
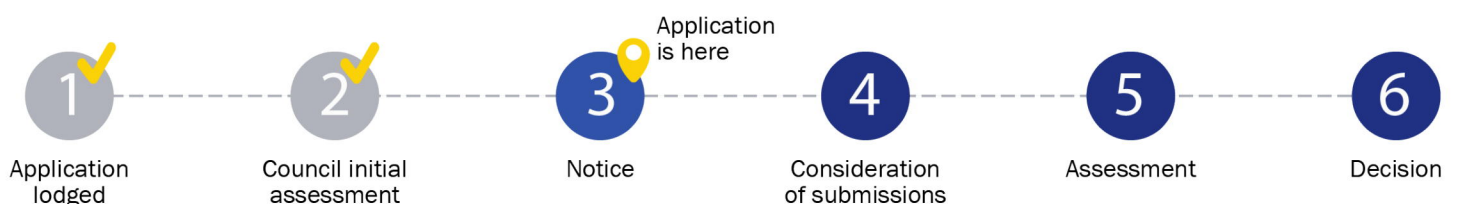


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS814845 V11976 F033 Brisbanes Road, Cockatoo VIC 3781
The application is for a permit to:	Use and development of the land for a dwelling
A permit is required under the following clauses of the planning scheme:	
Clause 35.04-1	Green Wedge Zone a planning permit is required for the use,
Clause 35.04-5	Green Wedge Zone a planning permit is required for buildings and works,
Clause 42.01-2	Environmental Significance Overlay a planning permit is required for buildings and works,
Clause 42.03-2	Significant Landscape Overlay a planning permit is required for buildings and works,
Clause 44.06-1	Bushfire Management Overlay a planning permit is required for buildings and works
APPLICATION DETAILS	
The applicant for the permit is:	[REDACTED]
Application number:	T240144
<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?	
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:	
06 May 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<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>



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Application Summary

Portal Reference A2244CT

Basic Information

Proposed Use	Building a single dwelling and associated out buildings
Current Use	vacant, grazing.
Cost of Works	\$980,000
Site Address	Lot 1 on PS814845E

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? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
------	------	---------	-----------------

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 5	More than \$500,000 but not more than \$1,000,000	\$1,494.60	100%	\$1,494.60
Total				\$1,494.60

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20 Siding Avenue, Officer, Victoria

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

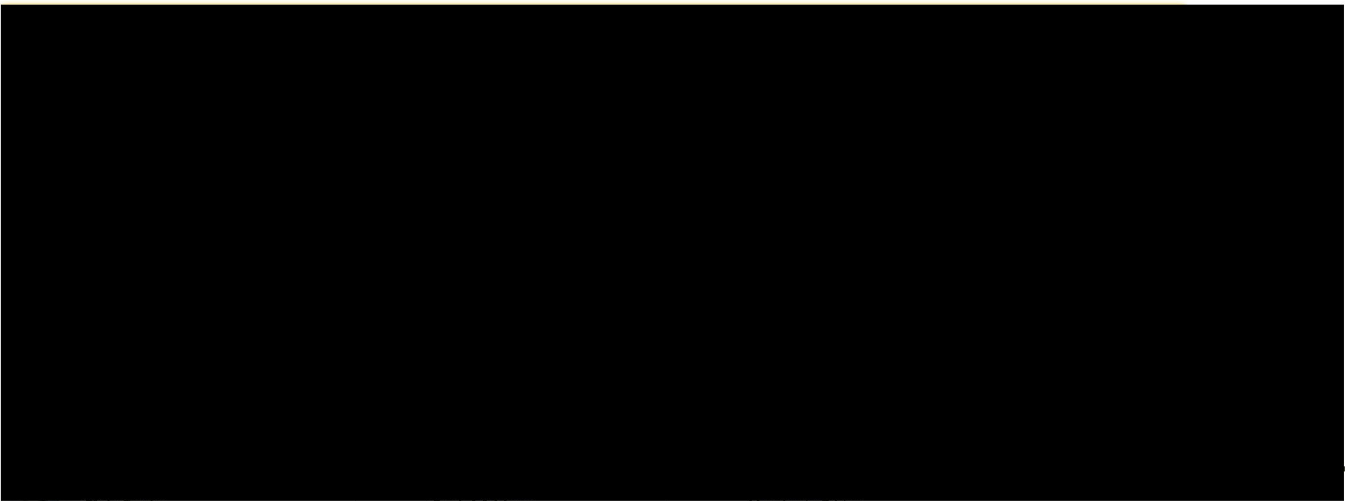
Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

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 [Please reupload invalid files before submission]

Date	Type	Filename
01-04-2024	A Copy of Title	RegisterSearchStatement_Volume_11976_Folio_033.pdf
01-04-2024	Encumbrance	Section_173_BrisbanesRd_AQ606555P.pdf
01-04-2024	Site plans	6 Brisbanes Rd, Cockatoo - SITE.pdf - [invalid upload]
01-04-2024	A proposed floor plan	6 Brisbanes Rd, Cockatoo - FloorPlan.pdf
01-04-2024	Proposed elevation plan	6 Brisbanes Rd, Cockatoo - Elevations.pdf
01-04-2024	Additional Document	Plan of Subdivision_P5814845E.pdf



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After Hours: 1300 787 624
Fax: 03 5941 3784

Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240144PA
Address of the Land:	Lot 1 Brisbanes Road Cockatoo

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Planner Requested NGL to be shown on elevations.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
--

IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
--

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

Page 1 of 1

VOLUME 11976 FOLIO 033

Security no : 124113461985J
Produced 16/03/2024 10:01 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 814845E.

PARENT TITLES :

Volume 11641 Folio 304 to Volume 11641 Folio 305

Created by instrument PS814845E 24/04/2018

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR074738H 30/05/2018
NATIONAL AUSTRALIA BANK LTD

COVENANT PS814845E 24/04/2018

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

AGREEMENT Section 173 Planning and Environment Act 1987
AQ606555P 05/01/2018

DIAGRAM LOCATION

SEE PS814845E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BRISBANES ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 17914D NAB BROKER
Effective from 30/05/2018

DOCUMENT END

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Document Identification	AQ606555P
Number of Pages (excluding this cover sheet)	11
Document Assembled	16/03/2024 10:01

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AQ606555P

Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by:

Name:

Phone:

Address:

Reference:

Customer Code:

The Responsible Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: *(volume and folio)*

Volume 11641 Folio 304 and Volume 11641 Folio 305

Responsible Authority: *(full name and address including postcode)*

Cardinia Shire Council of 20 Siding Avenue, Officer, 3809

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act 1987

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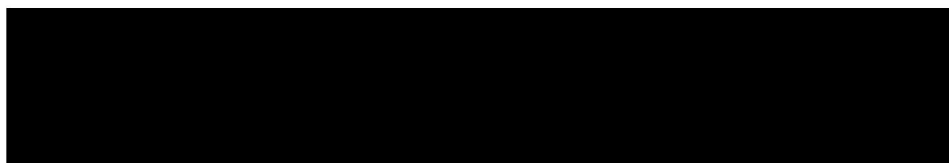
PLANNING AND ENVIRONMENT ACT 1987

SECTION 173 AGREEMENT

between

CARDINIA SHIRE COUNCIL

and



in relation to

BRISBANES ROAD, COCKATOO VIC 3781
Lot 1 & 2 PS707246 (V11641 F304 & V11641 F305)

FALCONE & ADAMS
Lawyers
323A Main Street
(PO Box 214)
Emerald VIC 3782
DX16001 Belgrave
Ph: (03) 5968 3666
Fax: (03) 5968 3060
office@falconeadams.com.au
Ref: JSF:EP:121074

THIS AGREEMENT is made the 20 day of December 2017

BETWEEN:

CARDINIA SHIRE COUNCIL
of 20 Siding Way, Officer, Victoria 3810 ("Responsible Authority")

AND

GIUSEPPE ANTHONY SOTTOSANTI
of 1-2 Lisheen Road, Cockatoo, Victoria 3781 ("Owner")

RECITALS:

- A. The Owner is the registered proprietor of the land at Brisbanes Road, Cockatoo, Victoria 3781, being Lots 1 and 2 on Plan of Subdivision 707246B and more particularly the land described in Certificate of Title Volume 11641 Folio 304 Certificate of Title Volume 11641 Folio 305 respectively ("Subject Land").
- B. The Responsible Authority is responsible for the administration and enforcement of the Cardinia Planning Scheme ("Planning Scheme") pursuant to the provisions of the *Planning and Environment Act 1987* ("Act").
- C. On 8 May 2017, the Responsible Authority issued planning permit number T160541 ("Planning Permit") allowing re-subdivision of the Subject Land into two (2) lots (a boundary re-alignment). Such re-subdivision must be undertaken generally in accordance with the Proposed 2 Lot Boundary Re-Alignment Plan attached to the Agreement as Schedule One and which has been endorsed by the Responsible Authority ("Endorsed Plan").
- D. On 6 October 2017, the Responsible Authority amended the Planning Permit and thereafter, on 11 October 2017, issued Amended Planning Permit T160541-1 ("Amended Planning Permit"). The effect of the Amended Planning Permit was to alter condition 5 of the Planning Permit.
- E. Condition 5 of the Amended Planning Permit requires the Owner to enter into this Agreement to provide for a restriction on the further subdivision of Lot 2 on the Endorsed Plan into more than two lots.
- F. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement, and insofar as it can be so treated, this Agreement is an agreement entered into pursuant to Section 173 of the Act.

- G. The Responsible Authority and the Owner have entered into this Agreement in order to achieve or advance the objectives of planning in Victoria and of the Planning Scheme.

IT IS AGREED AS FOLLOWS:

Definitions

1. In this Agreement unless inconsistent with the context or subject matter:
 - 1.1 **"Act"** means the *Planning and Environment Act 1987* (Vic);
 - 1.2 **"Agreement"** means this Agreement and any agreement executed by the parties expressed to be supplemental to this Agreement;
 - 1.3 **"Amended Planning Permit"** means the planning permit referred to in Recital D including the Plans endorsed therein being planning permit number T160541-1;
 - 1.4 **"Business Day"** means a day that is not a Saturday, Sunday or public holiday in Melbourne;
 - 1.5 **"Endorsed Plan"** means the plan endorsed with the stamp of the Responsible Authority from time to time as the plan which forms part of the Planning Permit (as amended) and is attached to the Agreement as Schedule One;
 - 1.6 **"Lot"** or **"Lots"** means a lot created under the Planning Permit or any subsequent lot created on the Subject Land or any part of it, except common property;
 - 1.7 **"Mortgagee"** means the person registered or entitled from time to time to be registered as Mortgagee of the Subject Land or any part of it;
 - 1.8 **"Owner"** or **"Owners"** means the owner for the time being of the Subject Land and the person or persons entitled from time to time to be registered by the Registrar as the proprietor of an estate in fee simple in the Subject Land or any part thereof, and includes a Mortgagee in possession;
 - 1.9 **"Party"** or **"Parties"** means the parties to this Agreement;
 - 1.10 **"Plan"** or **"Plan of Subdivision"**, unless specified differently or the context requires otherwise, means PS814845E which affects the same land depicted in the Endorsed Plan;

- 1.11 **"Planning Permit"** means the planning permit referred to in Recital C including the Plans endorsed therein being planning permit number T160541;
- 1.12 **"Planning Scheme"** means the Cardinia Planning Scheme and any successor instrument or other planning scheme which applies to the Subject Land;
- 1.13 **"Registrar"** means the Registrar of Titles at Land Victoria;
- 1.14 **"Responsible Authority"** means Cardinia Shire Council or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors;
- 1.15 **"Subject Land"** means the land described in Recital A and any reference to the Subject Land includes any lots created by the subdivision of the Subject Land or any part of it; and
- 1.16 **"Tribunal"** means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

Interpretation

- 2. In this Agreement unless inconsistent with the context or subject matter:
 - 2.1 The singular includes the plural and the plural includes the singular;
 - 2.2 A reference to a gender includes a reference to each other gender;
 - 2.3 A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;
 - 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally;
 - 2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;
 - 2.6 The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals;
 - 2.7 A term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act; and
 - 2.8 Any reference to a clause, page, condition, attachment or term is a reference to a clause, page, condition, attachment or term of this Agreement.

Specific Obligations of the Owner

3. The Owner agrees:

- 3.1 not to further subdivide Lot 2 on Plan of Subdivision (PS814845E) into more than two (2) lots other than by way of a subdivision that does not create any additional lots but which may involve Lot 2 on Plan of Subdivision (PS814845E) (or part thereof) being consolidated or adjusted with an adjoining parcel of land.

Notice and Registration

4. The Owner further acknowledges and agrees:

- 4.1 not to sell, transfer, dispose of, assign, mortgage, lease or otherwise part with possession of Lot 2 on the Endorsed Plan or any part of it without first bringing to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees, assigns and successors the existence and nature of this Agreement;
- 4.2 to do all that is necessary to enable the Responsible Authority to make an application to the Registrar to make a recording of this Agreement on the Certificate(s) of Title to the Subject Land and/or the Certificate of Title to Lot 2 of the Endorsed Plan (as the case may be) in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgment or other document; and
- 4.3 that until such time as this Agreement is registered on the Certificate(s) of Title to the Subject Land and/or the Certificate of Title to Lot 2 of the Endorsed Plan (as the case may be), to ensure that successors in Title will give effect to this Agreement, and do all acts and sign all documents which will require those successors to give effect to this Agreement, including executing a deed agreeing to be bound by the terms of this Agreement.

Costs

5. The Owner agrees to pay the reasonable costs of the preparation, execution and registration of this Agreement.

Owner's Warranties and Acknowledgements

6. The Owner warrants:

- 6.1 to be the registered proprietor (or entitled to be so) of the Subject Land including Lot 2 on the Endorsed Plan; and

Inspection of documents

11. A copy of any permit, document or plan referred to in this Agreement is available for inspection at the Responsible Authority's offices during normal business hours upon giving the Responsible Authority reasonable notice.

Governing law

12. This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

Commencement of Agreement

13. Unless otherwise provided in this Agreement, this Agreement shall commence on the date of this Agreement or if no date is specified, the date the Amended Planning Permit was issued.

Ending of the Agreement

14. In the event that this Agreement ends, as soon as reasonably practicable thereafter, the Responsible Authority will, at the request and at the cost of the Owner, make application to the Registrar under section 183 of the Act to cancel the recording of this Agreement in relation to the Subject Land and/or Lot 2 on the Endorsed Plan (as the case may be).

Entire Agreement

15. This Agreement constitutes the entire agreement between the parties in connection with its subject matter and supersedes all previous Agreements or understandings between the parties in connection with its subject matter.

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- 6.2 that there are no mortgages, liens, charges or other encumbrances affecting the Subject Land which are not disclosed by the usual searches; and
- 6.3 that if the Subject Land is affected by a mortgage, the Mortgagee of the Subject Land consents to the Owner entering into this Agreement and the Agreement being registered on the Title to the Subject Land.

No waiver

7. Any time or other indulgence granted by the Responsible Authority to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Responsible Authority against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Responsible Authority in relation to the terms of this Agreement.

No Fettering of Powers of Responsible Authority

8. This Agreement does not fetter or restrict the Responsible Authority's power or discretion to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certifying any plan which subdivides Lot 2 on the Endorsed Plan or relating to any use or development of Lot 2 on the Endorsed Plan.

