
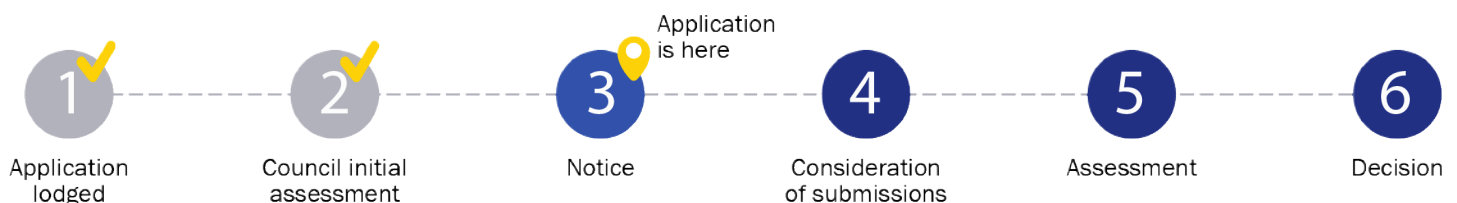


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP116613 40-42 Pakenham Road, Cockatoo VIC 3781
The application is for a permit to:	Subdivision of the land into two (2) lots, associated earthworks, removal of vegetation, creation of carriageway easement and alteration of access to a road in a Transport 2 Zone
A permit is required under the following clauses of the planning scheme:	
32.09-3	Subdivide land
42.02-2	Remove, destroy or lop vegetation
43.02-3	Subdivide land
44.06-2	Subdivide land
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant
52.17-1	Remove, destroy or lop native vegetation
52.29-2	Create or alter access to a road in a Transport Zone 2
APPLICATION DETAILS	
The applicant for the permit is:	Urban Fields Consulting P/L
Application number:	T240433
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	
	
HOW CAN I MAKE A SUBMISSION?	
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	
06 June 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected.
The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.	



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Application Summary

Portal Reference A32430MT

Basic Information

Proposed Use	Subdivision of the land (2 lots) within the NRZ, DDO & BMO; creation of carriageway easement; removal of native vegetation under the VPO, SLO & CI 52.17; and, alteration to an access to a TZ2
Current Use	Single dwelling
Site Address	40-42 Pakenham Road Cockatoo 3781

Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant		40 Pakenham Rd, Cockatoo VIC 3781	W: 0407-871-645 E: admin@urbanfieldsgroup.com.au
Owner			
Preferred Contact	Urban Fields Consulting P/L	2 Clearview Court, HIGHTON VIC 3216	W: 0407-871-645 E: admin@urbanfieldsgroup.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
9 - Class 21 To: create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or create or remove a right of way; or create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$1,453.40	50%	\$726.70
Total			\$2,180.10

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Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624

After Hours: 1300 787 624

Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
29-08-2024	Subdivision Plan	ATTACH A - Title Documentation (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Explanatory Letter	Town Planning Report (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Additional Document	ATTACH B - Application Plans (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Additional Document	ATTACH C - Bushfire Management Statement (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Additional Document	ATTACH D - Vegetation Impact Assessment Report (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Additional Document	ATTACH E - Plan of Subdivision (40-42 Pakenham Rd Cockatoo).pdf
29-08-2024	Explanatory Letter	Application Cover Letter (40-2 Pakenham Rd Cockatoo).pdf

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

Lodged By

Site User	
Submission Date	29 August 2024 - 09:28:PM

Declaration

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

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

Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T240433PA
Address of the Land:	40-42 Pakenham Rd, Cockatoo

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

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

AMENDMENT DETAILS

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

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.		
Name:		
Signature:		
Date:	10 January 2023	

LODGEMENT

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

IMPORTANT INFORMATION

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

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

Page 1 of 1

VOLUME 09189 FOLIO 008

Security no : 124117776284D
Produced 27/08/2024 04:21 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 116613.

PARENT TITLES :

Volume 03954 Folio 748 Volume 06995 Folio 838

Created by instrument G267809 06/08/1976

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP116613 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AX982387U (E) TRANSFER CONTROL OF ECT	Completed	09/05/2024

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

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

Street Address: 40-42 PAKENHAM ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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Document Type	Plan
Document Identification	LP116613
Number of Pages (excluding this cover sheet)	2
Document Assembled	27/08/2024 16:21

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FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

SUBDIVISIONAL
CERTIFICATE OF TITLE V.3954.....F.748.....
V.6995.....F.838.....

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LP ...116613.....
BACK OF SHEET ...1.....

LODGED BY...MARTIN LEDDRA & ASSOCIATES

DEALING No..... DATE 9 / 9 / 75

DECLARED BY...WILLIAM LINDSAY PONTING.....

ON 9 / 4 / 74

COUNCIL SHIRE OF BERWICK.....

DATE OF CONSENT 14 / 8 / 74

PLAN MAY BE LODGED..... / /

PLAN APPROVED. DATE 23 / 6 / 76 TIME 3:30^{a.m.}_{p.m.}

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
BASEMENTS OF DRAINAGE & SEWERAGE.

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16 January 2025

Principal Statutory Planner
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

mail@cardinia.vic.gov.au

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Dear [REDACTED]

Planning Application T240433 PA
Subdivision of land (2 lots), creation of carriageway easement, removal of vegetation and alteration to an access to a T22
40-42 Pakenham Rd Cockatoo
Response to request for further information

We continue to act on behalf of Head & Humphreys Land Consultants and the landowner in respect to the above site and respond herein to the issues raised by Council via its Section 54 request dated 17 October.

1. Application Fees

We have been advised that the landowner has made payment in full, of all outstanding application fees associated with the proposal on 12 November 2024. Should there be any amount outstanding, please advise and we will ask our client to follow-up with the landowner.

2. Access

The survey plan has been updated to include the following:

- a) Current surface levels with contours and % of grade;
- b) Finished surface levels – Any alteration to the existing site levels will fall within 200mm of existing levels for the purpose of grading and surfacing the driveway. Whilst the average grade exceeds the 14.4%, the extent of cut and fill (max 200mm) will be used to taper out the grade does so that it does not exceed 20% for a length of, or exceeding 50m.

Should this response not address Council's request for further information, please notify us at your earliest opportunity. Equally, please accept this as a request for an additional 60 days from the lapse date in which to respond to any further outstanding items identified by Council.

Other Preliminary Issues

1. Access & Earthworks

As alluded to in the commentary under item 2 above, minor earthworks will be required to facilitate site access compliant with the recommended max 20% grade for a length of 50m. Despite these minor works, a variation to the 14.4% average grade would be necessary and we

will await CFA's initial comments of a variation to the grade prior to redesigning the driveway. The proposed works are minor activities associated with, and ancillary to the subdivision of the land, in the same context as the installation of services and infrastructure as part of a subdivision. Notwithstanding this, we have as requested by Council, attached a Section 50 form removing any uncertainty of the scope of activities associated with the subdivision.

2. Neighbouring vegetation

Whilst separate consideration for adverse possession of the land and said trees may be contemplated, the driveway has been realigned to avoid interference with, and removal of trees 69, 70, 71 & 73. At this location, the driveway will represent a minor scrape of the top soil as opposed to any cut avoiding interference with the SRZ of the said trees.

3. Environmental impact & character

The suggested 4000m² lot size exemption of a permit for the removal of vegetation under CI 52.17 does not apply in this instance. This is due to the presence of vegetation protection controls (VPO2) which regulates the removal of vegetation, native and exotic species. Whilst exemptions apply, the exemptions are more restrictive than those that exist under the auspice of CI 52.17.

The land owner's intention is to minimise removal and disturbance of vegetation, removing only that which is necessary to facilitate the future construction a dwelling and associated driveway. All vegetation removal will be offset in accordance with the Net Gain requirements and any future removal will be subject to a planning permit and offsets.

Removal of vegetation is necessary to achieve defensible space requirements under the BMO. These same provisions would apply in the event that the existing dwelling were to be extended. Refer to pg 2 of attached plans for vegetation removal (marked 'X').

We encourage Council to consider the applicant's response to the SLO – page 25 of the town planning report (TPR) which helps to justify the design's response and integration within the site's landscape setting. This includes perspectives from the Puffing Billy Rail Corridor and Pakenham Rd illustrating the envisaged loss of vegetation and overall impact on the landscape, which will appear minimal. The proposed retention of trees 69, 70, 71 & 73 overrides any visual impact on the motorist's view line of canopy trees from Pakenham Rd that was previously illustrated via Figure 4.3.4 of the TPR.

Should you have any questions regarding the application or attached documentation, I invite you to contact our office at admin@urbanfieldsgroup.com.au or mobile 0407 871 645.



Encl: Attach B (V2) – Application Plans (*Head & Humphreys*)
Section 50 Application Form

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24 April 2025

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Dear [REDACTED]

Planning Application T240433 PA
Subdivision of land (2 lots), creation of carriageway easement, removal of vegetation and alteration to an access to a T22
40-42 Pakenham Rd Cockatoo
Response to request for further information (no. 3)

We continue to act on behalf of Head & Humphreys Land Consultants and the landowner in respect to the above site and respond herein to the issues raised by Council via its Section 54 request dated 28 March.

1. Arboriculture Report & Vegetation Impact Assessment

The arboriculture report prepared by *TreeWishes* has been updated based on the most recent subdivision plan of 15 January 2025 by *Head & Humphreys Land Consultants*. The Report comprises references to further mitigation measures, including details for those trees nominated as being retained adjacent to the driveway. The report references the use of permeable pavement, a CEMP and the appointment of a project arborist to be in attendance and present for certain works and activities carried out on the site.

It is noted that whilst some trees are proposed to be retained through the latest 15 January subdivision plans, the environmental consultant has considered them lost under CI 52.17 as the project encroaches upon more than 10% of the TPZ. Accordingly, the metrics contained within the Native Vegetation Removal Report have not been altered.

Should the accompanying report not sufficient address Council's request for further information, please notify us at your earliest opportunity. Equally, please accept this as a request for an additional 60 days from the lapse date in which to respond to any further outstanding items identified by Council.

Should you have any questions regarding the application or attached documentation, I invite you to contact our office at admin@urbanfieldsgroup.com.au or mobile 0407 871 645.

[REDACTED]
URBAN FIELDS CONSULTING

Encl: Attach D (v3) – Vegetation impact assessment report

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Town Planning Report

40-42 Pakenham Rd Cockatoo



Town Planning, Environmental & Project Management



0407 871 645



admin@urbanfieldsgroup.com.au



urbanfieldsgroup.com.au

Town Planning Report – Stage 2
40-42 Pakenham Rd Cockatoo

Prepared for and on behalf of:
Head & Humphreys Land Consultants & the landowner

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Version	Prepared & Authorised	Date
1	RS	Aug 2024

Disclaimer:

This report is current as at the most recent Version date listed in the above table. Urban Fields Consulting Pty Ltd have exercised their professional diligence and with consideration to the planning framework that influences the site and proposal throughout the research and collation of the information contained in this Report and for the purposes for which it has been written. The Report may not cover other legislative frameworks that apply to the site or proposal. No warranty to the accuracy of the information is given and the company, its directors and employees accept no responsibility or liability. Legal liability is expressly excluded in respect to any error, omissions or negligence and will not accept liability for any errors or omissions or for any loss arising from the reliance upon this Report, its contents, and appendices.

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REFERENCES:

Planning Property Reports - [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/40-42-Pakenham-Road-Cockatoo-\(ID1527370\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/40-42-Pakenham-Road-Cockatoo-(ID1527370)-Vicplan-Planning-Property-Report.pdf)

Cardinia Planning Scheme - <https://planning-schemes.app.planning.vic.gov.au/Cardinia/ordinance?f.Scheme%7CplanningSchemeName=>

Google Maps - https://www.google.com/maps/place/40-42+Pakenham+Rd,+Cockatoo+VIC+3781/@-37.9308077,145.4894007,17z/data=!3m1!4m6!3m5!1s0x6b29d8aa0ce3dc51:0x4f6fd8d1b4cd7c8c!8m2!3d-37.930812!4d145.491981!16s%2Fg%2F11c23d8vcn?entry=ttu&g_ep=EgoyMDI0MDgyMS4wLWlKXMDSoASAFQAw%3D%3D

NearMaps - <https://www.nearmap.com/au/en>

ACHRIS - <https://achris.vic.gov.au/#/onlinemap>

Cockatoo Township Strategy - https://www.cardinia.vic.gov.au/downloads/download/384/cockatoo_township_strategy_march_2008

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ATTACHMENTS

- ATTACHMENT A – Title documentation
- ATTACHMENT B – Application plans
- ATTACHMENT C – Bushfire Management Statement (BMS)
- ATTACHMENT D – Vegetation Impact Assessment Report (VIR)
- ATTACHMENT E – Proposed subdivision plan

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OVERVIEW

1.1 Introduction and purpose

This Report has been prepared on behalf of Head & Humphreys Land Consultants and the land owner in support of an application for planning approval for the *Subdivision of the land within the NRZ, DDO & BMO; creation of carriageway easement; removal of native vegetation under the VPO, SLO & CI 52.17; and alteration to an access to a TZ2* at 40-42 Pakenham Rd Cockatoo.

The report and accompanying attachments are intended to demonstrate that the land is suitably located and dimensioned to accommodate the proposal; and, that the subdivision meets the requirements of the *Cardinia Planning Scheme*, the *Planning and Environment Act 1987* and the *Subdivision Act 1988*.

Accompanying this report and to support justification for the proposal are the following documents:

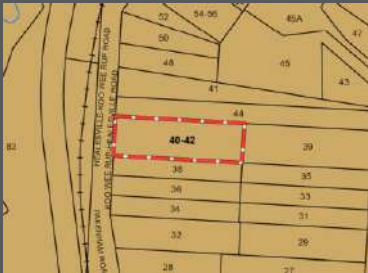
- Title documentation (**Attachment A**);
- Application plans (**Attachment B**);
- Bushfire management statement (BMS) (**Attachment C**);
- Vegetation impact report (VIR) (**Attachment D**); and,
- Proposed subdivision plans (**Attachment E**).

1.2 Snapshot of site and project

Table 1.2.1: Project summary

Proposal aspect	Information / Status / Works
Lot details	Lot 1, Lodged Plan 116613 (40-42 Pakenham Rd Cockatoo)
Land zoning	Neighbourhood Residential Zone - Schedule 1 (NRZ1) Adjoins a Transport Zone 2 (TZ2)
Planning scheme overlay(s)	Design & Development Overlay - Schedule 2 (Hills Townships) (DDO2) Bushfire Management Overlay - Schedule 2 (Cockatoo BAL 29 Areas) (BMO) Vegetation Protection Overlay - Schedule 2 (Hills Townships) (VPO2) Significant Landscape Overlay – Schedule 1 (Puffing Billy Tourist Railway Scenic Corridor) (SLO1)
Current use of subject land	Residential – single dwelling.
Total site area	5255m ² .
Site topography	Steep ascent to the rear boundary(40m); grade of 29.4% (1:3.4) across the depth of the site.
Reticulated services available to site	Electricity; telecommunications; water; sewer; sealed road access.
Detailed works schedule	2 lot residential subdivision; Removal of vegetation to facilitate driveway and building envelope; Removal of small outbuilding to the north of the existing dwelling; Realignment of perimeter fencing; and,

Proposal aspect	Information / Status / Works												
Is vegetation removal proposed?	<p>Installation of utilities and other associated infrastructure.</p> <p>A Vegetation Impact Assessment Report (VIR) (Attachment D) was carried out by <i>TreeWishes</i>. The assessment identified that less than half of the site supports native vegetation in what is described as a 'remnant patch', with the vegetation comprising Stringybark and Narrow-leaf Peppermint in the upper-storey, with lower-storey species comprising Austral Bracken, Weeping Grass, Raspwort, Ivy-leaf Violet, Kidney-weed, Black Wattle, Blackwood and Prickly Currant-bush. A range of non-indigenous species were also identified across the site.</p> <p>Whilst no vegetation removal is necessary for the subdivision, and the new internal boundary fence (post and wire) will be installed to avoid the removal of vegetation, the result of the subdivision is the effective loss of vegetation to facilitate driveway access, building envelope and defensible space.</p> <p>The design response has been adopted with consideration for the existing vegetation. It is not possible to avoid vegetation loss however the approach taken seeks to minimise actual losses through the proposed alignment of the driveway and building envelope.</p> <p>95 trees were assessed across the site within the VIR, of which 59 are proposed for removal.</p> <p>Total vegetation loss is calculated at 0.333 hectares across 2 zones, which includes 14 large trees.</p>												
Encumbrances	<p>Restrictive Covenants <i>Not applicable</i></p> <p>Section 173 Agreement <i>Not applicable</i></p> <p>Easements <i>E1, E2 & E5 – Drainage & Sewerage</i> <i>E4, E5, E6 & E7 – Sewerage</i> <i>E2, E3, E5 & E6 – Carriageway</i> <i>E7 & E8 - Carriageway</i></p>												
Cultural Heritage 	<table> <tr> <td>Is the land mapped for Cultural Heritage Sensitivity Mapping</td><td>Yes</td></tr> <tr> <td>Is a CHMP required?</td><td>No</td></tr> <tr> <td>Has a CHMP been previously approved?</td><td>No</td></tr> <tr> <td>Was there any significance identified with the site that required particular protection?</td><td>No</td></tr> <tr> <td>Is further action required?</td><td>No</td></tr> <tr> <td>What recommendations may form a condition or permit note of any decision to grant?</td><td>N/A</td></tr> </table> <p>As the application seeks approval for a 2-lot subdivision only, a CHMP is not required. Reg 11 of the Aboriginal Heritage Regulations exempts a small subdivision provided that the land is both outside a 200m buffer of the coastal waters of Victoria and the Murray River; <u>and</u>, that the land area to be subdivided is less than 1100m². As the overall land area exceed 1100m², it falls upon Reg 49 which states that 'the subdivision of land for 3 or more lots, or for the subdivision of 2 or more lots in an industrial zone, is a high impact activity'. As the proposal sits outside the scope of a high impact subdivision, and no high impact works are proposed, a CHMP <u>is not</u> required.</p>	Is the land mapped for Cultural Heritage Sensitivity Mapping	Yes	Is a CHMP required?	No	Has a CHMP been previously approved?	No	Was there any significance identified with the site that required particular protection?	No	Is further action required?	No	What recommendations may form a condition or permit note of any decision to grant?	N/A
Is the land mapped for Cultural Heritage Sensitivity Mapping	Yes												
Is a CHMP required?	No												
Has a CHMP been previously approved?	No												
Was there any significance identified with the site that required particular protection?	No												
Is further action required?	No												
What recommendations may form a condition or permit note of any decision to grant?	N/A												

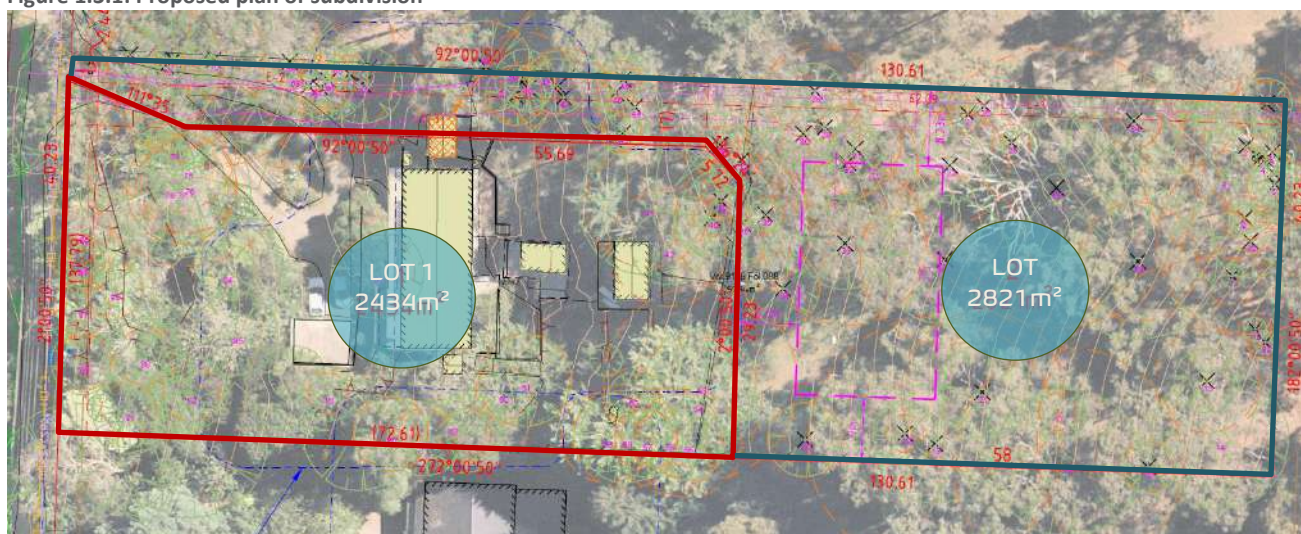
Proposal aspect	Information / Status / Works
<div>Environmental Hazards</div> <div></div>	<p>The land is not encumbered by the Environmental Audit Overlay, neither does it contain evidence of introduced site fill or expose any likelihood of contaminated soils. The land has been used for residential purposes only.</p> <p>There is no evidence of soil erosion or salinity on the site.</p> <p>The land is within a bushfire prone area.</p> <div><p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p></div>

The relevant permit triggers for the scope of the application are contained in **Section 4.1** of this Report.

Table 1.3.1: Proposed lot dimensions

	Existing			Proposed			Change (+ / -)
	Area	Frontage Width	Depth	Area	Frontage Width	Depth	Area
Lot 1	5255m ²	40.23m	130.61m	2434m ²	37.79m	72.61m	- 2821m ²
Lot 2	-	-	-	2821m ²	2.44m	58m	+ 2821m ²

Figure 1.3.1: Proposed plan of subdivision



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CONTEXTUAL SETTING

2.1 Development site & context

The site is located on the northern entrance into the township of Cockatoo, approximately 600m north of the town centre. Elevated to the eastern side of Pakenham Rd, it presents as a regularly dimensioned parcel totalling 5255m² with a significant incline to the rear at a 30% grade and characterised by bushland vegetation. These same characteristics spill over onto neighbouring land, whilst still being located within a township (urban) setting.

Occupying the site is a small single storey rectilinear dwelling with hipped roof, elevated at the front in response to the site's topography. Forward of, and sitting below the dwelling is a detached carport. Multiple outbuildings (storage sheds) are located to the rear and side of the dwelling. A rough washed out driveway loops around the front of the dwelling. The driveway intersects at the northern end of the site's frontage with a narrow gravel service road that runs parallel to Pakenham Rd.

The locality is characterised by its semi-rural bushland features where canopy trees dominate the skyline and provide a dense corridor along Cockatoo Creek and the Puffing Billy tourist scenic railway. Dwellings are commonly screened from the road by dense vegetation.

The neighbourhood comprises both single and double storey dwellings occupying lots of around 2300m². To the east in Devon Ave, lot sizes reduce down to less than 1000m².

