These have been detailed below, along with the relevant permit requirement/exemptions:

Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Permit requirement		
					VPO2	52.17	Exemption applies
36	<i>Camellia japonica</i> – Camellia	Exotic	24.9	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
37	<i>Camellia japonica</i> – Camellia	Exotic	11.4	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
38	<i>Camellia japonica</i> – Camellia	Exotic	12.21	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
39	<i>Camellia japonica</i> – Camellia	Exotic	12.04	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
40	<i>Camellia japonica</i> – Camellia	Exotic	8	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
41	<i>Cordyline australis</i> - Cabbage Tree	Exotic	9	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
49	<i>Thuja plicata cv</i> – Western Red Cedar	Exotic	50	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
50	<i>Hoheria populnea</i> – Lacebark	Exotic	8	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
51							
52	<i>Fraxinus angustifolia</i> ‘Raywood’ – Claret Ash	Exotic	79	High	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2
54	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	130	Low	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55	<i>Quercus robur</i> – English Oak	Exotic	16.31	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2 where DBH does not exceed 40cm
57	<i>Hesperocyparis macrocarpa</i> – Monterey Cypress	Exotic	76	High	<input checked="" type="checkbox"/>		
58	<i>Camelia japonica</i> – Camellia	Exotic	11.66	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
68	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	73	Low with small ULE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
71	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	38	Med	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
72	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	26	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2 & ‘Fences’ under 52.17-7 (0.7m setback)
73	<i>Arbutus unedo</i> – Irish Strawberry Tree	Exotic	40.22	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	**Permit required - Environmental weed under VPO2 where the DBH does not exceed 40cm

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76	<i>Pittosporum undulatum</i> – Sweet pittosporum	Aus Nat	55.18	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2
68	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	73	Low with small ULE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
71	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	38	Med	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
72	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	26	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2 & 'Fences' under 52.17-7 (0.7m setback)
73	<i>Arbutus unedo</i> – Irish Strawberry Tree	Exotic	40.22	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
76	<i>Pittosporum undulatum</i> – Sweet pittosporum	Aus Nat	55.18	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2

PROPOSED LOT 2

Proposed Lot 2 is to contain the existing dwelling and will be accessible via the existing crossover and driveway from View Hill Road.

Priority has been given to the **retention** of five (5) large high value trees (four of which are indigenous):

Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Priority
6	<i>Liquidambar styraciflua</i> – Liquidamber	Exotic	50.37	High	Retain
13	<i>Eucalyptus radiata</i> – Narrow-leaved Peppermint	Indigenous	90	High	Retain*
21	<i>Eucalyptus radiata</i> – Narrow-leaved Peppermint	Indigenous	129	High	Retain*
26	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	58	High	Retain*
29	<i>Eucalyptus radiata</i> – Narrow-leaved Peppermint	Indigenous	101	High	Retain*



Tree 6



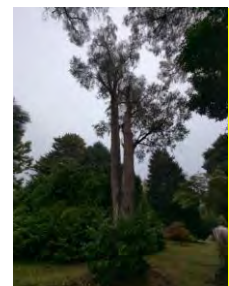
Tree 13



Tree 21



Tree 26



Tree 29

*Trees 13, 21 & 29 will require offsetting under Clause 52.17 regardless of whether they are retained/removed as they will be contained on a lot smaller than 4000sqm. Tree 26 is exempt from any permit/offset requirement under the 'fences' exemption tabled at Clause 52.17-7.

To satisfy the defensible space requirements, tree canopy separation will be achieved by removing the balance of vegetation on the lot, which comprises smaller and lower value trees. The permit requirements for these trees are tabled below:

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Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Permit requirement		
					VPO2	52.17	Exemption applies
2	<i>Liriodendron tulipifera</i> – Tulip Tree	Exotic	46	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	<i>Syzygium australe</i> – Brush Cherry	Aus Nat	12.88	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	<i>Syzygium smithii</i> – Lilly Pilly	Aus Nat	12.88	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5	<i>Acer palmatum</i> – Japanese Maple	Exotic	17.2	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2 on the condition that the DBH does not exceed 40cm
7	<i>Syzygium australe</i> – Brush Cherry	Aus Nat	38.86	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2
8	<i>Camellia japonica</i> – Camellia	Exotic	7	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	<i>Camellia japonica</i> – Camellia	Exotic	11.14	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	<i>Acer palmatum</i> – Japanese Maple	Exotic	6	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2 on the condition that the DBH does not exceed 40cm
11	<i>Melaleuca linariifolia</i> – Snow in Summer	Aus Nat	26.1	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	<i>Hakea salicifolia</i> – Willow Hakea	Aus Nat	35	None - dead	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2
16	<i>Camellia japonica</i> – Camellia	Exotic	5	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	<i>Eriobotrya japonica</i> – Loquat	Exotic	7	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18	<i>Callistemon salignus</i> – Willow Bottle Brush	Aus Nat	19	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	<i>Pittosporum undulatum</i> – Sweet Pittosporum	Aus Nat	38.95	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2
22	<i>Hakea salicifolia</i> – Willow Hakea	Aus Nat	28	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2 & Environmental weed in VPO2
23	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	4	Low	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
25	<i>Photinia xfraseri</i> – Chinese Hawthorn	Exotic	45.23	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27	<i>Acer palmatum</i> – Japanese Maple	Exotic	25.38	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Weed species under VPO2 where

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							DBH does not exceed 40cm & 10m Rule under 52.12-1
28	<i>Picea orientalis</i> – Oriental Spruce	Exotic	72	High	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
32	<i>Prunus persica</i> – Peach/Nectarine	Exotic	8	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1 Environmental weed under VPO2

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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.

32.09 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1

The land is contained within the Neighbourhood Residential Zone – Schedule 1 in the Cardinia Planning Scheme:



ZONING MAP (VICPLAN)

PURPOSE

The NRZ seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominately single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

NEIGHBOURHOOD CHARACTER OBJECTIVES

Schedule 1 to Clause 32.09 does not contain any specific neighbourhood character objectives to be achieved.

APPLICATION REQUIREMENTS

The following information has been provided in accordance with the application requirements of Clause 32.09-12:

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- *An assessment of the proposal against the relevant objectives and standards of Clause 56.*
- *A feature and level survey plan that accurately describes:*
 - *Site shape, size, dimensions and orientation.*
 - *The siting and use of existing buildings.*
 - *Adjacent buildings and uses, including siting and dimensioned setbacks.*
 - *The building form and scale.*
 - *Setbacks to property boundaries.*

DECISION GUIDELINES

Pursuant to **Clause 32.09-14**, the Responsible Authority must consider the following (as appropriate, and in addition to Clause 65) when deciding on this application:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in the schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

ASSESSMENT OF PROPOSAL AGAINST THE NRZ1

The proposal:

- Is consistent with the Municipal Planning Strategy and the Planning Policy Framework; and
- Is consistent with the purpose of the NRZ, particularly the need to *manage and ensure that development respects the identified neighbourhood character, heritage, environmental and landscape characteristics*. The proposed subdivision layout and lot sizes are appropriate when having regard for the area and dimensions of adjoining lots and prevailing lot sizes and the existing subdivision pattern in the immediate and wider context;
- Meets the relevant objectives and standards of Clause 56; and
- Contemplates building envelopes with appropriate setbacks to minimise any potential for overshadowing impacts to existing rooftop solar energy systems.

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44.06 BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2

The Bushfire Management Overlay – Schedule 2 applies to the subject site and the Avonsleigh, Beaconsfield Upper, Cockatoo, Emerald, Gembrook, Maryknoll BAL-29 areas:



PURPOSE

The BMO seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

In addition to the above, the bushfire management objectives for BMO2 areas include:

- To specify bushfire protection measures to construct or extend one dwelling on a lot.
- To specify referral requirements for applications to construct or extend one dwelling on a lot.

PERMIT REQUIREMENT

Pursuant to **Clause 44.06-2**, a permit is required to subdivide land.

APPLICATION REQUIREMENTS

Pursuant to Clause 44.06-4 Requirements of **Clause 53.02**, an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay. Pursuant to 4.0 in the schedule to the overlay, a Bushfire Management Plan and Bushfire Management Statement have been prepared in support of this application. The mandatory condition for subdivision detailed at Clause 44.06-5 is to be included as part of any permit granted.

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DECISION GUIDELINES

Pursuant to Clause 44.06-8, the Responsible Authority must consider the following when making a decision on this application:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any other matters specified in a schedule to this overlay.*
- *The schedule to the overlay requires the Responsible Authority to consider whether all of the bushfire protection measures in this schedule have been met.*

ASSESSMENT OF THE PROPOSAL AGAINST THE BMO2

A Bushfire Management Statement and Bushfire Management Plan have been prepared by Brett Woodward of Vic Bushfire Reports in support of this application. The BMS includes a bushfire hazard landscape assessment, bushfire hazard site assessment, bushfire management statement and specifies the relevant statutory requirements for defensible space and water tanks. The BMP summarises the relevant defensible space, construction standard, water supply and access requirements for the proposed subdivision.

The key bushfire protection measures contained in the BMS & BMP have been summarised below:

DEFENDABLE SPACE	Defendable space for a distance of 50m** or to the boundary whichever is greater. ** This is varied by the BMO2 which requires 30m defensible space for a dwelling. To be wholly contained within the boundaries of each lot. Vegetation to be modified to specifications detailed in BMP & BMS.
CONSTRUCTION STANDARD	Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL29 as per BMP BMS and schedule 2 to BMO.
WATER SUPPLY	Above ground water tanks required with an effective capacity of 10,000 litres and CFA fittings. To be sited as per map in BMP & BMS.
ACCESS	Length of access is less than 100m. Design and construction requirements apply as per the BMP & BMS.

An extract of the Bushfire Management Plan showing defensible space and water tanks in relation to proposed lots and associated envelopes and driveways is provided below:

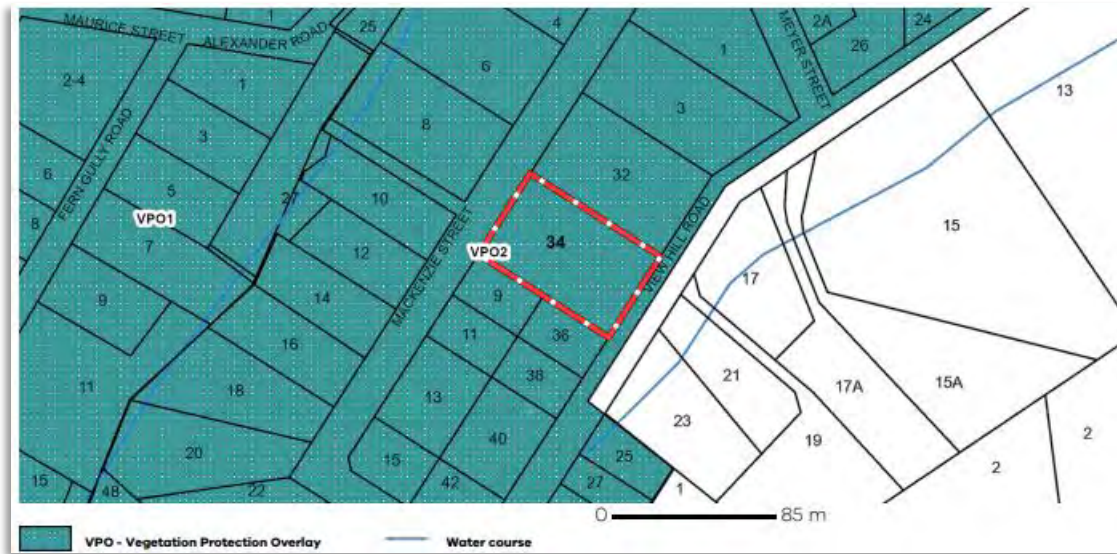


EXTRACT BUSHFIRE MANAGEMENT PLAN PREPARED BY B.WOODWARD, FEB 2025

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42.02 VEGETATION PROTECTION OVERLAY - SCHEDULE 2 'HILLS TOWNSHIPS'

Schedule 2 to Clause 42.02 Vegetation Protection Overlay applies to the subject site and areas of the 'Hills Townships' where vegetation contributes to valued character:



PURPOSE

The VPO seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

PERMIT REQUIREMENT

Pursuant to **Clause 42.02-2**, a permit is required to remove, destroy, or lop any vegetation specified in a schedule to this overlay, unless the table at Clause 42.02-3 states otherwise or the removal, destruction or lopping of native vegetation is in accordance with a native vegetation precinct plan in a schedule to Clause 52.16. A permit is not required under the VPO if a bushfire protection exemption listed at Clause 52.12 applies.

Of relevance are the 10m rule under Clause 52.12-1 and the fences exemption under Clause 52.12-2.

The site is subject to the BMO and contains an existing dwelling used for accommodation built pre September 2009, and while vegetation can be removed without a permit to create 50m defensible space under Clause 52.12-1, trees are excluded from this exemption.

An arboricultural assessment of all trees on and adjoining the site was undertaken by ArbKey in March 2024 and has informed the proposed design. Vegetation requiring a permit under the VPO2 has been detailed in the table below:

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Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Permit requirement		
					VPO2	52.17	Exemption applies
2	<i>Liriodendron tulipifera</i> – Tulip Tree	Exotic	46	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	<i>Syzygium australe</i> – Brush Cherry	Aus Nat	12.88	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	<i>Syzygium smithii</i> – Lilly Pilly	Aus Nat	12.88	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5	<i>Acer palmatum</i> – Japanese Maple	Exotic	17.2	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2 on the condition that the DBH does not exceed 40cm
7	<i>Syzygium australe</i> – Brush Cherry	Aus Nat	38.86	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2
8	<i>Camellia japonica</i> – Camellia	Exotic	7	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	<i>Camellia japonica</i> – Camellia	Exotic	11.14	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	<i>Acer palmatum</i> – Japanese Maple	Exotic	6	Low	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2 on the condition that the DBH does not exceed 40cm
11	<i>Melaleuca linariifolia</i> – Snow in Summer	Aus Nat	26.1	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	<i>Hakea salicifolia</i> – Willow Hakea	Aus Nat	35	None (dead)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2
16	<i>Camellia japonica</i> – Camellia	Exotic	5	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	<i>Eriobotrya japonica</i> – Loquat	Exotic	7	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18	<i>Callistemon salignus</i> – Willow Bottle Brush	Aus Nat	19	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	<i>Pittosporum undulatum</i> – Sweet Pittosporum	Aus Nat	38.95	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed in VPO2
22	<i>Hakea salicifolia</i> – Willow Hakea	Aus Nat	28	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2 Environmental weed in VPO2
23	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	4	Low	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
25	<i>Photina xfraseri</i> – Chinese Hawthorn	Exotic	45.23	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27	<i>Acer palmatum</i> – Japanese Maple	Exotic	25.38	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Weed species under VPO2 where DBH does not exceed 40cm <input checked="" type="checkbox"/> 10m Rule under 52.12-1
28	<i>Picea orientalis</i> – Oriental Spruce	Exotic	72	High	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
32	<i>Prunus persica</i> – Peach/Nectarine	Exotic	8	Low	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1 & Environmental weed under VPO2
36	<i>Camellia japonica</i> – Camellia	Exotic	24.9	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
37	<i>Camellia japonica</i> – Camellia	Exotic	11.4	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
38	<i>Camellia japonica</i> – Camellia	Exotic	12.21	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
39	<i>Camellia japonica</i> – Camellia	Exotic	12.04	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
40	<i>Camellia japonica</i> – Camellia	Exotic	8	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
41	<i>Cordyline australis</i> - Cabbage Tree	Exotic	9	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
42	<i>Camellia japonica</i> - Camellia	Exotic	21.21	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
43	<i>Camellia japonica</i> - Camellia	Exotic	18.52	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
44	<i>Camellia japonica</i> - Camellia	Exotic	14.42	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1