Severability

9. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative and be of full force and effect.

Notices

10. A notice or other communication required or permitted to be served by a Party on another Party must be in writing and may be served:
 - 10.1 personally on the person;
 - 10.2 by leaving it at the person's current address for service;
 - 10.3 by posting it by prepaid post addressed to that person at the person's current address for service;
 - 10.4 by facsimile to the person's current number for service; or
 - 10.5 by email to the person's current email address for service.

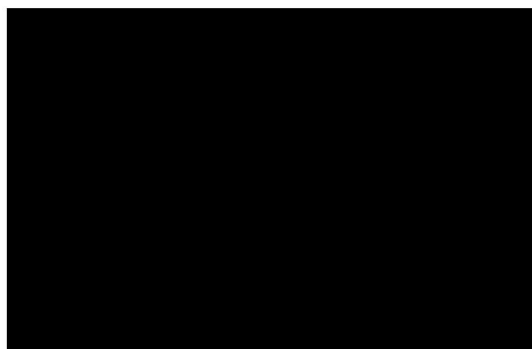
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SCHEDULE ONE
"Endorsed Plan"

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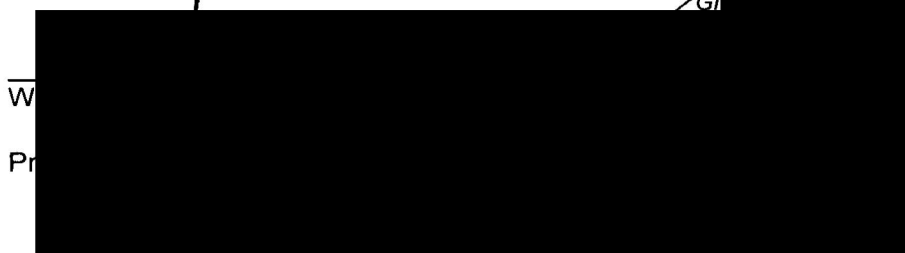
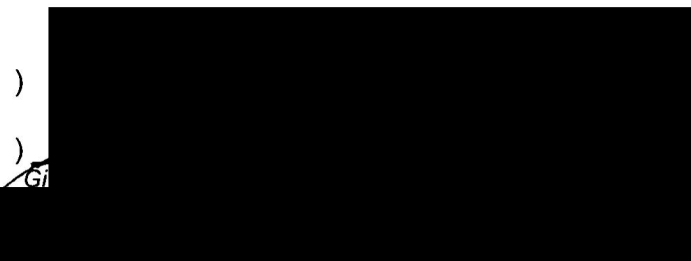
EXECUTED AS A DEED

SIGNED by and on behalf, and with the authority of the **CARDINIA SHIRE COUNCIL** by the Manager of Development and Compliance Services, in the exercise of power conferred by an Instrument of Delegation dated 15 February 2016 in the presence of:



Witness

SIGNED, SEALED & DELIVERED
by **GIUSEPPE ANTHONY SOTTOSANTI**
in the presence of

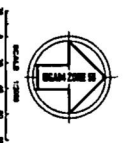


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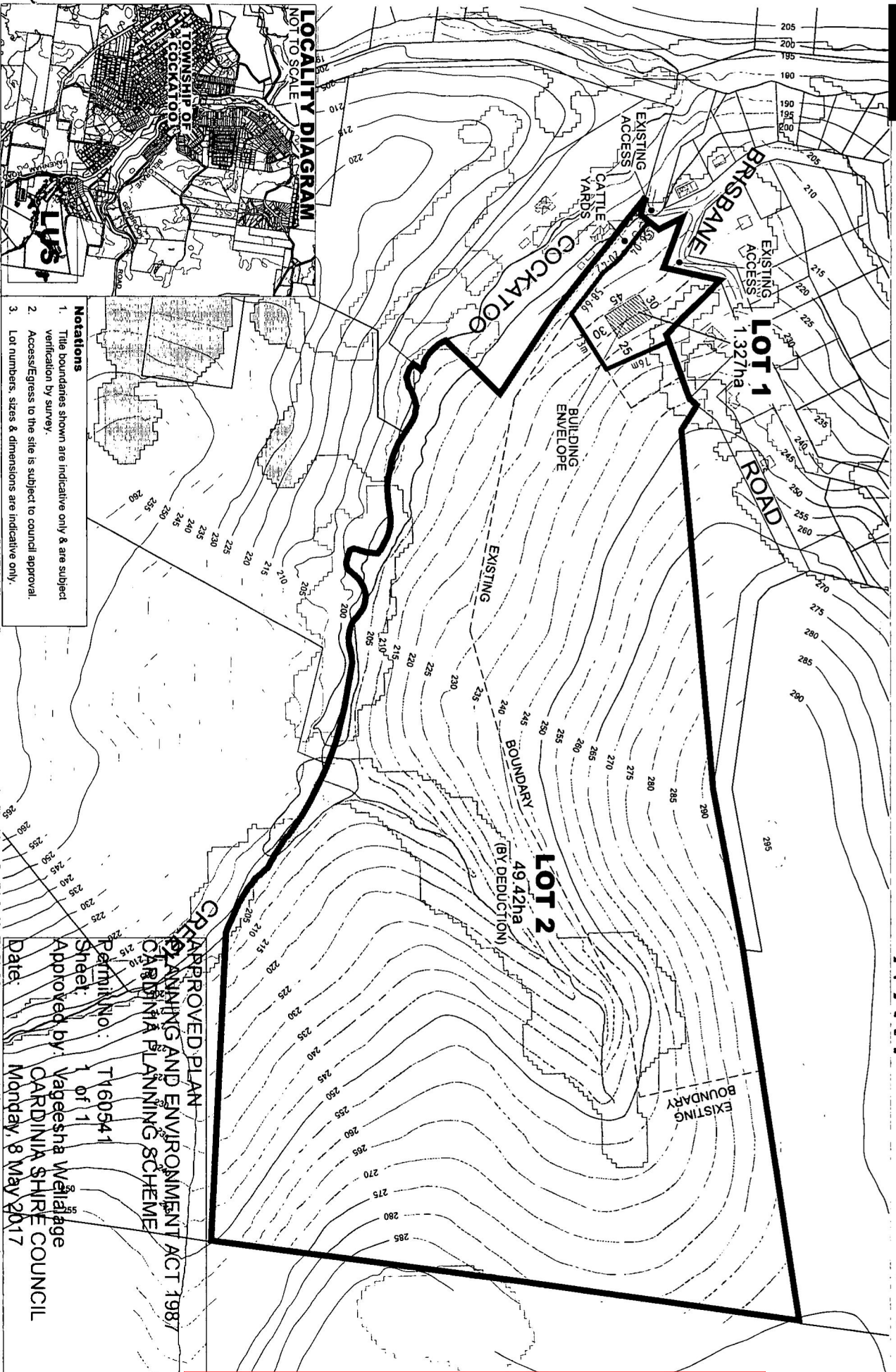
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PROPOSED 2 LOT BOUNDARY RE-ALIGNMENT
BRISBANES ROAD, COCKATOO



Nilsson, Noel & Holmes (Surveyors) Pty Ltd
Surveyors, Engineers & Town Planners
A.C.N. 067 949 615
8A Coddington Street, Cambourne 3577
Phone (03) 5996 4133 Fax (03) 5996 6119
Email: nah@nshsurveyors.net.au



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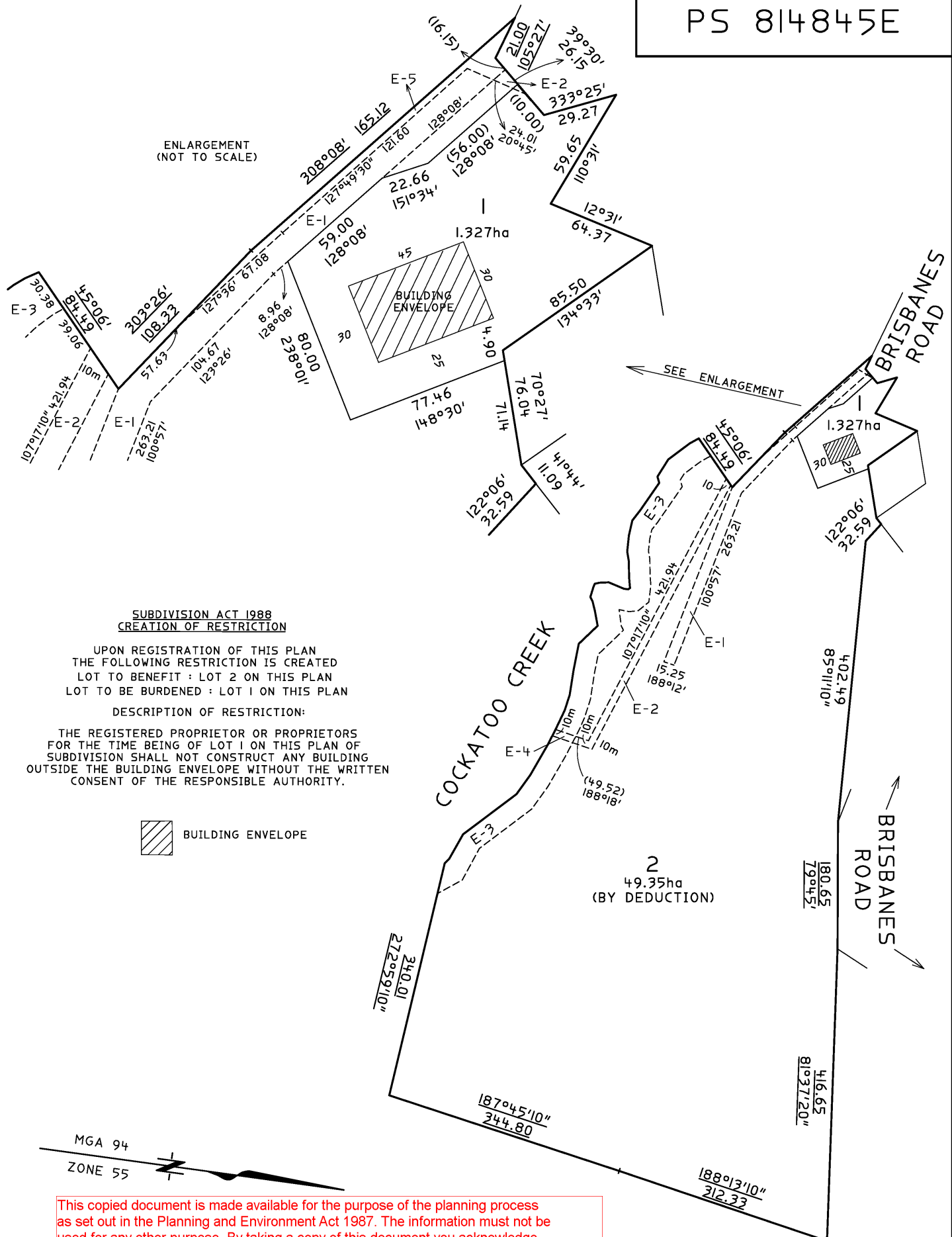
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PLAN OF SUBDIVISION			EDITION 1	PS 814845E
<p style="text-align: center; font-weight: bold;">LOCATION OF LAND</p> <p>PARISH : GEMBROOK</p> <p>TOWNSHIP :</p> <p>SECTION :</p> <p>CROWN ALLOTMENT : 77 (PART)</p> <p>CROWN PORTION :</p> <p>TITLE REF. : VOL.II64I FOL.304 VOL.II64I FOL.305</p> <p>LAST PLAN REF. : PS707246B</p> <p>POSTAL ADDRESS : BRISBANES ROAD, (At time of subdivision) COCKATOO VIC, 3781.</p> <p>MGA94 Co-ordinates E 369 060 ZONE: 55 (approx centre of N 5 798 220 GDA 94 land in plan)</p>			<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S17/097 Planning Permit Reference: T160541 SPEAR Reference Number: S107292P</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Simone Norbury for Cardinia Shire Council on 11/04/2018</p>	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		<p>THE DIMENSIONS SHOWN UNDERLINED AND THE COCKATOO CREEK BOUNDARY ARE NOT THE RESULT OF THIS SURVEY.</p> <p>THIS PLAN CREATES A RESTRICTION - SEE SHEET 2</p>	
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY			<p style="color: red; font-size: 0.8em;">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.</p>	
<p>SURVEY: This plan is is not based on survey.</p> <p>STAGING: This is is not a staged subdivision. Planning Permit No.</p> <p>This survey has been connected to permanent marks No(s). GEMBROOK PM I18</p> <p>In Proclaimed Survey Area No. N/A</p>				
EASEMENT INFORMATION				
<p>LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>Section 12(2) of the Subdivision Act applies to all the land in this subdivision.</p>				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-5	CARRIAGEWAY	SEE PLAN	TR 2716690	SEE INST. TR 2716690
E-3 & E-4	WATERWAY	30.00	PS 707246B	MELBOURNE WATER
E-2, E-4 & E-5	POWERLINE	SEE PLAN	PS 707246B (SECTION 88 ELECTRICITY ACT 2000)	AUSNET ELECTRICITY SERVICES PTY LTD
<p>R.V. FOOTE AND ASSOCIATES LAND AND ENGINEERING SURVEYORS 4 FORMBY CLOSE WANTIRNA, 3152 Ph. 9801 8642 richard@rvfoote.com.au I708IPS.SEE / I708IPS.LCD</p>		<p>SURVEYORS FILE REF: I708I</p> <p>Digitally signed by: Richard Foote (R V Foote & Associates), Surveyor's Plan Version (E), 28/03/2018, SPEAR Ref: S107292P</p>		<p>ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2</p> <p>PLAN REGISTERED TIME: 8:05 am DATE: 24 / 04 / 2018 R. W. Grimwood Assistant Registrar of Titles</p>

PS 814845E

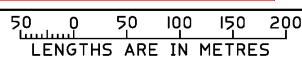


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Ph. 9801 8642 richard@rvfoote.com.au

SURVEYORS FILE REF: |708|

SCALE
1:5000



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Surveyor's Plan Version (E),
28/03/2018. SPEAR Ref: S107292P

ORIGINAL SHEET
SIZE: A3

SHEET 2

Digitally signed by:
Cardinia Shire Council,
11/04/2018,
SPEAR Ref: S107292P

30MAR2025

Statutory Planner
Cardinia Shire Council
29 Siding Ave, Officer

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Application No.: T240144 PA
Property No.: 5000020295
Address: L1 PS814845 V11976 F033, Brisbanes Road, Cockatoo VIC 3781
Proposal: Use and development of the land for a dwelling

Referring to the above application, please find below and attached further information requested to support the application for the building of a single dwelling.

