Notice of Application for a Planning Permit



The land affected by the application is located at:			CA 18 Parish of Nangana 335 Ure Road, Gembrook VIC 3783		
The application is for a permit to:		o: Subdivision of the L	Subdivision of the Land into Two (2) Lots		
A permit is required under the following clauses of the planr			anning scheme:		
35.04-3	Subdivide land, ,				
44.06-2 Subdivide land					
42.01-2	Subdivide land				
I		APPLICATION D	ETAILS		
The applicant	for the permit is:	MJ Reddie Surveys			
Application nu	umber:	T230559			
Documents ca	an also be viewed ov.au/advertisedp	nours and is free of charg on Council's website at lans or by scanning the Q IOW CAN I MAKE A S	R code.		
	n has been made. Th	. You can still make a submis e Responsible Authority will no			
Any person who the granting of tl	other submissions le authority. Responsible ify you of the	 An objection must: be made to the Responsib Authority in writing; include the reasons for the objection; and state how the objector wor affected. 	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.		
plication	Q Council initial	Application is here Notice C	onsideration Assessment Decis		

A lodged assessment

of submissions

Application Summary

Portal Reference

A42355VQ

Basic Information

Proposed Use	2 lot subdivision
Current Use	Cattle & growing flowers
Site Address	335 Ure Road Gembrook 3783

Covenant Disclaimer

 Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173
 No such encumbrances are breached

 agreement or other obligation such as an easement or building envelope?
 Note: During the application process you may be required to provide more information in relation to any encumbrances.
 Note: During the application process you may be required to provide more information in

Contacts

Туре	Name	Address	Contact Details
Applicant		21 OLIVE AVENUE, 21 olive avenue VIC 3806	
Preferred Contact		21 OLIVE AVENUE, 21 olive avenue VIC 3806	

Fees

Regulation	Regulation Fee Condition		Modifier	Payable
9 - Class 18	To subdivide land into two lots	\$1,415.10	100%	\$1,415.10
		Total		\$1,415.10

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Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am– 5pm Phone: 1300 787 624 After Hours: 1300 787 624 Fax: 03 5941 3784

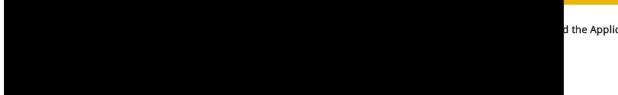
Documents Uploaded

Date	Туре	Filename
08-11-2023	Subdivision Plan	23-08-45(PS).pdf
08-11-2023	Explanatory Letter	Form1.pdf
08-11-2023	Additional Document	23-08-45(SA).pdf
08-11-2023	Additional Document	Application for planning Permit.pdf
08-11-2023	Additional Document	Clause 56.pdf
08-11-2023	Additional Document	Title(Full).PDF

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



Declaration



d the Applicant and/or Owner

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Web: http://www.cardinia.xic.gov.au	the typeson of eaching consul	luting electronically, and copies oration and raview as part of a p ou have any concerns, ploase o	may be made to	interes	ind names
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		SI, Pagmini, Grante	7 [0	de: 3783	_
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Need help with the A	m, road the so complete the Auplication for Planning Permit form into process is available at www.dppd.vic.00v.dw/planning
Contact Council's eleming departm or unclear information may delay yo	ent to discuss the specific regulacitients for this application and etc.
B Has there been a pro-application meeting with a Council plenning officer?	No Yes
Checklist	_
Have you:	
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	Paid or included the application fee? - Kost applications inspire a fee to be paid. Contact Courses
	Provided all necessary supporting information and documente?
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Cardinia Shire Council

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.:	T230559
Address of the Land:	335 Ure Road, Gembrook VIC 3783

APPLICANT DETAILS

Name:	
Organisation:	MJ Reddie Surveys
Address:	21 Olive Avenue, Harkaway
Phone:	3806
Email:	luke@reddiesurveys.com.au

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:	 ✓
Section 50A - Amendment to application at request of responsible authority before notice:	
Section 57A – Amendment to application after notice is given:	

AMENDMENT DETAILS

What is being amended? (select all that apply)						
Plans / other documents	Applicant / owner details					
Other						
nore space, please attach a separate p	page.					
or both lot 1 and lot 2 have be	en added to the PS					
	Plans / other documents Other					

Specify the estimated cost of any d	evelopment for which the permit is rea	quired:
Not applicable	Unchanged 🖌	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:	18/07/2024

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

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.

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 *Planning and Environment (Fees) Regulations 2016* for more information.

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.

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.

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 *Planning and Environment Act* 1987.



The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 05415 FOLIO 938

Security no : 124108189147E Produced 08/08/2023 01:12 PM

LAND DESCRIPTION

Crown Allotment 18 Parish of Nangana. PARENT TITLE Volume 01528 Folio 596 Created by instrument 1353790 07/02/1928

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP584073X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER AX060340Q (E) AX060342L (E) AX107012C (E)	CONV PCT & NOM ECT TO LC SURVIVORSHIP APPLICATION NOMINATION OF ECT TO LC	STATUS Completed Registered Completed	DATE 18/07/2023 18/07/2023 01/08/2023
AX107012C (E) AX110626V (E)	NOMINATION OF ECT TO LC TRANSFER	Completed Registered	01/08/2023 02/08/2023
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Additional information: (not part of the Register Search Statement)

Street Address: 335 URE ROAD GEMBROOK VIC 3783

DOCUMENT END



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Document Identification	TP584073X
Number of Pages	1
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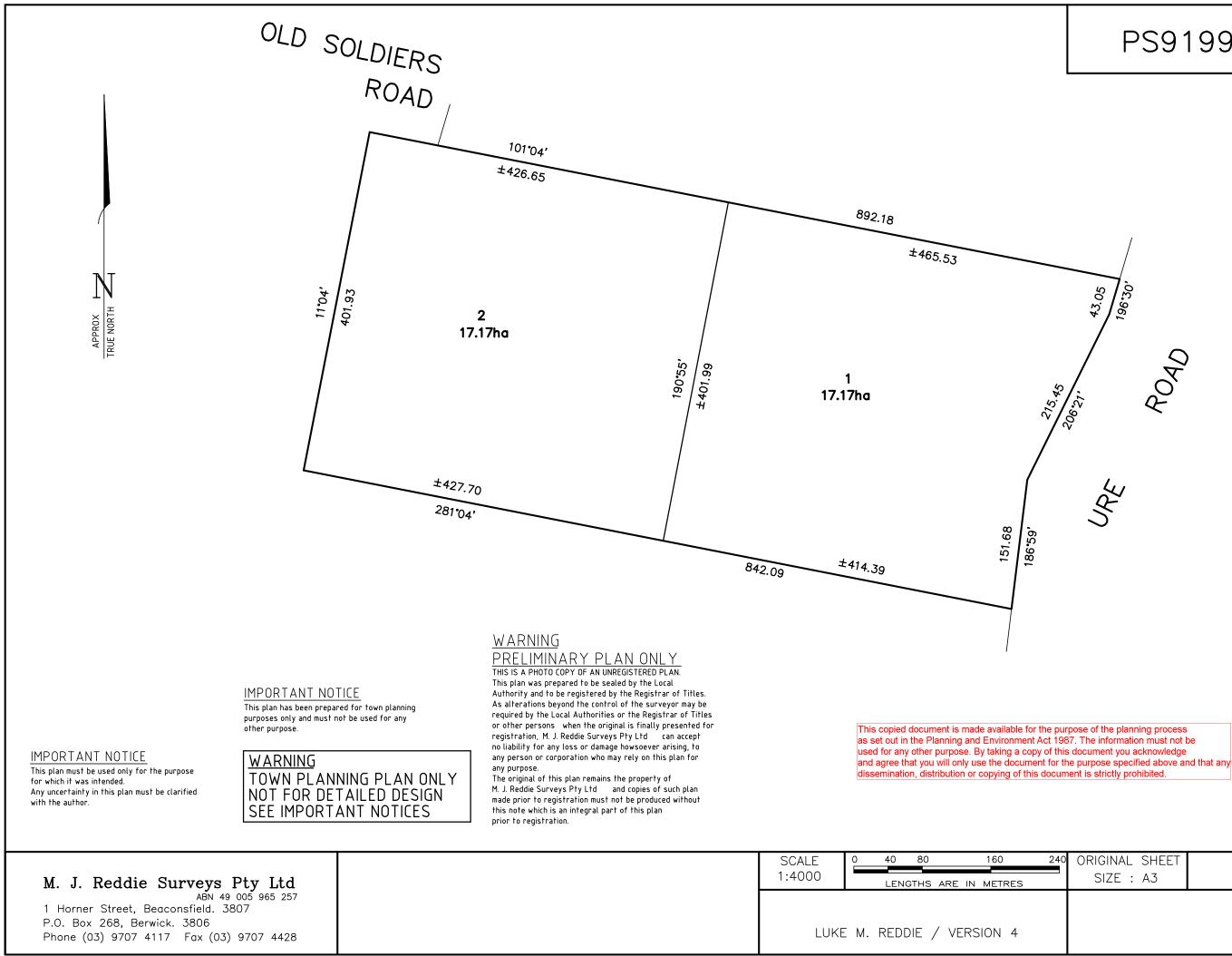
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Delivered by LANDATA®, timestamp 08/08/2023 13:13 Page 1 of 1

TITLE PLAN		EDITION 1	TP 584073X
Location of Land		Not	tations
Parish: NANGAN Township:	A		
Section: Crown Allotment: 18			
Crown Portion:			
Last Plan Reference: Derived From: VOL 541:	5 FOL 938		
Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE T THIS TITLE PLAN	EXT MEANS THE DIAGRAM SHOWN ON
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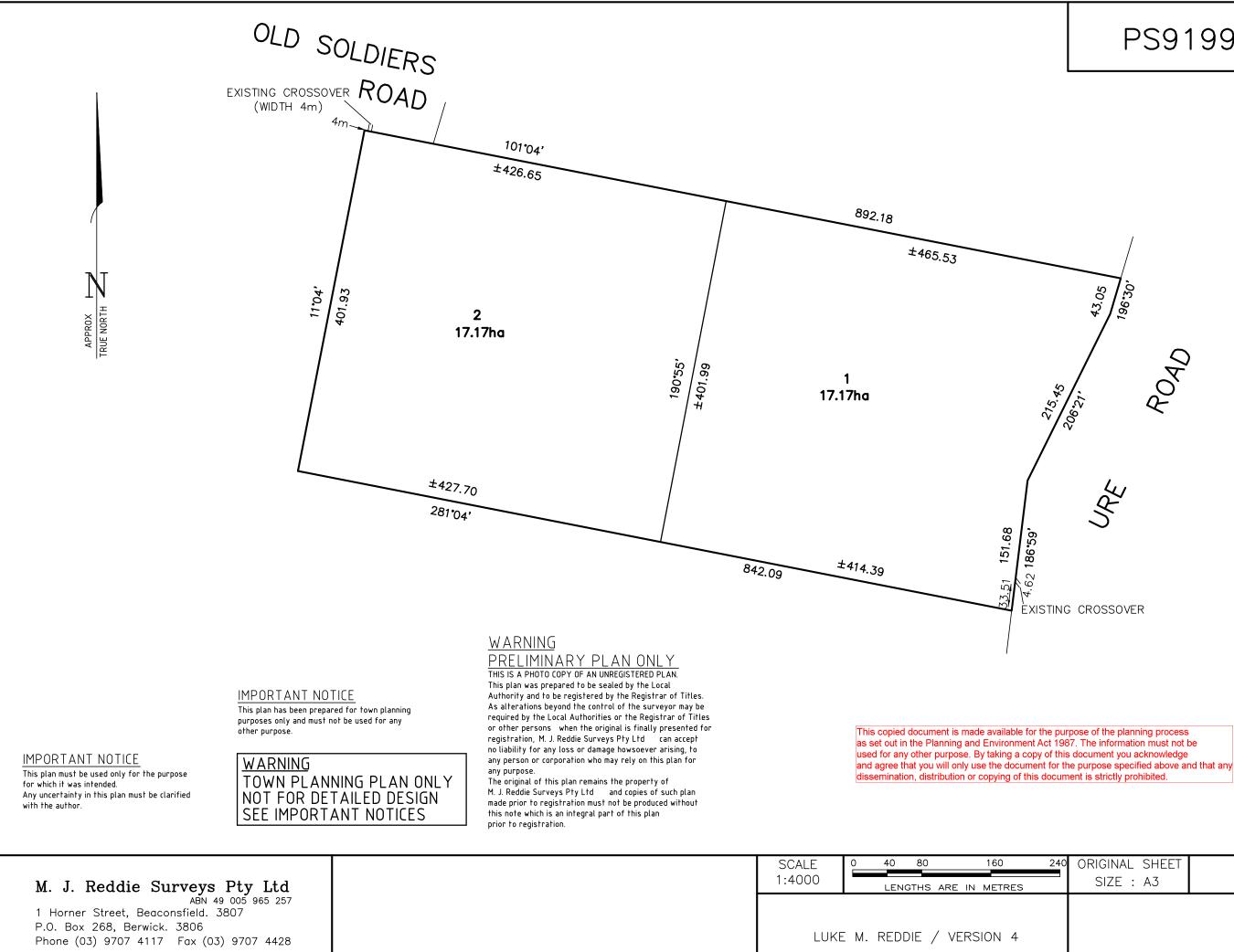
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	CO-ORDINATES centre of land	E 371 870 N 5 802 340 ZONE: 55					
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STAGING: This is/ is i	not a stage	d subdivision					
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M. J. Reddie Surveys Pty Ltd	REF: 23-08-45 FILE: RG	ORIGINAL SHEET SHEET 1 OF 2 SIZE: A3
ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	LUKE M. REDDIE / VERSION 4	





