



## ePlanning

### Application Summary

Portal Reference A424803U

### Basic Information

Proposed Use	Development of three dwellings, subdivision of land into three lots, vegetation removal and associated works
Current Use	Single dwelling and associated outbuildings
Cost of Works	\$1,000,000
Site Address	43 Belgrave-Gembrook 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? No such encumbrances are breached

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

### Contacts

Type	Name	Address	Contact Details
Applicant	Lumiere Group C/O Town Planning & Co. Pty Ltd	63C Barkly Street, Mornington VIC 3931	M: 0417-632-489 E: info@townplanningco.com.au
Owner			
Preferred Contact	Town Planning & Co	63C Barkly Street, Mornington VIC 3931	M: 0417-632-489 E: veronica@townplanningco.com.au

### Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
9 - Class 20 To subdivide land (3 Lots)	\$1,453.40	50%	\$726.70
Total			\$2,433.20

### Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application		19 Apr 2024



**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
18-12-2024	A Copy of Title	Title Documents.pdf
18-12-2024	Explanatory Letter	Proposed Plan of Subdivision_43 Belgrave Gembrook Rd.pdf
18-12-2024	Site plans	Development Plans.pdf
18-12-2024	Tree Removal Statement	Tree Assessment - 43 Belgrave-Gembrook Road Cockatoo - December 2024.pdf
18-12-2024	Additional Document	Bushfire Planning Assessment - 43 Belgrave-Gembrook Road Cockatoo - December 2024.pdf
18-12-2024	Existing floor plan	Site Survey Plan.pdf
18-12-2024	Additional Document	Town Planning Submission V1.0_43 Belgrave_Gembrook Road 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	<div></div> Town Planning & Co.	63C Barkly Street, Mornington VIC 3931	W: 03-8765-2455 M: 0458-921-488 E: Info@townplanningco.com.au
Submission Date	18 December 2024 - 09:34:AM		

Declaration

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



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20 Siding Avenue, Officer, Victoria  
  
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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.:	
Address of the Land:	

## 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 <b>before</b> notice:	
Section 50A - Amendment to application at request of responsible authority <b>before</b> notice:	
Section 57A – Amendment to application <b>after</b> notice is given:	

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for	Plans / other documents	Applicant / owner details
Land affected	Other	
Describe the changes. If you need more space, please attach a separate page.		

<b>Specify the estimated cost of any development for which the permit is required:</b>		
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.	
<b>Name:</b>	(Town Planning & Co)
<b>Signature:</b>	
<b>Date:</b>	18/06/2025

## LODGEMENT

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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

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

## IMPORTANT INFORMATION

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

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

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

VOLUME 09189 FOLIO 307 Security no : 124120018531D  
Produced 21/11/2024 09:28 AM

LAND DESCRIPTION

Lot 1 on Title Plan 175359K.  
PARENT TITLE Volume 07728 Folio 173  
Created by instrument G455494 22/12/1976

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP175359K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY421128U (E)	NOMINATION OF ECT TO LC	Completed	20/09/2024
AY426349A (E)	WITHDRAWAL OF CAVEAT	Registered	20/09/2024
AY426350R (E)	DISCHARGE OF MORTGAGE	Registered	20/09/2024
AY426351P (E)	TRANSFER	Registered	20/09/2024

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

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

Street Address: 43 BELGRAVE-GEMBROOK ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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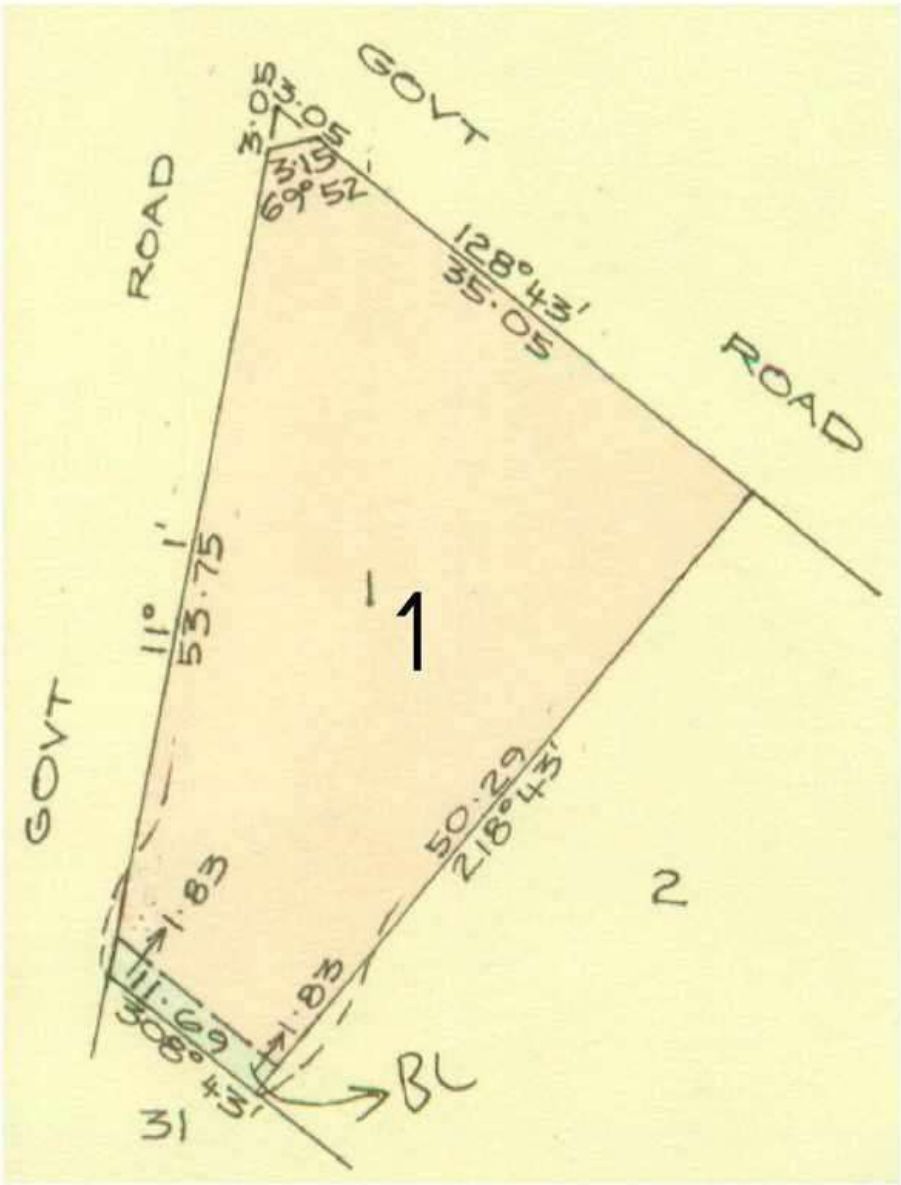
Document Type	<b>Plan</b>
Document Identification	<b>TP175359K</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>21/11/2024 09:38</b>

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TITLE PLAN		EDITION 1	TP 175359K						
<b>Location of Land</b>  Parish: GEMBROOK Township: Section: Crown Allotment: 80B (PT) Crown Portion:  Last Plan Reference: LP 22184 Derived From: VOL 9189 FOL 307 Depth Limitation: NIL		<b>Notations</b>  <div style="border: 1px solid red; padding: 5px; color: red; font-size: small;">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> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>							
<b>Description of Land / Easement Information</b>  <div style="background-color: yellow; padding: 5px;"><b>ENCUMBRANCES REFERRED TO</b>  As to the land coloured blue - - - - - <u>THE EASEMENTS</u> (if any) existing over -- the same by virtue of Section 98 of the Transfer of Land Act - - - - -</div> <div>COLOUR CODE BL = BLUE</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/10/1999 VERIFIED: A.D.</div>							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 1 ON LP 22184</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 1 ON LP 22184	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 1 ON LP 22184									
<b>LENGTHS ARE IN METRES</b>		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

18 June 2025

Cardinia Shire Council  
Statutory Planning Unit  
Attention: [REDACTED] Senior Statutory Planner

Dear [REDACTED]

**PLANNING APPLICATION T240681**  
**THE LAND: 43 BELGRAVE-GEMBROOK ROAD, COCKATOO**  
**RESPONSE TO FURTHER INFORMATION REQUEST &**  
**SECTION 50 AMENDMENT APPLICATION**

We refer to your request for additional information dated 14 January 2025 and design concerns raised.

After careful consideration of Council's design concerns raised as part of the RFI, we propose to amend the application from three dwellings to two dwellings via Section 50 of the *Planning and Environment Act 1987*.

The design aesthetic largely remains the same as the previous concept, with consistent materiality, pitched roofing, cladding colours, form and layout. The proposal now encompasses one 3-bedroom dwelling and one 4-bedroom dwelling, both facing and to be accessed via Bell Street.

The proposed area of Lot 1 is 700 sqm and Lot 2, 547 sqm.

We note that the extent of proposed vegetation removal remains the same as per the previous application, and retained trees including those on adjoining land are protected.

We provide the following response to be read in conjunction with the following documents:

- Section 50 Amendment Form
- Town Planning Response, prepared by Town Planning & Co.
- Development Plans, prepared by DS Building Design
- Landscape Plan, prepared by Keystone Alliance
- Arboricultural Report, prepared by Ranges Environmental
- Bushfire Management Plan, prepared by Ranges Environmental
- STORM report, provided by DS Building Design
- WSUD plan, provided by DS Building Design



## RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

### Information Required as Part of the Application

Considering the revised design concept, we note that some items previously requested as part of the RFI no longer apply, including the commentary regarding Clause 52.29-2 'Land adjacent to the principal road network'.

Importantly, additional plan detail has been included to respond to the 'new' Clause 55 provisions introduced via scheme amendment VC267.

Trusting that you consider this response satisfactory we look forward to receipt of public notice instructions in due course.

Should for whatever reason it be determined that this response is incomplete or unsatisfactory, we respectfully request no less than 30 additional days from advice of such to ensure adequate time to satisfy any outstanding matters.

Kind Regards,



Town Planner

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**WARNING**  
Where fencing encroaches onto the subject land, no building should extend past that fencing without written agreement from any neighbour who may have possessory rights over the land under survey.

**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.

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

**WARNING**  
This plan is prepared for **ONES AHEAD** 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.

**WARNING**  
The position of the occupation, when in close proximity to title, has been altered for clarity of presentation.  
**NOTE:** PARTICULARLY owners or purchasers should be aware that if existing or building to the boundary, the author of the plan or consulting surveyor of choice should be first contacted to use boundary location on this or adjoining lots carries higher than normal risk.  
If Reddie Surveys Pty Ltd therefore can accept no responsibility for failure to use this plan within the limitations intended.

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NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid99. Data was provided by VRMOW CORS services on 14/05/2024. Heights have not been calibrated on to permanent marks.  
Level datum: AHD 2024  
Levels shown thus: X 230.40  
Contour interval: 0.2m  
POSTAL ADDRESS: 43 BELGRAVE-GEMBROOK ROAD  
COCKATOO 3781  
LAND SUBJECT TO EASEMENT:  
E-T: Drainage and Sewerage, 183m wide  
NOTE: MGA2020 bearings are equal to MGA96 bearings.  
MGA2020 coordinates are not equal to MGA96 coordinates.  
Date of survey: 14/05/2024.  
FOR TITLE BEARINGS ADD 3°12'50" TO MGA2020 BEARINGS.  
HW: Habitable Window  
NHW: Non-Habitable Window  
W/D: Habitable window and door  
2HW: Second floor habitable window  
F: Frosted window  
Window status an estimate of MJ Reddie Surveys, prior to detailed design internal inspections should be undertaken to confirm window status.

CERTIFICATION BY SURVEYOR

I, Michael Reddie of 1 Horner Street, Beaconsfield certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 14/05/2024, that this plan is accurate and correctly represents the adopted boundaries and the survey accurately accords with that required from level land as defined in regulation 7(2) of the surveying (Cadastral Surveys) Regulations 2005.  
Date: 20/05/2024  
Licensed Surveyor  
Surveying Act 2004.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
TITLE REF: VOL 9189 FOL 307  
LAST PLAN REF: LOT 1 ON TP175359K

PLAN OF SURVEY

SCALE  
0 1 2 4 6  
1:100  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE 1 SHEET  
SIDE AD

NUMBER OF SHEETS IN PLAN 1  
NUMBER OF THIS SHEET 1  
VICTORIA

SURVEYORS REF 24-04-380  
VEPBN 1  
REL 86

M. J. Reddie Surveys Pty Ltd  
ABN 49 005 965 287  
1 Horner Street, Beaconsfield, 3807  
P.O. Box 268, Berwick, 3806  
Phone (03) 9707 4117 Fax (03) 9707 4428

LEGEND

● ELECTRICITY PIT

● ELECTRICITY POLE

● AND LIGHT

☒ FIRE HYDRANT

☒ SEWER INSP. PT.

✕ GAS METER

○ LIGHT/LIGHT POLE

○ SIGN

● SEWER PIT

■ GRATED PIT

Ⓟ PHOTO POINT

▲ T.B.M.

△ INSTRUMENT POINT

Ⓟ P.M.

↔ WATER METER

▼ TAP

—+— GATE

⬇️ TELLSTRA PIT

⊙ TREE



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# Town Planning Response

## 43 Belgrave-Gembrook Road COCKATOO

Version 1.1 | June 2025

## Author Contact

TOWN PLANNING & CO, Planning Consultants  
A. 63C Barkly St. Mornington VIC 3931  
T: 03 8765 2455  
E: info@townplanningco.com.au  
W: townplanningco.com.au

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# Executive Summary

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## Background

Applicant	Lumiere Project Management Group C/- Town Planning & Co. Pty Ltd
Property Address (Subject Site)	43 Belgrave-Gembrook Road, Cockatoo
Property Description	Lot 1 TP 175359
Preliminary Application History	Ref: GE240193

## Application Details

Description of Proposal	Development of two dwellings and associated works, subdivision into two lots and vegetation removal
Permit Trigger/s	Clause 32.09-3 & 32.09-7 (NRZ1) – Subdivision & construction of two or more dwellings on a lot Clause 42.02-2 (VPO2) – Removal of vegetation Clause 42.03-2 (SLO1) – Removal of vegetation Clause 43.02-2 (DDO2) – Buildings and works Clause 44.06-2 (BMO2) – Buildings and works associated with Accommodation
Responsible Authority	Cardinia Shire Council
Mandatory Referral Authorities	Country Fire Authority (CFA)

## Planning Controls & Considerations

Relevant Planning Scheme	Cardinia
Zone	Neighbourhood Residential Zone, Schedule 1 (NRZ1)
Overlays	Vegetation Protection Overlay, Schedule 2 (VPO2) Significant Landscape Overlay, Schedule 1 (SLO1) Design and Development Overlay, Schedule 2 (DDO2) Bushfire Management Overlay, Schedule 2 (BMO2)
Abuttals	Transport 2 Zone (TRZ2)
Particular Provisions	Clause 52.06 – Car parking Clause 53.02 – Bushfire planning Clause 53.03 – Residential reticulated gas service connection Clause 53.18 – Stormwater management in urban development Clause 55 – Two or more dwellings on a lot Clause 56 – Residential subdivision
Relevant Exemptions	Clause 52.12 – Bushfire protection exemptions

## Cultural heritage

Traditional Custodians	Bunurong/Boon Wurrung and Wurundjeri people
Area of cultural heritage sensitivity	No

# 1. The Proposal

We make this application for a planning permit pursuant to Section 47 of the *Planning & Environment Act 1987* (the Act) and in accordance with Regulation 13 of the *Planning & Environment Regulations 2015* (the Regulations).

This application seeks approval for the:

*Development of two dwellings, subdivision of land into two lots, removal of vegetation and associated works*

Planning consideration is required pursuant to the following provisions:

- Clause 32.09-3 & 32.09-7 (NRZ1) – Subdivision of land, construction of two or more dwellings on a lot
- Clause 42.02-2 (VPO2) – Removal of vegetation
- Clause 42.03-2 (SLO1) – Removal of vegetation
- Clause 43.02-2 (DDO2) – Buildings and works
- Clause 44.06-2 (BMO2) – Buildings and works associated with Accommodation

The existing dwelling and associated shedding structures will be demolished, and the gravel driveway and two crossovers removed/reinstated. Vegetation is to be removed from within the Site as nominated on the development plans.

The submitted Tree Assessment Report prepared by Ranges Consulting provides an assessment on the overall condition of existing vegetation both on the Site and on adjoining properties. The assessment calculates tree protection zones and provides recommendations. The development layout has strategically considered the location of high value vegetation both on the Site and on adjoining land to minimise vegetation impact as far as practical. It is expected that minimal impact will result to retained trees as a result of the development.

Two single storey dwellings are proposed with individual crossover and driveway access, all oriented to face Bell Street (side street). There is no vehicle access proposed to Belgrave-Gembrook Road which is within a Transport 2 Zone. Dwelling 1 is 4-bedroom and Dwelling 2 is 3-bedroom.

Dwelling 1 is setback at a minimum of 7.5m to the northern boundary to Belgrave-Gembrook Road, and the minimum side street setback to Bell Street is 5m to the front walls of both dwellings. The design adopts a traditional weatherboard style with pitched Colorbond roofing. Light grey tones are applied to external cladding and each roof is dark grey.

Due to the slope of the site, excavation is proposed across the development with retaining walls appropriately positioned to stabilise the land, as shown on the development plans.

The Planning Policy Framework of the Cardinia Planning Scheme encourages site responsive residential development that respects neighbourhood character, landscape character, environmental values and amenity of surrounds. The development of housing is encouraged in established urban areas with good access to the road network and services and facilities.

We submit that the Application presents an orderly planning outcome that responds to its sensitive landscape context and will positively contribute to housing diversity and quality in Cockatoo, whilst protecting its low-density neighbourhood character, township and landscape values.

The accompanying reports and documents submitted with the Application provide further detail on vegetation protection matters, bushfire protection and stormwater management.

The development features are summarised at Table 1.

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Table 1. Development Features

	Dwelling 1	Dwelling 2
Storeys	1	1
No. of bedrooms	4	3
Private Open Space (sqm)	451	315
Car parking spaces	2 within double garage	2 within double garage
Max. building height (m)	4.54	5.14
Permeable area	60%	
Total site coverage	33.3%	
Garden Area	61.5%	

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## 2. Site & Site Context

### 2.1 Title Particulars

The Site is formally known as Lot 1 within Title Plan 175359, Volume 09189 Folio 307. The plan of subdivision identifies an easement along the rear, southern boundary which is 1.83m wide. The proposed works do not encroach over the easement.

The title is not affected by any Covenants or Section 173 Agreements.

### 2.2 Site Description

Located on the southern side of Belgrave-Gembrook Road and on the eastern side of Bell Street, the irregular-shaped Site features a 35.05m frontage to Belgrave-Gembrook Road and a frontage of 53.75m to Bell Street. The total area of the Site is 1247.7 sqm.

The Site is presently developed with a single storey dwelling with a pitched roof, positioned approximately 8.7 metres from the front title boundary to the north. The porch is setback approximately 7.9m. Due to the slope, retaining walls are established. Three metal sheds are located within the rear yard.

Dual crossover access is provided with one to Belgrave-Gembrook Road and the second to Bell Street. A gravel driveway extends between both crossovers running along the eastern side of the Site.

The topography of the Site falls from north to south, by approximately 8 metres across the length of the Site. Broadly, the topography of the surrounding area undulates, forming part of the Eastern Dandenong Ranges.

Scattered vegetation is established around the dwelling and across the Site, as well as along title boundaries. Largely, the Site contains exotic and other low-value vegetation is described within the accompanying AIA. Large native trees are established on the road reserve to Belgrave-Gembrook Road. There is no vegetation along the road reserve to Bell Street.

The western boundary is fence with post and wire in-part, and timber paling. The rear southern boundary and eastern boundary are fence with 2m high timber palings, and the front northern boundary fence with 1.4m timber palings.

The Site is located within a designated bushfire prone area pursuant to the *Building Act 1993*.

### 2.3 Site Context and Neighbourhood Character

The Site is positioned within an established residential area where the development pattern predominantly incorporates a range of single dwellings.

Broadly, Cockatoo is positioned within the Eastern Dandenong Ranges whereby the land undulates between hills, ridges and creeklines.

The historic Puffing Billy Scenic Railway Line runs through the township, with the nearest section of railway is located approximately 140m south of the Site. Due to the topography and extent of vegetation cover, as well as existing development in-between the railway and the Site, the Site would not be visible from the railway.

The subject lot is larger in size by approximately 200 sqm as compared to lots within the immediate vicinity.

Built form in the area includes both single and double storey form. Traditional housing design with pitched roofing and eaves is common, and typical cladding includes brick veneer and weatherboard. Front fencing materials vary however there is a common fence typology of post and wire, with vegetation sprawling across title boundaries.

Large native canopy trees form significant features of the landscape character of the area. Belgrave-Gembrook Road is an arterial road with a surfaced pedestrian pathway (shared) along the southern side, which forms part of the Eastern Dandenong Ranges Trail. The speed limit is 60km/h within direct vicinity of the Site.

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Within close proximity to the main town centre, the Site is positioned approximately:

- 93m east of Cockatoo Primary School
- 520 south-east of the commercial town village
- 168m south-east of the bus stop along Belgrave-Gembrook Road at the intersection of Amphlet Avenue
- 187m north-west of the bus stop along Belgrave-Gembrook Road, near Old Gembrook Road
- 510m south-east of IGA Cockatoo grocery store
- 440m east of community and recreational facilities within Alma Treloar Reserve, including senior citizens group
- 1.23km south-east of Cockatoo Community House
- Within proximity to various public reserves

The maps, plans and images to follow, together with the site photographs in Appendix B, assist to further describe and illustrate site context and neighbourhood character.

## 2.4 Pre-Application Meeting

A pre-application discussion was held with Council's Principal Statutory Planner on 19<sup>th</sup> April 2024 (ref: GE240193) with written comments provided. The request for pre-application advice was based on a proposal for three dwellings. The comments provided by Council focus on the Cockatoo Township Strategy, 2008, and the policy objectives which relate to neighbourhood and landscape character and bushfire provisions.

When considering the Strategy, Council advised that it is unlikely to support three dwellings on a lot. Additional commentary was provided around setbacks, location of secluded private open space, vegetation, single storey form and diversity of housing type.

Further to Council's concerns raised post-lodgement within their Request for Further Information, a Section 50 Amendment application is now made to reduce the development to two dwellings on a lot.

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# 3. Permit Triggers & Exemptions

## 3.1 Permit Triggers

Clause 32.09-7 (NRZ1)	Construction of two or more dwellings on a lot
Clause 42.02-2 (VPO2)	Removal of vegetation
Clause 42.03-2 (SLO1)	Removal of vegetation
Clause 43.02-2 (DDO2)	Buildings and works
Clause 44.06-2 (BMO2)	Buildings and works associated with Accommodation

## 3.2 Relevant Exemptions

Exemptions to create defensible space around buildings used for accommodation are listed at Clause 52.12 – Bushfire Protection Exemptions.

The existing dwelling on Site was constructed prior to 2009, including all boundary fencing. The land is within a Bushfire Prone Area. We submit that any vegetation nominated for removal within the exemption parameters, including vegetation along a fence line, does not require planning consideration.

When referring to the trees identified within the submitted Tree Assessment Report, this is particularly relevant to Trees 16, 17, 18, 22, 23, 27, 28, 29, 30, 31, 34 & 35. We say these trees are exempt.

# 4. Expectations

## 4.1 Public Notice

It is anticipated that the Application will be advertised by way of letter and sign pursuant to Section 52 of the Act.

## 4.2 Referrals

It is anticipated that the Application will be referred internally and externally without delay – and ideally within the initial 28-day preliminary assessment phase.

We note that CFA are a mandatory referral authority (recommending) in this application.

## 4.3 Decision timeframe

It is anticipated that the decision will be issued within 60 statutory days, pursuant to Section 79 of the Planning and Environment Act 1979 (the Act) and Regulation 31 (1) of the Planning and Environment Regulations 2015.

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# 5. Planning Policy Framework

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## 5.1 Relevant Planning Policy

Clause 11	Settlement
Clause 11.03	Planning for places
Clause 12.05	Significant environments and landscapes
Clause 13.02-1S	Bushfire planning
Clause 15	Built environment
Clause 15.01-5S	Neighbourhood character
Clause 16	Housing
Clause 16.01-1S	Housing supply
Clause 21.02-2	Landscape
Clause 21.02-4	Bushfire management
Clause 21.03-1	Housing
Clause 21.03-4	Rural townships
Clause 21.07-2	Cockatoo
<b>Strategy and policy documents</b>	
Cockatoo Township Strategy, 2008 (incorporated document)	
Liveability Plan 2017–29, Cardinia Shire Council	
Ageing Well Strategy 2019 -2025, Cardinia Shire Council	
Social and Affordable Housing Strategy and Action Plan 2018–25	

## 5.2 Planning Policy Response

The Planning Policy and Local Planning Policy Framework encourages development that promotes improved housing choice and diversity, in established urban areas that afford access to infrastructure, services and transport.

As relevant to this proposal and with particular emphasis on Clause 16.01-1S – *Housing supply*, policy encourages the facilitation of diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Additionally, policy encourages development that recognises and considers the neighbourhood and landscape character values of the area. The Cockatoo Township Strategy, 2008 calls for moderated increases to housing supply with an emphasis on 700 sqm to 1,000 sqm lot sizes, low site coverage, unobtrusive built form and vegetation protection.

Council's Ageing Well Strategy 2019 -2025, states that "*Cardinia Shire is experiencing significant population growth including in our older population. For the purpose of this strategy, the term 'older adult' refers to those aged 55 years and over.*" (Pg. 7), and that the over the next 10 years the number of persons over 60 is forecast to increase by 42% and comprise 15% of the total population.

In addition to policy considerations of an ageing population, Council's Social and Affordable Housing Strategy and Action Plan 2018–25 identifies that there are a range of factors at play with regard to demographic and economic changes that must be considered, with a strong need for more diverse and affordable housing to meet the needs of a range of different people.

The Affordable Housing Strategy and Action Plan 2018–25 not only focuses on social and affordable housing (i.e., via subsidy or development mechanisms), but also private dwelling developments which produce smaller dwellings including 1–2-bedroom options. We emphasise Recommendation 6 within the Executive Summary which states *“Explore opportunities to encourage an increase in smaller dwellings, particularly two-bedroom properties to cater for smaller households.”* The data identifies that over 80% of dwellings within the municipality are detached with three or more bedrooms with a significant undersupply of smaller dwellings with 2 bedrooms or less.

The provision of more diverse and adaptable housing directly plays a role in responding to Council’s vision to create liveable communities as outlined within the Liveability Plan 2017-29 policy document. The vision outlined on page 38 states that *“Cardinia Shire encourages diverse, high quality and sustainable housing, affordable for all, in close proximity to employment, education, goods and services and open space, which is connected by active travel infrastructure and meets the needs of a growing and diverse community.”*

Whilst we say that the original development concept was most worthy of support and appropriately addressed the interplay of various Council policies described above, we acknowledge Council’s concerns raised within their Request for Further Information (RFI) and emphasis placed on density. Subsequently, an amendment is now made pursuant to Section 50 of the *Planning and Environment Act 1987* to reduce the scale to two dwellings on a lot.

We say, the proposed ‘two dwelling’ concept aligns with the moderate density called for within the Cockatoo Township Strategy, 2008.

The proposed development will enhance liveability by providing modern, well-designed housing that will also improve the aesthetic quality of the streetscape regarding built form. The development includes ample landscaping and open spaces that promote social interaction and community engagement, key components of liveability.

