
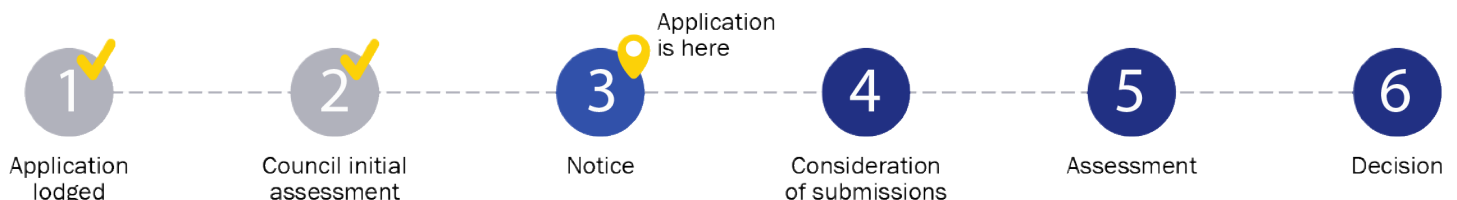


Notice of Application for a Planning Permit

The land affected by the application is located at:	L5 LP98528 V8987 F045 375 Morrison Road, Pakenham Upper VIC 3810
The application is for a permit to:	Buildings and works for the construction of a replacement dwelling, buildings and works for the construction an outbuilding and the removal of vegetation
A permit is required under the following clauses of the planning scheme:	
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (dwelling)
35.05-5	Construct a building within nominated setbacks,
42.01-2	Remove, destroy or lop vegetation,
42.01-2	Construct a building or construct or carry out works,
44.06-2	Construct a building or construct or carry out works associated with a dwelling
APPLICATION DETAILS	
The applicant for the permit is:	BM Town Planning
Application number:	T250201
<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:	
15 July 2025	
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	<p>An objection must:</p> <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



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Application Summary

Portal Reference A2257821

Basic Information

Proposed Use	Construct buildings and works for a new dwelling and shed
Current Use	Existing dwelling and outbuildings
Cost of Works	\$800,000
Site Address	375 Morrison Road Pakenham Upper 3810

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	BM Town Planning	9a Scott Street, Seaford VIC 3198	W: 0400-667-834 E: bmtownplanning@gmail.com
Preferred Contact	BM Town Planning	9a Scott Street, Seaford VIC 3198	W: 0400-667-834 E: bmtownplanning@gmail.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 5 More than \$500,000 but not more than \$1,000,000	\$1,535.00	100%	\$1,535.00
Total			\$1,535.00

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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 VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624

After Hours: 1300 787 624

Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
11-04-2025	A Copy of Title	00763724080012025040207000001.pdf
11-04-2025	A Copy of Title	00763724080122025040207000001.pdf
11-04-2025	Site plans	24060.REV7.pdf
11-04-2025	Additional Document	Tree Assessment - 375 Morrison Road Pakenham - 11 April 2025.pdf
11-04-2025	Additional Document	Bushfire Planning Assessment - 375 Morrison Road Pakenham - April 2025.pdf
11-04-2025	Site plans	24-11-237(FS).pdf
11-04-2025	Alteration statement	Planning report - 375 Morrison Road Pakenham Upper.pdf



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

Page 1 of 1

VOLUME 08987 FOLIO 045

Security no : 124123377577R
Produced 02/04/2025 06:00 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 098528.

PARENT TITLES :

Volume 08101 Folio 114 to Volume 08101 Folio 115

Created by instrument LP098528 22/08/1973

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY406883R 16/09/2024
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE LP098528 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 375 MORRISON ROAD PAKENHAM UPPER VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 16/09/2024

DOCUMENT END

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Document Identification	LP098528
Number of Pages (excluding this cover sheet)	1
Document Assembled	02/04/2025 18:00

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REF: P102

COLOUR CONVERSION
E-1 = BLUE
R1 = BROWN

R.D. CARTER & ASSOCIATES
SURVEYORS
129 WILSON ST. BERWICK.

LITHO SH. 2.

HEALESVILLE

ROAD R1

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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.:	T250201 PA
Address of the Land:	375 Morrison Road, Pakenham Upper

APPLICANT DETAILS

Name:	
Organisation:	BM Town Planning
Address:	9a Scott Street, Seaford VIC 3198
Phone:	0400 667 834
Email:	bmtownplanning@gmail.com

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 checked="" type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

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.		
Retrospective approval for earthworks exceed 1 metre in depth under the ESO1		
Removal of vegetation under the ESO1		

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:	31 May 2025

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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1 June 2025

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

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Dear Alisha,

Re: Planning Permit application T250201 PA (375 Morrison Road, Pakenham Upper)

In response to Council's letter dated 9 May 2025, please find enclosed the requested further information in relation to the above-mentioned planning permit application, including:

1. A completed section 50 amendment application form, seeking the removal of vegetation and retrospective approval for earthworks in the Environmental Significance Overlay (Schedule 1).
2. Revised Tree Assessment Report (prepared by 'Ranges Environmental', dated 29 May 2025) addressing item 1.
3. Amended architectural plans (prepared by 'DS Building Design', revision 8) addressing items 2 and 3.

With respect to the preliminary assessment comments within Council's letter, we provide the following response:

Defendable Space & Vegetation

The revised Tree Assessment identifies 11 trees required to be removed to meet defendable space requirements under the Bushfire Management Overlay. Accordingly, we wish to amend the application to seek permission for the removal of these trees under the ESO1, noting that their removal is not exempt under these provisions. As outlined within the Tree Assessment, all 11 trees are planted exotic trees, less than 5 m in height and have either 'very low' to 'low' ratings. These trees have little scenic and ecological value to the site and surrounding area.

Tree 2

It is not currently intended to remove tree 2 and rely on the exemptions under Clause 52.12. The accompanying Tree Assessment outlines that the area of the new works that will encroach the TPZ of tree 2 is already heavily compacted and graded with crushed rock. Therefore, additional works within this area is not likely to have any impact on the health of the tree and it is preferred that the tree be retained.

Earthworks

As per the attached section 50 amendment application, we seek retrospective approval for the earthworks where the proposed shed is to be located. These earthworks exceed 1 metre depth and therefore trigger the need for a permit under Clause 42.01-2 of the Environmental Significance Overlay (Schedule 1).

Access

The secondary access on the southern side of the site's front boundary has existed for a number of years as evident from a 2008 street view. The part of the access within the road reserve previously contained concrete which has since been ripped up and replaced with crushed rock. These recent works are simply restoring the existing access surface. Should a retrospective road reserve permit be required, this can be sought separately to the planning application.



Broken concrete remnants adjacent to the crushed rock within road reserve



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2021 street view showing moss grown over hard stand on left side of image (source – Google)

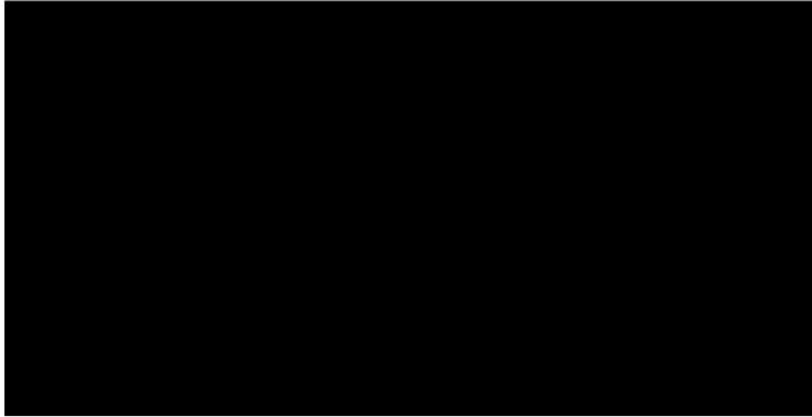


2008 street view of gate and road reserve (source – Google)

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We trust that the information is satisfactory and request that advertising be undertaken without delay. Should Council find that information remains outstanding, we request an additional month to the lapse date.

Kind regards,



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Planning report

375 Morrison Road, Pakenham Upper

April 2025

Prepared by BM Town Planning

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1. Introduction

BM Town Planning has been engaged by Todd and Jessica Pye (landowners) to prepare this planning report to accompany a planning permit application.

The report provides details on the subject site and surrounding area, proposal, identifies the relevant planning policy and controls followed by discussion on why the proposal is appropriate with respect to the Cardinia Planning Scheme. The report demonstrates that the proposal satisfies the relevant considerations of the Cardinia Planning Scheme and therefore should be supported by Council.

Project summary

Planning Scheme	Cardinia Shire
Zoning	Green Wedge A Zone – Schedule 2
Overlays	Bushfire Management Overlay Environmental Significance Overlay – Schedule 1
Proposal	New dwelling and shed
Site area	2.014 hectares
Amended permit trigger/s	<ul style="list-style-type: none"> Buildings and works in the Green Wedge A Zone Buildings and works in the Bushfire Management Overlay Buildings and works in the Environmental Significance Overlay
Key considerations	<ul style="list-style-type: none"> Impact of proposed buildings and works in the GWAZ Appropriateness of buildings and works in the ESO1 Existing tree impacts

2. Subject site

The subject land is located on the western side of Morrison Road in Pakenham Upper. The land is formally described as Lot 5 on Plan of Subdivision 098528. The land is irregular in shape and has a total frontage to Morrison Road of 134.19 metres (m) and a depth of 183.93 m. The total site area equates to 2.014 hectares.

The land currently contains a single storey rendered brick dwelling with attached decking to its rear. The land also contains a line of outbuildings on the northern side of the dwelling, including shed, verandah and carport. There is a large excavated portion of land to the north side of the outbuildings. Further, a dam is located on the north-west rear corner of the land.

Access to the land is via two separate crossovers positioned on the southern end and centrally along the site's road frontage. A semi-circular gravel driveway provides access into the land and connects the crossovers. Boundary fencing is made up of post and wire fencing of 1.1 and 1.2 m high.

The site's topography gently slopes from its front to rear. Vegetation on the land is mostly concentrated along the site's road frontage which combines with the dense vegetation that runs along Morrison Road. There is a large Narrow-leaf Peppermint (*Eucalyptus radiata*) tree located on the north-east side of the existing dwelling. The balance of the land is a grassland plain containing very little vegetation.

There are no restrictions registered on the title. There is a 10.92 m wide electricity easement (E-1) that partly crosses from the middle to rear of the northern boundary.



Figure 1 – aerial view of subject site (source – Nearmaps, dated 1 February 2025)

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3. Surrounding land

The land is situated on the south-eastern outskirts of the Pakenham Upper locality. The immediate surrounds of the subject site consists of rural living allotments ranging mostly between 2-3 ha in area. It is noted that there are existing dwellings in proximity to the shared boundary with the subject land, including to the rear (west) and either side (north and south). Patches of dense bushland surround these allotments with land clearings for agricultural and residential purposes. The area immediately surrounding the land is in the Green Wedge A Zone. Beyond this, land to the north, east and south is in the Rural Conservation Zone.