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45	<i>Cyathea australis</i> – Tree Fern	Aus Native	19	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
46	<i>Cyathea australis</i> – Tree Fern	Aus Native	20	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 10m Rule under 52.12-1
47	<i>Camelia japonica</i> - Camellia	Exotic	12.73	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
48	<i>Cupressus sempervirens</i> – Italian Cypress	Exotic	31	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
49	<i>Thuja plicata cv</i> – Western Red Cedar	Exotic	50	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
50	<i>Hoheria populnea</i> – Lacebark	Exotic	8	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
51	<i>Camelia japonica</i> - Camellia	Exotic	20	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
52	<i>Fraxinus angustifolia</i> ‘Raywood’ – Claret Ash	Exotic	79	High	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2
54	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	130	Low	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
55	<i>Quercus robur</i> – English Oak	Exotic	16.31	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2 where DBH does not exceed 40cm
57	<i>Hesperocyparis macrocarpa</i> – Monterey Cypress	Exotic	76	High	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
58	<i>Camelia japonica</i> – Camellia	Exotic	11.66	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
59	<i>Camelia japonica</i> - Camellia	Exotic	15.2	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
62	<i>Hesperocyparis macrocarpa</i> – Monterey Cypress	Exotic	70	Med	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
63	<i>Pittosporum tenuifolium</i> – Kohuhu	Exotic	8	Low	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
65	<i>Eucalyptus obliqua</i> – Swamp Mahogany	Aus Native	64	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
67	<i>Prunus lusitanica</i> – Portuguese Laurel	Exotic	13.53	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2
68	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	73	Low with small ULE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
71	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	38	Med	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
72	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	26	Med	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Fence Line Rule under 52.12-2 & ‘Fences’ under 52.17-7 (0.7m setback)
73	<i>Arbutus unedo</i> – Irish Strawberry Tree	Exotic	40.22*	Med	<input checked="" type="checkbox"/>	<input type="checkbox"/>	*Permit required - Environmental weed under VPO2 where the DBH does not exceed 40cm
76	<i>Pittosporum undulatum</i> – Sweet pittosporum	Aus Nat	55.18	Low	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental weed under VPO2

DECISION GUIDELINES & ASSESSMENT OF THE PROPOSAL AGAINST THE VPO2

An assessment of the proposal against the relevant decision guidelines of the VPO is provided below:

VPO DECISION GUIDELINES	RESPONSE
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	An assessment of the proposal against the MSS and the relevant policies, objectives and strategies of the State and Local Planning Policy Framework is provided in subsections 5-8 of this report.

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The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in the schedule to this overlay.

Schedule 2 to Clause 42.02 Vegetation Protection Overlay contains the following statement of nature and significance to be protected:

'The Hills Townships contain substantial areas of remnant indigenous, and mature exotic vegetation, which are important elements of the character of these residential areas. This vegetation is often of environmental or landscape significance due to topography and view lines and contributes to the visual amenity of these areas.

Some residential areas contain remnant native vegetation, however due to the size of some lots, it is not protected by the native vegetation controls in Clause 52.17. This remnant vegetation is of particular importance as it provides both flora and fauna habitat and enhances local biolinks.

The vegetation in these areas also plays an important function in managing environmental conditions by providing habitat and biolinks, supporting soil stability, reducing stormwater runoff, limiting erosion and salinity and siltation of creeks and watercourses.'

Schedule 2 to Clause 42.02 also contains the following vegetation protection objectives.

To protect, and conserve existing vegetation as an important element of the character of residential areas in the Hills Townships by ensuring that this vegetation remains the predominant feature within the landscape.

To avoid and minimise the removal of vegetation where it assists in the management of environmental hazards such as erosion, salinity, siltation of creeks and watercourses, and stormwater runoff.

High value and/or indigenous trees have been prioritised for retention within the proposed design, recognising the value they contribute to the neighbourhood in terms of habitat, amenity and biodiversity. The vegetation proposed for removal is predominately comprised of low-value exotic species. An arboricultural assessment was undertaken by Arbkey in March 2024 on 70 on-site trees and 19 trees within adjacent third-party managed property.

The most assessed species were Camellia's, Blackwoods and Messmate Stringybarks.

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<p><i>The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.</i></p>	<p>The proposed subdivision requires the removal of both ornamental and native vegetation to facilitate accessways, building envelopes, and achieve defensible space for the existing and future dwellings. Many trees are exempt from the permit requirements of Clause 42.02 and/or Clause 52.17.</p>
<p><i>The role of native vegetation in conserving flora and fauna.</i></p>	<p>The retention of high value indigenous vegetation has been prioritised within the design. The applicant is required to offset all native vegetation on site as they seek to create lots smaller than 4000sqm. Despite this, indigenous trees assigned a high value by the arborist have been proposed for retention within the front setback of each lot in recognition of the important habitat and amenity values they provide.</p>
<p><i>The need to retain native and other vegetation if its rare, supports rare species of flora or fauna or forms part of a wildlife corridor.</i></p>	<p>The subject site is not mapped within an area of biological or zoological significance and instead forms part of an existing residential neighbourhood within the Cockatoo township boundary.</p>
<p><i>The need to retain vegetation which prevents or limits adverse effects on ground water recharge.</i></p>	<p>No adverse impacts to ground water recharge are foreseen to arise as a result of the proposed removal of vegetation.</p>
<p><i>The need to retain vegetation:</i></p> <ul style="list-style-type: none"> ○ <i>Where ground slopes exceed 20 per cent.</i> ○ <i>Within 30 metres of a waterway or wetland.</i> ○ <i>On land where the soil or subsoil may become unstable if cleared.</i> ○ <i>On land subject to or which may contribute to soil erosion, slippage or salinisation.</i> ○ <i>In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.</i> ○ <i>Which is of heritage or cultural significance.</i> 	<p>When having regard for the relatively modest slope of the site (approx. 6%), the removal of vegetation is not foreseen to contribute to any erosion or stormwater issues. The subject site is not within 30m of a waterway or wetland. The subject site is not identified as a site of scientific, nature conservation or cultural significance.</p>
<p><i>The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.</i></p>	<p>The subject site is entirely within a designated bushfire prone area. The land is subject to the Bushfire Management Overlay – Schedule 2, and vegetation removal is sought to meet the defensible space and canopy separation requirements specified for the BMO2 ‘BAL29 area’ and relevant requirements of Clause 53.02 Bushfire planning.</p>
<p><i>Any other matters specified in a schedule to this overlay.</i></p>	<p>The application requirements (4.0) detailed in Schedule 2 to Clause 42.02 have been addressed below:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.</i></p> </div>

	<p>Please refer to the site analysis survey plan prepared by Nobelius Land Surveyors and submitted as part of this application.</p>
	<p><i>A description of the vegetation, including any understory to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.</i></p>
	<p>Please refer to the Arboricultural Assessment Report prepared by ArbKey (March 2024).</p>
	<p><i>Location of any hollow bearing trees.</i></p>
	<p>As per the above.</p>
	<p><i>Topography information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 per cent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.</i></p>
	<p>Please refer to the site analysis survey plan prepared by Nobelius Land Surveyors.</p>
	<p><i>A written explanation of the steps that have been taken to:</i></p> <ul style="list-style-type: none"> - <i>Avoid the removal of vegetation, where possible.</i> - <i>Minimise the removal of vegetation.</i> - <i>Any actions to contribute to the ongoing management of existing vegetation on the site.</i> - <i>Appropriately replace and/or compensate the loss of vegetation, if required.</i>
	<p>Vegetation removal has been avoided where possible, and the extent of vegetation proposed to be removed is the minimum extent necessary without undermining the objective of the proposed subdivision.</p> <p>The retention of high value trees has been prioritised within the design. The proposed siting and location of the envelopes, lot boundaries and accessways has sought to minimise impacts to high value and/or indigenous vegetation. The proposal will enable the 'lot size' exemption tabled at 52.17-7 and result in the consequential loss of native vegetation. Despite this, native vegetation with a high value is proposed to be retained within the front setback (where canopy separation can be achieved) to maintain the benefits these trees provide in terms of biodiversity, habitat and amenity.</p>
	<p><i>A copy of any property vegetation plan that applies to the site.</i></p>
	<p>Not applicable.</p>
	<p><i>Where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why the removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defensible space in conjunction with an application under the Bushfire Management Overlay.</i></p>
	<p>The BMO2 applies.</p>

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43.02 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2

The Design and Development Overlay – Schedule 2 applies to the site and surrounding land in the ‘Hills Townships’:



PURPOSE

The DDO seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

PERMIT REQUIREMENT


Pursuant to **Clause 43.02-3 Subdivision**, a permit is required to subdivide land.

DECISION GUIDELINES & ASSESSMENT OF THE PROPOSAL AGAINST THE DDO2

Pursuant to **Clause 43.02-6**, the Responsible Authority must consider the Decision Guidelines of the DDO2 (as appropriate, and in addition to those of Clause 65) when making a decision on this application. An assessment of the proposal against the relevant decision guidelines is provided below:

DDO DECISION GUIDELINES	RESPONSE
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	An assessment of the proposal against the MSS and the relevant policies, objectives and strategies of the State and Local Planning Policy Framework is provided in subsections 5-7 of this report.
<i>The design objectives of the relevant schedule to this overlay.</i>	Schedule 2 to Clause 43.02 contains the following design objectives for the ‘Hills Townships’: <ul style="list-style-type: none"> • To retain and protect the special character of the hills townships.

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	<ul style="list-style-type: none"> • To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area. • To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents. • To ensure that any development has regard to the environmental features and constraints of the land. <p>The proposal is consistent with the design objectives for the Hills Townships.</p> <p>The proposed subdivision will not adversely impact on the character of the Cockatoo township and is responsive to the character guidelines for Precinct 6 in the Cockatoo Township Strategy.</p> <p>The creation of additional standard rectangular allotments with individual street frontages is consistent with the existing subdivision pattern and contributes to the orderly planning of the area. No battleaxe or shared driveways are required to facilitate access.</p> <p>The proposed sizes and dimensions of the lots are consistent with those in the immediate area, and represent a compromise when having regard for the smaller lots immediately to the south-west and the larger lots immediately to the north-east.</p> <p>The envelopes have been sited with setbacks that reflect those seen in the area, and will help to mitigate any potential for adverse impacts to nearby land uses and development.</p> <p>The subject site presents as an appropriate location for infill development given the availability of reticulated service, the slope of the land does not constrain development or access to and from the site, and vegetation can be retained as part of defensible space providing canopy separation can be achieved.</p>
<p><i>The provisions of any relevant policies and urban design guidelines.</i></p>	<p>The relevant planning policy considerations have been identified and responded to within this town planning report.</p>
<p><i>Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.</i></p>	<p>The proposed subdivision is very unlikely to have any impact on any identified heritage place within the neighbourhood (identified in dark pink on the map below):</p> 
<p><i>Whether any proposed landscaping or removal of vegetation will be in keeping with the character and</i></p>	<p>The proposed removal of vegetation on the subject site to create defensible space is consistent with the existing character of the area and landscape where the hazards associated with bushfire have been mitigated via vegetation removal.</p>

<i>appearance of adjacent buildings, the streetscape or the area.</i>	The proposal seeks to retain high value indigenous trees providing canopy separation can be achieved which will help to integrate the new lots within the bushland garden setting.
<i>The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.</i>	All proposed lots can achieve onsite car parking in accordance with Clause 52.06.
<i>Whether the subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.</i>	The proposed lots and building envelope will enable future dwellings of a size and with setbacks that are in keeping with existing built form and neighbourhood character.
<i>Any other matters specified in a schedule to this overlay.</i>	<p>In addition to the above, the proposal also aligns with the decision guidelines specified in the schedule to the overlay:</p> <ul style="list-style-type: none"> • <i>Whether the proposed building or works has regard to the natural features of the land and is properly designed and sited in recognition of such factors as the slope of the land, existing vegetation and the amenity of surrounding residents.</i> • <i>Measures to address environmental hazards or constrains including slope, erosion, drainage and fire.</i> • <i>Whether the subdivision, building or works contributes to the protection and enhancement of the character and natural environment of the hills townships.</i>

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6. MUNICIPAL PLANNING STRATEGY

CLAUSE 21 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

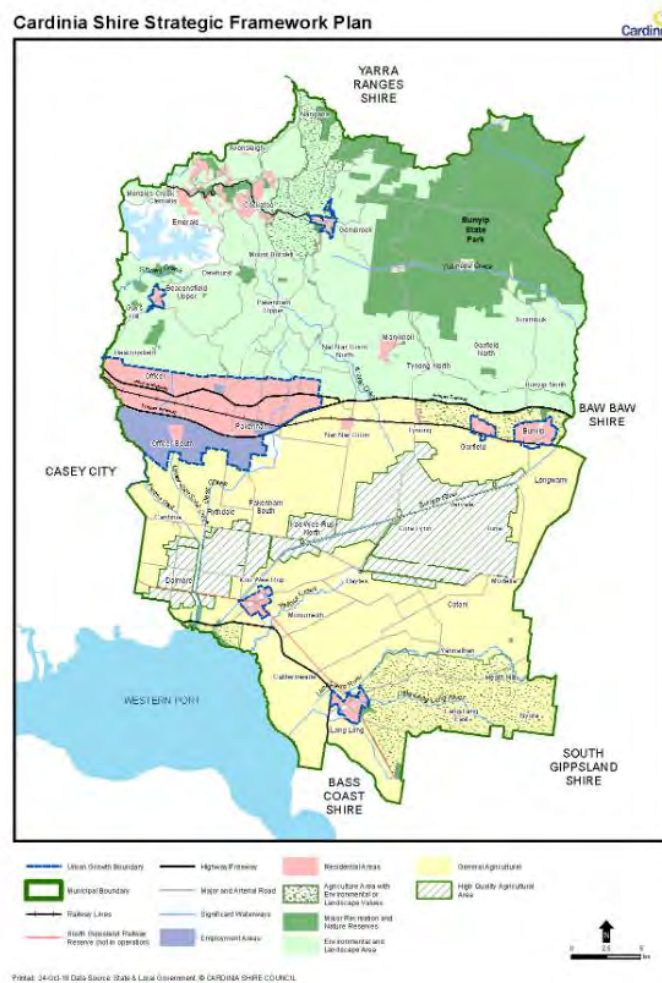
The Cardinia Shire seeks to be recognised as a unique place of environmental significance where residents quality of life and sense of community is balanced by sustainable and sensitive development and population and economic growth.

The proposal is sensitive to the key issues facing Cardinia that have regard to the preservation of environmentally significant areas, protection and management of biodiversity, mitigating risks associated with bushfire, providing housing and services for a growing community, and facilitating economic development as per **Clause 21.01-3**.

The strategic vision for the municipality is contained at **Clause 21.01-4**:

'Cardinia Shire will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the Shire.'

The subject site is mapped within a residential area of Cockatoo in the *Cardinia Shire Strategic Framework Plan* implemented at **Clause 21.01-5**:



CARDINIA SHIRE STRATEGIC FRAMEWORK PLAN (CL. 21.01-5)

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CLAUSE 21.02 ENVIRONMENT

Clause 21.02 Environment has regard for the management of the Shire’s natural resources, landscapes and more broadly speaking, the wider environment. **Clause 21.02-3 Biodiversity** has regard for the diverse environment and native flora and fauna habitats within the Cardinia Shire, with the MSS including the loss of biodiversity resulting from the decline and fragmentation of habitats as a key issue for the Shire.

Native vegetation is present on the subject site, and as such, the biodiversity objectives and strategies of Clause 21.02-3 are relevant to this application. Biodiversity **objective 1** seeks to achieve no net loss in the quantity and quality of native vegetation in the municipality. The proposal is supported by the strategies that have regard for the inclusion of building envelopes as part of subdivision plans to help avoid and minimise the removal or fragmentation of native vegetation.