Clause 21.02-2 - *Landscape* identifies the diverse landscapes within the Cardinia Shire as one of the municipality’s strongest attributes. The clause seeks to protect significant landscapes and requires consideration of suitable building materials and appropriate siting of buildings.

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Acknowledging the lack of significant vegetation onsite, we submit that the proposed development has strategically considered significant vegetation on adjoining land, including the large native canopy trees along the road reserve to the north. Each dwelling is appropriately spaced and setback from boundaries, allowing low-threat landscaping (bushfire) opportunity. The single storey form will sit well within the streetscape and muted tones are applied to external finishes.

Clause 21.02-4 – *Bushfire Management* seeks to recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment. The land is affected by BMO2, and an assessment is made against bushfire policy and provisions later in this submission at Section 7.4. Regarding policy objectives which seek to discourage intensification of housing within high-risk bushfire areas at Clause 13.02 (among others), we note that the Site is not located on a road identified within Table 10 of the Cockatoo Township Strategy which identifies high bushfire risk rating areas. Furthermore, no minimum lot size provisions have been applied to this area from a strategic planning (bushfire) perspective.

Clause 21.07-2 - *Cockatoo* and the incorporated Cockatoo Township Strategy, 2008, identifies the Site being located within Precinct 1 ‘inner residential area’. Below we provide the following response to the preferred character design guidelines outlined within the Strategy for the inner residential area, emphasising that the proposal is highly compliant with the preferred guidelines on balance with the variation to the preferred lot size.

**Table 2: Response to Cockatoo Township Strategy, 2008**

Preferred character guidelines	Response
Maintain a diverse range of lot sizes with a minimum lot size of 1,000 square metres.	<p>Whilst the proposed subdivision results in lots of less than 1,000 sqm, we submit that currently there is a severe lack of smaller properties within the Cockatoo township which are needed to meet current and emerging changing community needs, as previously discussed.</p> <p>The development maintains good separation and space around built form,</p>



	with consistent boundary setbacks. The presentation to Belgrave-Gembrook Road will be maintained as one dwelling, and the single storey form minimises building form to Bell Street.	<b>Retain vegetation along Cockatoo Creek and roadsides, particularly, Pakenham Road entry from the south.</b>	The application does not propose the removal of any roadside vegetation. The layout of Dwelling 1 has strategically considered the tree protection zones of large canopy trees along Belgrave-Gembrook Road.
Encourage dwellings to be unobtrusive in a compact layout and well articulated.	The design is compact whereby internal floor area and extent of living spaces are modest. Stepped walls, staggered setbacks and good articulation is applied to all external perspectives.	<b>Maintain long range views to the west (Wright Forest) and south-west (Paternoster ridge).</b>	It is not anticipated that the development will cause any impact to long range views to the west.
Encourage building material, colour and finish to complement the 'rural country' character and the surrounding natural landscape.	Proposed building elements and architectural features mimic the common built form characteristics of the area through the incorporation of pitched roofing, weatherboards, fenestration, eaves and porches, complementing the rural country feel.		
Maintain consistent setbacks from the Puffing Billy Railway corridor.	The development does not adjoin the Puffing Billy Railway corridor and is generously setback from this area to the south-west.		
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.	Site coverage is less than 40%, which allows ample space for low-threat (bushfire) landscaping and canopy planting to both street interfaces.		
Encourage open front gardens with low or permeable fences to allow gardens and nature strips to merge.	Low fencing is proposed to Bell Street (0.9m high pickets), ample landscaping space is available.		

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## 6. Zone Considerations

### Clause 32.09 – Neighbourhood Residential Zone, Schedule 1

The purpose of the Neighbourhood Residential Zone (NRZ) is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*

At Clause 32.09-4 – ‘Construction or extension of a dwelling or residential building’, the mandatory Garden Area requirements seeks no less than 35% of the site area to be set aside as ‘Garden Area’ as defined at Clause 73.01 – General Terms.

The proposal demonstrates compliance. The Site as a whole requires at least 436.69m<sup>2</sup> of Garden Area and provides a combined total of 767.1m<sup>2</sup> across the development.

Clause 32.09-6 – ‘Development of two or more dwellings on a lot’, calls for consideration of Clause 55 – ‘Two or more dwellings on a lot’, which can be found at Section 8.3 of this submission. An assessment is also made against Clause 56 – ‘Residential subdivision’.

Clause 32.09-10 outlines maximum height requirements of 9 metres and 2 storeys for dwellings or residential buildings. The proposal complies with a maximum height of 6.13m to Dwelling 2.

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The proposed development is entirely consistent with the Purpose of the Zone and demonstrates full compliance with the Mandatory Garden Area and height requirements. There is no minimum subdivision requirement within the Zone and no modified requirements within the Schedule.

The development and subdivision appropriately address the purpose of the Zone and Decision Guidelines as follows:

- Optimises the size and shape of the existing allotment for the provision of additional housing, within an established residential area.
- The Site is afforded with good access to services, facilities and the transport network.
- The proposed subdivision (547 sqm and 700 sqm) appropriately provides smaller allotments for greater diversity and choice whilst at the same time respecting the established and preferred character of the area.
- The dwellings are designed to face and gain access to and from Bell Street, rather than the arterial road (Belgrave-Gembrook Road), ensuring safer access/egress via a side street.
- The length of the title boundary to Bell Street, at 53.75m, allows good spacing to be provided between each dwelling which is achieved. The development’s presentation to Bell Street does not aesthetically appear compacted or condensed. The established built form rhythm of one dwelling per frontage is maintained to Belgrave-Gembrook Road regarding Dwelling 1.
- The proposed scale of the development and each dwelling is modest. Single storey form in conjunction with the proposed extent of excavation to account for the slope, helps set the development into the landscape without causing adverse building bulk. The single storey form respects the existing low scale character of the area.

- The proposal contributes to dwelling diversity within Cockatoo and provides a 3-bedroom dwelling and 4-bedroom dwelling, catering to a range of needs.
- An ample extent of secluded private open space to each dwelling is provided, to the north side where practical. Each area of POS/SPOS can facilitate the provision of useable recreational space, landscaping space and a storage/service areas.
- Excavation and retaining walls are strategically implemented around each dwelling to ensure the development integrates with the sloping landscape.
- Spacing between built form is achieved, with no walls on a boundary proposed. Side and rear setbacks achieve consistent spacing and allow for future landscaping.
- The proposed front setback is consistent with the established and varied pattern of front setbacks along Belgrave-Gembrook Road, and the side road setbacks to Bell Street ensure ample low-threat landscaping space remains available.
- The 0.9m high picket fencing to Bell Street (front street) ensures open integration.
- The development incorporates stepped walls, pitched roofing, eaves, porch features, light weight finishes, responsive and mixed materials and fenestration. Muted grey tones blend well with the surrounding green landscape. The development is suitably articulated and provides an appropriate response to the street and adjoining properties.
- The development layout has been designed to minimise encroachment into the Tree Protection Zones of retained trees on the Site and on adjoining land.
- Achieves a high level of compliance with Clause 55 and 56 standards and objectives.
- Appropriately addresses waste management objectives as the Site's frontage is of sufficient width to enable Council bin collection.
- Reticulated water, sewerage and electricity is available to the Site.
- Provides 7,000L water tanks to each dwelling, ample permeable area, and will incorporate required building particulars to achieve energy rating requirements under the building regulations, consistent with ESD policy objectives.
- Provides the required amount of car parking spaces to each dwelling, minimising impact to traffic and on-street parking.

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# 7. Overlay Considerations

## 7.1 Clause 42.02 – Vegetation Protection Overlay, Schedule 2

Consideration is required pursuant to VPO2 for the removal of vegetation.

The relevant vegetation protection objectives are an appropriate ‘test’ for what is reasonable development (including vegetation removal), and we submit that the proposal presents a sound response to the objectives sought to be achieved, as follows:

- *To recognise areas where substantial vegetation cover is the dominant visual and environmental feature.*
- *To ensure that subdivision and development proposals have proper regard to the landscape character of township areas.*
- *To ensure that new development has proper regard for the established landscape, streetscape and development pattern in terms of being consistent with the existing balance between vegetation and building form in the local area and contributing to the landscape character of the area.*
- *To ensure that any removal of natural vegetation and works associated with development in environmentally sensitive areas, including streamline areas, is carried out with proper regard to the physical characteristics of each site and the local area.*
- *To ensure that any removal of natural vegetation in proximity to the Point Nepean National Park or other public land has proper regard to the impact on these areas.*
- *To protect and conserve native vegetation, including grasses and ground flora.*
- *To protect and conserve the habitat value of vegetation within township areas.*
- *To encourage strategic replanting to provide for the long term maintenance of landscape and environmental values within townships.*

- *To ensure that the proposed relocation of dwellings, or other buildings, includes measures to minimise the removal of vegetation on site and from road reserves.*
- *To prevent the premature removal of vegetation from a site prior to consideration of design options for a proposed development.*

The submitted Tree Assessment Report prepared by Ranges Environmental provides an assessment of both onsite and offsite vegetation. The report identifies exempt species as listed at the table to VPO2 and SLO1.

In addition to the exemptions outlined within the report, we additionally submit that the following trees onsite are exempt from requiring planning permission pursuant to Clause 52.12 – *Bushfire protection exemptions*:

- Trees 16, 17, 18, 22, 23, 27, 28, 29, 30, 31, 34 & 35.

Subsequently, Tree Groups 2 and 3 as well as Tree 32 require assessment. All trees are *Cyathea Australia* - indigenous understorey, groups 2 and 3 of moderate retention value and tree 32 of low retention value. The trees have been identified as isolated fragments providing limited biodiversity and amenity value.

We submit that their proposed removal bears no undue impact upon the environmental and landscape values of the site and surrounding area.

Given the competing objectives between vegetation protection and the creation of defensible space for bushfire protection, we submit that an appropriate balance has been struck in the application between vegetation protection and loss.

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## 7.2 Clause 42.03 – Significant Landscape Overlay, Schedule 1

Consideration is required pursuant to SLO1 to remove vegetation.

Regarding the proposed buildings and works, the proposal complies with all built form requirements of the overlay as follows:

- *Building materials and finishes are non-reflective and subdued colours which complement the environment to the satisfaction of the Responsible Authority.*

The proposed external colours/finishes are non-reflective and subdued.

- *The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.*

The proposed development does not exceed the above height limits.

The landscape character objectives to be achieved under the schedule to the overlay include the following:

- *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 viewlines.*
- *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.*

We reiterate the submissions made under VPO2.

The three trees requiring assessment under the overlay are of low or moderate value, and do not make a significant contribution to the environmental and landscape values of the Site and surrounds. The proposed removal of vegetation bears no impact upon the biolink corridor nor to the landscape values of the Puffing Billy railway.

## 7.3 Clause 43.02 – Design and Development Overlay, Schedule 2

Consideration is required pursuant to DDO2 to construct a building or construct or carry out works and to subdivide land.

Relevant objectives to be achieved under the overlay include:

- *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.*

The proposed buildings and works seek to vary the following requirements of the schedule:

- *Any building must be set back at least 10 metres from a **Transport Zone 2**, 7.5 metres from a Transport Zone 3 or any other road, and 2 metres from any other boundary.*
- *The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.*

The following points provide an assessment against those requirements sought to be varied:

- *Building setback to a Transport Zone*

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Dwelling 1 is proposed to be setback at a minimum of 7.5m to the northern boundary which adjoins a Transport 2 Zone (Belgrave-Gembrook Road).

The proposed setback is consistent with the varying degree of setbacks along the road, including the following examples:

- 49 Belgrave-Gembrook Road, setback ~7.3m
- 51 Belgrave-Gembrook Road, setback ~7.7m
- 59 Belgrave-Gembrook Road, setback ~7.0m
- 63 Belgrave-Gembrook Road, setback ~6.0m

The development has been designed to present minimal visual impact to both street interfaces and is single storey in form. Ample landscaping space is available to both street frontages, to be compliant with defensible space obligations.

We submit that the proposed setback is both reasonable and appropriate in context, presenting a sound response to the character and pattern of development along Belgrave-Gembrook Road.

- *Earthworks*, seeking to vary the preferred 1m maximum earthworks requirement. The maximum extent of cut required to facilitate the development is 1.6m to Dwelling 2.

The development appropriately balances the extent of cut and fill across the Site, which is considered reasonable due to the fall of the land. Excavation works ensure that areas of private open space are functional for recreational use.

The dwellings appropriately incorporate stepped floor levels between garages and the primary floor level, to follow the natural contour helping minimise cut and fill.

The relevant design objectives are an appropriate 'test' for what is reasonable built form, siting and development more broadly, and we submit that the subdivision and development as proposed presents a sound response to the objectives sought to be achieved.

- *To retain and protect the special character of the hills townships.*

The Application appropriately provides single storey form and stepped levels from each garage to the primary floor level (with stair access), following the natural slope of the land.

Gradual integration and an appropriate built-form response to the surrounding residential area is achieved. Muted tones are applied to external cladding, that are non-reflective.

Overall, the development presents minimal visual impact upon the hillside landscape.

- *To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.*

The proposed subdivision provides diversity of lots within the Cockatoo township. Each lot achieves good space for the development of a dwelling as well as ample area for recreation and landscaping.

- *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.*

The development presents a traditional pitched roof and weatherboard design, consistent with the existing character of the area. Each dwelling is positioned a reasonable distance away from neighbouring land, ensuring minimal amenity impact.

- *To ensure that any development has regard to the environmental features and constraints of the land.*

As previously discussed and as detailed within the Tree Assessment Report, the proposal protects significant vegetation both on the Site and on adjoining land. The development is not within proximity to any creek line or other significant environmental features.



## 7.4 Clause 44.06 – Bushfire Management Overlay, Schedule 2

The primary objectives of the overlay include the following:

- *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.*

Planning consideration is required to construct a building or construct or carry out works associated with Accommodation and to subdivide land.

The parent clause of BMO applies in this application, given Schedule 2 only applies to a single dwelling on a lot. However, the schedule provides a good outline of what provisions may be acceptable.

The accompanying Bushfire Management Assessment prepared by Ranges Environmental provides a landscape hazard assessment and identifies all relevant bushfire requirements to be met under BMO and Clause 53.02 'Bushfire Planning' as follows:

- Defendable space will be maintained to the property boundary and maintained in accordance with the vegetation management requirements of Clause 53.02, with the canopy of trees separated by at least 5 metres;
- A 5,000L static water tank to be provided to each dwelling.
- The dwellings will be constructed to a BAL rating of 29.
- It is noted that access requirements do not apply as each driveway is less than 30m in length and a fire hydrant is located within 120m (water supply access not required).

Overall, the proposed development demonstrates adoption of the above bushfire mitigation measures to reduce the risk to life and property from bushfire to an acceptable level.

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## 8. Particular Provisions

### 8.1 Clause 52.06 – Car parking

The general purpose of this clause is to ensure car parking facilities are adequate, safe and functional and achieve a high standard of urban design.

The Site is not located within the Principal Public Transport Network (PPTN).

Pursuant to Clause 52.06 – *Car Parking*:

- Each dwelling containing three or more bedrooms (with studies and studios that are separate rooms counted as a bedroom) must provide 2 car parking spaces;
- It is noted that visitor car parking spaces are not required.
- Car parking spaces must be designed to respond to the relevant car parking design requirements.

The development requires the following:

- 2 spaces for both dwellings (3 bed and 4 bed), one must be undercover.

Each dwelling is provided with a double garage which meets the minimum dimension requirements of this clause (5.5m by 6m).

The development demonstrates compliance with the design standards and objectives of Clause 52.06 as follows:

- Visual displays can be provided to each side of the crossover along the frontage.
- Each garage measures internally by at least 5.5m by 6m.
- Accessway gradients are reasonable due to the slope of the land.

It is submitted the proposal is consistent with the objectives and decision guidelines contained with Clause 52.06 of the scheme.

### 8.2 Clause 53.02 – Bushfire planning

The purpose of Clause 53.02 is as follows:

- *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.*

As previously discussed in this submission within the BMO2 assessment, the proposal achieves compliance with all relevant bushfire provisions with the development appropriately responding to the bushfire hazard.

### 8.3 Clause 53.03 – Residential Reticulated Gas Service Connection

This clause applies to an application under any provision of the scheme for the construction of a new dwelling, which is not specifically exempt.

The purpose of this clause is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

The proposal is not proposed to be connected to gas. We anticipate permit conditions to be applied in accordance with this provision.

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## 8.4 Clause 53.18 – Stormwater Management in Urban Development

This clause applies to an application under the zone for residential development which is not specifically exempt.

The purpose of this clause is 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.

This response should be read in conjunction with the accompanying STORM report and Water-Sensitive Urban Design (WSUD) plan.

The following response is provided to all relevant Decision Guidelines:

Decision Guideline	Response
Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.	This requires adoption of an integrated approach to the planning, design and assessment of new developments which brings all the elements of the water cycle together, including sewage management, water supply, stormwater management and water treatment, to maximise community and environmental benefits.
The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.	The drainage design is anticipated to be guided by permit conditions, incorporating retention systems ensuring 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. Each dwelling is provided with 7,000L water tanks for the use of recycled water.
Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.	Stormwater discharge would be uncontaminated due to the nature of the development.
Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.	Rainwater tanks are provided.
The capacity of the drainage network to accommodate additional stormwater.	The land is situated in established residential area of Cockatoo where drainage is available. Stormwater connects to a legal point of discharge.  Drainage retention systems, landscaping, permeable surfaces and water tanks within the development will minimise additional stormwater entering the drainage network.
Whether the stormwater treatment areas can be effectively maintained.	Gutters, downpipes, drains and water tanks are accessible for maintenance.
Whether the owner has entered into an agreement to contribute to offsite stormwater management in lieu of providing an on-site stormwater management system.	Whilst the accompanying STORM report achieves 93% rating, we anticipate the remaining 7% can be offset via contribution (condition of permit).

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## 8.5 Clause 55 – Two or More Dwellings on a lot

Since the time of lodgement of the original application, planning scheme amendment VC267 was gazetted into all planning schemes which introduced new Clause 55 provisions with built-in exemptions related to appeal rights and MPS and PPF policy considerations.

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

If a standard is not met, a written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

The new provisions will be assessed in the table below.

**Table 1. Clause 55 Assessment & Response**

Standard	Is standard fully met?	Does an objector have a right of appeal?
Standard B2-1 Street setback (Clause 55.02-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Response: The front setback to Dwelling 1 is greater than 6.0m (proposed at 7.5m) and the front walls facing the side street (Bell Street) are setback more than 3m, at 5m. We note that the porches are also setback beyond 3m, at 3.5m.		
Standard B2-2 Building height (Clause 55.02-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met

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Standard B2-3 Side and rear setbacks (Clause 55.02-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B2-4 Walls on boundaries (Clause 55.02-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Response: No walls on boundaries are proposed.		
Standard B2-5 Site coverage (Clause 55.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B2-6 Access (Clause 55.02-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B2-7 Tree canopy (Clause 55.02-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Response: As the site exceeds 1000sqm, 20% of the site must be set aside for tree planting, which results in 249.54sqm.		
Tree #36 within the front setback is to be retained and can be used as part of the canopy area required. This tree has a height of 15-20m and would fall under a category 'C' tree, which may reach a canopy cover area of 314 sqm ( <a href="http://www.whichplantwhere.com.au">www.whichplantwhere.com.au</a> calculator, as per Guidelines), thus meeting the standard.		
Ample space remains available across the Site for new plantings. We refer to the accompanying Landscape Plan prepared by Keystone Alliance which demonstrates additional plantings including canopy trees.		
Standard B2-8 Front fences (Clause 55.02-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met

A 1.8m high fence is proposed to Belgrave-Gembrook Road (TRZ2) and 0.9m high fence to Bell Street.		
Standard B3-1 Dwelling diversity (Clause 55.03-1)	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
<b>N/A</b> – Not applicable for 2 dwellings.		
Standard B3-2 Parking location (Clause 55.03-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-3 Street integration (Clause 55.03-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-4 Entry (Clause 55.03-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-5 Private open space (Clause 55.03-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-6 Solar access to open space (Clause 55.03-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-7 Functional layout (Clause 55.03-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-8 Room depth (Clause 55.03-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-9 Daylight to new windows (Clause 55.03-9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.

Standard B3-10 Natural ventilation (Clause 55.03-10)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-11 Storage (Clause 55.03-11)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
<b>N/A</b> -Not applicable to two dwellings.		
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B4-4 Overlooking (Clause 55.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Response: The 2m high eastern boundary fence ensures views are limited. We refer to the overlooking diagram provided on Sheet P08.		
Standard B4-5 Internal views (Clause 55.04-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Response: A 1.8m high internal fence is proposed.		

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Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input checked="" type="checkbox"/> No, if standard met
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Response: The 3-bed dwelling requires a minimum area of 26 sqm and the 4-bed dwelling requires a minimum of 34 sqm. These areas are achieved as demonstrated on the roof plan.		
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B5-5 Waste and recycling (Clause 55.05-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Response: A bin store area of 2.25m by 0.8m is shown to each dwelling, which adjoins the garage and is clear of overhead obstructions.		
Standard B5-6 Noise impacts (Clause 55.05-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.
N/A – Applies to apartment development only.		

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## 8.6 Clause 56 – Residential subdivision

The following table should be read in conjunction with the relevant Objectives and Standards at Clause 56.

**Table 2. Clause 56 Assessment & Response**

Clause 56.03-5 (C6) Neighbourhood character objective	<b>Complies</b>  Refer to Clause 55.02-1 response and neighbourhood character assessment within this submission.
Clause 56.04-2 (C8) Lot area and building envelopes objective	<b>Complies</b>  The subdivision is proposed in conjunction with a development application, demonstrating that lot sizes are sufficient to contain a dwelling each with appropriate solar access, vehicle access, parking, sufficient areas set aside for landscaping and SPOS areas taken into consideration and therefore complies.
Clause 56.04-3 (C9) Solar orientation of lots objective	<b>Complies</b>  The subdivision is proposed in conjunction with a development application, demonstrating that the lot sizes and dimensions are sufficient to contain a dwelling each, with appropriate solar access.  Each lot has adequate width and orientation with open space to the north, containing appropriate dimensions, providing excellent solar access. This demonstrates compliance.
Clause 56.04-5 (C11) Common area objectives	<b>Complies</b>  There is no common property proposed.
Clause 56.06-8 (C21) Lot access objective	<b>Complies</b>

The land adjoins a Transport 2 Zone and appropriately does not propose vehicular access to this road.

Clause 56.07-1 (C22) Drinking water supply objectives	<b>Complies</b>  Drinking water supply is available to the site and will be connected and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
Clause 56.07-2 (C23) Reused and recycled water objective	<b>Complies</b>  There is availability to use recycled water to be connected to toilets and used for watering gardens.
Clause 56.07-3 (C24) Waste water objective	<b>Complies</b>  Each lot will be connected to sewer.
Clause 56.07-4 (C25) Stormwater management objectives	<b>Complies</b>  Stormwater drainage design to be further detailed during the building permit process.
Clause 56.08-1 (C26) Site management objectives	<b>Complies</b>  The subdivision is designed to provide for ease of access and management. This can be addressed through conditions of permit.
Clause 56.09-1 (C27) Shared trenching objectives	<b>Complies</b>  Reticulated services are available.
Clause 56.09-2 (C28) Electricity, telecommunications and gas objectives	<b>Complies</b>  The land can be connected to reticulated electricity, telecommunications and gas services.

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# 9. Conclusion

Town Planning & Co. Pty Ltd act for the landowner who seeks approval for the development of two dwellings, subdivision of land into two lots, removal of vegetation and associated works at 43 Belgrave-Gembrook Road, Cockatoo.

Positioned within an established residential area and adjoining a primary arterial road, the Site affords convenient access to all essential infrastructure and amenities within Cockatoo and surrounds.

The proposed subdivision presents optimal opportunity for infill development and the creation of smaller lots to meet changing demographic and economic needs.

We submit that the subdivision and development present a sound response to the relevant objectives and standards of the NRZ1, DDO2, SLO1, VPO2 and BMO and all Particular Provisions.

We submit that the Application presents an orderly planning outcome that will positively contribute to housing diversity, quality and choice in the area whilst protecting the character and responding to the preferred character.

The development ensures a suitable response to the streetscape and ensures the existing amenity afforded to adjoining land is not unreasonably impacted upon.