Figure 2 – aerial view of subject site surrounds (source – Nearmaps, dated 1 February 2024)

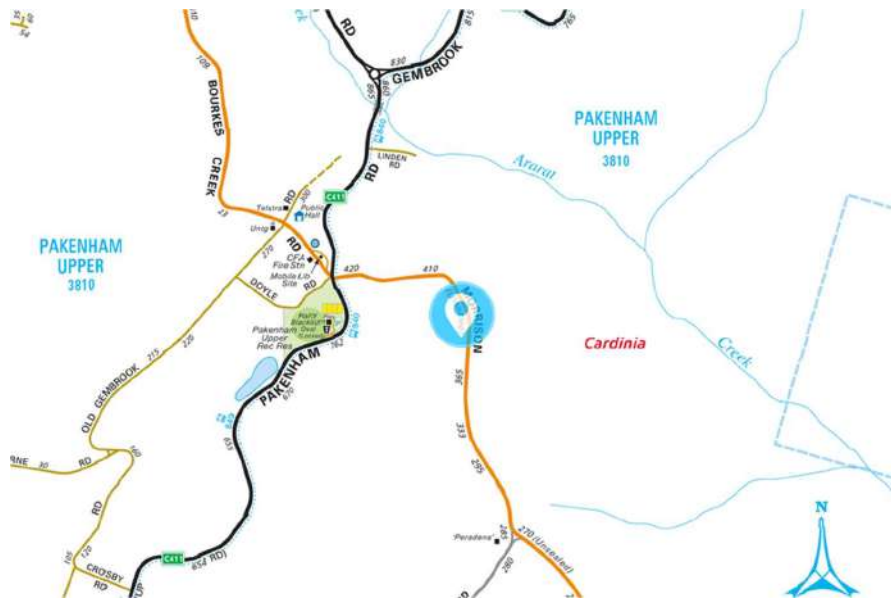


Figure 3 – locality map surrounding subject site (source – Melways)

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4. Proposal

It is proposed to construct a new dwelling to replace the existing dwelling and construct a shed in association with the proposed dwelling. The key features of the proposal include:

- The existing dwelling will be partly removed to the slab. The existing outbuildings are to be demolished.
- The dwelling is to be in the same position of the existing dwelling. It will be setback 25 m from the front boundary, 21.78 m from the south (side) boundary and in excess of 50 m from the west (rear) and north (side) boundaries.
- The dwelling will contain five (5) bedrooms including a master bedroom with WIR and ensuite with the remainder of the bedrooms provided with a WIR. The dwelling will also contain a study, an open plan living/dining/kitchen with butler's pantry, a rumpus room, shared bathroom, storage/linen closets, a mudroom, laundry and two (2) powder rooms. The dwelling will have a total floor area of 299.1 m².
- An attached double carport will be positioned outside the main entry on the dwelling's eastern side. The carport will have an area of 57 m².
- An alfresco area is proposed at the rear of the dwelling on its western side, accessed from the open plan living space. The alfresco will be covered. An open deck will extend from the alfresco along the entirety of the western side of the dwelling. The total floor area of the alfresco and deck will be 59.8 m².

- Access to the land will be via the existing dual crossovers and driveway. A new gravel driveway will branch off from the existing to the proposed shed.
- The dwelling will have a maximum height of 6.68 m from natural ground level. The finished floor level of the dwelling will be 179.78 m. No site cut or fill is required for the dwelling.
- The external materiality and finishes of the dwelling will consist of mostly 'monument' finishes in vertical sheet cladding to external walls, corrugated colorbond roofing in a mostly gable form and corrugated sheet subfloor cladding. Timber decking and timber clad detail is also proposed. Refer to 3D drawings under Figure 4.
- A shed is also proposed in the front north-east corner of the land, at approximately 22 m to the north of the new dwelling. The shed will be used for general domestic storage and garaging of vehicles including 2-3 cars, caravan, tractor, trailer and boat trailer.
- The shed will measure 12 m wide by 20 m long, equating to a floor area of 240 m².
- A crushed rock apron will wrap around the sides of the shed.
- The shed will have a maximum height of 5.66 m above natural ground level.
- The proposed shed will have a minimum setback to the front boundary of 13 m and 23.83 m to the north (side) boundary.

- The external materials and finishes of the shed will complement the new dwelling, similarly incorporating corrugated colorbond cladding in 'monument' colour to both walls and gable roofing.
- A septic tank and designated effluent envelope are proposed to the rear of the dwelling for wastewater detention and treatment.



Figure 4 – 3D images of proposed dwelling (source – DS Building Design)

5. Planning controls

5.1 Zone

Green Wedge A Zone

The subject land is in the Green Wedge A Zone – Schedule 2 (GWAZ2). The purpose of the zone is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.
- To ensure that use and development promotes sustainable land management practices and infrastructure provision.
- To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.
- To recognise and protect the amenity of existing rural living areas.

Pursuant to Clause 35.05-1, a planning permit is not required to use the land for a dwelling in the GWAZ2 as the land benefits from its existing use.

Pursuant to Clause 35.05-5, a planning permit is required for a building within 30 m from a dwelling not in the same ownership.

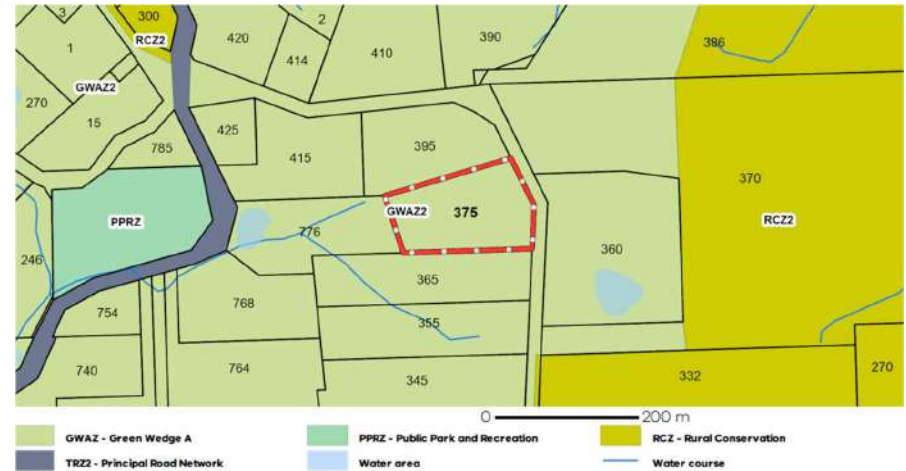


Figure 5 – Zoning map (source – VicPlan, Department of Transport & Planning)

5.2 Overlays

Bushfire Management Overlay

The land is affected by the Bushfire Management Overlay (BMO). The purpose of the overlay is as follows:

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

In accordance with Clause 44.06-2, a planning permit is required for buildings and works associated with a proposed dwelling in the BMO.

In accordance with Clause 44.06-3 and Clause 53.02, a Bushfire Management Statement, Bushfire Management Plan and Bushfire Hazard Site Assessment has been prepared and accompanies the application. The key findings and recommendations of assessments are outlined later in this report.

Environmental Significance Overlay

The land is affected by the Environmental Significance Overlay – Schedule 1 (ESO1). The purpose of the overlay is as follows:

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

The ESO1 relates to the Northern Hills landscape, seeking to achieve the following environmental objectives through new development:

- *To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.*

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

Pursuant to Clause 42.01-2 and Schedule 1 of the overlay, a planning permit is required for buildings and works in the ESO as not all requirements under Clause 3.0 of Schedule 1 have not been met.

5.3 Particular Provisions

Clause 53.02 – Bushfire Planning

In addition to the BMO requirements of Clause 44.06, the application must meet the requirements of Clause 53.02. The purpose of this provision is as follows:

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

In accordance with Clause 44.06-3 and Clause 53.02, a Bushfire Management Statement, Bushfire Management Plan and Bushfire Hazard Site Assessment has been prepared and accompanies the application. The key findings and recommendations of assessments are outlined later in this report.

Clause 53.03 – Residential Reticulated Gas Service Connection

In accordance with this provision, any new dwelling must not be connected to reticulated gas services effective if 1 January 2024. Any permit issued for a dwelling will include a mandatory condition ensuring no reticulated gas connection and for this to be in force and effect after the dwelling is completed.

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5.4 Aboriginal Cultural Heritage

The land is not within an area of cultural heritage sensitivity.

6. Planning policy

The table below summarises the planning policy under the Cardinia Planning Scheme as relevant to the application. The below section 6.1 expands on each of these policies.

Planning Policy Framework	Clause 11.01-1R – Green wedges – Metropolitan Melbourne
	Clause 12.05-1S – Environmentally sensitive areas
	Clause 12.05-2S – Landscapes
	Clause 13.02-1S – Bushfire planning
	Clause 14.01-1R – Protection of agricultural land – Metropolitan Melbourne
	Clause 15.01-2S – Building design
Municipal Strategic Statement	Clause 15.01-6S – Design for rural areas
	Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision
	Clause 21.02-4 – Bushfire management
	Clause 21.03-4 – Rural townships
	Clause 21.03-5 – Rural residential and rural living development

6.1 Planning Policy Framework

Clause 11.01-1R – Green wedges – Metropolitan Melbourne

This Clause seeks to protect the green wedge in metropolitan Melbourne from inappropriate development. Relevant strategies under this policy include as follows:

- *Promote and encourage the key features and related values of each green wedge area.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.*

Clause 12.05-1S – Environmentally sensitive areas

The policy seeks to protect and conserve environmentally sensitive areas (including the Dandenong Ranges) from inappropriate development and ensure the recreational and conservation values of these areas are not diminished.

Clause 12.05-2S – Landscapes

The policy seeks to protect and enhance significant landscapes that contribute to character, identity and sustainable environments. Strategies to achieve this objective (as relevant to the application) include ensuring development does not detract from the natural qualities of significant landscape areas.

Clause 13.02-1S – Bushfire planning

This policy expands upon the provisions of the BMO and Clause 53.02 in ensuring new use and development planning considers bushfire risks and prioritises human life above all other policy considerations.

Clause 14.01-1R – Protection of agricultural land – Metropolitan Melbourne

This clause seeks to protect agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations.

Clause 15.01-2S – Building design

The objective and strategies of this clause aim to achieve new building design that contributes positively to its surrounding context including the public realm and incorporates sustainable development initiatives.

Clause 15.01-6S – Design for rural areas

The policy recognises the value of rural areas with respect to character and its landscape and seeks to protect these areas through sympathetically and sensitively designed development.

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6.2 Municipal Strategic Statement

Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision

This Clause provides a snapshot of Cardinia Shire including key planning issues and strategic vision as reflected in its Council Plan. The issues identified within this policy are broken up in 5 themes including environment, settlement and housing, economic development, infrastructure and particular use and development. The most relevant themes to the application are the environment and settlement and housing issues which are summarised as follows:

Environment

- The protection of environmentally significant areas including the northern hills and the Western Port coast.
- The maintenance and enhancement of existing significant landscapes.
- The protection of life and property in terms of flooding and bushfire.
- The reduction in greenhouse gas emissions and potable water usage.

Settlement and housing

- The management of urban growth including urban pressures on the rural hinterland and the Western Port Green Wedge.
- The provision of appropriate rural residential and rural living development.

Additionally, the Cardinia Shire Framework Plan is detailed under Clause 21.01-5. The plan outlines the land use and development pattern of the municipality, developed to respond to the key planning issues and influences in Cardinia. As shown under *Figure 7*, the subject site is identified in 'environmental and landscape area'.