1. Summary

Address	L1 PS814845 V11976 F033, Brisbanes Road, Cockatoo VIC 3781
Area	13233m ²
Responsible Authority	Cardinia Shire Council
Zone	Green Wedge Zone 2
Overlay	Bushfire Management overlay Significant Landscape Overlay Environmental Significance Overlay
Bushfire prone area	Yes
Cultural heritage	No
Easements, encumbrances, restrictions	No
Proposal	Use and development of the land for a dwelling
Response to Cardinia planning Scheme sections	Clauses; <ul style="list-style-type: none">- 11: Settlement- 12.03: Water Bodies & Wetlands- 13.02: Bushfire- 13.03-1S: Floodplain Management- 14.01: Agriculture- 15.01: Built Environment- 21.02-1: Catchment & Coastal Management- 21.02-2: Landscape- 21.03-5: Rural Residential & Rural Living Development- 21.04-2: Agriculture

	<ul style="list-style-type: none"> - 35.04: Green Wedge Zone - 44.02 [unable to address as not currently listed within the Cardinia Planning Scheme] - 51.02: Metropolitan Green Wedge Land: Core Planning Provisions
Submitted documents	<ul style="list-style-type: none"> - Response to further information - Dwelling plans inclusive of earthwork dimensions, natural ground level and finished floor level - BAL assessment - Geotech survey

2. Response to request for information in support of Application T240144 PA, Use and development of the land (Property 5000020295) for a dwelling

Per request for information relating to application T240144 PA, the following response has been prepared. It is highlighted that the dwelling design has been substantially revised in line with council recommendations effective 05DEC2024. Hence, the revised dwelling is presented as a split level design with a significant reduction in earthworks and more effective maintenance of the sloping aspect of the land. Further, the looped driveway has been removed to minimise impact on the plot.

Specific responses to the further request for information are outlined below:

Cardinia Planning Scheme Clause	Applicant Response
11: Settlement (sections assessed as relevant below)	
11.01-1R: Settlement: Green Wedges – Metropolitan Melbourne	In support of clause 11.01-1R objective (<i>To protect the green wedges of Metropolitan Melbourne from inappropriate development</i>), we propose to change the current land usage to improve biodiversity, support food production and provide scope for tourism interest in the local community. Property 5000020295 is currently an unused paddock. This paddock has been un-farmed since time of purchase in 2018 and hence is currently unproductive. We propose to introduce beehives and supporting flora, including fruit trees preferred by bees, onto the land. The criticality of bees in supporting plant pollination and hence maintaining food security is globally recognised. Bees are crucial for biodiversity of local plant ecosystems and hence the placement of beehives on the property will contribute to plant growth in the local area. Bee products are viewed as attractive by tourists and can contribute efficiently to driving tourism in an area. To grow understanding of the contribution bees make towards tourism, we recently visited a number of bee farms present on Kangaroo Island (SA) and experienced first hand the significant and growing interest in bee centred tourism. A dwelling is required on the land to support maintenance of bees hives, and to ensure appropriate management of supporting fruit trees. It is anticipated that bee products and fruit

	<p>resulting from onsite activities will be sold at local farmers markets, contributing to local tourism and hence beneficial outcomes for the local community.</p>
<p>11.03-5S: Settlement: Distinctive areas and landscapes</p>	<p>In support of clause 11.03-5S objective (<i>To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes</i>) plans for the proposed dwelling have been substantially revised with the aim of maintaining the natural sloping aspect of the land. Of note, the proposed dwelling has been amended from a single story dwelling, requiring a substantial land cut earthworks, and is now presented as a double story dwelling with minimized land cut earthworks and greater maintenance of the natural land contours. As indicated above, the dwelling is required to support revised use of the land, introducing bee hives and supporting fruit trees into a currently empty paddock, with the aim of improving local biodiversity, supporting food production and contributing to local tourism. To support alignment with local dwellings within the green wedge zone, we have undertaken a review of current dwellings within the adjacent area. Please see Appendix 1 for a summary.</p> <p>The proposed dwelling will comprise a lower level garage and workshop with double-brick walls built using recycled brick. This is in alignment with the presentation of properties located at:</p> <ol style="list-style-type: none"> 1. plan of sub TP148144, approximately 82 Beaconsfield-Emerald Road (Figure 1), located in RCZ2, subject to BMO and ESO1, similar to proposed dwelling. 2. 237A Belgrave-Gembrook Road (Figure 2) located in RCZ2, subject to BMO, ESO and SLO, similar to proposed dwelling. <p>The proposed dwelling will comprise an upper level with vertical dark cladding. This is in alignment with property located at:</p> <ol style="list-style-type: none"> 1. plan of sub TP148144, approximately 82 Beaconsfield-Emerald Road (Figure 1), located in RCZ2, subject to BMO and ESO1, similar to proposed dwelling. <p>The proposed dwelling will contain an outer deck under the dwelling roofline. This is in alignment with properties located at:</p> <ol style="list-style-type: none"> 1. 290 Mountain Road, Gembrook (Figure 3), located in GWZ2 subject to ESO1, similar to proposed dwelling. 2. 1205 Pakenham Road, Mount Burnet (Figure 4), located in RCZ2 subject to BMO and ESO1, similar to proposed dwelling. <p>The proposed dwelling will comprise 2 levels. This is in alignment with properties located at:</p> <ol style="list-style-type: none"> 1. plan of sub TP148144, approximately 82 Beaconsfield-Emerald Road (Figure 1), located in

	<p>RCZ2, subject to BMO and ESO1, similar to proposed dwelling.</p> <ol style="list-style-type: none"> 2. 237A Belgrave-Gembrook Road (Figure 2) located in RCZ2, subject to BMO, ESO and SLO, similar to proposed dwelling. 3. 290 Mountain Road, Gembrook (Figure 3), located in GWZ2 subject to ESO1, similar to proposed dwelling 4. 1205 Pakenham Road, Mount Burnet (Figure 4), located in RCZ2 subject to BMO and ESO1, similar to proposed dwelling. 5. Property located at approximately 40 Taylors Road, Cockatoo (Figure 5), located in GWZ2, subject to ESO1. Noting that this property has 3 levels rather than the 2 levels proposed for the dwelling at Brisbanes road (review Figure 5A), has significant land cut with ongoing earth works (review Figure 5B) and is prominently visible across the surrounding area (review Figure 5C taken from Paternoster Road, approximately 1.6km from dwelling on Taylor Road per LASSI-SPEAR [Figure 5D]) <p>It should be noted that the presence of the Puffing Billy Railway, which plays a significant role in the tourism activities within the local area, is at a distance of >600m from the property per LASSI-SPEAR (Figure 6) and hence the dwelling cannot be viewed from Puffing Billy. This contrasts with dwelling at 237A Belgrave-Gembrook Road, a 2 story dwelling, which backs directly on to the Puffing Billy Railway (Figure 2, indicative position of Puffing Billy relative to dwelling indicated).</p>
<p>Clause 12.03: River and riparian corridors, waterways, lakes, wetlands and billabongs</p>	<p>Clause 12.03, with the objective of protecting and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs does not apply to construction of the current dwelling. In considering the below policy guidelines:</p> <p>Locating earthworks, including dams, a minimum of 30 metres from waterway systems.</p> <ul style="list-style-type: none"> - Response: Per LASSI-SPEAR, proposed earthworks required in construction of the dwelling are >120m from the nearest point of Cockatoo Creek (Figure 7) <p>Locating development a minimum of 30 metres from the banks of waterway systems.</p> <ul style="list-style-type: none"> - Response: Per LASSI-SPEAR, proposed earthworks required in construction of the dwelling are >120m from the nearest pot of Cockatoo Creek (Figure 7) <p>The views of floodplain and waterway managers.</p> <ul style="list-style-type: none"> - Response: Per LASSI-SPEAR, the property is at ~30 metre elevation from Cockatoo Creek over >120m distance (refer Figure 8 with relevant contour lines). Relevant authorities do not report any flood risk for this area per a review of current sources.

<p><u>13.02: Bushfire planning</u></p>	<p>Clause 13.02 with the objective to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>Per Bushfire management overlay assessment report, provided on 13AUG2024 (attached), bushfire assessment expert John Burke assessed the site of proposed dwelling as being within BAL 12.5. The site was assessed as being at lower risk of bushfire than other parts of Cockatoo. In relation to the proposed dwelling, an appropriate defendable space is present. As no dwelling is currently present on the plot, vegetation management is challenging due to the extended distance of the owners from the plot. However, habitation of the property would contribute to more effective management of bushfire risks associated with vegetation growth thus reducing overall local bushfire risk. Appropriate unsealed road access to the dwelling will be put in place (refer to attached site plans) without compromising the contours of the land. The unsealed roads will provide CFA access for bushfire management and efficient egress capacity for the residents.</p>
<p><u>13.03-1S: Floodplain management</u></p> <p>Clause 13.03-1S with the objective To assist the protection of:</p> <ul style="list-style-type: none"> - Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows. - The natural flood carrying capacity of rivers, streams and floodways. - The flood storage function of floodplains and waterways. - Floodplain areas of environmental significance or of importance to river, wetland or coastal health. 	<p>Per LASSI-SPEAR, the proposed dwelling is ~120 meters distant from Cockatoo Creek at an elevation of 30 metres. There is no anticipated risk to the dwelling as result of flooding events. In respect of the amended proposal for construction of the dwelling, with maintenance of the natural contours of the land (refer attached plans) the impact on local water flow is anticipated to be minimal. Water from roof catchment on the dwelling will be stored within water storage tanks, significantly minimizing run off. Any further water will be managed via the nominated legal point of discharge per local authorities.</p> <div data-bbox="576 1435 1406 1559" style="border: 1px solid red; padding: 5px; color: red; font-size: small;"> <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>
<p><u>14.01: AGRICULTURE</u></p> <p>Clause 14.01 consists of sub-clauses</p> <ul style="list-style-type: none"> - 14.01-1S: Protection of agricultural land 	<p>Addressing globally the objectives within clause 14.01, plot PS814845 is currently an unproductive paddock and hence does not contribute to the agricultural objectives of clause 14.01. The land size is 3.27 acres with a 1:5 slope across the entire property. The shape of the property is also challenging for farming as, despite presenting as 3.27 acres in total, 0.58 acres total above and below the property entry way are difficult to access</p>

<p>Objective: To protect the state's agricultural base by preserving productive farmland.</p> <ul style="list-style-type: none"> - 14.01-1R: Protection of agricultural land - Metropolitan Melbourne - 14.01-2S: Sustainable agricultural land use <p>Objective: To encourage sustainable agricultural land use.</p> <ul style="list-style-type: none"> - 14.01-3S: Forestry and timber production <p>NB: Given land size and bushfire risk, it is not appropriate to introduce additional timber plantation into the area and hence this criteria will not be addressed</p>	<p>for effective farming of crops (Figure 9). Due to the small size of the plot and significant sloping aspect, it is not conducive to growth of certain high volume crops, or livestock, which require significant land size to yield valuable outcomes and benefit from a flat land area for efficient harvesting. We have therefore opted to focus on lower volume, high value outcomes for the future use of this property. Current use of this land for primary production by the owners is not possible due to the current distance between the plot and current dwelling (~17km one way) and absence of onsite infrastructure. Hence it is proposed that the onsite dwelling would allow effective use of the site for primary production. The proposed land use will be centred around 'bees and trees'. It is acknowledged globally that food production is an area of critical need in respect of population growth. Victoria is projected to be the fastest growing state in Australia, per 'Victoria in the Future' report, 2023. Hence local food security is an essential criteria for local markets. Bees, and thus local beehives, are vital to the ongoing natural pollination and biodiversity of local food markets. Within Australia, bee populations are under threat from habitat loss, climate change, pesticide use and invasive pathogens such as varroa mites and small hive beetles. Responsible increases in bee populations via additional beehives is therefore critical in ensuring ongoing food security. The current unproductive grassland paddock will be changed by:</p> <ul style="list-style-type: none"> - Gradual introduction and support of beehives, with onsite residency via the proposed dwelling essential to ensure regular checks to assess the health of the hives. - Planting of a small orchard of fruit trees to provide the optimal pollen options for bees and local fruit production. - Planting of Australian native plants and wildflowers known to be of most benefit to pollinators and other insects, hence improving local biodiversity. <p>In consideration of the effective maintenance of the land contours via amended dwelling proposal, use of water tanks for roof run off and use of porous gravel pathways/driveways on the property, it is not anticipated that the limited re-distribution of soil resulting from the limited earthworks will impact water run off to an extent that agriculture will be impacted.</p>
<p>15.01: BUILT ENVIRONMENT</p> <p>Clause 15.01 consists of multiple sub-clauses. The below sub-clauses have been assessed as applicable to the current application:</p> <ul style="list-style-type: none"> - 15.01-2S: Building design <p><i>Objective: To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support</i></p>	<p>In addressing the above sub-clauses and objectives:</p> <ul style="list-style-type: none"> - The building envelope for the property, as approved within the plan of subdivision, has been selected to minimally impact the adjoining properties (Please refer figure 10) <ul style="list-style-type: none"> o House 1: located approximately 60 metres uphill. Minimally impacted o House 2: located approximately 70 metres uphill. Minimally impacted and shielded by trees o House 3: located >100m away and shielded by trees. Minimally impacted o House 4: located >100m away and shielded by trees. Minimally impacted

<p><i>environmentally sustainable development.</i></p> <ul style="list-style-type: none"> - 15.01-5S: Neighbourhood character <p><i>Objective: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</i></p> <ul style="list-style-type: none"> - 15.01-6S: Design for rural areas <p><i>Objective: To ensure development respects valued areas of rural character.</i></p>	<ul style="list-style-type: none"> ○ House 5: located >100m away and shielded by trees. Minimally impacted <ul style="list-style-type: none"> - The character of the house is in keeping with local examples of dwellings provided in figures 1-5 & figure 16. Further, with the vertical cladding to be applied to the exterior of the upper level, the house will be sympathetic with the sheds and barns present within the local area, preserving the agricultural presentation. - The design of the dwelling has been substantially revised to minimise the impact on the natural contours of the land by reducing the extent of site cut earthworks. - The lower level of the house will be efficiently insulated via use of concrete floor and double brick construction, minimizing heating and cooling requirements by maintaining a constant temperature. - The upper levels of the house, comprising the living areas, works effectively with passive design principles by: <ul style="list-style-type: none"> ○ Creating deep eaves to shield windows from sun thus reducing heat exposure ○ Use of double glazing on all windows to reduce heat accumulation in summer and heat loss in winter ○ Extending the roofline over outdoor living area to provide protection to the living areas. ○ Creating openings from back to front of house and placing the living area on the upper level, using breezes to facilitate efficient passive cooling. - Installation of solar panels, with current aim being a 10kW system (dependent on local electricity distributor) and supporting battery storage to reduce reliance on local grid power and transition to partial self sufficiency. - Dwelling will be entirely electric, with installation of energy efficient devices including induction cooking and 'on demand' water heating systems to generate hot water only as needed. - Use of recycled materials, including recycled brick for a significant proportion of the dwelling construction, reducing reliance on new materials while working within requirements for effective bushfire protections for the dwelling. - Installation of 2x 22,000L water tanks to effectively capture water from roof run off. It should be noted that this collected water will be used to support onsite agriculture (fruit trees) to reduce reliance on offsite resources. - The footprint of the dwelling has been substantially reduced to minimize the impact on the local landscape. However, it is acknowledged that the transition from single- to double-story dwelling has increased the overall height of the dwelling. It is anticipated to have a similar height and aspect to the dwelling presented at 290 Mountain Road, Gembrook (Figure 3). Visibility of the dwelling from adjoining roads is minimised by existing trees. The increase in height relative to natural surface level is addressed in response to clause 42.03 below.
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	<ul style="list-style-type: none"> - Current vegetation comprises grass only, and hence the proposed planting of fruit trees and Australian natives/wildflowers to encourage pollinators in conjunction with the dwelling will enhance vegetation.
<u>21.02-1 Catchment and coastal management</u>	<p><i>Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.</i></p> <ul style="list-style-type: none"> ▪ This is acknowledged. Currently the property presents as a grass paddock and does not contain any native vegetation. The intention, supported by an onsite dwelling, is to introduce both native wildflowers in support of the proposed beehives, and to plant fruit trees to more effectively support the biodiversity of the land. The site earthworks have been significantly reduced, decreasing the risk of salinity. Water tanks will be installed to capture roof run off, this will be used in support of agriculture on the property. The intended water capture and use to support agricultural purposes are not anticipated to exert significant impacts on local waterways. <p><i>Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.</i></p> <ul style="list-style-type: none"> ▪ Due to the extended distance from Cockatoo Creek (~120m), and that this property does not have access to Cockatoo Creek, there is no anticipated impact of the property on the local creek vegetation, erosion or sediment. <p>Managing stormwater and effluent in both urban and rural areas.</p> <ul style="list-style-type: none"> ▪ All stormwater overflow will be directed to the local authority nominated legal point of discharge. <p><i>Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.</i></p> <ul style="list-style-type: none"> ▪ Earthworks for this property have been significantly minimised versus the first iteration of the proposal. Further, Geotech survey (attached) conducted on 07AUG2023 by Hardcore Geotech did not demonstrate any evidence of reaching the groundwater table despite drilling to a depth of up to 6 metres. This suggests that the property does not have a shallow groundwater table. <p><i>Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.</i></p> <ul style="list-style-type: none"> ▪ As indicated above, water tanks will be installed to capture roof water run off, subsequently used to support agriculture. Combined with the minimised earthworks and use of porous materials for drive & pathways on the property. It is not anticipated that the amount of water entering the groundwater table will be significantly altered versus current land usage.