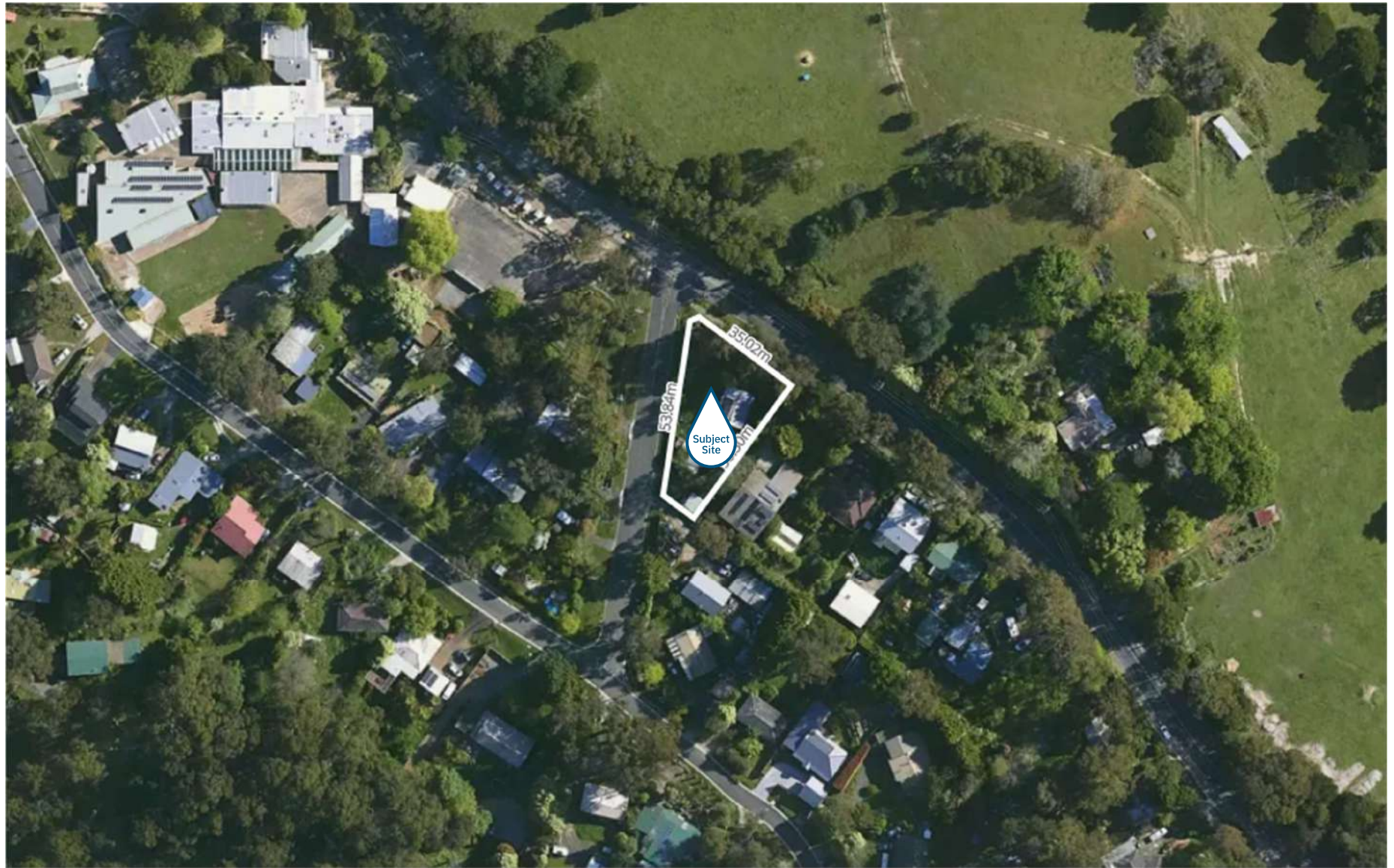
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## Appendix A. Context Maps

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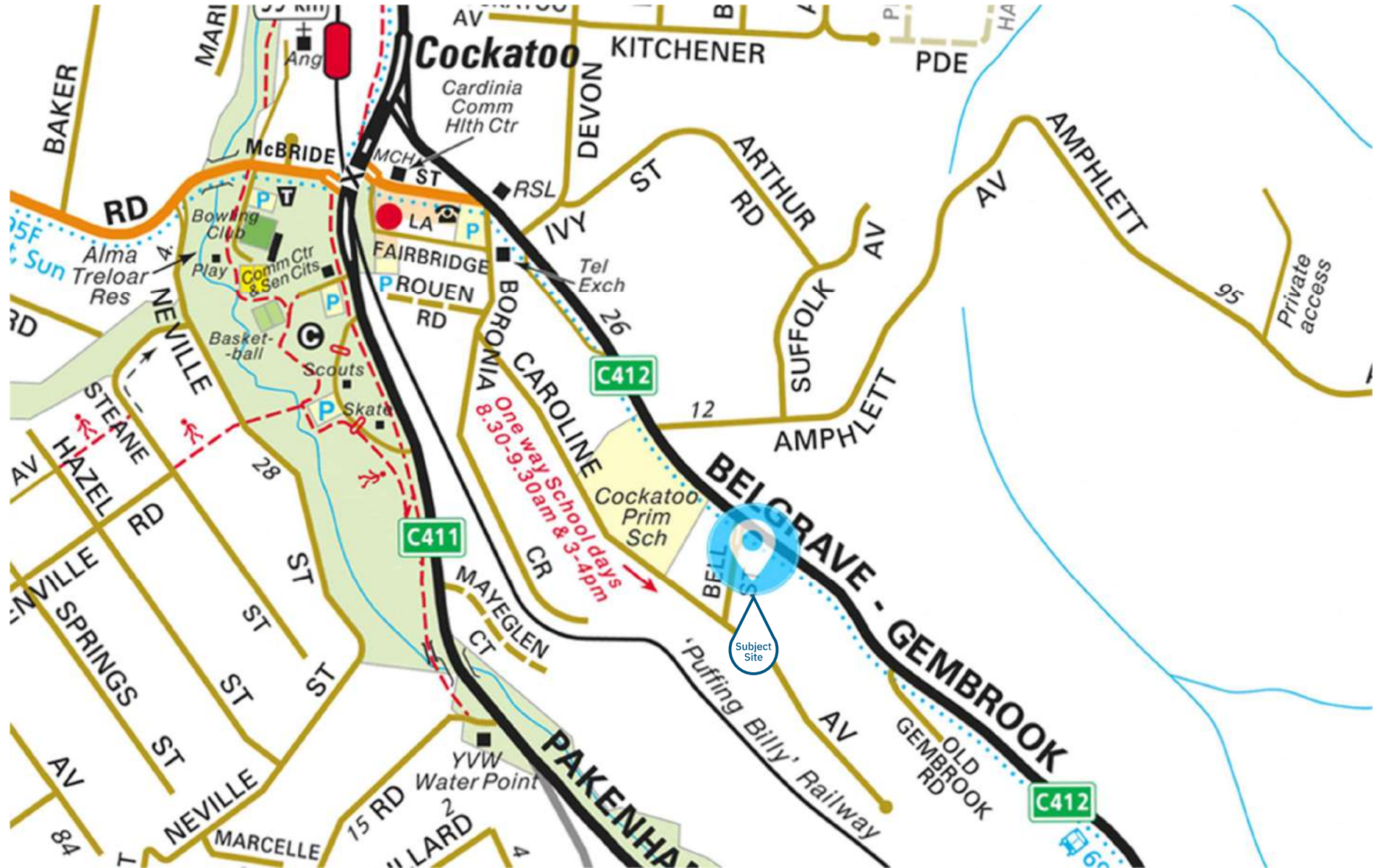
## Aerial image – Landchecker 13/10/2024

43 Belgrave-Gembrook Road, Cockatoo

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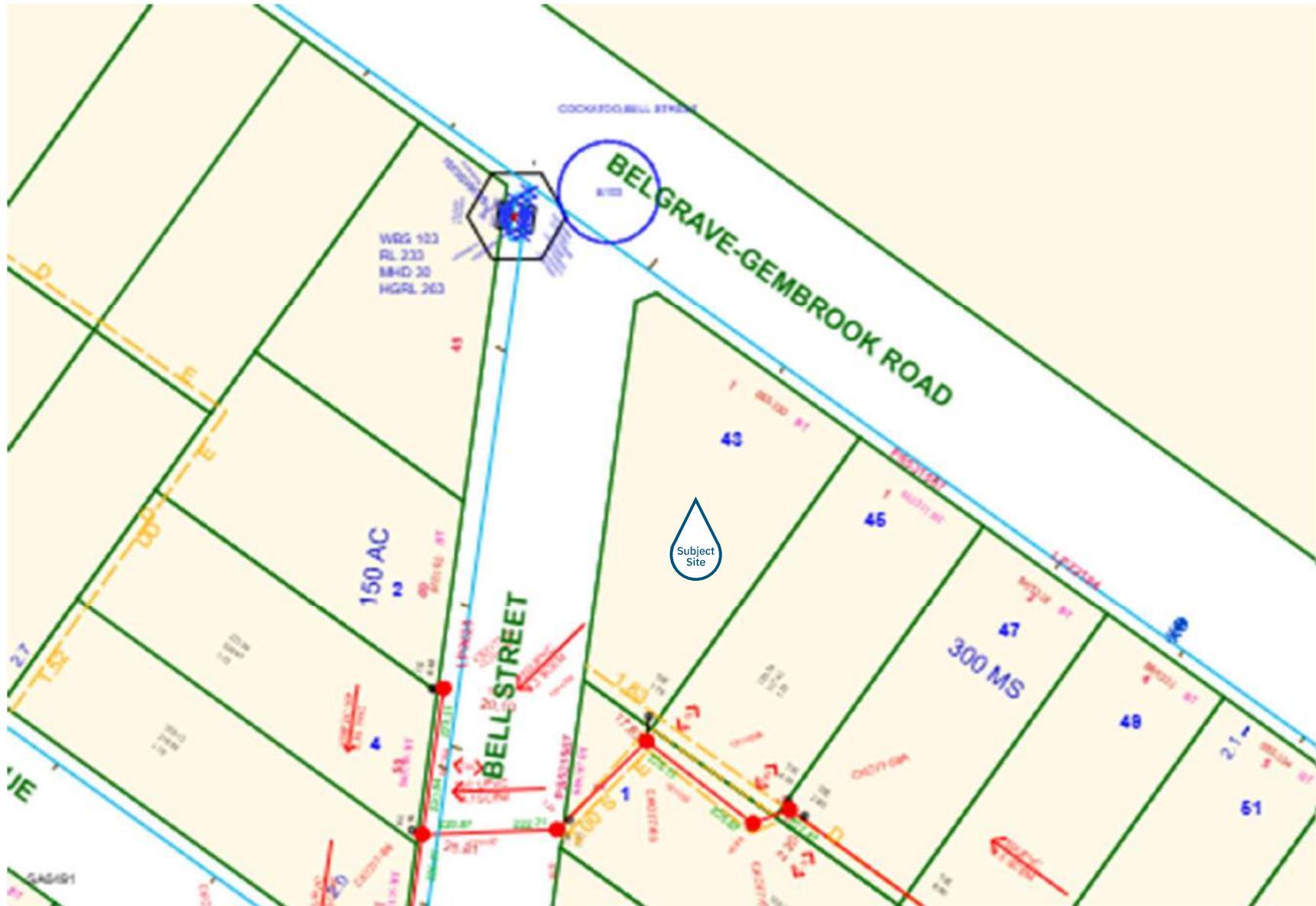


## Melways Map

43 Belgrave-Gembrook Road, Cockatoo

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## Water & Sewer Map – Yarra Valley Water

43 Belgrave-Gembrook Road, Cockatoo

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## Appendix B. Site Images

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1. Subject site, viewed southward from Belgrave-Gembrook Road



3. View eastward along Belgrave-Gembrook Road



2. View westward along Belgrave-Gembrook Road



4. View eastward along Belgrave-Gembrook Road and opposite the Site, 70 Belgrave-Gembrook Road

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## Appendix B



5. Existing crossover to Belgrave-Gembrook Road, street trees



7. Existing driveway to Site



6. Adjoining property to the proposed 45 Belgrave-Gembrook Road



Existing vegetation along northern boundary, street tree

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9. Shared pathway adjacent to the Site to the north



11. Primary school in background of image, facing west



10. View south-east to Site from street intersection



12. View south along Bell Street

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## Appendix B



13. Western perspective of Site from Bell Street



15. Existing vegetation on Site



14. Facing east along southern boundary fence



16. Existing dwelling and shed

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## Appendix B



17. View eastward towards eastern boundary



19. Southern elevation of existing dwelling



18. Interface between the Site and adjoining property to the east



20. Extent of driveway to adjoining property to the east

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## Appendix B



21. 2 Bell Street



23. Cockatoo township (1)



22. Adjoining property to the south, 1 Bell Street



24. Cockatoo township (2)

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## Appendix B



25. Cockatoo township (3)



27. Cockatoo township (5)



26. Cockatoo township (4)



28. Cockatoo township (6)

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We recognise that our Mornington Studio is located on the traditional lands of the Boon Wurrung / Bunurong people of the Kulin Nation. We acknowledge their profound and ongoing connection to Country. In our work, we are privileged to have the opportunity to visit other traditional lands, and we actively seek to learn more about the cultural heritage of Australia as a symbol of our commitment to reconciliation.

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# STORM Rating Report

TransactionID: 0  
Municipality: CARDINIA  
Rainfall Station: CARDINIA  
Address: 43 Belgrave-Gembrook Rd

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Cockatoo

VIC

Assessor:

Development Type: Residential - Multiunit

Allotment Site (m2): 1,248.00

STORM Rating %: 93

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
D1 roof to tank	244.00	Rainwater Tank	7,000.00	5	106.80	97.90
D2 roof to tank	219.00	Rainwater Tank	7,000.00	4	105.00	98.50
Driveways/paving	63.00	None	0.00	0	0.00	0.00

Note that 1 bedroom has been added to each dwelling to simulate laundry reuse (this is a conservative assumption as 1 bedroom equates to 20L/day and laundry reuse has been estimated by Melbourne Water as 80L/day)

Remaining 7% to be satisfied via contribution

Date Generated: 06-May-2025

Program Version: 1.0.0





Bushfire Management Assessment:  
2-Lot Subdivision and Proposed Dwellings  
43 Belgrave-Gembrook Road Cockatoo  
17 June 2025

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Report:	Bushfire Planning Assessment - 43 Belgrave-Gembrook Road Cockatoo - June 2025		
Report no:	24031		
Author / Contact:	<div></div>		
Date:	17 June 2025		
Prepared for:	<div></div> C/ DS Building Design		

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# 1 Introduction

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This Bushfire Planning Assessment is prepared in accordance with clause 53.02 (Bushfire Planning) outlined in the Yarra Ranges Council Planning Scheme.

Site Details	43 Belgrave-Gembrook Road Cockatoo
Overlays:	Bushfire Management Overlay (BMO) Design and Development Overlay (DDO2) Significant Landscape Overlay (SLO1) Vegetation Protection Overlay (VPO2)
Zoning:	Neighbourhood Residential Zone (Schedule 2 –NRZ2)
Site Area and Dimensions	1247m <sup>2</sup> Refer to Attachment 1

Summary of Proposal
<b>Development Plan:</b> 2 lot subdivision (removal of existing dwelling and construction of new dwellings on each lot)
<b>Application Pathway:</b> Pathway 3
<b>Construction Standard:</b> BAL 29 for new dwellings
<b>Defendable Space:</b> 50m or to the property boundary (shared between Lot 1, 2 and 3)
<b>Water Supply and Access:</b> 5,000 litre water tank is required for each lot. CFA fittings not required.

## Application Requirements

This application is to address 'Pathway 3' requirements including:

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

## 2 Bushfire Hazard Assessment

A site investigation was undertaken on 25 June 2024 to determine the vegetation types within 150 metres of the development site. Plan 1 of Appendix 1 shows the hazard vegetation types within 150 metres of the property boundary. Classification of vegetation types are consistent with definitions in AS-3959 Construction of buildings in bushfire prone areas and/or the Technical Guide: *Planning Permit Applications Bushfire Management Overlay*.

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### 2.1 Assessment Area

The development site is bordered by Belgrave-Gembrook Road and surrounded by residential properties which occupy approximately 60% of the 150m assessment area. The remaining areas feature classified vegetation: Forest, Woodland and Modified vegetation. The table below provides a summary of vegetation types and slopes in all directions in relation to the proposed dwellings and the following page provides descriptions of these vegetation types.

**Table 1. Vegetation Types within 150 metres**

Hazard Type					
Vegetation (within 150m of the site)	Hazard 1	Hazard 2	Hazard 3A	Hazard 3B	Hazard 3C/3D
	Low Threat	Low Threat	Low Threat	Low Threat	Low Threat
	Modified	Modified	<u>Modified</u>	<u>Modified</u>	<u>Modified</u>
	Forest	<u>Forest</u>	Forest	Forest	Forest
	<u>Woodland</u>	Woodland	Woodland	Woodland	Woodland
	Scrub	Scrub	Scrub	Scrub	Scrub
	Rainforest	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland	Grassland
Effective Slope (under classified vegetation)	<u>Upslope/Flat</u>	Upslope/Flat	Upslope/Flat	<u>Upslope/Flat</u>	Upslope/Flat
	Downslope	Downslope	Downslope	Downslope	Downslope
	>0 to 5 °	>0 to 5 °	>0 to 5 °	>0 to 5 °	>0 to 5 °
	>5 to 10°	>5 to 10°	<u>&gt;5 to 10°</u>	>5 to 10°	<u>&gt;5 to 10°</u>
	>10° to 15°	<u>&gt;10° to 15°</u>	>10° to 15°	>10° to 15°	>10° to 15°
	>15 to 20°	>15 to 20°	>15 to 20°	>15 to 20°	>15 to 20°
Distance to Vegetation (nearest dwelling)	29m to the north	120m to the south	21m to the west	Contiguous	91m / 70m

## 2.2 Vegetation Classification

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

### Hazard 1 - Woodland

Woodland vegetation is the most dominant hazard vegetation type within 150m. Its classification is not clear-cut as this area features some patches of treeless grassland and dense shrubby areas and canopy trees on the fringes of Belgrave-Gembrook Road. Although the pattern of vegetation is not consistent within 150 metres, it is most attributable to Woodland classification overall given its sparse canopy cover and low shrub cover throughout most of the area. This generally open landscape persists for 240 metres to the south of Amphlett Avenue until it grades into forest vegetation.

Within 150m the woodland vegetation occurs on a generally flat terrain and is upslope in relation to the development site (see Figure 1). It does however steepen considerably beyond 150 metres. Belgrave-Gembrook Road provides a sealed buffer from the dwelling within Lot 1 and 29m separates this dwelling with the classified woodland. Dwellings within Lot 1 is further protected from Woodland at a distance of 40m.

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### Hazard 2 - Forest

Forest vegetation occurs in a small area (0.6 Ha total) situated within private property ~ 120m south east of the subject site. Only ~7% (0.06 Ha) falls within the 150m assessment area.

The vegetation supports a mature stringy bark canopy and a range of shrubby midstorey species and graminoids persist beneath the Eucalypt trunks (refer to figure 3). This Forest vegetation is a largely unmodified remnant and is predicted that overall fuel loads are ~35 tonnes per hectare (a standard measure for mature unmodified forest).

### Hazard 3A-D Modified

Modified vegetation refers to vegetation that differs from standard hazard vegetation (e.g., forest and woodland) in that it may contain significant fuel loads but its continuity and structure is altered due to urban development and a partially managed understorey.

Roughly 2000m<sup>2</sup> of modified vegetation occurs within the Primary School on the opposite side of Bell Street and adjoining private land (Hazard 3A – Figure 4). Despite the mature Eucalypt canopy, there is minimal understorey and it is well mown at ground level.

Modified vegetation occurs in the northern margins of the property and is contiguous with the road reserve (Hazard 3B – Figure 5). The groundstorey is regularly mown and this section is a narrow band of vegetation that extends to less than 1500m<sup>2</sup>.

Modified vegetation of a similar extent was also identified within private properties south east of the property towards Old Gembrook Road (Hazard 3C) and south of Caroline Avenue (Hazard 3D – Figure 6).

All areas of modified vegetation are surrounded by built form or well-maintained residential gardens i.e. low threat vegetation.



## Site Photos



**Figure 1.** Northerly view of woodland vegetation opposite subject site (intersection of Belgrave-Gembrook Rd and Bell St in the foreground)



**Figure 2.** Westerly view of surrounding landscape within 150 metres with forest vegetation occurring at lower elevations



**Figure 3.** Forest vegetation south of Caroline Avenue



**Figure 4.** Hazard 3A Modified vegetation within the Cockatoo Primary School grounds



**Figure 5.** Hazard 3B fronting the subject site



**Figure 6.** Modified vegetation along Caroline Ave (Hazard 3D)

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## 3 Bushfire Hazard Landscape Assessment

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

### 3.1 Fire History

As shown in Plan 2, there has been significant fire history in the local area. The most notable landscape scale fire occurred during Ash Wednesday in 1983. This fire devastated the township of Cockatoo, including the subject site. Since then, no wildfires have occurred in the vicinity of the township.

Numerous controlled burns on public land within Wrights Forest to the west of the property have been conducted since 1996, although this area of vegetation is unlikely to be a threat to the subject area due to the topography and discontinuity. The limited extent of recent wildfires near to the site reflects the increasing residential development in the last 30-40 years and the availability of emergency services and fire prevention programs.

### 3.2 Surrounding Landscape

Within 1km of the site, the surrounding landscape is hilly to gently undulating. Approximately 40% of land within this area is residential land and 60% consist of large areas of bushland or open grassland (typically introduced pasture) on both private and public land. The areas of forested vegetation to the north are primarily privately owned while the extensive area to the west is the Wright Forest State Park.

The primary threat to the proposed development would be a fire originating to the north where a mostly contiguous 3km forest run extends from Rainy Hill Road to private land south of Amphlett Avenue within 250 from the subject site. It is possible that the proposed development could be exposed to ember attack during the life of the building and impact of radiant heat is feasible. However, the site is close to the township and surrounded by modified residential areas, which somewhat alleviates the potential impact of a landscape-scale fire.

### 3.3 Access to Refuge and Emergency Services

There is 1 designated 'Neighbourhood Safe Place' (NSP) at the Mountain Road Recreation Reserve that lies 2.9 kilometres by road from the subject site (approximately 4 minutes travel time). Alternatively, an NSP is available at the Gembrook Community Centre approximately 5.9km to the east. An NSP is an area or premises that may, as a last resort, provide some sanctuary from the threat of fire. Although these local NSP's potentially provide an option for refuge, no NSP should not be relied upon given the unpredictable nature of fire.

The proximity of the Cockatoo, Emerald and Gembrook fire stations indicates that the local area has sufficient emergency resources in place.

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### 3.4 Landscape Typology

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

Landscape Type	Description
<b>Type 1</b>	<ul style="list-style-type: none"> <li>– There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation).</li> <li>– Extreme bushfire behaviour is not possible.</li> <li>– The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property.</li> <li>– Immediate access is available to a place that provides shelter from bushfire.</li> </ul>
<b>Type 2</b>	<ul style="list-style-type: none"> <li>– 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.</li> <li>– 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.</li> <li>– Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.</li> </ul>
<b>Type 3</b>	<ul style="list-style-type: none"> <li>– 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.</li> <li>– Bushfire can approach from more than one aspect.</li> <li>– The site is located in an area that is not managed in a minimum fuel condition.</li> <li>– Access to an appropriate place that provides shelter from bushfire is not certain.</li> </ul>
<b>Type 4</b>	<ul style="list-style-type: none"> <li>– The broader landscape presents an extreme risk.</li> <li>– Evacuation options are limited or not available.</li> </ul>

The local landscape character surrounding the proposed development lies somewhere between Landscape Type 2 and 3. Bushfire could approach from more than one direction and much of the surrounding landscape is not managed in a low-fuel condition. However, in the event of emergency evacuations, access to areas of refuge remain reasonably certain within nearby townships.

In summary, the landscape risks pose some degree of threat to development on the property and an integrated plan to mitigate bushfire risks is required including:

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

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## 4 Bushfire Management Statement

This section describes how the proposed development responds to the requirements of *Bushfire Planning* outlined Clause 53.02-3 (Pathway 3) of the Yarra Ranges Planning Scheme

### 4.1 Definition of objectives and measures

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

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

As outlined below, the proposed development can achieve all the objectives of *Bushfire Planning* with application of 'approved measures'.

### 4.2 Landscape, Siting and Design Objectives

---

#### Approved Measures (Clause 53.02)

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

---

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

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

---

#### Response to objectives (2.1 – 2.2)

The maximum separation distance is limited given that hazards persist within 30 metres of the property boundary. However, the sites resilience to bushfire will be strengthened by a high BAL standard applied to each new dwelling and the addition of water supply and vegetation management. In comparison, the current residence that does not appear to meet any bushfire construction standard and is not equipped with appropriate emergency water supply.

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### Response to objectives (2.1 – 2.2)

The act of subdivision complies with approved measures providing a BAL 29 is achieved.

The subject site is in close proximity to a main road and is accessible by emergency service vehicles.

### Approved Measures (Clause 53.02)

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

### Response to objective 2.3

The proposed development will be designed and built to comply with BAL 29 construction standards which is an appropriate response to landscape type 2 and 3

## 4.3 Subdivision Objectives (AM 5.1 – Part A)

### Objectives

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

- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:
  - I. Columns A or B of Table 2 to Clause 53.02-3 for a subdivision that creates 10 or more lots; or
  - II. Columns A, B or C of Table 2 to Clause 53.02-3 for a subdivision that creates less than 10 lots.

### Response to Objectives

The 2-lot subdivision and new dwellings will be constructed in accordance with the current bushfire regulations, applying Column C of Table 2 of clause 53.02 (i.e. BAL 29).

The table below outlines the relevant Bushfire Attack Level (BAL) for new dwellings and defensible space requirements based on the vegetation within 150 metres.

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Direction	Hazard 1	Hazard 2	Hazard 3A	Hazard 3B	Hazard 3C/D
Vegetation Type	Woodland	Forest	Modified	Modified	Modified
Slope	Upslope	Downslope	Downslope	Flat/Upslope	Downslope
Degrees	na	>10-15°	>5-10°	na	>5-10°
Distance from Hazard to nearest dwelling	29m	120m	21m	Contiguous	>70m
BAL Options	Required Defendable Space <sup>1</sup>				
Defendable Space for BAL 12.5	33m	82m	na	na	na
Defendable Space for BAL 19	24m	64m	na	na	na
Defendable Space for BAL 29	16m	49m	50m or to PB*	50m or to PB*	50m or to PB*

\* PB – Property Boundary

Although the development could technically comply with a BAL 19 in relation to the distance and aspect of forest and woodland vegetation, closer areas of modified vegetation indicated that this BAL rating is not sufficient. Modified vegetation requires a defendable space to the property boundary and a minimum BAL 29 construction standard for new dwelling.

It is also worth noting that the local area is a scheduled BMO2 zone, effectively mandating a BAL 29 construction for dwellings on a single lot. A BAL 29 applied to the subdivision is therefore consistent with the objectives of the BMO2.

## 4.4 Subdivision Objectives (AM 5.1 – Part B)

### Objectives and Responses

**Objective A.** Defendable space wholly contained within the boundaries of the proposed subdivision.

**Objective B.** Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.

**Objective C.** Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.

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<sup>1</sup> **Green** = Able to achieve the required defendable space distance from the threat for the relevant BAL rating.

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

**Response:** Although the proposed 2 lots are small, defensible space to the property boundary is appropriate given that forest vegetation is >100m away. Defensible space must be shared between the two lots in order to comply with bushfire management objectives. Vegetation management will require tree removal, management of understorey and limitations on future planting. Tree Removal for defensible space is addressed in a separate Tree Impact Assessment.

## 4.5 Defendable Space within the Property

Plan 3 provides the Defendable Space Assessment where hazard vegetation occupies approximately 50% of the surrounding 50m buffer. Furthermore, the nearest dwelling is at a distance from woodland vegetation that complies with BAL 29 setbacks

The vegetation within each lot will have to be managed in order to comply with vegetation management objectives outlined in the *Bushfire Management Plan* (Plan 4 of Appendix 1). Any future planting and landscaping must also comply with the defensible space standards specified in the *Bushfire Management Plan*.

## 4.6 Water Supply (AM 1.3)

### Requirement:

The building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-3.

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

Lot Size (m <sup>2</sup> )	Hydrant Available	Capacity (litres)	Fire Authority Fittings and Access Required
Less than 500	Not Applicable	2,500	No <input type="checkbox"/>
500 – 1000	Yes	5,000	No <input checked="" type="checkbox"/>
500 – 1000	No	10,000	Yes <input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes <input type="checkbox"/>

**Note:** A hydrant is available if it is located within 120 metres west of the property boundary

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

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**Response:**

Lot 1 is ~700 m<sup>2</sup> and Lots 2 is ~547.5 m<sup>2</sup> Each dwelling is to be equipped with a 5,000 litre water tank. CFA approved fittings are not required for these water tanks given that a hydrant is available within 120 metres (as shown on Plan 1).

The location of the water tanks on the Bushfire Management Plan are indicative only, however, the owners of each of the lots must provide the water tanks to the specifications outlined in the plan.

## 4.7 Access Requirements

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**Requirement:**

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-3 as duplicated below.

Column A	Column B
A1 - Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
A2 - Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet
A3 - Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li>– All weather construction</li> <li>– A load limit of at least 15 tonnes</li> <li>– Provide a minimum trafficable width of 3.5 metres</li> <li>– Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically</li> <li>– Curves must have a minimum inner radius of 10 metres</li> <li>– 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</li> <li>– Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle</li> </ul>

**Response:**

All lots do not require any specified access arrangements given that the driveway to each dwelling is less than 30 metres and no fire authority access is required.

## 4.8 Conclusion

The proposed subdivision will not compromise or increase bushfire risk to the proposed new dwellings on the subject site providing the additional bushfire mitigation measures are applied including

- A 5,000 litre water tank for each dwelling
- defensible space implemented to the entire property on each lot
- Dwellings must be constructed to BAL 29

The local area is a scheduled BMO2, effectively mandating a BAL 29 construction for dwellings therefore the subdivision is consistent with the objectives of the BMO2.

The Bushfire Management Plan (Appendix 1- Plan 4) is intended to be the formal plan to be endorsed as a part of the permit. The plan includes all anticipated permit conditions in relation to the BAL construction standard, defensible space and water supply.