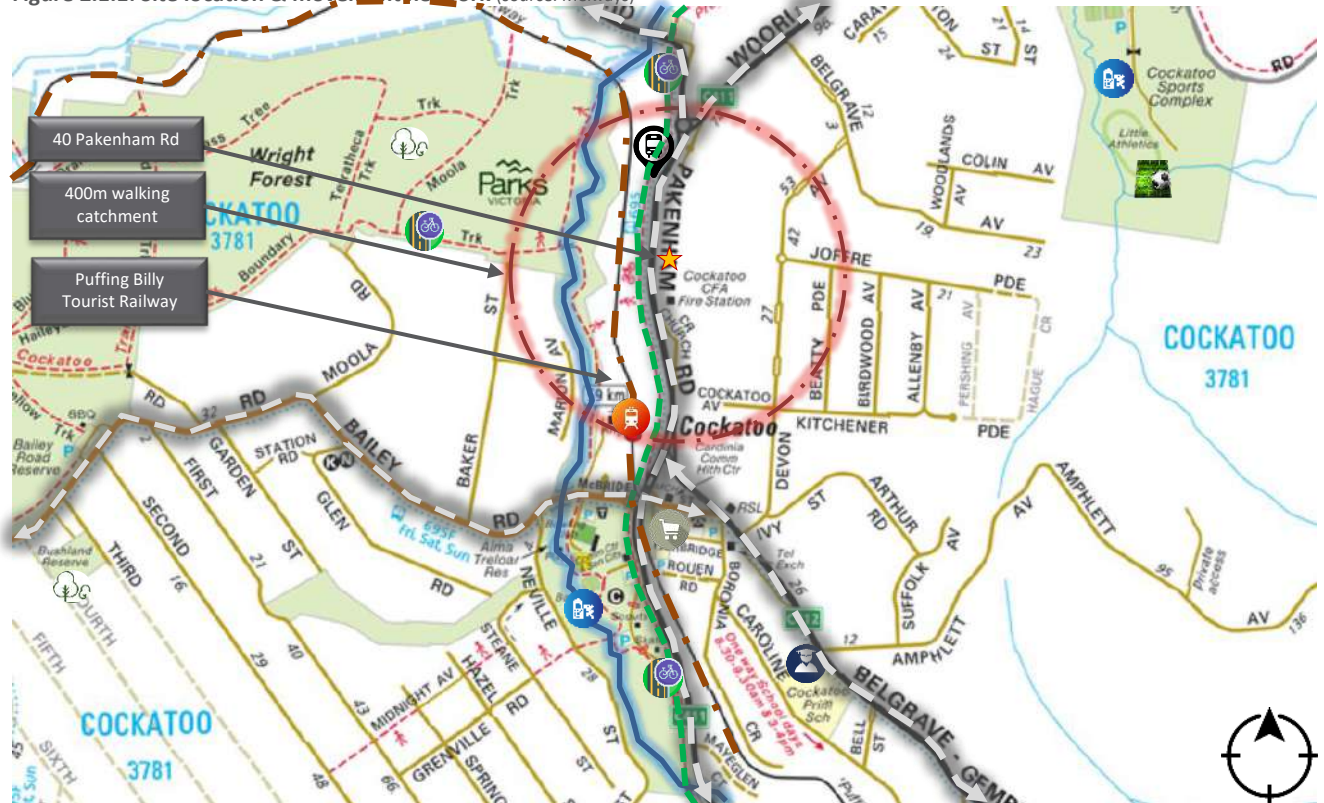
Table 2.1.1: Contextual Features

	Town Centres	Cockatoo – 600m (s) Emerald – 5.6km (w)
	Public Space	Cockatoo Creek Park – 1.2km (s) Emerald Lake Park – 7.7km (w)
	Public Transport	Bus 695 (Belgrave) – 200m (n)
	Health & Education	Cockatoo Primary School – 1.1km (s) Emerald Medical Centre – 6.4km (w)

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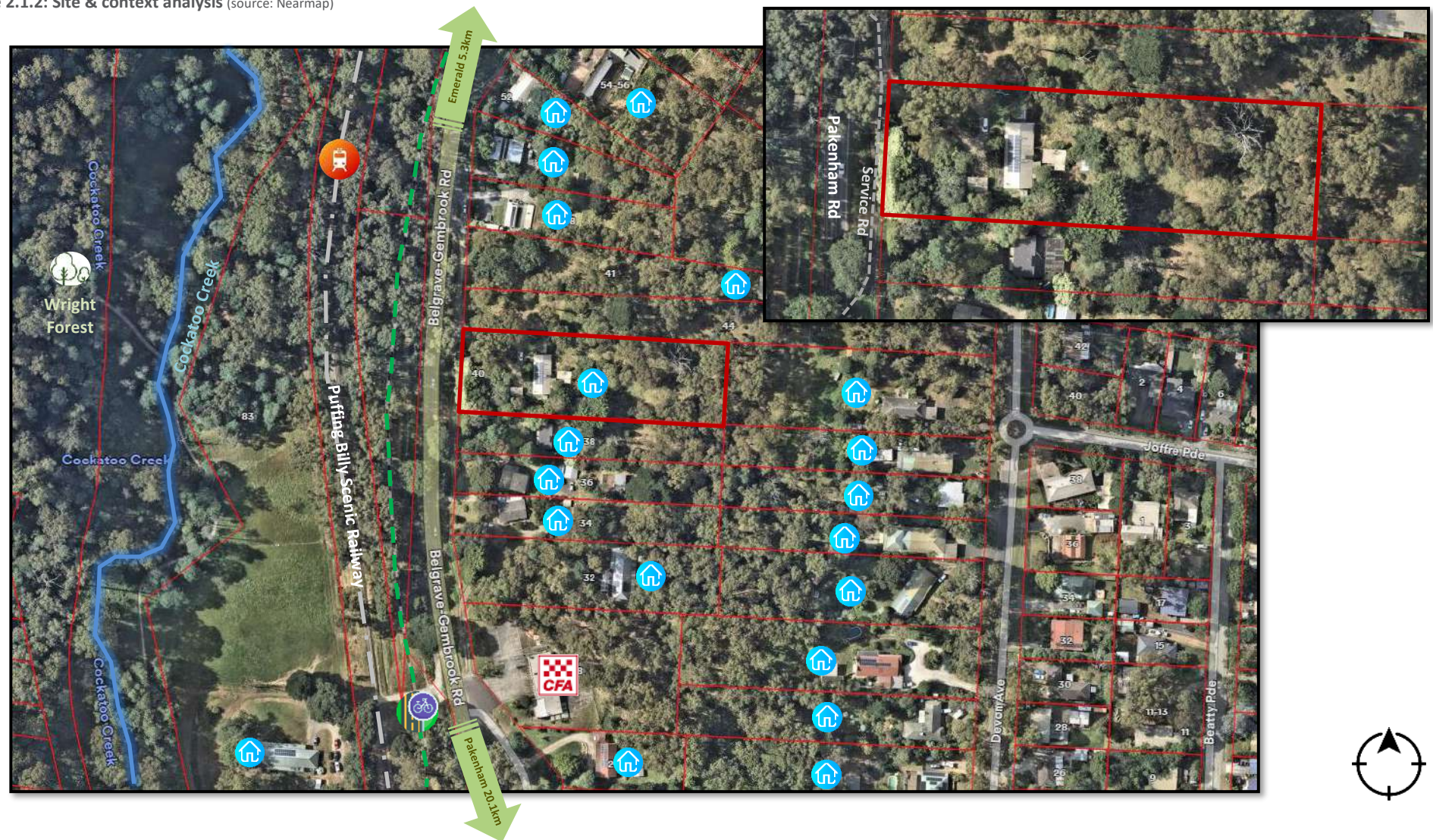
 <p>Main Roads</p>	<p>Pakenham Rd – immediate frontage to site</p>
 <p>Road Infrastructure</p>	<p>Pakenham Rd – single lane arterial road; sealed with gravel verge; armco barrier to low side of road; no footpaths; overhead power lines on high side; fire hydrant at property frontage; 60km/hr speed limit</p>

Figure 2.1.1: Site location & movement network (source: Melways)



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Figure 2.1.2: Site & context analysis (source: Nearmap)



2.2 Site photos

① Existing dwelling



② View west from dwelling towards Pakenham Rd



③ Detached carport forward of existing dwelling



④ Proposed driveway alignment sleeving northern boundary



⑤ Existing driveway access to site from service road



⑥ View of adjacent land north of proposed driveway



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7 Rear yard (view northeast)



8 View north from southern boundary



9 View east along southern boundary



10 View south to rear of existing dwelling



11 View north east from existing rear yard of dwelling



12 Shed at rear of dwelling to be demolished



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PLANNING PROVISIONS

3.1 Why is a permit required?

The following permit triggers are applicable to the proposal pursuant to the Cardinia Planning Scheme:

CI 32.09 Neighbourhood Residential Zone (NRZ)

↪ A permit is required pursuant to Clause 32.09-3 to subdivide land.

CI 43.02 Design & Development Overlay – Schedule 2 (DDO2)

↪ A permit is required pursuant to Clause 43.02-3 to subdivide land.

CI 44.06 Bushfire Management Overlay – Schedule 2 (BMO2)

↪ A permit is required pursuant to Clause 44.06-2 to subdivide land.

CI 42.02 Vegetation Protection Overlay – Schedule 2 (VPO2)

↪ A permit is required pursuant to Clause 42.02-2 to remove vegetation.

CI 42.03 Significant Landscape Overlay – Schedule 1 (SLO1)

↪ A permit is required pursuant to Clause 42.03-2 to remove vegetation.

CI 52.02 Easements, Restrictions & Reserves

↪ A permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

CI 52.17 Native Vegetation

↪ A permit is required pursuant to Clause 52.17-1 to remove, destroy, or lop native vegetation, including dead native vegetation.

CI 52.29 Land Adjacent to the Principal Road Network

↪ A permit is required pursuant to Clause 52.29-2 to create or alter access to a road in a Transport Zone 2.

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DESIGN RESPONSE & ISSUES

4.1 Does the proposal enjoy strategic policy support?

The planning policy framework at a state and local level encourages strategically located, sustainable residential growth, cognisant of the urban fringe context and the natural environmental features of the site and surrounds. Policies inform development outcomes which sit harmoniously with both the built and natural character and values of the area, whilst negating any impact on the use and amenity of neighbouring public and private land. It also dictates that growth occurs in corridors sequenced to the proximity and availability of infrastructure.

The approach adopted through the design response seeks to deliver upon these overarching objectives, recognising the site’s opportunities for further residential intensification without encroaching on the low-density built form and landscape characteristics of the neighbourhood.

Settlement		
CI 11.01-1S	Settlement	To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
CI 11.01-1R	Settlement – Metropolitan Melbourne	Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.
CI 11.02-1S	Supply of urban land	To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
CI 11.02-2S	Structure planning	To facilitate the fair, orderly, economic and sustainable use and development of urban areas.
CI 11.03-5S	Distinctive areas and landscapes	To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.
CI 21.03-4 (L)	Rural townships	To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints. To maintain and enhance the distinct character and environmental qualities of each of the townships. To create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services.
CI 21.07-2 (L)	Cockatoo	Ensure that any proposed use or development within or around the Cockatoo township is generally consistent with the Cockatoo Township Strategy (March 2008), including the Cockatoo Framework Plan.

CI 11.01 (*Settlement*) provides direction to promote the sustainable growth and development of the region with recognition afforded for the facilitation of diverse residential opportunities on underutilised sites across the Municipality as defined within the *Cardinia Strategic Framework Plan* (**Figure 4.1.1**). It also seeks to deliver an arrangement of housing / housing lots that are sited, orientated and designed to respect the prevailing or preferred character of the locality.

The site is located within a defined urban township precinct (residential zoned land) representing the opportunity for restricted residential infill, cognisant of balancing the competing challenges of the local planning framework and Council’s visions for the area as an area of high landscape value. The design response maintains the underlying

characteristics of the local area, affording generous side and rear setbacks to the nominated building envelope and delivering a low-density solution that remains sympathetic to the bushland environs as experienced from the public and private realm. This includes the view lines from the Puffing Billy Tourist Railway corridor.

Figure 4.1.1: Cardinia strategic framework plan (source: CI 21.01-5)

CI 11.02 (*Managing growth*) guides the provision of appropriately zoned, serviced and developable residential land to sustain the demands for growth in the regions. The site offers a semi-rural lifestyle with the conveniences of township living, located within a short walking distance from the Cockatoo town centre and public transport routes.

CI 11.03-5 (*Significant Landscapes*) recognises the importance of distinctive landscapes on the character and experience of an area. The site is within the Significant Landscape Overlay (SLO) which seeks to protect the rural townships across the lower Dandenong Ranges. Other than diminishing the outlook to immediately adjoining neighbours through the thinning out of vegetation that occupies the site, any future dwelling occupying proposed lot 2 will sit low in the landscape and will not appear visible from Pakenham Rd, or interfere with views experienced from neighbouring land. Refer also to commentary under **Section 4.2** of this Report.



Local Policy 21.03-4 (*Rural townships*) aspires to maintain and enhance the distinctive qualities that embody each respective township. This Policy is more clearly advanced through CI 21.07-2 (*Cockatoo*) which embodies the foundation and visions for future development, established from the 2008 *Cockatoo Township Strategy* and *Cockatoo Framework Plan*.

Combined, both policies espouse to:

- Ensure that the siting and design of new buildings and works complement the rural character of the township, and does not dominate the landscape or surrounding built form character.
- Maintain the current diverse range of lot sizes in the hills towns as an intrinsic part of their character.
- Protect the natural environment and character of the area, particularly areas of remnant vegetation in the hills townships.
- Maintain and promote the overall historic character within each township.
- Encourage new development to include works that enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation.

In implementing the above, residential infill will be discouraged in the hills townships unless otherwise contained through the scope of the respective township strategy. Under the *Cockatoo Framework Plan*, the site is located within an area defined as *Inner Residential Area* being the primary area identified for further residential infill.

The proposal responds to the Strategic Framework and visions by:

- Identifying and positioning a building envelope at the lowest point of lot 2, ensuring any future dwelling is obscured from Devon Ave by the site's topography, and from Pakenham Rd by the existing dwelling and vegetation;
- Restricting any future dwelling to a maximum building height above natural ground level, subject to the design response. This will be for consideration at the time of a subsequent development application.
- Maintaining larger residential lots, of either comparable size, or exceeding the dimensions of lots within the local area;
- Providing for generous setbacks of the building envelope from side boundaries to enable the continued use of rural post and wire fencing.
- Although the overall site has a grade of close to 30%, the building envelope is positioned on an area of the site with less slope, and an average grade of 20%.

The *Cockatoo Township Strategy* (2008) recognises that the township was fragmented in the early 1900s with lot sizes and built form being diverse. The Strategy is useful in understanding the visions of future fragmentation and Council's thinking in 2008 which involved the use of the Restructure Overlay (RO) to consolidate lots to more usable and development land parcels. These affected areas were located to the west / southwest of the town centre.

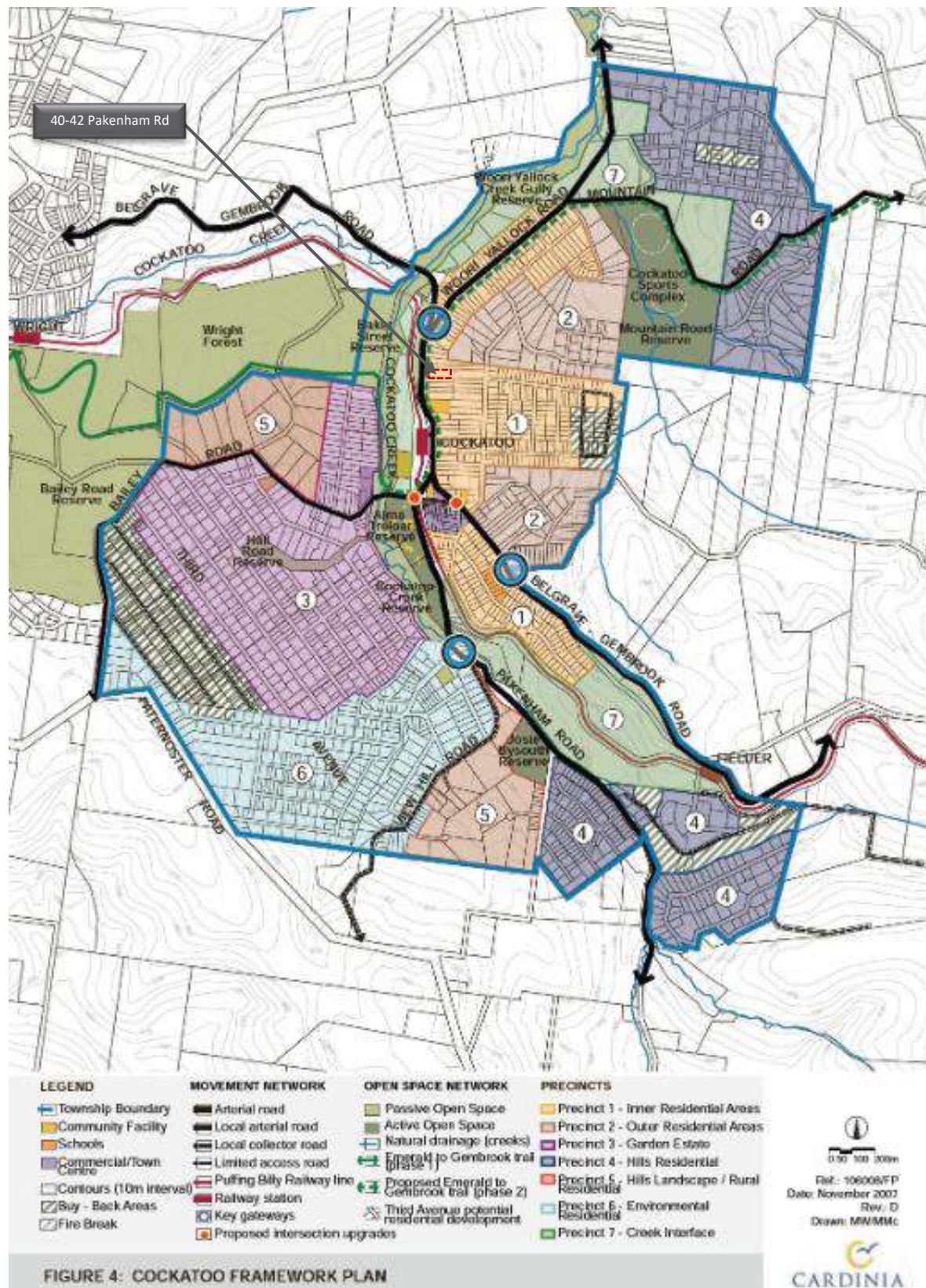
The Strategy recognised that further subdivision of land within the township must occur in a controlled manner to minimise impacts on existing vegetation and landscape vistas without placing pressure on either the environment or the town's bushland character. The Strategy identified residential precincts and associated character guidelines to inform future development. Notable is that over the ensuing 16 years since the Strategy was completed and adopted by Council, the Council has not seen necessary to expand its earlier use of the Restructure Overlay over land to the north end of the town, including the subject site, to prevent further fragmentation. This is consistent with the *Inner Residential Area* being the location where infill development is most likely to be supported under the Strategy.

The *Inner Residential Area*, for which the site sits within, has the following preferred character outcomes:

1. Maintain a diverse range of lot sizes with a minimum lot size of 1000m²; *(Achieved)*
2. Encourage dwellings to be unobtrusive in a compact layout and well-articulated; *(Achieved)*
3. Encourage building material, colour and finish to complement the 'rural country' character and the surrounding natural landscape; *(Not relevant)*
4. Maintain consistent setbacks from the Puffing Billy Railway corridor; *(Not relevant)*
5. Limit site coverage to 40% to allow for screen planting, vegetation retention and revegetation to screen built form from key roads and the Puffing Billy Railway while ensuring effective wildfire management; *(Achieved)*
6. Encourage open front gardens with low or permeable fences to allow gardens and nature strips to merge; *(Low permeable fences intended to continue on site)*
7. Retain vegetation along Cockatoo Creek and roadsides, particularly, Pakenham Road entry from the south; and, *(Achieved – no roadside vegetation removal proposed)*
8. Maintain long range views to the west (Wright Forest) and south-west (Paternoster ridge). *(Achieved – will not obstruct view lines)*

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Figure 4.1.2: Cockatoo strategic framework plan (Source: Cockatoo Township Strategy)



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Environmental Values

CI 12.01-1S	Protection of biodiversity	To protect and enhance Victoria's biodiversity.
CI 12.01-2S	Native vegetation management	To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
CI 12.05-1S	Environmentally sensitive areas	To protect and conserve environmentally sensitive areas.
CI 12.05-2S	Landscapes	To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
CI 21.02-2 (L)	Landscape	To recognise and protect the diverse landscape and areas of significant landscape value.
CI 21.02-3 (L)	Biodiversity	To achieve no net loss in the quantity and quality of native vegetation in the municipality. To maintain and enhance the diversity of indigenous habitats and species. To reduce the spread and extent of pest plants and animals.
CI 52.17	Native vegetation	To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines): <ol style="list-style-type: none"> 1. Avoid the removal, destruction or lopping of native vegetation. 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Clause 12.01 (*Protection of biodiversity & Native vegetation management*) establishes a framework for the protection of Victoria's biodiversity. The site comprises mature stands of remnant and self-seeded native vegetation along with planted vegetation. Much of this vegetation is less than 40 years old, having re-established after the 1983 Ash Wednesday bushfires that spread through the area.

The impact on vegetation is significant, arising mostly through the need to provide defensible space around the future building envelope. Vegetation off-sets have been calculated as part of the Native Vegetation Removal Report template from DEECA. This Report (appendix to **Attachment D**) identifies a required offset calculation of 0.099 General Habitat Units. Vegetation off-sets will need to be secured through *Biolinks* or a similar off-set credit register scheme prior to removal and can be addressed as a condition of any permit, noting that off-sets must be secured in a timely manner once availability has been sourced. It is therefore premature at this time to secure offsets. The securing of off-sets accords with Council's vision of achieving 'no net loss of native vegetation' under CI 21.02-3 (*Biodiversity*).

State planning policy recognises the importance of protecting the State's valued landscapes that contribute to the character, sustainability and identity of an area. At a local level, Council has advanced this through CI 21.02-2 (*Landscapes*) which recognises the diversity of landscapes across the Municipality as being one of the region's strongest assets, noting that the landscapes have also been recognised by the National Trust (Puffing Billy Corridor & Cockatoo Creek).

The Policy seeks to protect these natural assets from inappropriate development and encroachment. In response, the visual impact resulting from the loss of vegetation as viewed from the Puffing Billy tourist rail corridor and Cockatoo Creek will be negligible to the point of being unnoticeable as evidenced in **Figure 4.3.3**. The views from the rail corridor to the site are obscured by generous vegetation separating the rail line from the front boundary of the site (60m), combined with the elevated nature of the site above road level and screening from the existing dwelling and established mature vegetation within the front setback of the dwelling. The removal of vegetation will have no noticeable impact on view lines from these landscape assets and negligible impact from Pakenham Rd.

Environmental Risks & Amenities

CI 13.02-1S	Bushfire planning	<i>To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</i>
CI 13.02-1S	Floodplain management	<i>To assist the protection of:</i> <ul style="list-style-type: none"> • <i>Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.</i> • <i>The natural flood carrying capacity of rivers, streams and floodways.</i> • <i>The flood storage function of floodplains and waterways.</i> • <i>Floodplain areas of environmental significance or of importance to river, wetland or coastal health.</i>
CI 21.02-4 (L)	Bushfire management	<i>To recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment.</i>

CI 13.02-1S (*Bushfire Planning*) delivers the framework for managing environmental risks and hazards associated with bushfires, ensuring the use and development of land ameliorates the risk of fire to life and property and that adequate fire protection measures are implemented. It sets the framework for the Bushfire Management Overlay (BMO) and CI 53.02 (*Bushfire planning*) ensuring that both the subdivision of land and subsequent development for accommodation purposes takes heed of the need to minimise fire risk and thereafter, that adequate fire protection measures are employed to protect life and property. The 3 policies work hand in hand recognising the need to:

- *Prioritise the protection of human life over all other policy considerations.*
- *Direct population growth and development to low-risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*
- *Reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design, and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

These are supported by local Policy CI 21.02-4 (*Bushfire Planning*) which seeks to minimise the potential risk to life, property and the environment. The Strategies seek to:

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- *Ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of bushfire, particularly with regard to the location of building envelopes.*
- *Ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.*
- *Ensure all development has appropriately designed access for emergency vehicles.*
- *Ensure development provides adequate access to water.*
- *Encourage the use of roads as a buffer between housing and bushland.*

As demonstrated through **Section 4.4** of this Report and the BMS (**Attachment C**), the siting, orientation and design of the building envelope has been adapted to minimise risk to life and achieve the requirements of State planning policy for bushfire protection being the decision criteria at CI 53.02. The proposed BAL-29 rating enables a future dwelling to be constructed and occupied with reasonable measures implemented to protect the life of its occupants with generous areas available for on-site water retention.