Clause 21.02-4 Bushfire management contains the objective *to recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment*, and describes how areas north of the Princes Highway are particularly prone to bushfires due to the topography and vegetation, where a significant loss of life and property in the Upper Beaconsfield and Cockatoo areas occurred during the Ash Wednesday fires of 1983. The factors influencing the risk levels for individual properties include fuel levels, slope, climatic conditions, population, preparedness of landowners, accessibility and the availability of water, and the subdivision strategy outlines the need to *ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of bushfire with regard to the location of building envelopes*.

The proposed subdivision has considered the siting and design of a future dwelling on each of the vacant lots, and is consistent with the siting and design strategies under **Clause 21.02-4**:

- *Ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life, or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.*
- *Ensure all development has appropriately designed access for emergency vehicles.*
- *Ensure development provides adequate access to water.*

CLAUSE 21.03 SETTLEMENT AND HOUSING

Clause 21.03 Settlement and Housing and more specifically **Clause 21.03-4 Rural townships** identifies Cockatoo as a large rural township, where the following key issues are relevant:

- *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 proposal aligns with the settlement objectives for rural townships in the Shire:

- **Objective 1** seeks to provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints. The subject site can connect to reticulated services, including sewer and stormwater management will be to the satisfaction of Council.
- **Objective 2** seeks to maintain and enhance the distinct character and environmental qualities of each of the townships. The proposal responds to the strategies to achieve this objective, and has ensured the proposed lot sizes and associated envelopes area complementary to those seen in the immediate surrounds and will enable the development of future dwellings that will be subservient to the landscape. Native vegetation has been considered within the design and prioritised for retention within the front setback of each lot to maintain the amenity and biodiversity benefits the trees provide and

reinforce the bushland character of the area. An assessment of the proposal against the *Cockatoo Township Strategy, March 2008* is provided below:

COCKATOO TOWNSHIP STRATEGY, MARCH 2008

The *Cockatoo Township Strategy (March, 2008)* is relevant to this application and provides a strategic framework for land use and development in Cockatoo. The desired vision for the Cockatoo township is contained in subsection **3.1 Vision**, and is as follows:

'A rural county community with contained residential development in a natural landscape setting, adequate social infrastructure to service the community, extensive open space and recreation opportunities and a strong sense of community.'

The proposal helps to give effect to the vision as well as several **key objectives** (3.2) of the Strategy, including:

- *To limit future residential development while protecting and enhancing the rural country character of the township.*
- *To provide or upgrade utility services to improve the health and amenity of residents and to minimise environmental impacts.*
- *To protect and improve the natural environment and heritage.*
- *To reduce the risk of wildfire impacting on the Cockatoo community.*

The following points are relevant to subdivision and residential development in the Cockatoo Township and have been considered in this proposal:

- **4.1 Overview** outlines that the diversity of lot sizes, ranging from urban residential and rural residential to rural lots, significantly contributes towards the character of the township. The proposal contributes further lot diversity to the market.
- **4.4 Trends in Residential Development** describes detached dwellings as the predominant type of built form. The proposed building envelopes are in keeping with this trend.
- **4.6 Township Character** outlines the importance of any further subdivision of land in Cockatoo occurring in a controlled environment with minimal impacts to existing vegetation, landscape vistas, the environment and the existing character of the township. The character is described as being reinforced by the bushland setting, built form that is subordinate in the landscape, diverse lot sizes and dwelling types, undulating topography and the Cockatoo Creek green corridor bisecting the town. The proposal does not adversely impact on the valued character of Cockatoo.
- **Threats to township character** are described in 4.6 and includes loss of vegetation, degradation of Cockatoo Creek, loss of vistas and view lines, prominent built form and extensive earthworks. The proposal will result in some removal of vegetation which is appropriate when having regard for bushfire risk.
- The **objectives** for residential development are listed in 4.8, and include the need to limit further residential development, facilitate the restructuring of old and inappropriate subdivisions, and to protect and enhance the 'rural country' character of the township.
- It is policy to ensure any proposed residential development is in accordance with the Cockatoo Framework Plan, and that residential development should be restricted on land with a slope in excess of 20 per cent, or land designated as being 'very poor' in the land capacity study. The proposal aligns with this strategy (the slope of the subject site is approximately 6%).
- It is also policy to maintain and enhance the 'rural country' character of Cockatoo through the retention of larger residential lots and existing remnant vegetation (particularly canopy trees), and to ensure that residential development is undertaken in accordance with the precinct character guidelines contained in Table 5. The subject land is located within *Precinct 6 – Environmental*

Residential to the south west of the township and the preferred character for this precinct is to maintain the low density character of the precinct with extensive vegetation cover. Retain the diversity of lot sizes while limiting further development in areas on steep slope.

The **key characteristics** include:

1. Diverse lot sizes ranging from 700 square metres to over 4,000 square metres with the balance of larger lots.
2. Undulating topography
3. A mixture of larger, one or two storey dwellings of recent construction and smaller houses.
4. Patches of moderate dense vegetation with dominant understory.
5. Vegetated backdrop to the south.
6. Sense of enclosure created by vegetation cover.
7. Undulating terrain.
8. Unformed and irregular road layout.
9. Steep, unsealed roads.

An assessment of the proposal against the **character guidelines** of *Precinct 6* is provided below:

Guideline 1: Maintain a minimum lot size of 4,000 square metres.

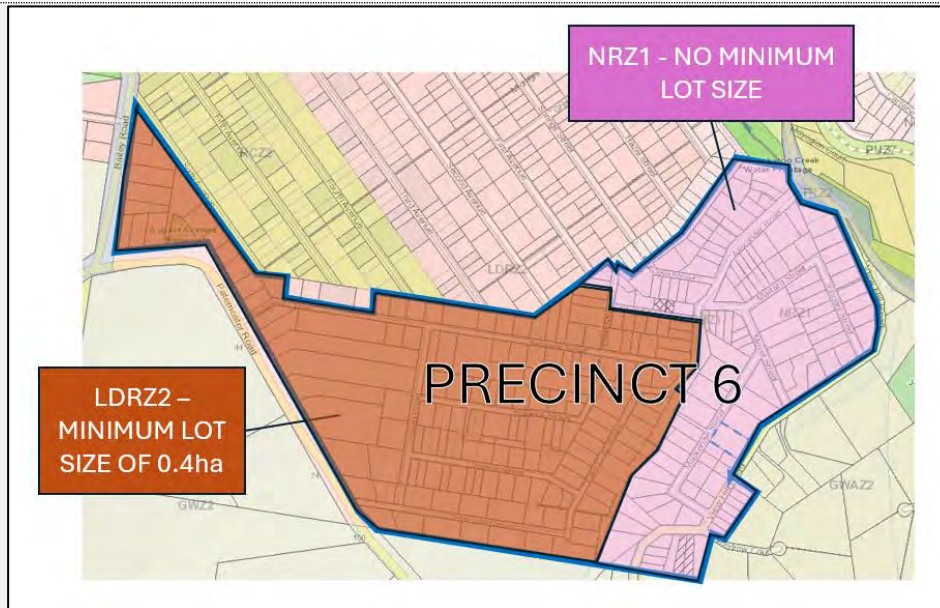
The proposed subdivision seeks to create two lots as follows:

- Lot 1 – 1859m², a standard rectangular lot with a 50.29m frontage to Mackenzie Street
- Lot 2 – 2188m², a standard rectangular lot with a 50.29m frontage to View Hill Road

The proposed subdivision will achieve a lot configuration and density that is appropriate for the locality when having regard for the below:

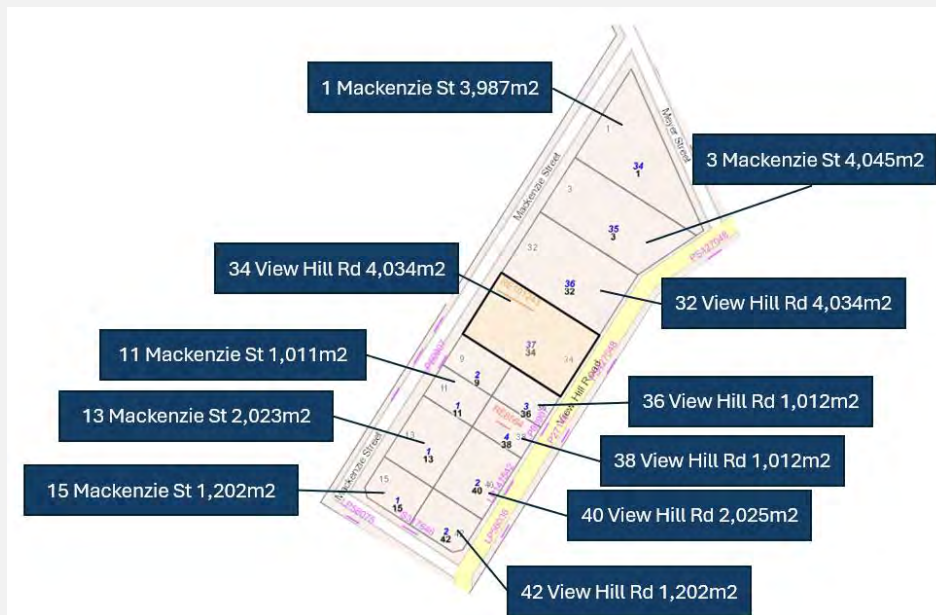
- No minimum lot size is specified under the zone.
- A 0.4ha lot size minimum generally applies in the absence of reticulated sewer. The subject land can connect to all services, including sewer, making a smaller lot size appropriate.
- The proposed standard rectangular lots have depths and frontages that complement those observed in the Neighbourhood Residential Zone area of Precinct 6.
- Lot size diversity is described in the Cockatoo Township Strategy as a key characteristic of Precinct 6: *1. Diverse lot sizes ranging from 700 square metres to over 4,000 square metres with the balance in favour of larger lots.* The proposed subdivision maintains this mix of lot sizes and provides two lots well within the above mentioned lot size range.
- The proposed subdivision layout will integrate within the existing pattern of subdivision and provide a transition between the small lots immediately to the south-west and larger lots to the north-east.
- The Strategy's preference for 4000sqm lots will continue to be upheld throughout the precinct given a significant number of lots in Precinct 6 are subject to the 0.4ha minimum lot size requirement of the Low Density Residential Zone – Schedule 2. The subject site and surrounding NRZ1 area of Precinct 6 attributes the lot size diversity identified as a key characteristic of the overall precinct.

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PRECINCT 6 LDR2 & NRZ1 AREAS

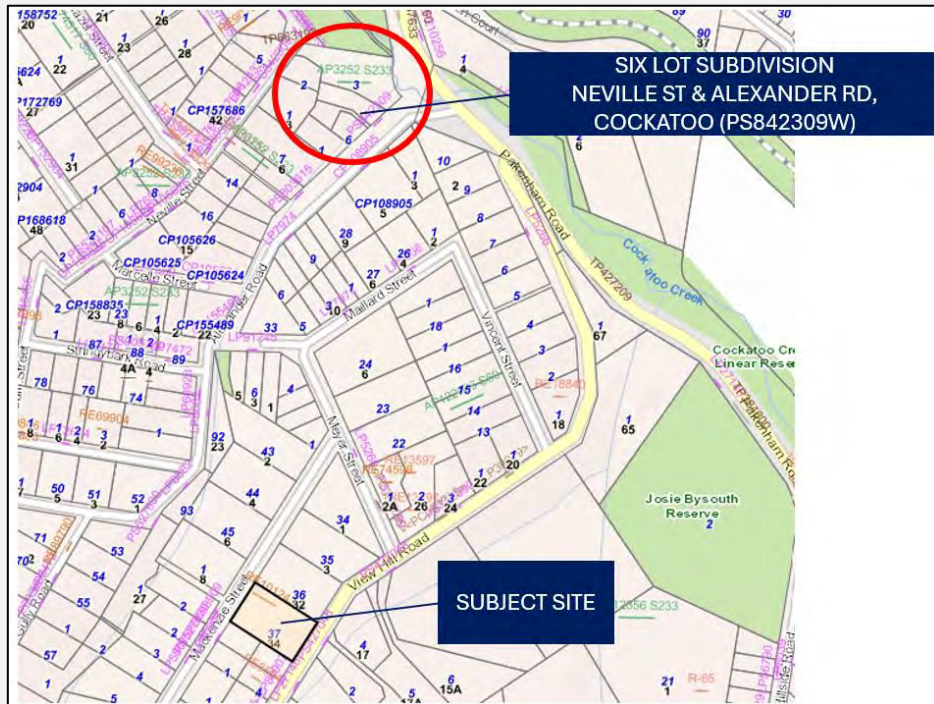
- The average lot size within the residential cell containing the subject site (bordered by Mackenzie Street to the north and View Hill Road to the south) is 2216sqm, noting that only 25 per cent of lots in this cell are greater than 4000sqm in size. The proposed lot sizes and shapes are appropriate for the immediate surrounds:



- The average size of all lots along View Hill Road (subject to Precinct 6 and the NRZ) is 1832sqm, with the majority of lots (54.5 per cent) being smaller than 2000sqm. Only 12 per cent of lots along View Hill Road exceed 4000sqm. Similarly, the average size of lots (subject to Precinct 6 and the NRZ) along Mackenzie Street is 2743sqm noting that almost 79 per cent of these lots are smaller than the 4000sqm sought in the precinct character guidelines.
- Council have approved subdivisions in Precinct 6 to create lots smaller than 4000sq since the introduction of the Cockatoo Township Strategy. We note a six lot subdivision at Alexander Road/Neville Street completed by Nobelius Land Surveyors with the following lot sizes:

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Lot 1 PS 842309W	2307m ²
Lot 2 PS 842309W	1068m ²
Lot 3 PS 842309W	4177m ²
Lot 4 PS 842309W	1466m ²
Lot 5 PS 842309W	800m ²
Lot 6 PS 842309W	808m ²



THE SUBJECT SITE IN RELATION TO NEVILLE ST/ALEXANDER RD SUBDIVISION EXAMPLE

As such, we contend that the proposed lot sizes are appropriate for the neighbourhood and Precinct 6.

Guideline 2: Encourage building material and finishes that complement the bushland setting.

This application seeks to subdivide land. No development is proposed.

Guideline 3: Maintain unobtrusive built form.

The proposed building envelope maintains adequate front, side and rear setbacks to maintain unobtrusive built form and to allow vegetation within the road reserve and front setback to be the main visual feature from the public domain.

Guideline 4: Maintain sufficient setback from front boundary.

As per the above. The front setback of Lot 1 responds to the existing spacing and rhythm of built form along Mackenzie Street. The front setback of Lot 2 remains unchanged.

Guideline 5: Encourage permeable fences to enhance the bushland setting.

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Fencing will be provided to the satisfaction of Council.

Guideline 6: Retain tall canopy trees and shrub understorey, particularly native vegetation, to act as a backdrop to the south while ensuring effective wildfire management.

Tall canopy trees have been proposed for retention where 5 metre canopy separation (as required under the BMO) can be achieved. We acknowledge that the Cockatoo Township Strategy was incorporated into the Planning Scheme prior to 2009 and that this guideline may no longer be consistent with reformed bushfire policy.

Guideline 7: Limit further development along steep roads

The slope of Mackenzie and View Hill Road adjacent to the subject site is not prohibitive to the proposal.

Guideline 8: Locate building and driveway to avoid and minimise excessive earthwork.

Extensive earthwork is not required to facilitate the proposed two lot subdivision.

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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 1987. 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 and 15. The proposal is located within of the study area of the *Cockatoo Township Strategy*. An assessment against the relevant policies, objectives and strategies is provided below:

CLAUSE 11 SETTLEMENT

Clause 11.01-1S Settlement seeks to *facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements* and the proposal is consistent with the strategy to *limit urban sprawl and direct growth into existing settlements*. The provision of additional residential lots is also in keeping with the objective of **Clause 11.01-1S Supply of urban land**, which seeks to *ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses* and strategy to *ensure that sufficient land is available to meet forecast demand*.

CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

Clause 12 has regard for the protection of ecological systems and the biodiversity they support and the conservation of environmental and landscape values, and outlines that planning must implement environmental principles for ESD. **Clause 12.01-1S Protection of biodiversity** has been considered and seeks to *protect and enhance Victoria's biodiversity*. The proposed subdivision layout has prioritised the retention of high value indigenous vegetation with the front setback of each lot which aligns with the objective above and the strategy to *support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas*. The subject land is not within an area of zoological or botanical significance and the removal of vegetation to accommodate the proposed subdivision does not impact on any important areas of biodiversity.

Clause 12.01-2S Native vegetation management has the objective to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*. The proposed design has implemented the tiered 'avoid, minimise, offset' approach and the native vegetation proposed for removal is the minimum extent necessary to facilitate the subdivision noting that the defensible space requirements of **Clause 53.02** apply. An assessment of the proposal against **Clause 52.17 Native vegetation** is provided in subsection 8 of this report and an NVR Report has been prepared and submitted as part of this application.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13 outlines Planning's role in the identifying, preventing and minimising risk of harm to the environment, human health and amenity by ensuring land use and development compatibility and implementing effective controls to prevent or mitigate significant impacts.

Clause 13.01-2S Natural hazards and climate change is relevant to this application given the BMO applies, and contains the objective to *minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning*. The proposed subdivision has been informed by a BMP & BMS and appropriately responds to the strategy to *site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards*. The proposal contemplates the subdivision of land within an existing residential area where defensible space and good access to and from the site can be achieved as per risk mitigation policies.

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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 as per the *VicPlan* extract below:



Please refer to the BMP & BMS prepared in support of this proposal for further information on how the proposal has addressed the risk of bushfire and satisfied the requirements of the BMO2 and **Clause 53.02 Bushfire planning**.

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. The proposal aligns with the objective of **Clause 15.01-3S Subdivision design** which seeks to *ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*. The proposed subdivision has been informed by a comprehensive analysis of the site and immediate surrounds, including a feature survey, arboricultural assessment and bushfire assessment. The provision of two lots of approximately 900m² and a larger lot of approximately 2000m² particularly aligns with the strategy to *provide a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people*.

Clause 15.01-5S Neighbourhood character has the objective to *recognise, support and protect neighbourhood character, cultural identity, and sense of place*. The proposed subdivision contemplates lots with sizes and dimensions that integrate with the existing subdivision pattern and enhance the environmental residential character sought for this precinct of Cockatoo. The associated envelopes will enable the future siting and construction of dwellings with setbacks that complement the existing spacing and rhythm of built form in the neighbourhood. The large front setbacks in particular will enable the retention of large canopy trees (where canopy separation can be achieved) which will further protect and enhance Cockatoo’s valued bushland garden character.

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8. PARTICULAR PROVISIONS

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

- Clause 52.12 Bushfire exemptions
- Clause 52.17 Native vegetation
- Clause 53.01 Public open space contribution and subdivision
- Clause 53.02 Bushfire Planning
- Clause 56 Residential Subdivision

CLAUSE 52.12 BUSHFIRE EXEMPTIONS

Clause 52.12 Bushfire protection exemptions seek to facilitate the removal of vegetation in specific circumstances to support and protect human life and property from bushfire around buildings and along fence lines. It contains specific exemptions from requiring a planning permit to manage and maintain vegetation to reduce bushfire risk. **Clause 52.12-1 Exemptions to create defendable space around buildings used for accommodation** and **Clause 52.12-2 Exemption for vegetation removal along a fence line** provide exemptions that enable the removal, destruction or lopping of vegetation to create defendable space around existing dwellings and along common boundary fence lines if certain requirements are met. In the BMO, the 10m, fence line and 50m exemptions generally apply. The BMO2 applies to the subject site and varies the 50m defendable space requirement to 30m around the dwelling or to the property boundary, whichever is lesser, to be maintained in accordance with the vegetation requirements of **Clause 53.02** with the following variation - *the canopy of trees must be separated by at least 5 metres*. An overview of how these exemptions apply to the proposed subdivision are tabled below:

<p>10M RULE</p>	<p>Applies in the Bushfire Management Overlay (BMO) and allows landowners and residents to clear any vegetation within 10m of an existing building. This exemption only applies to buildings:</p> <ul style="list-style-type: none"> • Located in an area that is designated as a bushfire prone area under the Building Act 1993; and • Used for accommodation, such as a house, that was: <ul style="list-style-type: none"> - Constructed before 10 September 2009; or - Approved by a planning permit or a building permit issued before 10 September 2009; or - Constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009. 	<p>The 10m rule exemption applies to:</p> <table border="1" data-bbox="975 1223 1390 1727"> <thead> <tr> <th>TREE NO.</th> <th>SETBACK FROM EXISTING DWELLING (BUILT PRE 10/09/09)</th> </tr> </thead> <tbody> <tr><td>27</td><td>2.5m</td></tr> <tr><td>28</td><td>4.8</td></tr> <tr><td>31</td><td>10m</td></tr> <tr><td>36</td><td>7.6m</td></tr> <tr><td>37</td><td>9.5</td></tr> <tr><td>41</td><td>4.7</td></tr> <tr><td>42</td><td>6.6</td></tr> <tr><td>43</td><td>7.9m</td></tr> <tr><td>44</td><td>6.9m</td></tr> <tr><td>45</td><td>6.7m</td></tr> <tr><td>46</td><td>9.7m</td></tr> </tbody> </table> <p>Please read in conjunction with the ArbKey Report and Tree Offset Plan.</p>	TREE NO.	SETBACK FROM EXISTING DWELLING (BUILT PRE 10/09/09)	27	2.5m	28	4.8	31	10m	36	7.6m	37	9.5	41	4.7	42	6.6	43	7.9m	44	6.9m	45	6.7m	46	9.7m
TREE NO.	SETBACK FROM EXISTING DWELLING (BUILT PRE 10/09/09)																									
27	2.5m																									
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42	6.6																									
43	7.9m																									
44	6.9m																									
45	6.7m																									
46	9.7m																									
<p>30M RULE (AS PER SCHEDULE 2 TO THE BMO)</p>	<p>Allows the removal, destruction or lopping of vegetation, except trees, within 30 metres of an existing building used for accommodation if all of the following requirements are met:</p>	<p>No vegetation is proposed to be removed under the 30m rule.</p> <p>At least 5m canopy separation is required for the trees proposed to be</p>																								

<p>VARIATION TO INCLUDE SEPERATION OF TREE CANOPY BY AT LEAST 5M</p>	<ul style="list-style-type: none"> • The building must be located in an area that is designated as a bushfire prone area under the <i>Building Act 1993</i>. • The building must have been: <ul style="list-style-type: none"> - Constructed before 10 September 2009; or - Approved by a planning permit or a building permit issued before 10 September 2009; or - Constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009. 	<p>retained in the front setbacks of each lot – Trees 6, 13, 21, 26, 29, 56, 64, 69, 70 and 75.</p>																
<p>FENCE LINE RULE</p>	<p>Applies in the Bushfire Management Overlay (BMO).</p> <p>Allows landowners and residents to clear any vegetation along a boundary fence between properties in different ownership where the fence:</p> <ul style="list-style-type: none"> • Is in an area that is designated as a bushfire prone area under the Building Act 1993; and • Was constructed before 10 September 2009. <p>The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metres can be cleared along the other side of the fence.</p>	<p>The fence line exemption applies to:</p> <table border="1" data-bbox="975 723 1385 1122"> <thead> <tr> <th>TREE NO.</th> <th>SETBACK FROM EXISTING BOUNDARY FENCE (CONSTRUCTED PRIOR TO 10/09/09):</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>0.5m</td> </tr> <tr> <td>11</td> <td>1m</td> </tr> <tr> <td>12</td> <td>0.7m</td> </tr> <tr> <td>22</td> <td>0.8m</td> </tr> <tr> <td>26</td> <td>0.6m</td> </tr> <tr> <td>69</td> <td>0.5m</td> </tr> <tr> <td>72</td> <td>0.2m</td> </tr> </tbody> </table> <p>Please read in conjunction with the ArbKey Report and Tree Offset Plan.</p>	TREE NO.	SETBACK FROM EXISTING BOUNDARY FENCE (CONSTRUCTED PRIOR TO 10/09/09):	7	0.5m	11	1m	12	0.7m	22	0.8m	26	0.6m	69	0.5m	72	0.2m
TREE NO.	SETBACK FROM EXISTING BOUNDARY FENCE (CONSTRUCTED PRIOR TO 10/09/09):																	
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CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 has the following purposes:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise the impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

PERMIT REQUIREMENT:

Clause 52.17 Native vegetation applies to land with an area greater than 4000m² and specifies that:

- A permit is required to remove, destroy or lop native vegetation unless the removal is in accordance with an incorporated Native Vegetation Precinct Plan (NVPP) under **Clause 52.16** or an exemption tabled at **52.17-7** specifically states that a permit is not required (unless the NVP specifies otherwise).
- A permit may also be required if the responsible authority considers that a proposed use or development is considered likely to involve or result in the consequential loss of native vegetation as a result of issuing a permit or approving a plan.

A permit is sought under **Clause 52.17** for the consequential loss of eleven (11) indigenous trees.

NATIVE VEGETATION REMOVAL ASSESSMENT

Vegetation has been retained onsite where possible, however, the provision of driveways, envelopes, the future installation of services and utilities, and the requirement for 30m defendable space all necessitate the removal of vegetation.

The total extent of native vegetation removal includes native vegetation that could potentially be lost as a result of the proposal being approved. The proposed subdivision will create two lots smaller than 0.4ha and enable the 'Site area' exemption to be relied on. Consequentially, all native vegetation on either lot is considered lost and requires a permit and offsetting under Clause 52.17 unless a relevant exemption applies.

An NVR report (Intermediate Assessment Pathway – Location 1) has been prepared and is provided as part of this submission (summarised below):

- The total extent of native vegetation proposed for removal is 0.329ha, all of which comprises scattered trees (seven (7) large scattered trees and four (4) small scattered trees (eleven (11) trees total)).
- If a permit is granted, 0.059 General Habitat Units are required to be offset with a minimum strategic biodiversity value score of 0.152 and this must account for seven (7) large trees. These offsets are to be made within the Melbourne Water CMA or Cardinia Shire LGA.

The extent of native vegetation proposed for removal is not considered to result in any unacceptable impacts to biodiversity given the below:

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- **EVC of Least Concern:** The vegetation proposed for removal is within an EVC with bioregional conservation status of Least Concern. The subject site is categorised as being within Location 1 (not typically characterised as supporting native vegetation) and no species offset is required.
- **Small extent:** The extent of native vegetation proposed to be removed is 0.329ha and 0ha of this is within an endangered EVC. The *Assessor's Handbook – Applications to remove, destroy or lop native vegetation (DELWP, 2018)* ('Handbook') defines a small extent as being *less than 0.5 hectares and that small extents have no long-term viability (may be isolated or degraded by surrounding land uses). The removal of small lower value extents of native vegetation does not impact on viability of remaining vegetation (it does not result in fragmentation).*
- **Low Condition Score:** The native vegetation proposed for removal has been assigned a condition score of 0.2. The Handbook defines a score as *being in the 'low range' if it is less than 0.3, noting that lower scores indicate the vegetation has experienced a fair amount of disturbance and as a result is in poor condition. Poorer conditions generally support a lower diversity of plants and animals.*
- **Low Strategic Biodiversity Score:** The native vegetation proposed for removal has been assigned a Strategic Biodiversity Score (SBV) of 0.190. The Handbook defines a score as *being in the 'low range' if it is less than 0.3, noting that lower scores indicate the locations where either only a few values are found together, or areas where there are many other locations with the same values (and the other locations have better condition and connectivity).*

The NVR application requirements are addressed in the table below:

APPLICATION REQUIREMENT 1 – INFORMATION ABOUT THE NATIVE VEGETATION FOR REMOVAL						
The details of vegetation proposed to be removed from the site, permit requirement and any relevant exemptions are tabled below (minimum extent required to facilitate the development) (please read in conjunction with the ArbKey Report and the Tree Offset Report):						
Tree No.	Genus species, Common name	Origin	DBH (cm)	Value	Clause 52.17	
					Offset Req'd	Exemption Applies
13*	<i>Eucalyptus radiata</i> – Narrow-Leaved Peppermint	Indigenous	90	High	<input checked="" type="checkbox"/>	
21*	<i>Eucalyptus radiata</i> – Narrow-Leaved Peppermint	Indigenous	129	High	<input checked="" type="checkbox"/>	
23	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	4	Low	<input checked="" type="checkbox"/>	
26*	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	58	High	NA	Fence Line Rule under 52.12-2 & 'Fences' under 52.17-7 (0.6m setback)
29*	<i>Eucalyptus radiata</i> – Narrow-Leaved Peppermint	Indigenous	101 bifurcated	High	<input checked="" type="checkbox"/>	
53*	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	109	High	<input checked="" type="checkbox"/>	
54	<i>Eucalyptus obliqua</i> – Messmate stringybark	Indigenous	130	Low	<input checked="" type="checkbox"/>	
56*	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	34	High	<input checked="" type="checkbox"/>	
64*	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	114	High	<input checked="" type="checkbox"/>	
68	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	73	Low	<input checked="" type="checkbox"/>	
69*	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	88	High	NA	Fence Line Rule under 52.12-2 & 'Fences' under 52.17-7 (0.5m setback)
70*	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	34	High	NA	Fence Line Rule under 52.12-2 & 'Fences' under 52.17-7 (0.5m setback)

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71	<i>Acacia melanoxylon</i> – Blackwood	Indigenous	35	Med	NA	Fence Line Rule under 52.12-2 & ‘Fences’ under 52.17-7 (0.5m setback)
72	<i>Acacia dealbata</i> – Silver Wattle	Indigenous	26	Med	NA	Fence Line Rule at 52.12-2 & ‘Fences’ under 52.17-7 (0.7m setback)
74	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	46	Med	☒	
75*	<i>Eucalyptus obliqua</i> – Messmate Stringybark	Indigenous	90	High	☒	

*These trees are proposed to be retained within the development providing the 5m canopy separation required by the BMO2 can be achieved.

APPLICATION REQUIREMENT 2 – TOPOGRAPHIC LAND INFORMATION

- The subject land has a modest slope of approximately 6 per cent.
- The native vegetation proposed for removal is not within 30m of a wetland, waterway or riparian ecosystem, or in a special water supply catchment area.
- The removal of native vegetation on the subject site is not foreseen to increase any potential for land degradation or soil erosion given the modest slope of the site (less than 20 per cent).
- The subject site is within a modified landscape associated with a residential neighbourhood and is not within a designated area of zoological or botanical significance.

APPLICATION REQUIREMENT 3 - RECENT PHOTOGRAPHS OF NATIVE VEGETATION FOR REMOVAL



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TREE 56

TREE 64

TREE 68



TREES 74 & 75



Proposed Removal



EXTENT OF NATIVE VEGETATION PROPOSED FOR REMOVAL

APPLICATION REQUIREMENT 4 – DETAILS OF PAST REMOVAL

- Not applicable.

APPLICATION REQUIREMENT 5 – AVOID AND MINIMISE STATEMENT

Strategic level planning

- The subject site is not contained within an strategic area of zoological or botanical significance.
- The VPO2 applies and the objectives and requirements of this overlay have been appropriately addressed in the planning permit application.

Site level planning

- An arborist assessment has informed the proposal and influenced the siting of the envelopes, driveways, and common boundaries.
- The proposed design has prioritised the retention of large high value indigenous trees where 5m canopy separation can be achieved. It is acknowledged that these trees are still technically considered consequentially lost and require offsetting due to the enablement of the ‘site area’ exemption.

No feasible opportunities exist to further avoid or minimise impacts on native vegetation:

- All practical options to avoid and minimise native vegetation removal have been explored and implemented. There are no further opportunities to reduce the impacts of the proposal without undermining the key objectives of the proposal.