240 -	ORIGINAL SHEET SIZE : A3	SHEET 2



PS919908W

240 -	ORIGINAL SHEET SIZE : A3	SHEET 3

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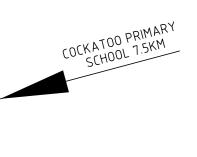
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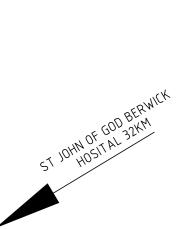
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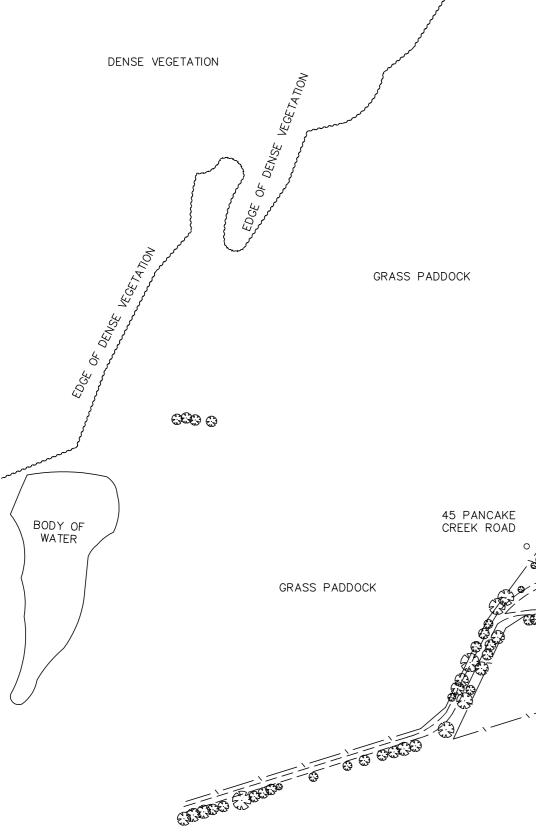
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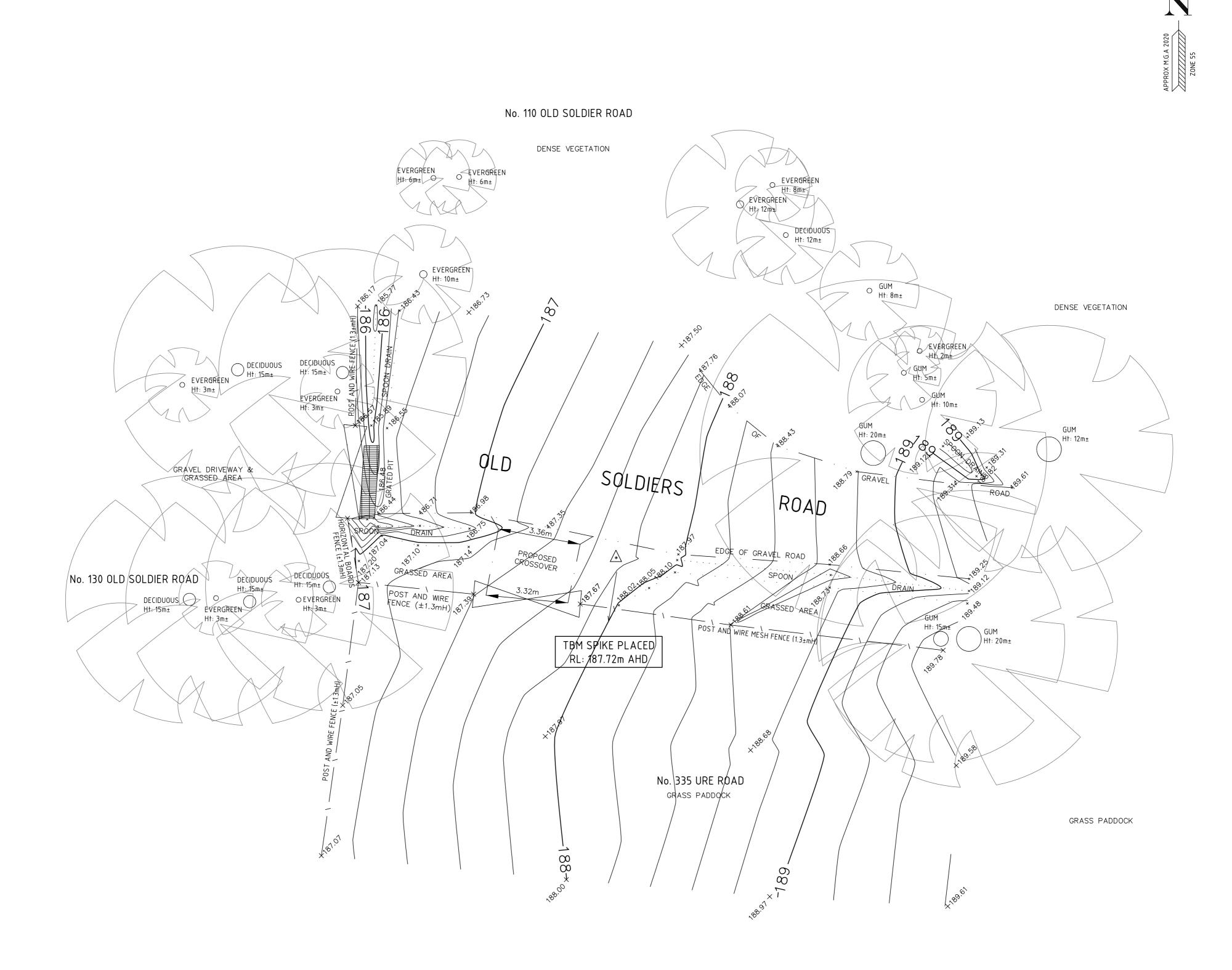






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<u>WARNING</u> Features and windows which were obstructed on the date of survey have not been located or shown on this plan. M J Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid2020. Data was provided by VRSNow CORS services on 25/09/2024. Heights have not been calibrated on to permanent marks. Level datum: AHD. 🔨 ~6[\] Levels shown thus: Contour interval: 0.2m POSTAL ADDRESS: 335 URE ROAD GEMBROOK 3783 Date of survey: 25/09/2024 PLAN OF FEATURE SURVEY SCALE ORIGINAL SCALE | SHEET 4 6 SIZE 1:100 A1 LENGTHS ARE IN METRES SURVEYORS REF NUMBER OF SHEETS IN PLAN 1 23-08-45 NUMBER OF THIS SHEET 1 VERSION 1 LEGEND FILE: RG PPHOTO POINT 🔯 GAS METER ► WATER METER ELECTRICTY PIT M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 ELECTRICITY POLE ■ GAS VALVE ▲ T.B.M. TAP ELECTRICITY POLE € LIGHT/LIGHT POLE riangle instrument ▷ GATE 1 Horner Street, Beaconsfield. 3807 TELSTRA PIT Ø SIGN POINT P.O. Box 268, Berwick. 3806 ⊠Р.М. O FIRE HYDRANT SEWER PIT 🚱 TREE Phone (03) 9707 4117 Fax (03) 9707 4428 D SEWER INSP. PT. GRATED PIT

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STAY



CLAUSE 56 –SUBDIVISION ASSESSMENT

M.J Reddie Surveys 335 Ure Road, Gembrook

335 Ure Road

2 Lot Subdivision

1.0 Introduction

This submission has been prepared in support of an application to subdivide the land know as 335 Ure Road into 2 lots.

In the course of preparing this report the proposal has been assessed against the relevant town planning controls and policies contained within the Cardinia Planning Scheme.

Parcel Details	TP584073X			
Planning Controls	ZONE:	Green Wedge Zone – Schedule 2		
	OVERLAYS:	Bushfire Management Overlay		
		Environmental Significance	Overlay – Schedule 1	
Development Proposal	TOTAL SITE AREA:	Approx. 34.34ha		
rioposal	SUBDIVISION AREA:	Proposed Lot 1	19.27ha	
		Proposed Lot 2	15.07ha	
Planning Permit Trigger	Subdivide Land - Clause 3	5.04-3	1	

2.0 SITE AND CONTEXT DESCRIPTION

Site Conditions

The site is located along Ure Road. The site also backs onto Old Soldiers Road. Currently there is a single storey dwelling on proposed lot 1 and lot 2 is vacant undeveloped land. Lot 1 has an existing crossover which is not proposed to be changed. Lot 2 will require a crossover to be constructed from Old Soldiers Road.

See below aerial photography of the site configuration



Surrounding Area

The surrounding area can be characterised as rural living in all directions occupied by a mixture of single dwellings and associated outbuildings. Helios Camp is directly north-west of the site along Old Soldiers Road.

3.0 PROPOSAL

The proposal seeks to subdivide the site into 2 lots, proposed lot 1 has an existing house on it while lot 2 is vacant undeveloped land. See Plan of Subdivision PS919908W prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 1 (existing dwelling) would have a frontage to Ure Road with an overall site area of 19.27ha.
- Lot 2 is a would have a frontage to Old Soldiers Road, yielding an overall site area of 15.07ha.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided.

4.0 PLANNING CONTROLS

The subject site is included in the Green Wedge Zone and is affected by the Bushfire Management Overlay and Environmental Significance Overlay.

Green Wedge Zone

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The "purposes" of the Green Wedge Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

The schedule to this zone states minimum lot areas of 15 hectares.