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

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## 5 References

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

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

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

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

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

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

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# Plan 1 - Site Hazard Assessment

43 Belgrave-Gembrook Road  
Cockatoo

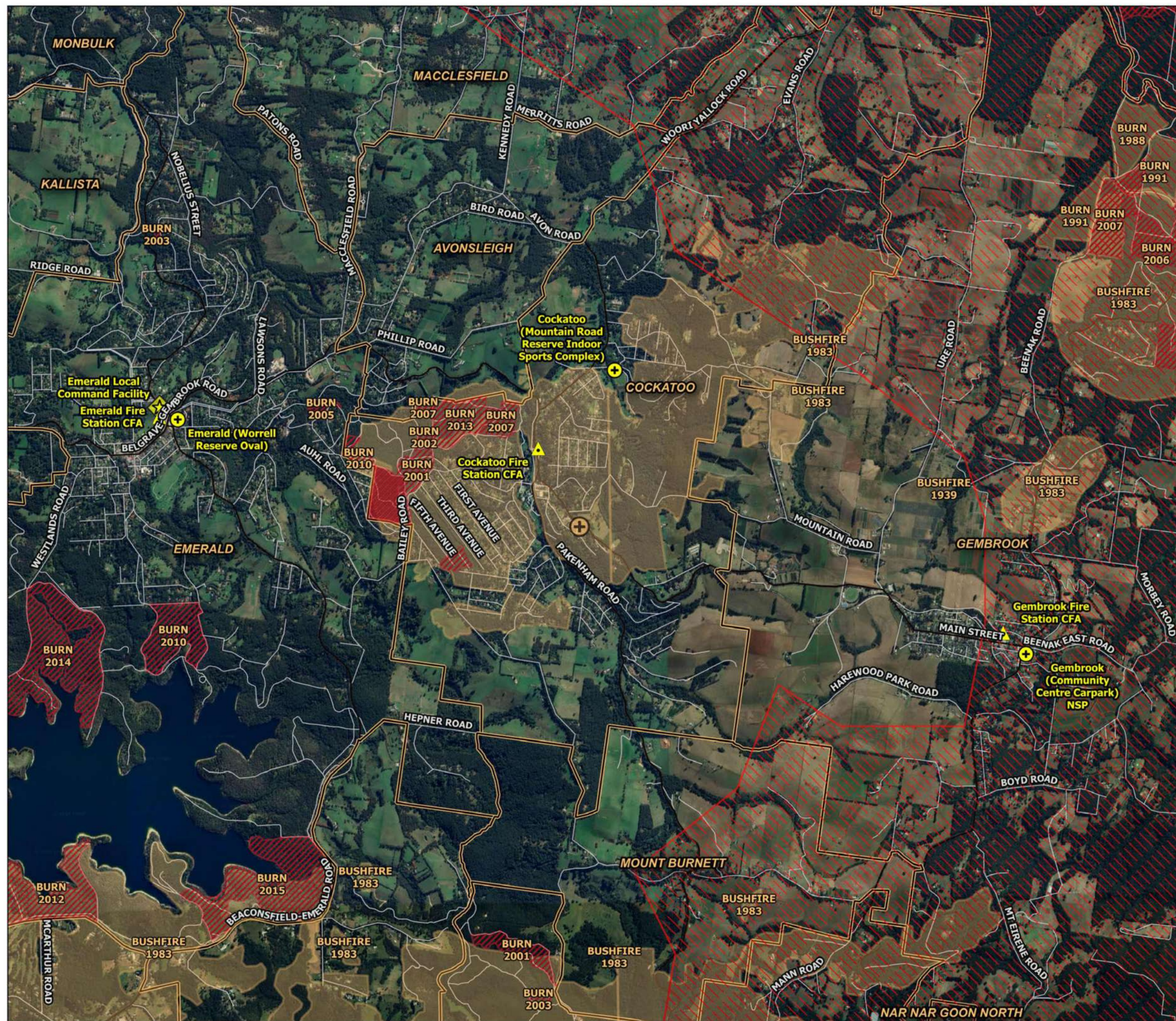
- Subject Site
- 150m Assessment Area
- Proposed Dwellings
- AS-3959 Vegetation Types
  - Modified
  - Forest
  - Woodland
- Measurements
  - Degrees (Arrows Point Upslope)
  - Distance
  - Street Hydrant

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Date: 28 May 2025  
Created by:   
Map Program: QGIS 3.34

1:1,400  
Scale (A3)  
0 25 50 m





## Plan 2 - Landscape Hazard Assessment

43 Belgrave-Gembrook Road  
Cockatoo

 Subject Site

 Locality Boundary

### Fire History

 1900-1970

 1970-2000

 2000-2024

 Emergency coordination centre

 Fire station

 Neighbourhood safer place

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Date: 23 June 2024

Created by: [REDACTED]

Map Program: QGIS 3.34

Scale (A3)

1:40,000

0 0.5 1 km



**RANGES**  
Environmental

info@rangesconsulting.com





## Plan 3 - Defendable Space Assessment

43 Belgrave-Gembrook Road  
Cockatoo

 Subject Site and Defendable Space


Hazard Vegetation Types

 Modified

 Woodland

Development Layout


 Dwellings

 Defendable Space

 Lot Boundary

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Date: 17 June 2025

Created by: 

Map Program: QGIS 3.34

Feature Survey Provided  
by DS Building Design

Scale (A3)  
1:420

0 5 10 m



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Environmental 

info@rangesconsulting.com



**Bushfire Management Plan**  
**2-Lot Subdivision**  
43 Belgrave-Gembrook Road Cockatoo

**Construction Standards**

All dwellings are to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL 29

**Defendable Space**

Defendable Space to be provided to a distance of 50m around the proposed building/or to the property boundary, (whichever is less) where vegetation is managed in accordance with the following requirements:

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

**Water Supply**

5,000 litres of effective water supply for firefighting purposes must be provided for each dwelling and meet the following requirements

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

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**Tree Assessment Report**  
**Construction of 2 Dwellings and Subdivision**  
**43 Belgrave-Gembrook Road Cockatoo**

**June 2025**

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<b>Report:</b>	<b>Tree Assessment - 43 Belgrave-Gembrook Road Cockatoo - June 2025</b>
<b>Job no:</b>	24031
<b>Prepared for:</b>	██████████ C/O DS Building Design
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<b>Date:</b>	17 June 2025

# 1 Introduction

This arboricultural report was requested by the permit applicant to address impacts to trees associated with a proposed 2-Lot subdivision with new dwellings on each lot. The property contains an old dwelling to be demolished. This report was originally issued on December 2024 under the proposal of a 3-lot subdivision, now reduced to 2 lots.

The determination of tree removal and retention considers:

- Trees within or close to the development footprint.
- Tree health, safety and life expectancy.
- Tree origin and ecological value.
- Standard bushfire defensible space requirements (including 5-m canopy separation between trees).
- Protections and exemptions under relevant overlays.

## Site Context and Planning Considerations

The proposed development triggers clause 53.02 *Bushfire Planning* requirements, including vegetation management for defensible space which applies to the entire property.

The property is 2,422m<sup>2</sup> and is zoned as Neighbourhood Residential Zone. Overlays that apply to the property include:

- Bushfire Management Overlay (BMO)
- Significant Landscape Overlay (Schedule 1)
- Design and Development Overlay Schedule 2)

**Map 1** on the following page illustrates the existing trees and surrounding conditions

**Map 2** illustrates the development layout and tree impact

**Map 3** illustrates impact to Tree Protection Zones

**Section 2** provides the results of the tree assessment.

**Appendix 1** provides photographic samples of the assessed trees.

**Appendix 2** outlines the assessment criteria applied in this report.

**Appendix 3** provides the Site Development Plans by DS Building Design

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**Map 1 - Existing Conditions**

43 Belgrave-Gembrook Road Cockatoo

 Title Boundary

Tree Assessment



Indigenous Tree



Victorian Native




Australian Native



Exotic

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Date: 20 September 2024  
Created by:   
Map Program: QGIS 3.34  
Feature Survey Provided by DS Building Design

Scale (A3)  
1:250





## Map 2 - Development Layout and Proposed Tree Removal

43 Belgrave-Gembrook Road Cockatoo

### Tree Assessment

 Remove

 Retain


### Tree Spread

 Remove

 Retain

### Layout

 Lot Boundary

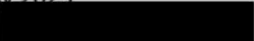
 Retaining Wall

 Driveway

 Dwelling

 Title Boundary

Date: 28 May 2025

Created by: 

Map Program: QGIS 3.34

Feature Survey Provided  
by DS Building Design

Scale (A3)

1:250

0 5 10 m



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# Map 3 - Incursions into Tree Protection Zones

43 Belgrave-Gembrook Road Cockatoo

## Tree Assessment

- + Remove
- + Retain

## Tree Protection Zones (TPZ)

- TPZ (Remove Tree)
- TPZ (Retain Tree)
- Structural Root Zone
- TPZ Incursion and Percentage

## Layout

- Lot Boundary
- Retaining Wall
- Driveway
- Dwelling
- Title Boundary

Date: 29 May 2025

Created by [REDACTED]

Map Program: QGIS 3.34

Feature Survey Provided  
by DS Building Design

Scale (A3)

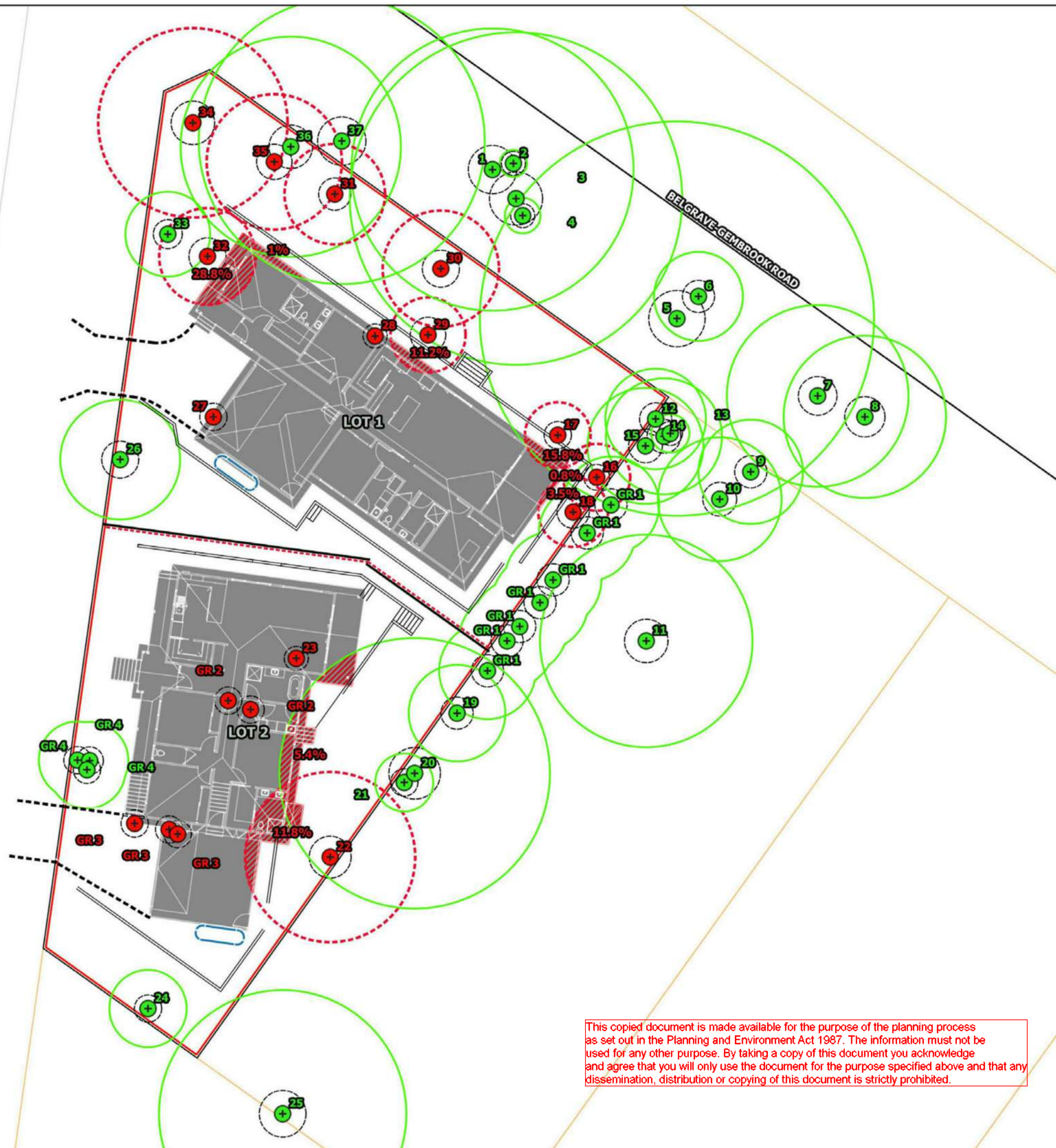
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0 5 10 m



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## 2 Tree Assessment

A site assessment was undertaken by *Ranges Environmental Consulting* on 25 June 2024 to determine potential impacts to trees from subdivision, construction of dwellings, driveways and associated earthworks.

### Arboricultural Considerations

Tree assessments included all significant trees on the property and 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 to 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.

### Defendable Space Considerations

Defendable Space standards includes requirements to achieve a 5-metre canopy separation. This requirement accounts for most of the proposed tree loss with removal and retention based on the following considerations:

- While the survey plan (Refer to Appendix 3) provides an illustration of the locations of all trees, the canopy width shown on the survey plan should not be taken literally.
- Many trees have asymmetrical crowns and canopy foliage does not always occupy the full extent of tree spread indicated on the survey plan.

## 2.1 Results and Discussion

As shown on Map 1 and 2, the assessment included 37 substantial trees and 4 'tree groups' consisting of smaller trees of the same species. Of these, 15 substantial trees and 3 tree groups occur within the subject property and the remainder occur on the neighbouring residential property or on the adjoining nature strip alongside Belgrave-Gembrook Road.

All trees outside the property boundary can be retained without significant encroachments from the proposed buildings and works. Within the subject property, 13 substantial trees and 2 tree groups are recommended removal for the following reasons:

- 5 trees (4 small exotics and 1 Tree-fern) and 2 tree groups (a combined 5 Tree-ferns) occur directly within the footprint or within 1 metre of the proposed works.
- 8 other trees within the property including:
  - 5 Australian Natives including Tree 18 (Magenta Lilly Pilly) and 22 (Silky Oak), and 3 well-known environmental weeds (Willow-leaf Hakea – T31, 34 and 35)



- 3 exotics (2 Photinias and 1 Cherry Laurel) are recommended for removal for defendable space (trees 16, 17 and 30).

Table 1 and 2 provide a summary of all trees assessed and their allocation for removal or retention.

Table 3 on the following page provides a comprehensive account of all trees assessed.

**Table 1 - Tree Removal Summary**

CT - Indigenous Canopy Tree UT - Indigenous Understorey Tree V  
- Victorian Native A- Australian Native E - Exotic GR - Tree Group

Rating	Origin	No.	Species
Moderate (9)	A	22	*Grevillea robusta
	E	16	*Photinia serratifolia
	E	27	*Camelia japonica
	E	29	*Rhododendron sp.
	UT	GR 2	Cyathea australis
	UT	GR 3	Cyathea australis
Low (5)	A	18	*Syzygium paniculatum
	E	17	*Prunus laurocerasus
	E	28	*Camelia japonica
	E	30	*Photinia serratifolia
	UT	32	Cyathea australis
	A	31	*Hakea salicifolia
Very-Low (4)	A	34	*Hakea salicifolia
	A	35	*Hakea salicifolia
	E	23	*Solanum mauritianum

**Table 2 - Tree Retention Summary**

CT - Indigenous Canopy Tree UT - Indigenous Understorey Tree  
- Victorian Native A- Australian Native E - Exotic GR - Tree Group

Rating	Origin	No.	Species
Very High (2)	CT	5	Eucalyptus obliqua
	CT	20	Eucalyptus rubida
High (5)	A	25	*Eucalyptus nicholii
	CT	1	Eucalyptus obliqua
	CT	3	Eucalyptus obliqua
	CT	36	Eucalyptus radiata
	CT	37	Eucalyptus obliqua
Moderate (9)	CT	8	Eucalyptus obliqua
	E	7	*Pinus radiata
	E	11	*Cupressus leylandii
	UT	GR 4	Cyathea australis
	UT	6	Acacia melanoxylon
	UT	24	Cyathea australis
	UT	26	Cyathea australis
	E	GR 1	*Fagus sp.
	E	9	*Chamaecyparis lawsonia
	E	10	*Chamaecyparis lawsonia
	E	12	*Chamaecyparis lawsonia
	E	14	*Chamaecyparis lawsonia
	E	15	*Chamaecyparis lawsonia
Low (18)	E	19	*Pittosporum tenuifolium
	E	21	*Prunus laurocerasus
	UT	2	Acacia melanoxylon
	UT	4	Acacia melanoxylon
	UT	33	Cyathea australis
	V	13	#Pittosporum undulatum

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**Table 3. Tree Assessment Results**

DBH – Diameter at Breast Height

\*Combined DBH of multi-stem tree

TPZ - Tree Protection Zone

DAB - Diameter at Base

SRZ - Structural Root Zone

GR - Tree Group

Origin: E - Exotic

CT - Indigenous Canopy Tree

UT - Indigenous Understorey Tree

V - Victorian Native

A - Australian Native

No.	Origin	Species	Common Name	DBH (cm)	Multi-stem			DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Rating	Status	Notes
1	CT	Eucalyptus obliqua	Messmate	73	-			82	8.8	3	15-20m	9	Good	High	Retain	SRZ substantially breached with 0.5 cut for footpath
2	UT	Acacia melanoxylon	Blackwood	7	-			15	2	1.5	<5m	2	Fair	Low	Retain	
3	CT	Eucalyptus obliqua	Messmate	86	-			100	10.3	3.3	15-20m	7	Fair	High	Retain	Several dead branches
4	UT	Acacia melanoxylon	Blackwood	9*	7	6		15	2	1.5	<5m	2	Fair	Low	Retain	Bifurcated below measurement
5	CT	Eucalyptus obliqua	Messmate	102	-			115	12.2	3.5	15-20m	7	Fair	Very High	Retain	Some minor dieback
6	UT	Acacia melanoxylon	Blackwood	23	-			29	2.8	2	5-10m	4	Good	Moderate	Retain	
7	E	*Pinus radiata	Radiata Pine	47	-			47	5.6	2.4	15-20m	5	Good	Moderate	Retain	
8	CT	Eucalyptus obliqua	Messmate	42	-			49	5	2.5	5-10m	5	Poor	Moderate	Retain	Canopy Dieback Trunk Decay
9	E	*Chamaecyparis lawsonia	Lawsons Cypress	27	-			30	3.2	2	5-10m	4	Fair	Low	Retain	
10	E	*Chamaecyparis lawsonia	Lawsons Cypress	32	-			35	3.8	2.1	5-10m	3	Fair	Low	Retain	
11	E	*Cupressus leylandii	Leyland Cypress	55	-			60	6.6	2.7	15-20m	7	Good	Moderate	Retain	Neighbouring driveway sits between this tree and the subject site
12	E	*Chamaecyparis lawsonia	Lawsons Cypress	26	-			30	3.1	2	5-10m	3	Fair	Low	Retain	
13	V	#Pittosporum undulatum	Sweet Pittosporum	20	-			15	2.4	1.5	5-10m	4	Good	Low	Retain	Bifurcated below measurement
14	E	*Chamaecyparis lawsonia	Lawsons Cypress	30	-			35	3.6	2.1	5-10m	4	Good	Low	Retain	
15	E	*Chamaecyparis lawsonia	Lawsons Cypress	30	-			35	3.6	2.1	5-10m	4	Good	Low	Retain	
16	E	*Photinia serratifolia	Taiwanese Photinia	17*	10	10	10	19	2.1	1.6	5-10m	5	Good	Moderate	Remove	Bifurcated below measurement
17	E	*Prunus laurocerasus	Cherry Laurel	17	-			20	2	1.7	<5m	4	Good	Low	Remove	Heavy Trunk Lean Poor Form
18	A	*Syzygium paniculatum	Brush Cherry	18*	12	10	9	30	2.2	2	5-10m	4	Fair	Low	Remove	Bifurcated below measurement
19	E	*Pittosporum tenuifolium	Kohuhu	25	-			30	3	2	5-10m	5	Fair	Low	Retain	Bifurcated below measurement
20	CT	Eucalyptus rubida	Candlebark	70	-			90	8.4	3.2	20-25m	7	Very Good	Very High	Retain	
21	E	*Prunus laurocerasus	Cherry Laurel	15	-			20	2	1.7	<5m	4	Good	Low	Retain	

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No.	Origin	Species	Common Name	DBH (cm)	Multi-stem			DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Rating	Status	Notes
22	A	*Grevillea robusta	Silky Oak	44	-			56	5.3	2.6	15-20m	6	Good	Moderate	Remove	
23	E	*Solanum mauritianum	Wild Tobacco Tree	12*	9	6	6	12	2	1.5	<5m	3	Poor	Very-Low	Remove	Environmental Weed
24	UT	Cyathea australis	Rough Treefern	20	-			20	2.4	1.7	<5m	4	Fair	Moderate	Retain	could not access estimated DBH
25	A	*Eucalyptus nicholii	Narrow-leaf Black Peppermint	64	-			75	7.7	2.9	15-20m	10	Good	High	Retain	Some minor dieback
26	UT	Cyathea australis	Rough Treefern	31	-			44	3.7	2.3	5-10m	3	Good	Moderate	Retain	
27	E	*Camelia japonica	Japanese Camelia	15	-			20	2	1.7	<5m	4	Very Good	Moderate	Remove	
28	E	*Camelia japonica	Japanese Camelia	10*	6	6	5	15	2	1.5	<5m	3	Good	Low	Remove	Next to ivy infested 25cm trunk possibly dead or deciduous
29	E	*Rhododendron sp.	Rhododendron	19*	14	10	9	36	2.3	2.2	<5m	4	Very Good	Moderate	Remove	Multi-stem 6
30	E	*Photinia serratifolia	Taiwanese Photinia	30*	15	14	14	12	12	40	5-10m	6	Good	Low	Remove	
31	A	*Hakea salicifolia	Willow-leaf Hakea	26	-			30	3.1	2	5-10m	5	Poor	Very-Low	Remove	Ivy Infestation
32	UT	Cyathea australis	Rough Treefern	25	-			40	3	2.3	<5m	3	Fair	Low	Remove	Less than 3m height and beneath powerline
33	UT	Cyathea australis	Rough Treefern	22*	16	15		25	2.6	1.8	<5m	4	Poor	Low	Retain	Ivy Infestation
34	A	*Hakea salicifolia	Willow-leaf Hakea	49	-			60	5.9	2.7	5-10m	3	Very Poor	Very-Low	Remove	Trunk Decay Ivy Infestation possibly dead
35	A	*Hakea salicifolia	Willow-leaf Hakea	35	-			38	4.2	2.2	5-10m	5	Fair	Very-Low	Remove	Environmental Weed Poor Form Asymmetrical Crown
36	CT	Eucalyptus radiata	Narrow-leaf Peppermint	57	-			62	6.8	2.7	15-20m	6	Good	High	Retain	Ivy Infestation Inside property fence
37	CT	Eucalyptus obliqua	Messmate	74	-			79	8.9	3	25-30m	6	Good	High	Retain	Ivy Infestation
GR 1	E	*Fagus sp.	European Beech	25	-			30	3	2	5-10m	4	Fair	Low	Retain	Group of 7
GR 2	UT	Cyathea australis	Rough Treefern	20	-			20	2.4	1.7	<5m	3	Good	Moderate	Remove	group of 2 plus 2 young recruits
GR 3	UT	Cyathea australis	Rough Treefern	20	-			20	2.4	1.7	<5m	3	Good	Moderate	Remove	group of 3 similar size
GR 4	UT	Cyathea australis	Rough Treefern	20	-			20	2.4	1.7	<5m	3	Good	Moderate	Retain	group of 2 equal size

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## Permit exemptions

As shown in the table below, 5 of the assessed trees are listed environmental weeds under the Significant Landscape Overlay and Vegetation Protection Overlay, which do not require a permit for removal.

**Table 4. Trees with permit exemptions**

No.	Species	Common Name	DBH (cm)
17	*Prunus laurocerasus	Cherry Laurel	17
23	*Solanum mauritianum	Wild Tobacco Tree	12
31	*Hakea salicifolia	Willow-leaf Hakea	26
34	*Hakea salicifolia	Willow-leaf Hakea	49
35	*Hakea salicifolia	Willow-leaf Hakea	35

As shown in table 5, the remaining trees requiring a permit for removal include:

- 7 trees of exotic origin, all are small in stature
- 2 Australian Natives of moderate stature
- 6 Rough Tree-ferns which are locally indigenous

**Table 5. Trees requiring a permit**

No.	Type	Species	Common Name	DBH	Height	Condition	Rating
16	Exotic	*Photinia serratifolia	Taiwanese Photinia	17	5-10m	Good	Moderate
17	Exotic	*Prunus laurocerasus	Cherry Laurel	17	<5m	Good	Low
18	Australian Native	*Syzygium paniculatum	Magenta Lilly Pilly	18	5-10m	Fair	Low
22	Australian Native	*Grevillea robusta	Silky Oak	44	15-20m	Good	Moderate
23	Exotic	*Solanum mauritianum	Wild Tobacco Tree	12	<5m	Poor	Very-Low
27	Exotic	*Camelia japonica	Japanese Camelia	15	<5m	Very Good	Moderate
28	Exotic	*Camelia japonica	Japanese Camelia	10	<5m	Good	Low
29	Exotic	*Rhododendron sp.	Rhododendron	19	<5m	Very Good	Moderate
30	Exotic	*Photinia serratifolia	Taiwanese Photinia	30	5-10m	Good	Low
32	Indigenous	Cyathea australis	Rough Treefern	25	<5m	Fair	Low
GR 2	Indigenous	Cyathea australis (2)	Rough Treefern	20	<5m	Good	Moderate
GR 3	Indigenous	Cyathea australis (3)	Rough Treefern	20	<5m	Good	Moderate



As shown in the table above, trees to be removed have relatively low stature and significance. Treeferns are generally considered significant in the context of remnant forest vegetation, however, the specimens onsite occur as isolated fragments and provide limited biodiversity and amenity value. The species are well known for being successfully translocated and this is a potential option within the subject site.

## Tree Protection Zones

Map 3 shows Tree Protection Zones for trees occurring outside the construction footprint. As shown in the table below, 7 trees to be removed will receive varying degrees of encroachment based on the proposed works. Most of these are intolerable encroachments, however, defensible space requirements would mandate the removal of most of these trees regardless of TPZ incursions.

Trees 20, 26 and 37 are suitable for retention and will receive tolerable incursions of less than 10% of the TPZ. No Structural Root Zones of trees to be retained will be breached as a result of the construction requirements.

**Table 6. Impact to Tree Protection Zones**

Note: Trees within the footprint of the proposed works are not included in the below table.