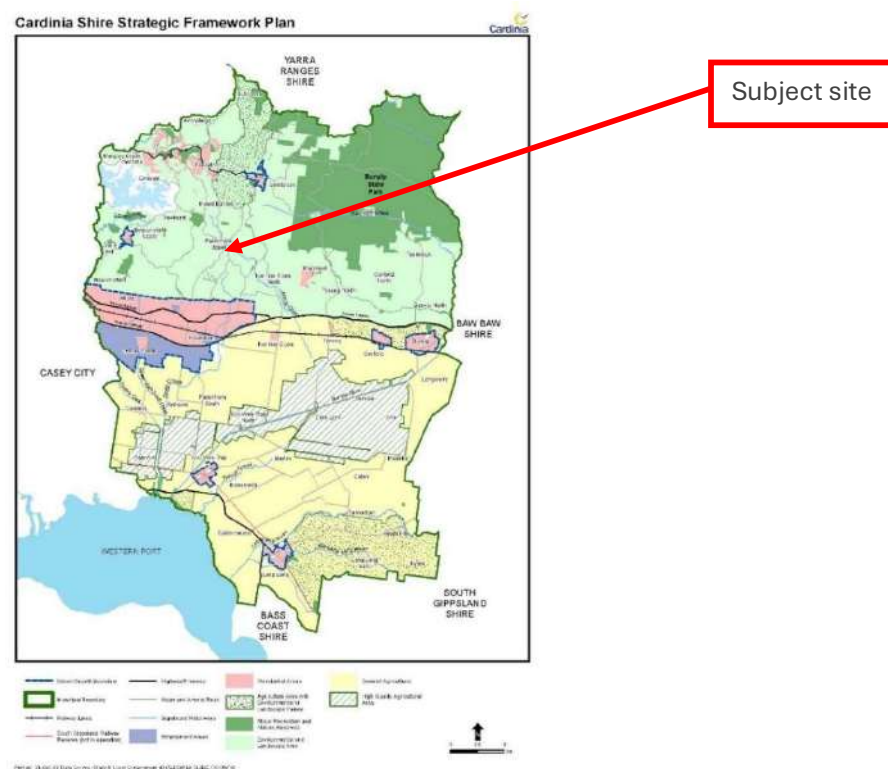


Figure 6 – Cardinia Shire Strategic Framework Plan (source – Cardinia Planning Scheme, Department of Transport & Planning)

Clause 21.02-4 – Bushfire management

This policy expands on other bushfire management policies and provisions of the Scheme but in the Cardinia context. The policy seeks to ensure new development manages the risk to life and property through siting and design with respect to the existing slope, aspect and vegetation. Further, new development should ensure appropriately designed access for emergency vehicles and adequate access to water for fire fighting purposes.

Clause 21.03-4 – Rural townships

Under this policy, Pakenham Upper is identified as a 'rural locality' the lowest tier of townships within the municipality. The policy includes objectives and corresponding strategies to support townships across the municipality including (as relevant):

Objective 1

To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.

Strategies

Provide sewage treatment and stormwater management systems to minimise the impact of existing township development on the environment, and to enable development to occur in townships in accordance with strategy plans.

Objective 2

To maintain and enhance the distinct character and environmental qualities of each of the townships.

Strategies

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.

Protect the natural environment and character of the area, particularly areas of remnant vegetation in the hills townships.

Encourage new development to include works that enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation.

Clause 21.03-5 – Rural residential and rural living development

This policy relates specifically to rural residential and rural living development, with the former defined as being residential development on lots between 0.4 to 2 ha and the latter on lots between 2 ha 16 ha. The objectives and corresponding strategies of this policy include as follows (where relevant):

Objective 1

To recognise the demand for rural residential and rural living development, and to provide for this development where it is closely integrated with an existing township or urban area.

Strategies

Ensure that rural residential and rural living development is appropriately located to minimise its impact on surrounding agricultural land.

Encourage rural residential development within existing urban areas and townships.

Objective 2

To ensure development reflects a high quality of design and does not result in environmental degradation.

Strategies

Ensure subdivisions and developments are designed to take into account the constraints of the area and limit detrimental impacts to the surrounding environment.

Ensure that rural residential and rural living development on land affected by environmental hazards and constraints is undertaken in a manner which prevents environmental degradation and minimises any risk from hazards.

Ensure that any proposal for rural residential and rural living development is assessed in relation to its ability to contain all wastewater within the site.

Ensure that proposed development will not increase and will adequately control pest plants and pest animals on site.

7. Planning assessment and policy response

Siting and design of proposed buildings and works

The proposed dwelling and shed have been carefully designed to be sympathetic to its surrounding landscape and limiting amenity impacts to adjoining properties in accordance with green wedge and environmental/landscape provisions and policy including decision guidelines. This has been achieved through thoughtful siting and design planning.

The land is suitable for a dwelling given it will replace an existing dwelling in an established rural residential context that has no present agricultural value. The immediate context is characterised by fragmented single dwelling allotments of between 2 to 3 ha. At 2 ha, the subject site is at the smaller end of this range and at a size of no practical agricultural value. There is little to no prospect of consolidating with adjoining land given the established residential lot arrangements.

The dwelling will be single storey and have a maximum height of 6.68 m, which is in keeping with the existing dwelling and dwellings on surrounding lots. The new shed will be at a lesser height to the dwelling at 5.66 m and is also consistent with outbuilding heights of surrounding properties.

The large floor area of the shed is required to store domestic vehicles and equipment associated with the proposed dwelling. This includes the owner's cars, caravan, trailer, boat trailer, tractor and tractor attachments, gardening equipment, workshop and other miscellaneous items. It is not intended to use the shed other than for domestic purposes and should Council be concerned with its purpose; a suitable permit condition can deal with this.

As shown at Figure 7, the size of the shed is not dissimilar to the footprint of existing outbuildings on the land and essentially seeks to replace these dilapidated structures. Further, outbuildings on the directly adjoining properties at 395 Morrison Road and 776 Pakenham Road have a similar floor area to that proposed (see Figure 8 and 9).



Figure 7 – Approximately 179 m² of existing outbuildings on the subject land (source – Nearmaps, dated 1 February 2025)

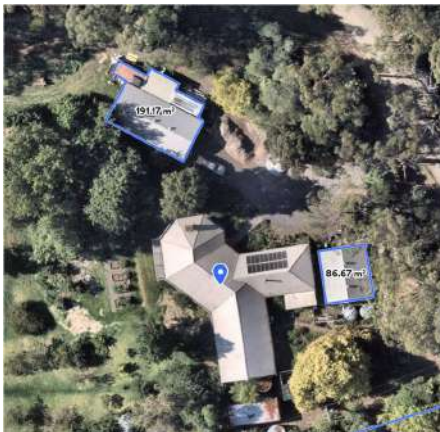


Figure 8 – Approximately 277 m² of existing outbuildings at 395 Morrison Road (source – Nearmaps, dated 1 February 2025)



Figure 9 – Approximately 211 m² of existing outbuildings at 776 Pakenham Road (source – Nearmaps, dated 1 February 2025)

There will be no detrimental amenity impacts to adjoining properties. This is achieved through the siting of the dwelling on the existing dwelling footprint where one can expect a replacement dwelling to be located. It is acknowledged that setbacks are reduced to side boundaries, however this won't be at the expense of neighbouring dwellings. This is due to the single storey building scale and elevations oriented towards these properties featuring only doors. Furthermore, there is existing screening provided by vegetation on both the north and south boundaries which will shield and soften any views towards the new buildings from existing dwellings. It is noted that the proposed buildings are not located on a prominent ridgeline or significant view to/from surrounding land.

It is recognised that the proposed shed will encroach within the front setback to Morrison Road. This siting has been chosen to have minimal impact on the landscape noting that it's on part of the land that has already undergone site works.

Notwithstanding this, the shed will be generously setback from the front boundary at 13 m and together with the dense vegetation along the road reserve, will mitigate any visual impact to the public realm. The fall of the land from the front boundary also enables the shed to sit lower than the road, rising to a height of approximately 3.5 m from road level.

The proposed material and finish palette has been selected to be of muted tones to sit subordinately with its surrounding rural landscape.

The dwelling will incorporate best practice sustainable design, achieving a 7-star energy rating and having no gas connection as required by recent changes to the building and planning regulations. Skylights are incorporated above the kitchen and alfresco areas to promote natural light and reduce reliance on artificial light. Further, should the homeowner choose to, there is substantial provision for a solar energy system to be accommodated on the roof.

All wastewater will be contained and treated on-site via a proposed septic tank and designated effluent envelope to the rear of the dwelling. The on-site treatment will ensure no environmental or health impacts to the land and surrounding. Stormwater from the development will be managed via the existing drainage system and connect to the dam at the rear of the property.

Bushfire risk and management

In response to the bushfire management considerations of the proposed dwelling, we rely on the accompanying Bushfire Management Statement (BMS) and Bushfire Management Plan (BMP) prepared by 'Ranges Environmental'. Following an assessment of the site's topography, vegetation and hazard characteristics, the land has been categorised with a Bushfire Attack Level (BAL) 29 fire risk and defendable space requirement of 25 m from the proposed dwelling. Accordingly, the following bushfire protection measures have been recommended:

- Building design and construction to a minimum Bushfire Attack Level of BAL 29.
- Defendable space and vegetation management at a distance of 25 m from the proposed dwelling or to the property boundary (whichever is closer).
- Water tank with a minimum capacity of 10,000 litres constructed of fire-resistant material and fittings for firefighting purposes.
- Appropriate all-weather vehicle access for emergency vehicles and designed in accordance with A3 standards.

The BMP and BMS has demonstrated that all relevant requirements under the BMO and Clause 53.02 are satisfied.

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Vegetation and biodiversity

The removal of any vegetation from the land has been avoided for the proposal. The positioning of the proposed buildings in existing building footprints and disturbed areas ensures works are limited allowing for trees to be retained and any impacts to the surrounding environment and biodiversity values are contained.

As identified in the accompanying Tree Assessment Report prepared by 'Ranges Environmental', the proposal will have some impact on an existing tree on the land, namely the Narrow-leaf Peppermint (*Eucalyptus radiata*) adjacent to the north-east corner of the new dwelling. The dwelling will encroach 7.7% into the Tree Protection Zone of this tree, under the 10% detrimental impact threshold. It is worth noting that this tree can be removed as per the bushfire protection exemptions under Clause 52.12. Therefore, the impact to existing trees is negligible and the efforts made to protect existing trees will benefit the landscape and biodiversity values of the site and surrounding land.

8. Conclusion

Having considered the above assessment, the proposal represents an appropriate outcome for the site and its surrounding area. In particular:

- The proposal is well supported by the relevant policies within the Cardinia Planning Scheme.
- The design and layout of the development complements the surrounding landscape and character. It respects the existing built form context and contributes positively to the desired character of the area.
- There will be no detrimental amenity impacts to adjoining properties.
- Bushfire protection measures have been recommended to mitigate against fire risk to the property and proposed dwelling.

Accordingly, it is respectfully requested that Council support the application.

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Tree Assessment Report

Application for a Replacement Dwelling and New Shed

375 Morrison Road Pakenham

May 2025

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Report:	Tree Assessment - 375 Morrison Road Pakenham - 28 May 2025
Job no:	25008
Prepared for:	Jessica Pye C/O Daniel Sheers, DS Building Design
Authors and Contributors:	Karen Blancas-Mejia and Greg James
Contact:	info@rangesconsulting.com
Date:	29 May 2025

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1 Introduction

This arboricultural report is undertaken in context of a proposed development at 375 Morrison Road Pakenham.

The property contains an existing dwelling and driveway with two crossover points from Morrison Road. The proposal includes demolition of the existing dwelling with a replacement dwelling and construction of a shed. There are no additional earthworks. An existing hardstand area that lies to the east of the main driveway will accommodate the proposed shed. The replacement dwelling will utilise the existing dwelling area and part of the driveway, although some built form beyond these areas are proposed. Furthermore, replacement of a dwelling triggers a defensible space requirement based on Clause 53.02-5, which previously was assessed in the *Bushfire Planning Assessment April 2025* completed by *Ranges Environmental Consulting*.