Natural Resource Management

CI 14.02-1S	Catchment planning & management	<i>To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.</i>
CI 14.02-2S	Water quality	<i>To protect water quality.</i>

CI 14.02-1S (*Catchment Planning & Management*) speaks to the protection of waterways and the wider sub-regional catchment of the lower Dandenong Ranges, including the protection from inappropriate effluent discharge from the site into the catchment. Both lots will be connected to the reticulated sewerage network in accordance with the requirements of Yarra Valley Water.

The nearest point of the site's front boundary (western) to the Cockatoo Creek is 123m, extending to over 200m to the proposed building envelope.

Built Environment & Heritage

CI 15.01-3S	Subdivision design	<i>To ensure the subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.</i>
CI 15.01-5S	Neighbourhood character	<i>To recognises, support and protect neighbourhood character, cultural identity, and sense of place.</i>
CI 15.02-1S	Energy & resource efficiency	<i>To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.</i>
CI 21.06-1 (L)	Urban design	<i>To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.</i>
CI 21.02-7 (L)	Aboriginal cultural heritage	<i>To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people</i>

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CI 15.01-3S (*Subdivision design*) prescribes an approach to the subdivision of land to achieve quality design outcomes that assimilate within the prevailing neighbourhood character. The siting of the existing buildings and infrastructure, and the natural features of the site including topography and vegetation have influenced a response that effectively addresses the arrangement and character of lots in the local area. Each lot is sufficiently dimensioned and well orientated benefitting from a north and westerly orientation to ensure that energy efficiency objectives have not been compromised. These principles are further entrenched through local urban design policy (CI 21.06-1) that calls for new development to afford consideration to the character and constraints of the site and wider area, and thereafter, value enhancing the character of the area.

Housing

CI 16.01-1S	Housing supply	<i>To facilitate well-located, integrated and diverse housing that meets community needs.</i>
--------------------	----------------	-----------------------------------------------------------------------------------------------

CI 16.01 (*Housing*) speaks to the development of accommodation-based land uses across the suite of zones. Whilst approval is not sought for the construction any dwellings, the purpose and intent of CI 16.01-1 (*Housing supply*) is relevant in informing future development outcomes. The Policy focus manages development on the fringe of townships to maintain the long-term sustainable use and management of existing natural resource attributes. This enables the protection of existing landscape values and environmental qualities, concurrently maintaining an adequate buffer distance between rural residential and agricultural uses. The proposal utilises the site's contours, existing built form and where possible existing vegetation on the site and neighbouring land to ameliorate the visual prominence of any future built form.

Infrastructure

CI 19.02-6S	Open space	<i>To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.</i>
CI 19.03-2S	Infrastructure design & provision	<i>To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.</i>
CI 19.03-3S	Integrated water management	<i>To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.</i>
CI 19.03-4S	Telecommunications	<i>To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.</i>
CI 52.29	Land adjacent to the principal road network	<i>To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network. To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.</i>
CI 53.18	Stormwater management in urban development	<i>To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.</i>

CI 19.03-2S (*Infrastructure*) applies strategies that seek to deliver a united approach to the planning and engineering design of new subdivision and development, integrating development with pre-existing infrastructure and services. The site is appropriately located, benefitting from a range of utility services including electricity, town water and sewerage. Being an infill site with rural residential development either side, the proposal does not require the costly extension to

existing services and infrastructure. The utility authorities will impose their requirements for service augmentation as part of the certification process.

Stormwater management will be concentrated within each lot, directed to onsite catchments eg; water tanks providing generous potable water supply and firefighting reserves. Additional flows may generate from the topography of the site however flows are likely to be minimal and will not lead to downstream flooding.

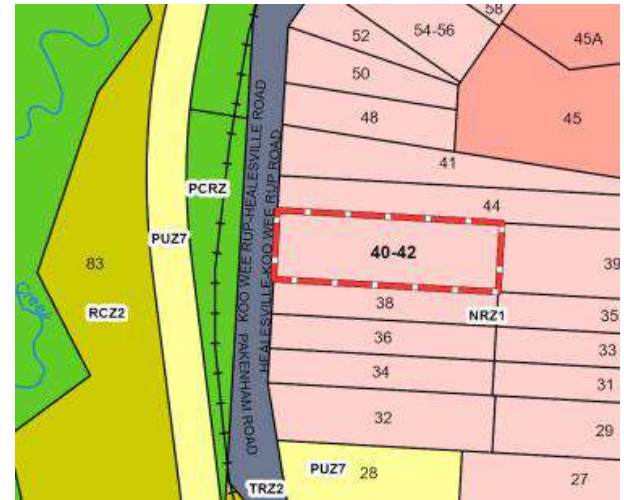
State policy requires that a permit be obtained for the creation or alteration of access to a road in a TZ2. This includes any alteration which may, through either development or a change of use, increase the traffic movements on to and off the TZ2 road. In this instance, it is anticipated that the access created by the subdivision will yield between 6 - 8 additional vehicle movements per day based on a 3-bedroom dwelling. This increase will have no impact on the traffic flow along Pakenham Rd with clear sight lines available from the exit of the site on to the service road, and thereafter, Pakenham Rd. The speed limit at this location is 60 km/hr. The service road facilitates relatively easy entrance egress movements with entrance / egress from the Cockatoo town centre occurring to the south end of the service road and for Emerald bound traffic, from the northern end.

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4.2 Does the design response support the objectives of the zone?

The site is located within the Neighbourhood Residential Zone (NRZ) and within a broader context of mostly low-density housing occupying lots ranging between 950m² to the east side of Devon Ave, through to sites' spanning over 5200m². Lot sizes fronting Pakenham Rd are typified by 2300m² – 2600m².

Figure 4.2.1: Zone map



The purpose of the NRZ is inter alia:

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

The decision guidelines draw on the purposes and objectives of the zone including consideration to the future spacing of buildings to address the prevailing, or preferred neighbourhood character outcome. This criterion is further explored through the design's response to the objectives and standards of CI 56. Refer to **Section 4.5** of this Report.

There are no local objectives contained within Schedule 1.

The execution of a carefully considered design response is important in equalising the site's opportunities and constraints. The design response embraces the site's features and constraints including its size, orientation, slope, and vegetation. Whilst differing from the lot arrangement to the north and south which comprise narrow and deep lots, the preferred response enables the continuation of the bushland characteristics by enabling the use of open rural post and wire fencing with generous built form setbacks from side and rear boundaries. The subdivision arrangement enables an outcome that is respectful of the existing and preferred character and facilitates the opportunity for the future development of a dwelling within both the policy setting and built and natural context.

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4.3 Does the design response support the objectives of the overlays?

Design & Development Overlay Schedule 2 – Hills Townships (DDO2)

The DDO2 applies over the residential zoned land across the Cockatoo township, recognising the importance of maintaining the valued and unique characteristics that contribute to the ambience of the township.

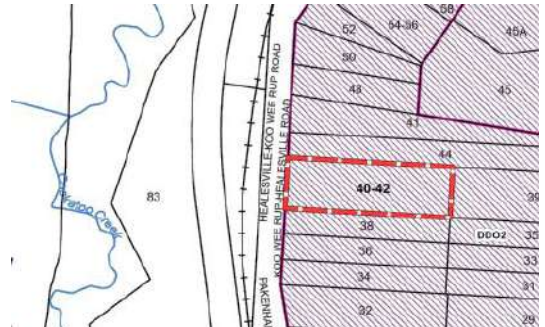


Figure 4.3.1: Design & Development Overlay

The design objectives seek:

- To retain and protect the special character of the hills townships.
- To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.
- To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.
- To ensure that any development has regard to the environmental features and constraints of the land.

A permit is required for the subdivision of the land with the underlying framework for any application premised on the protection and enhancement of the character and natural environment of the township.

Although the subdivision contributes to the loss of a substantial proportion of vegetation across the site, the visual impact and experience on the township will be minimal. This is because the new lot is sleeved to the rear of an existing dwelling where significant vegetation obscures the view lines through to the rear of the property. The building envelope has been carefully sited towards the west (front) end of the new lot so any future building will sit low in the landscape and beneath the treeline, preserving the landscape characteristics of the neighbourhood.

The proposed lot size is consistent with neighbouring lots, exceeding 2000m², whilst offering diversity to smaller lots to the east of Devon Ave. The design response does not seek to introduce an intensive design outcome, and whilst the arrangement and orientation of the 2 lots differs to lots to the north and south, the battleaxe configuration in this instance provides improved opportunity to protect the established character of the area by sleeving the new dwelling to the rear of the existing. Given the elevated characteristics of the site, accessed via a shared driveway / footpath that runs parallel to Pakenham Rd, the usual concerns with battleaxe configurations and the disconnection that it creates between lot and street frontage is less significant in this instance, noting the existing dwelling is well setback and screened from Pakenham Rd.

The building envelope remains setback 36.5m from the rear boundary offering generous separation distances between any future dwelling and neighbouring dwellings.

Refer also to BMS (**Attachment C**) and **Section 4.5** of this Report.

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Significant Landscape Overlay

Schedule 1 – Puffing Billy Tourist Railway Scenic Corridor (SLO1)

The SLO1 recognises the Puffing Billy tourist rail corridor as a significant asset to Victoria's cultural heritage and a popular tourist attraction. The rail corridor offers scenic views over the natural landscape as it passes through the area and it is these landscape characteristics, which are recognised by the National Trust, that the SLO seeks to protect from inappropriate development.

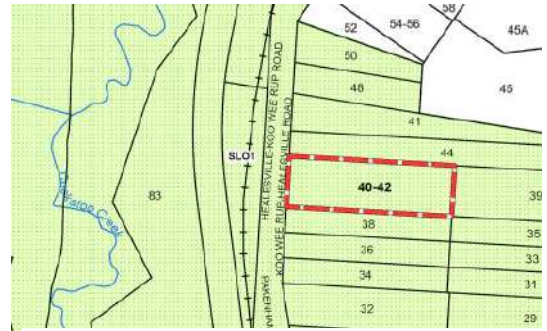


Figure 4.3.2: Significant Landscape Overlay

The particular landscape objectives seek:

- To recognise the importance of the rural and natural landscape in the scenic corridor and views from the railway line as a significant attraction of the Puffing Billy tourist railway.
- To ensure that any development on land within the scenic corridor is appropriately sited and designed to have a minimal impact in the immediate corridor and view lines.
- To encourage the retention of vegetation and, wherever possible, promote natural regeneration, revegetation, reforestation and long-term management of vegetation to prevent the incremental loss of vegetation.
- To support the biolink along the corridor.

Whilst a permit is not required to subdivide land, approval is required for the removal of vegetation. An assessment of the vegetation is contained within the VIR (**Attachment D**). The application plans (**Attachment B**) detail vegetation location, numbers, topographical features and the proposed alignment of any future driveway and building envelope.

As vegetation removal is an indirect outcome of the application, further consideration to revegetation occurring onsite post development will need to be assessed in the scope of the ability to satisfy defendable space requirements. The approach to sleeving the new lot to the rear of the existing dwelling ensures that the large and significant trees which occupy the front half of the site will obscure the majority of lost vegetation when viewed from the rail corridor as illustrated in **Figure 4.3.3**. Vegetation deeper into the lot will still provide a canopy view line, albeit at a lesser density. **Figure 4.3.4 & Figure 4.3.5** illustrates that for south bound traffic entering the town centre, only those trees located to the front of the site along the boundary (*being Trees 70, 71, 72 & 73*).

To protect the special view line corridor of the area the skyline of tree canopies, and dwelling should be restricted in height. This will need to be assessed and determined through a future development application by others.

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Figure 4.3.3: View line from rail corridor to site



Figure 4.3.4: View line from Pakenham Rd (a)



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Figure 4.3.4: View line from Pakenham Rd (b)



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Vegetation Protection Overlay

Schedule 2 – Hills Townships (VPO2)

The VPO2 applies over the precinct east of Pakenham Rd, recognising the substantial mature indigenous and exotic vegetation that fills the skyline and which contributes to the visual amenity of the area and the broader landscape.

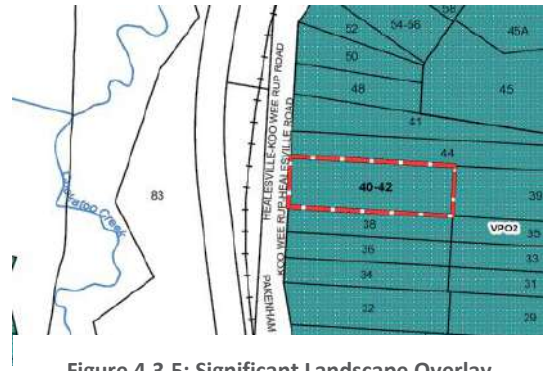


Figure 4.3.5: Significant Landscape Overlay

The local Schedule seeks to protect and conserve vegetation to maintain its prominence as a feature within the landscape, and to avoid and minimise the removal of vegetation.

Whilst there is no intention to remove native vegetation for the purposes of the subdivision, the application recognises that vegetation will be lost to facilitate the future development of a dwelling and access track with the assessment and offsets contained within the accompanying VIR (**Attachment D**).

Future vegetation clearance beyond that assessed and contained within the VIR is subject to planning approval under the VPO & SLO. The requirement however to achieve the requisite defensible space under the BMO necessitates the loss of the majority of trees on the site. In total, 59 trees will require removal – 56 of which are locally indigenous. 36 trees will be retained onsite, of which 14 are locally indigenous.

To ensure the long term protection of the remaining trees, all vegetation not to be disturbed must have the TPZ appropriately fenced in accordance with AS4970-2009 (*Protection of trees on development sites*).

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4.4 Does the proposal satisfy the requirements of Clause 53.02 Bushfire Management?

The purpose of CI 53.02 (*Planning for bushfire*) is to ensure that priority is afforded to the protection of human life and strengthening community resilience to bushfire. This can be delivered through careful consideration to the location, design and construction of development and to ensure that development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

As evidenced in the planning scheme overlay mapping, the BMO affects the wider region, cognisant of the area's topography and vegetation characteristics. A separate permit is required to construct a dwelling and construct of carry out works under CI 44.06-2 of the BMO. As FRV require detailed house plans for the construction of a dwelling in the BMO, approval is sought only for the subdivision and construction of the driveway to the proposed building envelope. The construction of a dwelling will be subject to a separate application by others under the requirements of the BMO.

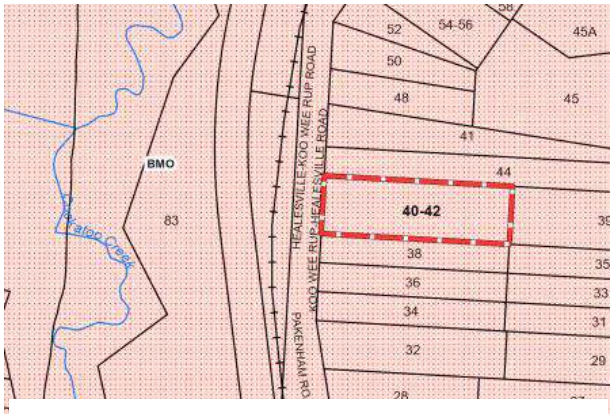


Figure 4.4.1: Bushfire Management Overlay

CI 53.02 works in parallel with the objectives and requirements of the BMO along with state planning policy at CI 13.02-15.

A bushfire hazard and landscape assessment, together with the BMS (**Attachment C**) prepared by *TreeWishes* includes a comprehensive assessment against the requirements of CI 53.02 of the Cardinia Planning Scheme. A generous area of defendable space, contained within the proposed lot, has been identified and is provided around the nominated building envelope with future buildings able to achieve a BAL29.

The nearest Neighbourhood Safe Place (Bushfire Place of Last Resort) is the Cockatoo Community Complex, 750m south of the site, with the local Cockatoo CFA situated 140m south on Pakenham Rd.

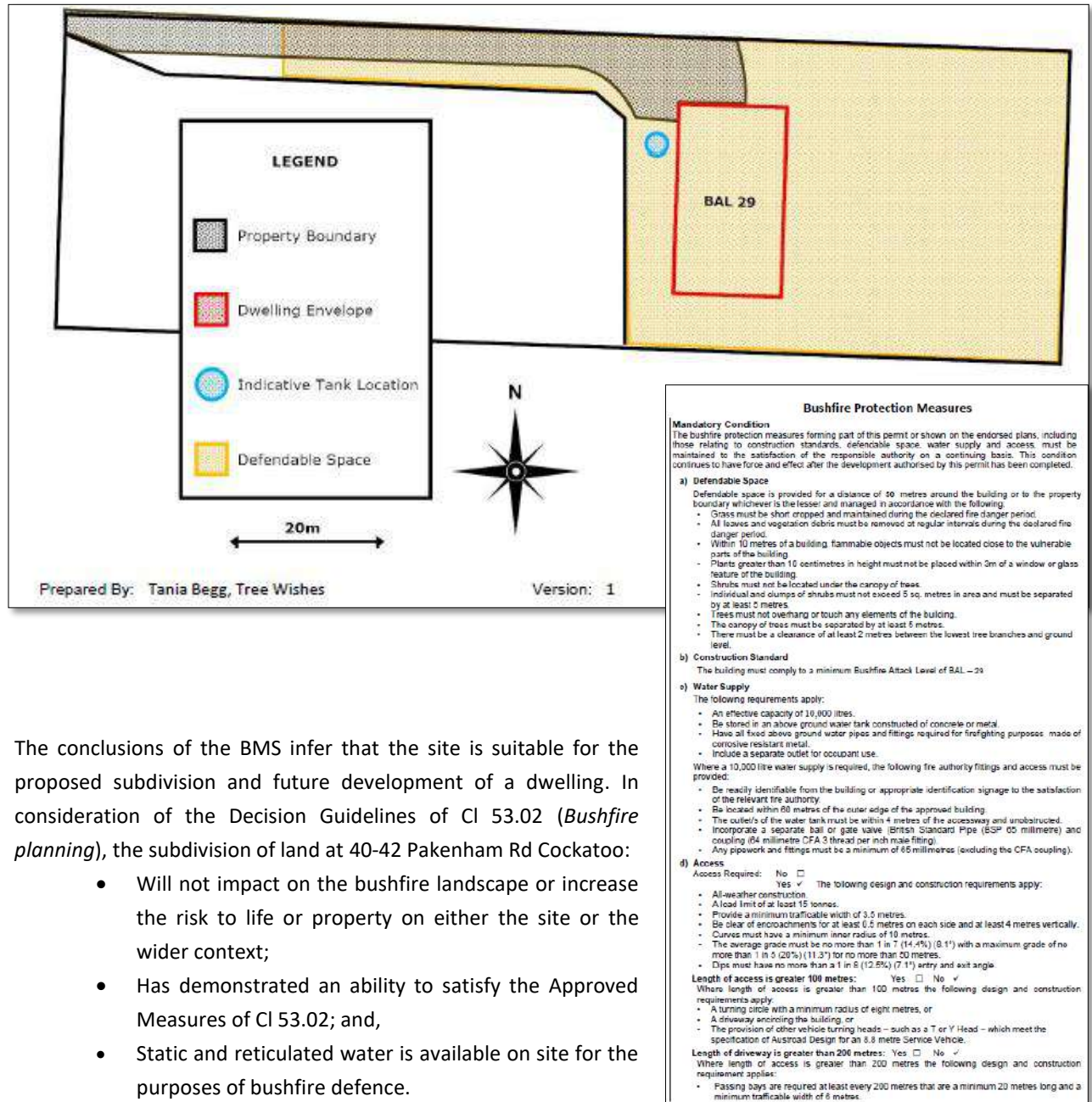
Pakenham Rd is a sealed public arterial road leading past the site. Access to the existing and proposed lot is via a narrow gravel service road. Future access to each building envelope will be upgraded to a 2WD all-weather access. The existing topography suggests a grade of 20.2% for a length of 79m from the site entrance to the building envelope. As only 1 additional lot is proposed, it is possible that any CFA vehicles will prop in the driveway of lot 1 where a turning area exists to facilitate a quick forward egress from the site.

Non-combustible 20KL water tanks with a minimum 10KL CFA restricted draw supply should be provided to any future dwelling however this will be further resolved as part of the development phase. The static water supply will be provided to achieve the following CFA requirements:

- An above ground water tank constructed of concrete or metal (of corrosive resistant metal);
- Include a separate outlet for occupant use with no occupant draw on the last 20,000 litres;
- Provide CFA approved fittings consisting of a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting);

- Be located within 60 metres of the outer edge of the approved building;
- The outlet/s of the water tank must be within 4 metres of the access way and unobstructed; and,
- Be readily identifiable from the building or appropriate identification and signage to the satisfaction of CFA must be provided.

Figure 4.4.2: Bushfire management plan (Source: TreeWishes)



The conclusions of the BMS infer that the site is suitable for the proposed subdivision and future development of a dwelling. In consideration of the Decision Guidelines of CI 53.02 (*Bushfire planning*), the subdivision of land at 40-42 Pakenham Rd Cockatoo:

- Will not impact on the bushfire landscape or increase the risk to life or property on either the site or the wider context;
- Has demonstrated an ability to satisfy the Approved Measures of CI 53.02; and,
- Static and reticulated water is available on site for the purposes of bushfire defence.

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4.5 Does the proposal satisfy the requirements of CI 56 – Residential subdivision?

The purpose of Clause 56 is, amongst other matters:

- To create liveable and sustainable neighbourhoods and urban places with character and identity; and,
- To achieve residential subdivision outcomes that appropriately responds to the site and its context.

Whilst all objectives and decision guidelines of CI 56 are not applicable for the subdivision, of relevance is the design's response to the site and character of its context.

Specific design objectives and standards relevant to a 2-lot subdivision are addressed in **Table 4.4.1** below.