	<p><i>Recognising that climate change will increase the risk from flooding.</i></p> <ul style="list-style-type: none"> ▪ The dwelling is located at a significant elevation from the nearest waterway, being at ~30m elevated from Cockatoo Creek. Hence it is not anticipated that the property will be impacted by flooding as a result of climate change. No flood risks are flagged for the local area and this if not considered as a flood risk zone.
21.02-2 Landscape	<p>Addressing the strategies of 21.02-2</p> <p>Landscape values</p> <p><i>Protect significant landscapes recognised by the National Trust including the Western Port Coast, Heath Hill, Cockatoo Creek and Menzies Creek Valley from development that is inconsistent with the landscape values and built form of the surrounds.</i></p> <ul style="list-style-type: none"> ○ Earth works have been significantly reduced to maintain the sloping aspect of the land (please refer to attached plans). The proposal for the dwelling has been sensitively reworked with the landscape contours in mind. As can be seen from images in figures 1-5 and figure 11, built forms (dwellings) within the local area present with a variety of forms. Hence, the proposal for the dwelling consisting of a recycled brick lower floor and horizontal clad upper floor (in line with figures 1, 2 & 16), double story with decked area under the roof line (in line with figures 3 & 4) is largely in line with examples within the local area. <p><i>Protect the scenic corridor of the Puffing Billy Tourist Railway from extensive native vegetation removal and development that is inconsistent with the landscape values of the existing corridor.</i></p> <ul style="list-style-type: none"> ○ The proposed dwelling is >600m distant from the nearest point of Puffing Billy per LASSI-SPEAR (Figure 6) and not visible from the Puffing Billy railway line. As highlighted above, the proposed dwelling has been sensitively redesigned with maintenance of the sloping aspect of the landscape in mind. Further, in relation to the exterior design of the property, the black, vertical cladding to be applied to the upper level was inspired by the design of the Puffing Billy visitors centre located in Emerald. The black standing seam cladding and extensive glazing, including triangular glazing sections, served as inspiration for the appearance of the proposed dwelling (Figure 12) for which, at night, the lighting will appear to 'float' in the landscape, while the subdued colours and red brick harmonizing with the red soil of the area will help the dwelling blend into the landscape during daylight hours (Figures 13 & 14).

Recognise the value of the landscape to the community and as a competitive strength for the sustained development of tourism in the municipality.

- Use of the land for beekeeping and honey production, with contribution to local markets will support the development of tourism in the local area given the significant interest in farmers/makers markets within the local community.

Ensure that development in the urban growth area does not intrude or adversely impact on the landscape values of the area north of the Princes Highway and maintains significant vistas.

- The proposed dwelling is not in an urban growth area.

Recognise the landscape values associated with rural land including areas south of the Princes Highway.

- Per above, the dwelling design has been extensively redesigned to better maintain the sloping aspect of the land. In reference to design of the dwelling, multiple examples of similar designs in the local area are presented in the figures below.

Recognise the contribution of drains and bridges to the character of the rural landscape.

- No drains or bridges are present on the property.

Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.

- The current property is a grassed paddock with no significant vegetation.

Minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

- The land is not being fragmented/sub-divided and no vegetation will be removed.

Design and built form

Require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas.

- The building materials and colours for the dwelling are presented in **figures 13 and 14**. The materials and colours have been selected in consideration of:
 - Bush fire protection: Cement sheet axon cladding and double brick lower level construction offer high protection against bushfire damage.
 - Subdued colour scheme with a limited palette consisting only of recycled red brick

	<p>(lower level), black cladding, roof, guttering, window frames and downpipes (upper level), merbau decking and white oak door. The 'faded' colour of the recycled red brick is in harmony with the red earth prevalent in the area. The black cladding will offer a 'shadowing' effect during the day and 'disappear' at night. The merbau decking and white oak front door are aligned with natural colours of the local trees, reflecting both the deciduous colours and pale colours of native eucalypts.</p> <ul style="list-style-type: none"> ▪ The structure is redolent of agricultural buildings (sheds) within the local rural area. <p><i>Ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.</i></p> <ul style="list-style-type: none"> ○ The building envelope for the dwelling was approved by Cardinia Shire Council within the sub-division approval. Hence the location is fixed and not subject to change. <p><u>21.03-5 Rural residential and rural living development</u></p> <p>Property 5000020295 is a plot of 1.32 hectares and falls within the rural residential development definition.</p> <p>Objective 1</p> <p>To recognise the demand for rural residential and rural living development, and to provide for this development where it is closely integrated with an existing township or urban area.</p> <p><u>Strategies</u></p> <p><i>Ensure that rural residential and rural living development is appropriately located to minimise its impact on surrounding agricultural land.</i></p> <ul style="list-style-type: none"> ○ The building envelope for the dwelling was approved by Cardinia Shire Council within the sub-division approval. Hence the location is fixed and not subject to change. <p><i>Encourage rural residential development within existing urban areas and townships.</i></p> <ul style="list-style-type: none"> ○ The proposed dwelling is located in close proximity to Cockatoo town centre (refer Figure 15, noting a distance of 2.7km). Of note, despite the property itself being located in a green wedge zone, it is immediately adjacent to a low density residential zone (Figure 9) and hence is not significantly rural. We are already integrated into the local Cockatoo community with our son attending Cockatoo Primary
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	<p>School and the family attending the local karate school held at Cockatoo Community Centre.</p> <p>Objective 2 To ensure development reflects a high quality of design and does not result in environmental degradation.</p> <p><u>Strategies</u> <i>Ensure subdivisions and developments are designed to take into account the constraints of the area and limit detrimental impacts to the surrounding environment.</i></p> <ul style="list-style-type: none"> ○ The building envelope for the dwelling was approved by Cardinia Shire Council within the sub-division approval. Hence the location is fixed and not subject to change. The dwelling has been substantially re-designed to maintain the sloping aspect of the land and minimise impact on the land contours. <p><i>Ensure that rural residential and rural living development on land affected by environmental hazards and constraints is undertaken in a manner which prevents environmental degradation and minimises any risk from hazards.</i></p> <ul style="list-style-type: none"> ○ The most significant hazard in the local area relates to bushfire risk. Per the bushfire management overlay assessment report, provided on 13AUG2024 (attached), bushfire assessment expert John Burke assessed the site of proposed dwelling as being within BAL 12.5. The site was assessed as being at lower risk of bushfire than other parts of Cockatoo. Risk management has been accounted for in design of the dwelling with the use of resistant materials including axon cement sheeting and double brick construction walls. <p><i>Ensure that any proposal for rural residential and rural living development is assessed in relation to its ability to contain all wastewater within the site.</i></p> <ul style="list-style-type: none"> ○ The property will be connected to town water and sewerage (water and sewer access currently at property entry point). <p><i>Ensure that proposed development will not increase and will adequately control pest plants and pest animals on site.</i></p> <ul style="list-style-type: none"> ○ There are no pest animals present on the site to our knowledge. Placement of a dwelling will allow more efficient control of pest plants currently present, such as brambles, given the land will be used for primary production purposes.
<u>21.04-2 Agriculture</u>	Objective

To maintain agriculture as a strong and sustainable economic activity within the municipality.

Strategies

Sustainability of agricultural land

- *Protect agricultural land, particularly areas of high quality soils, from the intrusion of urban uses, inappropriate development and fragmentation which would lead to a reduction in agricultural viability, the erosion of the right of farmers to farm land, and ultimately the loss of land from agricultural production.*
 - No further subdivision of the plot is anticipated hence the plot will be maintained at the current size of 3.27 acres. The land is not currently used for productive agriculture, having been a grassed paddock since the time of purchase in 2018. Should the dwelling be approved, the land will be used for primary production of fruit trees and introduce beehives to improve the biodiversity of the local area and enable the production of honey and other bee related products.
- *Discourage boundary realignments that create the opportunity for fragmentation of agricultural land and the creation of a concentration of residential uses outside the urban growth boundary and township boundaries.*
 - No amendments to the land boundaries are proposed. A single residential dwelling is proposed in support of changing the land use to primary production.
- *Discourage non-rural uses such as primary and secondary schools, and places of worship from locating on land zoned green wedge and encourage these types of uses to locate within existing townships and within the green wedge land that adjoins the UGB, subject to strategic justification.*
 - N/A
- *Recognise the importance of access to locally grown food for Cardinia Shire's residents.*
 - The proposed dwelling will be used to support primary production onsite, with a focus on 'bees and trees'. Beehives will be introduced to the property, with fruit trees serving to support these pollinators and also primary production of fruit. The produce will be sold at local markets.
- *Recognise the growing demand for food, both domestically and internationally, and capitalise on opportunities to export fresh produce and processed food products.*
 - With a land size of only 3.27 acres, it is highly unlikely that sufficient crops will be generated for export, hence the local market will be the focus.
- *Encourage the establishment of value added industries to process local agricultural produce.*

	<ul style="list-style-type: none"> ○ N/A not suitable use of land given limited size and significantly sloping aspect (1:5 slope) of the land. • <i>Ensure the use or development, including subdivision, of agricultural land takes into consideration land capability.</i> <ul style="list-style-type: none"> ○ The land will be used for primary production, focussed on fruit trees, and beekeeping. These activities are within the capability of the land and suited to its significantly sloping aspect. • <i>Encourage the establishment of economically and environmentally sustainable farming practices.</i> <ul style="list-style-type: none"> ○ The introduction of bees onto the local environment will contribute to improved biodiversity. The primary production of fruit trees will be undertaken using organic farming practices. • <i>Encourage sustainable water supply to agricultural areas including the use of recycled water.</i> <ul style="list-style-type: none"> ○ The main source of water used to support agricultural purposes will be onsite water capture. <p>Agricultural use</p> <ul style="list-style-type: none"> • <i>Discourage non-soil based uses (eg: poultry farms) being located on soils which are of high agricultural quality and, recognising the economic importance of such uses, encourage their location on land with a lesser soil quality.</i> <ul style="list-style-type: none"> ○ It is acknowledged that the soil in the area is considered to be of high agricultural quality and hence the growth of fruit trees will make the most efficient use of the land while providing a crop that accounts for easy access in consideration of the significantly sloping aspect of the land. • Encourage the establishment of alternative and innovative agricultural activities such as herb farming or small nurseries, particularly in areas where fragmented lot sizes limit opportunities for broadacre agricultural activities. <ul style="list-style-type: none"> ○ The lot size is 3.27 acres with areas which, due to their shape and size, are considered as inconvenient for many aspects of farming (Figure 9). We propose to make best use of these areas by the planting of a fruit tree orchard and placement of beehives. <p>Access</p> <ul style="list-style-type: none"> • <i>Ensure efficient transport access to agricultural areas by heavy vehicles with particular attention to road system improvements and the structural capacity of bridges.</i> <ul style="list-style-type: none"> ○ As the local road service the immediately adjacent low density residential zone (Figure 9) we will defer to Cardinia Shire Council to review access to the local area as this is out with the boundaries of the land. <p>Amenity</p> <ul style="list-style-type: none"> • <i>Ensure that any agricultural development proposal is appropriately located in terms of buffer distances of surrounding uses.</i>
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	<ul style="list-style-type: none"> ○ Adjacent areas within the green wedge zone are currently used for grazing only. The use of fences will ensure that cattle access is abrogated. • <i>Provide for the establishment of intensive agricultural activities (eg: poultry farms and green houses) in a location and manner which minimises the impact on nearby residents and the environment.</i> <ul style="list-style-type: none"> ○ N/A • Encourage responsible land management to minimise environmental degradation by pest plants and animals. <ul style="list-style-type: none"> ○ Placement of the dwelling will enable more effective land management than is currently possible due to the distance between the current dwelling occupied by the owners, in Pakenham, and the land in Cockatoo.
<u>35.04 Green Wedge zone</u>	<p>Per request for further information, a detailed response to Clause 34.05 is requested. It is assumed that this is intended to refer to 35.04 in reference to green wedge zone schedule 2 requirements.</p> <p>A permit is required as dictated by 35.04-1 [Table of uses], intention to:</p> <ul style="list-style-type: none"> - Construct a single dwelling - Introduce Apiculture onto the property <p><u>35.04-2 use of land for a dwelling or small second dwelling [Requirements]:</u></p> <p><i>Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.</i></p> <ul style="list-style-type: none"> - Access to the dwelling from Brisbanes road will be via gravelled road suitable for all weather access. <p><i>The dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.</i></p> <ul style="list-style-type: none"> - Sewerage is available at the property entry and the dwelling will be connected to reticulated sewerage <p>The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.</p> <ul style="list-style-type: none"> - Town water is currently available within the property and will be connected to the dwelling. Further, the dwelling will be supported by 2X 22,000L water tanks with CFA fitting available on Tank A located in closest proximity to the access road at front of dwelling.

The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

- The dwelling will be connected to 3 phase electricity currently available at the entry to the property. The installation of a solar system (estimated 10kW) and storage battery will also be incorporated into the build of the dwelling to ensure alternate power source is available.

35.04-3 Subdivision

Does not apply as no subdivision is proposed

35.04-4 Long term lease or licence for accommodation

Does not apply as site will be used as a primary residence dwelling

35.04-5 Buildings and works

Permit is triggered due to proposed dwelling construction and earthworks. Due to the distance of the proposed dwelling from roads, boundaries, dwellings within other ownership and waterways, the subsequent sections within 35.04-5 are not applicable.