PROPERTY VEGETATION PLAN
○ Not applicable.
DEFENDABLE SPACE
○ This application is subject to the Bushfire Management Overlay. Vegetation removal is sought to achieve 30m defendable space and the 5m canopy separation required by the BMO2.
CL 52.16 NATIVE VEGETATION PRECINCT PLAN
○ Not applicable.
OFFSET STATEMENT
○ The landowners intend to purchase the required offsets from an existing native vegetation credit site as it is not practical to meet the offset requirements on the subject site.
○ Evidence of the offsets being available for purchase is attached as part of this submission.
○ The landowners are aware of the offset requirement and the likely associated costs.

CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

Clause 53.01 outlines that *a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.*

Clauses 53.01-1 and **53.01-2** set out the relevant exemptions for this requirement.

The proposal does not qualify for any of the above-mentioned exemptions therefore the subdivision of land will attract a Public Open Space Contribution of the value of 8 per cent of the total value of the land, as per the requirements of the schedule to **Clause 53.01**.

CLAUSE 53.02 BUSHFIRE PLANNING

Clause 53.02 Bushfire planning contains the following objectives:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

A Bushfire Management Plan (BMP) and Bushfire Management Statement (BMS) have been prepared by Vic Bushfire Reports in support of this application and have addressed all relevant bushfire policy considerations, the level of risk to the proposed development. The key findings are:

- The proposed development meets the objectives of **Clause 53.02-4**;
- The proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land for residential purposes; and
- The risk arising from the broader landscape can be mitigated to an acceptable level.

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CLAUSE 56 RESIDENTIAL SUBDIVISION

Clause 56 is applicable to this proposal, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriate respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
 - *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation*
 - *Liveable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

Under **Clause 32.09 Neighbourhood Residential Zone**, all relevant objectives and standards of Clause 56 should be met, excluding Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 & 56.06-6.

CLAUSE	<u>RESPONSE</u>
56.01 SUBDIVISION SITE & CONTEXT DESCRIPTION AND DESIGN RESPONSE	<u>RESPONSE</u>
56.01-1 Subdivision site and context description	The proposal has been informed by a comprehensive site analysis, including a feature survey, arboricultural assessment and bushfire assessment. This town planning report has provided a written response detailing the features of the site and surrounds, including information relating to the existing pattern of subdivision, the existing land uses, the location and use of existing buildings on adjoining land and the, details of abutting roads, and the location and type of significant vegetation on and adjoining the site.
56.01-2 Subdivision design response	This town planning report provides a detailed design response detailing how the proposed design derives from and responds to the site and context description, responds to any site and context features for the area identified in the Cockatoo Township Strategy and all relevant planning policies, objectives and strategies in the Cardinia Planning Scheme.
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	<u>RESPONSE</u>
56.03-5 Neighborhood character objective <ul style="list-style-type: none"> • <i>To design subdivisions that respond to neighbourhood character.</i> <p style="text-align: center;">Standard C6</p>	Complies with the neighbourhood character objective and Standard C6. Please read in conjunction with our response to Clause 15.01-5S Neighbourhood character.
56.04 LOT DESIGN	<u>RESPONSE</u>

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<p>56.04-1 Lot diversity and distribution objectives</p> <ul style="list-style-type: none"> • <i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</i> • <i>To provide higher housing densities within walking distances of activity centres.</i> <ul style="list-style-type: none"> • <i>To achieved increased housing densities in designated growth areas.</i> • <i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i> <p style="text-align: center;">Standard C7</p>	<p>Complies with the lot diversity and distribution objectives and Standard C7. The proposed lot sizes and mix are appropriate for the zone and have regard for the prevailing character of the area, the environmental residential precinct guidelines, and the existing pattern of subdivision.</p>
<p>56.04-2 Lot area and building envelopes objective</p> <ul style="list-style-type: none"> • <i>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</i> <p style="text-align: center;">Standard C8</p>	<p>Complies with the lot area and building envelopes objectives and Standard C8.</p> <p>The proposed subdivision layout provides lot dimensions and areas that can facilitate the appropriate siting and construction of a single dwelling on each lot and the retention of canopy trees within the front setback. The lots support the siting and design of future dwellings that will provide side and rear setbacks that reflect those seen in the wider area, on-site parking, high amenity private open space, and solar access that enables the dwelling to achieve the energy rating requirements of the Building Regulations.</p>
<p>56.04-3 Solar orientation of lots objective</p> <ul style="list-style-type: none"> • <i>To provide good solar orientation of lots and solar access for future dwellings.</i> <p style="text-align: center;">Standard C9</p>	<p>Complies with the solar orientation of lots objective and Standard C9.</p> <p>The lots have been orientated to conform to the existing grid pattern, and the size and dimensions of the lots are adequate to protect solar access.</p>
<p>56.05 URBAN LANDSCAPE</p>	
<p>56.05-1 Integrated urban landscape objectives</p> <ul style="list-style-type: none"> • <i>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of t new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</i> • <i>To incorporated natural and cultural features in the design of streets and public open space where appropriate.</i> <ul style="list-style-type: none"> • <i>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</i> • <i>To provide for integrated water management systems and contribute to drinking water conservation.</i> <p style="text-align: center;">Standard C12</p>	<p>The integrated urban landscape objectives and standard C12 are not applicable to this application as no streets or public open space are created as part of the proposed subdivision.</p>
<p>56.06 ACCESS AND MOBILITY MANAGEMENT RESPONSE</p>	

<p>56.06-2 Walking and cycling network objectives</p> <ul style="list-style-type: none"> • <i>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</i> • <i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i> • <i>To reduce car use, greenhouse gas emissions and air pollution.</i> <p>Standard C15</p>	<p>The walking and cycling network objectives and Standard C15 are not applicable.</p>
<p>56.06-4 Neighbourhood street network objective</p> <ul style="list-style-type: none"> • <i>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</i> <p>Standard C17</p>	<p>The neighbourhood street network objective and Standard C17 are not applicable. No streets are proposed to be created as part of this subdivision.</p>
<p>56.06-5 Walking and cycling network detail objectives</p> <ul style="list-style-type: none"> • <i>To design and construct footpaths, shared paths and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</i> • <i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i> <p>Standard C18</p>	<p>The walking and cycling network detail objectives and standard c18 are not applicable. No walking or cycling infrastructure is proposed, noting that footpaths are not a common feature in this precinct of Cockatoo.</p>
<p>56.06-8 Lot access objective</p> <ul style="list-style-type: none"> • <i>To identify common areas and the purpose for which the area is commonly held.</i> • <i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i> • <i>To maintain direct public access throughout the neighborhood street network.</i> <p>Standard C21</p>	<p>Complies with the lot access objectives and Standard C21. The proposed lots have vehicular street access consistent with those requirements for Access Street – Level 1 (Table C1). The crossovers will be designed and constructed to the satisfaction of Council.</p>
<p>56.07 INTEGRATED WATER MANAGEMENT</p>	<p><u>RESPONSE</u></p>
<p>56.07-1 Drinking water supply objectives</p> <ul style="list-style-type: none"> • <i>To reduce the use of drinking water.</i> • <i>To provide an adequate, cost-effective supply of drinking water.</i> <p>Standard C22</p>	<p>Complies with the drinking water supply objectives and Standard C22.</p> <p>The supply of drinking water will be designed and constructed in accordance with the requirements, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.</p>

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<p>56.07-2 Reused and recycled water objective</p> <ul style="list-style-type: none"> <i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i> <p>Standard C23</p>	<p>Complies with the reused and recycled water objective and Standard C23.</p> <p>Where available, the supply of reused and recycled water will be designed, constructed and managed in accordance with the requirements, and provided to the boundary of all lots where available to the satisfaction of the relevant water authority.</p>
<p>56.07-3 Wastewater management objective</p> <ul style="list-style-type: none"> <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> <p>Standard C24</p>	<p>Complies with the wastewater management objective and Standard C24.</p> <p>Wastewater systems will be designed, constructed and managed in accordance with the requirements, consistent with the relevant approved domestic wastewater management plan, and provided to the boundary of all lots to the satisfaction of the relevant water authority.</p>
<p>56.07-4 Stormwater management objectives</p> <ul style="list-style-type: none"> <i>To minimise damage to properties and inconvenience to residents from stormwater.</i> <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> <p>Standard C25</p>	<p>Complies with the stormwater management objectives and Standard C25.</p> <p>The modest subdivision is not foreseen to adversely impact on adjoining properties or along McKenzie Street or View Hill Road, and drainage will be provided to the satisfaction of Council.</p>
<p>56.08 SITE MANAGEMENT</p>	<p><u>RESPONSE</u></p>
<p>56.08-1 Site Management objectives:</p> <ul style="list-style-type: none"> <i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i> <i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i> <p>Standard C26</p>	<p>Can comply with the site management objectives and Standard C26.</p> <p>Relevant mitigation measures will be employed to minimise the potential for any adverse impacts to the environmental or the amenity of adjoining land.</p>
<p>56.09 UTILITIES</p>	
<p>56.09-1 Shared trenching objectives:</p> <ul style="list-style-type: none"> <i>To maximise the opportunities for shared trenching.</i> <i>To minimise constraints on landscaping within street reserves.</i> 	<p>Can comply with the shared trenching objectives and Standard C27. Shared trenching will be implemented where practical.</p>

Standard C27	
<p>56.09-2 Electricity, telecommunications and gas objectives:</p> <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient and cost effective manner. • To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p>Complies with the electricity, telecommunications and gas objectives and Standard C28.</p> <p>Electricity, telecommunications and reticulated water supply systems will be provided in shared trenches where possible with the requirements of the relevant servicing agency stipulated in any planning permit issued and provided to the satisfaction of the relevant authority.</p>
Standard C28	

9. GENERAL PROVISIONS

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

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land

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 and 65.02 relating to the approval of an application or plan and an application to subdivide the land respectfully are relevant to this application.

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	RESPONSE
<i>The matters set out in Section 60 of the Act.</i>	The land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>Any significant effects the environment, including the contamination of the land, may have on the use or development.</i>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	The relevant planning considerations have been adequately addressed within this report in sections 4-6. The proposed subdivision is consistent with the orderly planning of the area.
<i>The purpose of the zone, overlay or other provision.</i>	
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	
<i>The orderly planning of the area.</i>	The proposal does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area.
<i>The effect on the environment, human health and amenity of the area.</i>	

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<i>The proximity of the land to any public land.</i>	The proposed subdivision does not adversely impact any public land within the vicinity of the site.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified.
<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	It is anticipated that drainage conditions will be included as part of any permit issued relating to onsite stormwater detention and directing flows to the legal point of discharge.
<i>The extent and character of native vegetation and the likelihood of it's destruction.</i>	The removal of native vegetation has been extensively detailed in this town planning report. An NVR Report has been prepared and is submitted as part of this application. The requirement for defendable space and modified vegetation (including canopy tree separation) in the BAL29 Areas (BMO2) means that the replanting or regeneration of native vegetation on the subject land is impractical.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	<p>It is submitted that the removal of vegetation is an appropriate planning outcome for this site when having regard for the following:</p> <ul style="list-style-type: none"> • The subject site is not mapped within a Site of Botanical or Zoological Significance. • The subject site forms part of a residential neighbourhood in Cockatoo. It is at odds with bushfire policy to require residential zoned land within the township boundary to provide and enhance biolink corridors and habitat for flor and fauna. • Oha of endangered EVC is proposed for removal. • The EVC bioregional conservation status is of Least Concern. • The condition score and Strategic Biodiversity Score of the native vegetation proposed for removal are both in the low range. • Much vegetation on the subject site is already exempt from requiring a permit for removal. • The retention of high value indigenous trees has been prioritised within the proposed design. • Council will benefit from offsets for all vegetation on site, even trees that are proposed for retention where canopy separation can be achieved.

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<i>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.</i>	The proposed use is not foreseen to increase any natural hazards. The provision of defensible space will help to mitigate the existing risk associated with bushfire.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	Not applicable.
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposed use does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

DECISION GUIDELINES	RESPONSE
<i>The suitability of the land for subdivision.</i>	The subject land provides an excellent opportunity to create additional residential zoned lots within the Cockatoo township boundary when having regard for the modest slope of the site, gradients of Mackenzie Street and View Hill Road, and availability of reticulated services. The proposal is compatible with all surrounding land uses and development. The environmental and topographical constraints of Cockatoo limit the availability of new lots for residential purposes and this proposal helps to bring additional and diverse residential lots to the market.
<i>The existing use and possible future development of the land and nearby land.</i>	
<i>The availability of subdivided land in the locality, and the need for the creation of further lots.</i>	
<i>The effect of development on the use or development of other land which has a common means of drainage.</i>	It is anticipated that drainage be provided to the satisfaction of Council's engineering department.
<i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i>	The proposed common boundaries have been informed by the site features, including native vegetation.
<i>The density of the proposed development.</i>	The proposed density of the subdivision is appropriate for the locality.
<i>The area and dimensions of each lot in the subdivision.</i>	The proposed lot sizes and dimensions are appropriate for the NRZ2 and Precinct 2 'Environmental Residential' and will integrate with the existing subdivision pattern.
<i>The layout of roads having regard to their function and relationship to existing roads.</i>	The proposed subdivision does not alter the function of existing roads.
<i>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</i>	The proposed subdivision layout does not alter the safe movement of pedestrians and vehicles.
<i>The provision and location of reserves for public open space and other community facilities.</i>	Not applicable.
<i>The staging of the subdivision.</i>	Not applicable.

<i>The design and siting of buildings having regard to safety and the risk of spread of fire.</i>	The proposed common boundary enables the provision of defensible space.
<i>The provision of off-street parking.</i>	All lots can achieve on-site car parking.
<i>The provision and location of common property.</i>	Not applicable. No common property is required and the proposed subdivision layout takes benefit from the site's dual frontages to Mackenzie Street and View Hill Road.
<i>The functions of any owners corporation.</i>	Not applicable.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity, and where the subdivision is not a residential subdivision, gas.</i>	All lots can connect to utility services, including electricity, telecommunications and water. Drainage will be provided to the satisfaction of Council.
<i>If the land is not seweraged, and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.</i>	All lots are proposed to connect to sewer.
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	The extent of native vegetation proposed for removal is the minimum extent necessary to facilitate the proposed subdivision.
<i>The impact the development will have on current and future development and operation of the transport system.</i>	The proposed subdivision will not have any impact on the current and future development and operation of the transport system.

10. CONCLUSION

This town planning report has sought to demonstrate that the proposal is an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme.

The proposed subdivision and removal of vegetation at 34 View Hill Road, Cockatoo warrants Council's full support on the basis that the proposal:

- Is consistent with the purpose and decision guidelines of the NRZ;
- Is consistent with the character guidelines for Precinct 6 'Environmental Residential' in the Cockatoo Township Strategy;
- Has regard for the key site constraints and considerations;
- Has prioritised the retention of high value and/or indigenous vegetation and implemented the avoid, minimise and offset approach to ensure the extent of native vegetation proposed to be removed is the minimum extent necessary and no net loss to biodiversity;
- Satisfactorily responds to the existing neighbourhood character and existing pattern of subdivision;
- Enables the provision of an additional residential lot within the Cockatoo township boundary where the gradient of the site and access streets are not a constraint, defensible space and canopy tree retention can be achieved in conjunction with each other, and both lots can connect to reticulated services; and
- Achieves all relevant objectives and standards of Clause 56.