Table 4.5.1: Response to Decision Guidelines of CI 56

CI 56 Requirements		Response
56.01-1	Subdivision site and context description	Refer to Section 1.3 – Development Site & Context; and, the Feature Survey. These plans illustrate the built form and natural influences upon the site. They also define movement and connection networks through the wider area. The plans illustrate residential lots as mostly rectilinear in dimension and generously dimensioned above 950m ² .
56.01-2		
56.01-2	Subdivision design response	Complies Refer also to Section 4.1 of this Report. The design response is derived from the features, opportunities and constraints of the site, seeking to deliver the best visual outcome within the local landscape.
56.01-2		
56.03-5	Neighbourhood character	Complies The proposed subdivision creates a second lot that remains generously dimensioned, commensurate to the character of lots fronting Pakenham Rd. The arrangement of the proposed lots seeks to prioritise the environment by sleeving future built form deeper into the lot, screened from the Puffing Billy tourist rail corridor and Pakenham Rd and retaining the most prominent vegetation, as viewed from the public realm, within the front setback of Lot 1.
56.03-5		
56.04-2	Lot area & building envelopes	Complies The proposed lot is dimensioned to facilitate the future redevelopment of the land, appropriately responding to the site's opportunities, constraints, and neighbouring interfaces. This includes the site's contours, vegetation and required bushfire defence. A building envelope of dimension 15m x 25m has been identified for the proposed lot 2, suitably dimensioned to accommodate a dwelling and small outbuilding.
56.04-2		

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CI 56 Requirements		Response
56.04-3	<ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	<p>Complies</p> <p>The proposed building envelope receives good northern orientation, with the removal of vegetation to the north side of the dwelling opening up daylight access. The future dwelling will be shielded from the afternoon sun by large canopy trees within the rear of lot 1.</p>
Solar orientation		
56.04-5	<ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>Various carriageway easements have been applied to facilitate existing driveway access and allow the land owner of lot 1 continued access to the rear of their site via the driveway to lot 2.</p> <p>Give the grade of the driveway, this should be sealed to an impervious all-weather standard and appropriately drained to maintain 2WD emergency vehicle passage and reduce maintenance responsibilities between the owner of each lot.</p>
Common area		
56.06-8	<ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. 	<p>Complies</p> <p>Both lots benefit from a connection to the service road that runs parallel to, and provides access to Pakenham Road, a Transport Zone 2 road. The narrow lot frontage (lot 2) to this service road is negated by the inclusion of a carriageway easement and shared access with lot 1.</p>
Lot access		
56.07-1	<ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. 	<p>Complies</p> <p>Reticulated drinking water supply will be provided in accordance with the requirements of Yarra Valley Water with separate meters provided to each lot.</p>
Drinking water supply		
56.07-2	<ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	<p>Complies</p> <p>It is not proposed to provide a third pipe system. Water tanks will be necessary for the proposed lot with CFA couplings as part of the future development of the land.</p>
Reused and recycled water		
56.07-3	<ul style="list-style-type: none"> To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	<p>Complies</p> <p>Drainage and sewerage easements currently sleeve the site's northern perimeter with an additional 3m (w) sewerage easement proposed along the site's western boundary.</p> <p>Any amendments to drainage and sewerage easements will be established as appropriate to enable stormwater and sewerage discharge in accordance with the relevant authority's requirements.</p>
Waste water management		

CI 56 Requirements		Response
56.07-4	<ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. 	<p>Complies</p> <p>Stormwater will be managed as required by Council's engineers, being the responsible drainage authority, consistent with Water Sensitive Urban Design (WSUD) principles.</p> <p>Additional on-site management associated with any future dwelling can be provided using detention systems (rain water tanks).</p>
56.08-1	<ul style="list-style-type: none"> 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. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	<p>Complies</p> <p>Construction management techniques will be instigated as part of 'construction drawings' post permit. The construction management plan (CMP) will illustrate amongst other matters, the following:</p> <ol style="list-style-type: none"> Nomination of waste management bins and bays within the site; Sediment fencing around the perimeter of the site to prevent wind borne dust; Sediment traps at the perimeter of the construction site to ensure that no solid waste, sediment, sand, soil, clay, or stone from the premises enters the road or stormwater drainage system; Covers over any drainage pits to prevent polluted stormwater runoff entering the stormwater system; Site operation to comply with the <i>Environment Protection (Residential Noise) Regulations 2008</i>; and, Machinery wash down area to prevent slurry, brick, and tile mortar into the stormwater system and onto surrounding public roads.
56.09-1	<ul style="list-style-type: none"> To maximise the opportunities for shared trenching. 	<p>Complies</p> <p>Where feasible and allowed by the relevant service authorities, common infrastructure and utilities will be provided in a single trench minimising encroachments within road reserves.</p>
56.09-2	<ul style="list-style-type: none"> To provide public utilities to each lot in a timely, efficient, and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	

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CONCLUSION

Section 60 of the Act requires a decision to be based on both the individual requirements of the planning scheme, an assessment of the application following referrals and notice, and those matters listed at CI 65. That a permit can be granted does not imply that a permit will be issued and any proposal must demonstrate that it produces an acceptable outcome in terms of both the site and neighbourhood context; and, the policy environment relevant to the site and proposal.

This Report however demonstrates that the *Subdivision of the land within the NRZ, DDO & BMO; creation of carriageway easement; removal of native vegetation under the VPO, SLO & CI 52.17; and alteration to an access to a TZ2 at 40-42 Pakenham Rd, Cockatoo* is an appropriate response to the site.

In closing, this proposal:

- achieves a high level of compliance with the State and local policy objectives of the Cardinia planning scheme;
- delivers an acceptable and orderly response to the objectives and decision guidelines of the NRZ, the site's context, features, opportunities and constraints;
- obscures the new lot behind the existing dwelling to minimise the visual intrusion into the underlying landscape character of the area;
- will not compromise the amenity or usability of neighbouring or nearby properties;
- responds to and achieves the relevant Objectives and Measures of the BMO & CI 53.02 – *Bushfire planning*;
- suitably addresses, within the competing constraints of the site, the DDO, SLO and VPO;
- will not introduce an unreasonable increase in vehicle movements to the existing access points with Pakenham Rd;
- is compliant with the objectives and decision guidelines of CI 56 – *Residential subdivisions*; and,
- is consistent with the decision guidelines of CI 65.02 – *Subdivisions*; and S60 of the *Planning & Environment Act 1987*.

Based on the information contained within this report, the development is considered warranted, and we respectfully request Council's support for the application.

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URBAN FIELDS CONSULTING

Town Planning, Environmental & Project Management

Bushfire Management Statement

Two-Lot Subdivision in the Bushfire Management Overlay Schedule 2, in the Neighbourhood Residential Zone

40-42 Pakenham Road, Cockatoo

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Prepared by

Tree Wishes Land Care Advice



Documentation

Report Title	Bushfire Management Statement; Two-Lot Subdivision in the Bushfire Management Overlay Schedule 2 in the Neighbourhood Residential Zone; 40-42 Pakenham Road, Cockatoo
Report for	
Report directed by	
Report written by	
Internal editing	
Previous Versions	None
Project No.	1066

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Document Review

Version	Date	Review (Internal/External)
Draft V1	18-2-2024	Internal
Final	18-5-2024	

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Introduction

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

The statement contains three components:

1. A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. 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 Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
3. A bushfire management statement describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

The proposal is to subdivide a 0.5254-hectare (ha) lot into two lots, one at 2,343m² and the second 2,821m². The site is located on Cockatoos outskirts. The site is zoned Neighbourhood Residential Zone (LDRZ) and has a Bushfire Management Overlay - Schedule 2 (BMO2). As a result of the BMO2, this Bushfire Management Statement has been prepared.

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Figure 1. Proposed site layout at 40-42 Pakenham Road, Cockatoo



Application Details

Municipality:	Cardinia
Title description:	Lot 1 LP116613
Overlays:	<p>Bushfire Management Overlay - Schedule 2(BMO2)</p> <p>Design and Development Overlay - Schedule 2 (DDO2)</p> <p>Significant Landscape Overlay - Schedule 1 (SLO1)</p> <p>Vegetation Protection Overlay - Schedule 2 (VPO2)</p>
Zoning:	Neighbourhood Residential Zone - Schedule 1(NRZ1)

Site Description

Site shape:	The proposed lots are roughly rectangular in shape
Site Dimensions:	<p>The proposed lot 1 is approximately 65m by 40m</p> <p>The proposed lot 2 is approximately 65m by 40m</p>
Site Area:	<p>The proposed lot 1 is 2300m² or 0.230 hectares</p> <p>The proposed lot 2 is 2950m² or 0.295hectares</p>
Existing use and siting of buildings and works on and near the land:	The proposed lots are used for living purposes. The current overall lot supports a dwelling and domestic infrastructure.
Existing vehicle arrangements:	There is an existing cross-over into the lot from Pakenham Road, this cross-over will be a dual crossover to enter the property, with Lot 2 having a driveway running east along the northern boundary.
Location of nearest fire hydrant:	There is an existing hydrant at the front of the property.
Any other features of the site relevant to bushfire considerations:	The property and its surrounds are a mixture of bushland and modified vegetation. The site lies within a residential landscape.

Bushfire Landscape Assessment

Which landscape scenario represents the site?

The landscape scenario that represents this is Type Two.

- 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.

The site lies in a residential landscape where vegetation is managed to reduce the bush fire threat. The tracts of bushland are separated by large open paddocks, sports fields, gardens and roads. However, there are trees, gardens and pockets of vegetation which may result in neighbourhood-scale destruction.

- 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.

The site is located within the residential area of the township of Cockatoo, where fuel loads are managed. Bushfire can only approach from the west where bushland has no separation

Extreme bushfire behaviour is not possible due to the lack of bush connectivity between the east and west.

- Immediate access is available to a place that provides shelter from bushfire.

Immediate access is available to several places that provide shelter from a bushfire;

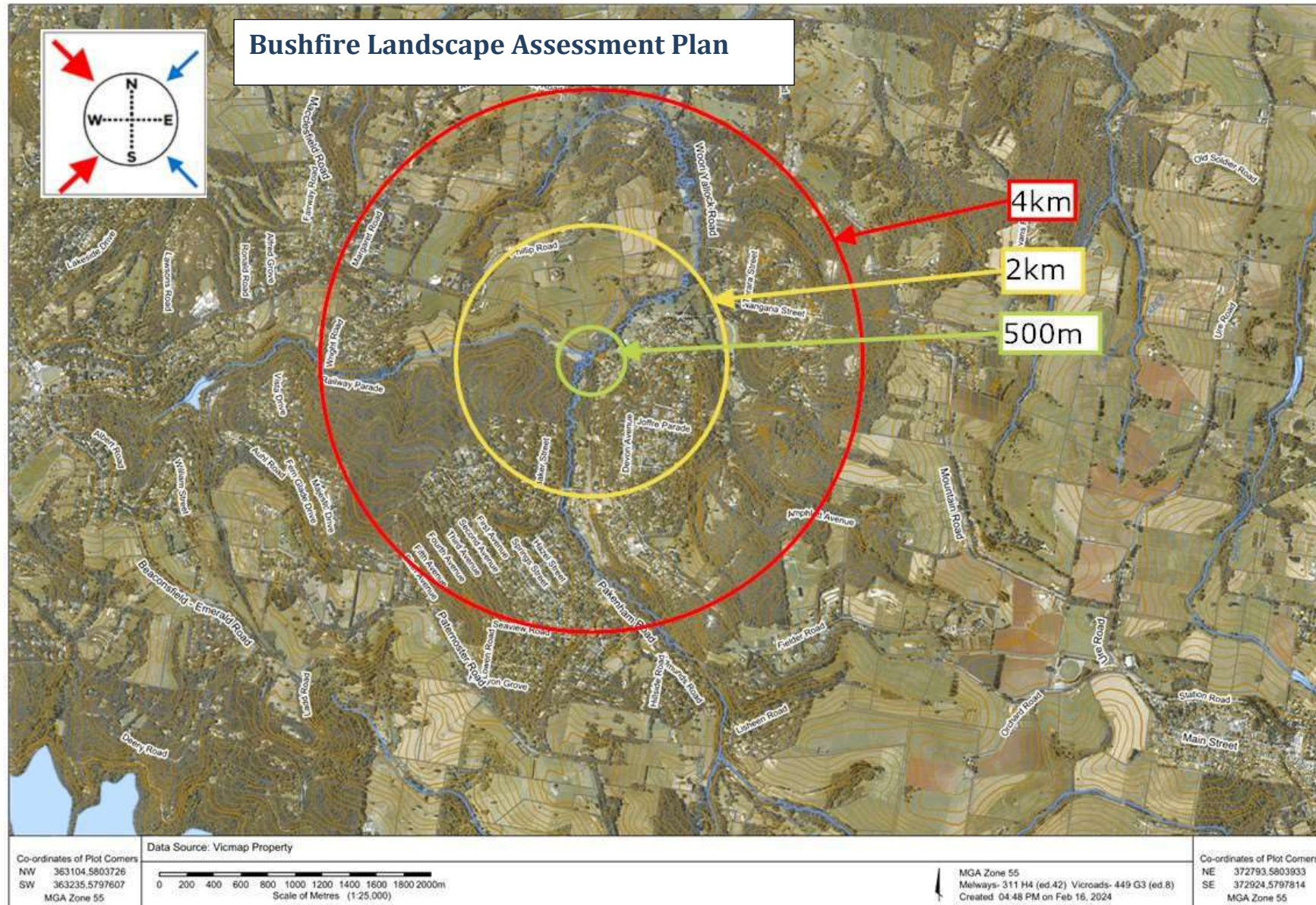
The Cockatoo CFA is located 200m by road south of the site.

The Cockatoo Neighbourhood Safer Place – Bushfire Place of Last Resort (NSP-BPLR) is located 750 metres by road south of the site.

There are large open paddocks managed for grazing and bushfire 600m by road to the north of the site

Bushfire History

Several bushfires have occurred within the immediate landscape in the past. In 1983 Ash Wednesday burnt through the region on a large scale. Since then, several prescribed burns have taken place on the north-western outskirts of Cockatoo. No bushfires have occurred since Ash Wednesday.



Bushfire Hazard Assessment

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>
	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input type="checkbox"/> DOWNSLOPE	Upslope / Flat <input checked="" type="checkbox"/> DOWNSLOPE	Upslope / Flat <input type="checkbox"/> DOWNSLOPE	Upslope / Flat <input checked="" type="checkbox"/> DOWNSLOPE
	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input checked="" type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
Defendable Space (BAL29)	50 m or property boundary	50 m or property boundary	50 m or property boundary	50 m or property boundary

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Map One – Bushfire Site Hazard Plan



Site Photos

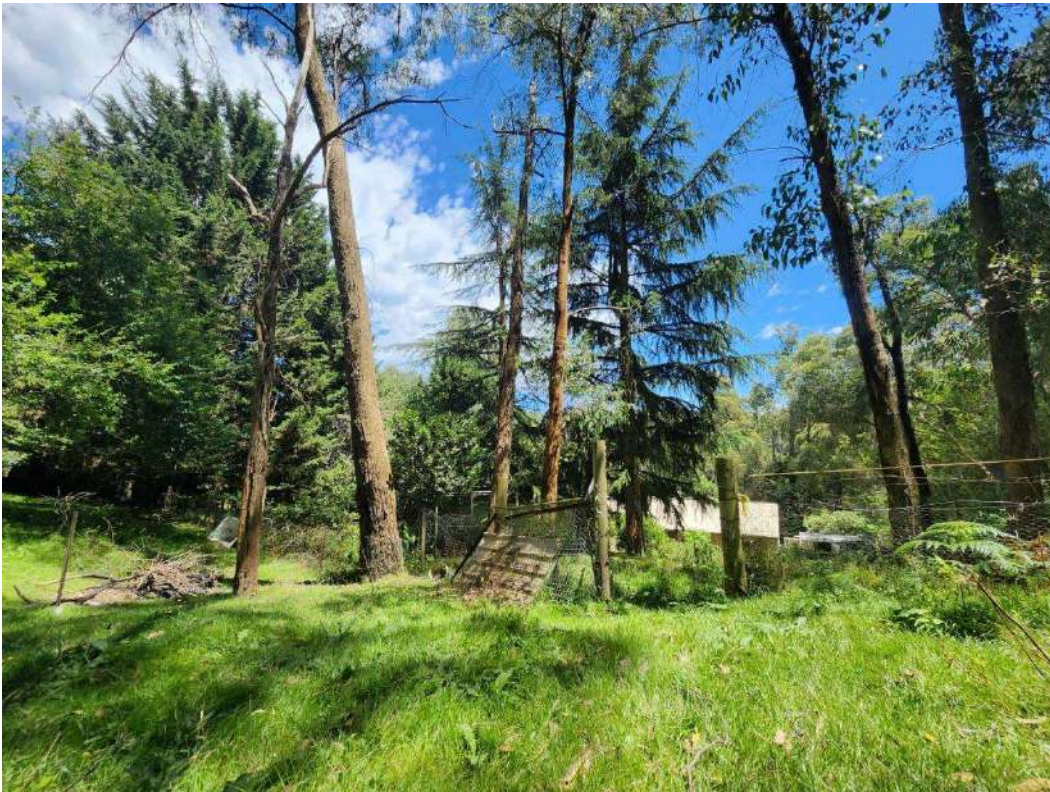


Photo 1. Taken facing west towards the proposed dwelling envelope, with the existing dwelling in the background.

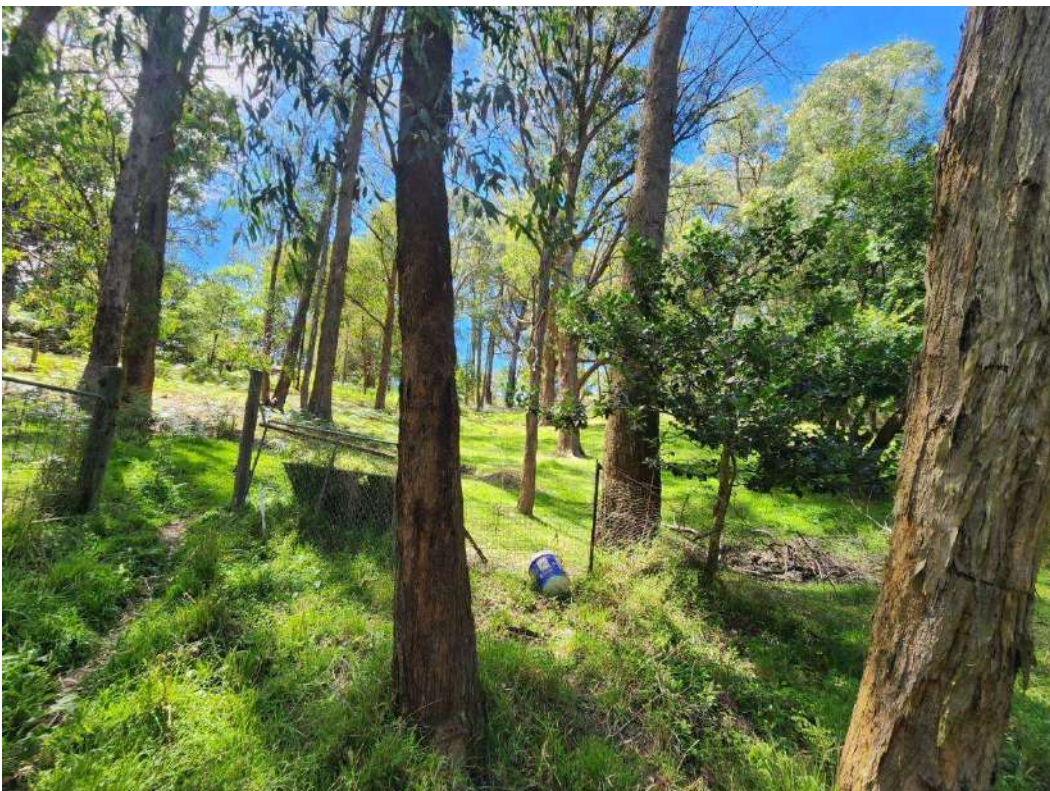


Photo 2. Taken facing east from the western boundary of the proposed subdivision facing the proposed dwelling envelope.



Photo 3. Taken facing west from the proposed dwelling envelope, showing the defensible space area.

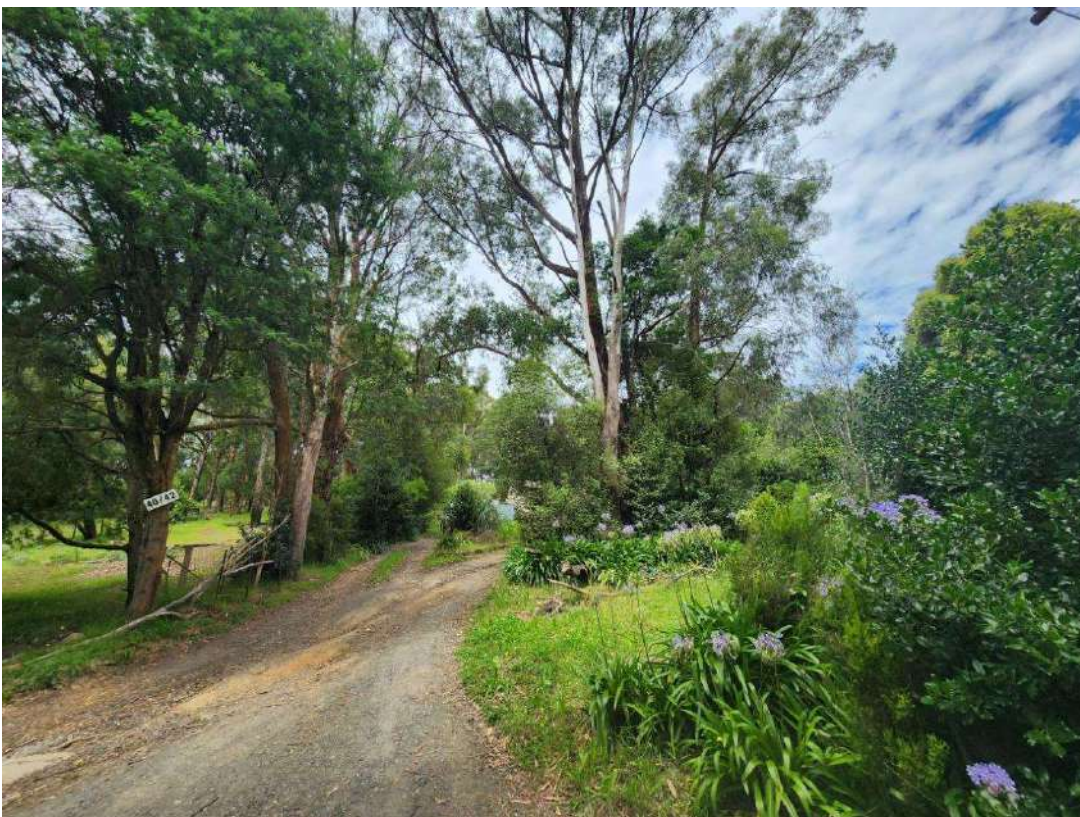


Photo 4. Taken facing east up the existing driveway which will be used to access the lot showing native vegetation to the left and centre and exotic vegetation to the right.

Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objectives

- 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.

Approved Measure (AM) 2.1 - Landscape

Requirement

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

The site is located within the main township of Cockatoo. The landscape is dominated by housing, including directly to the north, east and south of the lot. The vegetation within the area is modified, with roads and housing and managed gardens. The risk from the landscape can easily be mitigated to an acceptable level.

Has Approved Measure AM 2.1 been fully met?

Yes



No



Approved Measure (AM) 2.2 - Siting

Requirement

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

The proposed dwelling envelope is located as close to the existing dwelling, and the western boundary as possible. The envelope is located as close to the road as possible. Access will easily be provided to the lot for emergency vehicles.

Has Approved Measure AM 2.2 been fully met?

Yes



No



Approved Measure (AM) 2.3 – Building Design

Requirement

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

The buildings will be constructed to a BAL29, to ensure bushfire risk is minimised. The dwelling envelope is located as far away from existing vegetation as possible within the property boundaries.

Has Approved Measure AM 2.3 been fully met? Yes ☒ No ☐

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53.02-4.3 – Water Supply and Access Objectives

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

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises service station or warehouse is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

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

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>
Note: a hydrant is available if it is located within 120 metres of the rear of the building Note: Fittings must be in accordance with the published requirements of the relevant fire authority				
<div> <div> Confirm Static Water Supply meets the following requirements </div> <div> <ul style="list-style-type: none"> ✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal. ✓ Include a separate outlet for occupant use <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <ul style="list-style-type: none"> ✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting) ✓ Be located within 60 metres of the outer edge of the approved building. ✓ The outlet/s of the water tank must be within 4 metres of the access way and unobstructed </div> </div>				

	<p>✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.</p> <p>✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Has Approved Measure AM 4.1 (Water Supply) been fully met?		Yes	✓	No	<input type="checkbox"/>
------------------------------------------------------------	--	-----	---	----	--------------------------

Access Requirement

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

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Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<input type="checkbox"/> Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> ✓ All weather construction ✓ A load limit of at least 15 tonnes ✓ Provide a minimum trafficable width of 3.5 metres ✓ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ✓ Curves must have a minimum inner radius of 10 metres ✓ The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres ✓ Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Has Approved Measure AM 4.1 (Access) been fully met?	Yes	✓	No	<input type="checkbox"/>
------------------------------------------------------	-----	---	----	--------------------------

53.02 – 4.4 Meeting the Subdivision Objectives

Approved Measure AM 5.2 – An Application to Subdivide Land Zoned for Residential Purposes.