35.04-6 Decision guidelines

In addressing **general issues**, the proposal is to build a single dwelling as a primary residence. The dwelling is required to support the agricultural purpose of the land, being a 3.27 acre plot. Currently the property is a grassed, unproductive paddock which has been unproductive since at least 2018, the time of purchase by the current owners. It is proposed that a fruit tree orchard and beehives for the purpose of apiculture are introduced. This represents a diversification of the land from an unproductive paddock to a productive orchard and source of bees to support local biodiversity. Adjoining green wedge zone land is used for:

- Cattle grazing

The adjoining cattle grazing is not anticipated to be adversely impacted by the change in use of the property. It is considered that the local low density residential zone will not be adversely impacted by the transition of land use to primary production. Given the small size of the property (3.27 acres) and relatively low volume of production, it is not anticipated that significant vehicular access will be required to the property, hence local roads will not be detrimentally impacted. Given the wide variety of property appearances in the local area, it is not considered that the proposed property will impact the architectural quality. The property does not contain any significant plant or animal species, being an unused grass paddock which had previously been used for cattle grazing. The property demonstrates a downward sloping aspect and does not present with any significant features of natural scenic beauty.

In addressing **rural issues**, the property is currently an unproductive grassed paddock. Hence the proposed dwelling which is required to support the primary production of fruit trees and apiculture will support the change of the land use to agricultural production. The local land area is recognized as having high soil quality to support primary production, hence the transition of land use is in alignment with requirements to maintain and enhance the agricultural purposes of the land. It is not anticipated that the local infrastructure will be detrimentally impacted by the dwelling and transition of the land to primary production. As the property is located immediately adjacent to low density residential zone housing, all amenities including electricity, water and sewerage are available on/at the entry to the property. Given the low volume of production anticipated from the land given the small size of the property (3.27 acres), no significant vehicular access is required to manage transition of crops off the property, this will be managed by the owners. No expansion is anticipated as adjoining land is not owned by the applicants.

In addressing **environmental issues**, the site does not currently support any flora or fauna, being a grassed paddock previously used for grazing. In a review of the local area, the proposed dwelling is located >50m from the closest trees present on neighbouring properties. The proposed dwelling is located ~120m away from Cockatoo Creek, hence no impact is anticipated on local water ways. With the aim of protecting and enhancing biodiversity, the introduction of beehives, globally considered as essential to improving biodiversity, and the introduction of a wildflower area inclusive of Australian native planting will improve the biodiversity of the property. No effluent disposal area is planned as the dwelling will be connected to reticulated sewerage.

In addressing **design and siting** issues, the dwelling will be above the 7m threshold and hence requires a permit per the significant landscape overlay. This item is addressed below in response to clause 42.03, significant landscape overlay. The house design can be considered as sympathetic to the local area, presenting as a split level design, with a brick lower level and axon clad upper level, multiple examples of similar designs have been observed locally (review **Figure 1** (Emerald) & **Figure 16** (Cockatoo) for examples). The size of the dwelling has been substantially revised to reduce the overall footprint and maintain the sloping aspect of the property more efficiently. Taking cues from other countries with experience in building efficiently on sloping lands, the house is designed in the style of a modern European alpine chalet with learnings taken from the environmentally efficient design demonstrated by such structures (refer **Figure 17** for examples). Further, subdued colours have been selected to create sympathy between the dwelling and the local environment. Recycled brick, used for the lower levels, present harmony with the red soil of the area. The black axon cladding and black roofing of the upper level will present a shadowing effect during the day and 'disappear' into the landscape at night. Refer **figures 13 & 14** for colour selection and proposed house appearance. In reference to siting of

	<p>the dwelling, this has been dictated by the building envelope approved per subdivision planning by Cardinia Shire Council.</p> <p>In reference to specific queries posed within the request for further information:</p> <p>Details of the existing use of the land</p> <p>- The site of the proposed dwelling is a 3.27 acre plot consisting of an unused paddock with grass and invasive plants such as brambles. The plot has not been used for any purpose since purchase by the current owners in APR2018 and, to our knowledge, had not been used effectively for many years prior to purchase. The plot has not been used for the purposes of primary food production, grazing or increasing biodiversity in >7 years.</p> <p>Details of the proposed use of the land.</p> <p>The site is proposed to be used for 4x purposes:</p> <ol style="list-style-type: none"> 1. Construction of a dwelling intended to allow residence onsite in support of purposes 2-4 2. Installation of beehives intended to improve the biodiversity of the area and support primary production 3. Planting of fruit trees in support of local pollinators and installed beehives, and primary fruit production 4. Creation of an area Supporting Australian natives and wildflowers, improving the biodiversity and resilience of local insects and pollinators
42.03 Significant Landscape Overlay	<p>Addressing schedule 1 to clause 42.03, significant landscape overlay, the building materials and finishes proposed for the dwelling are non-reflective and subdued. Given the >600m distance from the closest point of the Puffing Billy railway line, the dwelling will not be viewed from the railway. The siting of the house is also within the approved building envelope. No vegetation will be removed nor trees lopped to allow building of the dwelling. The total height of the sole building proposed for the property exceeds 7m in respect of the design chosen for the dwelling, echoing the design of European alpine chalets and the significantly sloping aspect of the property (1:5). To align with the design aesthetic and environmental principles key to the success of the building, we feel that the building height is warranted. The impact on the local vistas will be limited given that views of the property are shielded by trees from the perspective of the main access road in the local area (Pakenham Road/Healesville-Koo Wee Rup Road). Refer figure 18 for a view of the property from Pakenham Road/Healesville-Koo Wee Rup Road.</p>
44.02	<p>Clause cannot be addressed as this is not currently present within the Cardinia Planning Scheme. Please refer Figure 19. Snip taken on 30MAR2025.</p>
51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS	<p>In support of this clause, the above additional information demonstrates:</p> <ul style="list-style-type: none"> - Transition of the land from an unproductive grass paddock to a suitable productive use in line with the size limitations of the property (3.27 acres).

	<ul style="list-style-type: none"> - Improvement of the local biodiversity through the introduction of beehives and wildflower/Australian natives area onto the property. - A single dwelling is necessary to effectively service the above outcomes. - Dwelling design has been substantially revised to maintain, where possible, the natural sloping aspect of the land. - Dwelling design has been developed in line with sensitive design in sloping areas and is redolent of a European alpine chalet. - The colours selected for the dwelling are subdued, non-reflective, representative of other dwellings within the area and in harmony with natural colours, e.g. the local red soil. - The local vista will be minimally impacted along the main access road in consideration of the shielding offered by local trees.
Elevation plans	<p>Provided as an attachment with required dimensions indicated</p> <p>Referring to commentary around earthworks and site cut, it should be noted per attached site plans that the site cut has been largely maintained within the footprint of the dwelling with minor exceptions being adjacent to the garage area. This area presents with an 1:1 batter in alignment with council preference. With the exception of this small area, every effort has been made to maintain natural contours across the remaining areas of the property.</p>

If any further queries remain in relation to the proposal for the property, we would welcome further discussion as the initial meeting to discuss our proposal was extremely helpful. Please contact:

Brooke Peterson:

Email: rookio@gmail.com

Phone: 0422 590 260

Jemma Evans:

Email: jemma.evans9981@gmail.com

Phone: 0404 182 903

Yours Faithfully

Mr Brooke Peterson and Dr Jemma Evans

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Figures in support of application.

Figure 1: Dwelling located at approximately 82 Beaconsfield-Emerald Road, Emerald demonstrating recycled brick lower level and vertical black cladding on upper level



Figure 2: Dwelling located at 237A Belgrave-Gembrook Road, Emerald, demonstrating recycled brick construction. Indicative position of Puffing Billy relative to house indicated



Indicative position of
Puffing Billy railway
line relative to dwelling

Figure 3: Dwelling located at 290 Mountain Road, Gembrook demonstrating outdoor deck under dwelling roofline (Figure 3a). Further demonstrating elevation of roofline above natural surface level of land (Figure 3B)



Figure 4: Dwelling located at 1205 Pakenham Road, Mount Burnet, demonstrating outside deck under dwelling roofline



Figure 5: Dwelling located on Taylor Road. Cockatoo demonstrating multiple levels (Figure 5A), significant site cut earthworks (Figure 5B), visibility to wider surrounding areas (view from Paternoster Road, Figure 5C) and distance between viewing point located on paternoster road to property on Taylors Road per LASSI-SPEAR

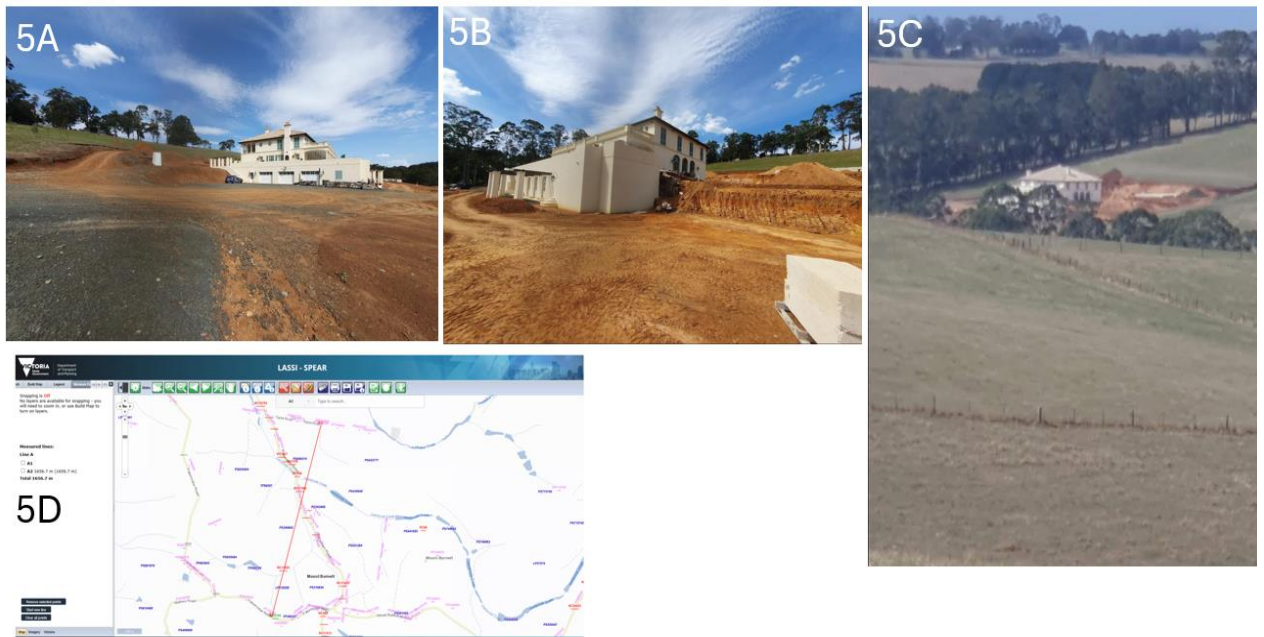


Figure 6: Proximity of property at PS814845 to Puffing Billy Railway per VIC state government LASSI-SPEAR demonstrating >600m between property and closest point of railway line.

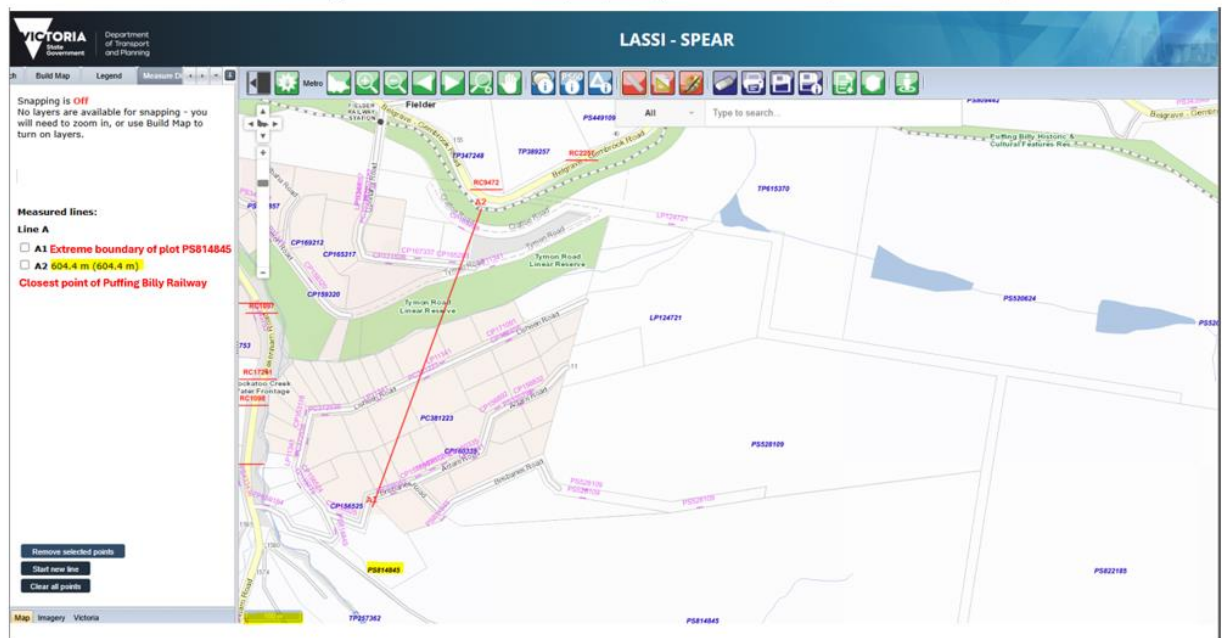


Figure 7: Distance (approximate) between building envelope present on property at Brisbanes Road Cockatoo and Cockatoo Creek per LASSI-SPEAR