As evident in the submission, the proposal meets the requirements of 15 hectare lots. The proposal also encourages the land to be used for farming and agricultural purposes. The proposal will not have a detrimental affect on the landscape and views in the area.

Environmental Significance Overlay

The "purposes" of the Environmental Significance Overlay are:

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

The "Environmental Objectives to be Achieve" under the Schedule to the Overlay are:

- To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.
- To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.
- To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.
- To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

The subdivision does not propose to remove any vegetation. There is no vegetation within 4m of the proposed new boundary line.

Bushfire Management Overlay

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The purpose of the 'Bushfire Management Overlay' is:

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

To the best of our knowledge, the realignment of the boundary does not impose any new hazards or risks to bushfires. If required by council, the application can be accompanied by:

- A Bushfire Hazard Site Assessment
- Bushfire Hazard Landscape Assessment
- A Bushfire Management Statement

If required by council or CFA, a BMO report can be supplied with the application addressing the concerns above.

5.0 PLANNING POLICY FRAMEWORK

State Planning Policy Framework (SPPF)

The locational attributes for an increase in density accords with the general thrust of the Planning Scheme's policies as set out in Clauses 11, 15 and 16 of the SPPF. These policies encourage urban consolidation to accommodate for a variety of living arrangements and to respond to market demand for housing. The issue surrounding urban consolidation is the balancing of the 'status quo' against the various government policies, which clearly contemplate change in order to achieve broader urban consolidation benefits on a subject land such as this. The attributes of the site lend the property to a marginal increase in density and, ultimately, a change in built form to that currently found on the subject site. The proposal provides a rural living subdivision which will result in appropriate family sized housing in an area where a level of change is clearly contemplated, within close proximity of a number of key facilities including shops, schools, major transport corridors and public open space.

It is clear that the subject site is in an area that can accommodate a modest level of change and increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the existing rural living area of Gembrook, incorporating an appropriate subdivision design that can reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties.

The proposed residential subdivision is an appropriate use of the site that is underdeveloped when compared to surrounding residential lots. The subdivision will create additional development within a well serviced area with existing community facilities including road networks, public transport connectivity and open space.

Furthermore, the following is highlighted:

- As encouraged by the SPPF the subject land is located in a rural living area that is well serviced by various forms of social and physical infrastructure including public transport, commercial areas, parkland, schools and public transport. The proposed subdivision makes greater use of the land that is available on the subject land and concentrates development in an established residential area without adversely affecting surrounding properties or services.
- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the SPPF as it:
 - Is generally well-designed in compliance with Clause 56 ResCode.
 - Respects the neighbourhood character given the modest range of lot sizes
 - Improves housing choice and diversity in the area.
 - Makes more efficient use of existing infrastructure and services.
 - Responds appropriately to the Environmental Significance overlay.

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established urban area to reduce the pressure for fringe development.

Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework for the Cardinia Planning Scheme outlines the key issues that are facing the municipality. The proposed development is compatible with the Municipal Strategic Statement. The MSS clearly states that there is a growing need for a variety of dwelling types to cater for a changing population, with diversity in housing options a key element in catering for the various life cycles of residents. Furthermore, we note the following;

- It will facilitate an increase in population that is encouraged within a residential area.
- It will contribute to supporting and combating the predicted population growth within the municipality and changes of housing preferences of the population.
- It will provide a range of housing choice to meet the diverse needs of the community.
- It will not unduly affect the environmental or drainage features of the site and its surrounds.
- It will provide a form of housing with access to facilities and services.

Municipal Strategic Statement (MSS)

The proposed subdivision responds to the objectives of the MSS by managing the consolidation of urban growth within a residential setting which complements the existing residential character of the area and by conserving and enhancing a highly valued landscape within the municipality.

The proposal is submitted to have due regard to relevant planning issues affecting the land. As is evident in the submission, the proposal has sought to protect existing trees on neighbouring properties, whilst contributing to the diversity of housing choice for Cardinia's residents and providing for an intensification of development which meets the increased demand for housing.

6.0 GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution may be made only once for any of the land to be subdivided.

It is acknowledged that a public open space contribution has not been made on the land previously and would not need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

Clause 56 – Residential Subdivision

See **Appendix A** of this report for a full assessment against the relevant standards of Clause 56 (Residential Subdivision):

Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.

- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Cardinia Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for subdivision.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- Cardinia strategic policies specifically designated this area as residential.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land including the retention of all significant vegetation on site.

Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

7.0 CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed residential subdivision. The subdivision has been designed in accordance with the State and Local Planning Policy Framework and in accordance with the requirements of the zoning and overlay controls which have been set out above. The proposed development will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.

For the reasons discussed above, we respectfully submit that the proposal should be supported and that a Planning Permit for this proposal be issued.

Clause 56 Assessment

Γ

Clause 56.03 - Liveable and Susta	inable Communities		
Clause 56.03-5	Standard C6	Complies	
 Neighbourhood character objective To design subdivisions that respond to neighbourhood character or achieve a preferred neighbourhood character. Respect the existing neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 		A subdivision site and context description and design response plan have been provided as part of this application, as well as a detailed written description within the accompanying town planning submission, outlining the existing conditions of the subject site as well as its surrounding environs.	
Clause 56.04-2	Standard C8	Complies	
 To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	 Lots of between 300 square metres and 500 square metres should: Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part 	Due to the large size of the lots, building envelopes have no been included in the submission.	

	of the building envelope.	
	If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.	
Clause 56.04-3	Standard C9	Complies
Solar orientation of lots objectiveIots objective• To provide good solar orientation of lots and solar access for future dwellings.	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:	Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.
	• The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.	
	• Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.	
	• Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.	
Clause 56.04-5	Standard C11	Complies
Common area objectives	An application to subdivide land that creates common land must be	No common property is proposed for the subdivision.

 To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. 	 accompanied by a plan and a report identifying: The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	
Clause 56.06-8	Standard C21	Complies
Lot access objective	Vehicle access to lots abutting arterial	Access to lot 1 will remain unchanged
• To provide for safe vehicle access between roads and lots.	roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	from Ure Road. Lot 2 will require a new crossover to be designed to the satisfaction of the responsible authority.

Clause 56.07-1	Standard C22	Complies
Drinking water supply objectives	The supply of drinking water must be:	The site currently enjoys access to reticulated water. The owner will enter
To reduce the use of drinking water.	Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.	into an agreement with South East Water for the provision of water supply to each lot.
• To provide an adequate, cost- effective supply of drinking water.	Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.	
Clause 56.07-2	Standard C23	Complies
Reused and recycled water objective	Reused and recycled water supply systems must be:	The size of the subdivision and the number of lots involved is too small to implement any recycled water supply.
• To provide for the substitution of drinking water for non- drinking purposes with reused and recycled water.	 Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots 	The use of water tanks and other water saving measures can be implemented into any future development.
	in the subdivision where required by the relevant water authority.	
Clause 56.07-3	Standard C24	Complies
Waste water management objective	Waste water systems must be:	Reticulated waste water (sewer) is currently unavailable to the site. If required, the subdivision can show
• To provide a waste water	• Designed, constructed and managed in accordance with the	effluent envelopes.

system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.	requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.	
Clause 56.07-4	Standard C25	Complies
 Urban run-off management objectives To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff. 	 The urban stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban runoff is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. Designed to ensure that flows downstream of the subdivision site 	Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements. The storm water discharged from hard standing or impervious surfaces is minimal compared to the size of the property.
	are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.	

The stormwater management system
should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:
 Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
 Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.
For storm events greater than 20% AEP and up to and including 1% AEP standard:
Provision must be made for the safe and effective passage of stormwater flows.
 All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
 Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 m2/s (where, da = average depth in metres and Vave = average velocity in metres per second).
The design of the local drainage network should:
 Ensure run-off is retarded to a standard required by the responsible drainage authority.
 Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage

Clause 56.08 - Site Management	 system or legal point of discharge. Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. Include water sensitive urban design features to manage runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. 	
Clause 56.08-1	Standard C26	Complies
 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. 	 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. 	The level of construction on site is considered minimal for the 2 lot subdivision other than the relocation of services that may be required. It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.

• To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	
Clause 56.09 - Utilities		
Clause 56.09-1	Standard C27	Complies
 Shared Trenching Objective To maximise the opportunities for shared trenching. 	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	Most of the infrastructure is existing, however, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to works commencing.
 To minimise constraints on landscaping within street reserves. 		
Clause 56.092	Standard C28	Complies
 Electricity, telecommunications and Gas Objective To provide public utilities to each lot in a timely, efficient and cost effective manner. 	The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.	The proposed subdivision will have access to all services presently enjoyed by other properties in this area. The owner will be required to enter into an agreement with the relevant service providers for the provision of such services.
To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure,	

including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.	
Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.	





Bushfire Planning Assessment

Proposed 2-lot Subdivision

335 Ure Road Gembrook

18 April 2024

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Report:	Bushfire Management Statement: 335 Ure Road Gembrook
Job no:	24017
Author:	William Tester
Date:	18 April 2024
Prepared for:	Reddies Surveys on behalf of the landowner

1 Introduction

This Bushfire Management Statement is prepared in accordance with clause 53.02 (Bushfire Planning) outlined in the Cardinia Planning Scheme.

Site Details	
Municipality:	Cardinia
Subject Site:	335 Ure Road, Gembrook
Overlays:	Bushfire Management Overlay (BMO)
	Environmental Significance Overlay – Schedule 1 (ESO1)
Zoning:	Green Wedge Zone – Schedule 2 (GWZ2)
Summary of Proposal	
Development Plan:	A 2-lot subdivision and crossover to facilitate access to the second lot. No buildings are proposed. The building envelope in this report is a sample only to inform construction standard and defendable space for a future dwelling.
Application Pathway	Pathway 3 (Subdivision)
Construction Standard:	BAL 19
Defendable Space:	50m or to the property boundary
Water Supply and Access:	10,000 litre static water supply, fire authority emergency access standards, for any permitted dwelling.
	Access requirements subject to future siting of dwellings
Site Description	
Site Area:	Lot 1 – 17.17ha
	Lot 2 – 17.17ha
Buildings and Works	Lot 1 contains an existing dwelling. No works are proposed.
	Lot 2 contains cleared agricultural land. The construction of a crossover for site access is proposed.

Application Requirements

The land is proposed for subdivision, therefore this application follows 'Pathway 3' requirements including:

- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia).
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-1.
- A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 44.06. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the objective.

2 Bushfire Hazard Assessment

A site investigation was undertaken on 14 March 2024 to determine the vegetation types within 150 metres of the property as illustrated in Plan 1 of Appendix 1. Classification of vegetation types are consistent with definitions in AS-3959 Construction of buildings in bushfire prone areas.

2.1 Assessment Area

The vast majority of the property and surrounding properties contains cropping and grazing land with scattered trees and windbreaks. Classified forest vegetation in private property to the east is the key threat to future development.

The tables below provide a summary of vegetation types within the assessment area and proximity to the existing dwelling in lot 1 and the indicative building envelope in lot 2.