The subdivision is to create two lots from one lot.

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

- Each lot satisfies the approved measure in AM 2.1.
- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with Columns A, B or C of Table 2 to Clause 52.47-3 for a subdivision that creates less than 10 lots.
- The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.
- Defensible space wholly contained within the boundaries of the proposed subdivision.
- Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure.
- Water supply and vehicle access that complies with AM 4.1.

Approved Measure AM 5.4 - A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

There will be no increase to the bushfire risk of the community through this development. There are no proposed public open space or communal areas as part of the project. Existing access and crossovers will be used. Vegetation will actually be removed to accommodate this development, thus reducing the bushfire risk within the landscape.

Has Approved Measure AM 5.2 been fully met?

Yes



No



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Mandatory Condition 44.06-5

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Subdivision

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of the relevant Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 52.47-2.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire mitigation measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space. A permit to subdivide land must include any condition specified in a schedule to this overlay.

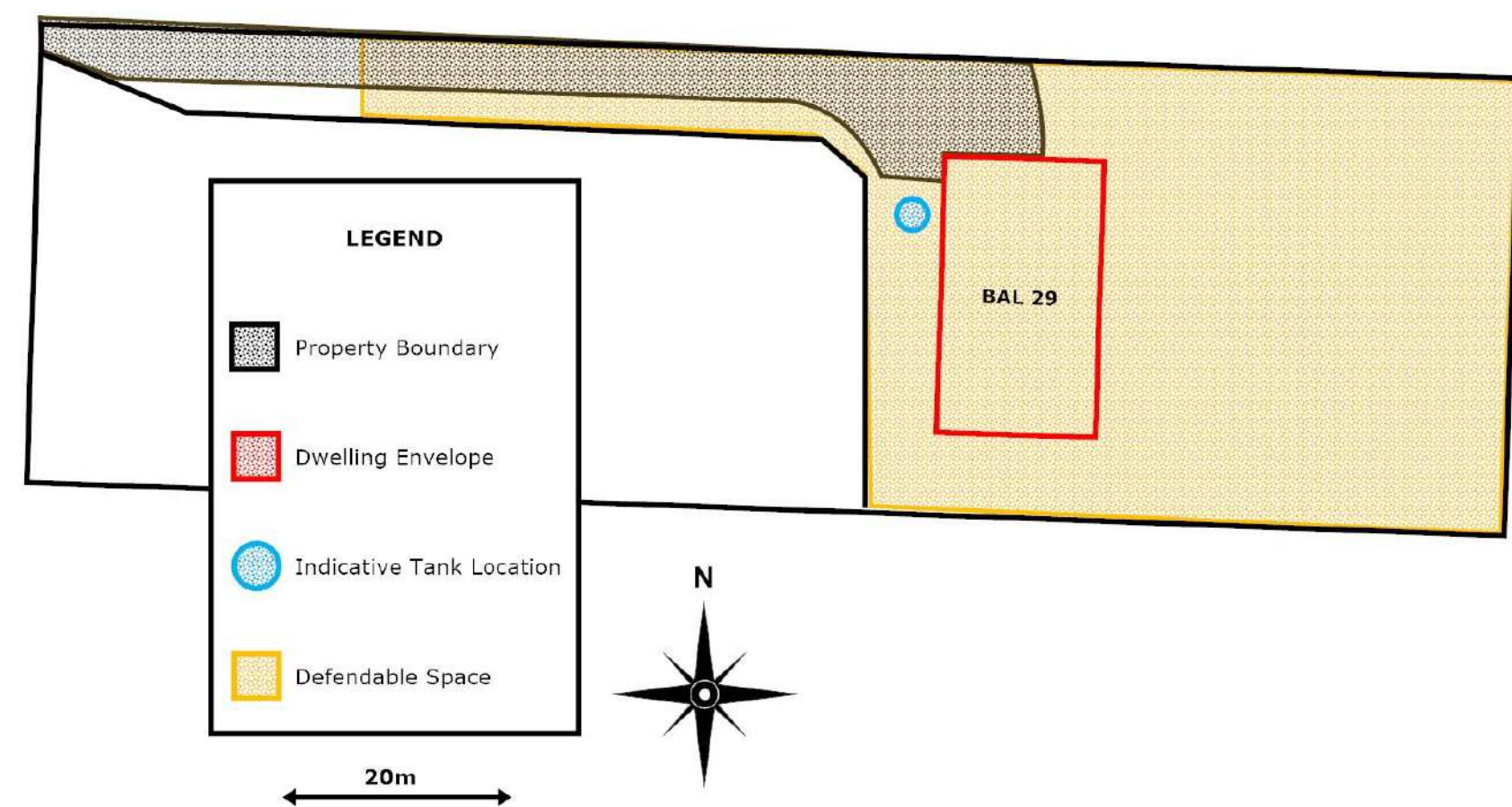
Bushfire Protection measures required in relation to this subdivision include;

- Defendable Space maintained on the lots to 50m or property boundary in all directions.
- Non-combustible 10,000lt water tank for personal protection purposes.
- Construction Requirements comply with AS 3959 Construction of Buildings in bushfire prone areas BAL 29.

Bushfire Management Plan

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Bushfire Management Plan – 40-42 Pakenham Road, Cockatoo



Prepared By: Tania Begg, Tree Wishes

Version: 1

Date: 18/05/2024

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Bushfire Protection Measures

Mandatory Condition

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

a) Defendable Space

Defendable space is provided for a distance of **50** metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

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

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

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

d) Access

Access Required: No ☐

Yes ☒ The following design and construction requirements apply:

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

Length of access is greater 100 metres: Yes ☐ No ☒

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

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

Length of driveway is greater than 200 metres: Yes ☐ No ☒

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

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

Vegetation Impact Assessment

40-42 Pakenham Road, Cockatoo



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April 2025



Documentation

Report title	Vegetation Impact Assessment; 40-42 Pakenham Road, Cockatoo
Report for	
Report directed by	
Report written by	
Internal editing	
Previous versions	None
Project No.	1066

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Document Review

Version	Date	Review (Internal/External)
Draft V1	12/2/2024	
Final	18/5/2024	
Final v2	24/4/2025	

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Figure 1 (front). A Tawny Frogmouth observed at the site.

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1 Introduction

1.1 Project Background

Plans to sub-divide land at 40-42 Pakenham Road, Cockatoo are in their initial stages. The site is used for living and hobby purposes. The site covers some 5,254m², with the proposal to create two lots one at 2,434m² and the second 2,821m².

The property lies within the Neighbourhood Residential Zone - Schedule 1(NRZ1) and is covered by several overlays; Bushfire Management Overlay (BMO), Design and Development Overlay - Schedule 2 (DDO2), Significant Landscape Overlay - Schedule 1 (SLO1) and Vegetation Protection Overlay - Schedule 2 (VPO2).

1.2 Study Area

Variable/Constant	Description
Location	40-42 Pakenham Road, Cockatoo
General Description of the Land	The site is steeply inclined to the east.
Municipality	Cardinia
Planning Zones	Neighbourhood Residential Zone - Schedule 1(NRZ1)
Overlays	Bushfire Management Overlay (BMO) Design and Development Overlay - Schedule 2 (DDO2) Significant Landscape Overlay - Schedule 1 (SLO1) Vegetation Protection Overlay - Schedule 2 (VPO2)
Bioregion	Highlands - Southern Fall
Pre-1750 EVC	EVC 16 - Lowland Forest

1.3 Scope of Assessment

The objective of this report is to provide native vegetation and biodiversity planning advice on the impact associated with the works. The following steps were undertaken to determine the implications of development the proposed areas:

1. A detailed desktop review of existing reports, permits and documents.
2. A site visit to survey native vegetation and biodiversity features (confirm desktop analysis and check for any anomalies).
3. A report providing advice on obligations with regard to environmentally appropriate development on site.

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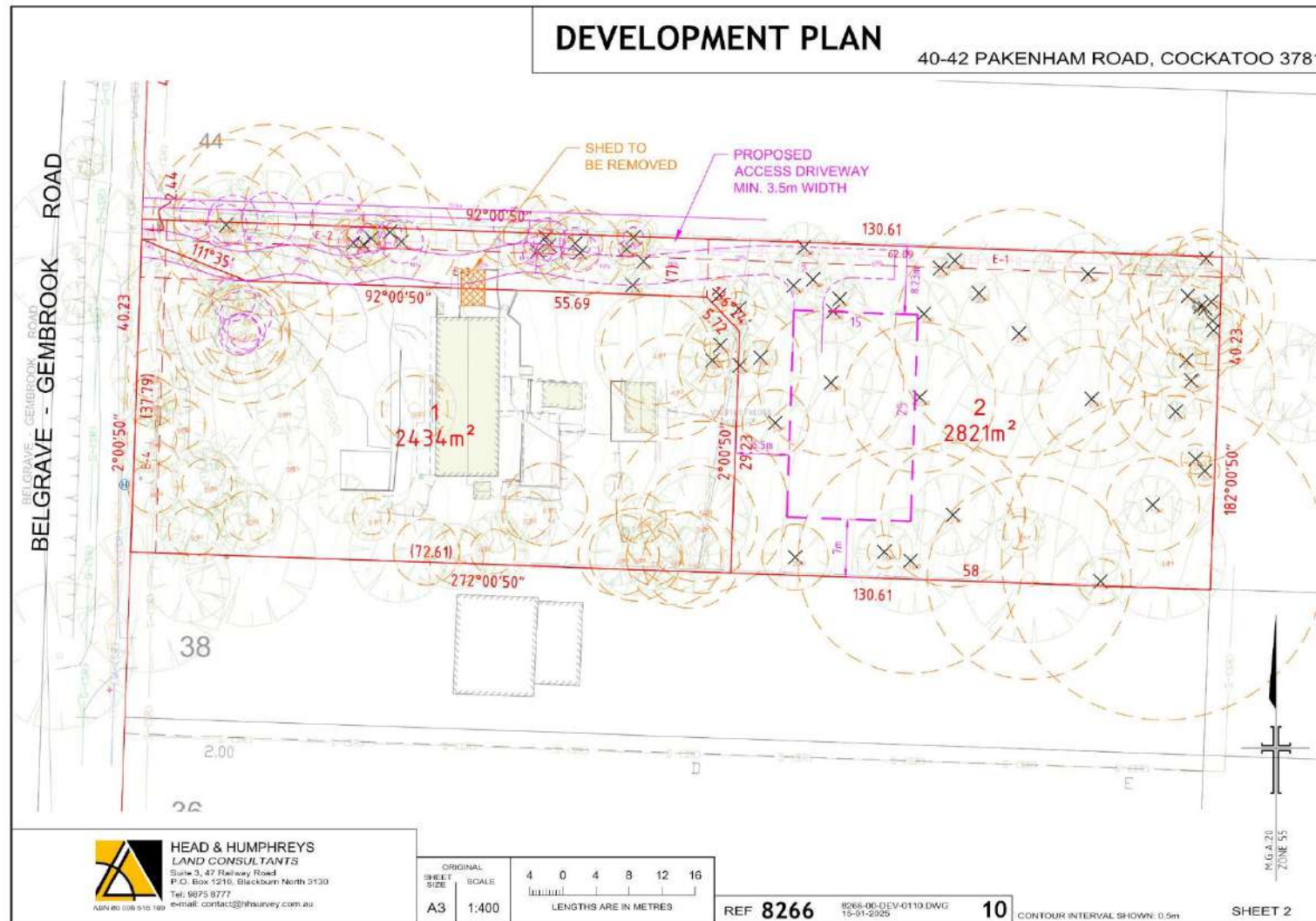


Figure 2. The proposed development plan for 40-42 Pakenham Road, Cockatoo.

Tree Wishes Land Care Advice

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2 Desktop Review

2.1 Native Vegetation Definition

In Victoria, a planning permit is required to remove, destroy or lop native vegetation. Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. A planning permit is required to remove native plants that meet this definition, unless an exemption applies. The Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines) classify native vegetation in two categories; remnant patches and scattered trees.

Remnant patch

A remnant patch of native vegetation is either:

- an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or
- 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

Scattered tree

A scattered tree is a native canopy tree taller than 3 metres that does not form part of a remnant patch.

2.2 NatureKit

NatureKit is a tool to display and produce maps of Victoria's biodiversity, native vegetation, and flora and fauna data.

NatureKit details information on Victoria's:

- Vegetation
- Biodiversity
- Planning
- Wetlands
- Marine and coast
- Disturbance
- Catchments
- Land administration and classification

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2.2.1 Remnant Ecological Vegetation Classes (EVC)

A search of the DELWP's NatureKit revealed that one EVC was likely to be present across the property - EVC 16 - Lowland Forest.

2.3 Victorian Biodiversity Atlas

The VBA is a database of flora and fauna recordings across the state. It provides information about the location of species and how they have changed over time. As the tool relies on observations submitted by individuals and organisations, it does not necessarily reflect the diversity of species within an area, as some areas are yet to be surveyed.

2.3.1 Threatened Flora and Fauna

A search of the DELWP's Victorian Biodiversity Atlas (VBA) revealed that several threatened flora and fauna species had been recorded at or within 1.5 km of the site. These species are listed in Table 1.

2.4 EPBC Act Protected Matters

The EPBC protected matters search tool generates reports that will help determine whether matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999* are likely to occur in the area of interest.

The tool was used to generate a report for the project area and a 1.5 km buffer around the project area.

2.4.1 Threatened Flora

The protected matters report detailed flora species whose habitat is known to occur within the area. These species are listed in Table 1.

2.4.2 Threatened Fauna

The protected matters report detailed listed threatened species or species habitat which is known to occur within the area. The species are which are known to occur, or their habitat is known occur, are listed in Table 1.

2.4.3 Threatened Ecological Communities

The EPBC protected matters report detailed one ecological community which may occur within the area.

White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland; Critically Endangered. Community may occur within area.

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Table 1: Rare and Threatened Fauna, Status and Protections

Scientific Name	Common Name	FFG	EPBC	Record
<i>Asterolasia asteriscophora subsp. albiflora</i>	White Star-bush	Critically Endangered	Critically Endangered	Known
<i>Dasyurus maculatus maculatus (SE mainland population)</i>	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)	Endangered	Endangered	Known
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Endangered	Endangered	Known
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Vulnerable	Vulnerable	Known
<i>Neophema chrysostoma</i>	Blue-winged Parrot	N/A	Vulnerable	Known
<i>Hirundapus caudacutus</i>	White-throated Needletail	Vulnerable	Vulnerable	Known
<i>Lathamus discolor</i>	Swift Parrot	Critically Endangered	Critically Endangered	Likely
<i>Lissolepis coventryi</i>	Swamp Skink, Eastern Mourning Skink	Endangered	Endangered	Likely
<i>Isoodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)	Endangered	Endangered	Likely
<i>Petauroides volans</i>	Greater Glider (southern and central)	Endangered	Endangered	Likely
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Critically Endangered	Endangered	Likely
<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe	N/A	Vulnerable	Likely
<i>Pterostylis chlorogramma</i>	Green-striped Greenhood	Endangered	Vulnerable	Likely
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable	Likely
<i>Xerochrysum palustre</i>	Swamp Everlasting, Swamp Paper Daisy	Critically Endangered	Vulnerable	Likely
<i>Pycnoptilus floccosus</i>	Pilotbird	Vulnerable	Vulnerable	Likely

2.5 Native Vegetation Information Management System

The Native Vegetation Information Management system (NVIM) is an online tool to access Victoria's native vegetation information. The tool is designed for accessing the information and generating reports required to apply for a permit to remove native vegetation using Victoria's permitted clearing regulations (Clause 52.16 and Clause 52.17 of the Victoria Planning Provisions).

The tool generates a report that can be submitted with an application for a permit to remove native vegetation. The tool also determines what assessment pathway an application will follow.

2.5.1 Assessment Pathway

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and as shown below in Figure 3, is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Figure 3. Showing the template used to determine application pathway for any proposal based upon extent of native vegetation removal and location category.

2.5.2 Location Risk

According to the NVIM mapping the property is within Location 1, any impacts on less than 0.5 hectares will result in a permit application following a basic or intermediate pathway.

2.5.3 Condition Score

The native vegetation condition map is a modelled layer based on survey data combined with a benchmark model and a range of other environmental data. The condition score of native vegetation is a site-based measure of how close the native vegetation is to its mature natural

state, as represented by a benchmark reflecting pre-settlement circumstances. Condition score is a score out of 100, with 100 being very good condition and 0 being no condition.

According to the NVIM mapping, any remnant native vegetation across the site would score between 21 and 80 points out of 100, suggesting that the cover is good, however the quality is likely to be variable across the site.

2.5.4 Strategic Biodiversity Value Score

The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the Strategic biodiversity value map.

The strategic biodiversity score of any remnant native vegetation across the site ranges from 0.00 to 1.00. According to the NVIM mapping the strategic biodiversity value across the site is variable, with a potential range of 0.21 to 1.00.

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3 Results

3.1 Landscape Context

The site lies within the small township of Cockatoo, on Melbourne's eastern outskirts. The immediate area is characterised by housing with gardens and forest patches. Hobby grazing is common, as are mixed gardens of exotics and native remnants.

To the west lies Cockatoo Creek, then Wright Forest Bushland Reserve, a core area of remnant vegetation. East lies large tracts of privately owned forest.

3.2 Site Assessment

The site as assessed on foot by Tania Begg (VQA qualified assessor) in January 2024 over several hours. All trees across the site were assessed for their species, size, health and structure. The site a dwelling and several outbuildings, along with gardens and a patch of native forest. Figure 4 shows the site layout and location of native and exotic vegetation.

3.2.1 Native Vegetation

Just under half of the site supports native vegetation in the form of remnant patch. The overstorey trees included Messmate Stringybark (*Eucalyptus obliqua*), Narrow-leaf Peppermint (*Eucalyptus radiata*) and Brown Stringybark (*Eucalyptus baxteri*). The understorey included Austral Bracken (*Pteridium esculentum*), Weeping Grass (*Microlaena stipoides*), Common Raspwort (*Gonocarpus tetragynus*), Ivy-leaf Violet (*Viola hederacea*), Kidney-weed (*Dichondra repens*), Black Wattle (*Acacia mearnsii*), Blackwood (*Acacia melanoxylon*) and Prickly Currant-bush (*Coprosma quadrifida*).

3.2.2 Other Vegetation

Planted gardens and occasional weeds dominated the front half of the site including Monterey Cypress (*Cupressus macrocarpa*), Apple (*Malus domestica*), Sweet Pittosporum (*Pittosporum undulatum* 'Variegatum'), Holly (*Ilex aquifolium*), Blackberry (*Rubus fruticosus* spp. agg.), Spear Thistle (*Cirsium vulgare*), and Sweet Vernal (*Anthoxanthum odoratum*).

3.3 Habitat Value

The site has moderate habitat value. There are large trees with hollows for nesting a open canopies for foraging and roosting. The understorey has open areas which offer grazing possibilities. Some logs have been left on the ground, which offer valuable woody hides of insects and echidnas. There is a diversity of understorey flora species and structure in the vegetated areas which add even more layers of habitat. The site has good inter-connectivity within the landscape.

3.4 Threatened Species

No threatened species were recorded or found to be utilising the site.

3.5 Threatened Communities

No threatened communities were found to be present at the site.

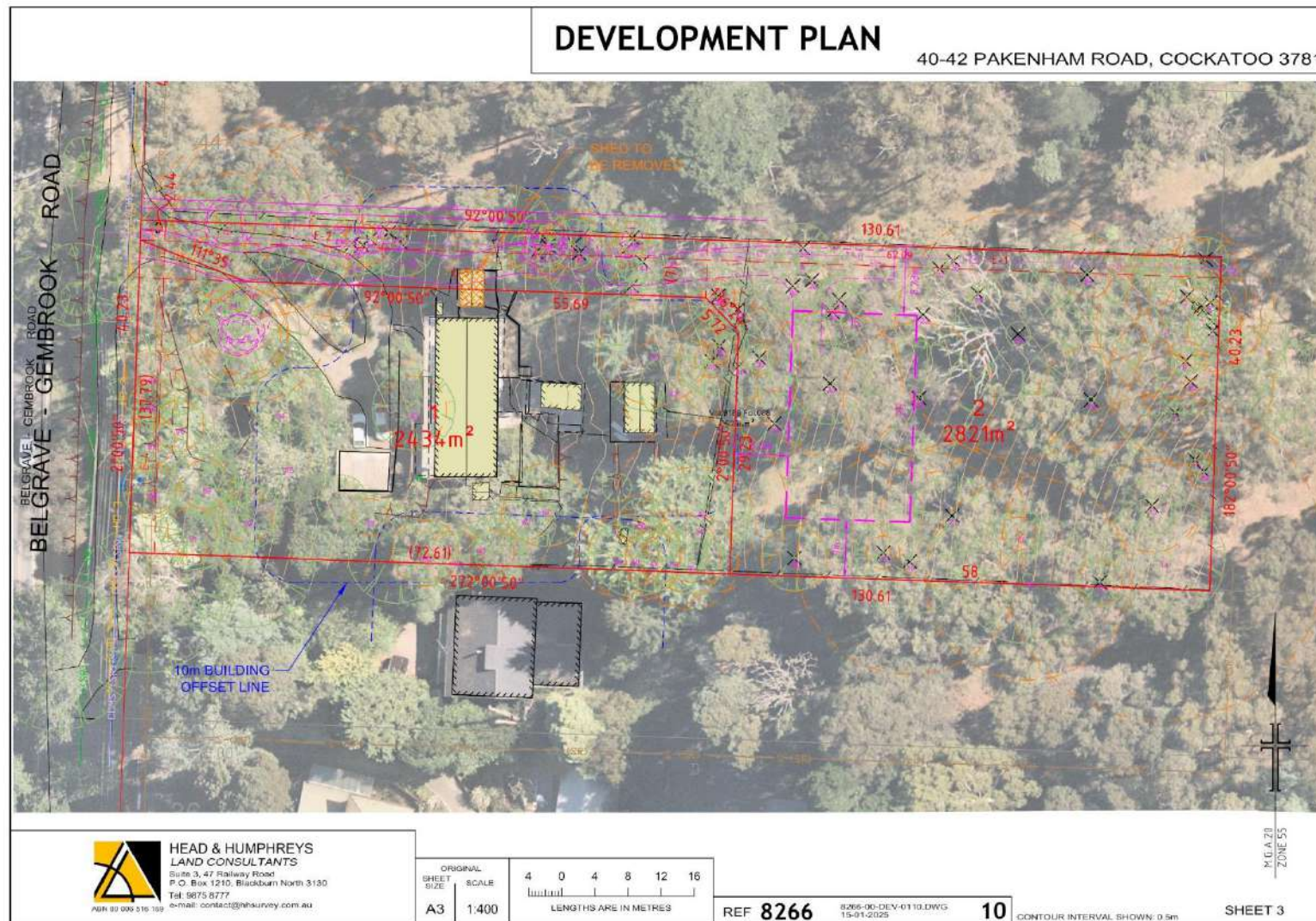


Figure 4. Aerial photograph showing the vegetation across the site with the proposed development.

4 Biodiversity Impacts

4.1 Native Vegetation Impacts

4.1.1 Location of Removal

The proposed subdivision will see two lots, both less than 4,000m² created. This means that all native vegetation will be removed in accordance with Clause 52.17, as lots less than 4,000m² can remove native vegetation without a permit.