The tree assessment considers:

- Trees within 15 metres of the proposed works
- Additional trees within the defensible space area (25m from the dwelling or to the property boundary).
- Tree health, origin and ecological value
- Protection measures based on the proposed earthworks and construction activity

Site Context and Planning Considerations

The property is 2.014 hectares and is zoned as Green Wedge Zone – Schedule 1 (GWZ2). Overlays that apply to the property include:

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

Layout 1 on the following page illustrates the existing conditions and the proposed development

Layout 2 illustrates the Tree Protection Zones for substantial trees within 15 metres of the proposed works.

Layout 3 illustrates all the Trees within the Defensible Space 25 m

Layout 4 Trees to be Retain and Remove

Section 2 provides the results of the tree assessment.

Appendix 1 outlines the assessment criteria applied in this report.














Appendix 2 provides the Site Development Plans by DS Building Design


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**Layout 1 - Development Plan
and Assessment Area**

375 Morrison Road Pakenham

-  Tree Assessment
-  Assessed Trees
-  Trees beyond Impact Area
-  Contour
-  Driveway
-  Hardstand and Batter
-  Title Boundary
-  15m Assessment Buffer
- Development Layout**
 -  Dwelling
 -  Shed
 -  Existing Dwelling to be Demolished
 -  Domestic Water Tank
 -  Firefighting Tank

Date: 11 April 2025
Created by 
Map Program: QGIS 3.34
Survey Provided by:
DS Building Design














**1:420
Scale (A3)**



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Layout 2 - Tree Protection Zones and Incursions

375 Morrison Road Pakenham

-  Tree Assessment
-  Structural Root Zone
-  TPZ % Incursion
- Features**
 -  Citrus Species
 -  Assessed Trees
 -  Trees beyond Impact Area
 -  Contour
 -  Driveway
 -  Hardstand and Batter
 -  Title Boundary
- Development Layout**
 -  Dwelling
 -  Shed
 -  Firefighting Tank

Date: 11 April 2025
Created by: Greg James
Map Program: QGIS 3.34

1:250
Scale (A3)

0 5 10 m



RANGES
Environmental




info@rangesconsulting.com

Layout 3 - Trees within the Defendable Space


375 Morrison Road
Pakenham

Tree Assessment

-  Indigenous Canopy Tree
-  Victorian Native
-  Australian Native
-  Exotic

 Driveway

 Dwelling

 Defendable Space - 25m


 Shed

 Title Boundary

Conifers from Neighbouring
Trees (minor lopping only)

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Date: 29 May 2025

Created by: 

Map Program: QGIS 3.20

Scale (A3) 1:300

0 5 10 m










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Layout 4 - Trees to be Retain and Remove

375 Morrison Road
Pakenham


-  Title Boundary
-  Driveway
-  Dwelling
-  Defendable Space
-  Shed
- Tree Assessment
 -  Remove
 -  Retain


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Date: 28 May 2025

Map Program: QGIS 3.20

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 N



2 Tree Assessment

A site assessment was completed by *Ranges Environmental Consulting* on 6 March 2025 to assess trees potentially impacted by the buildings and works, and a secondary assessment on 21 May 2025 with the aim to assess all trees within the Defendable Space.

Arboricultural Considerations

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

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

Appendix 2 provides greater detail on the Tree Assessment Criteria applied to this study.

2.1 Results and Discussion

The Tree Assessment mostly consisted of planted exotic or planted natives. Two remnant indigenous trees were identified in the vicinity of the works as discussed below.

Indigenous Canopy Trees

As shown on Layout 1 and 2, there were only 2 substantial trees within 15m of the proposed works as tabled below:

Table 1. Tree Assessment within 15m of proposed works (April 2025)

No.	Species	Common Name	DBH (cm)	DAB (cm)	SRZ (m)	TPZ (m)	Size Class	Height (m)	Spread (m)	Condition	Rating
1	Eucalyptus obliqua	Messmate	103	120	3.6	12.36	Large	15-20m	20	Good	High
2	Eucalyptus radiata	Narrow-leaf Peppermint	92	103	3.4	11.04	Large	10-15m	10	Fair	High

As indicated on Layout 1, the new buildings will encroach on less than 10% of the Tree Protection Zones (TPZ). Additionally, the proposed works do not breach the Structural Root Zones.

Table 2 outlines the TPZ assessment results.

Table 2. Tree Protection Zone Incursions

No.	Species	DBH (cm)	Condition	TPZ (m)	TPZ Area (m2)	Incursion Area (m2)	% Incursion	Rating
1	Eucalyptus obliqua	103	Good	12.36	480	7.5	1.6	High
2	Eucalyptus radiata	92	Fair	10.92	375	28.9	7.7	High

As shown in Layout 2 and the table above, new works will require limited incursions into the Tree Protection Zones. It is also worth noting that regardless of any impact from the proposal, Tree 2 is within 10 metres of the existing dwelling and can be removed without a permit if necessary (due to the Bushfire Exemption Clause 52.12-2 for existing dwellings). In addition, the new parts of the dwelling that will encroach the TPZ of Tree 2 is already heavily compacted and graded with crushed rock, and therefore, additional structures within this compacted area is not likely to have any tangible impact on the health of this tree.

Furthermore, the shed does not encroach on the TPZ of Tree 1. In the event that the existing hardstand area requires minor grading and/or top dressing, the TPZ incursion is still expected to be <2%

Trees Impacted by the Defendable Space.

On 21 May 2025, the secondary tree assessment was undertaken to account for trees within the Defendable Space zone. 26 individual trees are located within these areas, including 2 Tree Groups. No hollow bearing trees are found within the study site. Table 3 shows a summary of the trees within the Defendable Space zone and Layout 3 shows the location of those trees.

Within the Defendable space the following trees were found:

- 1 Canopy Tree
- 1 Australian Native Tree
- 2 Victorian Native Trees
- 22 Exotic Trees

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Table 3. Results of second tree assessment.

CT – Indigenous Canopy Tree				V – Victorian Native	A – Australian Native	E - Exotic	GR – Tree Group	
No.	Group	Type	Species	Common Name	DBH (cm)	Condition	Rating	Height
2	-	CT	<i>Eucalyptus obliqua</i>	Messmate	92	Fair	High	10-15m
3	-	A	<i>*Corymbia ficifolia</i>	^Miscellaneous	28	Good	Moderate	<5m
4	-	E	<i>*Pittosporum tenuifolium</i>	Kohuhu	21	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m

No.	Group	Type	Species	Common Name	DBH (cm)	Condition	Rating	Height
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
5	GR1	E	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	Good	Low	<5m
6	-	E	<i>*Cotoneaster sp.</i>	Cotoneaster	10	Fair	Low	<5m
7	-	E	<i>*Camelia sp.</i>	Camelia	2	Fair	Very Low	<5m
8	-	E	<i>*Betula sp</i>	Birch	7	Poor	Low	<5m
9	-	V	<i>*Callistemon spp.</i>	Bottlebrush	17	Fair	Moderate	<5m
10	-	E	<i>*Prunus sp.</i>	Prunus	15	Poor	Low	<5m
11	-	V	<i>Callistemon spp.</i>	Bottlebrush	5	Fair	Low	<5m
12	-	E	<i>Prunus spp.</i>	Prunus	19	Fair	Low	<5m
13	-	V	<i>*Callistemon spp.</i>	Bottlebrush	12	Fair	Low	<5m
14	-	E	<i>*Malus spp.</i>	Apple	12	Fair	Low	<5m
15	GR2	E	<i>*Citrus reticulata</i>	Mandarin	7	Fair	Low	>30m
15	GR2	E	<i>*Citrus reticulata</i>	Mandarin	7	Fair	Low	>30m
15	GR2	E	<i>*Citrus reticulata</i>	Mandarin	7	Fair	Low	>30m
16	-	E	<i>*Citrus reticulata</i>	Mandarin	6	Fair	Low	<5m
17	-	E	<i>*Ulmus spp.</i>	Elm	38	Fair	Moderate	5-10m

Note: Tree 1 was assessed due to proposed works in the vicinity of the shed, however, this does not occur in the defendable space area.

To satisfy the conditions given on the Bushfire Management Space for the Defendable Space, 11 individual trees and shrubs are recommended to be removed. All the trees to be removed are exotic as shown in Table 4 while Layout 4 shows the location of the given trees.

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Table 4. Trees to be removed

No.	Group	Species	Common Name	DBH (cm)	Height	Rating
4	-	<i>*Pittosporum tenuifolium</i>	Kohuhu	21	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
5	GR1	<i>*Pittosporum eugeniodes variegatum</i>	Lemonwood	20	<5m	Low
6	-	<i>*Cotoneaster sp.</i>	Cotoneaster	10	<5m	Low
7	-	<i>*Camelia sp.</i>	Camelia	2	<5m	Very Low

2.1.1 Site Photos



Figure 1. Facing north towards two small fruit trees in the foreground.



Figure 2. View south along the front boundary showing the existing hardstand/site cut in the vicinity of Tree 1

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Figure 3. Close up view of Tree 1



Figure 4. Tree 2 with epiphyte. Situated around existing compacted areas



Figure 5. Tree 6 -Cotoneaster and Tree 7 – Camelia



Figure 6. Tree 17 Ulmus spp. and Group 5 Pittosporum eugenoides variegatum to the background



Figure 7. Tree 16 – Mandarin to be retain.



Figure 8. Facing west -vegetation of adjacent property with leaves coming through fence.

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3 Implications of the Environmental Significance Overlay (ESO 1)

The ESO1 lists four key environmental objectives, which are listed below as well as responses to these objectives as relevant to the current development application.

Objective 1: To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation

Response: the development does not impact on any indigenous trees or vegetation. Rather, nominated removal of trees is limited to planted trees and shrubs of exotic origin, all of which are less than 5m in height and contribute little to the scenic and ecological values of the site.

Objective 2: To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.

Response: No indigenous vegetation is impacted and the development does not affect the road reserve, which supports mature forest remnants of high biodiversity while screening the built form elements of the property

Objective 3: To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.

Response: The site is relatively flat and bushfire risks have been addressed in a separate report which recommends an appropriate BAL standard, defendable space and water supply. The forested road reserve to the east and the boundary plantings on neighbouring properties to the north and south ensure that the development is buffered by tall screening vegetation.

Objective 4: To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

Response: Similar to previous responses, removal of vegetation is limited to small exotics which are not considered to be an important contributor to biolinks, ecological communities or scenic values in the landscape.

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4 Conclusion and Recommendations

The replacement dwelling and the shed have been sited appropriately within existing disturbed and compacted areas. Tree 1 will experience minimal, if any incursion into the Tree Protection Zone based on the proposal and Tree 2 appears healthy and stable despite a history of compaction pressures. A portion of the new dwelling will encroach upon 7.7% of the TPZ of tree 2, however, this is expected to have negligible impact given the current compacted conditions within the TPZ. Moreover, no hollows were detected nor impacted in this assessment.

Tree removal is limited to species of exotic origin, all of which are low in stature and contribute little to the biodiversity and scenic values of the site. Due to the absence of impacts to any trees or vegetation of significance, the objectives of the ESO1 are not compromised by the proposed development.

Tree Protection Measures

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

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

The following recommendations are provided below to ensure that trees to be retained are adequately protected during construction.