	Hazard			
	North		All directions	
Vegetation	Low Threat		Low Threat	
(within 150m	Modified		Modified	
of the site)	Forest	\square	Forest	
	Woodland		Woodland	
	Scrub		Scrub	
	Rainforest		Rainforest	
	Grassland		Grassland	\square
Effective	Upslope/Flat	\square	Downslope	
Slope (under classified	>0 to 5 °		>0 to 5 °	
vegetation)	>5 to 10°		>5 to 10°	\square
	>10° to 15°		>10° to 15°	
	>15 to 20°		>15 to 20°	
	>20°		>20°	
Distance to Hazard	230m		Contiguous	
Vegetation				

Lot 1 – Existing Dwelling

Lot 2 – Indicative Building Envelope

	Hazard			
	North/South/ West		All directions	
Vegetation (within 150m	Low Threat		Low Threat	
of the site)	Modified		Modified	
	Forest	\square	Forest	
	Woodland		Woodland	
	Scrub		Scrub	
	Rainforest		Rainforest	
	Grassland		Grassland	\square
Effective	Downslope		Downslope	
Slope (under classified	>0 to 5 °		>0 to 5 °	
vegetation)	>5 to 10°	\square	>5 to 10°	\square
	>10° to 15°		>10° to 15°	
	>15 to 20°		>15 to 20°	
	>20°		>20°	
Distance to Hazard Vegetation	90m		Contiguous	

2.2 Vegetation Classification

The 3 types of vegetation classes that occur within the 150-metre assessment area are described below.

Forest

Forest vegetation occurs in two areas within the assessment area. The greatest hazard is the large area of unmanaged forest to the west which extends into the southeastern corner of the property. This vegetation contains mature Eucalypts including stringybark and ribbonbark species capable of producing substantial spotting. A dense understorey is present featuring grasses, shrubs and understorey trees (typically Wattles) providing considerable ladder fuels.

The other portion of forest vegetation occurs in the northeastern corner of the assessment area and consists of a linear strip of roadside vegetation along Ure Road. This is similar to the other forested vegetation, with mature Eucalypts and a shrubby understorey.

Grassland

Vegetation classified as Grassland occupies the majority of the property and surrounding assessment area. This is comprised of either grazed paddocks or cropland. Scattered trees occur throughout this area however foliage cover is less than 10%.

Large areas of the grassland hazard are within the property and therefore can be managed. Other areas of grassland occur on surrounding properties which appear to be used for grazing or other agriculture purposes.

Low Threat

Two areas are considered low-threat including a row of mature Cypress trees used as a wind break on the northern property boundary and a large dam in the southwestern corner of the property.

Site Photos



Figure 1. Grassland within the property with forest vegetation on the northwest boundary



Figure 2. The interface of forest and grassland vegetation in the southwest corner of the property



Figure 3. Linear strip of forest in the northeast corner of the assessment area



Figure 4. Grassland within the property and adjoining properties to the south



Figure 5. Cropland and pasture within the property



Figure 6. Grassland vegetation within the property and windbreak on northern boundary

3 Bushfire Hazard Landscape Assessment

The Landscape Hazard Assessment describes potential bushfire risks beyond 150 metres including Landscape typology, fire history, potential bushfire behaviour and evacuation options.

Plan 2 shows that the majority of land use in the 2 kilometers to the north and south of the subject site consists of agricultural properties that are managed in a low to moderate fuel condition. However, land adjoining the western property boundary, and land 550 meters from the eastern property boundary contains large areas of unmanaged forest.

The forest to the west contains scattered patches of farmland throughout, however there is considerable connectivity though hundreds of hectares of bushland on private land. Forest vegetation to the east connects to several large areas of public land including Kurth Kiln Regional Park and Bunyip State Park.

Fire History

The western extent of the 1939 Black Friday bushfires impacted the property and surrounding landscape up to 1 kilometre southwest of the site. Ash Wednesday, in 1983, impacted vast areas in Cockatoo and extended to the western property boundary of the subject site. Other spot fires during this time also occurred in bushland approximately 1.5 kilometers to the east.

Since these large bushfires, regular fuel reduction burns have been undertaken in bushland on the western edge of Cockatoo to the west of the site and in publicly managed land to the east including Kurth Kiln Regional Park and Bunyip State Park.

3.1 Access to Refuge and Emergency Services

Map 2 shows that there are two local designated 'Neighbourhood Safe Places' (NSPs) in the surrounding area that could be accessed from the property. An NSP is an area or premises that may, as a last resort, provide some sanctuary from the threat of fire. Access to the NSPs is best gained via Ure Road heading south, away from the most likely sources of bushfire to the east, north and west. Mountain Road Reserve Indoor Sports Complex is located approximately 3.5 kilometers southwest of the property although access to this NSP requires driving through forested areas. The Gembrook Community Centre, located approximately 4 kilometers south, provides safer access due to the modified landscape surrounding access roads.

Although the local NSP potentially provides an option for safety, no NSP should not be relied upon given the unpredictable nature of fire.

Nearby CFA fire stations are located at Gembrook, Cockatoo and Macclesfield demonstrating that emergency services and facilities are reasonably well resourced in the local area.

3.2 Landscape Typology

The Technical Guide to Planning Permit Applications in the Bushfire Management Overlay (DELWP 2017) outlines 4 Landscape Types ranging from Landscape Type 1 (low risk) to Landscape Type 4 (extreme) as outlined below.

Landscape Type	Description
Type 1	 There is little vegetation beyond 150 metres of the site (except grasslands and low- threat vegetation).
	– Extreme bushfire behaviour is not possible.
	 The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property.
	– Immediate access is available to a place that provides shelter from bushfire.
Type 2	 The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
	 Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.
	 Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.
Туре 3	 The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
	– Bushfire can approach from more than one aspect.
	- The site is located in an area that is not managed in a minimum fuel condition.
	– Access to an appropriate place that provides shelter from bushfire is not certain.
Type 4	 The broader landscape presents an extreme risk.
	– Evacuation options are limited or not available.

The local landscape character surrounding the proposed development has elements of Landscape Type 2 and Landscape Type 3. Given the type and extent of local hazard vegetation, it is possible that a bushfire may impact on the property from the west. In the event of emergency evacuations, access to both areas of refuge within 4 kilometers of the property is via one road. The route to the Gembrook NSP provides safer access through modified properties with low-threat vegetation. In summary, the landscape risks pose some threat to development on the site and an integrated plan to mitigate bushfire risks is required including:

- a suitable standard of construction for dwellings in accordance with AS-3959.
- designated defendable space
- water supply

4 Bushfire Management Statement

This section describes how the proposed development responds to the requirements of *Bushfire Planning* outlined Clause 53.02-4.4 of the Cardinia Planning Scheme.

Pathway 3 Objectives

The purpose of Bushfire Protection Objectives is to ensure:

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

4.1 Definition of objectives and measures

Four key provisions are outlined in Clause 53.02 to fulfil the purpose of *Bushfire Planning:*

- a) **Objectives.** An objective describes the outcome that must be achieved for a completed development.
- b) Approved measures (AM). An approved measure meets the objective.
- c) Alternate measures (AltM). An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- d) **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

4.2 Landscape, Siting and Design Objectives

Approved Measures (Clause 53.02-4.1)

AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

AM 2.2 - A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response to objectives (2.1 - 2.2)

No buildings are proposed in this application. An indicative building envelope has been included for Lot 2, which complies with defendable space requirements for BAL 19 construction. Further siting options are available on Lot 2 given the available setbacks from nearby forests. The indicative building envelope is located approximately 120m from access to Old Soldier Road.

AM 2.3 - A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response to objective 2.3

A future dwelling on Lot 2 must be constructed with a minimum BAL 19 construction standard

4.3 Subdivision Objectives

AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defendable space in accordance with:
 - I. Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
 - II. Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

Response to AM 5.2

Based on the indicative building envelope, future dwellings must comply with the recommended defendable space and building standards of BAL 19 rating. It is unknown if the existing dwelling has ben constructed to a BAL standard. However, any extension or new dwelling in Lot 1 must comply with a minimum BAL 19 construction. The tables below outline the relevant Bushfire Attack Level (BAL) for new dwellings and defendable space based on the vegetation and topography for both lots.

Lot 1 – Existing Dwelling

Direction	North	Contiguous	
Vegetation Type	Forest	Grassland	
Slope	Flat/ Upslope	Downslope	
Degrees	na	>5-10°	
BAL Options	Required Defendable Space ¹		
Defendable Space for BAL 12.5	48m	25m	
Defendable Space for BAL 19	35m	17m	
Defendable Space for BAL 29	25m	11m	

Lot 2 – Indicative Building Envelope

Direction	North/ South/West	Contiguous	
Vegetation Type	Forest	Grassland	
Slope	Downslope	Downslope	
Degrees	>5-10°	>5-10°	
BAL Options	BAL Options Required Defendable S		
Defendable Space for BAL 12.5	69m	25m	
Defendable Space for BAL 19	53m	17m	
Defendable Space for BAL 29	39m	11m	
Distance to Hazard	90m	Contiguous	

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¹ Green = Able to achieve the required defendable space distance from the threat for the relevant BAL rating.

Red = Not able to achieve defendable space for the relevant BAL rating

Despite the large amount of available defendable space which potentially allows for a BAL 12.5 construction standard (subject to siting location), it is recommended that future buildings be constructed to BAL 19 given the surrounding landscape risks, which include elements of 'Type 2' and 'Type 3' landscapes.

AM 5.2 Continued

- Defendable space wholly contained within the boundaries of the proposed subdivision.
- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.
- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.
- Water Supply and Vehicle access that complies with AM 4.1

Response to AM 5.2

Defendable space for the indicative building envelope in Lot 2 is provided wholly within the property boundary without relying on shared defendable space.

Vegetation management within lot 2 would not be onerous given that it is dominated by grassland and sparsely scattered trees.

The proposed boundary re-alignment allows for further defendable space to be created should future dwellings be proposed on Lot 1. Therefore, the current proposal for subdivision does not increase bushfire risk on lot 1.

Although no new dwellings are proposed on Lot 1, vegetation management would require substantial tree removal to achieve defendable space requirements, if constructed in the same location.

4.4 Water Supply (AM 4.1)

Requirement:

A building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.

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

Note: Fittings must be in accordance with the published requirements of the relevant fire authority

Response:

Both lots are over 1001m², and therefore a 10,000 litre water tank is required with fire authority fittings and access as a part of any future application for buildings.

4.5 Access Requirements

Requirement:

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-5 as duplicated below.

Column A	Column B	
A1 - Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to water supply is not required underAM 4.1	
A2 - Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet	
A3 - Length of access is greater than 30 metres	 The following design and construction requirements apply: All weather construction A load limit of at least 15 tonnes Provide a minimum trafficable width of 3.5 metres Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically Curves must have a minimum inner radius of 10 metres The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle 	
A4 - Length of access is greater than 100 metres	 A turning area for fire fighting vehicles must be provided close to the building by one of the following: A turning circle with a minimum radius of 8 metres A driveway encircling the dwelling. The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad design for an 8.8 metre service vehicle. 	

Response:

Access to the indicative building envelope in Lot 2 is greater than 100 metres. Therefore, future buildings will require access specifications outlined in A3 and A4.

5 Conclusion

The 2-lot subdivision proposal in its current form does not increase bushfire risk to the dwelling located on Lot 1. Should any future buildings be proposed on the lot, ample room for defendable space is provided.

The building envelope on Lot 2 is indicative only in order to demonstrate that bushfire planning objectives can be met. This siting allows for a construction standard of BAL 19 with defendable space of 53 metres. However, there are a range of siting options for a new dwelling which may include positioning the dwelling further to the west while also reducing the distance of access to Old Soldiers Road. A dwelling could be constructed to BAL 29 if located at a minimum distance of 39 metres from forest vegetation. As there are no siting constraints, a BAL 40 with a requisite defendable space of 31 metres is not appropriate for this site and not consistent with the policy objectives outlined in AM 3.1 of Clause 53.02.

Hazard identification, defendable space distances and construction requirements have been determined in line with AS3959 and *Bushfire Planning* (Clause 53.02 of the planning scheme). The underlying modelling used to determine the defendable space distances for various construction standards are precautionary, however, they still have limitations. Therefore, the recommended BAL rating and defendable space distances detailed within this report provide no guarantee of absolute protection under a bushfire attack. Rather, it provides the most appropriate recommendation for construction within the subject site. It is recommended that the occupants independently assess their own risk and develop a bushfire protection plan that is not solely reliant on the dwellings resilience to a bushfire.