No.	Species	Common Name	DBH (cm)	Condition	TPZ (m)	TPZ Area (m <sup>2</sup> )	Incursion Area (m <sup>2</sup> )	% Incursion	Rating	Status
16	*Photinia serratifolia	Taiwanese Photinia	17	Good	2.08	14	2.5	17.8	Moderate	Remove
17	*Prunus laurocerasus	Cherry Laurel	17	Good	2.04	13	2.0	15.7	Low	Remove
18	*Syzygium paniculatum	Brush Cherry	18	Fair	2.16	15	3.9	23.6	Low	Remove
20	Eucalyptus rubida	Candlebark	70	Very Good	8.40	222	21.9	9.9	Very High	Retain
22	*Grevillea robusta	Silky Oak	44	Good	5.28	88	31.7	36.0	Moderate	Remove
26	Cyathea australis	Rough Treefern	31	Good	3.72	43	1.8	4.3	Moderate	Retain
27	*Camelia japonica	Japanese Camelia	15	Very Good	1.80	10	0.9	8.6	Moderate	Remove
29	*Rhododendron sp.	Rhododendron	19	Very Good	2.33	17	5.7	33.1	Moderate	Remove
32	Cyathea australis	Rough Treefern	25	Fair	3.00	28	7.7	27.5	Low	Remove
37	Eucalyptus obliqua	Messmate	74	Good	8.88	248	10.5	3.9	High	Retain

It should be noted that the layout of lots, dwellings and earthworks has been specifically designed to minimise TPZ incursions into neighbouring trees. The proposed works intrude less than 10% of all neighbouring trees (and in most cases not at all), which is particularly critical for the ongoing health of significant Eucalyptus (e.g. tree 1, 3, 5, 6, 20 and 25)

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### 3 Conclusion and Recommendations

Of the 37 individual trees and 4 tree groups assessed by *Ranges Environmental Consulting*:

- 18 trees require removal to accommodate the re-development. These include 13 individual trees and 2 tree groups (a combined 5 tree ferns), although only 13 of these are subject to permit requirements under the Cardinia Shire Council Planning Scheme.
- The remaining 21 trees and 2 tree groups can be safely retained in the context of the development and defensible space requirements.
- There is limited capacity for tree retention on the site. Tree retention is limited to 6 trees ferns (T24, 26, 33 and GR4) and a mature Eucalypt which is considered high significance in a local context (Tree 36).
- Site trees as a whole provide low visual and biological contribution to the surrounding landscape and Tree 36 is the only tree onsite with a high significance rating.
- The retention of road reserve trees and a consistent screening of vegetation on the neighbouring property at 45 Belgrave-Gembrook Road will continue to provide visual amenity and buffering of built form elements proposed on the subject site.

To the extent possible, trees nominated for retention were selected due to their maturity, health, landscape amenity and habitat value. However, the requirements for 5m of canopy separation substantially compromises this objective.

#### Tree Protection Measures

Several trees to be retained (tree 36 and several tree ferns) have a significant infestation of English Ivy, which should be promptly removed to ensure ongoing tree health.

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.
- Removal of trees or vegetation is to be limited to trees specified in the permit or endorsed plans.

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Appendix 1. Site Photos



Figure 1. GR4 (3 Rough Tree-ferns) can be retained within Lot 3



Figure 2. GR3 (3 Rough Tree-ferns) require removal to accommodate the dwelling in Lot 3



Figure 3. Facing south from the corner of Belgrave-Gembrook Road and Bell Street . Road Reserve Trees 1-4 and 37), T36 is a site tree (*Eucalyptus radiata*) to be retained



Figure 4. Facing south from Belgrave-Gembrook Road into existing crossover into the site which will not be required for access to the lots.

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**Figure 5.** Existing driveway entrance and view of trees 16, 17 and 18, to be removed for defensible space



**Figure 6.** Tree 23 (Rough Tree-fern) to be removed to accommodate the dwelling in Lot 2



**Figure 7.** Tree 24 (Rough Tree-fern) can be retained within Lot 3



**Figure 8.** View south along the property frontage, Tree 27 (Camelia) to be removed. Tree 26 (Rough Tree-fern) to be retained.

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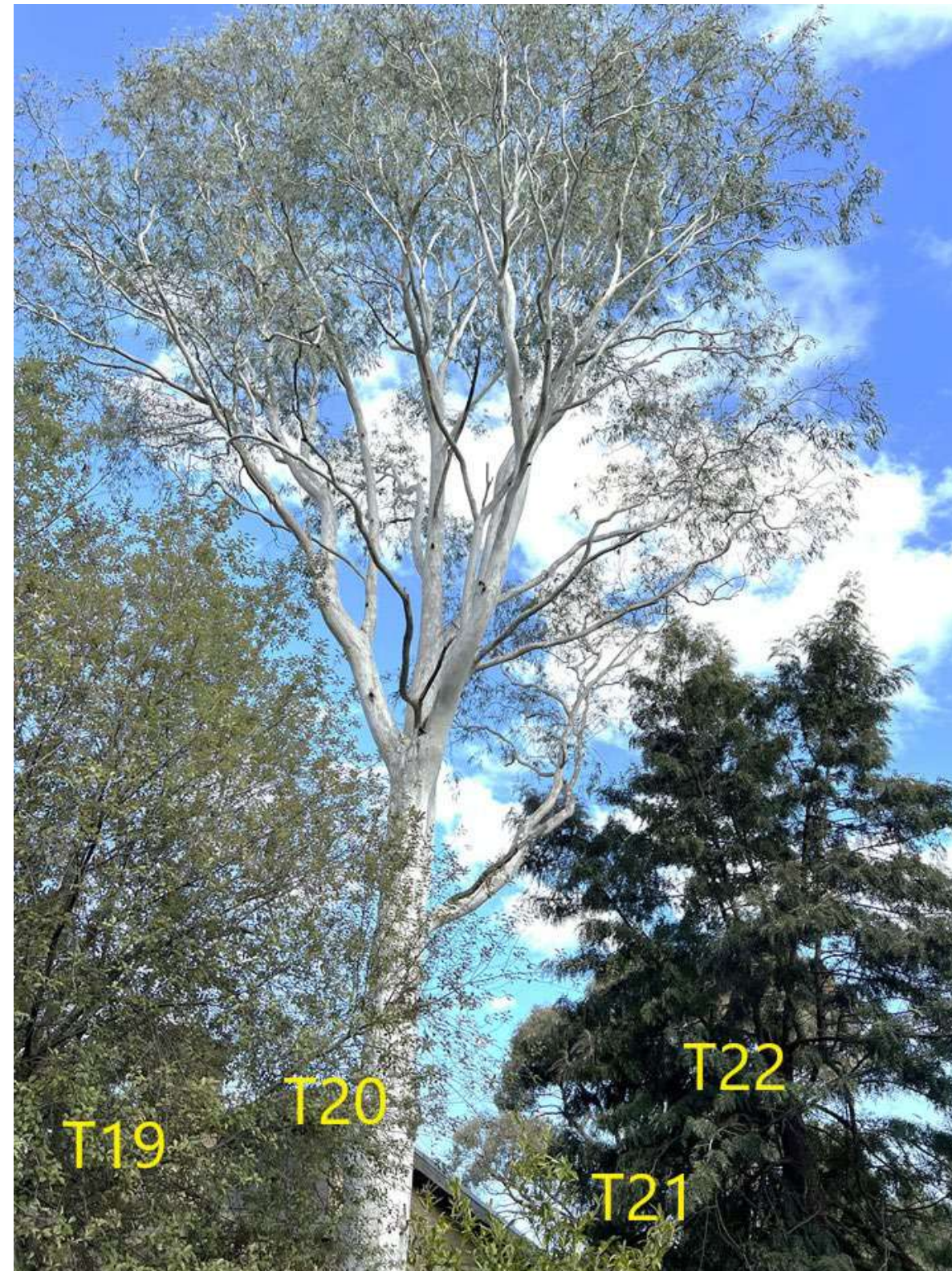




**Figure 9.** Tree 28 and 29 (Camelia and Rhododendron) to be removed to accommodate dwelling in Lot 1.



**Figure 10.** Rough Tree-ferns within Lot 1. Tree 33 to be retained and Tree 32 to be removed.



**Figure 11.** View along the rear boundary including neighbouring trees 19-21 and site tree 22, a Silky Oak to be removed.

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## Appendix 2. 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:

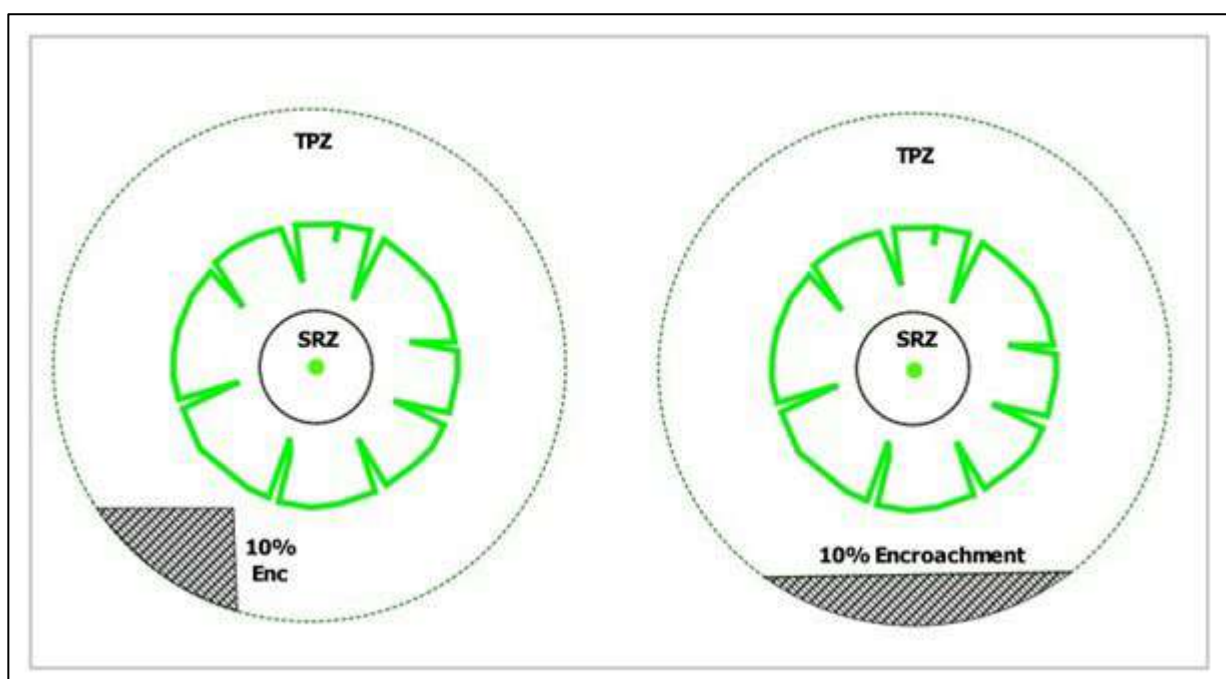
- Sub-surface excavation that affects the structure and integrity of the root zone
- Above ground works or vehicle movement resulting in compaction or impervious surfaces that reduce water absorption of the root zone
- Damage to tree trunks from machinery such as excavators and bobcats.
- Stockpiling 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 is 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 is considered unsustainable to the structure and health of the tree.

**Figure 12.** 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 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

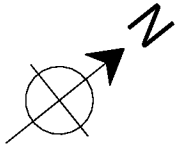
- The tree is in fair-poor condition and good or low vigour
- The tree has form atypical of the species
- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings
- The tree provides a minor contribution or has a negative impact on the visual 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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P02	DESIGN RESPONSE	A3
P03	SITE CONTEXT	A1
P04	SITE PLAN	A1
P05	ROOF PLAN	A1
P06	SITE GARDEN AREA	A1
P07	ELEVATIONS	A1
P08	ELEVATIONS	A1
P09	9am SHADOW DIAGRAM - 22/09/2024	A3
P10	10am SHADOW DIAGRAM - 22/09/2024	A3
P11	11am SHADOW DIAGRAM - 22/09/2024	A3
P12	12pm SHADOW DIAGRAM - 22/09/2024	A3
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P14	2pm SHADOW DIAGRAM - 22/09/2024	A3
P15	3pm SHADOW DIAGRAM - 22/09/2024	A3
P16	PROPOSED PLAN OF SUBDIVISION	A3
P17	3D VIEWS	A3
P18	PRIVATE OPEN SPACE PLAN	A3
P19	STREETSCAPE ELEVATIONS	A3

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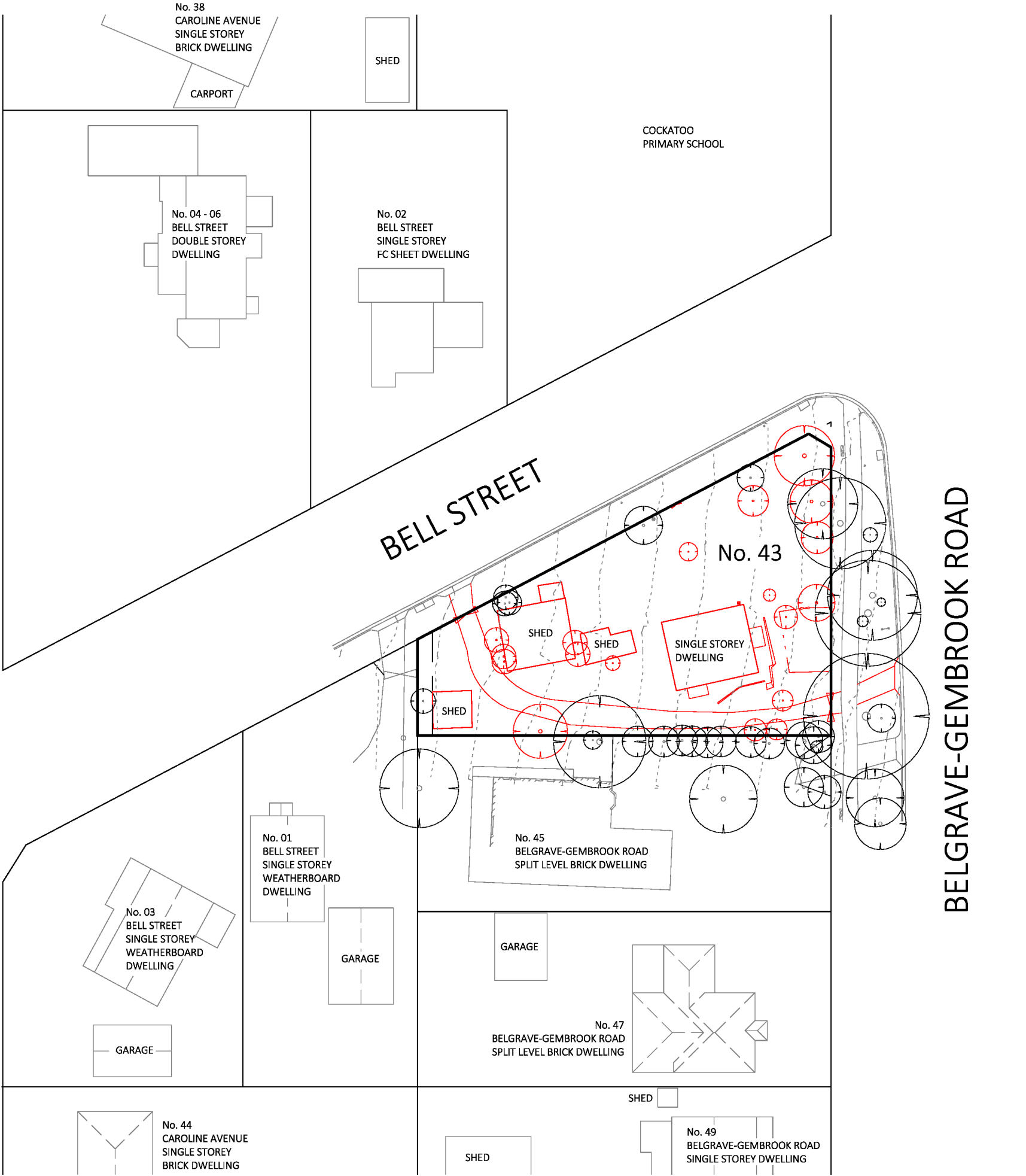
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P01
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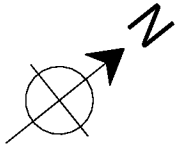
CAROLINE AVENUE



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PADDOCKS  
  
RURAL CONSERVATION  
ZONE - SCHEDULE 2 (RCZ2)



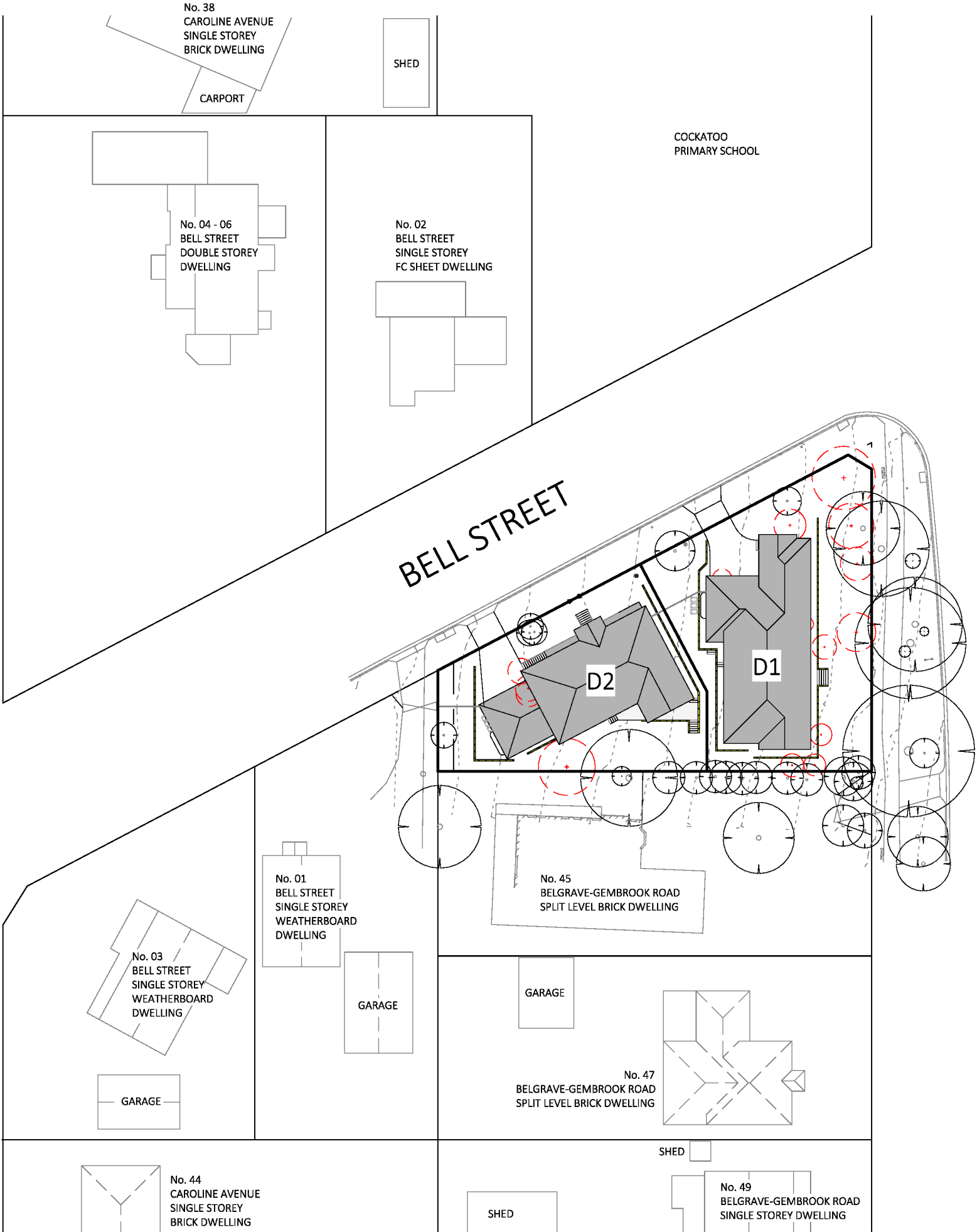
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AREA SCHEDULE	
	AREA
D1 - DWELLING	154.0 m <sup>2</sup>
D1 - GARAGE	41.2 m <sup>2</sup>
D1 - LOT AREA	700.1 m <sup>2</sup>
D1 - PORCH	5.1 m <sup>2</sup>
D1 - TOTAL POS	451.3 m <sup>2</sup>
D1 - VERANDA	12.7 m <sup>2</sup>
D2 - DWELLING	139.2 m <sup>2</sup>
D2 - GARAGE	37.9 m <sup>2</sup>
D2 - LOT AREA	547.5 m <sup>2</sup>
D2 - PORCH	17.1 m <sup>2</sup>
D2 - TOTAL POS	315.8 m <sup>2</sup>
D2 - VERANDA	7.8 m <sup>2</sup>
SITE AREA	1247.7 m <sup>2</sup>
SITE COVERAGE (33.3%)	414.8 m <sup>2</sup>
SITE GARDEN AREA (61.5%)	767.1 m <sup>2</sup>
SITE PERMEABILITY (60.0%)	748.3 m <sup>2</sup>

CAROLINE AVENUE



BELGRAVE-GEMBROOK ROAD

No. 70  
BELGRAVE-GEMBROOK ROAD  
  
PADDOCKS  
  
RURAL CONSERVATION  
ZONE - SCHEDULE 2 (RCZ2)

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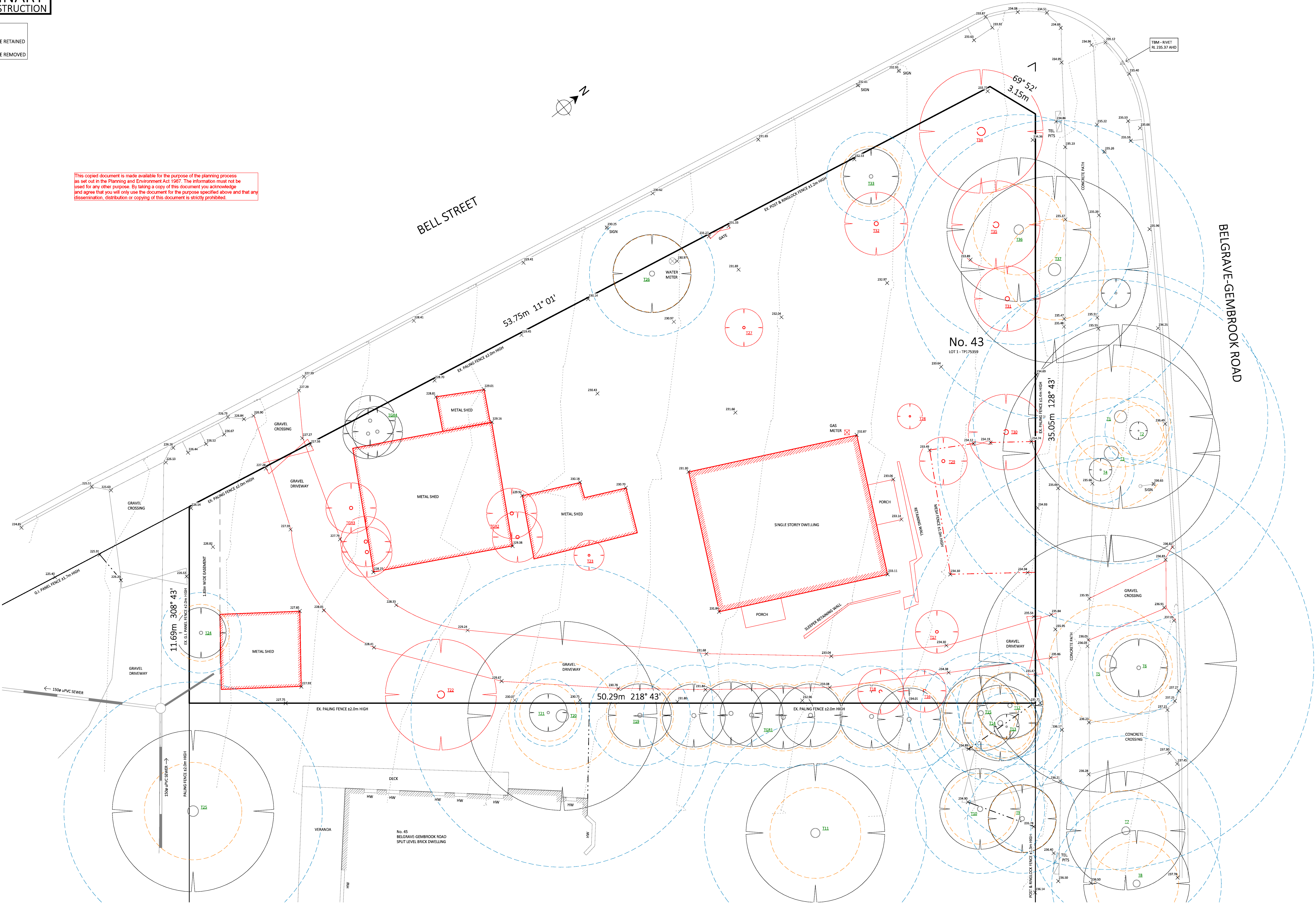
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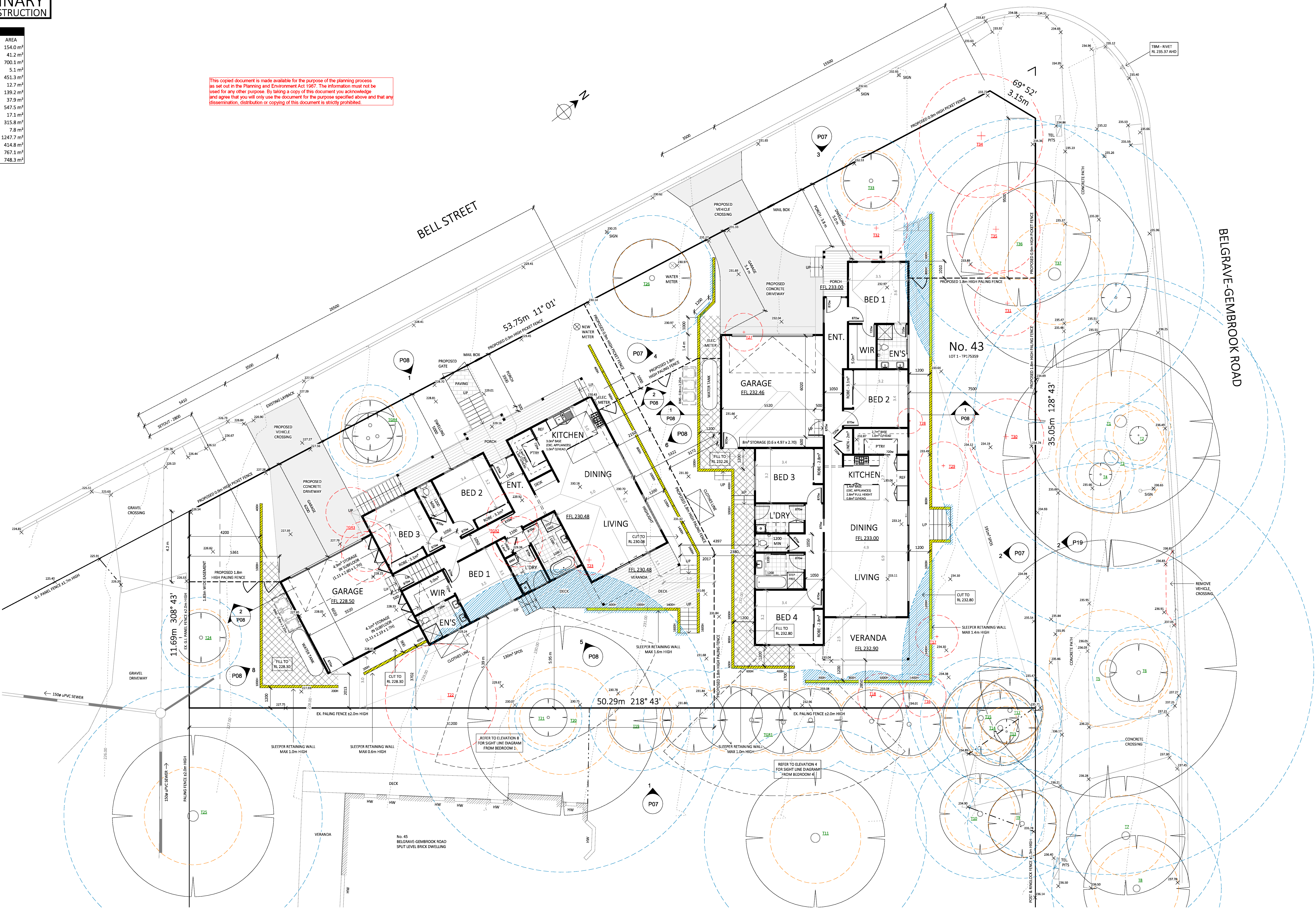