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

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Appendix 1. Tree Assessment Descriptors

Tree Protection Zones

AS 4970 defines a Tree Protection Zone (TPZ) as a radial area 12 x the trunk diameter measured at 1.4 metres above the ground. Minor encroachment into the TPZ may be considered negligible subject to tree condition. Minor Encroachment up to 10% is generally permissible provided there is compensation of an equivalent area contiguous with the TPZ that is not infringed upon. Typically, any works that exceed 10% encroachment into the TPZ is potentially detrimental to the tree's health or stability. Potential impacts within a TPZ include, though are not limited to:

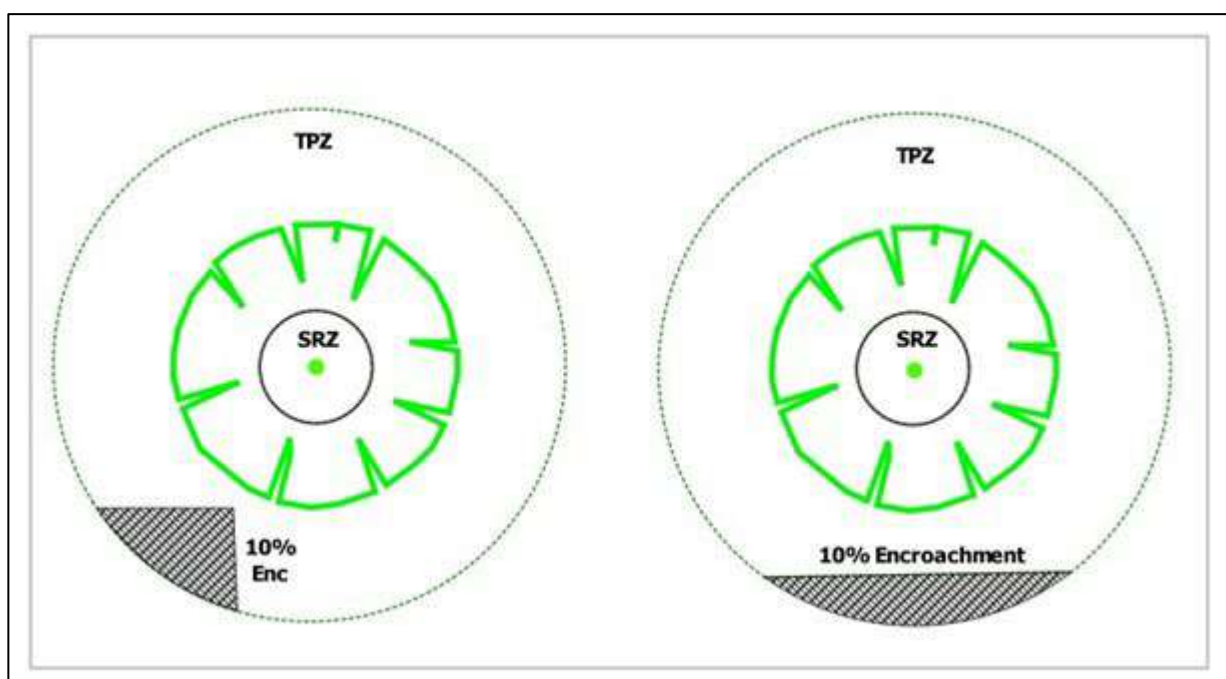
- Sub-surface excavation that affects the structure and integrity of the root zone
- Above ground works or vehicle movement resulting in compaction or impervious surfaces that reduce water absorption of the root zone
- Damage to tree trunks from machinery such as excavators and bobcats.
- Stockpiling of soils or building materials that reduce water absorption and oxygen levels in the natural soil profile.

Structural Root Zones

As defined in AS 4970, the Structural Root Zone (SRZ) is calculated by measuring the dimension of the trunk immediately above the root buttress. The SRZ is deemed to support several major lateral roots that are critical to the structure of the tree. The entire root structure and the soil profile within this area is considered significant for structural integrity.

Any works within the SRZ are considered unsustainable to the structure and health of the tree.

Figure 9. Examples of minor encroachment within the TPZ



Overall Tree Significance - Assessment Criteria

Significance Criteria applied to this assessment (Appendix 1) utilises the Institute of Australian Consulting Arboriculturalists (IACA) Significance of a Tree - Assessment Rating System (STARS)

1. High Significance in landscape

- The tree is in good condition and has good vigour
- The tree has a form typical for the species
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils Significant Tree Register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area
The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street
- The tree provides a fair contribution to the visual character and amenity of the local area
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

3. Low Significance in landscape

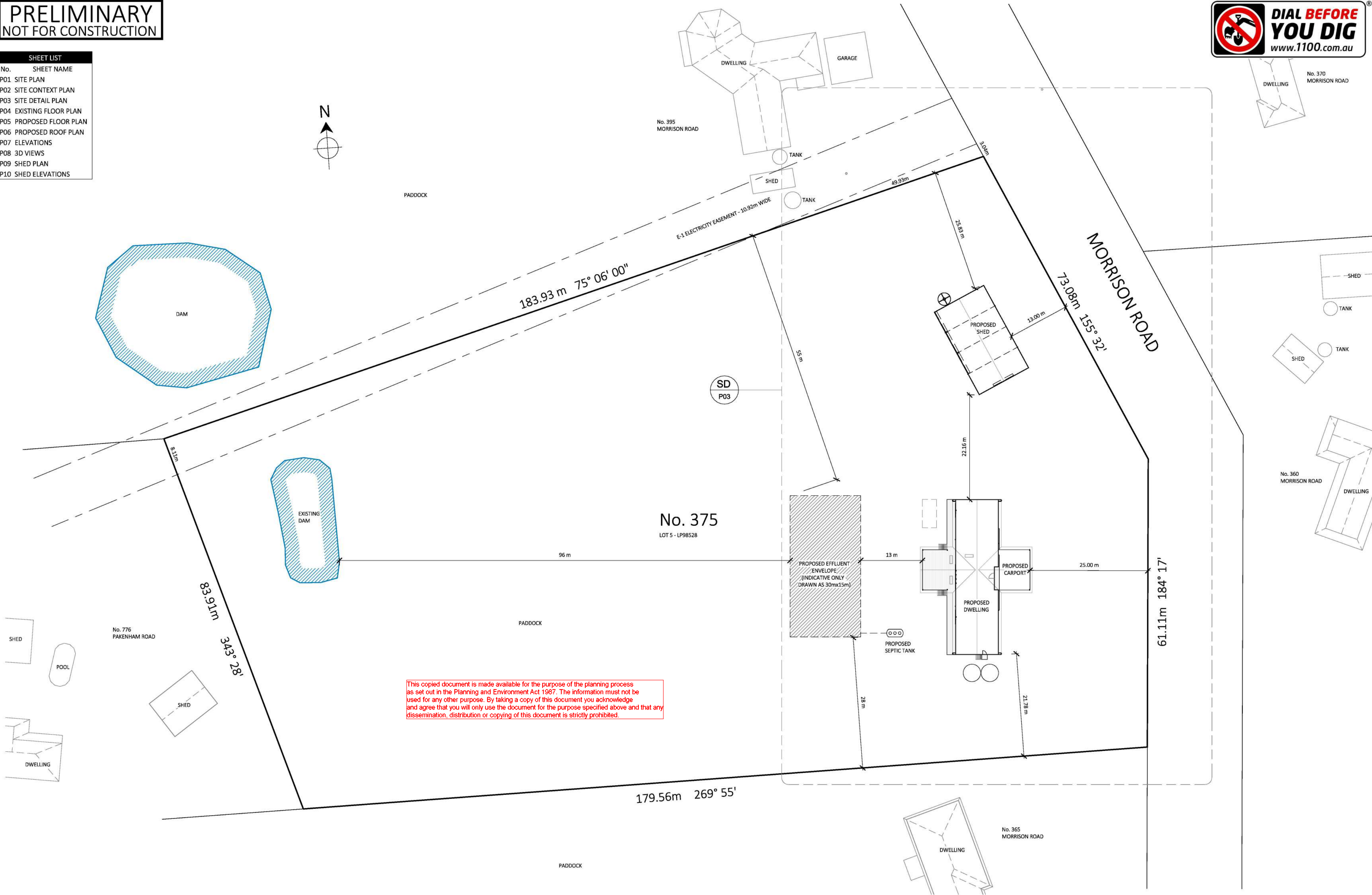
- The tree is in fair-poor condition and good or low vigour
- The tree has form atypical of the species
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area

- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms
- The tree has a wound or defect that has potential to become structurally unsound.
- Environmental Pest / Noxious Weed Species
- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.
- Hazardous/Irreversible Decline
- The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

The tree is to have a minimum of three (3) criteria in a category to be classified in that group.