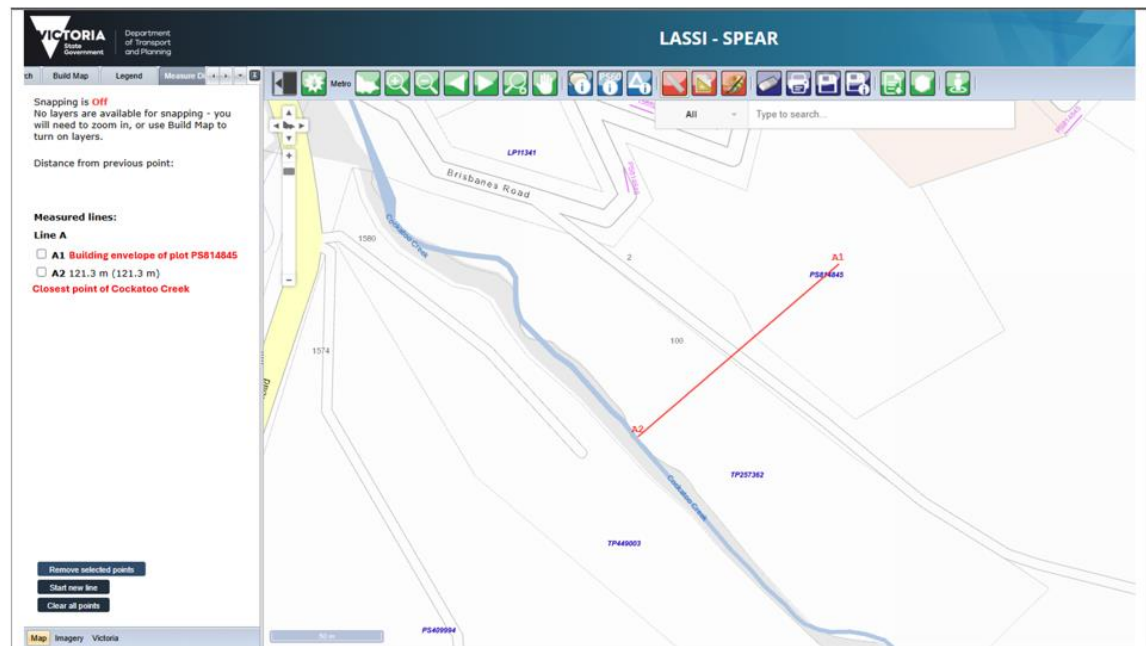
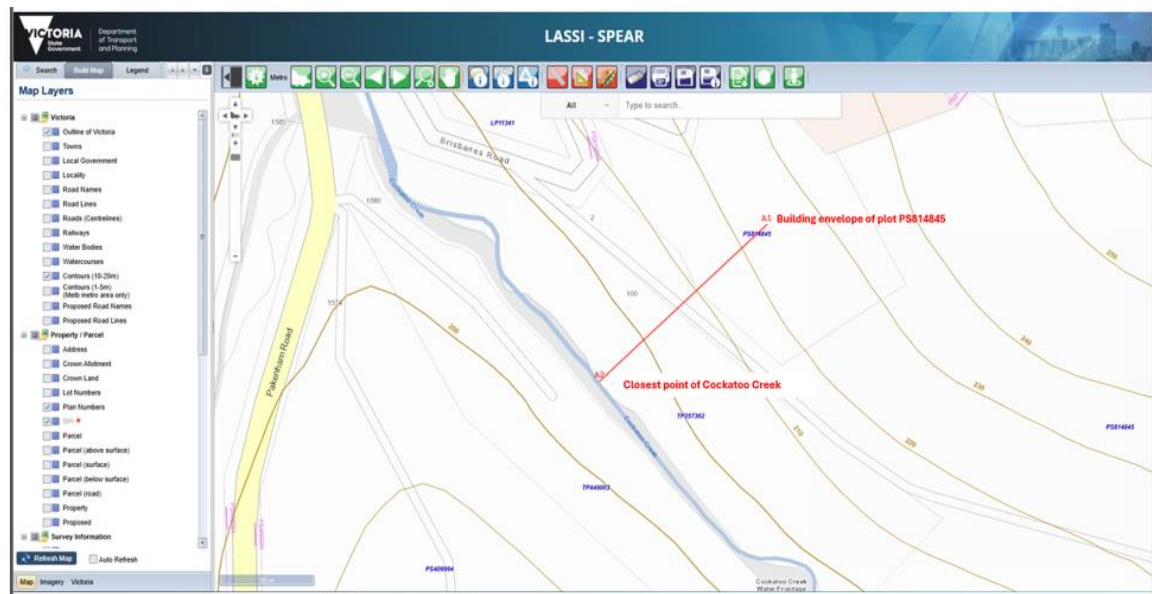


Figure 8: Contour map demonstrating elevation between proposed dwelling and Cockatoo Creek



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Figure 9: Areas challenging for traditional farming presented in yellow sections

The map displays a landscape with various land parcels. A large area in the upper right is shaded red and labeled 'LDRZ2'. To its left, a large green area is labeled 'GWZ2'. A river, 'Cotton Creek', flows from the top left towards the bottom center. A road, labeled '100', runs diagonally from the bottom left towards the center. A yellow section is highlighted within a red dashed boundary. Other parcels are labeled with numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 21, 30, 35. Other labels include 1585, 1574, 1580, 1545, and 1551. A parcel in the bottom left is labeled 'RCZ2'.

[illegible]

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Figure 11: Appearance of current dwellings located in close proximity to Cockatoo Creek



Figure 12: External views of Puffing Billy visitors centre



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Figure 13: Colour selection for proposed dwelling

Brisbanes Road: colour selections

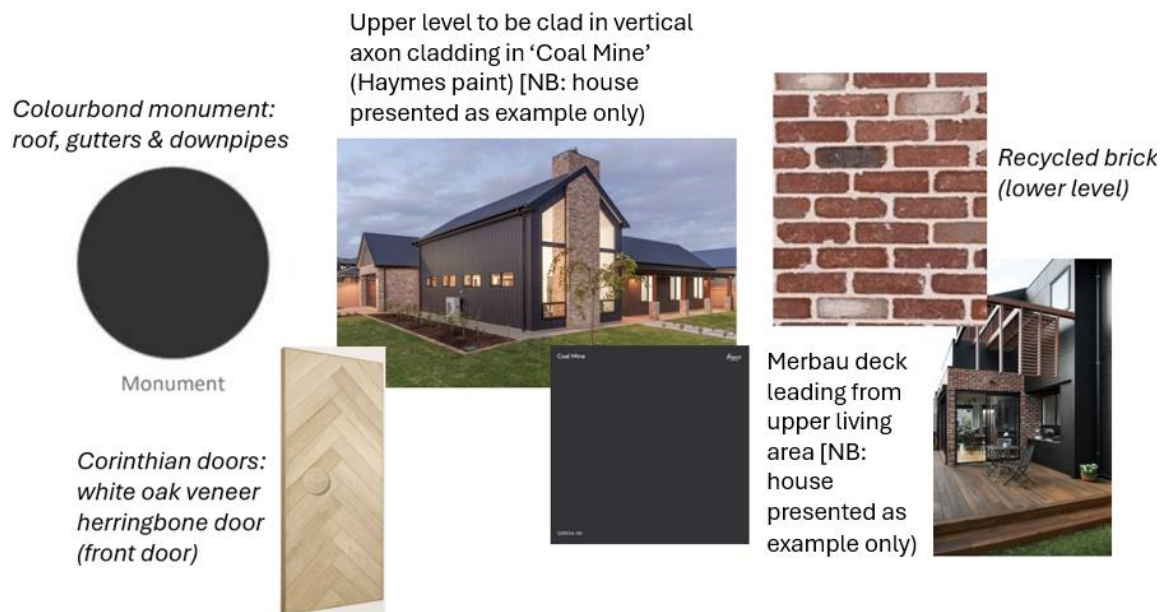
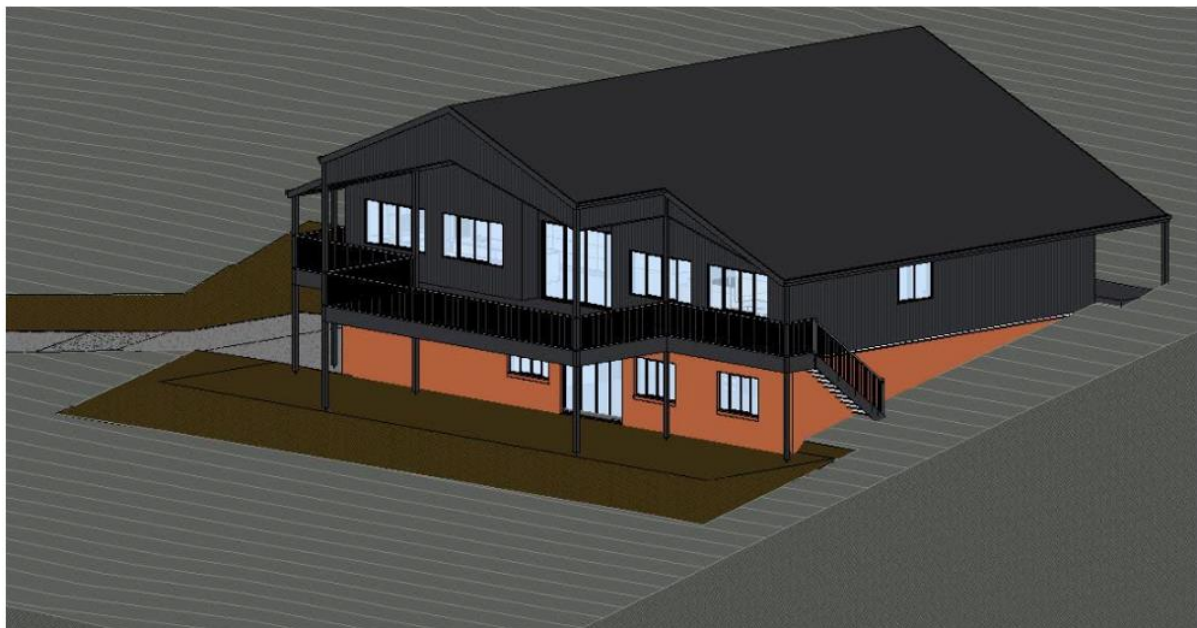


Figure 14: External views of proposed dwelling (concept) with indicative colours provided



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Figure 15: proximity of proposed dwelling to Cockatoo town centre

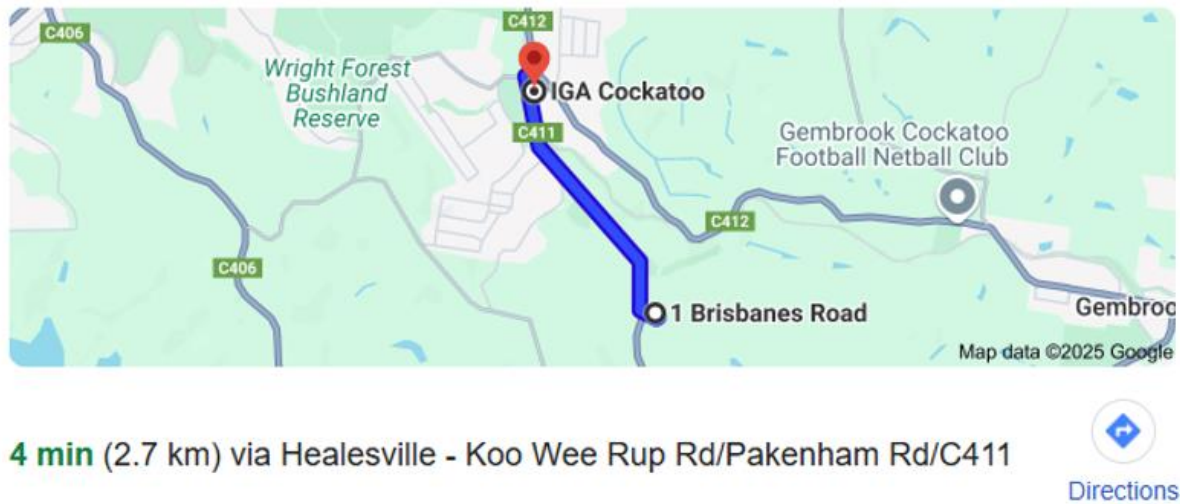


Figure 16: External view of property located at 34 Neville Street, Cockatoo



Figure 17: Examples of European alpine chalets serving as inspiration for the dwelling design



Figure 18: View of property from Pakenham Road/Healesville-Koo Wee Rup Road



Figure 19: Image of Cardinia Shire Planning Scheme section 44 taken on 30MAR2025 indicating section 44.02 is not present

43	HERITAGE AND BUILT FORM OVERLAYS	▼
VPP		
44	LAND MANAGEMENT OVERLAYS	▲
VPP		
44.01	EROSION MANAGEMENT OVERLAY	▼
VPP EMO		
44.03	FLOODWAY OVERLAY	▼
VPP FO,RFO		
44.04	LAND SUBJECT TO INUNDATION OVERLAY	▼
VPP LSIO		
44.05	SPECIAL BUILDING OVERLAY	▼
VPP SBO		
44.06	BUSHFIRE MANAGEMENT OVERLAY	▼
VPP BMO		
44.07	STATE RESOURCE OVERLAY	▼
VPP SRO		
45	OTHER OVERLAYS	▼
VPP		

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Geotechnical Consultancy, Soil testing, Land Capability Assessments

ABN: 47721649405

P.O. Box 32 Tynong Victoria 3813
Telephone: (03) 5608-0044 Mobile: 0438-344-645

SITE INVESTIGATION REPORT

Client:



Project: No. 6 Brisbane Road, COCKATOO.

Date of original soil test: 7th August 2023

Report Number: 230815

Site Classification: Class P – Due to trees

Soil Classification: Class M

Slab founding Depth: at least up to 400mm

Strip Footing founding Depth: at least up to 900mm

Stumps founding Depth: at least up to 900mm

Tree Clause: There are trees on and adjoining the site. For further guidance on foundation requirements the designer is directed to Appendix H AS2870-2011. The approximate location of these trees has been shown on the site plan as well as the current height of the trees. Locations and mature heights of any trees are to be confirmed by the client prior to construction.

Demo Clause: N/a

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1. Job Description

This company has been commissioned to undertake an investigation at the project site named above. Under this investigation this company will:

- Conduct a field investigation at the proposed site location.
- Classify the site in accordance with the requirements of the Residential Slabs and Footings Code AS2870-2011.

2. Type of Structure

It is anticipated that at this site an articulated masonry veneer dwelling and garage on an engineer designed slab and/or strip footings/stumps will be constructed.

3. Geology

Based upon the site investigation and the appropriate Geological Survey maps the site is in an area of Silurian Sediment– CLAYS bordering Devonian Sediment – CLAYS and Tertiary Basalt - CLAYS.

4. Site Description

The site is located in a residential area. The site has a gentle to steep slope to the south-west. Historic imagery shows trees on and adjoining the site.

4.1 Site History

December 2022 satellite imagery via Nearmap (see Figure 1) shows the subject site with trees on and adjoining site.



Figure 1: December 2022 imagery shows the subject site with existing dwelling, trees on and adjoining.

Source: <https://nearmap.com/maps/>
(Accessed: 2023)

5. Investigation Method

Four (4) boreholes were investigated over the site using a mechanical auger. The soil profile was noted and is shown in the site investigation logs in this report.

6. Soil Profile

Details of the soil profile as observed during the site investigation are shown on the site investigation logs in this report. It must be noted that due to the limitations of any site investigations that the depths and colours that are shown on these logs are only representative. If at any time during construction the soil profile encountered differs from what has been reported then this company will need to be contacted to conduct a further investigation of the site and if required this report will need to be reviewed and/or amended.

7. Soil Moisture Conditions

At the time of the investigation no ground water / perched water table was encountered. If construction is to occur during wet months of the year then temporary construction drainage may be required. An open drain around the perimeter of the site to a depth 200mm below the founding depths of the footings may be required in order to dry the site out so that the footings can be constructed. It is essential that this drain is backfilled once the footings are constructed, as it will be no longer required. Before or immediately after the construction is completed the surface grading and drainage of the site should be set up to prevent water from ponding around the footings. A fall of 50mm per 1000mm away from the structure should achieve this.

8. Site Classification

After considering the results of the site investigation, geology of the area, soil profile and climatic zone the site has been classified Class P, due to trees, with reference to AS 2870-2011. This classification may need to be amended if the site is cut by more than 500mm or filled by more than 400mm. In making this classification it has been assumed that the site maintenance, drainage and landscaping requirements will be maintained. Abnormal moisture conditions past, present and future have not been taken into consideration in making this classification.

9. Movement

The above classification assumes that the potential differential seasonal soil movements of the natural material will not exceed 40mm, and that needs to be taken into consideration when the footings are being designed. Where the trees or removal of trees influence the site then the movement will be increased.