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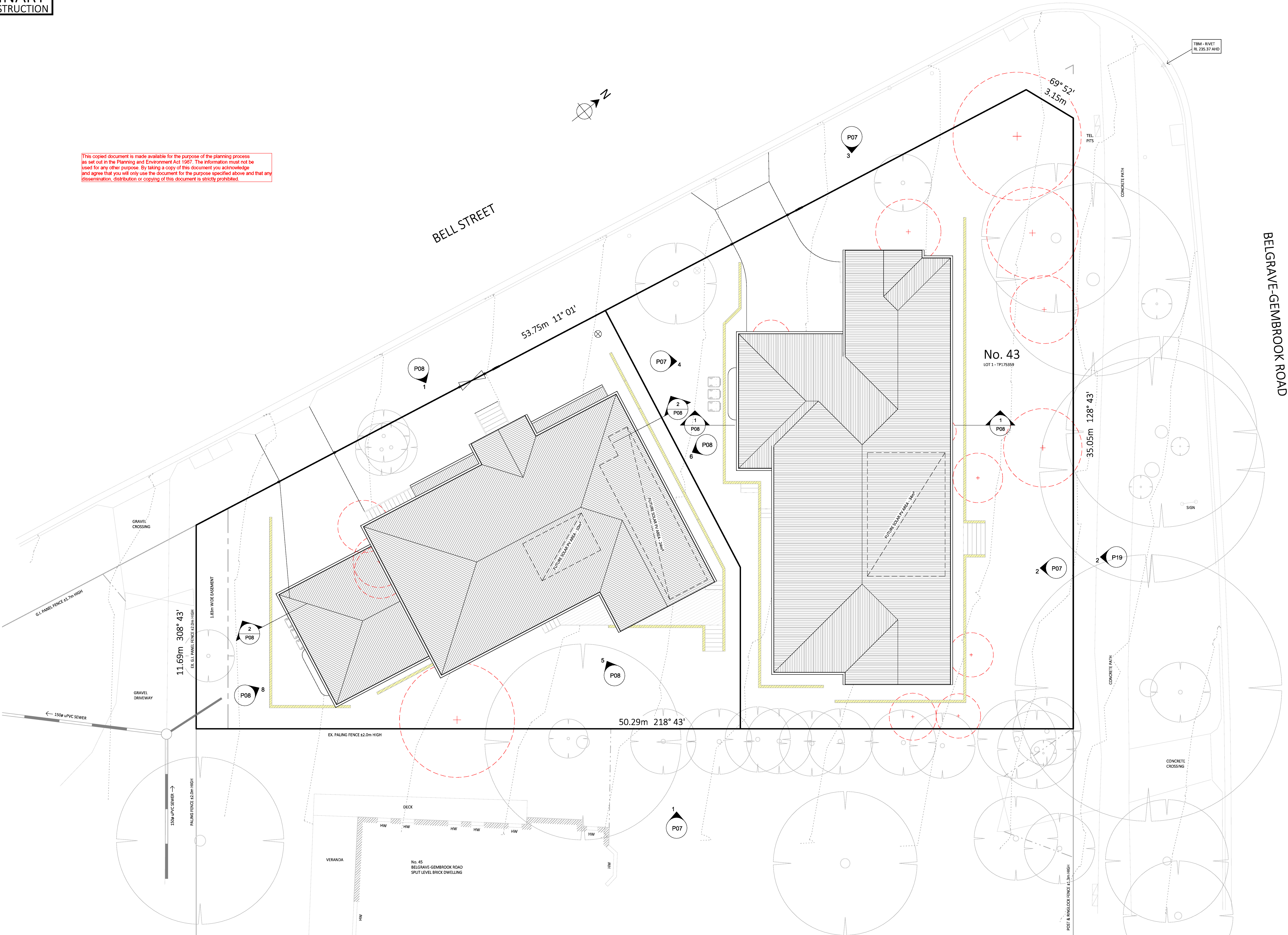
AREA SCHEDULE	
AREA	AREA
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D1 - GARAGE	41.2 m <sup>2</sup>
D1 - LOT AREA	700.1 m <sup>2</sup>
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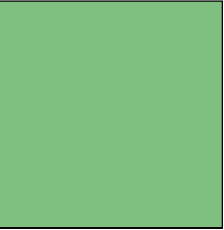


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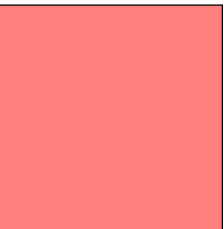




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SITE GARDEN AREA = 767.1m<sup>2</sup>  
(61.5% OF 1247.7m<sup>2</sup> SITE AREA)

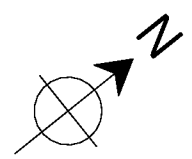


SITE AREA LESS THAN 1m IN WIDTH



DRIVEWAY AND  
CAR PARKING AREA

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BELL STREET

BELGRAVE-GEMBROOK ROAD

No. 43  
LOT 1 - TP1753509

53.75m 11° 01'

69° 52'  
3.15m

35.05m 128° 43'

50.29m 218° 43'

11.69m 308° 43'

EX. G.I. PANEL FENCE 2.2m HIGH

1.82m WIDE EXAMENET

GRAVEL CROSSING

GRAVEL DRIVEWAY

G.I. PANEL FENCE 2.2m HIGH

150mm UPVC SEWER

150mm UPVC SEWER

PAVING FENCE 2.2m HIGH

VERANDA

No. 45  
BELGRAVE-GEMBROOK ROAD  
SPLIT LEVEL BRICK DWELLING

DECK

HW

HW

HW

HW

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CONCRETE PATH

CONCRETE CROSSING

CONCRETE PATH

TEL  
PIS

SIGN

TBM - RIVET  
RL 235.37 AHD

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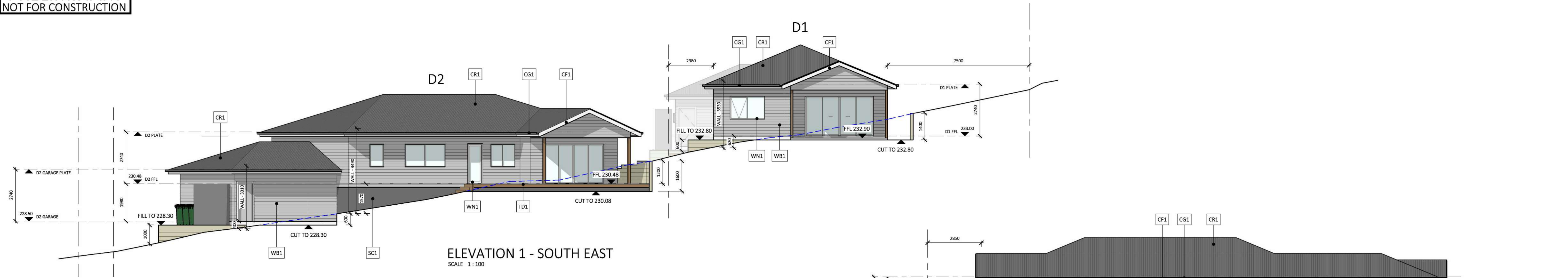
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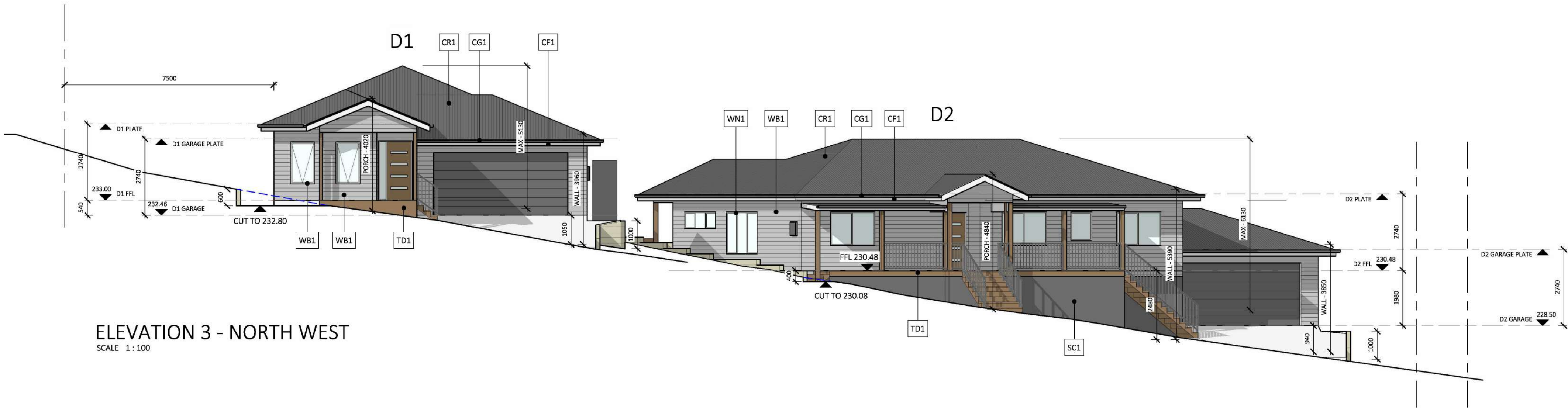
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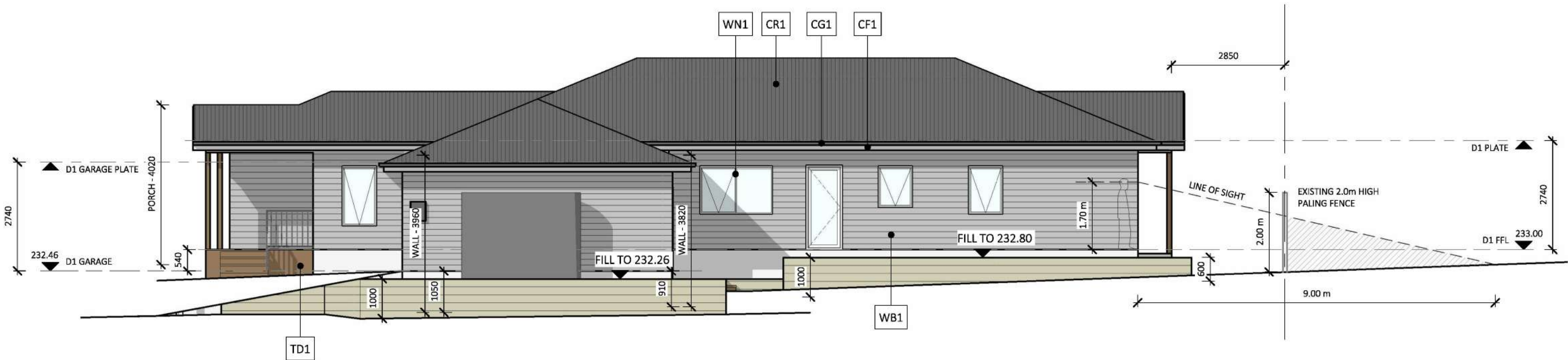
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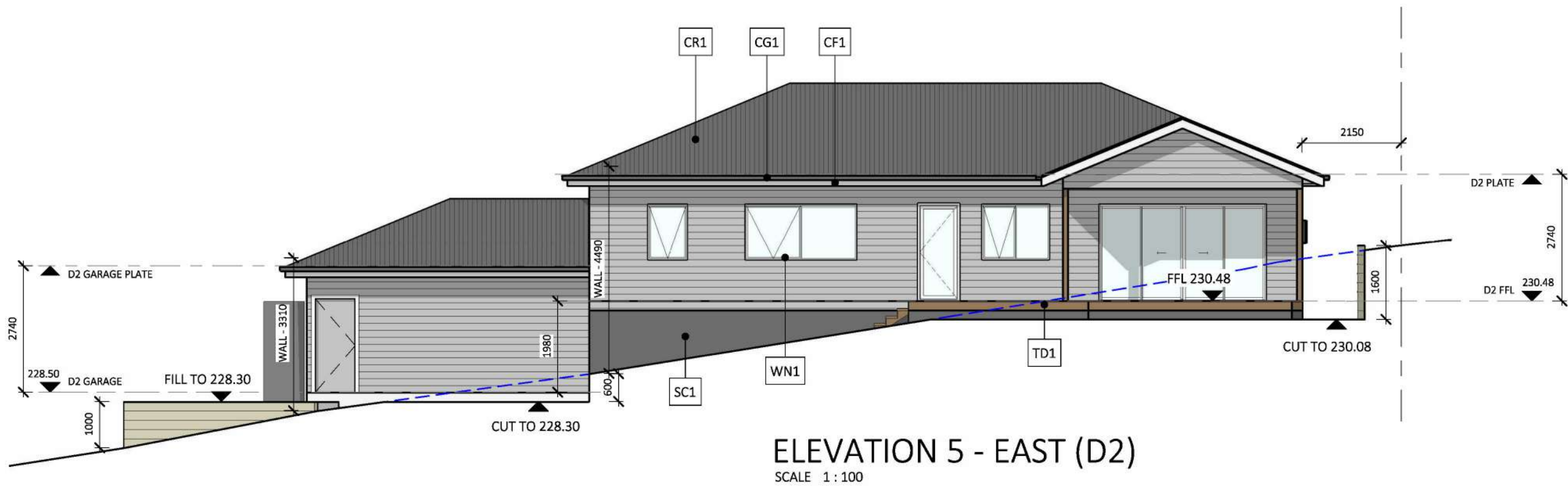
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SCALE 1:100

MATERIAL SCHEDULE		
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CG1	COLORBOND GUTTER & WATER TANKS - DARK GREY	
CR1	CORRUGATED COLORBOND ROOFING - DARK GREY	
SC1	FC SHEET SUBFLOOR CLADDING - DARK GREY	
TD1	TIMBER DECKING - CLEAR FINISH	
WB1	SELECTED WEATHERBOARDS - LIGHT GREY	
WN1	WINDOW/DOOR FRAMES - WHITE	

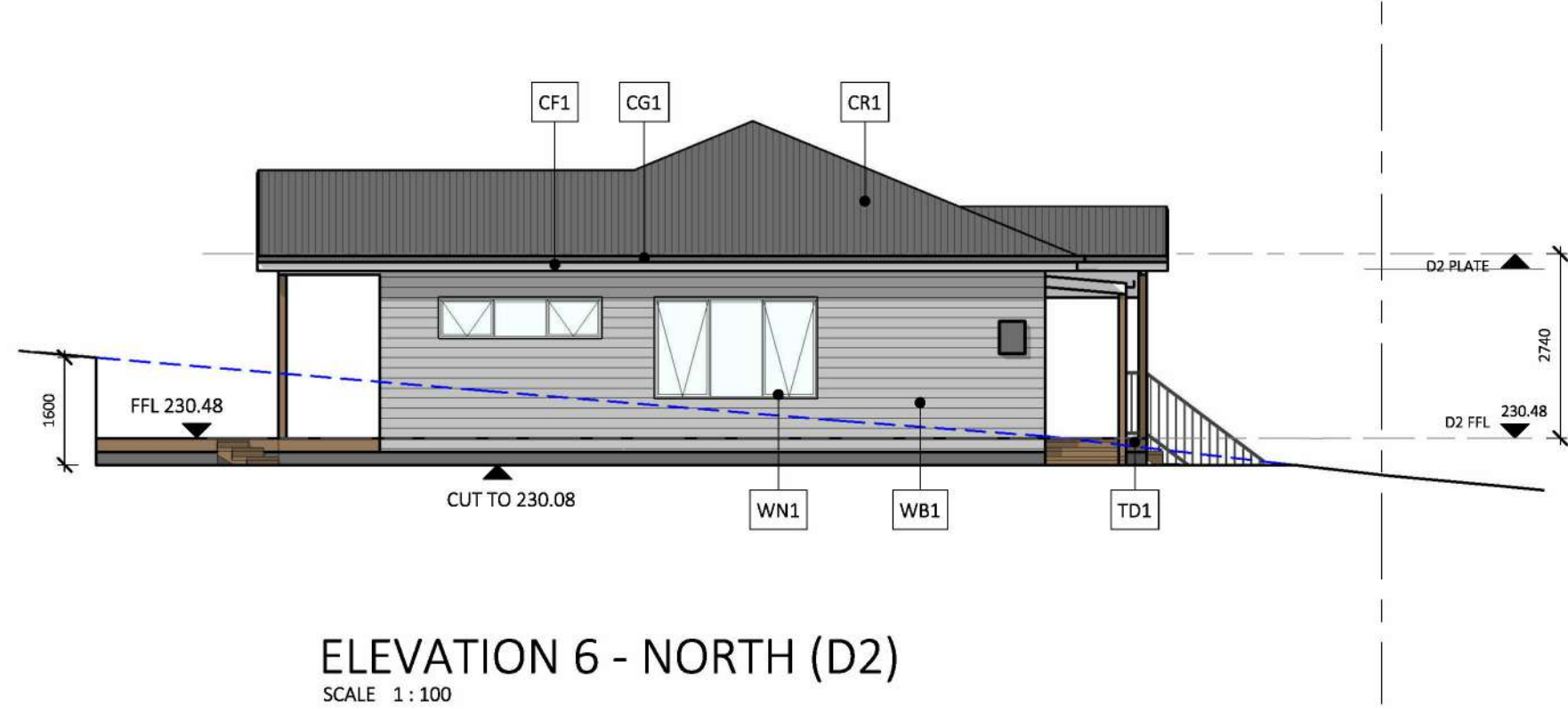


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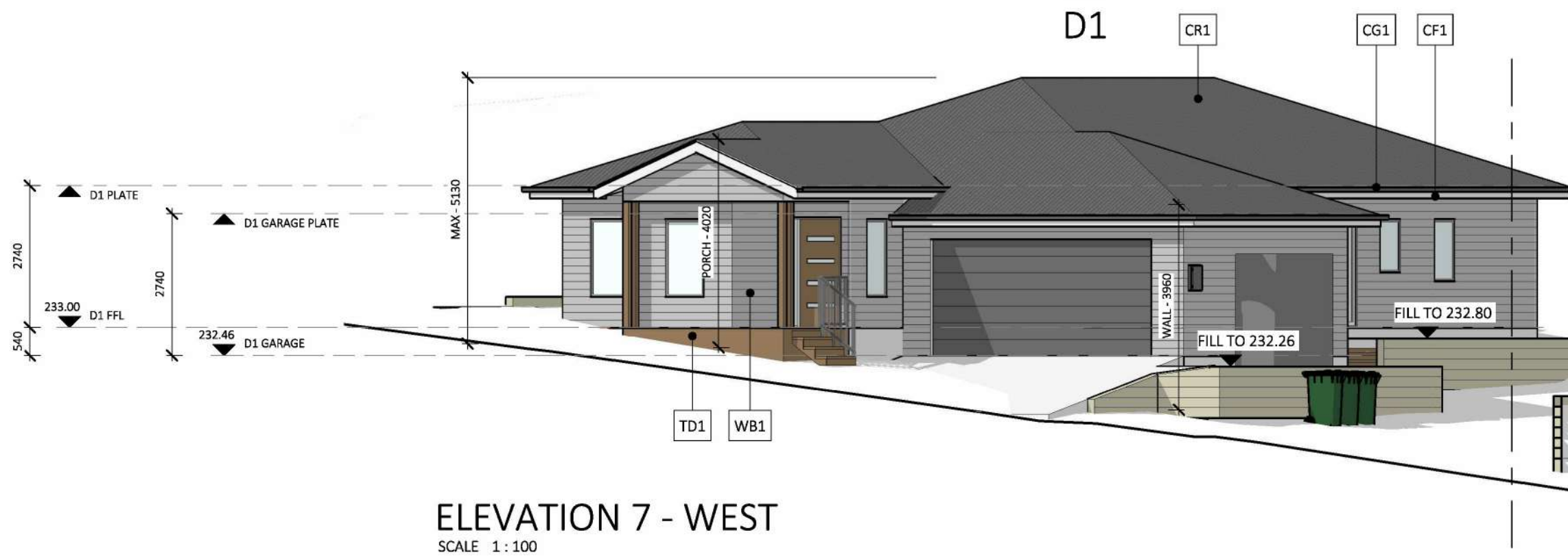




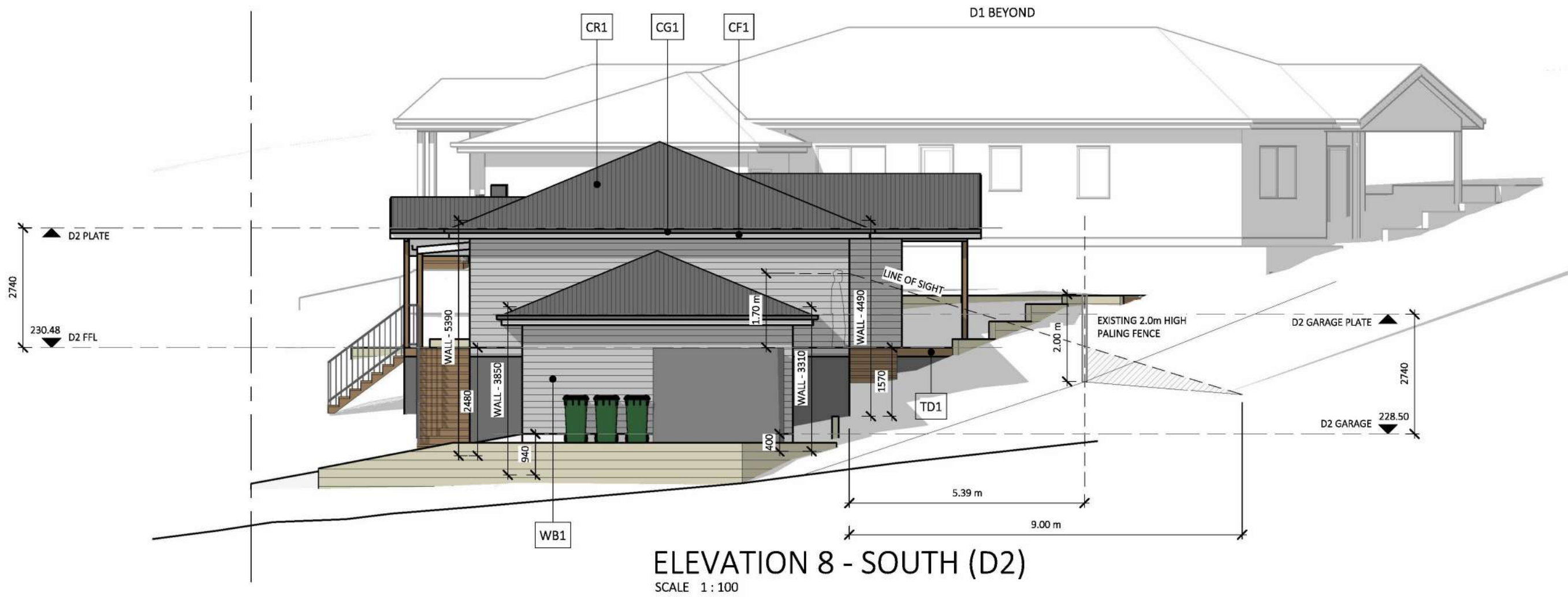
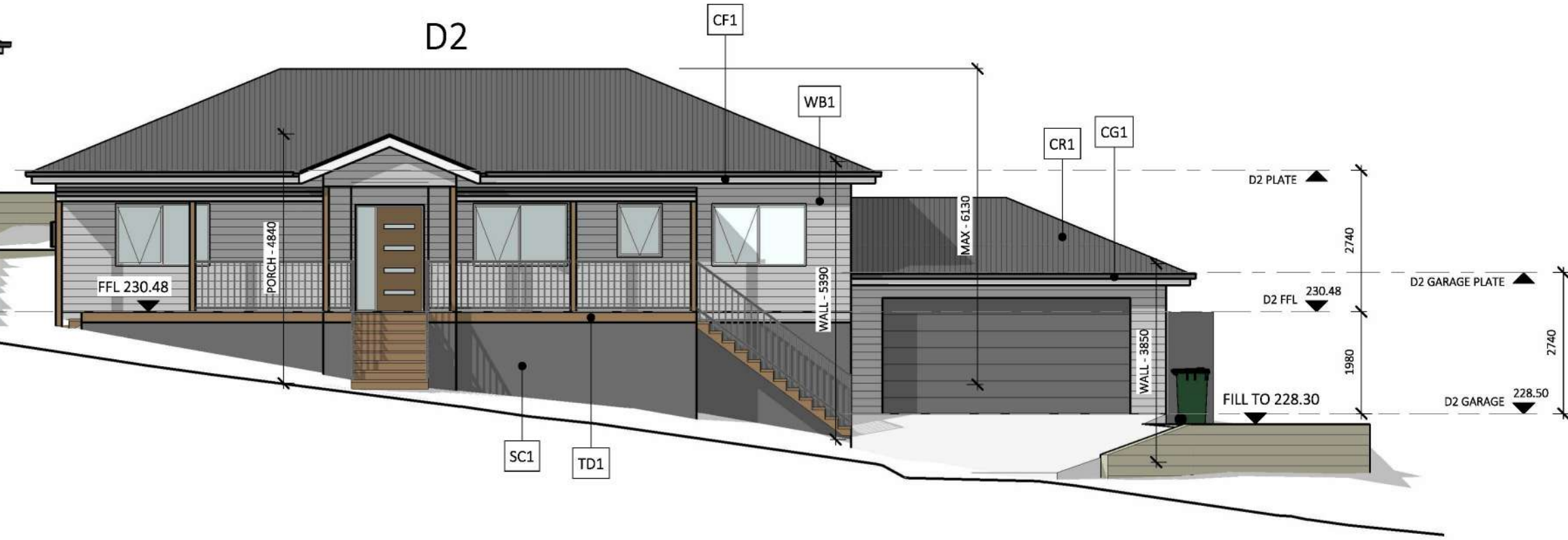
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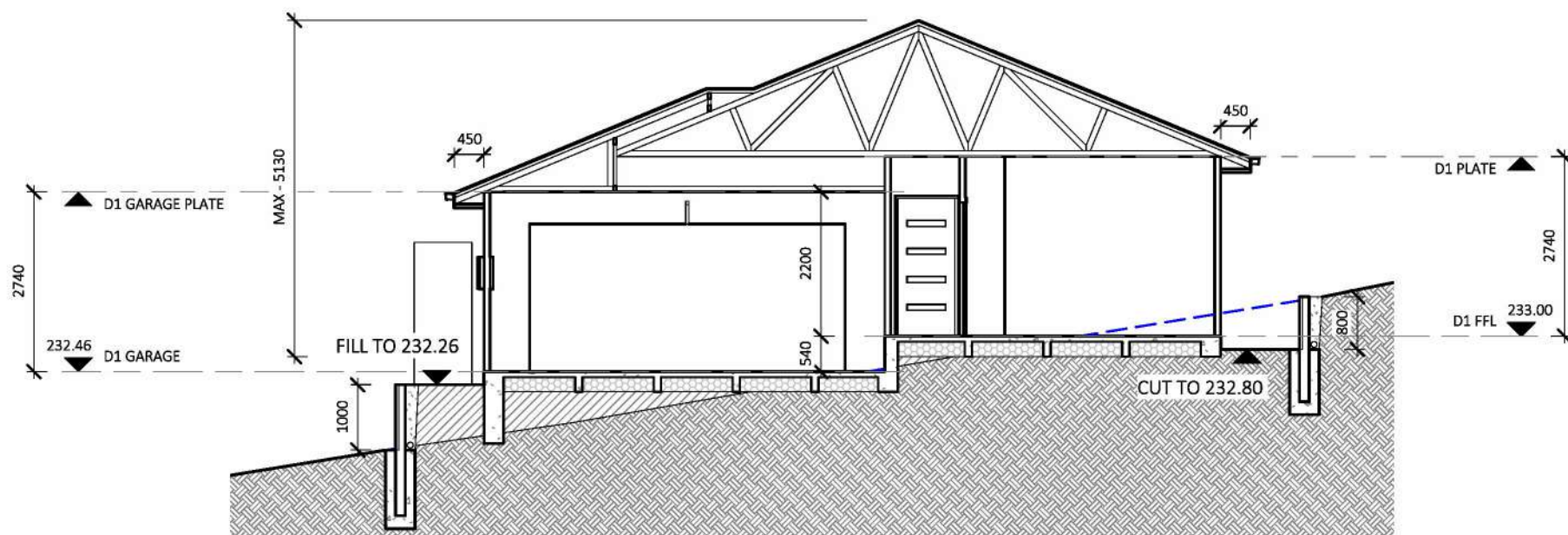
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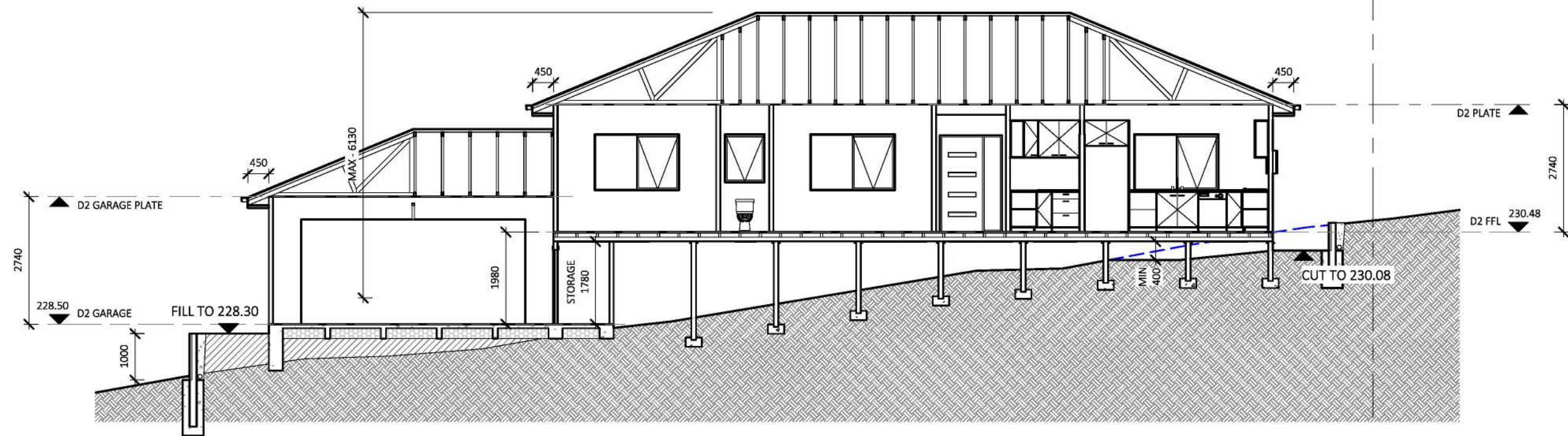
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ELEVATION 8 - SOUTH (D2)  
SCALE 1:100