6 References

CFA (2014B) Standard Permit Conditions Bushfire Management Overlay. Country Fire Authority, Victoria.

CFA (2014b) Water Supply Requirements (Bushfire Management Overlay). Country Fire Authority, Victoria.

CFA (2014c) Access Requirements (Bushfire Management Overlay). Country Fire Authority, Victoria.

DELWP (2017). Technical Guide: Planning Permit Applications Bushfire Management Overlay. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DELWP (2018) Bushfire State Planning Policy Amendment VC140 - Practice Note 68. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

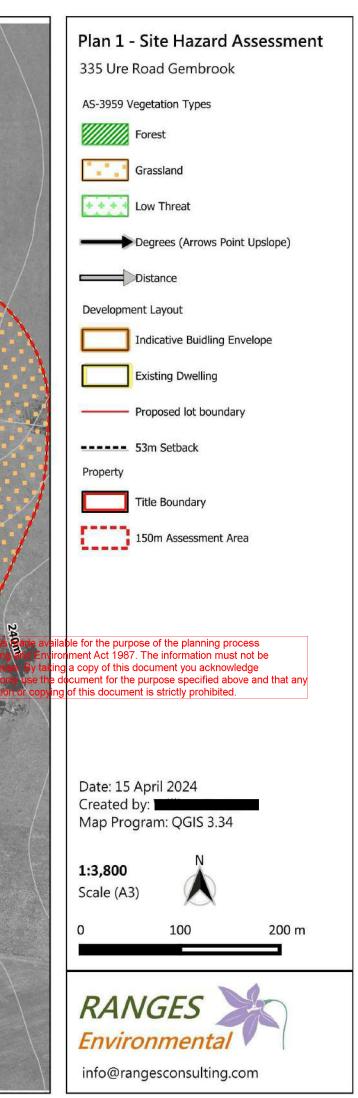
Standards Australia (2018) Australian Standard – Construction of buildings in bushfire prone areas.

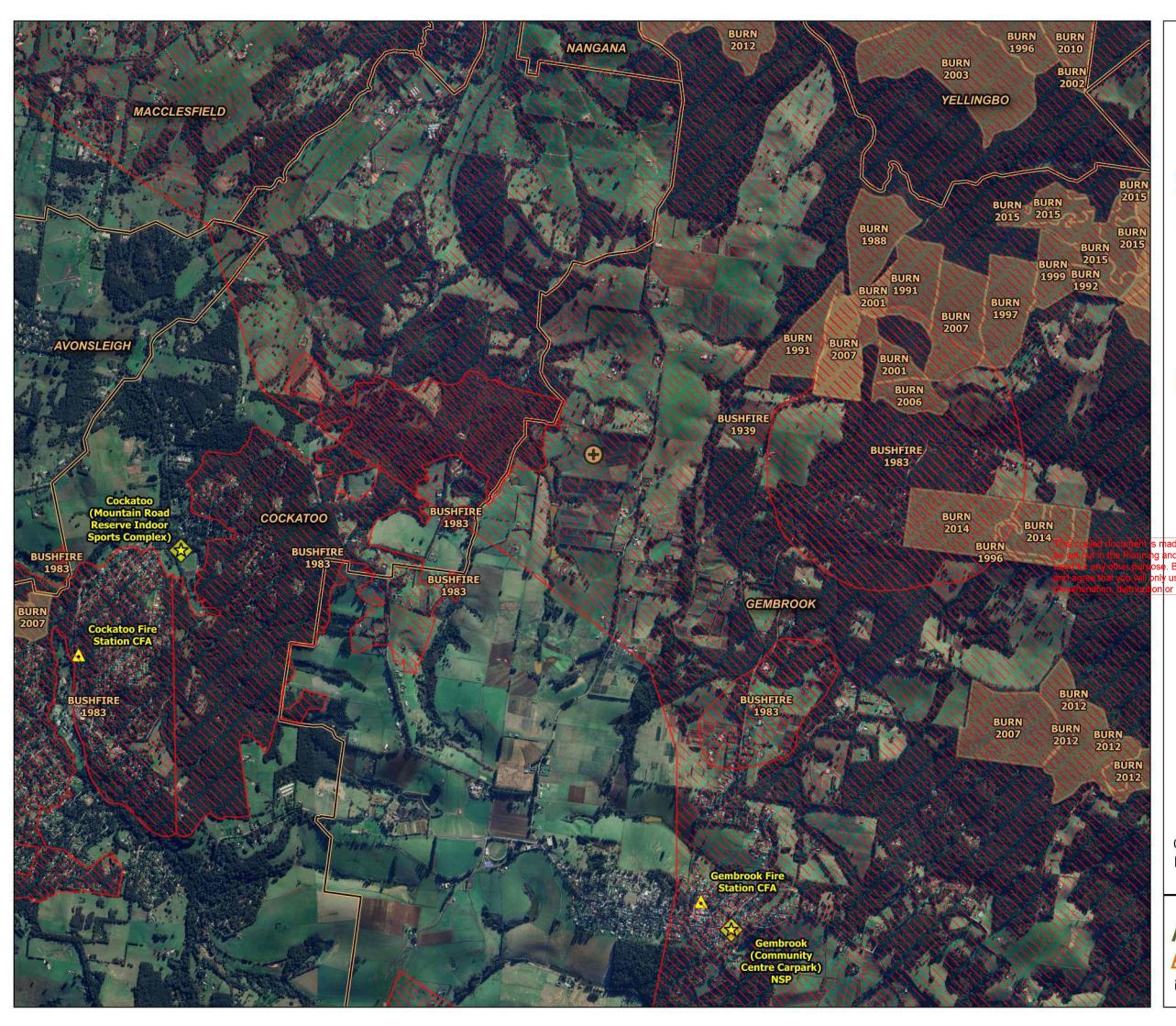
Appendix 1 – Maps and Plans

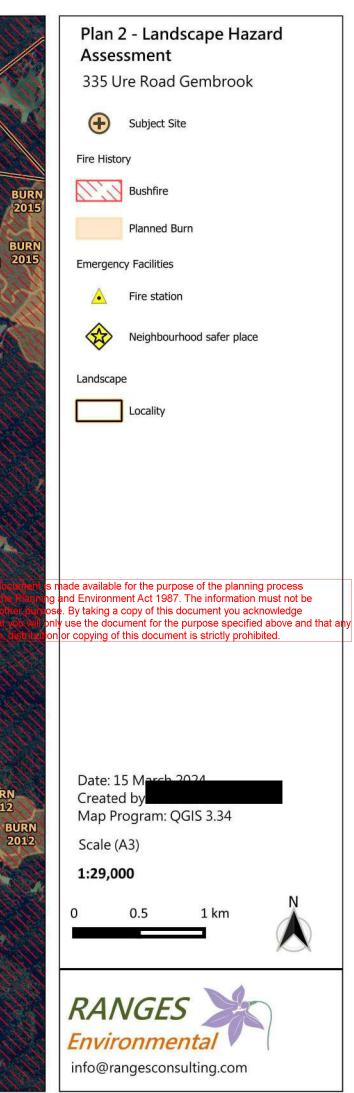
The following maps were produced using QGIS 3.20 and developed from various datasets including:

- Aerial photography available through Google Earth (AusMap) and Metromap
- VicMap layers (Parcel, Roads, Waterways and Local Government Boundaries)
- GPS based data collected in the field













Native Vegetation and Tree Assessment

2-lot Subdivision and Crossover

335 Ure Road Gembrook

January 2025

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Report:	Native Vegetation and Tree Assessment - 335 Ure Road Gembrook	
Job no:	24017	
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Contact:	0459 020 061 info@rangesconsulting.com	
Date:	27 January 2025	

1 Introduction

Ranges Environmental Consulting has been engaged by *Reddie Surveys* on behalf of the landholder to assist with an application for a 2-lot subdivision at 335 Ure Road Gembrook. Specifically, this report addresses item 3 of a request for further information from Cardinia Council (T230559 PA) which states:

"An Arborist Report has been requested in order to determine the potential impact the subdivision and subsequent creation of access will have on the vegetation present on site.

It is noted that Lot 2 is likely to be accessed via Old Soldiers Road where it is densely vegetated along the property boundary. Therefore, the creation of access to Lot 2 will likely result in the loss of vegetation."

Trees and native understorey were assessed throughout the property and the adjoining road reserve on Old Soldiers Road to inform implications under the Native Vegetation Guidelines outlined in Clause 52.17.

This report is an update of the April 2024 report due to a request from Cardinia Council to assess all trees within 15 metres of the proposed crossover into Lot 2. Since April 2024, the proposed crossover has been relocated in order to avoid all impacts to trees and native vegetation.

1.1 Site Context

The site at 335 Ure Road Gembrook (the property) is currently comprised of one lot encompassing approximately 34 hectares. The vast majority of the property contains cropped or grazed land. A dwelling and associated planted vegetation occur in the southeast corner and a dam with surrounding native vegetation occurs in the southwestern corner.

The property is within the Highlands Southern Fall Bioregion and the Port Phillip and Western Port Catchment Management Region. It is located within a Green Wedge Zone – Schedule 2 (GWZ2) and is subject to the following overlays:

- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay Schedule 1 (ESO1)

1.2 Development Proposal

The proposal seeks to divide the property into two equal lots of 17.17 hectares each, with lot 1 on the eastern side and lot 2 on the western side. A crossover is also proposed for access to lot 2 from Old Soldiers Road. An informal crossover and gate is the location upon which a more 'constructed' crossover may be required i.e. graded and suitable for all weather conditions.

An indicative building envelope has been included in the Bushfire Planning Assessment (*Ranges Environmental Consulting – March 2024*). However, no buildings are proposed to be constructed at this stage.

1.3 Permit Requirements and Exemptions

A range of local, state and federal regulations may apply to proposals to remove native vegetation in Victoria. Various permit requirements may or may not be triggered based on the land area, land tenure, local planning schemes (including the relevant planning zones, overlays or specific provisions) and permit exemptions.

A summary of regulations that are considered in context of the proposed development is outlined below.

Level	Regulations	Description	Relevance
	Clause 42.01 (ESO)	A permit is triggered for the removal of native vegetation	Not Applicable
Victorian Planning Provisions	Clause 44.06	Bushfire Protection Measures	Applicable
	Clause 52.17	A permit is triggered for the removal of native vegetation	Not Applicable
State Legislation	The Flora and Fauna Guarantee ACT 1988 (FFG Act)	Generally, applies to public land unless private land is listed as critical habitat for a species or ecological community.	Not applicable
Federal Legislation	Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	May apply to private land if a listed species or ecological community is present.	Not applicable
		ilable for the purpose of the planning process ronment Act 1987. The information must not be	

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Native Vegetation Assessment 2

A site investigation was undertaken by Ranges Environmental Consulting on 14 March 2024 and 27 January 2025. The site assessment considered the subdivision layout, suitability of tree retention and potential impacts to native understorey.

The assessment of individual trees focussed on the immediate areas either side of the proposed crossover. The type and extent of native vegetation was mapped onsite using QGIS 3.34 with a GPS receiver and reference to a digital survey plan.

2.1 Assessment Criteria

Native vegetation is assessed in accordance with the Native Vegetation Guidelines, which defines native vegetation in two categories:

Native vegetation patch

A patch of native vegetation is either:

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- an area of vegetation where at least 25 per cent of the total perennial understory plant cover is native
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- any mapped wetland included in the current wetlands map, available in DEECA systems and tools.