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PLAN OF SUBDIVISION

EDITION 1

PS 925910 B

LOCATION OF LAND

PARISH: Gembrook

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: B (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 4081 Fol. 192

LAST PLAN REFERENCE: Lot 37 on LP 5266

POSTAL ADDRESS: 34 View Hill Road, Cockatoo 3781
(at time of subdivision)

MGA CO-ORDINATES: E: 367 450 ZONE: 55
(of approx centre of land in plan) N: 5 799 000 GDA 2020

Council Name: Cardinia Shire Council

EXPLANATORY NOTE:

WARNING: This plan is unregistered.
Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on 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. ---

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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

NOBELIUS LAND SURVEYORS



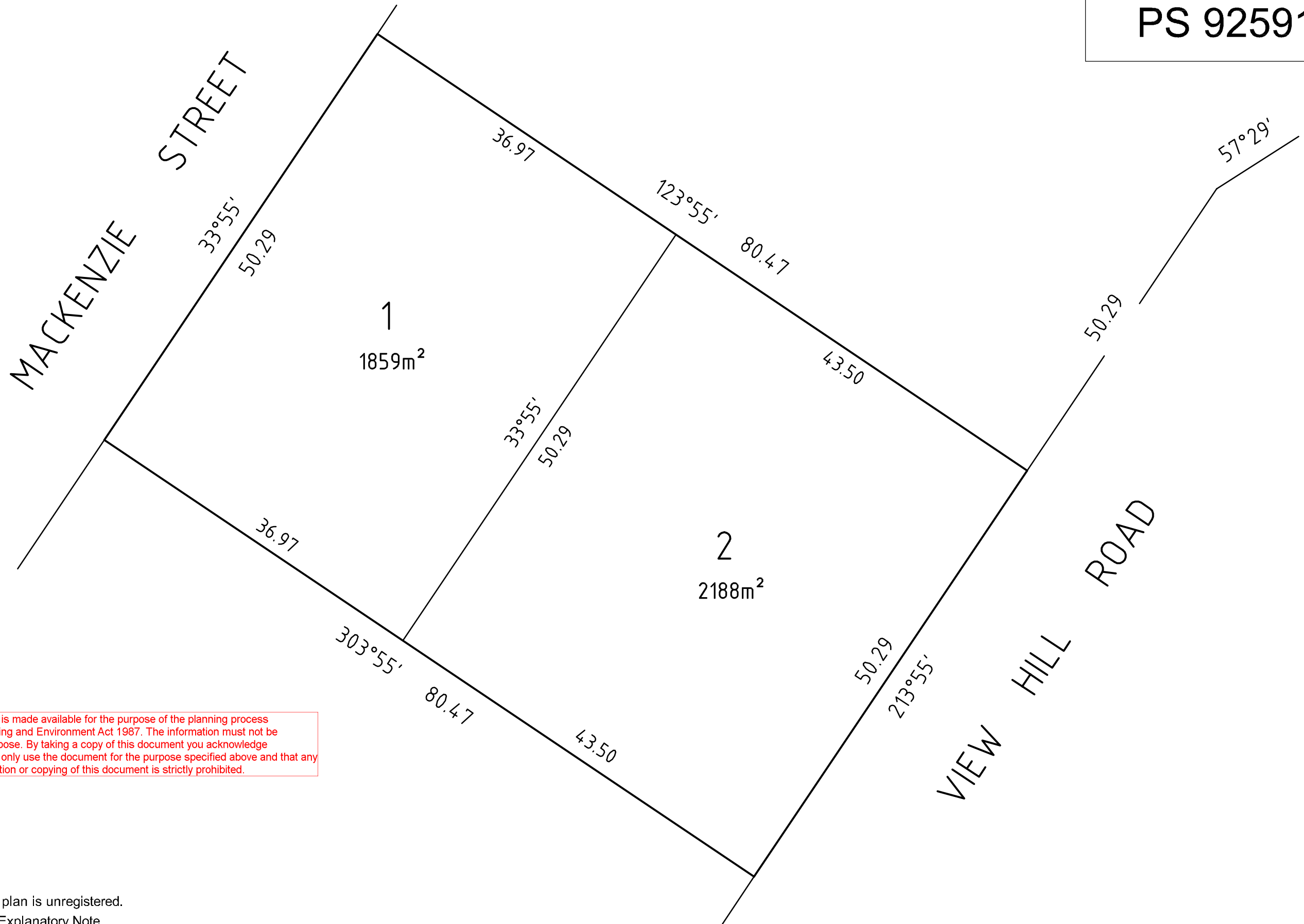
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 21865

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 2

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 3

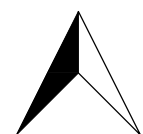


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See Sheet 1 for Explanatory Note

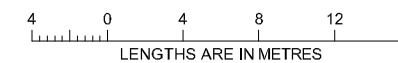


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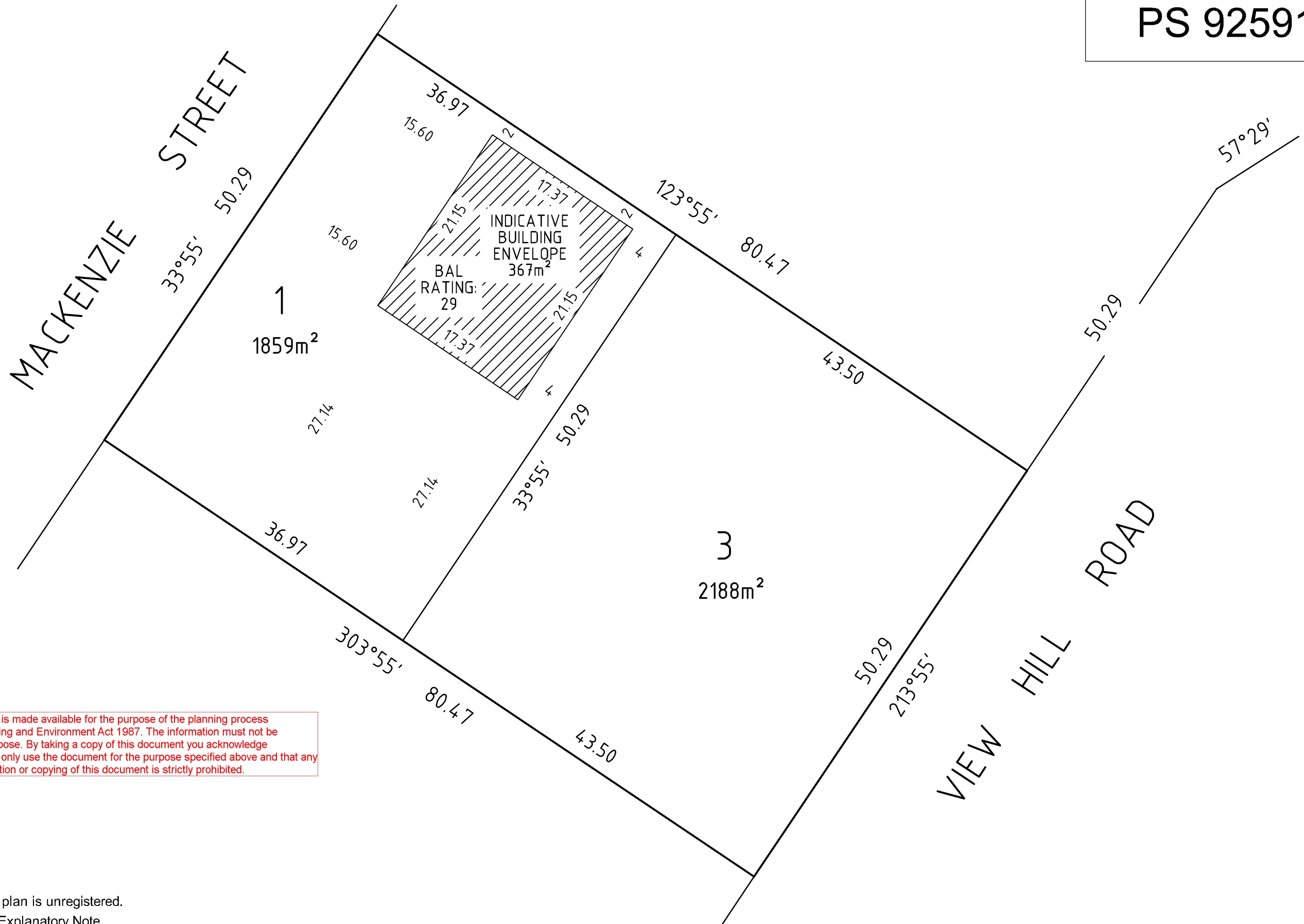
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ORIGINAL SHEET
SIZE: A3

SHEET 2

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VERSION 2



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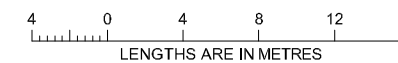


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SHEET 3

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VERSION 2

DEVELOPMENT PLAN

34 View Hill Road

COCKATOO

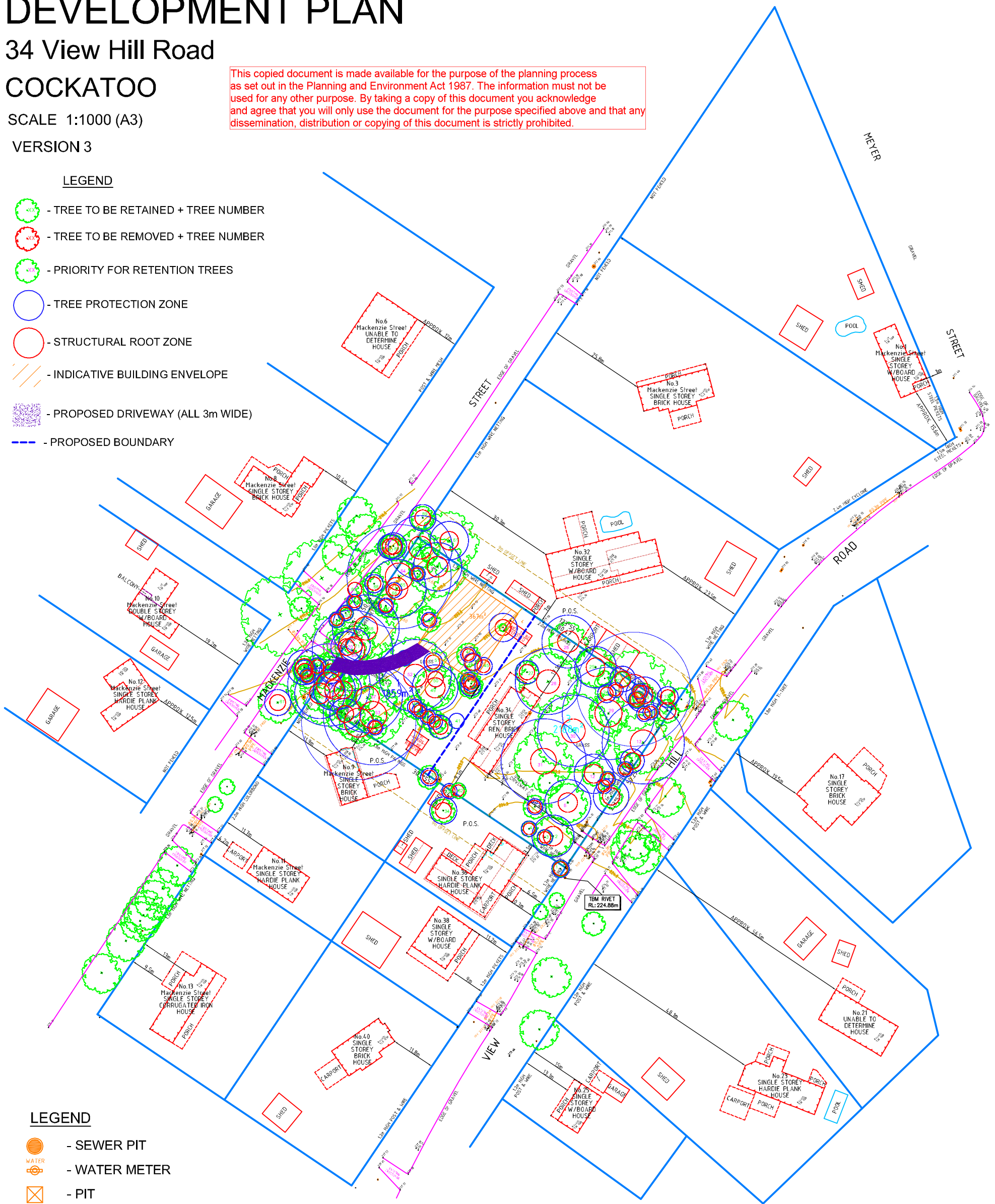
SCALE 1:1000 (A3)

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LEGEND

- TREE TO BE RETAINED + TREE NUMBER
- TREE TO BE REMOVED + TREE NUMBER
- PRIORITY FOR RETENTION TREES
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- INDICATIVE BUILDING ENVELOPE
- PROPOSED DRIVEWAY (ALL 3m WIDE)
- PROPOSED BOUNDARY



LEGEND

- SEWER PIT
- WATER METER
- PIT
- TELSTRA PIT
- POWER POLE
- HYDRANT
- ELEC. PIT
- GAS METER
- PHOTO POSITION & DIRECTION

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON GEMBROOK PM 179 (R.L. 185.969)
- P.O.S DENOTES PRIVATE OPEN SPACE

NOTE:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
- THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

- DENOTES FIRST FLOOR BUILDING LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS
- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

NOBELIUS LAND SURVEYORS

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Fax 03 5941 7359
mail@nobelius.com.au



DRAWN BY : HENRY
CHECKED : L.N
DATE OF SURVEY : 21/03/2024
SURV. REF. NO. 21865



Bushfire Management Statement

Pathway 3 Application- 34 View Hill Road Cockatoo

Property Address:	34 View Hill Road Cockatoo
Local Government Area:	Cardinia Shire Council
Assessment Date:	1st June 2024
Report Date:	4th February 2024 Ver 5
Proposed works:	2 lot subdivision

Prepared By:	Fast Inspect Consulting Pty Ltd
Name:	Brett Woodward Accreditation no BPAD 48350
Telephone:	0417 696 277
Email:	info@vicbushfirereports.com.au
Signature:	

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains four components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. 25 Kilometres & 75 kilometres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.
4. A **Defendable space & water tank plan**.

Attachment 1 - Site drawing in plan view

Attachment 2 - Site photos

Attachment 3 - Table 6 of Clause 53.02-5 – Vegetation management

Attachment 4 – Building Requirements of the Bushfire Attack Level

Attachment 5– Example of foliage classification/downslope/separation.

Attachment 6 - CFA Water tank fittings.

Attachment 7- FDI 100 Table

Attachment 8- Clause 53.03-5 Tables for defendable Space

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Bushfire Hazard Landscape Assessment

The bushfire hazard landscape assessment provides information on the bushfire hazard more than 150 metres away from a development site.

Considering bushfire from this broader landscape perspective is important as it affects the level of bushfire risk a development and its future occupants may be exposed to.

The landscape assessment:

- provides information on the bushfire hazard (vegetation extent and slope)
- provides information on key features of the general locality that are relevant to better understanding the protection provided by the location.
- provides contextual information on a site.