DWELLING 1 SECTION  
SCALE 1:100



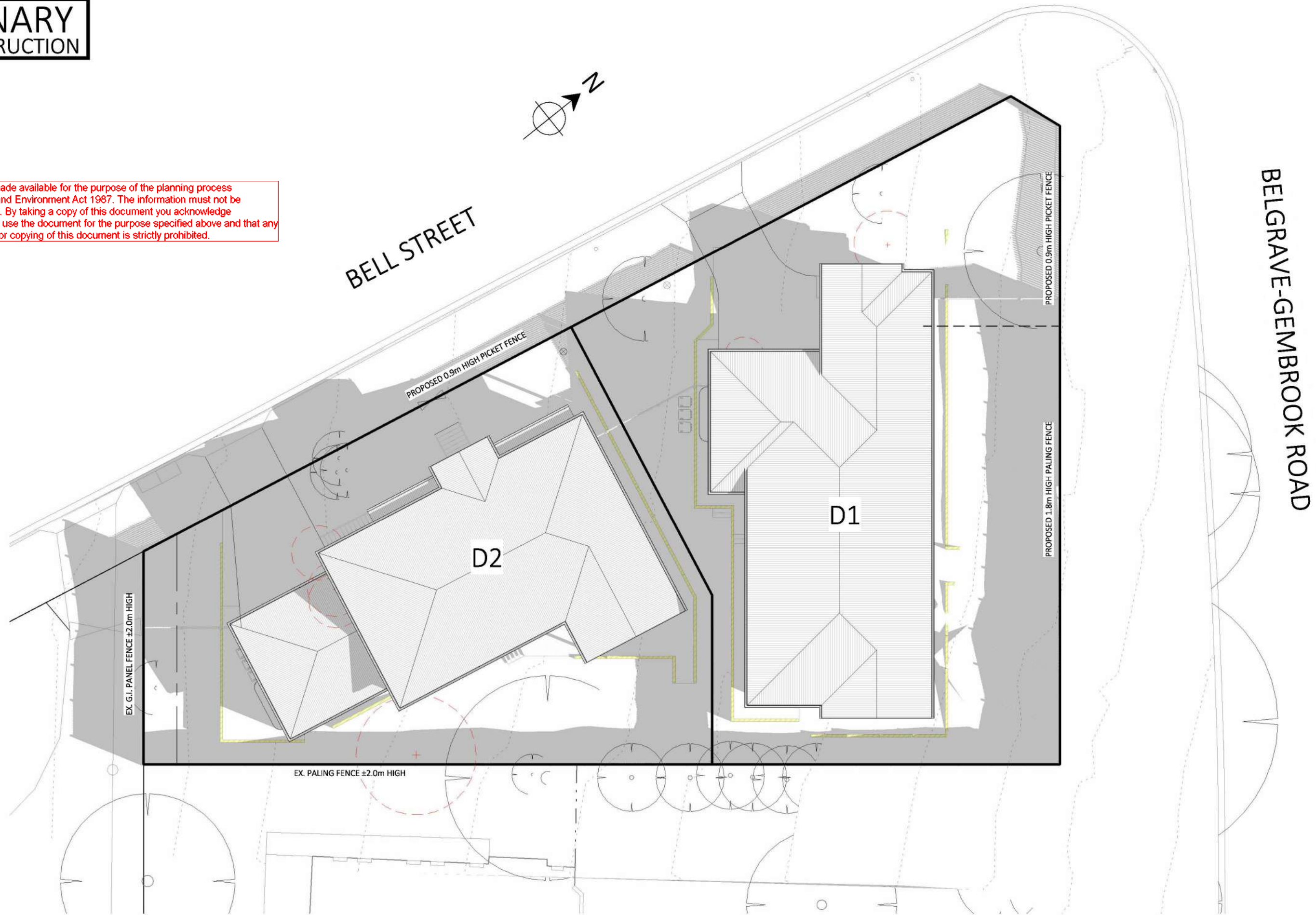
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SCALE 1:100

MATERIAL SCHEDULE		
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CG1	COLORBOND GUTTER & WATER TANKS - DARK GREY	
CR1	CORRUGATED COLORBOND ROOFING - DARK GREY	
SC1	FC SHEET SUBFLOOR CLADDING - DARK GREY	
TD1	TIMBER DECKING - CLEAR FINISH	
WB1	SELECTED WEATHERBOARDS - LIGHT GREY	
WN1	WINDOW/DOOR FRAMES - WHITE	

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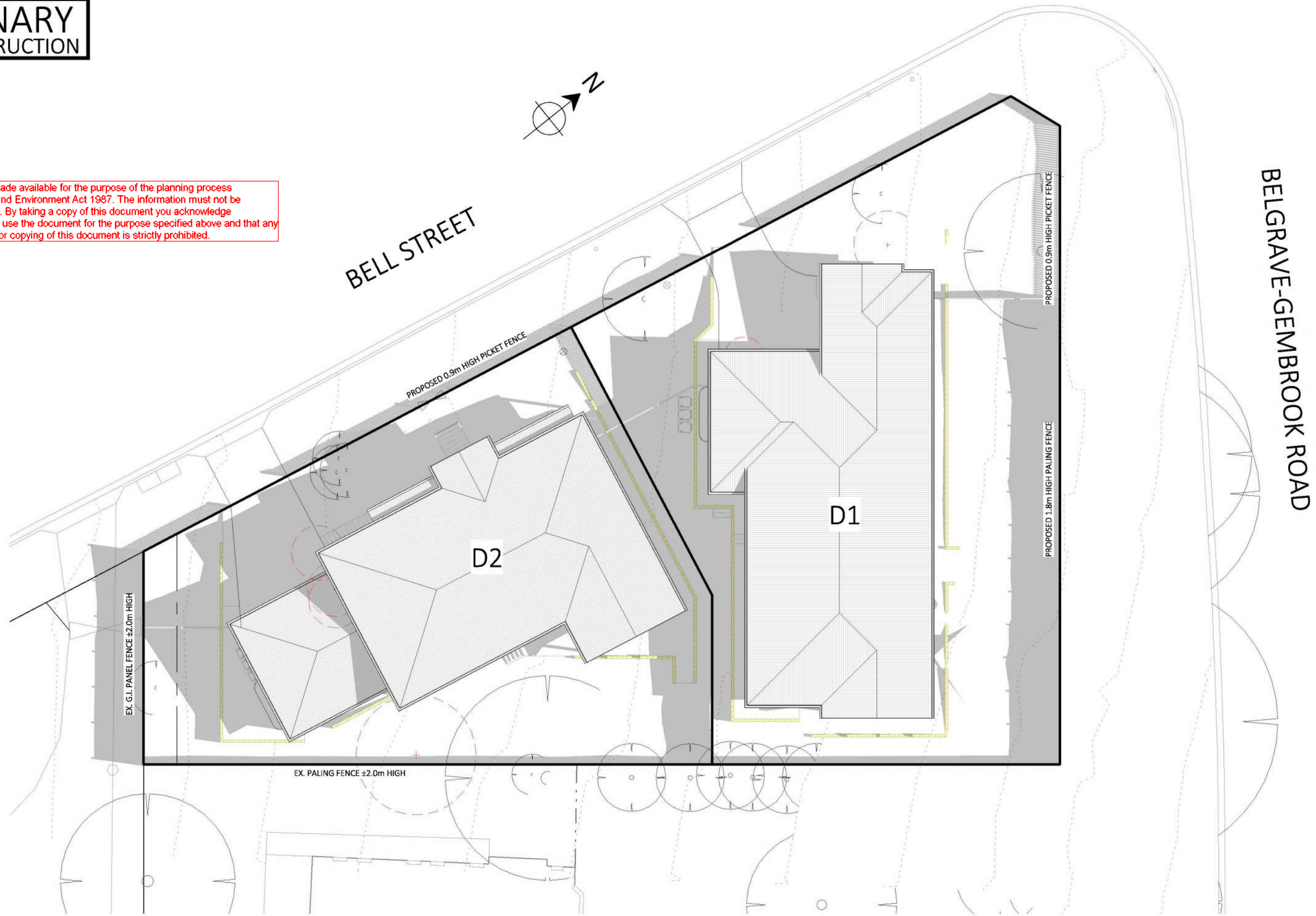
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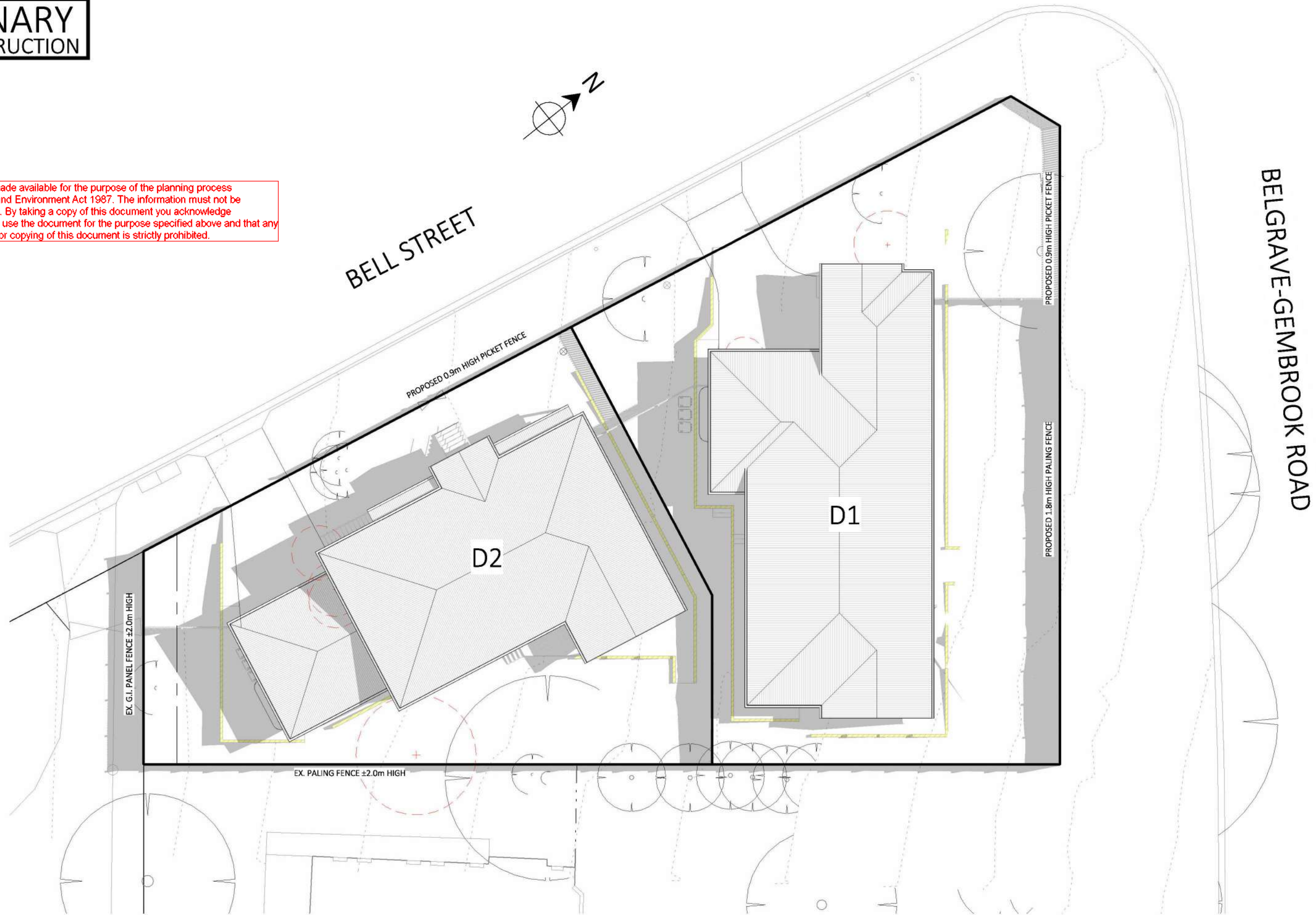
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5	PLANNING ISSUE	16/12/2024
6	REVISED CONCEPT	08/04/2025
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT:	PROPOSED DEVELOPMENT 43 BELGRAVE-GEMBROOK ROAD, COCKATOO
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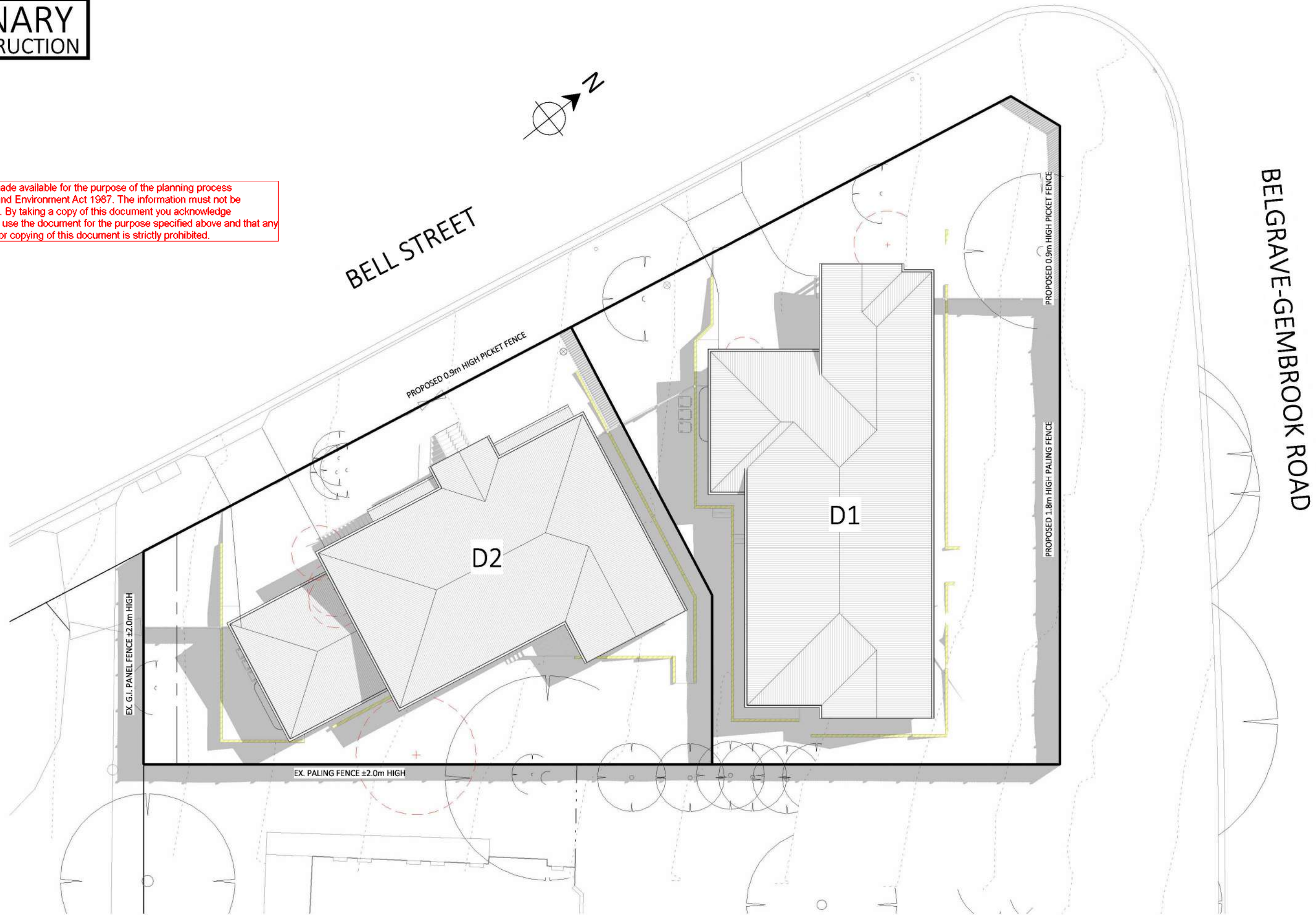
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SHEET TITLE: 11am SHADOW DIAGRAM - 22/09/2024	
PROJECT No.: 24021	PROJECT DATE: 26/03/2024
DWN BY: DS	SCALE @ A3: 1 : 200

REVISION: 7
SHEET No.: P11



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REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/09/2024
4	PRELIMINARY	10/10/2024
5	PLANNING ISSUE	16/12/2024
6	REVISED CONCEPT	08/04/2025
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT:	PROPOSED DEVELOPMENT 43 BELGRAVE-GEMBROOK ROAD, COCKATOO
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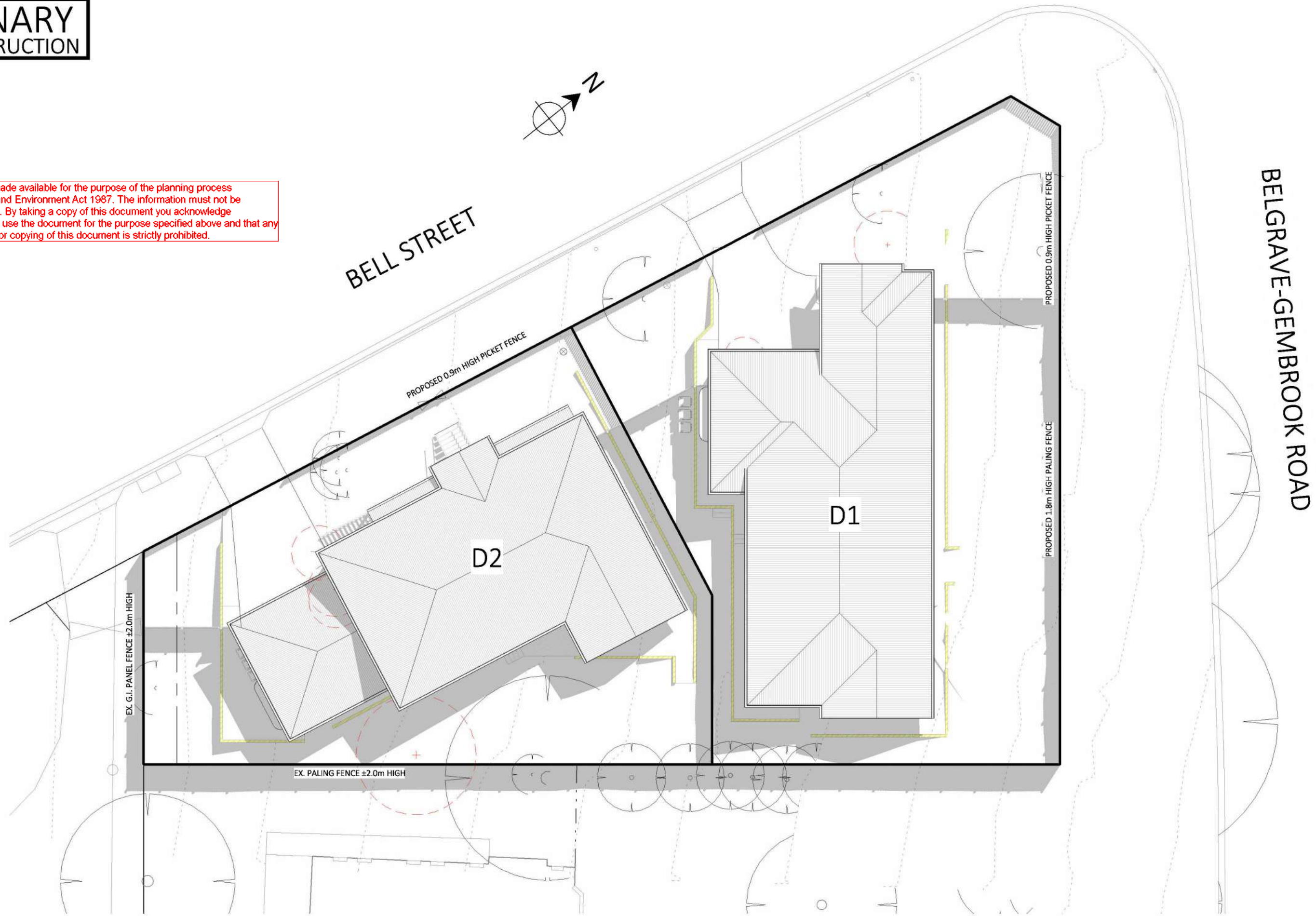
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SHEET TITLE: 12pm SHADOW DIAGRAM - 22/09/2024	
PROJECT No.: 24021	PROJECT DATE: 26/03/2024
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REV	DESCRIPTION	DATE
3	CONCEPT LAYOUT	11/09/2024
4	PRELIMINARY	10/10/2024
5	PLANNING ISSUE	16/12/2024
6	REVISED CONCEPT	08/04/2025
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT: PROPOSED DEVELOPMENT  
43 BELGRAVE-GEMBROOK ROAD,  
COCKATOO

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1pm SHADOW DIAGRAM - 22/09/2024

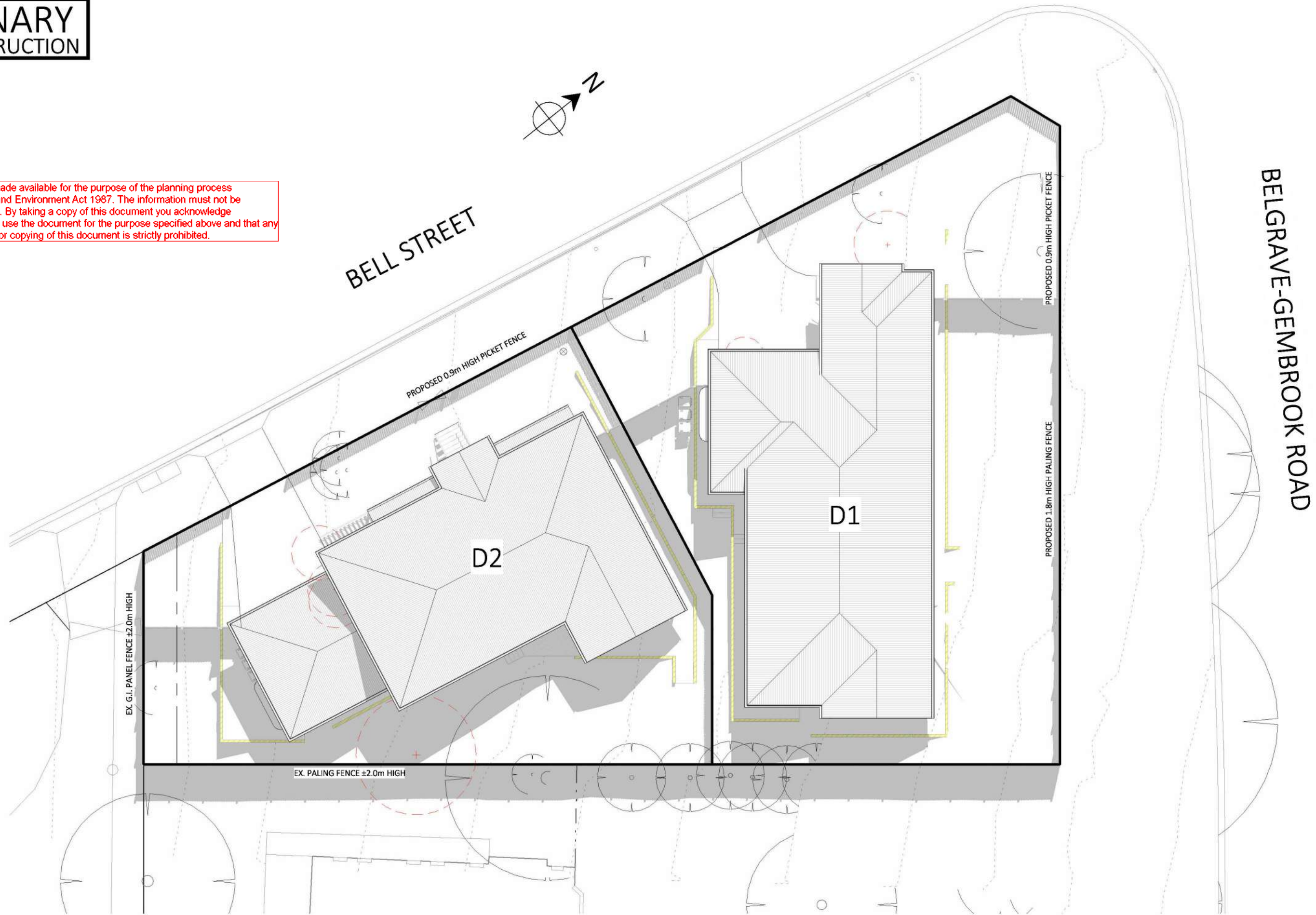
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4	PRELIMINARY	10/10/2024
5	PLANNING ISSUE	16/12/2024
6	REVISED CONCEPT	08/04/2025
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT: PROPOSED DEVELOPMENT  
43 BELGRAVE-GEMBROOK ROAD,  
COCKATOO  
CLIENT: [REDACTED]