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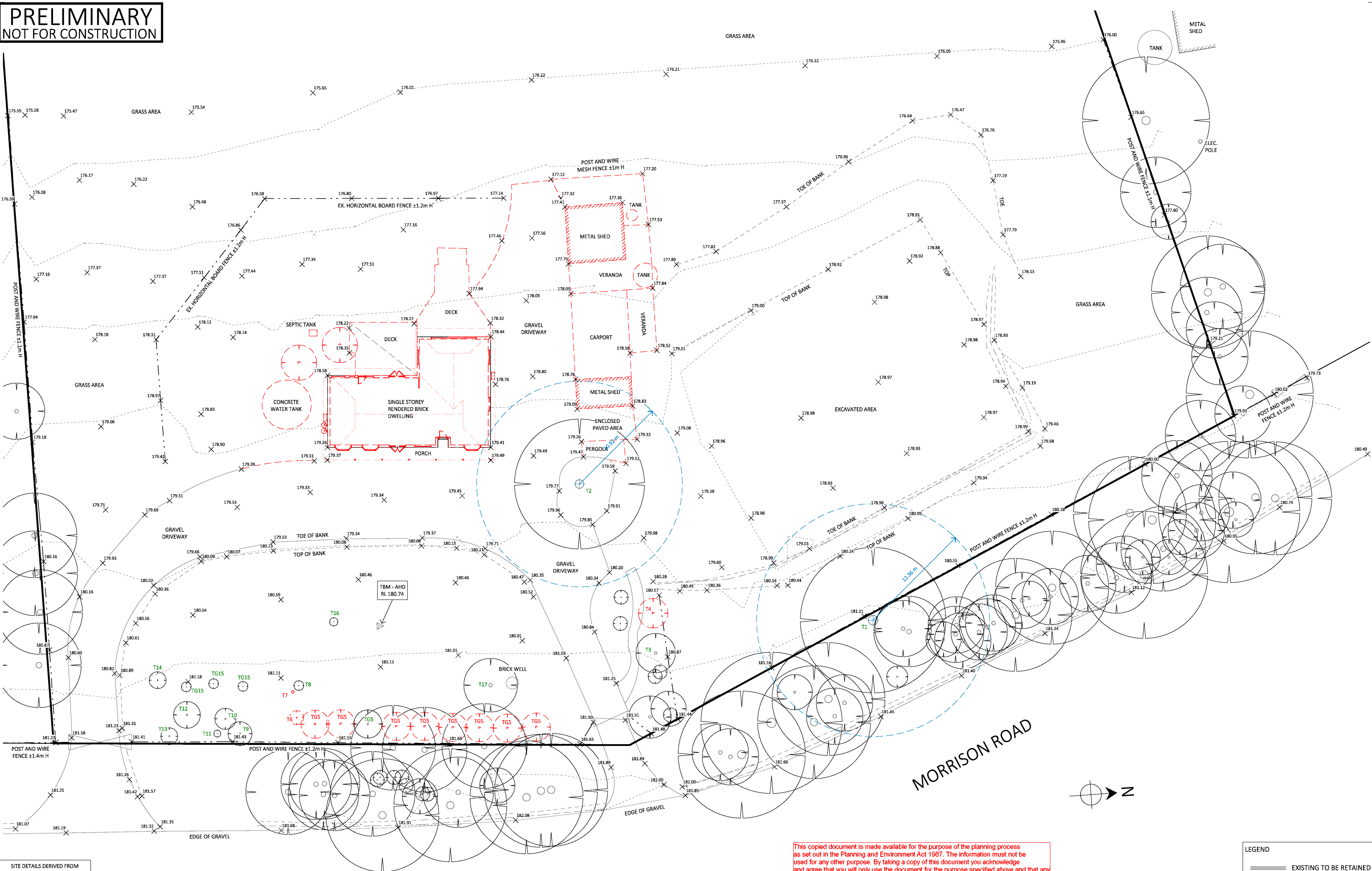
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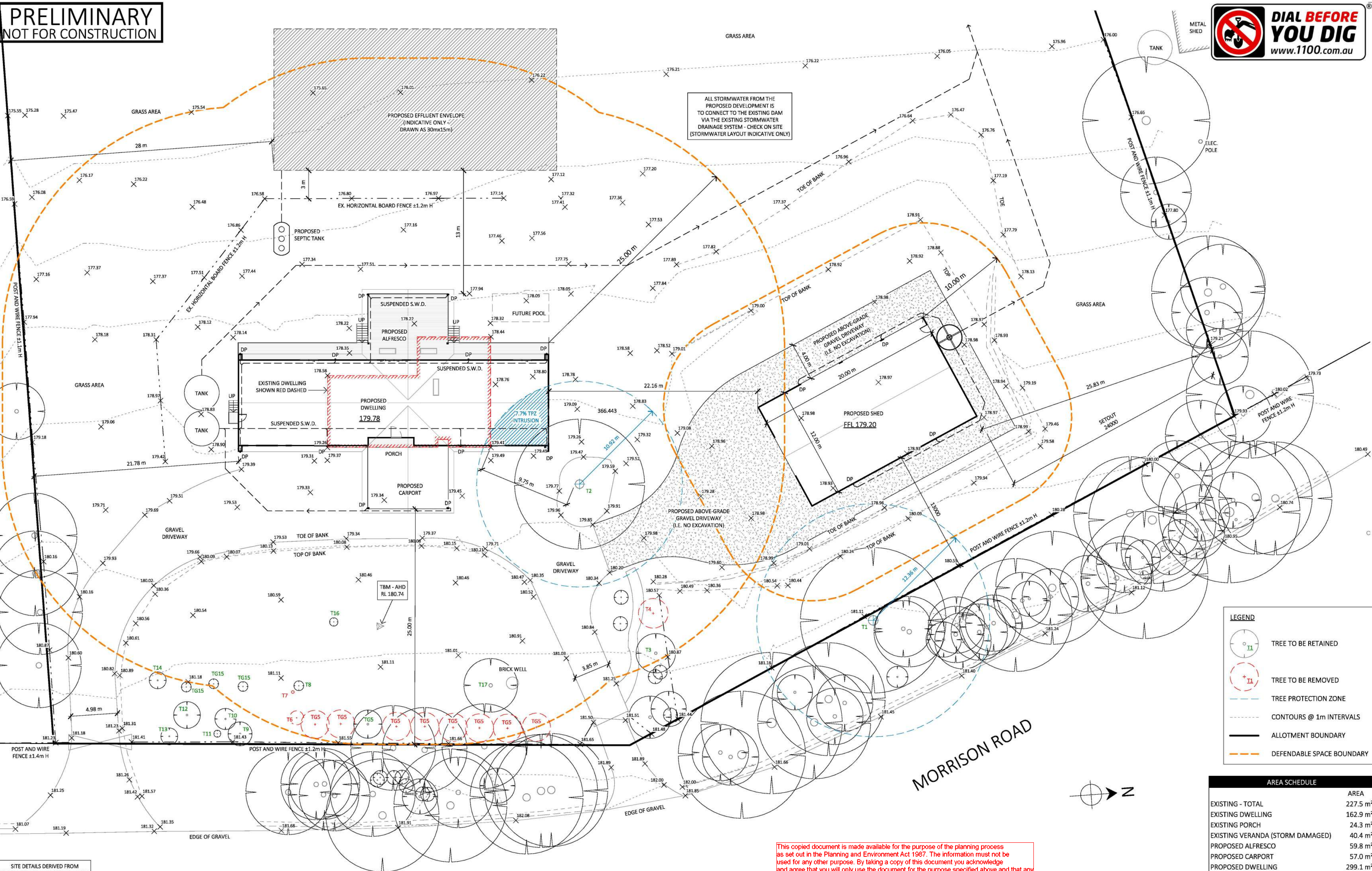
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LEGEND	
	EXISTING TO BE RETAINED
	EXISTING TO BE REMOVED

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ALL STORMWATER FROM THE PROPOSED DEVELOPMENT IS TO CONNECT TO THE EXISTING DAM VIA THE EXISTING STORMWATER DRAINAGE SYSTEM - CHECK ON SITE (STORMWATER LAYOUT INDICATIVE ONLY)

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION ZONE
- CONTOURS @ 1m INTERVALS
- ALLOTMENT BOUNDARY
- DEFENDABLE SPACE BOUNDARY

AREA SCHEDULE	
	AREA
EXISTING - TOTAL	227.5 m ²
EXISTING DWELLING	162.9 m ²
EXISTING PORCH	24.3 m ²
EXISTING VERANDA (STORM DAMAGED)	40.4 m ²
PROPOSED ALFRESCO	59.8 m ²
PROPOSED CARPORT	57.0 m ²
PROPOSED DWELLING	299.1 m ²
PROPOSED PORCH	4.0 m ²
PROPOSED SHED	240.0 m ²

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DEMOLISHED ENTIRE DECK

DEMOLISH ENTIRE DWELLING TO FLOOR LEVEL ONLY, EXCLUDING HATCHED AREAS

DECK

STORM DAMAGED VERANDA

LOUNGE

BATH

WC

L'DRY

DINING

EN'S

BED 3

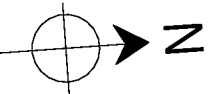
BED 2

MEALS

KITCH

BED 1

PORCH



 EXISTING TO BE RETAINED

 EXISTING TO BE REMOVED

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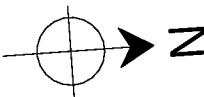
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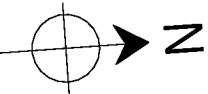
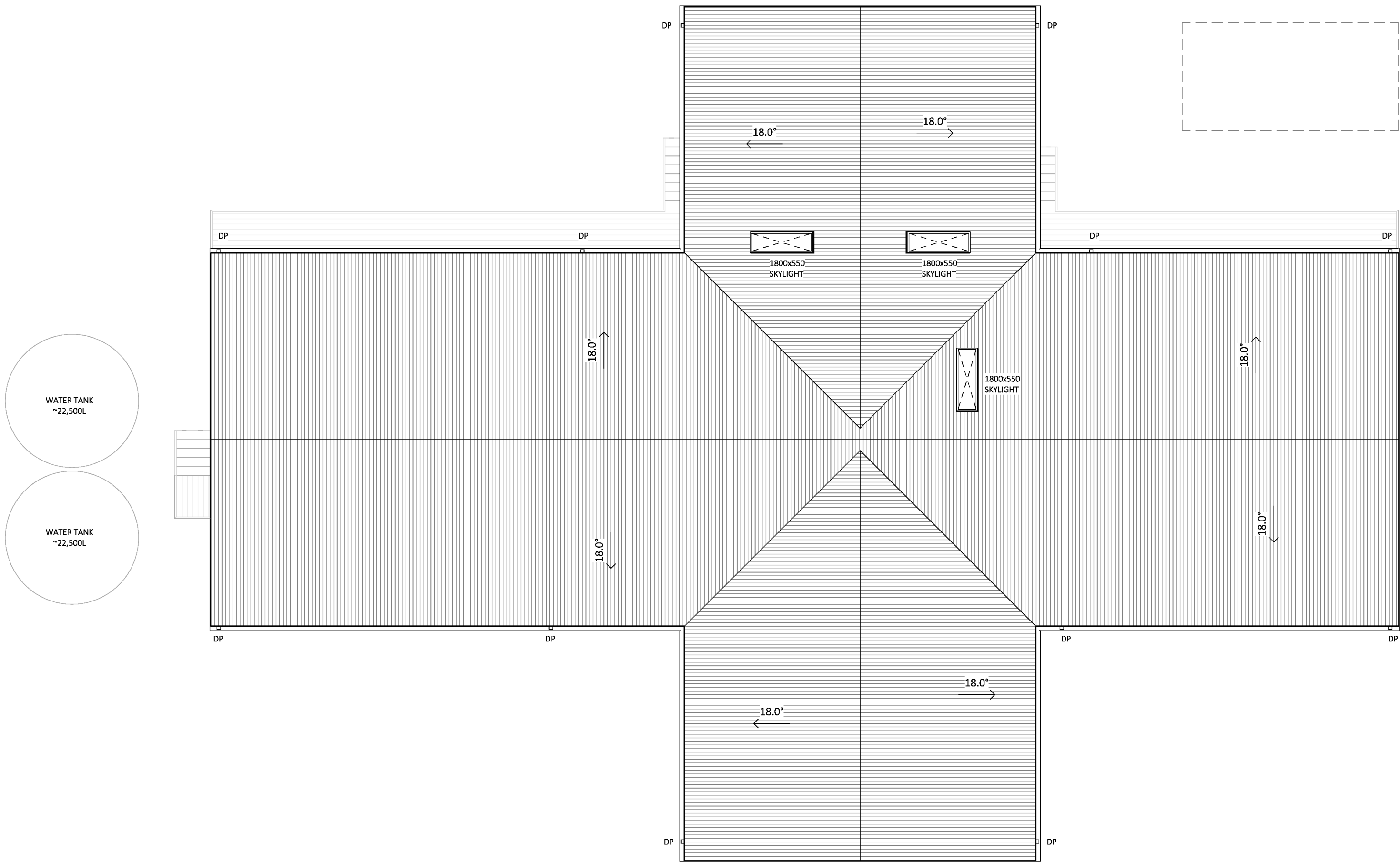
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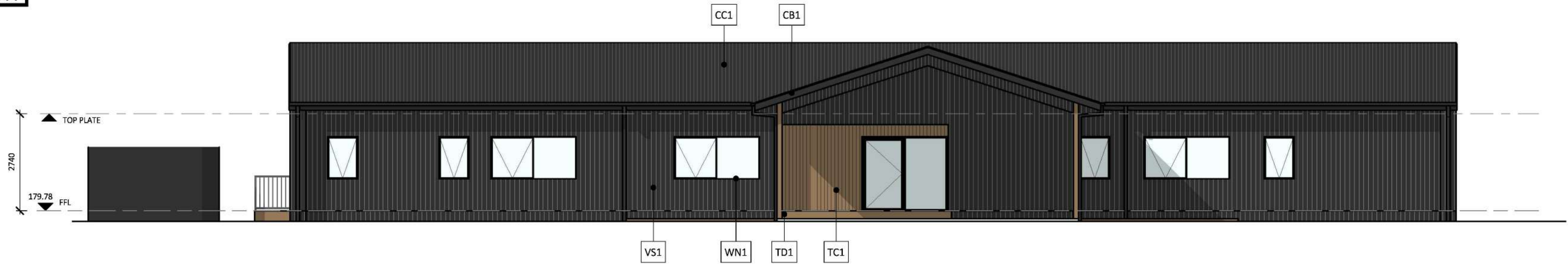
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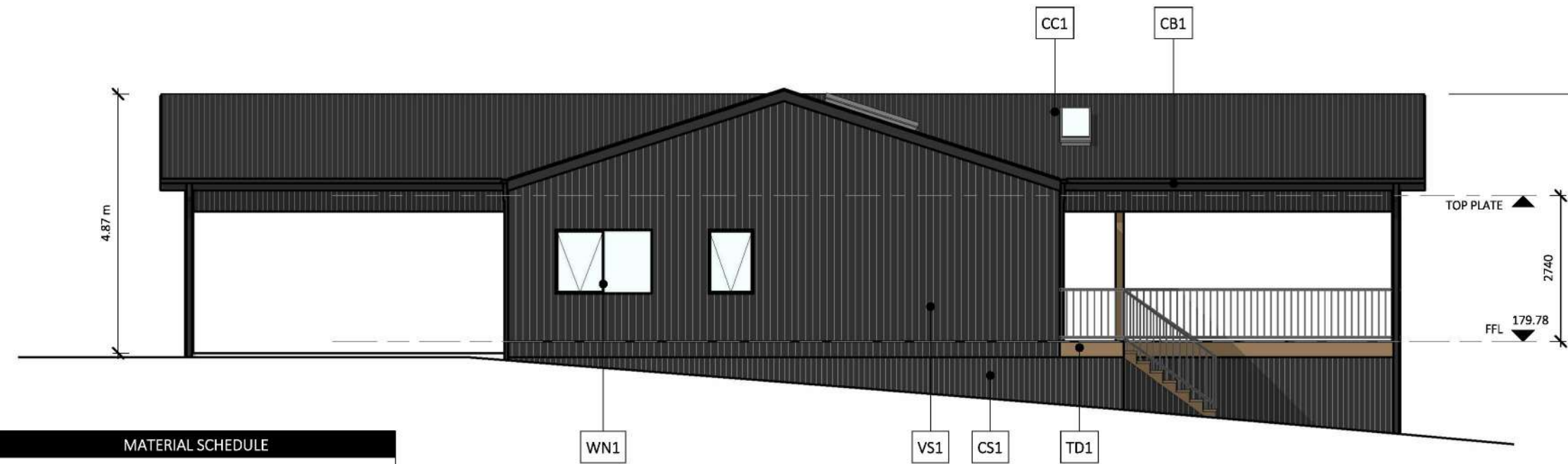
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SHEET TITLE: PROPOSED ROOF PLAN		REVISION: 8
PROJECT No.: 24060	PROJECT DATE: 26/11/2024	SHEET No.: P06
DWN BY: DS	SCALE @ A2: 1 : 100	