The installation of the driveway along the northern boundary will see impacts within the Tree Protection Zone (TPZ) and Structural Root Zones (SRZ) of several trees.

The dwelling envelope has been located towards the front of the lot to minimise impacts to native vegetation, however some tree removal will be required.

Vegetation removal will also take place in order to create the defensible space which will see the canopy separation of 5m between trees.

4.1.2 Exemptions

There is an exemption for the removal of vegetation associated with the defensible space around the existing dwelling. The 10/50 rule applies, which means there an exemption for the removal of:

- any vegetation on their property, including trees, within 10 metres of a house and
- any vegetation except for trees within 50 metres for bushfire protection.

4.1.3 Quantity of Losses

Vegetation removal covers some 0.333 hectares across two zones including 14 large patch trees. Figure 5 below is taken from the Native Vegetation Removal Report (NVR) and details the two patches to be removed

Native vegetation to be removed										
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	HSF_0016	Least Concern	10	0.334	0.275	0.275	0.140	0.078
2	Patch	-	HSF_0016	Least Concern	4	0.398	0.058	0.058	0.210	0.021

Figure 5. Excerpt from the NVR detailed vegetation to be removed.

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4.2 Avoid and minimize

Vegetation removal cannot be avoided as part of this proposal. Lots less than 4,000m² in size can remove native vegetation without a permit under Clause 52.17. As such any subdivision of the lot will result in the effective loss of all vegetation.

4.3 Offsets

The offsets associated with this project are 0.099 General Habitat Units and 14 large trees. It must have a minimum Strategic Biodiversity Value Score of 0.122 and be located within the Melbourne Water CMA or Cardinia Shire LGA.

4.4 Threatened Species

No threatened species were recorded on site during the site visit.

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5 Relevant Legislation

5.1 Local Planning Scheme Vegetation Protections

Clause 52.17 Native Vegetation

Clause 52.17 Native Vegetation of the Planning Scheme requires a permit for the removal of native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response

A Permit is required to remove the native vegetation across the site under 52.17.

Design And Development Overlay

Purpose

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

Relevant Permit requirement

There are no relevant permit requirements.

Schedule 2 to the DDO

Hills Townships

Design objectives

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- To retain and protect the special character of the hills townships.
- To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.
- To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.
- To ensure that any development has regard to the environmental features and constraints of the land.

Relevant Permit requirement

There are no ecological requirements detailed within this schedule.

Response

A permit is not required to remove vegetation under the DDO2.

Vegetation Protection Overlay (VPO)

Purpose

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

Relevant Permit requirement

A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

This does not apply:

- If the table to Clause 42.02-3 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Schedule 2 to the VPO

Hills Townships

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Statement of nature and significance of vegetation to be protected

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

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

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

Vegetation protection objectives to be achieved

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

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

Permit requirement

A permit is required to remove, destroy or lop any vegetation. This does not apply if:

- It is an exemption listed at Clause 52.12 (Bushfire Protection: Exemptions).
- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or as a result of the spread of noxious weeds and which have been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken in consultation with the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has been previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling a lot less than 0.4 hectares.
- It is necessary for works associated with the normal operation of the Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under this planning scheme.
- The vegetation is required to be pruned or lopped (but not removed or destroyed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table within this schedule.

Response

A permit is required to remove, destroy or lop any vegetation across the site under the VP02. The only exemption that applies is to the trimming of trees overhanging the dwelling. The next section addresses application requirements.

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Application Requirements to remove, destroy or lop vegetation:

Requirement	Response
A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.	This report details the existing vegetation to be removed. The Tree Report further details the trees across the site.
A description of the vegetation including understorey to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.	The vegetation details are included within the site assessment and the tree assessment. Further information is found within the Native Vegetation Removal Report, and the Tree Assessment.
Location of any hollow bearing trees.	Hollow bearing trees have been identified within the tree report.
Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.	There are currently no existing areas of erosion as vegetative cover is good, providing soil stability. Other reports further detail the topographic information for the site.
A written explanation of the steps that have been taken to: Avoid the removal of vegetation, where possible. Minimise the removal of vegetation. Any actions to contribute to the ongoing management of existing vegetation on the site. Appropriately replace and/or compensate the loss of vegetation, if required.	This report provides avoid and minimise statements along with offset requirements.
A copy of any property vegetation plan that applies to the site.	N/A
Where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defensible space in conjunction with an application under the Bushfire Management Overlay.	N/A. This is an application under the BMO.

Significant Landscape Overlay (SLO)

Purpose

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

Relevant Permit requirement

A permit is required to:

- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
 - If the table to Clause 42.03-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

Schedule 1 to the SLO

Puffing Billy Tourist Railway Scenic Corridor

Statement of nature and key elements of landscape

The Puffing Billy Tourist Railway is a significant part of Victoria's cultural heritage and is a popular tourist attraction within the region. A major attraction of the Puffing Billy Tourist Railway is the scenic views over rural and natural landscapes as it passes through the foothills of the Dandenong Ranges. It is important that the landscape and environmental qualities of the scenic corridor, which has been recognised by the National Trust, are protected and that any development is sited and designed to integrate with or enhance the landscape.

The scenic corridor also provides an important biolink between the Dandenong Ranges National Park in the west, parks adjacent to the corridor such as Wright Forest and parks to the east such as Gembrook Park and further to the east, Bunyip State Park. Rare plants such as the Emerald Star Bush are found along the corridor.

Background documents: "Puffing Billy Corridor Landscape Evaluation Study" (Scenic Spectrums, May 1992)

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Permit requirement

A permit is not required to construct a building or construct or carry out works associated with the day-to-day operation of the Puffing Billy Tourist Railway by the Emerald Tourist Railway Board, including to remove, destroy or lop vegetation as defined in the Schedule to the Public Use Zone at Clause 36.01 under this Planning Scheme.

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- Building materials and finishes are non-reflective and subdued colours which complement the environment to the satisfaction of the Responsible Authority.
- The height of any dwelling does not exceed 7 metres above natural ground level and the height of all other buildings does not exceed 4 metres above natural ground level.

In addition to the exemptions under Clause 52.12 (Bushfire Protection: Exemptions), a permit is not required to remove, destroy or lop any vegetation if:

- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken in consultation with the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has been previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land, and hobbies such as craft. This exemption does not apply to:
 - Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
 - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
- The vegetation is required to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table to this schedule.

Response

A permit is required to remove, destroy or lop any vegetation across the site under the SL01. The only exemption that applies is to the trimming of trees overhanging the dwelling. The next section addresses application requirements.

Application Requirements to remove, destroy or lop vegetation:

Requirement	Response
A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.	This report details the existing vegetation to be removed. The Tree Report further details the trees across the site.
A description of the vegetation including understorey to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.	The vegetation details are included within the site assessment and the tree assessment. Further information is found within the Native Vegetation Removal Report, and the Tree Assessment.
Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.	There are currently no existing areas of erosion as vegetative cover is good, providing soil stability. Other reports further detail the topographic information for the site.
A written explanation of the steps that have been taken to: Avoid the removal of vegetation, where possible. Minimise the removal of vegetation. Any actions to contribute to the ongoing management of existing vegetation on the site. Appropriately replace and/or compensate the loss of vegetation, if required.	This report provides avoid and minimise statements along with offset requirements.

Requirement	Response
A copy of any property vegetation plan that applies to the site.	N/A
Where the removal, destruction or lopping of vegetation is to create defendable space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defendable space in conjunction with an application under the Bushfire Management Overlay.	N/A. This is an application under the BMO.

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6 Conclusions

- There is a proposal to subdivide land at 40-42 Pakenham Road, Cockatoo. The site covers some 5,254m², with the proposal to create two lots one at 2,434m² and the second 2,821m².
- The property lies within the Neighbourhood Residential Zone - Schedule 1(NRZ1) and is covered by several overlays.
- The property is used for living and lifestyle purposes. Approximately half of the site supports native vegetation in the form of a patch, and the remainder supports exotic and weedy vegetation.
- Vegetation removal will take place to install a new driveway, dwelling envelope and defensible space. As the subdivision will see two lots created that are less than 4,000m², all vegetation will be considered lost under Clause 52.17.
- The removal will cover some 0.333 hectares including 14 large patch trees. The offsets associated with this removal equate to 0.099 General Habitat Units and 14 large trees. It must have a minimum Strategic Biodiversity Value Score of 0.122 and be located within the Melbourne Water CMA or Cardinia Shire LGA.
- A permit is required to remove native vegetation under Clause 52.17. A permit is required under SLO1 to remove any vegetation. A permit is required under the VPO2 to remove any vegetation.
- An exemption applies under Clause 52.17 to the removal of trees within ten metres of the existing dwelling.
- An exemption applies under the SLO1 and the VPO2 for the trimming of vegetation overhanging the existing dwelling.

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Photos



Photo 1. Taken facing east up the existing driveway showing native vegetation to the left and centre and exotic vegetation to the right.

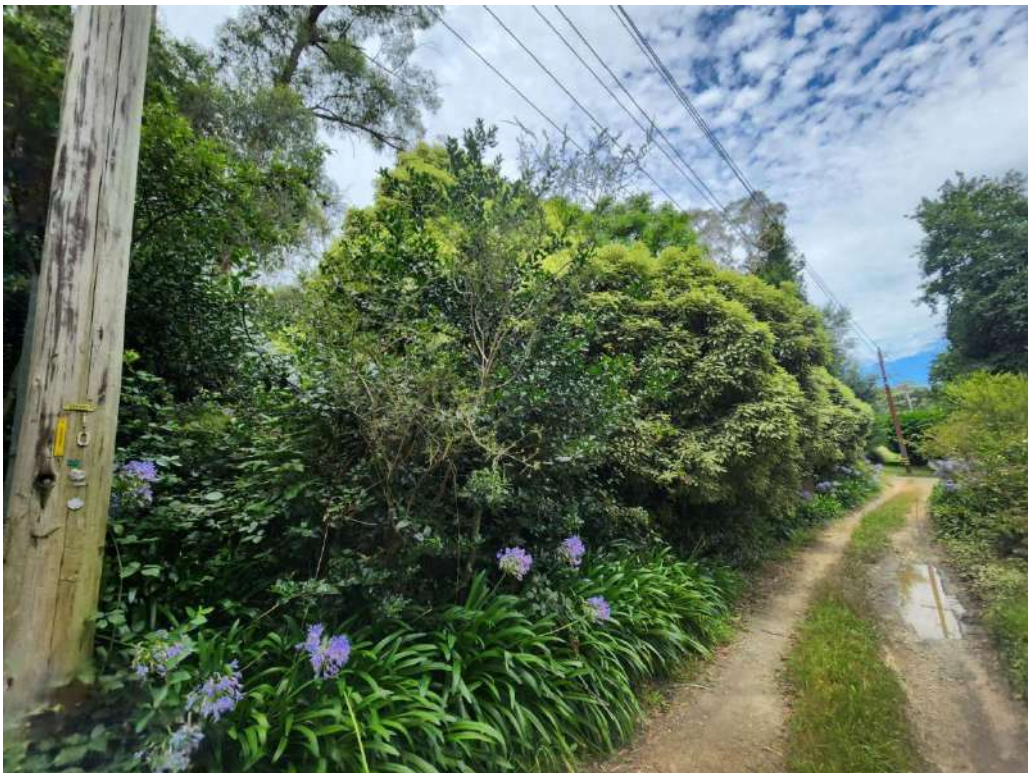


Photo 2. Taken facing south along the front of the property showing exotic gardens.



Photo 3. Taken facing west down the driveway showing exotic gardens in the centre and remnant native vegetation in the background.



Photo 4. Taken facing south at the rear of the existing dwelling showing exotic grasses and exotic vegetation.



Photo 5. Taken facing west towards the rear of the existing dwelling showing exotic grasses trees in the background and native trees to the right and in the foreground.

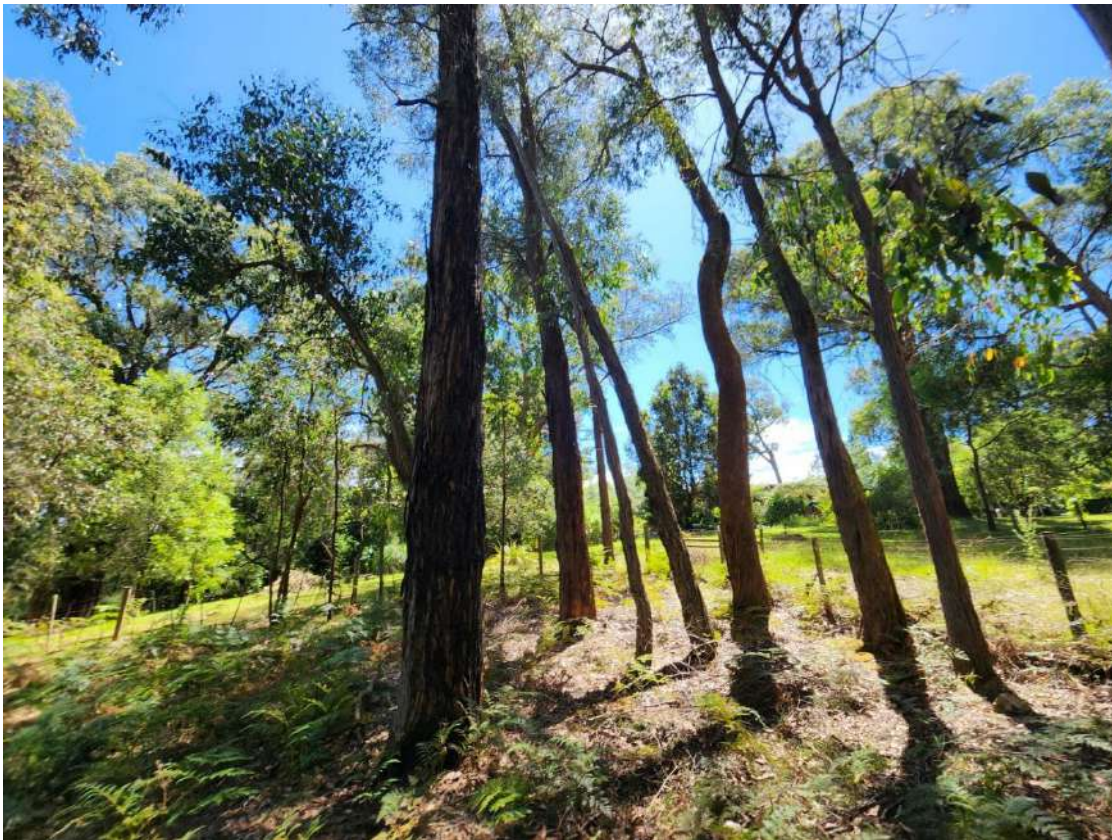


Photo 6. Taken facing north-east at the rear of the block showing native overstorey and understorey.

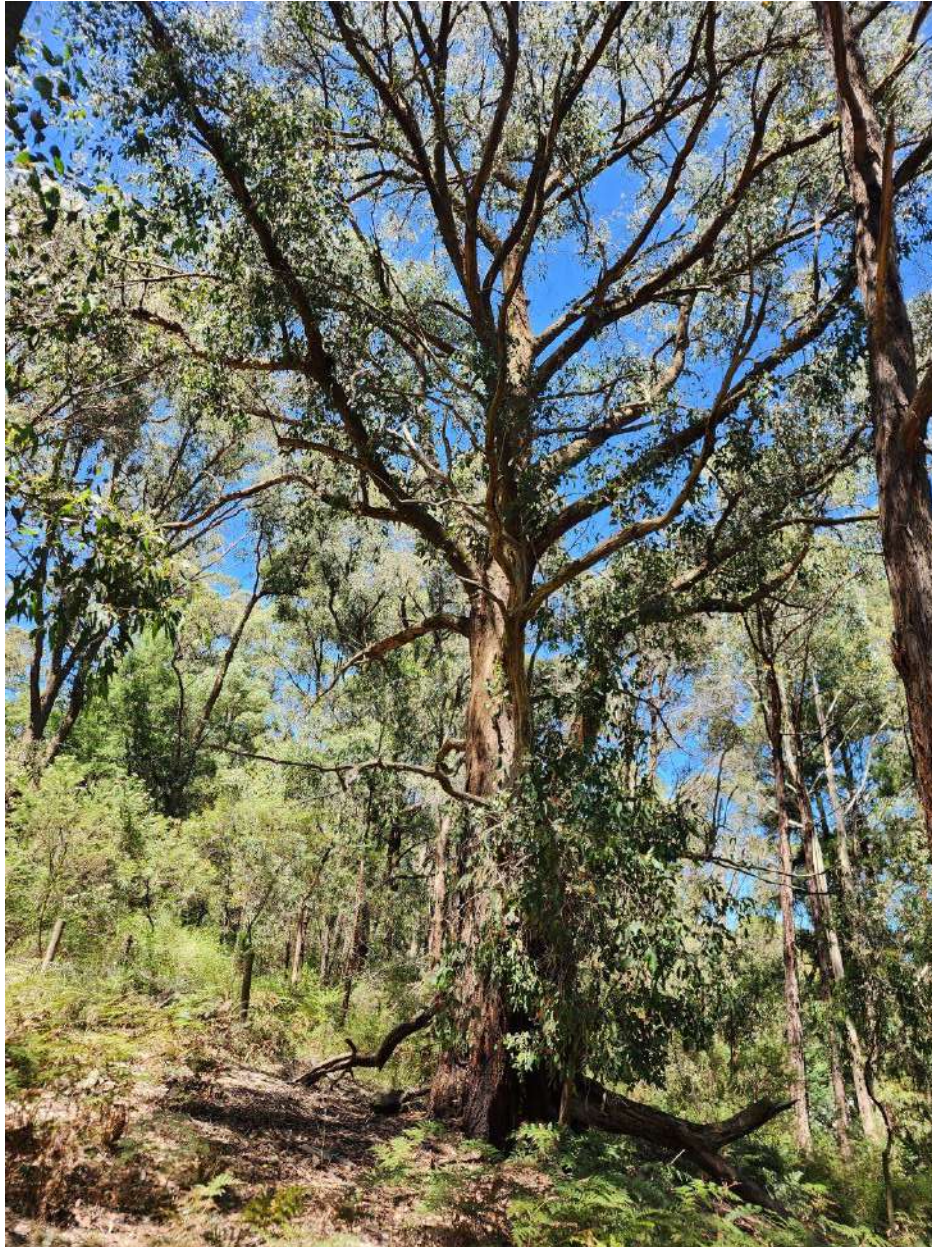


Photo 7. Taken facing south in the south-eastern part of the site showing a large Messmate with native understorey.

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Appendix A. NVR 18/2/2024

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Appendix B. Tree Assessment Report

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Native Vegetation Removal Report

NVRR ID: 311_20240218_WCU

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

Report details

Date created: 18/02/2024

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.49319, -37.93084

Address:

44 PAKENHAM ROAD COCKATOO 3781

40-42 PAKENHAM ROAD COCKATOO 3781

38 PAKENHAM ROAD COCKATOO 3781

39 DEVON AVENUE COCKATOO 3781

35 DEVON AVENUE COCKATOO 3781

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Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.333	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.333
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	14	<i>No. Large Patch Trees</i>	14
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

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

General Offset amount ¹	0.099 General Habitat Units
Minimum strategic biodiversity value score ²	0.122
Large Trees	14
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

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

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

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

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



Application requirements

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

Application Requirement 1 - Native vegetation removal information

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

Application Requirement 2 - Topographical and land information

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

The site slopes to the west. See attached documentation for further information.

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

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

Application Requirement 4 - Past removal

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

Application Requirement 5 - Avoid and minimise statement

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

Vegetation removal cannot be avoided as part of this proposal. Lots less than 4,000m² in size can remove native vegetation without a permit under Clause 52.17. As such any subdivision of the lot will result in the effective loss of all vegetation.

Application Requirement 6 - Property Vegetation Plan


This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

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

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

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

Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

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

An offset will be purchased through a broker.

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Next steps

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

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

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

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

Application Requirement 6 - Property Vegetation Plan

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

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Appendix 1: Description of native vegetation to be removed

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

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

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

Native vegetation to be removed



Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	HSF_0016	Least Concern	10	0.334	0.275	0.275	0.140	0.078
2	Patch	-	HSF_0016	Least Concern	4	0.398	0.058	0.058	0.210	0.021

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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



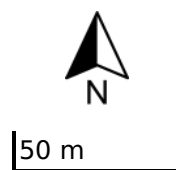
200 m

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2. Aerial photograph showing mapped native vegetation



■ Proposed Removal



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3. Location Risk Map



Proposed Removal

Location 1

Location 2

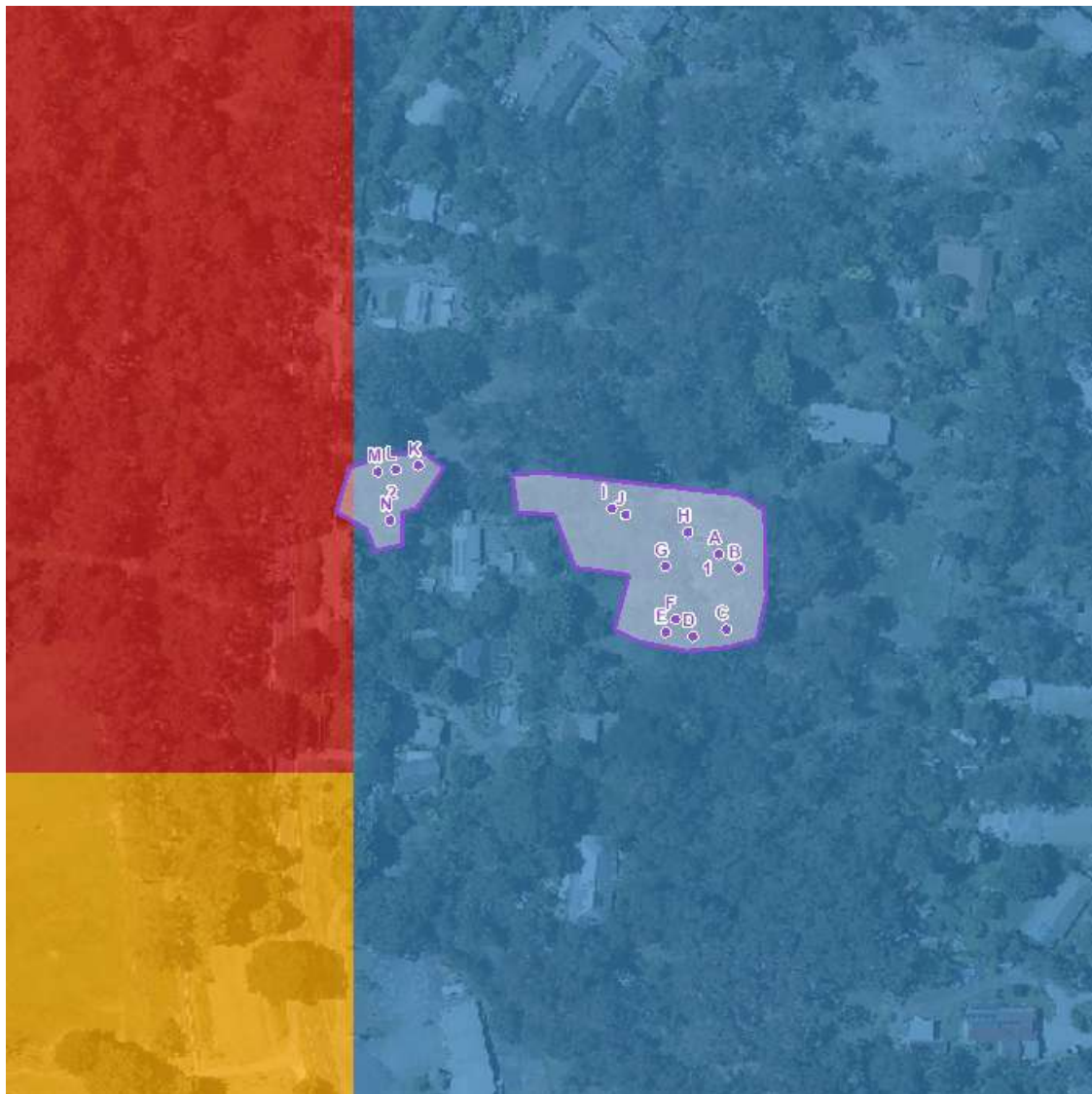
Location 3



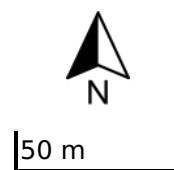
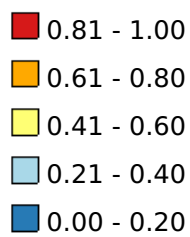
50 m

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4. Strategic Biodiversity Value Score Map



Proposed Removal



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5. Condition Score Map



Proposed Removal

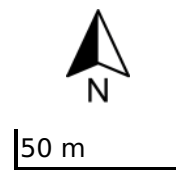
0.81 - 1.00

0.61 - 0.80

0.41 - 0.60

0.21 - 0.40

0.00 - 0.20



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6. Endangered EVCs

Not Applicable

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Tree Assessment

40-42 Pakenham Road, Cockatoo


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April 2025



Documentation

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Report Title	Tree Assessment; 40-42 Pakenham Road, Cockatoo	
Report for		
Report directed by		
Report written by		
Internal editing		
Previous Versions	None	
Project No.	1066	

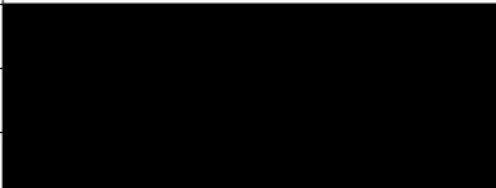
1 – Principal Consultant, Tree Wishes – MEnv; BAppSc (Bio. Resources Management); GDipSc (Land Rehab.)