Scattered tree

A scattered tree is a native canopy tree that does not form part of a Native Vegetation Patch.

Note: A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type.

Vegetation that is neither a native vegetation patch nor a scattered tree is not applicable to the Native Vegetation Guidelines e.g. scattered native shrubs, introduced pasture, planted woodlots and cultivated gardens.

Ecological Vegetation Classes

An Ecological Vegetation Class (EVC) is a native vegetation type classified based on its floristic, life form, environmental and ecological characteristics (DEPI 2013). The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects pre-settlement conditions.

Modelled pre-1750 EVCs produced by DELWP and accessible via Nature Kit Online, indicate that the site formerly supported 4 EVCs across the varying landforms on the property including Shrubby Foothill Forest (EVC 45), Damp Forest (EVC 29), Riparian Scrub (EVC 191) and Swampy Riparian Woodland (EVC 83). The site assessment revealed that remnant vegetation in the vicinity of the proposed works is most attributable to Damp Forest.

Site Condition Assessments

Site condition assessments are a key measure of native vegetation impact assessments and offset requirements. Where a native vegetation patch (or habitat zone) is identified, a site condition assessment can be attained by applying one of two methods below:

- The modelled site condition score using the NVIM online tool (basic and intermediate applications only)
- A habitat Hectare assessment undertaken by an accredited Native Vegetation Assessor

A Habitat Hectare assessment was undertaken for this application. Habitat Hectare assessments apply a defined EVC benchmark as per standardised methodology (DSE 2004). The assessment combines 7 site-based measures and 3 landscape-based measures to generate a site condition score between 0 and 1 that represents vegetation quality as a percentage of the optimum benchmark.

Native vegetation patches are separated where there is clear disconnection between one patch and the next, or where two types of EVCs are observed or where there are significant differences in condition within a single EVC.

Large Tree Benchmark

The Large Tree benchmark for Damp Forest is 90cm diameter when measured at breast height (1.3m above the ground). Impact to large trees are a key consideration of the *Native Vegetation Guidelines*.

Large trees are accounted for when using the modelled site condition score and in habitat hectare assessments. There are no large trees impacted by the proposed development.

2.2 Results

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Flora Observations

A total of 42 flora species were observed within the assessment area including 29 local native species and 13 species of exotic origin. Appendix 2 lists all flora observed during the site assessment.

No listed rare or threatened flora were recorded during the site assessment.

Limitations of the Flora Survey

The timing of the flora survey was undertaken in late summer and early autumn and has seasonal limitations in the identification of some flora species. Further surveys in winter and spring are likely to reveal additional native and introduced species. However, the brief survey provided a fair representation of the vegetation quality and plant diversity expected if surveyed over different times of the year.

Native Vegetation Condition

As shown on Map 1, two areas of native vegetation (habitat zones) were identified: both within the proposed Lot 2. No native vegetation was observed along the alignment of the proposed lot boundary or elsewhere within Lot 1.

Habitat Zone 1

Habitat Zone 1 occurs in the road reserve of Old Soldiers Road in the vicinity of the proposed crossover. While the assessment area is defined as Habitat Zone 1, the patch of Damp Forest continues into neighbouring properties.

The canopy is dominated by Messmate Stringybark *Eucalyptus obliqua* and Narrow-leaf Peppermint *Eucalyptus radiata* and is in moderate to good condition with large trees occuring at benchmark levels.

Understorey shrubs and trees occur scattered throughout the zone including Blackwood *Acacia melanoxylon,* Silver Wattle *Acacia dealbata,* Prickly Currant-bush *Coprosma quadrifida* and Snowy Daisy-bush *Olearia lirata.* In the groundstorey, Austral Bracken *Pteridium esculentum* persists in patches, and several grassy and herbaceous species persist including but not limited to Sword Tussock-grass *Poa ensiformis,* Weeping Grass *Microlaena stipoides,* Common Raspwort *Gonocarpus tetragynus,* Trailing Goodenia *Goodenia lanata,* Trailing Speedwell *Veronica plebeia* and Bidgee Widgee *Acaena novae-zelandiae.*

A moderate to high cover of habitat features occurs including logs and leaf litter and the connectivity to large areas of remnant bushland provide good landscape scores.

Habitat Zone 1 therefore receives a condition score of 59% of the Damp Forest benchmark.



Figure 1. The interface of non-native vegetation within the property and Habitat Zone 1 on the road reserve



Figure 2. Native vegetation patch connected to Habitat Zone 1

Habitat Zone 2

Habitat zone 2 features modified native vegetation that persists around the farm dam in the southwest corner of the property. This area was only assessed briefly and no habitat hectare assessment was undertaken given the lack of any proposed buildings and works in the vicinity.

Although mature canopy trees line the western property boundary, vegetation around the perimeter of the dam and the western inlet is largely devoid of canopy trees and is occupied by common colonising species such as Silver Wattle, Blackwood, Burgan, Snowy Daisy-bush and Austral Bracken.

Overall, flora diversity is low, largely due to the modified conditions and the dominant Blackberry cover. Targeted control of Blackberry should be a priority for landowner of Lot 2.

Non-Native Vegetation

The vast majority of the property, including in the vicinity of the proposed lot boundary consists of non-native vegetation. These areas are comprised of either grazed pasture dominated by Sweet Vernal-grass *Anthoxanthum odoratum*, Cocksfoot *Dactylis glomerata* and Brown-top Bent Grass *Eragrostis capillaris* or previously used cropland with emergent weeds dominated by Black Nightshade *Solanum nigrum*.



Figure 3. Introduced pasture



Figure 4. Black Nightshade dominating cropped areas

Table 1. Habitat Hectare Results

Benchmark criteria		Max.	EVC
		Score	DF (EVC 29)
	Large Old Trees	10	10
	Canopy cover	5	5
tion	Understorey	25	15
Site condition	Lack of weeds	15	4
Site	Recruitment	10	3
	Organic litter	5	5
	Logs	5	4
		1x	46
Multiplier		100%	46
	Patch Size		8
Neighbourhood			1
Distance to Core			4
			13
Habitat quality score		100	59
Habitat score as above = $^{\#}/100$			0.59

Fauna Habitats

While vegetation within the property provides very little habitat for locally-occuring fauna, the large area of Damp Forest adjoining the subject site provides suitable habitat for a range of fauna species. There is continuous cover of groundstorey and leaf litter suitable for a range of ground dwelling mammals such as Agile Antechinus *Antechinus agilis*, Bush Rat *Rattus fuscipes* and Short-beaked Echidna *Tachyglossus aculeatus*, all of which have been recorded numerous times in the Victorian Biodiversity Atlas (VBA) within 5km of the subject site.

Various 'scrub birds' are also likely to make use of the area due to the dense shrub layer such as the Brown Thornbill *Acanthiza pusilla*, Superb Fairy-wren *Malurus cyaneus*, White-browed Scrubwren *Sericornis frontalis*, Grey Shrike-thrush *Colluricincla harmonica* and the Little Wattlebird *Anthochaera chrysoptera*.

Some older trees are likely to provide hollows for a range of dependent fauna (although no tree hollows were observed in trees within the assessment area). Hollow dependent birds and mammals that may make use of the adjoining vegetation based on habitat suitability and frequency of local records include White-throated Treecreeper *Cormobates leucophaeus*, Yellow-tailed Black-Cockatoo *Calyptorhynchus funereus*, Sulphur-crested Cockatoo Cacatua galerita, Common Ringtail Possum *Pseudocheirus peregrinus* and Yellow-bellied Glider *Petaurus australis*.

Overall, neighbouring remnant vegetation provides high quality habitat due to continuity of canopy, ground cover, habitat logs, leaf litter and habitat connectivity across the broader landscape.

2.3 Tree Assessment

Ranges Environmental Consulting completed an assessment of 27 trees within the vicinity of the proposed crossover to inform construction considerations. Note: the initial April 2024 assessment included 15 trees, which have now been extended to 27 trees in the current assessment. Appendix 3 provides all tree data recorded for this assessment.

Arboricultural Considerations

Tree assessments included all trees greater than 3m in height occuring within 15 metres of the proposed works.

All trees were assigned an overall significance rating based on a combination of trunk size, tree health, structure, long-term viability, habitat values and visual amenity. Trunk size was calculated using diameter tape at 1.4m trunk height, i.e., Diameter at Breast Height (DBH).

Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) as defined in the Australian Standard (AS 4970) determine potential impacts to trees during construction activity. AS 4970-2009 provides the methodology for calculating TPZs and SRZs and appropriate measures to mitigate impacts on trees during construction activity. The Australian Standard considers that where TPZ encroachment is greater than 10%, a tree is considered adversely impacted due to potential root damage, compaction stress and reduced water absorption. Any breach of an SRZ is deemed to be detrimental to the structural integrity of the tree.

Proposed Works

The proposed crossover is to be established within the existing gate entrance (Figure 1 and Map 2). The crossover is to be approximately 3.5 m in width, however an additional 2 metre construction footprint either side of this width is anticipated to allow for the following:

- Minor earthworks for grading and establishment of a sub-base for crushed rock or concrete
- Temporary placement of material stockpiles



Figure 5. Existing gate facing west towards the neighbouring property (including trees 1-3)



Figure 6. Existing gate facing east. Tree 15 and 16 is in the background

Map 3 shows the Tree Protection Zones in the vicinity of the proposed works. Note that the proposed works are to occur alongside an existing road formation that is cut below the natural soil profile. No impacts to surrounding trees are anticipated for the construction/upgrade of the crossover. At most, there may be minor incursion into the TPZ of Tree 10 as shown on Map 3.



Figure 7. Exotic trees 1-6 in the vicinity of the existing access gate



Figure 8. Trees 8-9: Multi-stemmed immature Blackwood



Figure 9. Facing west towards gate entrance



Figure 10. Facing east from location of gate entrance

3 Conclusion

Clause 52.17 is the principal clause under the Cardinia Planning Scheme that regulates native vegetation protection and permitted removal. This clause and the incorporated *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) is the primary consideration under this assessment.

No native vegetation occurs in the vicinity of the proposed line of subdivision and the assessment of trees and their Tree Protection Zones demonstrates that no native vegetation is impacted as a result of the crossover.

Avoid and Minimise Statement

In the earlier stages of this planning application, the crossover was placed further east which would have required native vegetation removal including trees 17-21 (originally numbered 5-8). The April 2024 strongly recommended that the location of the crossover be revised to incorporate the existing access gate. The applicant has taken this advice and therefore, native vegetation impacts are avoided entirely.

Tree Protection Measures

Although no native vegetation impacts are anticipated, tree and vegetation protection measures should be in place during construction of the crossover.

Tree protection zones apply to areas that are close to the approved construction footprint and vulnerable to inadvertent impacts including:

- Works within the Tree Protection Zone (TPZ). Typically, any works that exceed 10% incursion into the TPZ is potentially detrimental to tree health or stability.
- Inappropriate machinery access or stockpiling that has an impact on vegetation or a designated TPZ.
- Damage to tree trunks from machinery such as excavators, bobcats and forestry mulchers.

The following recommendations are provided below to ensure that all trees and native vegetation in the road reserve is adequately protected during construction.

- Define the construction footprint to minimise the impact of the works to the fullest extent possible
- Prior to construction activity, trees and other native vegetation to be retained is to be secured by the installation of high visibility vegetation protection fencing or flagging set at the edge of the construction zones.
- the vegetation protection fencing must be on the edge of all Tree Protection Zones unless approved works are within these zones
- no construction activity is to be undertaken beyond the designated construction zone including but not limited to excavation, vehicle and equipment movement, storage, and stockpiling.
- Maps in this report are to be provided to construction contractors along with clear instruction on the site constraints and areas to be protected.