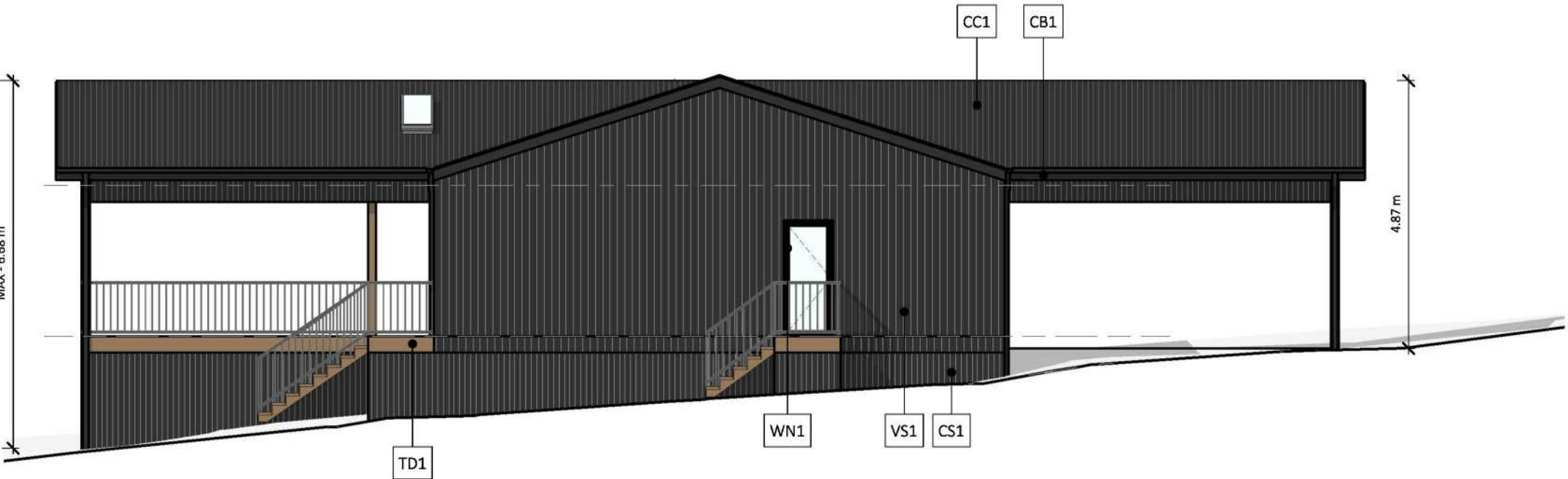


ELEVATION 1 - EAST
SCALE 1 : 100

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ELEVATION 2 - NORTH
SCALE 1 : 100



ELEVATION 4 - SOUTH
SCALE 1 : 100

MATERIAL SCHEDULE	
CB1	COLORBOND FASCIA, GUTTER, DOWNPIPE - MONUMENT
CC1	CORRUGATED COLORBOND - MONUMENT
CG1	COLORBOND GUTTER - BASALT
CS1	CORRUGATED SHEET SUBFLOOR CLADDING - MONUMENT
TC1	TIMBER CLADDING - CLEAR FINISH
TD1	TIMBER DECKING - CLEAR FINISH
VS1	VERTICAL SHEET CLADDING - MONUMENT
WN1	WINDOW/DOOR FRAME - BLACK



ELEVATION 3 - WEST
SCALE 1 : 100

REV	DESCRIPTION	DATE
4	PRELIMINARY	18/02/2025
5	PRELIMINARY	21/02/2025
6	PLANNING ISSUE	02/04/2025
7	SHED RE-POSITIONED	07/04/2025
8	COUNCIL RFI RESPONSE	30/05/2025

PROJECT: PROPOSED DWELLING AND SHED
375 MORRISON ROAD, PAKENHAM UPPER

CLIENT:

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SHEET TITLE: ELEVATIONS	
PROJECT No.: 24060	PROJECT DATE: 26/11/2024
DWN BY: DS	SCALE @ A2: 1 : 100

REVISION: 8
SHEET No.: P07



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REV	DESCRIPTION	DATE
4	PRELIMINARY	18/02/2025
5	PRELIMINARY	21/02/2025
6	PLANNING ISSUE	02/04/2025
7	SHED RE-POSITIONED	07/04/2025
8	COUNCIL RFI RESPONSE	30/05/2025

PROJECT: PROPOSED DWELLING AND SHED
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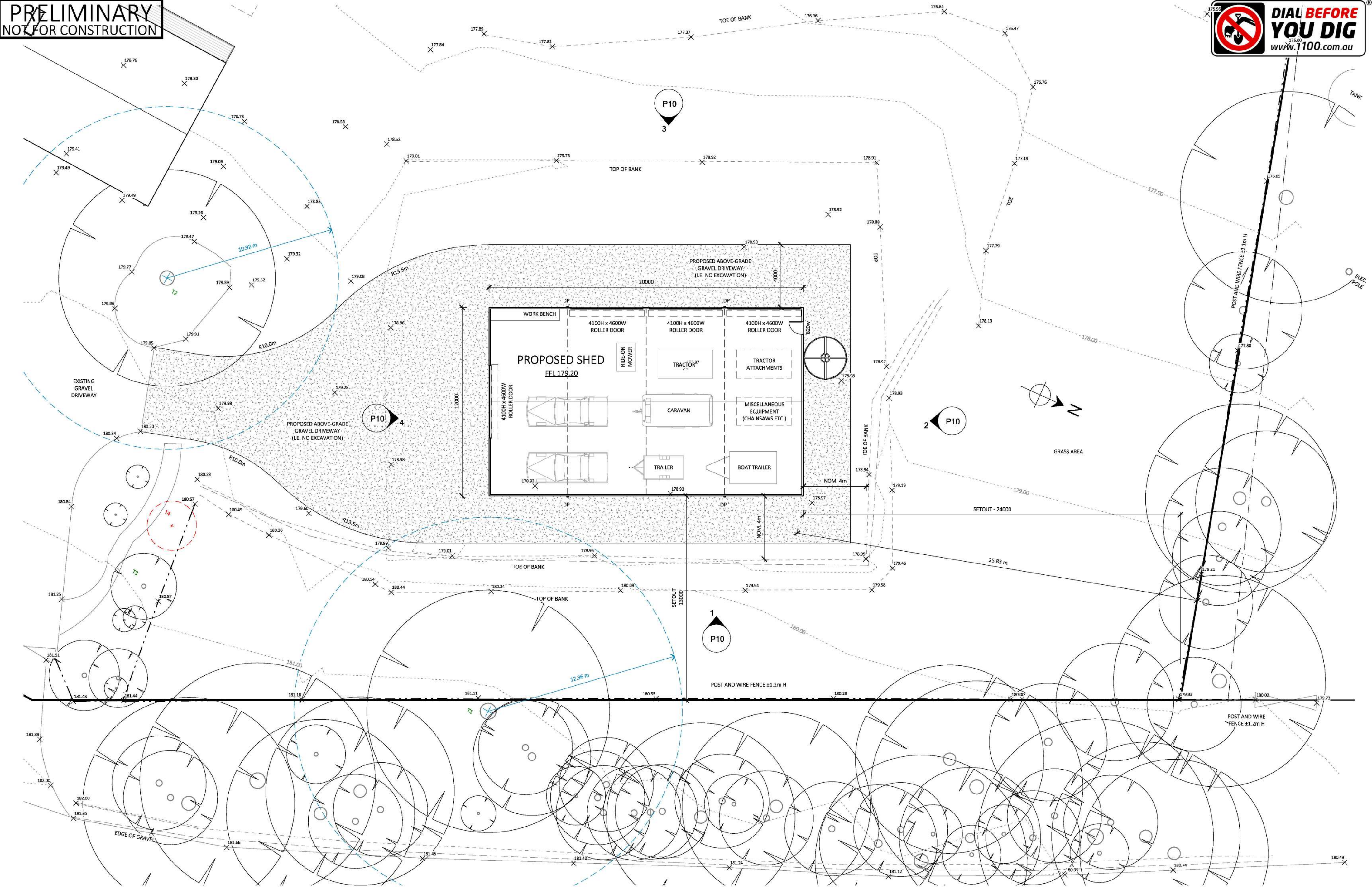
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PO BOX 439, MONBULK VIC 3793
0400 998 522
daniel@dsbuildingdesign.com.au

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SHEET TITLE: 3D VIEWS	
PROJECT No.: 24060	PROJECT DATE: 26/11/2024
DWN BY: DS	SCALE @ A2:

REVISION: 8
SHEET No.: P08

PRELIMINARY
NOT FOR CONSTRUCTION



REV	DESCRIPTION	DATE
4	PRELIMINARY	18/02/2025
5	PRELIMINARY	21/02/2025
6	PLANNING ISSUE	02/04/2025
7	SHED RE-POSITIONED	07/04/2025
8	COUNCIL RFI RESPONSE	30/05/2025