10. Recommendations for foundations

10.1 Slab

10.1.1 Although the site has been Classified as Class P, it is recommended that a Class M slab is used for the proposed structure with the edge beams founded into the underlying natural soils. The edge beams must be founded 100mm into the natural soils as indicated in the site investigation logs. In relation to the existing surface level these footings will need to be founded at least up to 400mm. This material can be assumed to have an allowable bearing capacity of 60kPa. Any areas where the trees will be an issue then the footings must be designed with reference to Appendix H, AS2870-2011.

10.1.2 Any organic material should be removed from under the slab area to a depth of 50mm and if required replaced with leveling material.

10.1.3 Up to 600mm of sand fill or 300mm for other material may be placed in 150mm layers with each layer being compacted by a vibrating roller or vibrating plate. Based upon the likely conditions of this material it can be assumed that the material will have an allowable bearing capacity of 50kPa.

10.1.4 Edge beams and load bearing internal beams are to be taken through this fill material and founded in the existing material below.

10.1.5 Where any footings are to be constructed near existing services it is recommended that these footings are founded at a depth above the angle of repose from the invert of the service with these angles being 45 degrees for Clays and 30 degrees for Sand.

10.1.6 If the slab is to be founded on bored piers then they should be founded 600mm into the natural CLAY soils. The founding depths will be at least up to 1400mm with an allowable end bearing capacity of 250kPa. An allowable side friction capacity of 25kPa can be adopted for the natural CLAY soils and 0kPa for all fill materials. Any areas where the trees will be an issue then the footings must be designed with reference to Appendix H, AS2870-2011.

10.2 Waffle Slab

10.2.1 Although the site has been Classified as Class P, if a waffle slab, Class M, is to be used then it must be founded on the natural soils and will have an allowable bearing capacity of 60kPa. Any areas where fill exists then the slab will need to be founded on piers. Any areas where the trees will be an issue then the footings must be designed with reference to Appendix H, AS2870-2011.

10.2.2 Any organic material should be removed from under the slab area to a depth of 50mm and if required replaced with leveling material.

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10.2.3 If the slab is to be founded on bored piers then they should be founded 600mm into the natural CLAY soils. The founding depths will be at least up to 1400mm with an allowable end bearing capacity of 250kPa. An allowable side friction capacity of 25kPa can be adopted for the natural CLAY soils and 0kPa for all fill materials. Any areas where the trees will be an issue then the footings must be designed with reference to Appendix H, AS2870-2011.

10.2.4 Where any footings are to be constructed near existing services it is recommended that these footings are founded at a depth below the angle of repose from the invert of the service with these angles being 45 degrees for Clays and 30 degrees for Sand.

10.3 Strip Footing and/or Stumps

10.3.1 Although the site has been Classified as Class P, it is recommended that Class M, AS 2870-2011, proportioned strip footings and / or stumps are to be used and they must be founded 100mm into the natural CLAY soils. Based upon the profile found during the site investigation this will be at least up to 900mm for strip footings and / or at least up to for stumps, in relation to the existing surface. Based upon the observations made during the site investigation it can be assumed that the natural CLAY material will have an allowable bearing capacity of 120kPa. Any areas where the trees will be an issue then the footings must be designed with reference to Appendix H, AS2870-2011.

11. Limits of Investigations and Recommendations.

11.1 Any current owner and subsequent future owners are to be made aware of their responsibilities as outlined in CSIRO document, "Guide to Home Owners on Foundation Maintenance and Footing Performance", Sheet No 10-91. This publication is considered part of this report. This may be purchased from CSIRO publications 150 Oxford Street, Collingwood, Victoria.

11.2 Soil layers as outlined in the soil investigation borelogs will vary in depth and colour over the proposed building area. The recommendations that the footings are founded on the materials as described in this report need to be followed to ensure that the requirements of this report have been met.

11.3 If at any time during the construction period the soil profile encountered does not match what was found during the site investigation then this company needs to be contacted to ensure that the correct founding material is found to ensure that the relevant bearing capacities are applicable.

11.4 Any site that has trees and/or buildings removed will need to allow a sufficient amount of time, usually a summer/winter cycle, to pass before commencement of footing construction to occur to allow for the soil to regain normal moisture conditions.

11.5 It is not recommended that this report be used for detailed costings for proposed footing systems.

11.6 If a concrete slab is to be used at this site the owner should be aware that slab cracking is inevitable and may continue for some time. Therefore it is recommended that floor tiles are not placed for a period of six months to allow the cracking to occur.

11.7 The recommendations contained within this report have been determined from the information gained during the site investigation and the information supplied to this company from the client prior to the site investigation. It is expected that this information is correct and that the client has investigated all history of the site and passed it on to this company. Therefore this company will reserve the right to make amendments to this report upon receiving any additional information that may change the recommendations given. This company will not be held responsible for any financial losses that may occur from the amended report.

11.8 This report must be reproduced in full and is subject to the normal laws of copyright. The right to withdraw this report and any recommendations is reserved. Hardcore Geotech Pty Ltd retains ownership of this report until the account is paid in full. If the client refuses to pay then Hardcore Geotech Pty Ltd reserves the right to disclaim any recommendations made.


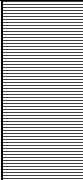
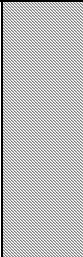
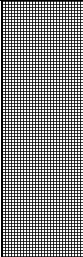


Luke Tymensen
BE (Civil) Hons
Hardcore Geotech Pty Ltd

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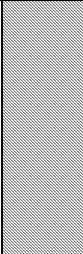
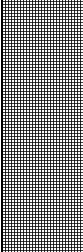
Site Investigation Logs

Borehole 1

Depth (m)		Description	Strength / Density	Moisture
0.200		Clayey SILT (FILL) Dark brown	Loose	Moist
0.500		Clayey SILT Brown Increasing Clay contents with depth	Medium dense	Moist
1.800		Silty CLAY Brown / red Traces of increasing Completely weathered gravels light brown / yellow becoming weathered	Stiff	Moist
6.000		Completely Weathered MUDSTONE Light brown / yellow Becoming Extremely weathered / highly weathered with depth	Hard	Dry

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Borehole 2

Depth (m)		Description	Strength / Density	Moisture
0.300		Clayey SILT (FILL) Dark brown	Loose	Moist
0.700		Clayey SILT Brown Increasing Clay contents with depth	Medium dense	Moist
1.400		Silty CLAY Brown / red Traces of increasing Completely weathered gravels light brown / yellow becoming weathered	Stiff	Moist
3.000		Completely Weathered MUDSTONE Light brown / yellow Becoming Extremely weathered / highly weathered with depth	Hard	Dry

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Borehole 3

Depth (m)		Description	Strength / Density	Moisture
0.300		Clayey SILT (FILL) Dark brown	Loose	Moist
0.800		Clayey SILT Brown Increasing Clay contents with depth	Medium dense	Moist
1.100		Silty CLAY Brown / red Traces of increasing Completely weathered gravels light brown / yellow becoming weathered	Stiff	Moist
3.700		Completely Weathered MUDSTONE Light brown / yellow Becoming Extremely weathered / highly weathered with depth	Hard	Dry

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Borehole 4

Depth (m)		Description	Strength / Density	Moisture
0.300		Clayey SILT (FILL) Dark brown	Loose	Moist
0.700		Clayey SILT Brown Increasing Clay contents with depth	Medium dense	Moist
1.700		Silty CLAY Brown / red Traces of increasing Completely weathered gravels light brown / yellow becoming weathered	Stiff	Moist
3.000		Completely Weathered MUDSTONE Light brown / yellow Becoming Extremely weathered / highly weathered with depth	Hard	Dry

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Site Plan



No. 6 Brisbane Road, COCKATOO.

See Contour Survey for Services & Borehole Locations as required.

Please Note: This drawing is not to scale and is indicative only.

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Site Photos



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DRAWING LIST

SHEET No.	SHEET NAME	SHEET No.	SHEET NAME
F01-00	COVER SHEET		
F01-01	SITE PLAN		
F01-02	LOWER FLOOR PLAN		
F01-03	GROUND FLOOR PLAN		
F01-04	ELEVATIONS		
F01-05	ELEVATIONS		
F01-06	ELEVATIONS		

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REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS

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COVER SHEET



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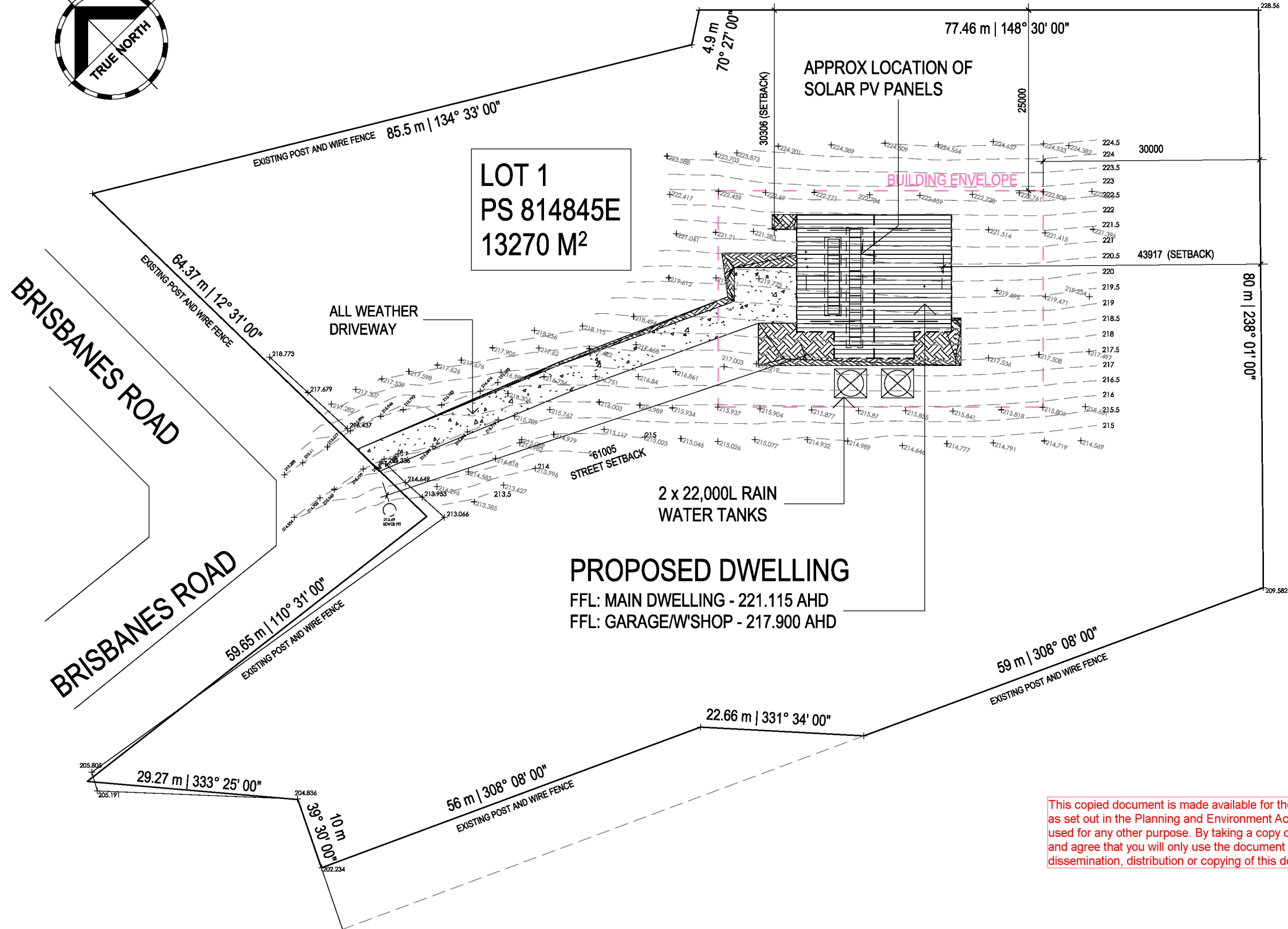
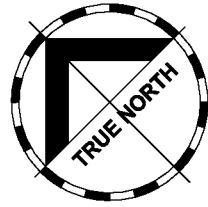
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CEILING:
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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°:	TBC	PERMIT N°:	TBC
WIND SPEED:	TBC	MASTER ISSUED:	TBC
DRAWN:	BPE	CHECKED:	BPE
TOWN PLANNING DATE: 30/03/2025			SHEET: F01-00

SPEC: TBC



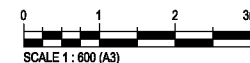
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NOTES:

SITE AREAS:

SITE AREA: 13270 m²
SITE COVERAGE: 2.8 %
PERMEABILITY: 97.2 %
GARDEN AREA: 97.2%

DRAWING TITLE:
SITE PLAN



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BRISBANES ROAD, COCKATOO

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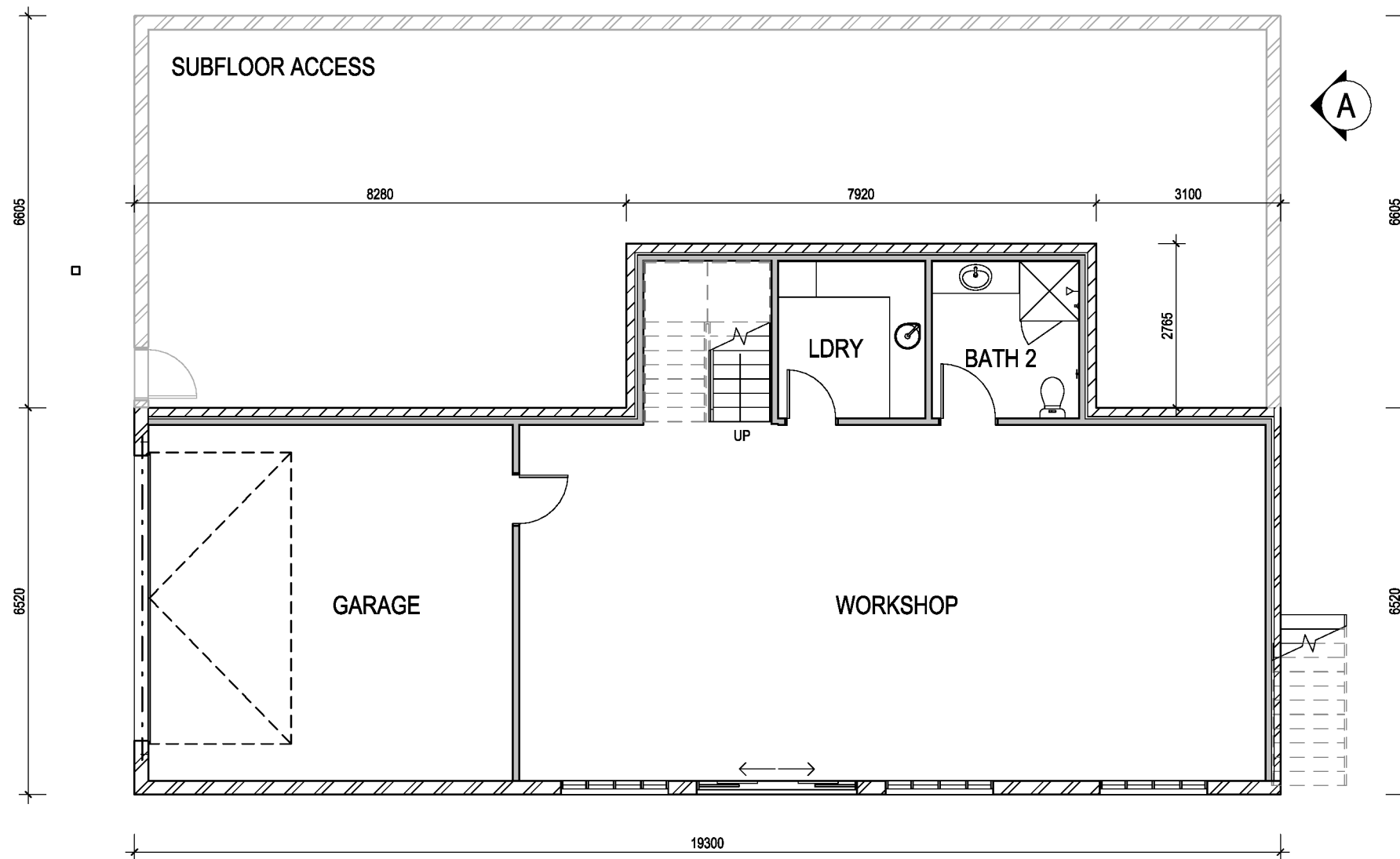
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NOTES:

AREA	m ²	SQR
LOWER FLOOR	24.12 m ²	2.60
GROUND FLOOR	240.88 m ²	25.93
TOTAL LIVING	264.99 m ²	28.52
VERANDAH	71.88 m ²	7.74
PORTICO	0.00 m ²	0.00
OUTDOOR LIVING	57.80 m ²	6.22
GARAGE / WORKSHOP	123.62 m ²	13.31
TOTAL OTHER	253.30 m ²	27.27
TOTAL	518.29 m ²	55.79

DRAWING TITLE:
LOWER FLOOR PLAN



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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°: TBC PERMIT N°: TBC

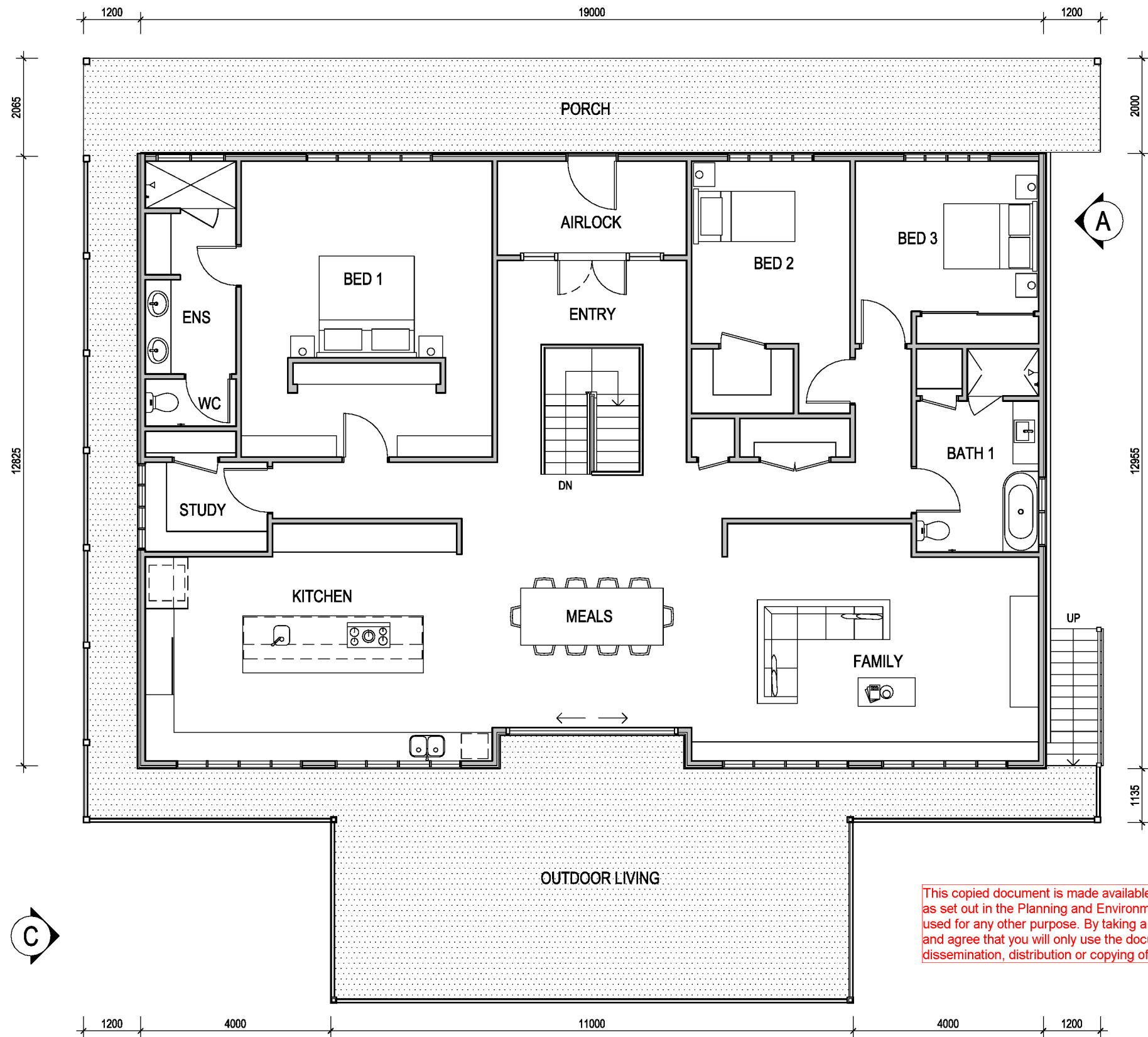
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NOTES:

AREA	m ²	SQR
LOWER FLOOR	24.12 m ²	2.60
GROUND FLOOR	240.88 m ²	25.93
TOTAL LIVING	264.99 m ²	28.52
VERANDAH	71.88 m ²	7.74
PORTICO	0.00 m ²	0.00
OUTDOOR LIVING	57.80 m ²	6.22
GARAGE / WORKSHOP	123.62 m ²	13.31
TOTAL OTHER	253.30 m ²	27.27
TOTAL	518.29 m ²	55.79

DRAWING TITLE:
GROUND FLOOR PLAN

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SPEC: TBC

DESIGN: **CUSTOM**

PRODUCT CODE:

CEILING: **27G, 27F R**

FACADE: **CUSTOM**

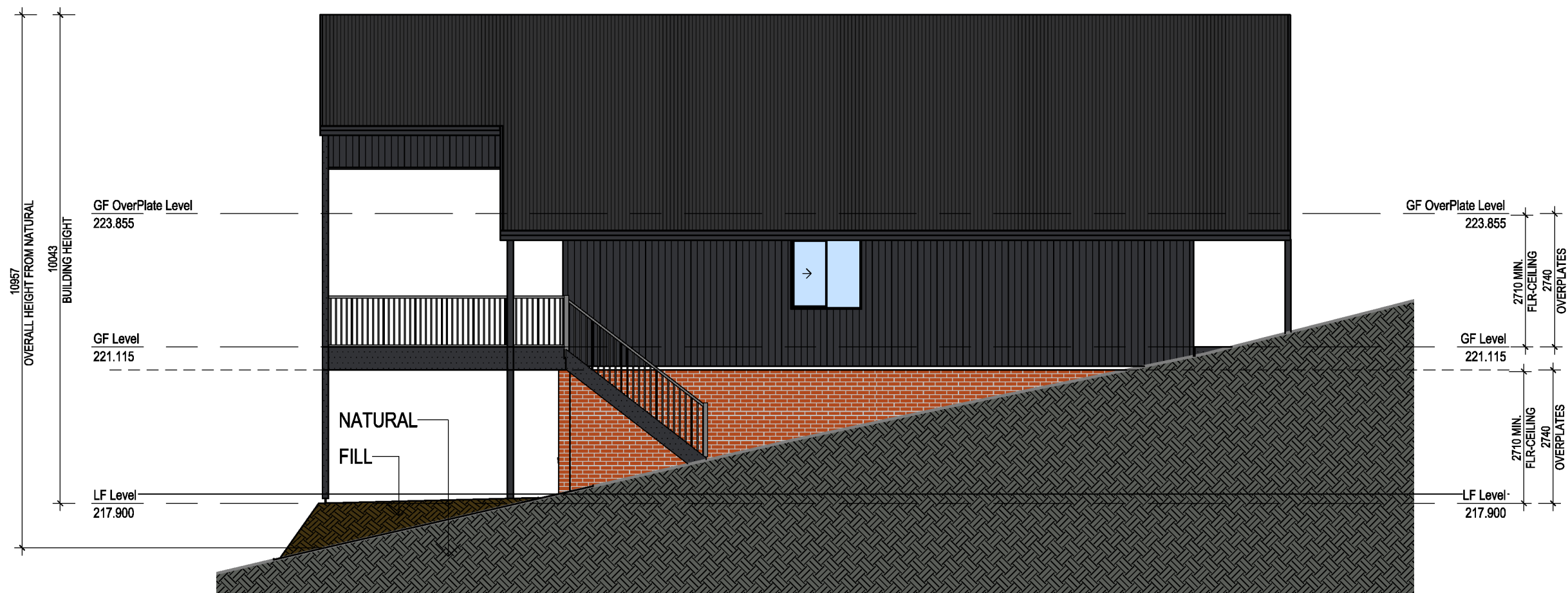
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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°:	TBC	PERMIT N°:	TBC
WIND SPEED:	TBC	MASTER ISSUED:	TBC
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A ELEVATION
1 : 100



NOTES:

- 450 EAVES U.N.O.

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ELEVATIONS



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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°:	TBC	PERMIT N°:	TBC
WIND SPEED:	TBC	MASTER ISSUED:	TBC
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TOWN PLANNING DATE: 30/03/2025			SHEET: F01-04

SPEC: TBC

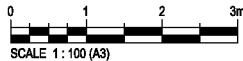
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B ELEVATION
1 : 100



NOTES:

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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°: TBC PERMIT N°: TBC

WIND SPEED: TBC MASTER ISSUED: TBC

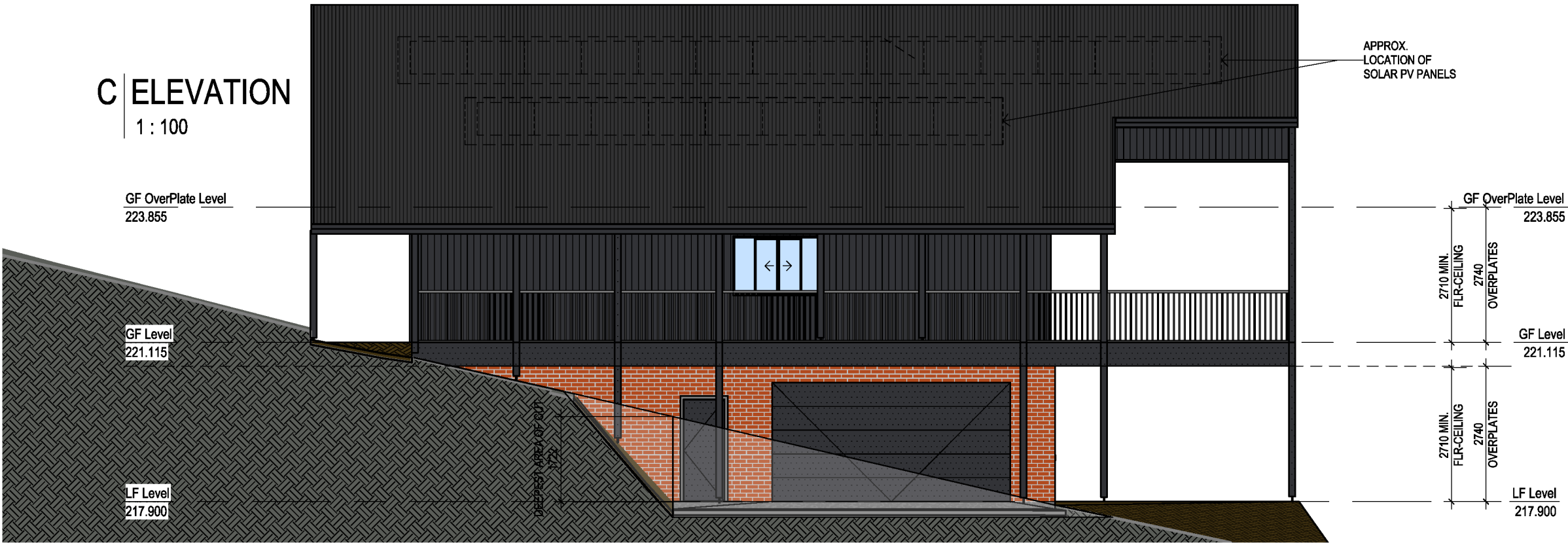
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DATE: 30/03/2025

F01-05

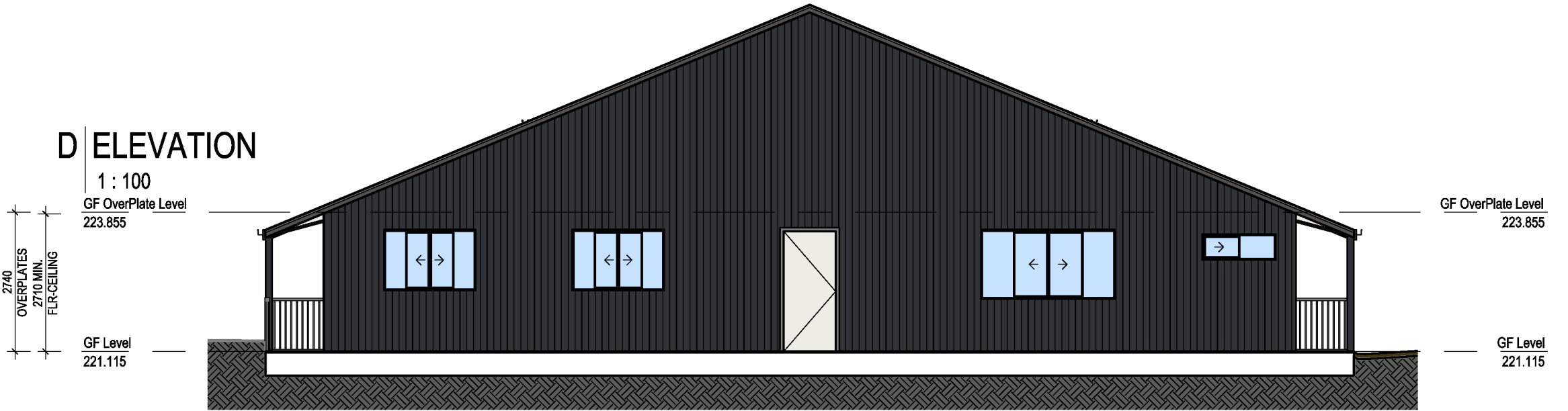
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C ELEVATION
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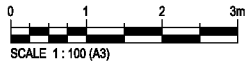
D ELEVATION
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NOTES:

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LOT 1 PS 814845E
BRISBANES ROAD, COCKATOO

JOB N°: TBC PERMIT N°: TBC

WIND SPEED: TBC MASTER ISSUED: TBC

DRAWN: BPE CHECKED: BPE SHEET:

TOWN PLANNING
DATE: 30/03/2025

F01-06

SPEC: TBC