4 References

DELWP (2017) *Guidelines for the removal, destruction or lopping of native vegetation* (the Department of Environment, Land, Water and Planning, December 2017

DELWP (2017b) *Assessors Handbook – Applications to remove, destroy or lop native vegetation* (the Department of Environment, Land, Water and Planning, December 2017

DELWP (2017c) *Nature Kit Online*. the Department of Environment, Land, Water and Planning, December 2017. http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit

DEPI (2014b) *Ecological Vegetation Class (EVC) Benchmarks for each Bioregion*. Department of Environment and Primary Industries, Government of Victoria. Accessed via: http://www.dse.vic.gov.au/conservation-and-environment/native-vegetation-groups-for-victoria/ecological-vegetation-class-evc-benchmarks-by-bioregion

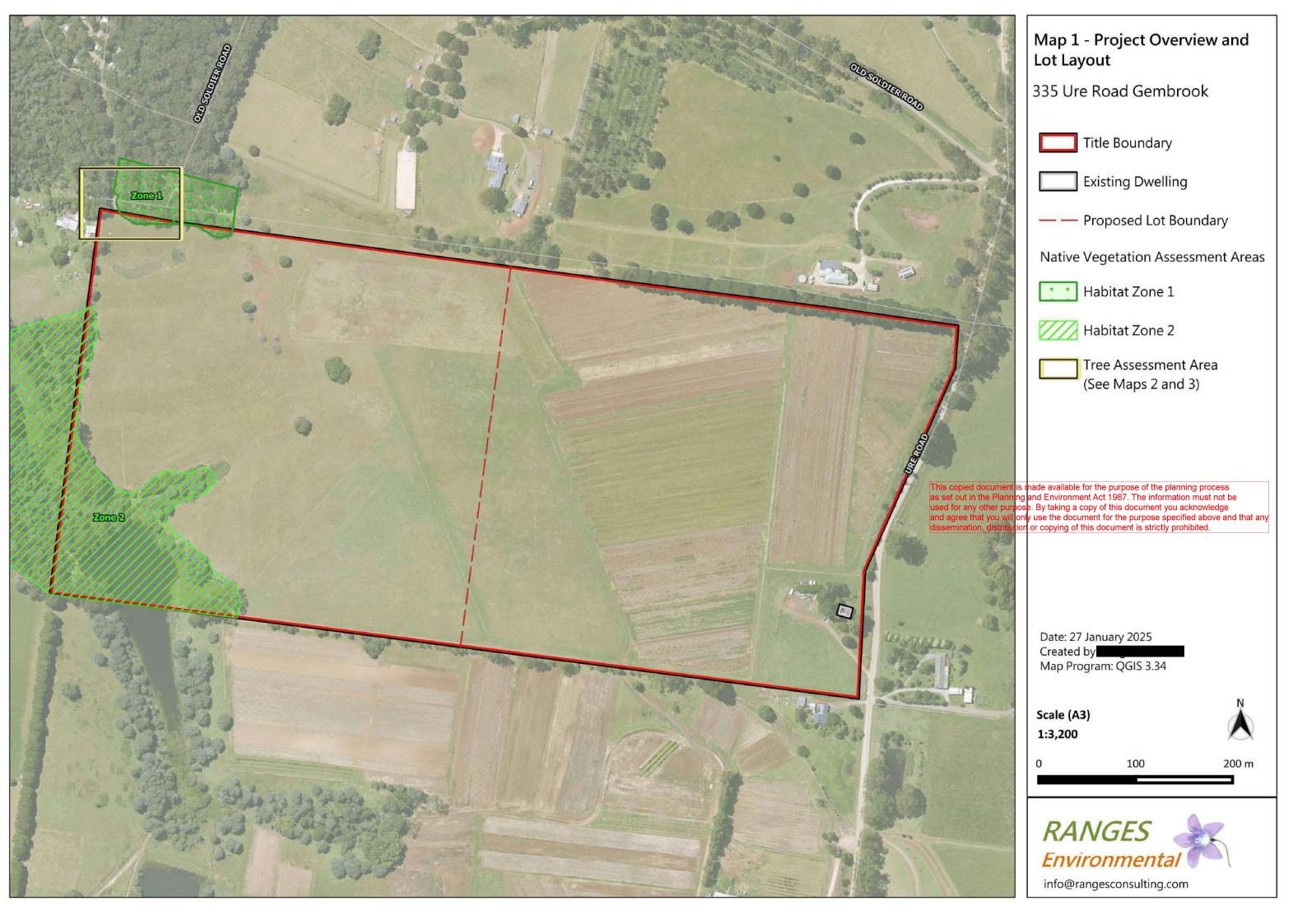
DSE (2009) Vegetation Quality Assessment Manual–Guidelines for applying the habitat hectares scoring method. Version 1.3. Victorian Government Department of Sustainability and Environment, Melbourne.

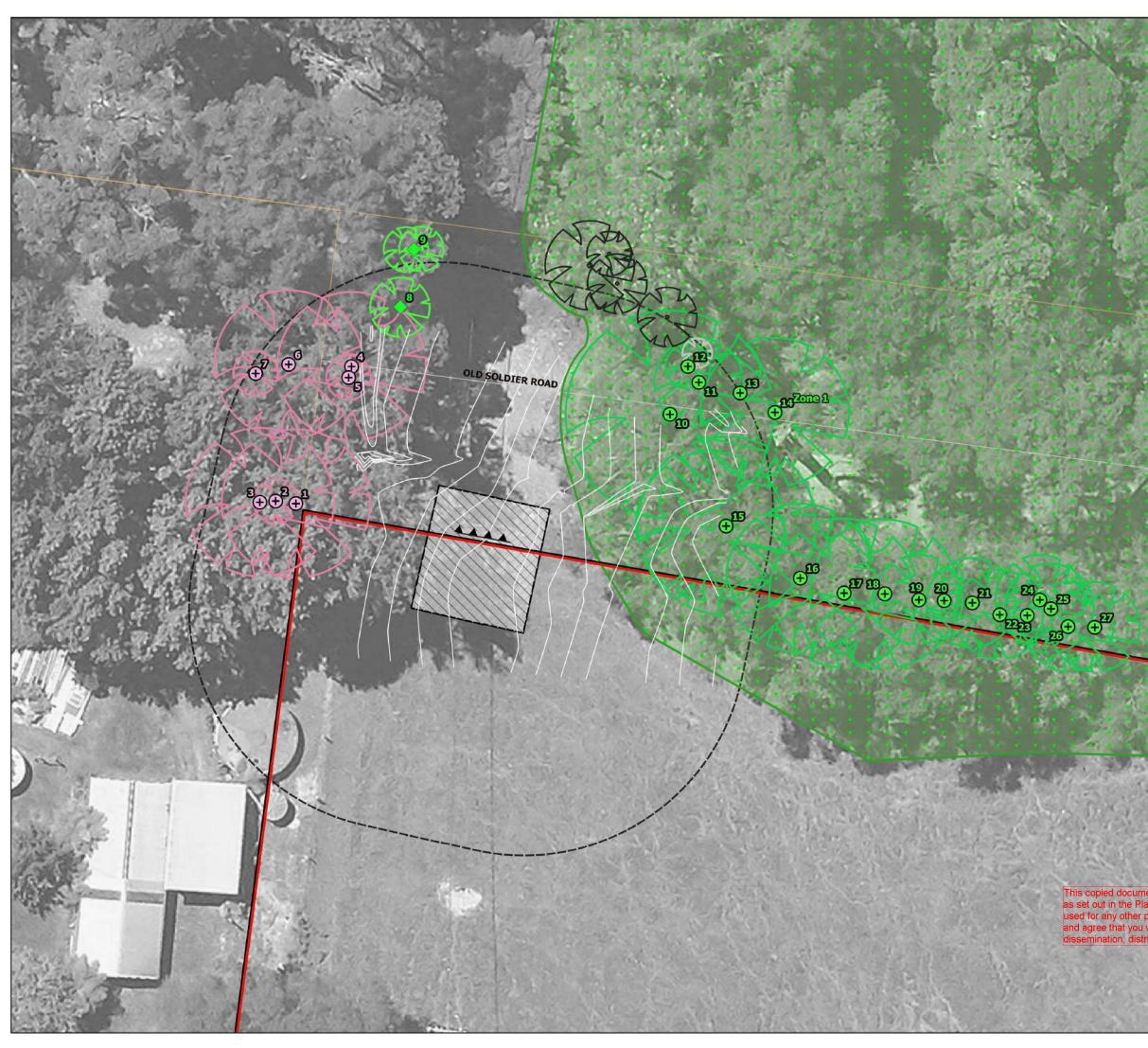
DSE (2009) *Vegetation Quality Assessment Manual–Guidelines for applying the habitat hectares scoring method*. Version 1.3. Victorian Government Department of Sustainability and Environment, Melbourne.

Appendix 1 – Maps and Plans

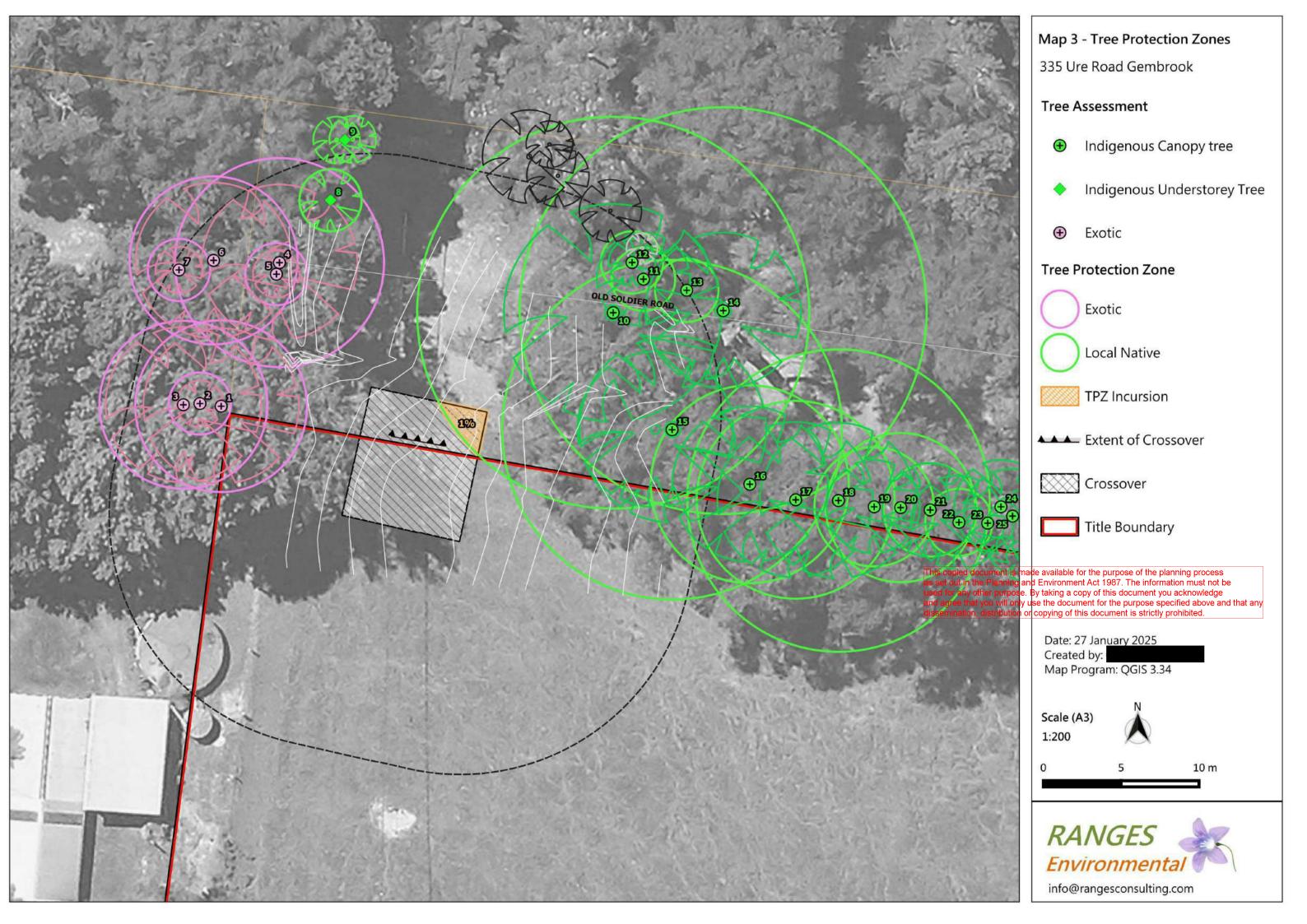
The following Plans were produced using Quantum GIS (QGIS 3.34) and were developed from various datasets including:

- VicPlan layers (Parcel, Roads, Waterways and Local Government Boundaries)
- Development Plans provided by Reddie Surveys
- GPS based data collected in the field





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	Map 2 - Assessment Results 335 Ure Road Gembrook							
	Crossover (including construction zone)							
	[] 15m Assessment Area							
3	Crossover Width							
	Title Boundary							
	Tree Assessment							
100	Indigenous Canopy tree							
	Indigenous Understorey Tree							
and the second	🕀 Exotic							
	Habitat Zone 1							
	Features Survey							
a a	Native Tree							
	——— Exotic Tree							
-	——— Dead Trunk (less than 40cm)							
	Not assessed							
	Date: 27 January 2025 Created by							
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	info@rangesconsulting.com							



Appendix 2 – Flora List

* Introduced species C: Controlled under the CaLP Act 1994

Origin	Scientific Name	Common Name	Lifeform
	Acacia dealbata	Silver Wattle	Understorey tree or large shrub
	Acacia melanoxylon	Blackwood	Understorey tree or large shrub
	Acacia verticillata subsp. verticillata	Prickly Moses	Medium shrub
	Acaena novae-zelandiae	Bidgee-widgee	Medium herb
*	Agrostis capillaris	Brown-top Bent	Medium to small tufted graminoid
*	Anthoxanthum odoratum	Sweet Vernal-grass	Medium to small tufted graminoid
	Billardiera scandens s.l.	Common Apple-berry	Scrambler or climber
* C	Cirsium vulgare	Spear Thistle	Large herb
	Clematis aristata	Mountain Clematis	Scrambler or climber
	Coprosma quadrifida	Prickly Currant-bush	Medium shrub
	Cyathea australis	Rough Tree-fern	Tree fern
*	Dactylis glomerata	Cocksfoot	Medium to tiny non-tufted graminoid
	Dichondra repens	Kidney-weed	Small or prostrate herb
*	Erica lusitanica	Spanish Heath	Medium shrub
	Eucalyptus obliqua	Messmate Stringybark	Understorey tree or large shrub
	Eucalyptus radiata s.l.	Narrow-leaf Peppermint	Understorey tree or large shrub
	Gahnia sieberiana	Red-fruit Saw-sedge	Large tufted graminoid
	Gonocarpus tetragynus	Common Raspwort	Medium herb
	Goodenia lanata	Trailing Goodenia	Small or prostrate herb
	Goodenia ovata	Hop Goodenia	Medium shrub
*	Holcus lanatus	Yorkshire Fog	Large non-tufted graminoid
	Hydrocotyle hirta	Hairy Pennywort	Medium herb
*	Hypochaeris radicata	Flatweed	Medium herb
*	llex aquifolium	English Holly	Understorey tree or large shrub
	Kunzea ericoides s.l.	Burgan	Medium shrub
	Lepidosperma elatius	Tall Sword-sedge	Large tufted graminoid
	Leptospermum continentale	Prickly Tea-tree	Medium shrub
	Microlaena stipoides var. stipoides	Weeping Grass	Medium to tiny non-tufted graminoid
*	Myosotis sylvatica	Wood Forget-me-not	Medium herb
	Olearia lirata	Snowy Daisy-bush	Medium shrub
*	Plantago lanceolata	Ribwort	Large herb
	Platylobium formosum s.l.	Handsome Flat-pea	Prostrate shrub
	Poa ensiformis	Sword Tussock-grass	Medium to small tufted graminoid
*	Prunella vulgaris	Self-heal	Medium herb
	Pteridium esculentum subsp. esculentum	Austral Bracken	Ground fern
*	Rubus fruticosus spp. agg.	Blackberry	Scrambler or climber
	Rytidosperma racemosum var. racemosum	Slender Wallaby-grass	Medium to small tufted graminoid
	Senecio minimus	Shrubby Fireweed	Large herb
*	Solanum nigrum s.l.	Black Nightshade	Large herb
	Tetrarrhena juncea	Forest Wire-grass	Large non-tufted graminoid
	Veronica plebeia	Trailing Speedwell	Medium herb
	Viola hederacea sensu Willis (1973)	Ivy-leaf Violet	Medium herb

DAB - Diameter at Base SRZ - Structural Root Zone

Appendix 3 – Tree Data

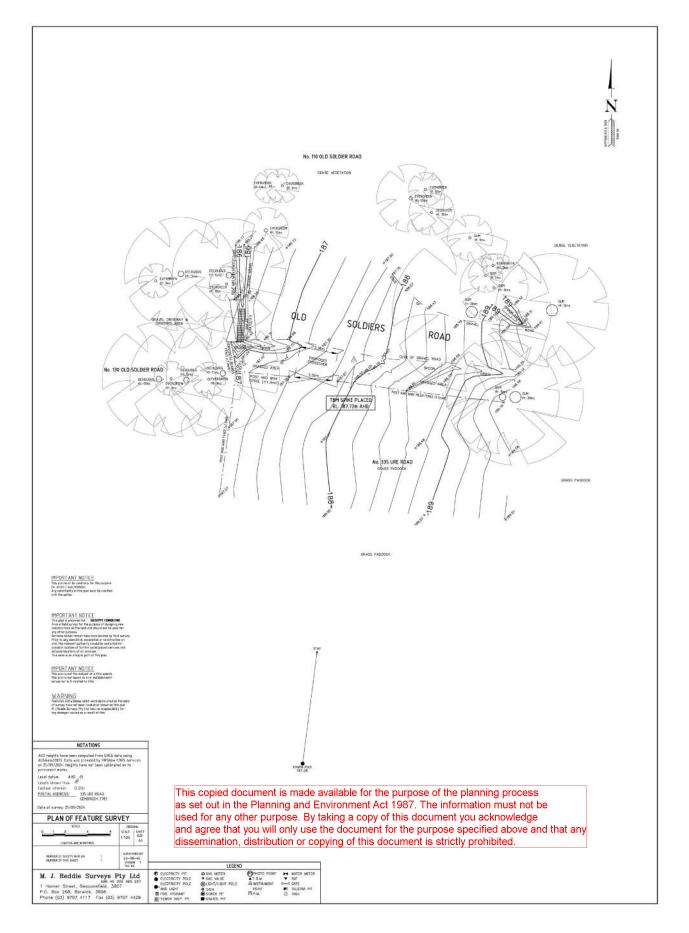
DBH - Diameter at Breast Height *Combined DBH of multi-stem tree TPZ - Tree Protection Zone Origin: E - Exotic

CT - Indigenous Canopy Tree

UT - Indigenous Understorey Tree

No.	Origin	Species		BH m)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height ! (m)	Spread (m)	Condition	Rating	Notes
1	E	*Populus nigra	Black Poplar 4	6		47	5.5	2.4	15-20m	5	Fair	Moderate	Forked at 5m
2	E	*Viburnum tinus	Laurustinus 1	0	5	10	2	1.5	<5m	3	Good	Low	
3	E	*Acer negundo	Box-elder 4 Maple 4	5	21	52	5.4	2.5	15-20m	9	Good	High	
4	E	*Populus nigra	Black Poplar 5	6	-	55	6.7	2.6	15-20m	5	Poor	Low	Trunk hollowing
5	E	*Photinia	Photinia 1	2*	776	12	2	1.5	<5m	4	Good	Low	
6	E	*Acer negundo	Box-elder 4 Maple 4	5	а́.	49	5.4	2.5	10-15m	9	Good	Moderate	
7	E	*Viburnum tinus	Laurustinus 9		2	9	2	1.5	<5m	3	Good	Low	
8	UT	Acacia melanoxylon	Blackwood 2	5*	22 12	27	3	1.9	10-15m	3	Fair	Low	Bifurcated below measurement Trunk scar
9	UT	Acacia melanoxylon	Blackwood 1	6*	12 10	10	2	1.5	5-10m	4	Fair	Low	
10	СТ	Eucalyptus obliqua	Messmate 1	05	2	106	12.6	3.4	20-25m	9	Good	Very High	
11	CT	Eucalyptus obliqua	Messmate 1	7	2	17	2	1.6	5-10m	4	Fair	Low	
12	CT	Eucalyptus obliqua	Messmate 9		ц: 	12	2	1.5	<5m	2	Fair	Low	Poor Form
13	CT	Eucalyptus obliqua	Messmate 1	7	*	19	2	1.6	5-10m	4	Good	Moderate	Asymmetrical Crown
14	СТ	Eucalyptus sp.	Gum 1	09	₽:	140	13.1	3.8	10-15m	3	Dead	High	Habitat Hollows (small) Habitat Hollows (large) Hollowed trunk
15	CT	Eucalyptus obliqua	Messmate 9	1*	79 46	98	10.9	3.3	15-20m	9	Good	High	
16	ст	Eucalyptus radiata	Narrow-leaf 5 Peppermint 5	3	H.	59	6.4	2.7	10-15m	8	Good	Moderate	
17	CT	Eucalyptus obliqua	Messmate 5	3*	41 33	65	6.4	2.8	10-15m	8	Fair	Moderate	
18	CT	Eucalyptus obliqua	Messmate 8	1*	76 29	89	9.7	3.2	15-20m	10	Good	High	
19	СТ	Eucalyptus obliqua	Messmate 3	2	×	33	3.8	2.1	5-10m	3	Good	Moderate	
20	CT	Eucalyptus obliqua	Messmate 4	0	5	44	4.8	2.3	10-15m	8	Good	Moderate	
21	CT	Eucalyptus obliqua	Messmate 2	5	÷	26	3	1.9	5-10m	3	Good	Moderate	
22	СТ	Eucalyptus radiata	Narrow-leaf 1 Peppermint	8	1	22	2.2	1.8	5-10m	3	Good	Moderate	
23	СТ	Eucalyptus obliqua	Messmate 4	1	¥.	46	4.9	2.4	10-15m	6	Good	Moderate	
24	СТ	Eucalyptus radiata	Narrow-leaf 1 Peppermint	3	2	14	2	1.5	5-10m	2	Good	Low	
25	СТ	Eucalyptus obliqua	Messmate 1	0	2	10	2	1.5	5-10m	2	Good	Low	
26	СТ	Eucalyptus obliqua	Messmate 1	3	÷	28	3	1.9	5-10m	2	Fair	Moderate	
27	CT	Eucalyptus obligua	Messmate 1	3	÷	16	2	1.5	5-10m	2	Fair	Low	

Attachment 1.Survey Plan



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