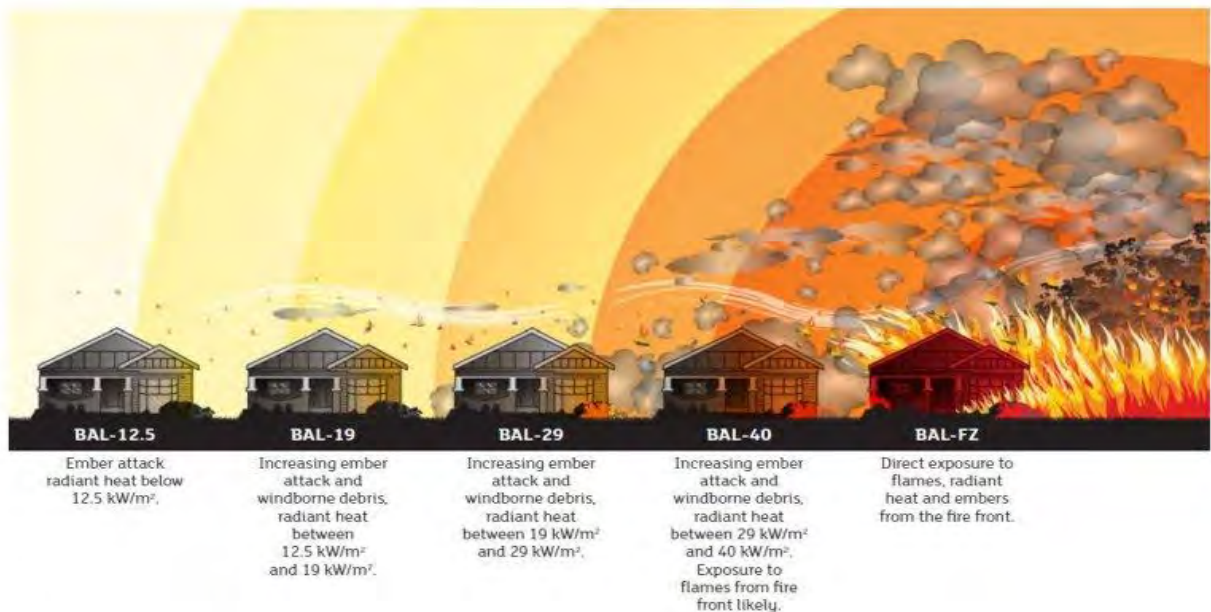
Landscape Scenario	Landscape Scenario 1
Description	<ul style="list-style-type: none">• The property has foliage to the West of the proposed building which would subject the proposed building to ember attack in a North Eastly wind but not radiant heat. Which BAL 29 construction should sustain.• The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.• Immediate access is available to a place that provides shelter from bushfire.

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SITE Drawing Attachment 1 BAL 29 construction

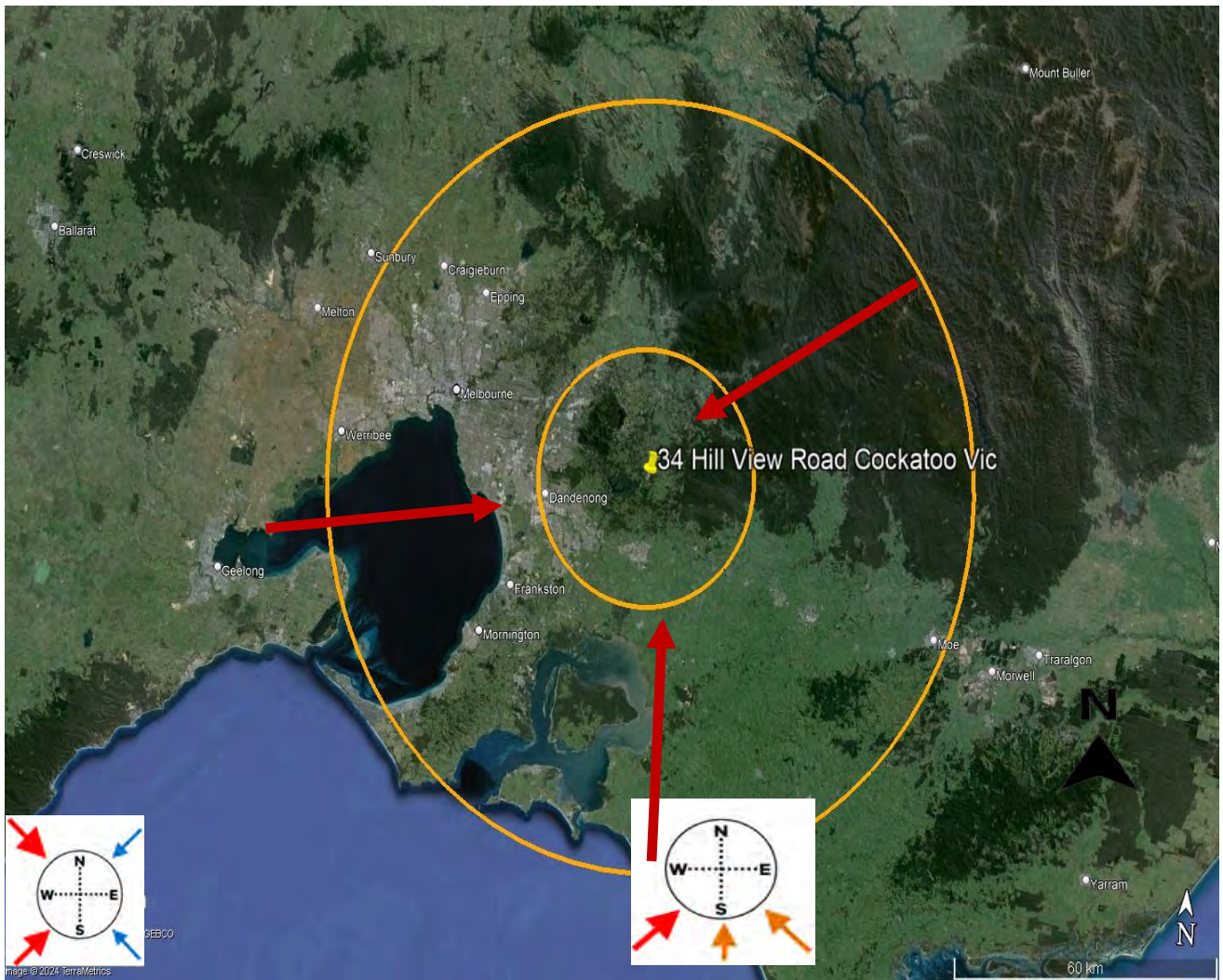


➤ **Figure 9: BAL construction levels respond to different levels of risk.**
withstand different levels of bushfire attack, as illustrated below.






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Bushfire Landscape Assessment Plan



Key

-  25 Klm Radius
-  75 Klm Radius
-  Prevailing Winds

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Bushfire Hazard Assessment

The bushfire hazard site assessment (the site assessment) documents the bushfire hazard on and near a site.

The assessment:

1. provides information on the bushfire hazard (vegetation type and slope)
2. informs defensible space and building construction requirements.
3. Is informed by the methodology contained in Australian Standard AS3959:2018 Construction of buildings in bushfire prone areas (AS3959) to provide contextual information on a site.
4. Potential Bushfire Impacts
5. The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

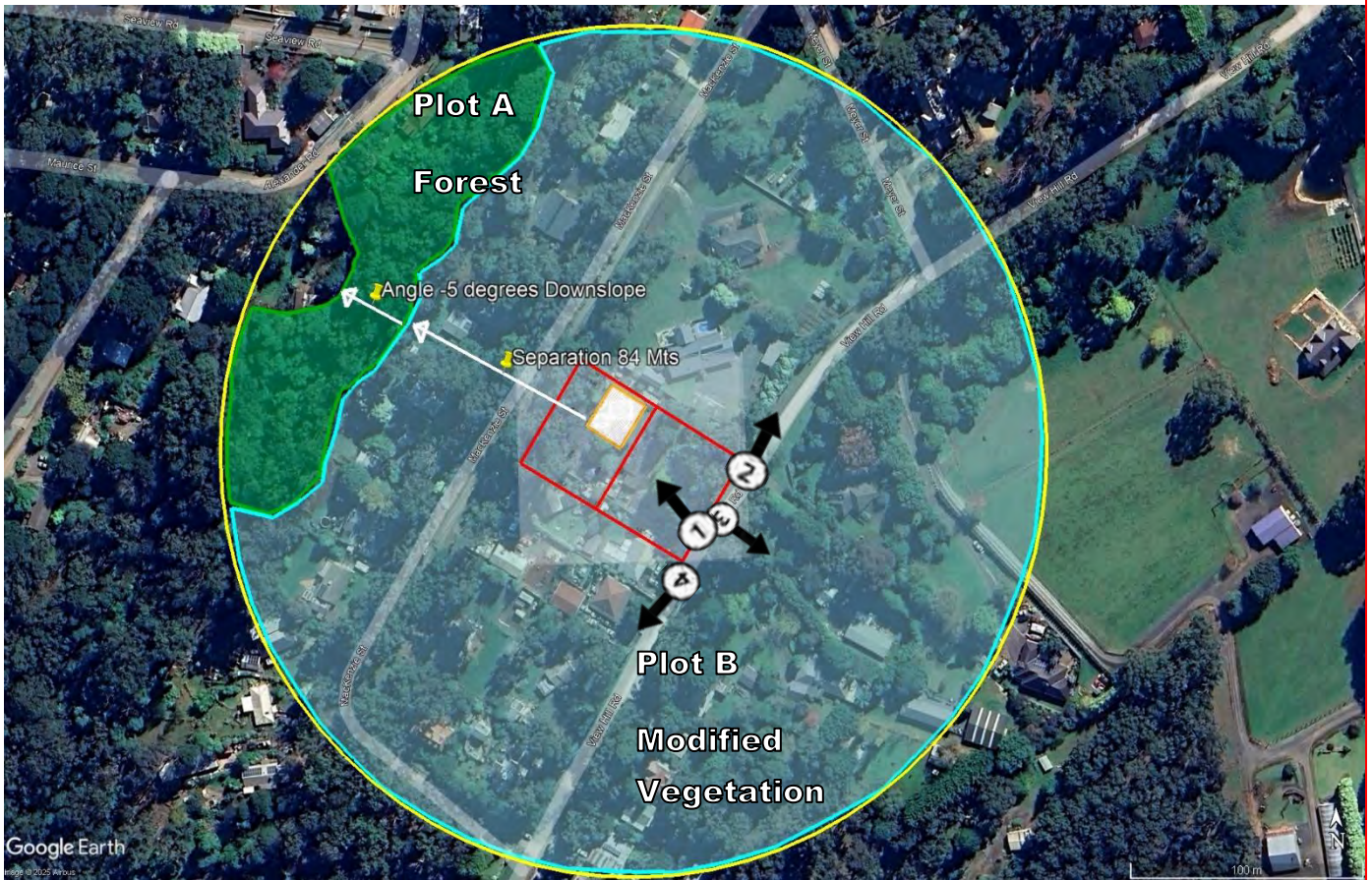
Plot	Vegetation Classification	Effective Slope (°)	Separation (m)	BAL
A	Forest	-5 Degrees	83mts	BAL 12.5
B	Modified Vegetation	N/A	N/A	BAL 29

Summary:







- Determined Bal for the lots: **Bal 29** as per the report.
- Access required for the building: **Yes: Driveways are more than 30mts plus as per report.**
- Static water tank required: **Yes: 10000 lts with CFA fittings per lot except smaller lot 5000mts**
- Defensible space required: **Yes: 50 mts & to the property boundary as per report.**

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Bushfire Site Hazard Plan



Key

-  Modified Vegetation
-  Property Bounds
-  150m Radius
-  Separation & Slope
-  Photo location / direction
-  Proposed Buildings



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Defendable Space and Water Tank Plan



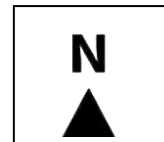
Key

 Property boundary

 Defendable Space

 Buildings

 Water Tank



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Bushfire Management Statement

Clause 53.02-4.1 Landscape, Siting, and design objective

1. Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
2. Development is sited to minimise the risk from bushfire.
3. Development is sited to provide safe access for vehicles, including emergency vehicles.
4. Building design minimises vulnerability to bushfire attack.

Approved Measures

Approved Measure (AM) 2.1 – Landscape

Requirement:

- *Question.* The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

1. Answer. The foliage in the 150mt radius is mainly modified vegetation with the understorey mown & managed in suburban gardens.

2. Answer. The 25klm/75klm Radius as per the map encompasses port Phillip bay & Westernport & Mornington Peninsula & the surrounds which BAL 29 should sustain ember attack.

Have the requirements of AM 2.1 been met?

Yes

Approved Measure (AM) 2.2 – Siting

Requirement:

Question .A building is sited to ensure the site best achieves the following:

1. Answer. The maximum separation distance between the building and the bushfire hazard with the building sited furthest from the potential risk to the north of the site.

2. Answer. The building is near a public road.

3. Answer. Access can be provided to the building for emergency service vehicles.

Have the requirements of AM 2.2 been met?

Yes

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Approved Measure (AM) 2.3 – Building Design

Requirement:

- A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

1. **External Walls.** *The external cladding is rated to BAL 29*

2. **Doors.** *The external doors are rated to BAL 29*

3. **Roof.** *The roofing material is rated to BAL 29.*

4. **Subfloor.** *The building is slab on ground.*

5. **Veranda.** *Any external timber is bushfire resistant.*

6. **Windows.** *The external windows & glazing are rated to BAL 29.*

Have the requirements of AM 2.3 been met? **Yes**

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53.02-4.2 Defendable Space and Construction Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a **dependent person's unit, industry, office or retail premises is provided with defendable space** in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance **Modified vegetation**

The defendable space distance required is **25 mts & to the property boundary & to the property boundary.**

Clause 53.02-4.1 Landscape, Siting, and design objective

1. Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
2. Development is sited to minimise the risk from bushfire.
3. Development is sited to provide safe access for vehicles, including emergency vehicles.
4. Building design minimises vulnerability to bushfire attack.

53.02-4.2 Defendable Space and Construction Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a **dependent person's unit, industry, office or retail premises is provided with defendable space** in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

The building will be provided with defendable space in accordance **Modified Vegetation** Table 1

The defendable space distance required is **25 mts & to the property boundary.**

53.02-4.4 Subdivision objectives

The Bushfire risk of the subdivision is managed entirely within the boundaries of the subdivision and there is 2 road access to create a buffer against any potential bushfire risk.

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Attachment No 2 Site Photos

Photo 1

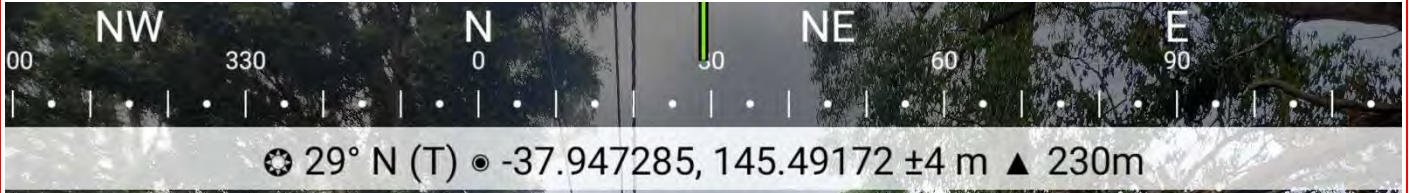
Classification: Low Threat Vegetation

Description: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



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Photo 3

Classification: Low Threat Vegetation

Description: Existing access.



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Photo 4

Classification: Modified Vegetation



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Table 6 of Clause 53.02-5 – Vegetation management requirement:

Vegetation management requirement	CONFIRM ACCEPTANCE
-----------------------------------	-----------------------

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.



Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

No

A building is constructed to the bushfire attack level: BAL 29

- That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The Addition will be constructed to BAL 29

Is the defendable space wholly contained within the boundaries of your property?

Yes

Have the requirements of AM 3.1 been met? Yes

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Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Has Alternative Measure (AltM) 3.3 been met? **N/A**

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2018

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Has Alternative Measure (AltM) 3.4 been met? **N/A**

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour.
 - Fuel is managed in a minimum fuel condition.
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.
- The addition is to be constructed to a bushfire attack level of **BAL-29**

This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

Has Alternative Measure (AltM) 3.5 been met? **N/A**

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53.02-4.3 – Water Supply and Access Objectives

1. A static water supply is provided to assist in protecting property.
2. Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a **dependant person’s unit, industry, office, retail premises service station or warehouse** is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	
500 – 1000	Yes	5,000	No	
500 – 1000	Yes	5,000	No	
1001 and above	Not Applicable	10,000	Yes	

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	<ul style="list-style-type: none"> Is stored in an above ground water tank constructed of concrete or metal. All fixed above ground water pipes and fittings for firefighting purposes must be made of corrosive resistant metal. Include a separate outlet for occupant use. <p style="color: red; font-weight: bold;">The following additional requirements apply when 10,000 litres of static water is required:</p> <ol style="list-style-type: none"> 1. Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided. 2. Be located within 60 metres of the outer edge of the approved building. 3. The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed 4. Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) 5. Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
--------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Has Approved Measure (AM) 4.1 (Water Supply) been met. Yes

- Answer. A 10000 lt tank with CFA fittings is to be located as per the site map. meeting requirements and less than 4 mts from the access driveway.