2 – Project Manager, Tree Wishes – DAppSc (Conservation and Land Management)

3 – General Manager, Tree Wishes – GDipSc (Environment); BAppSc (Biology)

4 - Consultant Arborist, Remarkable Trees, BAppSc (Arboriculture); Master of Forest Sc.

Document Review

Version	Date	Review (Internal/External)
Draft	13/3/24	
Final	3/6/2024	
Final v2	24/4/2025	

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Phone: 0431 101 409

Visiting Offices: Mt Dandenong, Eltham and Lancefield

ABN 88367920299



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1 Introduction

1.1 Project Background/Overview

Plans to sub-divide land at 40-42 Pakenham Road, Cockatoo are in their initial stages. The site is used for living and hobby purposes. The site covers some 5,254m², with the proposal to create two lots, one at 2,434m² and the second 2,821m².

The property lies within the Neighbourhood Residential Zone - Schedule 1 (NRZ1) and is covered by several overlays; Bushfire Management Overlay (BMO), Design and Development Overlay - Schedule 2 (DDO2), Significant Landscape Overlay - Schedule 1 (SLO1) and Vegetation Protection Overlay - Schedule 2 (VPO2). Tree Wishes consultancy was engaged to assess the impact on the trees across the site from this proposal.

2 Site Assessment

2.1 Tree Details

The site was assessed on foot by Tania Begg (VQA qualified assessors) in January 2024 and again with [REDACTED] in March 2024. All trees across the site were assessed for the species, size, health, structure and origin. In total 95 trees were assessed.

Trees are numbered as shown on Figure 1. Tree details are listed in Table 1, which includes the species, health and structure.

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Table 1. Tree details for the trees within the subject area.

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
1	Messmate Stringybark	Eucalyptus obliqua	29.6	3.6	27	6	G	F		VN	Remove - new lot defendable space
2	Narrow-leaf Peppermint	Eucalyptus radiata	59.8	7.2	26	10	F	F		VN	Remove - new lot defendable space
3	Narrow-leaf Peppermint	Eucalyptus radiata	63.0	7.6	26	11	F	F		VN	Remove - new lot defendable space
4	Narrow-leaf Peppermint	Eucalyptus radiata	50.3	6.0	26	8	F	F		VN	Remove - new lot defendable space
5	Messmate Stringybark	Eucalyptus obliqua	24.8	3.0	25	6	F	P		VN	Remove - new lot defendable space
6	Messmate Stringybark	Eucalyptus obliqua	33.1	4.0	24	7	P	P		VN	Remove - new lot defendable space
7	Messmate Stringybark	Eucalyptus obliqua	21.3	2.6	24	7	P	G		VN	Remove - new lot defendable space
8	Messmate Stringybark	Eucalyptus obliqua	72.9	8.7	28	17	G	F	LT	VN	Retain - new lot
9	Brown Stringybark	Eucalyptus baxteri	20.4	2.4	28	7	F	F		VN	Remove - new lot defendable space
10	Brown Stringybark	Eucalyptus baxteri	83.1	10.0	28	12	G	P	LT	VN	Remove - new lot defendable space

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
11	Dead Eucalypt	Eucalyptus sp.	26.1	3.1	10	4	P	F		VN	Remove - new lot defendable space
12	Brown Stringybark	Eucalyptus baxteri	15.0	1.8	15	4	F	G		VN	Remove - new lot defendable space
13	Messmate Stringybark	Eucalyptus obliqua	46.5	5.6	27	11	G	G		VN	Remove - new lot defendable space
14	Brown Stringybark	Eucalyptus baxteri	163.0	19.6	28	19	G	P	LT	VN	Retain - new lot
15	Narrow-leaf Peppermint	Eucalyptus radiata	22.9	2.7	17	6	F	G		VN	Remove - new lot defendable space
16	Messmate Stringybark	Eucalyptus obliqua	102.5	12.3	28	24	G	G	LT	VN	Retain - new lot
17	Blackwood	Acacia melanoxylon	7.6	2.0	14	7	G	G		VN	Retain - new lot
18	Messmate Stringybark	Eucalyptus obliqua	113.6	13.6	29	23	G	G	LT	VN	Remove - new lot defendable space
19	Blackwood	Acacia melanoxylon	9.2	2.0	12	8	G	G		VN	Remove - new lot defendable space
20	Fruit Tree	Prunus sp.	n/a	4.0	12	9	G	G		E	Remove - new lot defendable space
21	Messmate Stringybark	Eucalyptus obliqua	72.6	8.7	17	14	F	G	LT	VN	Remove - new lot defendable space

No	Common Name	Species Name	DBH	TP Z	Heig ht	Widt h	Heal th	Struct ure	Comments	Origin	Proposal
22	Narrow-leaf Peppermint	Eucalyptus radiata	75.7	9.1	27	14	F	G	LT	VN	Remove - new lot defensible space
23	Narrow-leaf Peppermint	Eucalyptus radiata	52.2	6.3	28	13	G	G		VN	Remove - new lot defensible space
24	Dead Eucalypt	Eucalyptus sp.	148.0	15.0	28	20	D	P	LT	VN	Remove - new lot defensible space
25	Narrow-leaf Peppermint	Eucalyptus radiata	10.2	2.0	11	5	G	G		VN	Remove - new lot defensible space
26	Narrow-leaf Peppermint	Eucalyptus radiata	9.2	2.0	9	4	G	G		VN	Remove - new lot defensible space
27	Narrow-leaf Peppermint	Eucalyptus radiata	10.5	2.0	8	4	G	G		VN	Remove - new lot defensible space
28	Narrow-leaf Peppermint	Eucalyptus radiata	43.6	5.2	27	10	G	F		VN	Remove - new lot driveway and defensible space
29	Narrow-leaf Peppermint	Eucalyptus radiata	70.7	8.5	28	20	F	G	LT	VN	Remove - new lot driveway and defensible space
30	Narrow-leaf Peppermint	Eucalyptus radiata	50.6	6.1	25	6	D	P		VN	Remove - new lot driveway and defensible space
31	Narrow-leaf Peppermint	Eucalyptus radiata	40.4	4.9	27	12	G	G		VN	Remove - new lot driveway and defensible space

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
32	Narrow-leaf Peppermint	Eucalyptus radiata	62.7	7.5	26	10	G	G		VN	Remove - new lot driveway and defensible space
33	Narrow-leaf Peppermint	Eucalyptus radiata	73.5	8.8	27	15	F	F	LT	VN	Remove - new lot dwelling envelope
34	Fruit Tree	Prunus sp.	n/a	4.0	8	8	G	G		E	Remove - new lot dwelling envelope
35	Dead Eucalypt	Eucalyptus sp.	8.9	2.0	9	2	D	P		VN	Remove - new lot driveway and defensible space
36	Narrow-leaf Peppermint	Eucalyptus radiata	61.7	7.4	27	16	G	G		VN	Remove - new lot driveway and defensible space, within 10m of existing dwelling
37	Messmate Stringybark	Eucalyptus obliqua	10.8	2.0	12	4	F	F		VN	Remove - new lot driveway and defensible space
38	Narrow-leaf Peppermint	Eucalyptus radiata	8.0	2.0	12	4	F	F		VN	Remove - new lot driveway and defensible space
39	Narrow-leaf Peppermint	Eucalyptus radiata	10.2	2.0	14	7	G	G		VN	Remove - new lot driveway and defensible space, within 10m of existing dwelling
40	Dead Eucalypt	Eucalyptus sp.	12.4	2.0	14	6	D	P		VN	Remove - new lot driveway and defensible space, within 10m of existing dwelling
41	Himalayan Cedar	Cedrus deodara	55.1	6.6	25	14	G	G		E	Retain - existing lot, within 10m of existing dwelling

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
42	Himalayan Cedar	Cedrus deodara	52.5	6.3	23	10	G	G		E	Retain - existing lot, within 10m of existing dwelling
43	Dead Eucalypt	Eucalyptus sp.	9.2	2.0	9	2	D	P		VN	Remove - new lot driveway and defensible space
44	Fruit Tree	Prunus sp.	n/a	4.0	6	7	F	F		E	Remove - new lot driveway and defensible space
45	Dead acacia	Acacia melanoxylon	6.0	2.0	4	6	D	P		VN	Remove - new lot driveway and defensible space
46	Narrow-leaf Peppermint	Eucalyptus radiata	9.2	2.0	19	6	G	F		VN	Remove - new lot driveway and defensible space
47	Narrow-leaf Peppermint	Eucalyptus radiata	43.3	5.2	19	9	G	F		VN	Remove - new lot driveway and defensible space, within 10m of existing dwelling
48	Messmate Stringybark	Eucalyptus obliqua	27.4	3.3	18	9	G	F		VN	Remove - new lot driveway and defensible space, within 10m of existing dwelling
49	Dead Eucalypt	Eucalyptus sp.	25.1	3.0	15	2	D	F		VN	Remove - new lot driveway, within 10m of existing dwelling
50	Narrow-leaf Peppermint	Eucalyptus radiata	42.6	5.1	12	8	G	G		VN	Remove - new lot driveway, within 10m of existing dwelling
51	Narrow-leaf Peppermint	Eucalyptus radiata	23.9	2.9	12	7	G	P		VN	Remove - new lot driveway, within 10m of existing dwelling

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
52	Blackwood	Acacia melanoxylon	39.5	4.7	14	14	G	G		VN	Retain – Adjoining land. Existing level to retain – only topsoil removal to occur. No further site cut to occur. Permeable paving or gravel to be installed within TPZ, no works within CRZ. Tree has been considered lost under Clause 52.17, as project encroaches on more than 10% of TPZ.
53	Monterey Cypress	Cupressus macrocarpa	86.3	10.4	14	15	F	F		E	Retain - existing lot
54	Monterey Cypress	Cupressus macrocarpa	n/a	7.0	14	15	F	F		E	Retain - existing lot
55	Monterey Cypress	Cupressus macrocarpa	48.1	5.8	15	12	F	F		E	Retain - existing lot
56	Monterey Cypress	Cupressus macrocarpa	47.1	5.7	14	10	F	F		E	Retain - existing lot
57	Monterey Cypress	Cupressus macrocarpa	27.7	3.3	14	10	F	F		E	Retain - existing lot
58	Monterey Cypress	Cupressus macrocarpa	46.5	5.6	14	9	F	F		E	Retain - existing lot
59	Monterey Cypress	Cupressus macrocarpa	41.1	4.9	15	10	F	F		E	Retain - existing lot

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
60	Apple	Malus domestica	n/a	3.0	7	6	P	P		E	Retain - existing lot
61	Monterey Cypress	Cupressus macrocarpa	n/a	5.0	14	10	F	F		E	Retain - existing lot
62	Brown Stringybark	Eucalyptus baxteri	23.9	2.9	22	9	F	G		VN	Retain - existing lot
63	Brown Stringybark	Eucalyptus baxteri	22.6	2.7	23	8	G	P		VN	Retain - existing lot
64	Dead Eucalypt	Eucalyptus sp.	56.0	6.7	20	4	P	F		VN	Remove - new lot driveway, within 10m of existing dwelling
65	Blackwood	Acacia melanoxylon	13.7	2.0	9	8	F	F		VN	Remove - new lot driveway, within 10m of existing dwelling
66	Narrow-leaf Peppermint	Eucalyptus radiata	24.5	2.9	19	9	G	F		VN	Remove - new lot driveway, within 10m of existing dwelling
67	Narrow-leaf Peppermint	Eucalyptus radiata	22.0	2.6	9	4	G	F		VN	Remove - new lot driveway, within 10m of existing dwelling
68	Narrow-leaf Peppermint	Eucalyptus radiata	25.1	3.0	19	8	G	G		VN	Remove - new lot driveway
69	Narrow-leaf Peppermint	Eucalyptus radiata	95.2	11.4	28	19	G	G	LT	VN	Retain - Adjoining land. Existing level cut near tree for current driveway. No further site cut to occur. Permeable paving or gravel to

No	Common Name	Species Name	DBH	TP Z	Heig ht	Widt h	Heal th	Struct ure	Comments	Origin	Proposal
											be installed within TPZ, no works within CRZ. Tree has been considered lost under Clause 52.17, as project encroaches on more than 10% of TPZ.
70	Narrow-leaf Peppermint	Eucalyptus radiata	96.1	11.5	25	14	G	G	LT	VN	Retain - Adjoining land. Existing level cut near tree for current driveway. No further site cut to occur. Permeable paving or gravel to be installed within TPZ, no works within CRZ. Tree has been considered lost under Clause 52.17, as project encroaches on more than 10% of TPZ.
71	Narrow-leaf Peppermint	Eucalyptus radiata	81.2	9.7	25	10	F	P	LT	VN	Remove - new lot driveway
72	Dead Eucalypt	Eucalyptus sp.	52.2	6.3	20	8	D	P		VN	Remove - new lot driveway
73	Black Wattle	Acacia mearnsii	23.6	2.8	9	9	G	G		VN	Retain - Adjoining land. Existing level cut near tree for current driveway. No further site cut to occur. Permeable paving or gravel to be installed within TPZ, no works within CRZ.
74	Dead Eucalypt	Eucalyptus sp.	56.0	6.7	20	8	D	P		VN	Retain - existing lot

No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
75	Messmate Stringybark	Eucalyptus obliqua	87.5	10.5	20	19	F	F	LT	VN	Retain - existing lot
76	Dead Eucalypt	Eucalyptus sp.	43.0	5.2	20	5	D	F		VN	Retain - existing lot
77	Narrow-leaf Peppermint	Eucalyptus radiata	42.0	5.0	20	8	F	F		VN	Retain - existing lot
78	Narrow-leaf Peppermint	Eucalyptus radiata	49.0	5.9	20	9	F	F		VN	Retain - existing lot
79	Brown Stringybark	Eucalyptus baxteri	27.7	3.3	25	10	F	F		VN	Retain - existing lot, within 10m of existing dwelling
80	Monterey Cypress	Cupressus macrocarpa	n/a	4.0	8	9	G	G		E	Retain - existing lot, within 10m of existing dwelling
81	Narrow-leaf Peppermint	Eucalyptus radiata	18.1	2.2	8	8	G	G		VN	Retain - existing lot, within 10m of existing dwelling
82	Brown Stringybark	Eucalyptus baxteri	15.0	1.8	15	4	F	G		VN	Remove - new lot defensible space
83	Messmate Stringybark	Eucalyptus obliqua	53.7	6.4	16	8	F	F		VN	Remove - new lot defensible space
84	Messmate Stringybark	Eucalyptus obliqua	24.0	2.9	16	8	F	F		VN	Remove - new lot defensible space

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No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
85	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
86	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
87	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
88	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
89	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
90	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
91	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot

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No	Common Name	Species Name	DBH	TP Z	Height	Width	Health	Structure	Comments	Origin	Proposal
92	Variegated Sweet Pittosporum	Pittosporum undulatum 'Variegatum'	na	3.0	8	7	G	F		E	Retain - existing lot
93	Bay Tree	Laurus nobilis	na	4.0	7	6	G	G		E	Retain - existing lot
94	Tree Fern	Dicksonia sp.	na	2.0	2	3	G	G		VN	Retain - existing lot
95	Camellia	Camellia sp.	na	4.0	4	6	G	G		E	Retain - existing lot

LT-Large Tree (for Victorian Natives only).

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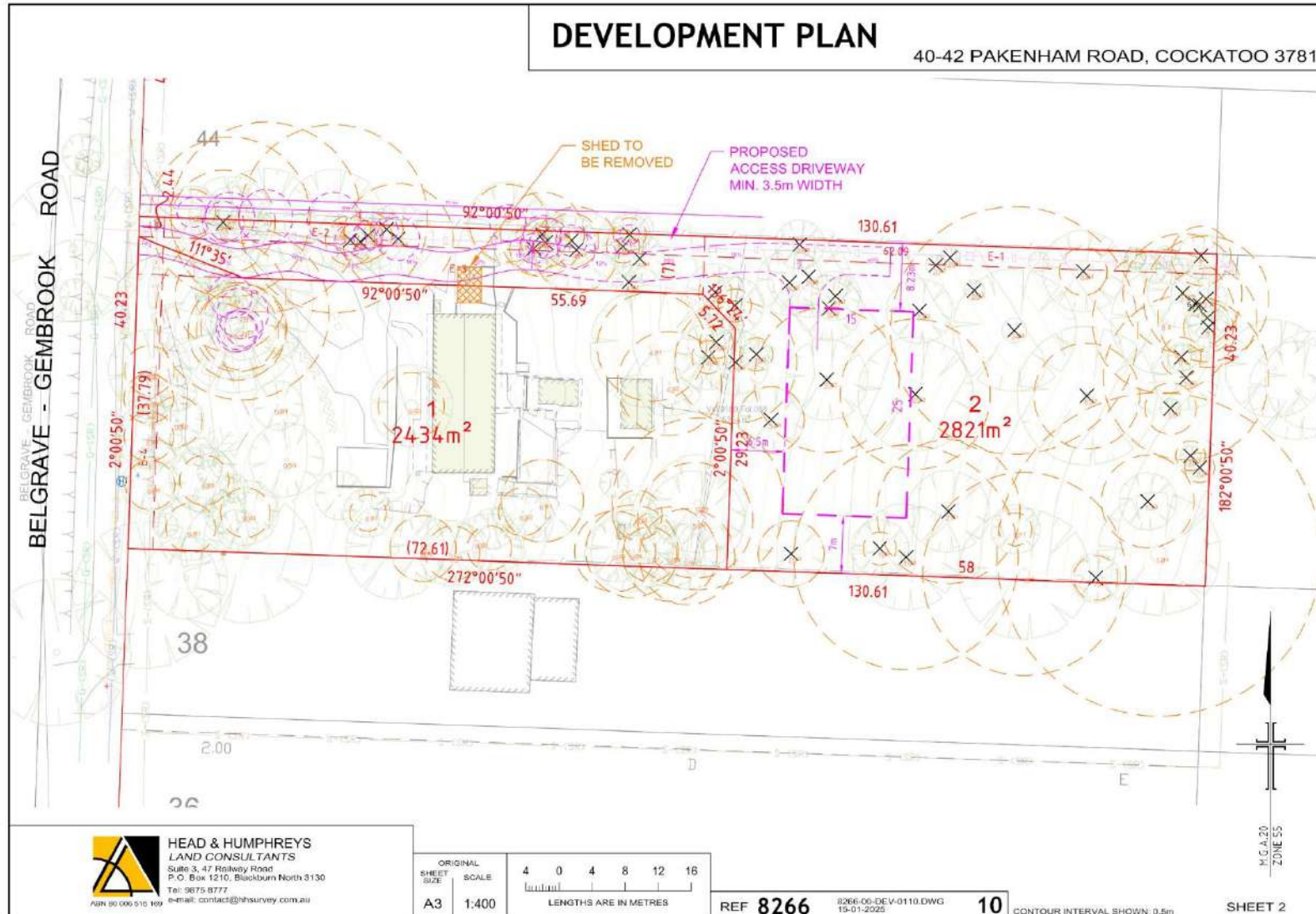


Figure 1. Plan showing the location of trees with the TPZ in dashed lines around each one.

3 Proposed Works

3.1 Tree Removals

The project proposes the removal of most of the trees across the site. To install the driveway to the new lot, the trees along the northern boundary will have significant root disturbance within their TPZ, which will see them rendered impacted and or require them to be removed. To create the defensible space for the new lot, many of the trees within the lot will need to be removed.

In total, 55 trees will be removed. Of these, all but three are Victorian Native.

3.2 Tree Retentions

There will be 40 trees retained as part of the proposal. Of these, 22 are exotic and 18 are Victorian Natives.

3.3 Mitigation Measures

- A detailed Construction Environmental Management Plan must be completed which includes No-Go Zones around the TPZ of trees to be retained.
- Prior to the beginning of construction, all trees to be retained will require their respective TPZ to be fenced in accordance with *AS 4970-2009 Protection of trees on development sites*.
- The driveway will be constructed from permeable paving or gravel to allow moisture penetration to remaining tree roots.
- No site cut to occur near trees 52, 69, 70 and 73. Existing levels to remain – only topsoil removal to occur within the TPZ. No works to occur within the CRZ. Project arborist to be present during topsoil removal for Trees to be retained and provide a post-works report to the relevant authority.
- The project arborist must be present at the start of works to ensure TPZ fencing is installed correctly.
- The project arborist will induct workers prior to begin of works, making them aware of the environmental protection measures and implications.
- Trees 8, 14, and 16 will be retained in perpetuity on site.

4 Determinations

- There is a proposal to subdivide a property at 40-42 Pakenham Road, Cockatoo.
- This property supports numerous native and exotic tree species.
- Some 95 trees were assessed within the property.
- The subdivision will see the removal of trees to install a new driveway, dwelling envelope and bushfire management defensible space.
- There are 55 trees proposed for removal
- There are 40 trees that will be retained.
- Prior to the beginning of construction, all trees to be retained will require their respective TPZ to be fenced in accordance with *AS 4970-2009 Protection of trees on development sites*.

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5 Tree Descriptors

Health

Good	The tree is displaying excellent or outstanding growth. Foliage of tree is entire with good colour and tree is pest and disease free.
Fair	Tree is displaying good growth. Foliage of tree is entire. Minor pest and disease problems are present.
Poor	Tree is showing signs of decline and not growing to its full capacity. Canopy dieback/thinning may be seen. Large amounts of deadwood present. Substantial pest and disease problems.
Dead or Dying	Tree is in severe decline or dead. High amounts of deadwood, very little foliage, substantial pest and disease problems.