PROJECT: PROPOSED DWELLING AND SHED
375 MORRISON ROAD, PAKENHAM UPPER

CLIENT: [REDACTED]

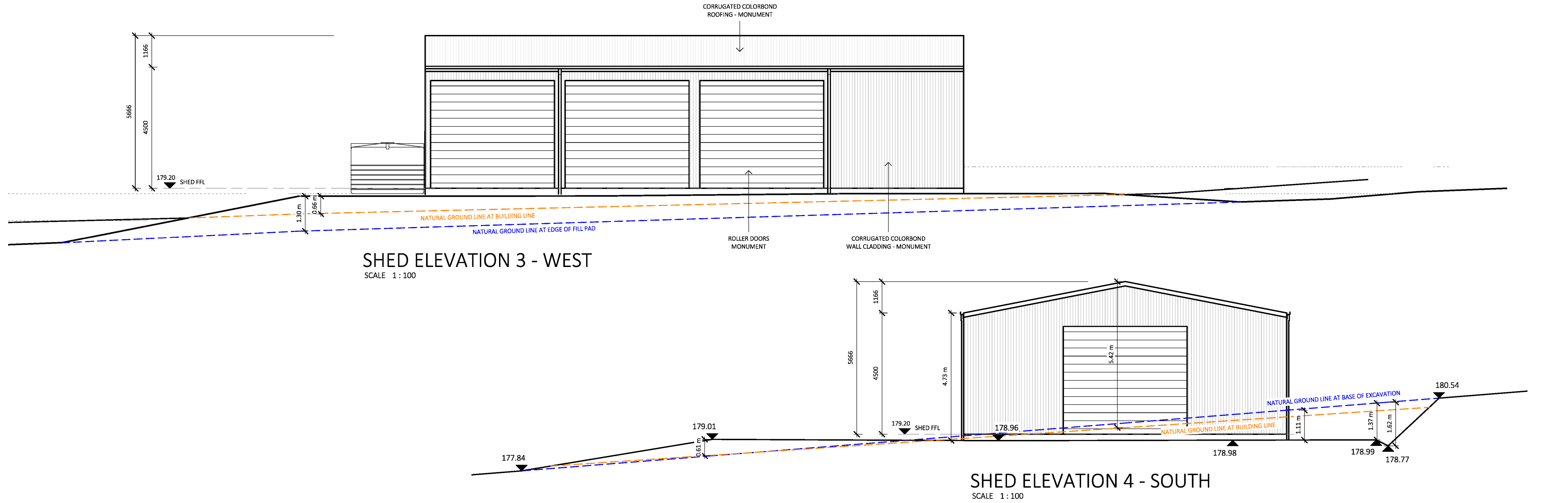
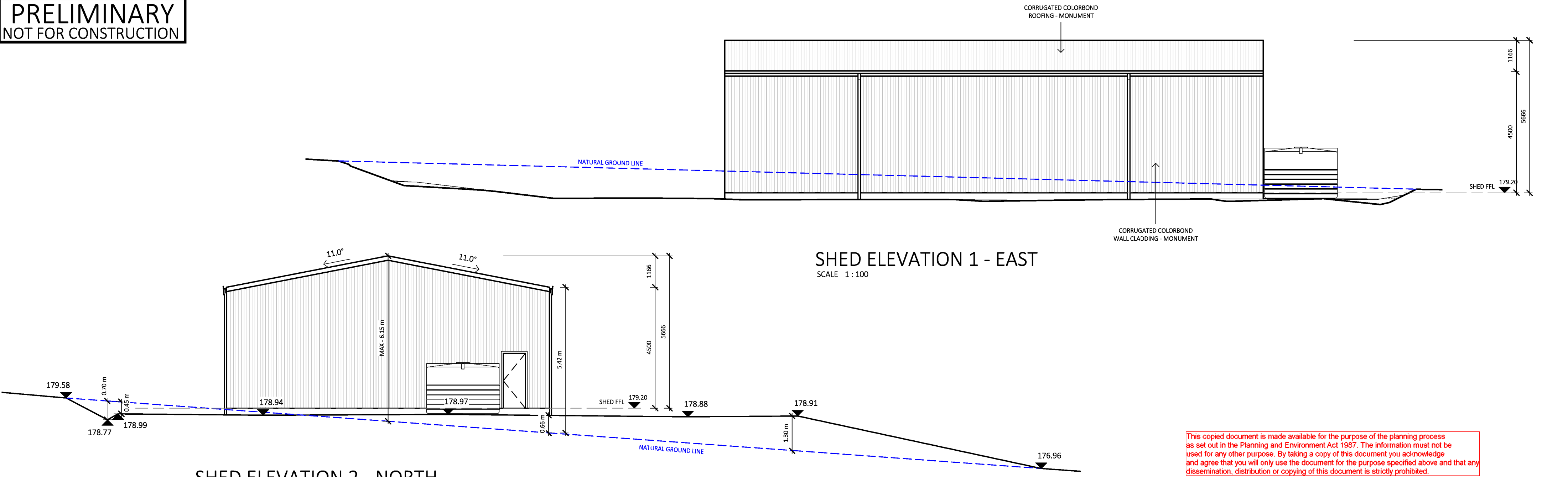
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SHEET TITLE: SHED PLAN	
PROJECT No.: 24060	PROJECT DATE: 26/11/2024
DWN BY: DS	SCALE @ A2: 1 : 150

REVISION: 8
SHEET No.:
P09



REV	DESCRIPTION	DATE
4	PRELIMINARY	18/02/2025
5	PRELIMINARY	21/02/2025
6	PLANNING ISSUE	02/04/2025
7	SHED RE-POSITIONED	07/04/2025
8	COUNCIL RFI RESPONSE	30/05/2025

PROJECT: PROPOSED DWELLING AND SHED
375 MORRISON ROAD, PAKENHAM UPPER

CLIENT:

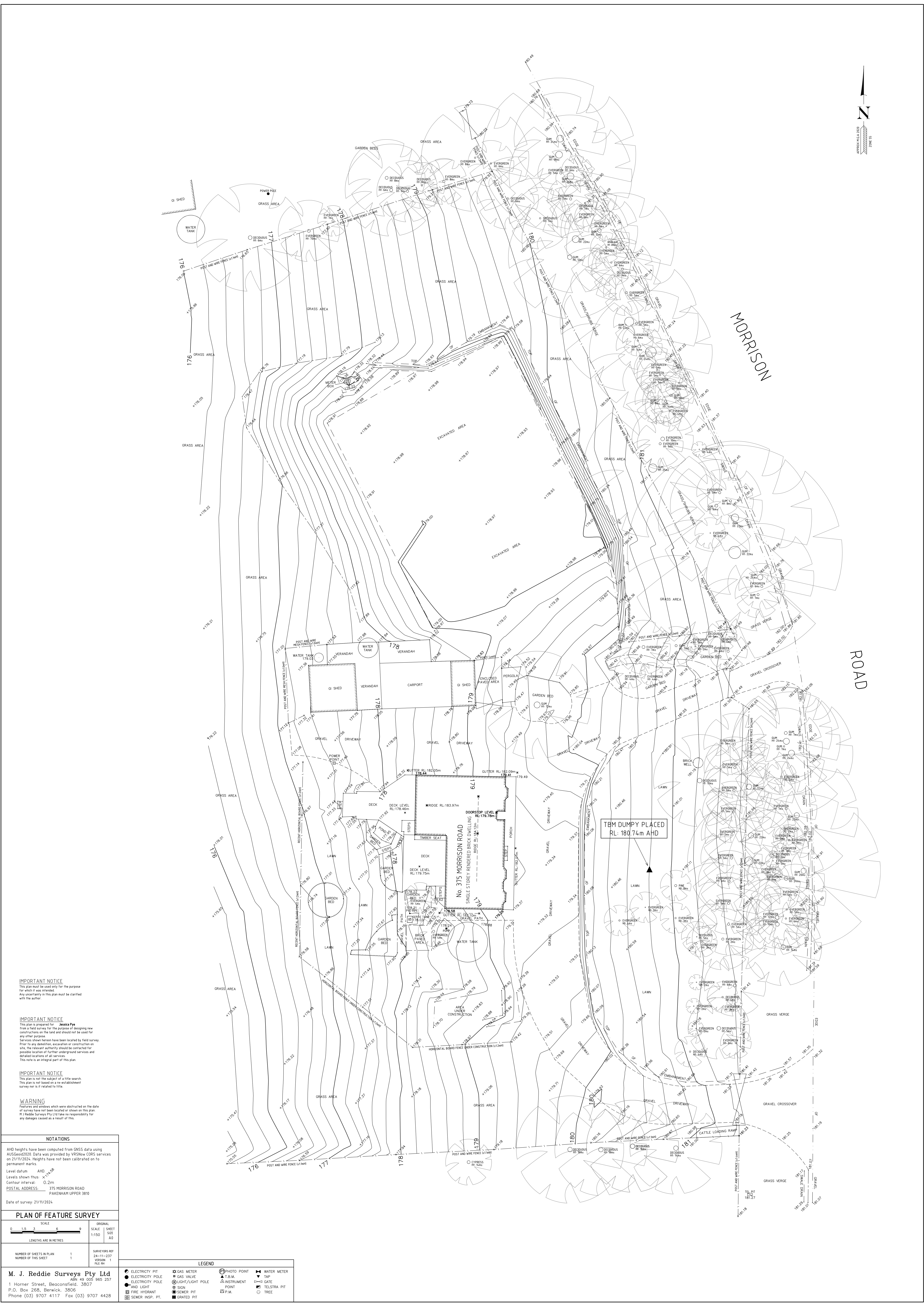


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SHEET TITLE:		REVISION: 8
SHED ELEVATIONS		SHEET No.:
PROJECT No.: 24060	PROJECT DATE: 26/11/2024	P10
DWN BY: DS	SCALE @ A2: 1 : 100	



IMPORTANT NOTICE
This plan must be used only for the purpose for which it was intended.
Any uncertainty in this plan must be clarified with the author.

IMPORTANT NOTICE
This plan is prepared for **Jessica Pys** from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose.
Services shown herein have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note is an integral part of this plan.

IMPORTANT NOTICE
This plan is not the subject of a title search.
This plan is not based on a re-establishment survey nor is it related to title.

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

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid2020. Data was provided by VISOw CORS services on 21/11/2024. Heights have not been calibrated on to permanent marks.
Level datum: AHD
Levels shown thus: x
Contour interval: 0.2m
POSTAL ADDRESS: 375 MORRISON ROAD
PAKENHAM UPPER 3810
Date of survey: 21/11/2024

PLAN OF FEATURE SURVEY

SCALE 1:150

ORIGINAL SHEET SIZE A0

LENGTHS ARE IN METRES

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SURVEYORS REF 24-11-237
VERSION 1
FILE NO

M. J. Reddie Surveys Pty Ltd

1 Horner Street, Beaconsfield, 3807
P.O. Box 268, Berwick, 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

- | | | | |
|--------------------|--------------------|---------------|---------------|
| ● ELECTRICITY PIT | ✱ GAS METER | ⊙ PHOTO POINT | ✱ WATER METER |
| ● ELECTRICITY POLE | ✱ GAS VALVE | ▲ I.B.M. | ✱ TAP |
| ● LIGHT/LIGHT POLE | ⊙ LIGHT/LIGHT POLE | ⊙ INSTRUMENT | ✱ GATE |
| ● POINT | ● SIGN | ● POINT | ✱ TELSTRA PIT |
| ● FIRE HYDRANT | ● SEWER PIT | ● P.M. | ○ TREE |
| ● SEWER INSP. PT. | ■ GRATED PIT | | |