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Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a **dependant person's unit, industry, office, retail premises, service station or warehouse** is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Column A	Column B
Length of access is less than 30 metres No	There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is greater than 30 metres. Yes	The following design and construction requirements apply: All weather construction A load limit of at least 15 tonnes Provide a minimum trafficable width of 3.5 metres Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically Curves must have a minimum inner radius of 10 metres The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres No	A turning area for fire fighting vehicles must be provided close to the building by one of the following: A turning circle with a minimum radius of eight metres A driveway encircling the dwelling. The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres No	Passing bays must be provided at least every 200 metres. Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Has Approved Measure (AM) 4.1 (Access) been met? **Yes**

Answer. **The driveways on the 2 lots are less than 100mts long.**

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Width



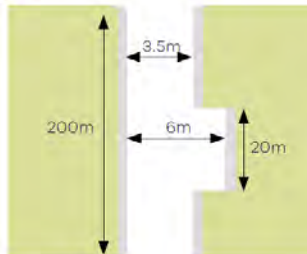
Dips and gradients



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



Access between 100 metres to 200 metres in length

In addition to the above:

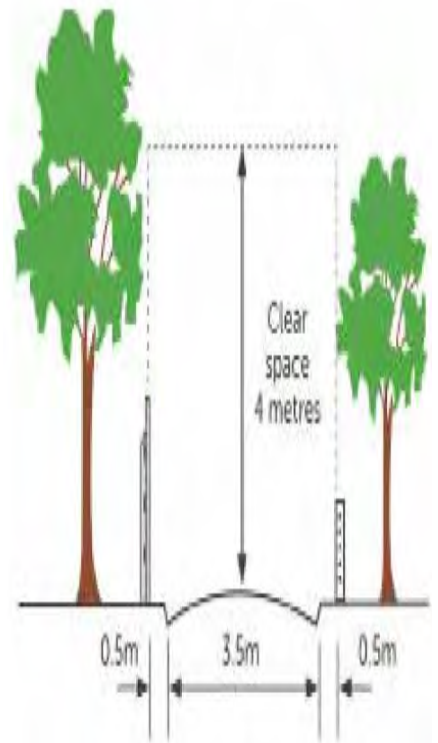
A turning area for fire fighting vehicles must be provided close to the building by one of the following:

- a turning circle with a minimum radius of 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



■ 0.5m required to open firetruck door

Encroachments



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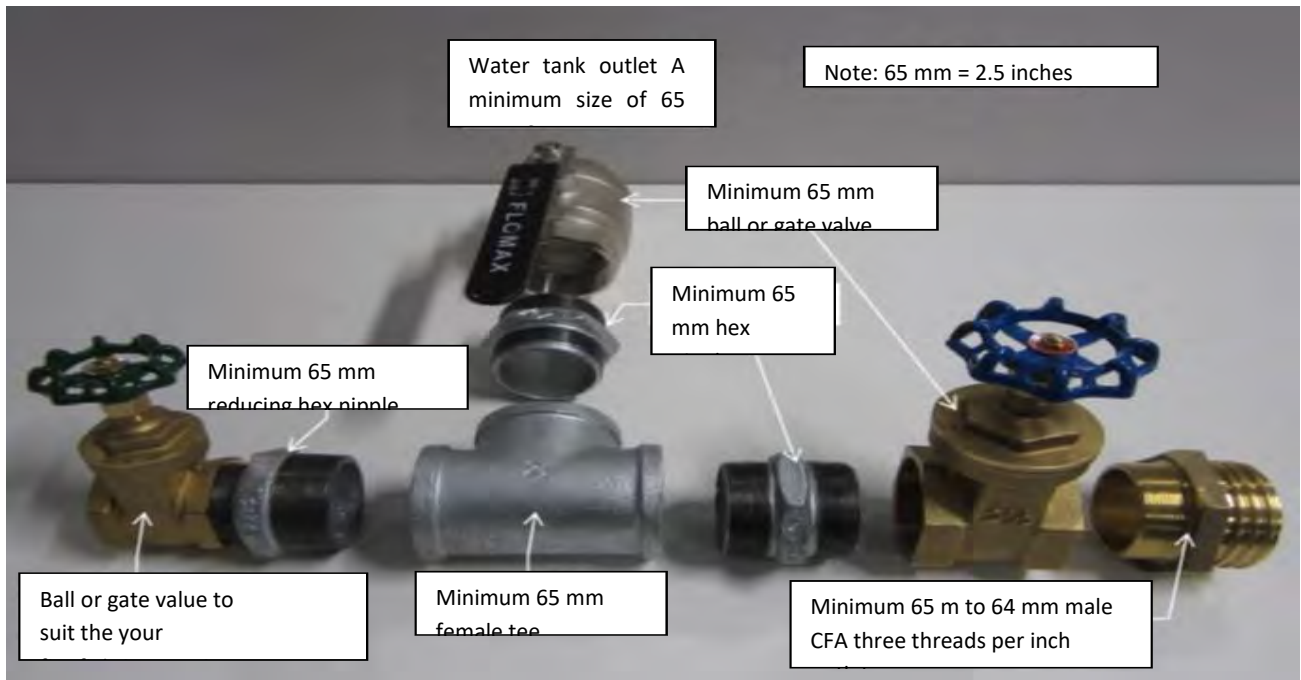
Attachment 3 – Water Tank Fittings

Connection Requirements

If specified within Table 4 to Clause 52.47-3 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

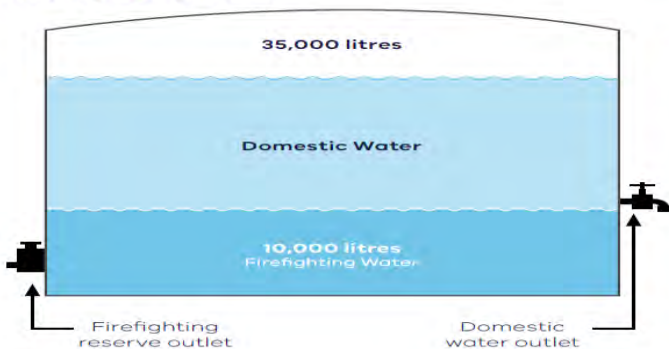
65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2½ inch. A 65 mm BSP (2½ inch) fitting **exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.**

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling.

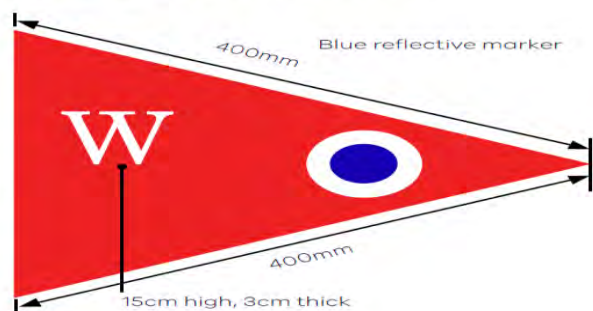


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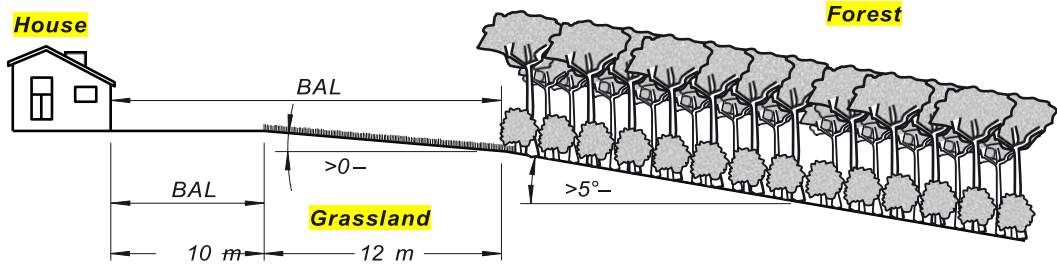
Shared water tank



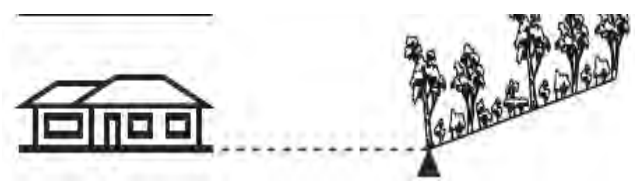
Water supply identification



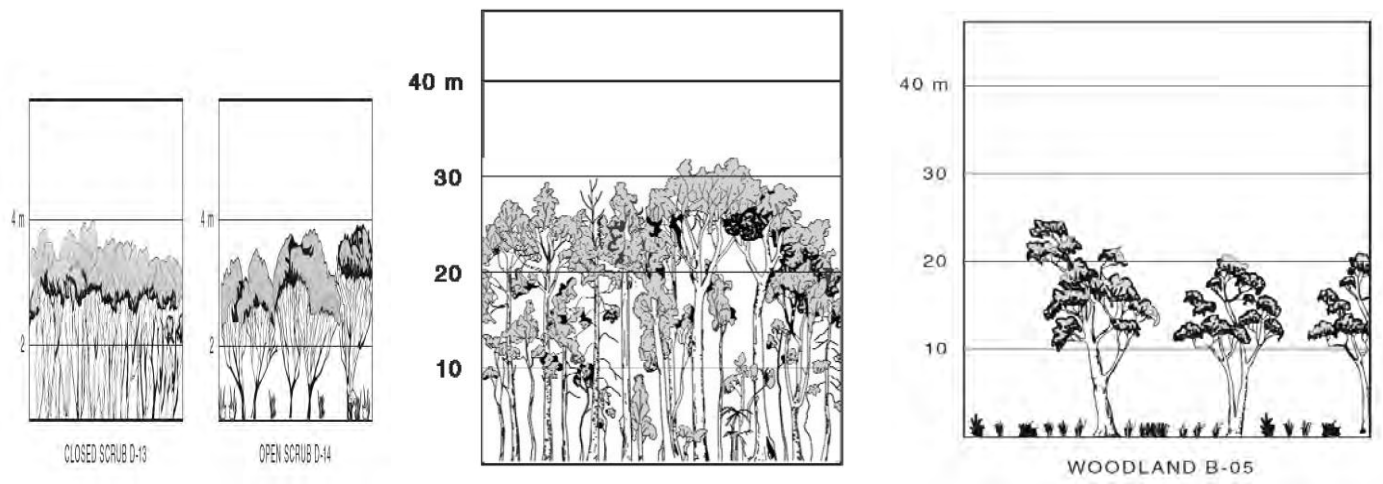
Appendix 5: – An example of downslope /foliage classification & separation distance



Downslope



Level/Upslope



Scrub

Forest

Woodland

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Bushfire resistant timber species TABLE F1

TABLE F1 BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	<i>Eucalyptus sieberi</i>
Blackbutt	<i>Eucalyptus pilularis</i>
Gum, red, river	<i>Eucalyptus camaldulensis</i>
Gum, spotted	<i>Corymbia maculata</i>
Ironbark, red	<i>Eucalyptus sideroxylon</i>
Kwila (Merbau)	<i>Intsia bijuga</i>
Turpentine	<i>Syncarpia glomulifera</i>

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Appendix 7: – FD1 Table 100 all of Victoria excluding alpine areas which are FDI 50

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
G. Grassland	<6	6–<9	9–<13	13–<19	19–50
Downslope >0 to 5 degrees					
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<7	7–<10	10–<15	15–<22	22–<100
D. Scrub	<11	11–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
G. Grassland	<7	7–<10	10–<15	15–<22	22–<50
Downslope >5 to 10 degrees					
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<8	8–<11	11–<17	17–<25	25–<100
D. Scrub	<12	12–<17	17–<24	24–<35	35–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
G. Grassland	<8	8–<11	11–<17	17–<25	25–<50
Downslope >10 to 15 degrees					
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<9	9–<13	13–<19	19–<28	28–<100
D. Scrub	<14	14–<19	19–<28	28–<39	39–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
G. Grassland	<9	9–<13	13–<20	20–<28	28–<50
Downslope >15 to 20 degrees					
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<10	10–<15	15–<22	22–<31	31–<100
D. Scrub	<15	15–<21	21–<31	31–<43	43–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
G. Grassland	<11	11–<15	15–<23	23–<32	32–<50

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- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.

53.02-5

31/07/2018
VC148

Tables : Defendable space, construction, water supply, vehicle access, vegetation management and outbuilding construction requirements

Table 1 Defendable space and construction

Slope	Vegetation type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
All upslopes and flat land (0 degrees)	Forest	48	35	25	19	< 19
	Woodland	33	24	16	12	< 12
	Scrub	27	19	13	10	< 10
	Shrubland	19	13	9	7	< 7
	Mallee/ Mulga	17	12	8	6	< 6
	Rainforest	23	16	11	8	< 8
	Grassland	19	13	9	6	< 6
Downslope >0 to 5 degrees	Forest	57	43	32	24	< 24
	Woodland	41	29	21	15	< 15
	Scrub	31	22	15	11	< 11
	Shrubland	22	15	10	7	< 7
	Mallee/ Mulga	20	13	9	7	< 7
	Rainforest	29	20	14	10	< 10
		BAL 12.5	BAL19	BAL29	BAL40	BALFZ
	Grassland	22	15	10	7	< 7
Downslope >5 to 10 degrees	Forest	69	53	39	31	< 31
	Woodland	50	37	26	20	< 20
	Scrub	35	24	17	12	< 12
	Shrubland	25	17	11	8	< 8
	Mallee/ Mulga	23	15	10	7	< 7

PARTICULAR PROVISIONS - CLAUSE 53.02

PAGE 6 OF 11

Appendix 8: – Clause 53.03-5 Tables for defendable Space

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Slope	Vegetation type	Defendable space distance from building facade (metres)				
		Column A	Column B	Column C	Column D	Column E
	Rainforest	36	26	18	13	< 13
	Grassland	25	17	11	8	< 8
Downslope >10 to 15 degrees	Forest	82	64	49	39	< 39
	Woodland	60	45	33	25	< 25
	Scrub	39	28	19	14	< 14
	Shrubland	28	19	13	9	< 9
	Mallee/Mulga	26	18	11	8	< 8
	Rainforest	45	33	23	17	< 17
	Grassland	28	20	13	9	< 9
Downslope >15 to 20 degrees	Forest	98	78	61	50	< 50
	Woodland	73	56	41	32	< 32
	Scrub	43	31	21	15	< 15
	Shrubland	31	22	15	10	< 10
	Mallee/Mulga	29	20	13	9	< 9
	Rainforest	56	42	29	22	< 22
	Grassland	32	23	15	11	< 11
		BAL 12.5	BAL19	BAL29	BAL40	BALFZ
Downslope >20 degrees	All vegetation	Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.				
All slopes	Low threat vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.				
All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.				

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.

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Bushfire Management Plan — 34 View Hill Road Cockatoo



Prepared By: *Brett Woodward* Bpad Accreditation no 48305.
Version: 5.0
Date: 2nd February 2025

Defendable Space	
Building	
Property Boundary	
Access	
WaterTank	

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Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable Space

“Defendable Space for a distance of 25 mts from the building or to the property boundary must be provided where vegetation.

(and other flammable materials) will be modified in accordance with the following requirements.”

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Dwelling designed and constructed to a minimum Bushfire Attack Level of **BAL – 29**

c) Water Supply

The following requirements apply:

- An effective capacity of **10000 litres**
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10000-litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the access way and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipe work and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

d) Access

Access Required: **No**

The following design and construction requirements apply:

- All-weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1%) entry and exit angle.

Length of Access is greater than 100 metres: No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroads Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: No

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every **200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.**

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