Structure

Good	The tree is well defined with a balanced crown. Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species, displaying no obvious root, pest or disease problems.
Fair	Tree displays minor structural defects or branch unions showing minor structural faults. The tree might be on a slight lean or show minor structural root damage. Tree could be seen as showing typical traits for the species.
Poor	Tree displaying major structural defects or damage to trunk. Branch unions may be poor or faulty at the point of attachment. Tree may have suffered root damage. Tree is structurally problematic.
Failed or Hazardous	Tree is an immediate hazard with potential to fail.

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Useful Life Expectancy (ULE) *Barrell tree care UK*

Long	<p>Trees that appear to be retainable with an acceptable level of risk for more than 40 years.</p> <ol style="list-style-type: none"> 1. Structurally sound trees located in positions that can accommodate future growth. 2. Storm damage or defective trees that could be made suitable for retention on the long term by remedial pruning. 3. Trees of significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.
Medium	<p>Trees that appear to be retainable with an acceptable level of risk for 15-40 years.</p> <ol style="list-style-type: none"> 1. Trees that may only live between 15-40 years. 2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals. 3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons. 4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.
Short	<p>Trees that appear to be retainable with an acceptable level of risk for 5-15 years.</p> <ol style="list-style-type: none"> 1. Trees that may live for 5-15 years. 2. Trees that may live for more than 15 years, but would be removed to allow the safe development for more suitable individuals. 3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons. 4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.
Remove	<p>Trees with a high level of risk that would need removal within the next 5 years.</p> <ol style="list-style-type: none"> 1. Dead trees. 2. Dying or suppressed and declining trees through disease or inhospitable conditions. 3. Dangerous trees through instability or recent loss of adjacent trees. 4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form. 5. Damaged trees that are considered unsafe to retain. 6. Trees that will become dangerous after removal of other trees for the above reasons.

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Glossary

Bifurcation- The natural division of a branch or stem into two or more stems or parts.

Canker- Localised diseased area on stems, roots and branches, caused by fungal or bacterial organisms. Often shrunk and discoloured.

Cavity- An open wound, characterized by the presence of extensive decay and resulting in a hollow.

Co-dominant- Equal in size and relative importance, usually associated with either the trunk/stems or scaffold limbs/branches in the crown.

DBH- Diameter of the trunk, measured at breast height.

Decay- Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Defect- Any structural weakness or deformity.

Dieback- Condition in which the branches in the tree crown die from the tips towards the centre.

Exotic- The species originates in a country other than Australia.

Gall- Abnormal swelling of plant tissues caused by gall wasps, mites and various insects and less commonly fungi or bacteria.

Included Bark- Bark that becomes embedded in a crotch (union) between branches and trunk or two dominant stems. It is known to cause a weak structure.

Indigenous- The species originates within the local environs.

Mitigation- Reducing, alleviating, or minimizing the risk of harm.

Mulch- Usually composed of chipped ground or shredded material such as bark. Mulch placed on the soil surface to reduce weed growth, retain moisture in the soil, reduce erosion, and moderate temperatures.

Native- The species originates within Australia.

Reduction- Pruning to decrease height or the spread of a tree.

Thinning- Selective removal of live branches to provide light, air penetration through or lighten the weight for remaining branches.

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LOCALITY PLAN

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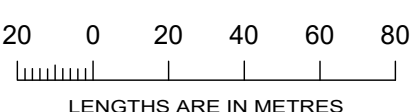


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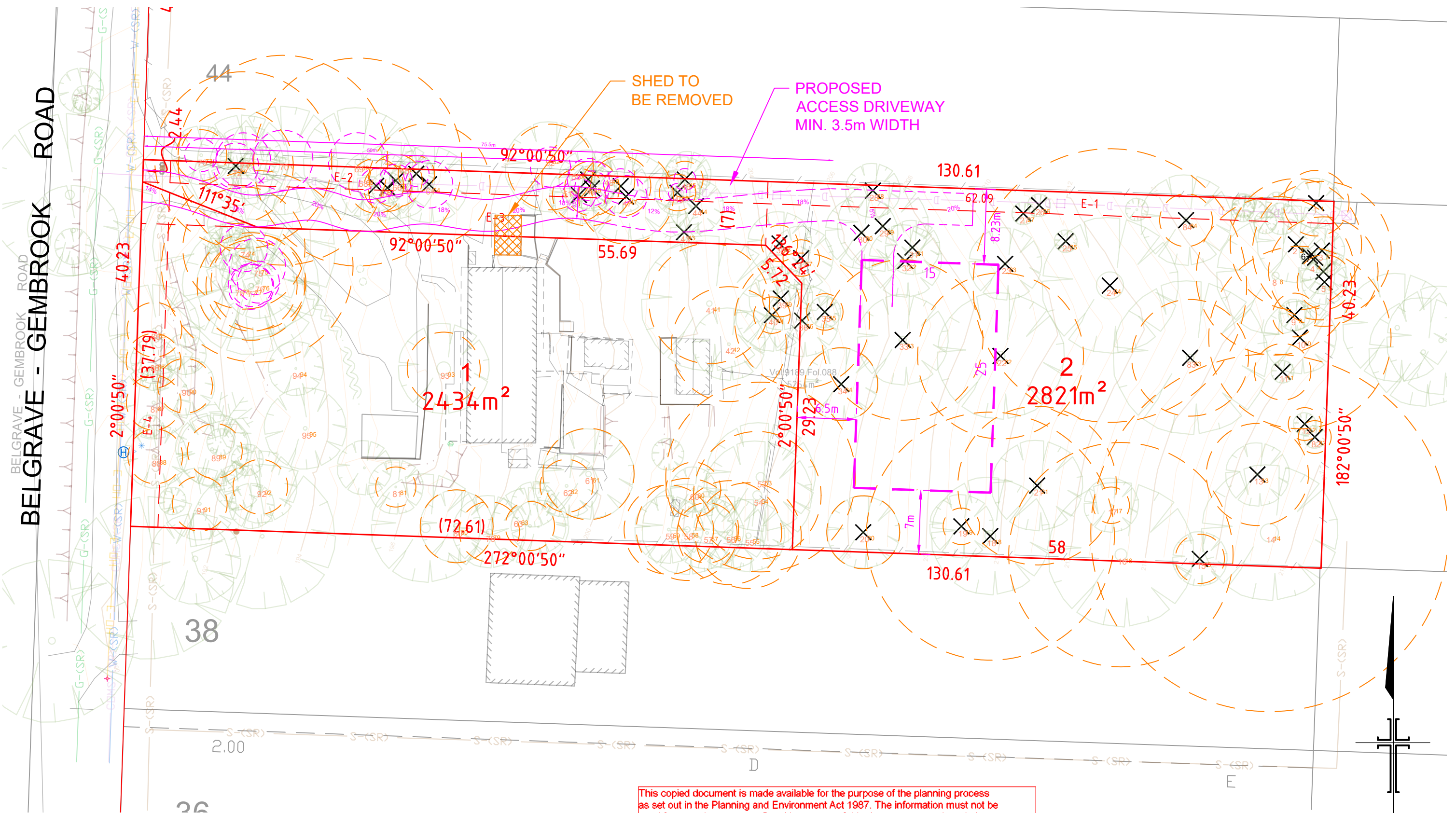
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DEVELOPMENT PLAN

40-42 PAKENHAM ROAD, COCKATOO 3781



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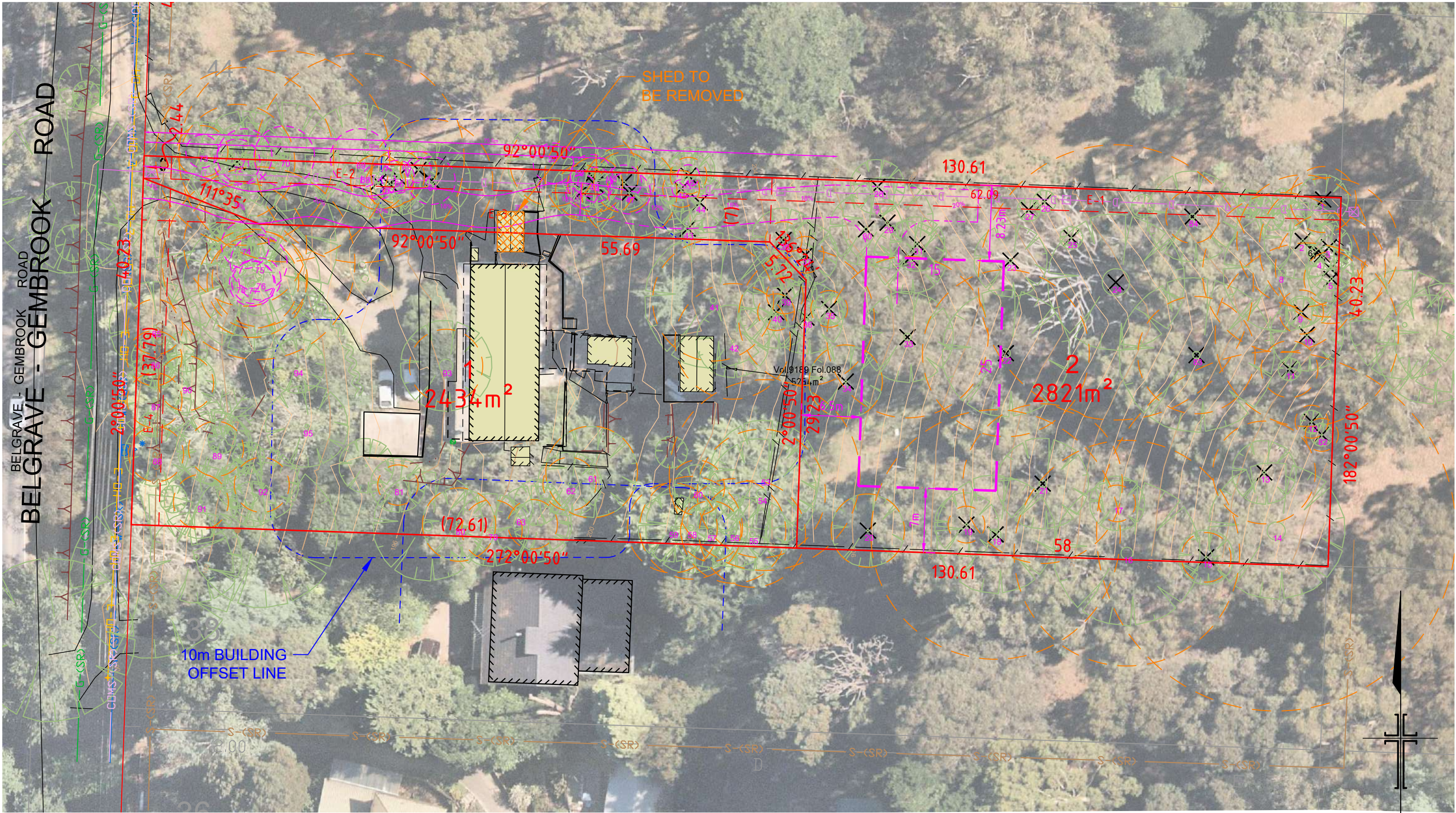
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ZONE 55

DEVELOPMENT PLAN

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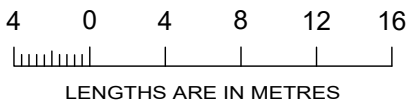
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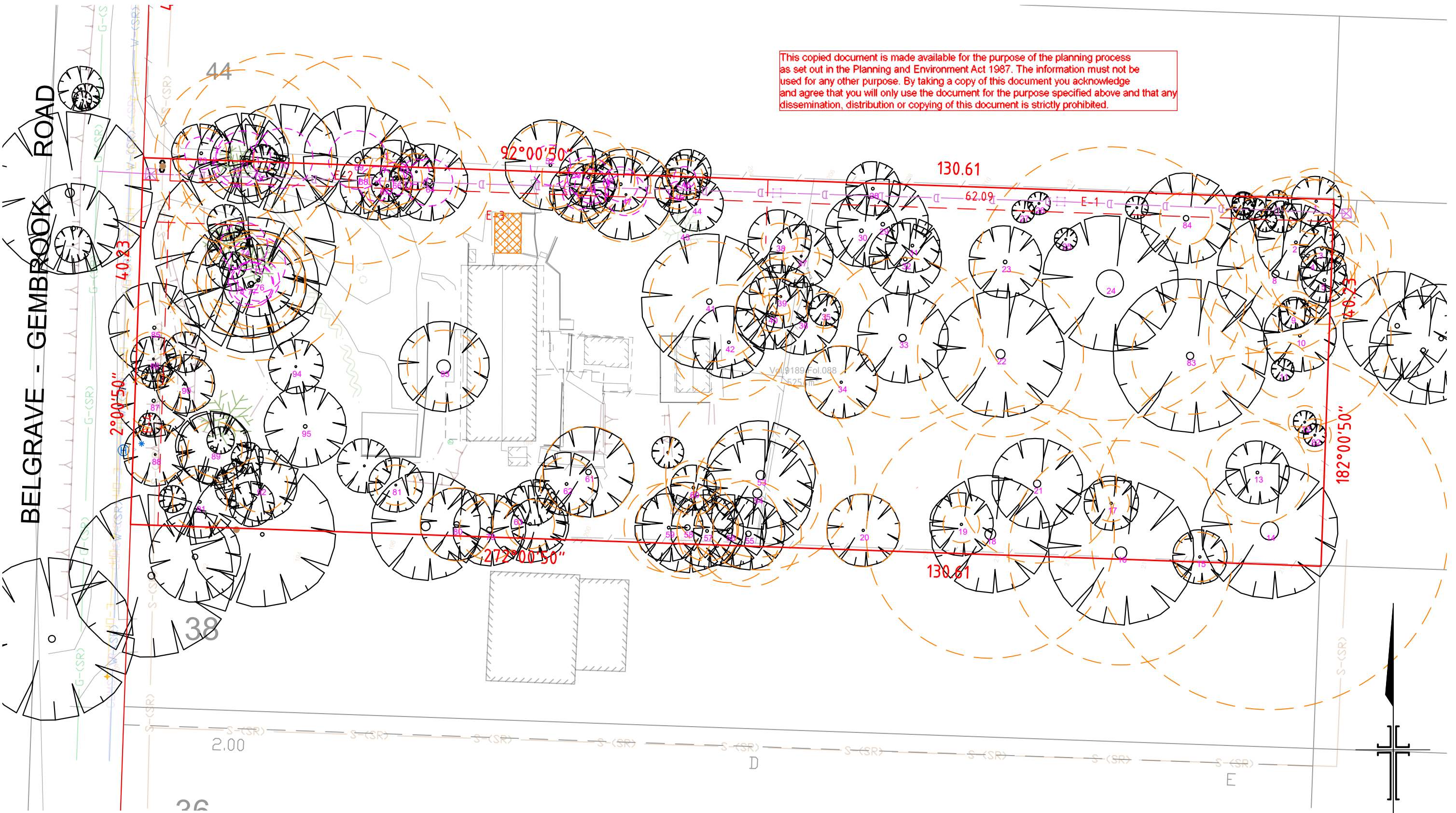
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ZONE 55

VEGETATION PLAN

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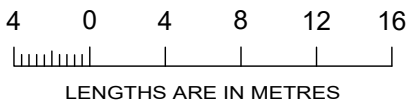
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CFA TURNING CIRCLE PLAN

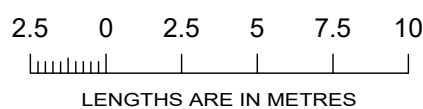
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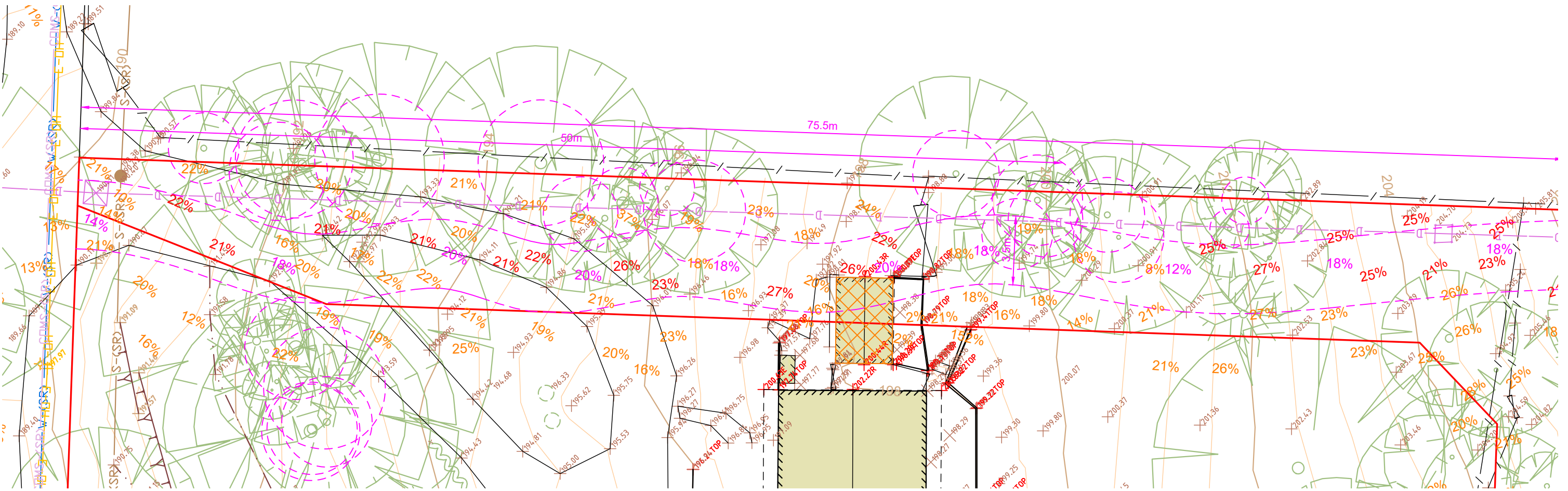
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DEVELOPMENT PLAN

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PROPOSED ACCESS DRIVEWAY
& DESIGN GRADE.

12%

NOTE:

- DRIVEWAY DESIGN TO CFA BMO GUIDELINES.
- MINOR WORKS REQUIRED IN AREAS WHERE GRADE EXCEEDS 20% TO MEET FSV REQUIREMENTS.
- CUT / FILL TO MEET GRADE REQUIREMENTS NOT EXPECTED TO EXCEED 200mm.

M.G.A.20
ZONE 55



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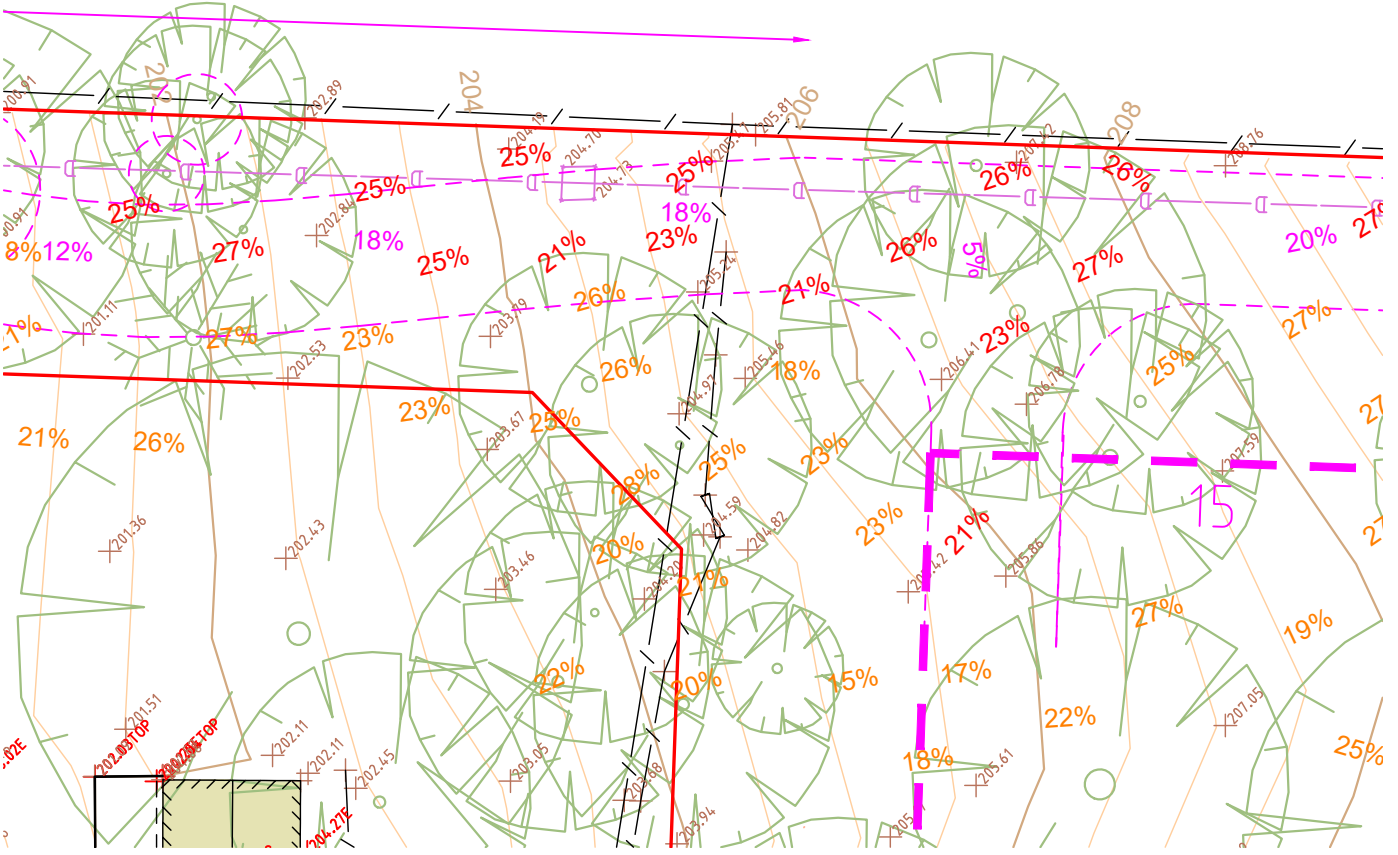
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PLAN OF SUBDIVISION				LV USE ONLY EDITION		PS 926899E	
<div>Location of Land</div> <div>Parish: -----</div> <div>Township: -----</div> <div>Section: -----</div> <div>Crown Allotment: -----</div> <div>Crown Portion: -----</div> <div>Title References: Vol. 9169 Fol. 008</div> <div>Last Plan Reference: LOT 1 ON LP116613</div> <div>Postal Address: 40-42 PAKENHAM ROAD COCKATOO VIC 3781</div> <div>MGA20 Co-ordinates: E 300 100 Zone 55 (Of approx. centre of plan) N 5 800 000</div>				<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>			
Vesting of Roads or Reserves							
Identifier		Council/Body/Person					
Nil		Nil					
Notations				Notations			
Depth Limitation: Does not apply				<div>Staging This is not a staged subdivision. Planning Permit No. ---</div> <div>Survey:- This plan is based on survey.</div> <div>To be completed where applicable</div> <div>This survey has been connected to permanent mark no(s). GEMBROOK PM179</div> <div>In proclaimed Survey Area No. ---</div>			
Easement Information							
<div>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</div>							
Pursuant to Section 12(2) of the Subdivision Act 1988 the land in this plan is affected by implied easements set apart on this plan.							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of			
E-1, E-2, E-5	DRAINAGE & SEWERAGE	2.44	LP116613	LOTS ON LP116613			
E-4, E-5, E-6, E-7	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION			
E-2, E-3, E-5, E-6	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN			
E-7, E-8	CARRIAGEWAY	SEE DIAG	THIS PLAN	LOT 2 ON THIS PLAN			
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PS 926899E



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SHEET 2