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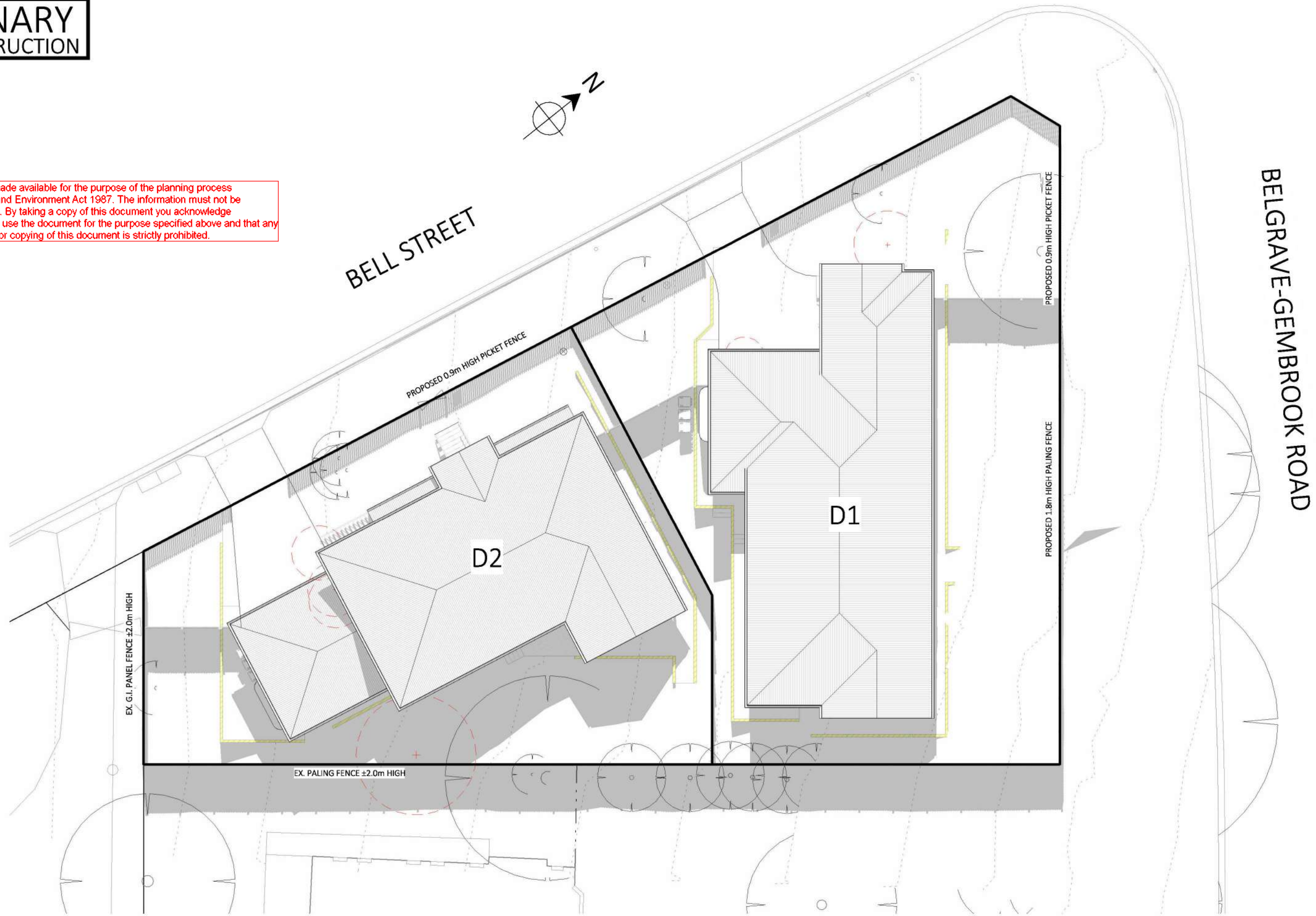
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SHEET TITLE: 2pm SHADOW DIAGRAM - 22/09/2024	
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4	PRELIMINARY	10/10/2024
5	PLANNING ISSUE	16/12/2024
6	REVISED CONCEPT	08/04/2025
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT:	PROPOSED DEVELOPMENT 43 BELGRAVE-GEMBROOK ROAD, COCKATOO
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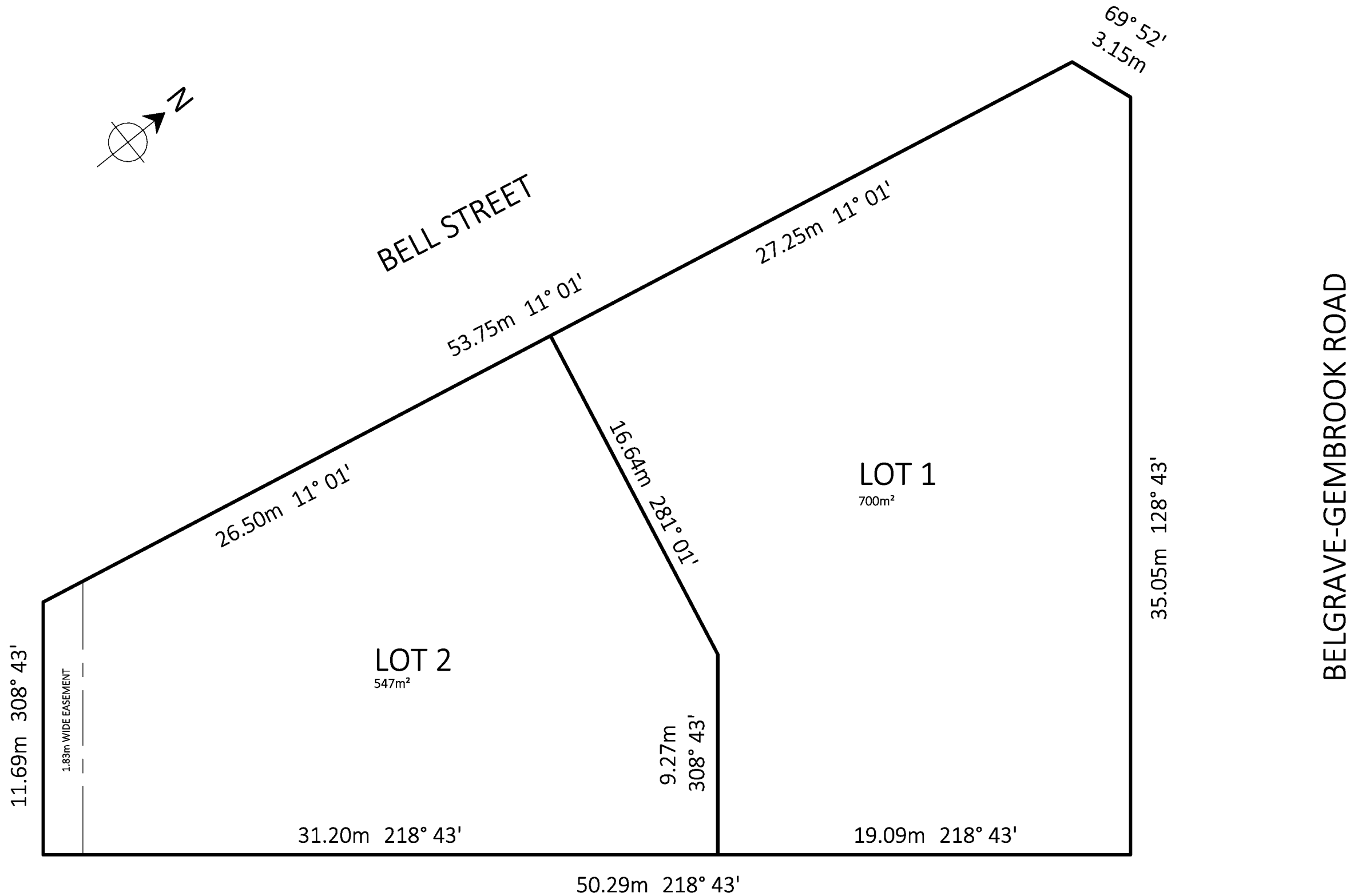
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3	CONCEPT LAYOUT	11/09/2024	CLIENT: [REDACTED]	43 BELGRAVE-GEMBROOK ROAD, COCKATOO			PROPOSED PLAN OF SUBDIVISION		7
4	PRELIMINARY	10/10/2024							SHEET No.:
5	PLANNING ISSUE	16/12/2024					PROJECT No.: 24021	PROJECT DATE: 26/03/2024	P16
6	REVISED CONCEPT	08/04/2025					DWN BY: DS	SCALE @ A3: 1 : 200	
7	AMENDED PLANNING ISSUE	25/04/2025							



DWELLING 2



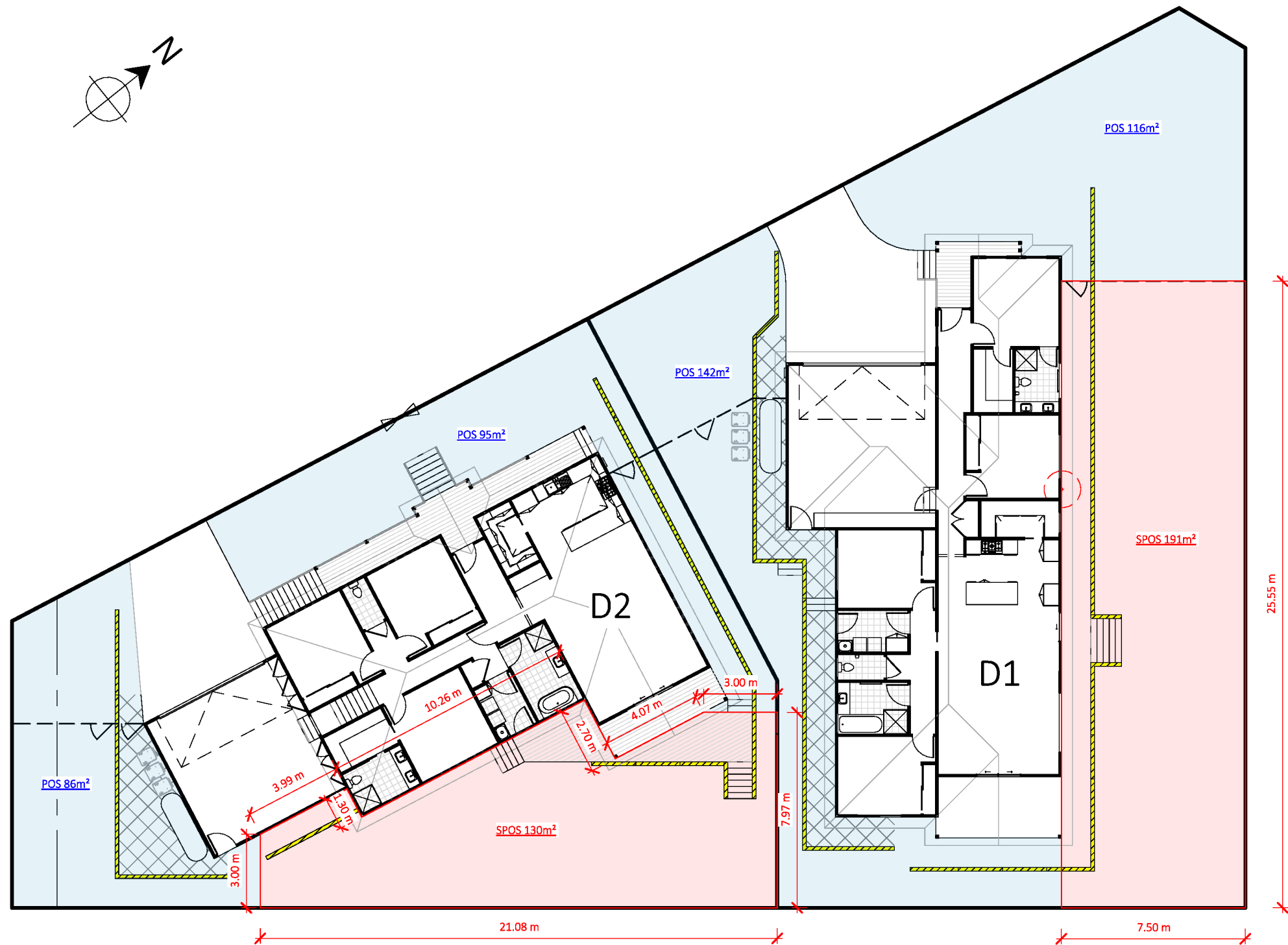
DWELLING 1

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3	CONCEPT LAYOUT	11/09/2024	CLIENT:				3D VIEWS	
4	PRELIMINARY	10/10/2024					PROJECT No.: 24021	SHEET No.: P17
5	PLANNING ISSUE	16/12/2024					PROJECT DATE: 26/03/2024	
6	REVISED CONCEPT	08/04/2025					DWN BY: DS	
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REV	DESCRIPTION	DATE
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT: PROPOSED DEVELOPMENT  
43 BELGRAVE-GEMBROOK ROAD,  
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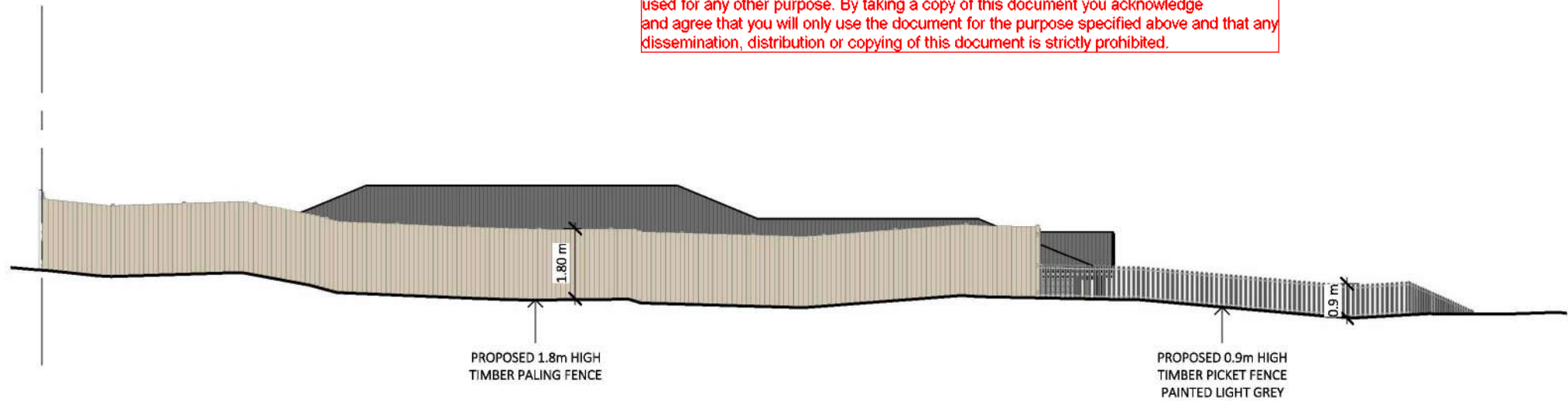
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**DSBUILDINGDESIGN**

SHEET TITLE: PRIVATE OPEN SPACE PLAN	
PROJECT No.: 24021	PROJECT DATE: 26/03/2024
DWN BY: DS	SCALE @ A3: 1 : 200

REVISION: 7
SHEET No.: P18

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BELGRAVE-GEMBROOK ROAD ELEVATION  
SCALE 1 : 150



BELL STREET ELEVATION  
SCALE 1 : 150

REV	DESCRIPTION	DATE
7	AMENDED PLANNING ISSUE	25/04/2025

PROJECT: PROPOSED DEVELOPMENT  
43 BELGRAVE-GEMBROOK ROAD,  
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**DSBUILDINGDESIGN**

SHEET TITLE: STREETSCAPE ELEVATIONS	
PROJECT No.: 24021	PROJECT DATE: 26/03/2024
DWN BY: DS	SCALE @ A3: 1 : 150

REVISION: 7  
SHEET No.:  
P19



Construction Standards
All dwellings are to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL 29
Defendable Space
Defendable Space to be provided to a distance of 50m around the proposed building/or to the property boundary, (whichever is less) where vegetation is managed in accordance with the following requirements:
<ul style="list-style-type: none"><li>Grass must be short cropped and maintained during the declared fire danger period.</li><li>All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li><li>Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li><li>Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.</li><li>Shrubs must not be located under the canopy of trees.</li><li>Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.</li><li>Trees must not overhang or touch any elements of the building.</li><li>The canopy of trees must be separated by at least 5 metres.</li><li>There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li></ul>
Water Supply
5,000 litres of effective water supply for firefighting purposes must be provided for each dwelling and meet the following requirements
<ul style="list-style-type: none"><li>Is stored in an above ground water tank constructed of concrete or metal.</li><li>All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.</li><li>Include a separate outlet for occupant use.</li></ul>

## Specifications

- Subgrade preparation**  
Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topsoiling areas to be graded / drained to prevent water discharge into neighbouring properties
- Weed control**  
Remove and dispose of environmental weeds of site prior to subgrade preparation, topsoiling and planting works.
- Soil Preparation**  
Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly conditioned to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:
- free from perennial weeds and their roots, bulbs and rhizomes
  - free from building rubble and any other matter deleterious to plant growth
  - ph to be 6.0 - 7.0
  - texture to be light to medium friable loam
  - free from silt material
- Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth

- Planting Procedure**  
If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole or firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material. Sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 225mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

- Plant Establishment Period**  
The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 12 week establishment period following the approval of Practical Completion by the responsible authority including, but not limited to the following tasks - Planting as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means - fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or growth with the same species as specified in the plant schedule within the assigned maintenance period

- Irrigation**  
An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

- Timber Edging**  
Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 900mm, min. 1000mm spacings with galvanneal screws and installed to all junctions between garden beds, lawn and topping / pebble areas

- Metal edging**  
proposed 150x5mm metal edging to all garden bed & grass interfaces > 250mm reo bars for support & spot weld joints.

- Drainage**  
Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

- General**  
While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.
- Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

- Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

- Plants - Quality of Trees and Shrubs**  
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not to be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

- Protection of Existing Trees**  
All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370-2009 (Tree protection in development sites).

- Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees) / All tree protection practices must be in accordance with a consulting arborist and / or to the satisfaction of the responsible authority

## Legend

- Proposed evergreen trees
- Existing trees to be retained
- Existing trees to be removed
- Proposed lawn areas
- Proposed concrete areas
- Proposed pebble areas
- Proposed timber decking
- Proposed paved areas
- Proposed washing line
- Proposed bin storage area
- Proposed evergreen shrubs
- Proposed ground cover / low planting
- Existing trees to be retained and protected with Tree Protection Fencing (see arborist report)
- Proposed rain water tank
- Fences with height and material as nominated

## Advanced Tree Planting

- detail not drawn to scale
- OPPOSING FLEXIBLE TIES LOOSEN TRUNK AND FASTENED TO STAKES
- KEEP MULCH AWAY FROM TRUNK BASE
- TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN LEVEL
- 75MM MULCH LAYER
- GENTLY PACK BACKFILL USING WATER TO SETTLE SOIL AROUND ROOTBALL
- EXTEND STAKES INTO UNDISTURBED SOIL
- SOIL IS TO CONSIST OF WELL BLENDED EXISTING / INDIGENOUS AND IMPORTED SOIL
- WIDTH OF PLANTING HOLE 8 X 3 TIMES DIAMETER OF ROOTBALL
- WALLS OF PLANTING HOLE TO BE RIPPED TO ENABLE ROOTS TO PENETRATE SUBGRADE
- SET ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLING

## Shrub Planting

- detail not drawn to scale
- WIDTH OF PLANTING HOLE 8 X 3 TIMES DIAMETER OF ROOTBALL
- TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN LEVEL
- KEEP MULCH AWAY FROM SHRUB STEM
- 75MM MULCH LAYER
- GENTLY PACK BACKFILL USING WATER TO SETTLE SOIL AROUND ROOTBALL
- SOIL IS TO CONSIST OF WELL BLENDED EXISTING / INDIGENOUS AND IMPORTED SOIL
- WALLS OF PLANTING HOLE TO BE RIPPED TO ENABLE ROOTS TO PENETRATE SUBGRADE
- SET ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLING

## Surface Finishes Detail

### Garden Beds

- 75mm ORGANIC PINE BARK MULCH
- 40mm APPROVED MEDIUM LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

### Topping / Pebble areas

- 40MM COMPACTED DROMAENA TOPPINGS / 30 TO 40MM RIVER PEBBLE
- 75MM COMPACTED FOR BASE
- NO COMPACTED FOR BASE AROUND BASE OF EXISTING TREES

### Lawn areas

- STRATIFYERS / SIK WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN
- 100MM APPROVED SANDY LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

## Existing Vegetation Summary

Extracted from vegetation audit and report prepared by Range Environmental (12/2024)

TABLE 3: TREE ASSESSMENT RESULTS														
DBH - Diameter at Breast Height		Origin E - Exotic		CT - Indigenous Canopy Tree		TPZ - Tree Protection Zone		DAB - Diameter at Base		SRZ - Structural Root Zone		GR - Tree Group		
No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Rating	Status	
1	CT	Eucalyptus obliqua	Mesquite	73	-	82	8.8	3	15-20m	9	Good	High	Retain	
2	UT	Acacia melanoxylon	Blackwood	7	-	15	2	1.5	<5m	2	Fair	Low	Retain	
3	CT	Eucalyptus obliqua	Mesquite	86	-	100	10.3	3.3	15-20m	7	Fair	High	Retain	
4	UT	Acacia melanoxylon	Blackwood	9	7	6	15	2	1.5	<5m	2	Fair	Low	Retain
5	CT	Eucalyptus obliqua	Mesquite	102	-	115	12.2	3.5	15-20m	7	Fair	Very High	Retain	
6	UT	Acacia melanoxylon	Blackwood	23	-	29	2.8	2	5-10m	4	Good	Moderate	Retain	
7	E	"Pinus radiata	Radiata Pine	47	-	47	5.6	2.4	15-20m	5	Good	Moderate	Retain	
8	CT	Eucalyptus obliqua	Mesquite	42	-	49	5	2.5	5-10m	5	Poor	Moderate	Retain	
9	E	"Chamaecyparis lawsonia	Lawson Cypress	27	-	30	3.2	2	5-10m	4	Fair	Low	Retain	
10	E	"Chamaecyparis lawsonia	Lawson Cypress	32	-	35	3.8	2.1	5-10m	3	Fair	Low	Retain	
11	E	"Cupressus leylandii	Leyland Cypress	55	-	60	6.6	2.7	15-20m	7	Good	Moderate	Retain	
12	E	"Chamaecyparis lawsonia	Lawson Cypress	26	-	30	3.1	2	5-10m	3	Fair	Low	Retain	
13	V	"Pittosporum undulatum	Sweet Pittosporum	20	-	15	2.4	1.5	5-10m	4	Good	Low	Retain	
14	E	"Chamaecyparis lawsonia	Lawson Cypress	30	-	35	3.6	2.1	5-10m	4	Good	Low	Retain	
15	E	"Chamaecyparis lawsonia	Lawson Cypress	30	-	35	3.6	2.1	5-10m	4	Good	Low	Retain	
16	E	"Photinia serratifolia	Taiwanese Photinia	17	10 10 10	19	2.1	1.6	5-10m	5	Good	Moderate	Remove	
17	E	"Fraxinus laurococcifolia	Cherry Laurel	17	-	20	2	1.7	<5m	4	Good	Low	Remove	
18	A	"Syzygium paniculatum	Brush Cherry	18	12 10 9	30	2.2	2	5-10m	4	Fair	Low	Remove	
19	E	"Pittosporum tenuifolium	Kobucha	25	-	30	3	2	5-10m	5	Fair	Low	Retain	
20	CT	Eucalyptus rubida	Candlebark	70	-	80	8.4	3.2	20-25m	7	Very Good	Very High	Retain	
21	E	"Fraxinus laurococcifolia	Cherry Laurel	15	-	20	2	1.7	<5m	4	Good	Low	Retain	

No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Rating	Status	Notes
22	A	"Grevillea robusta	Silly Oak	44	-	56	5.3	2.6	15-20m	6	Good	Moderate	Remove	
23	E	"Solanum mauritanicum	Wild Tobacco Tree	12	9 6 6	12	2	1.5	<5m	3	Poor	Very Low	Remove	Environmental Weed could not access estimated DBH
24	UT	Cyathia australis	Rough Treefern	20	-	25	2.4	1.7	<5m	4	Fair	Moderate	Retain	
25	A	"Eucalyptus nicholii	Black Pepper	64	-	75	7.7	2.9	15-20m	10	Good	High	Retain	Some minor dieback
26	UT	Cyathia australis	Rough Treefern	31	-	44	3.7	2.3	5-10m	3	Good	Moderate	Retain	
27	E	"Camellia japonica	Japanese Camellia	15	-	20	2	1.7	<5m	4	Very Good	Moderate	Remove	
28	E	"Camellia japonica	Japanese Camellia	10	6 6 5	15	2	1.5	<5m	3	Good	Low	Remove	Next to ivy infested 25cm trunk possibly dead or decaying
29	E	"Rhododendron sp.	Rhododendron	19	14 10 9	36	2.3	2.2	<5m	4	Very Good	Moderate	Remove	Multi-stem 6
30	E	"Photinia serratifolia	Taiwanese Photinia	30	15 14 12	34	3.6	2.3	5-10m	6	Good	Low	Remove	
31	A	"Hakea salicifolia	Willow-leaf Hakea	26	-	30	3.1	2	5-10m	5	Poor	Very Low	Remove	Ivy Infestation
32	UT	Cyathia australis	Rough Treefern	25	-	40	3	2.3	<5m	3	Fair	Low	Remove	Less than 30cm high and beneath powerline
33	UT	Cyathia australis	Rough Treefern	22	10 15	25	2.6	1.8	<5m	4	Poor	Low	Remove	Ivy Infestation
34	A	"Hakea salicifolia	Willow-leaf Hakea	49	-	60	5.9	2.7	5-10m	3	Very Poor	Very Low	Remove	Trunk Decay - Ivy Infestation possibly dead
35	A	"Hakea salicifolia	Willow-leaf Hakea	35	-	38	4.2	2.2	5-10m	5	Fair	Very Low	Remove	Environmental Weed - Poor form - Asymmetrical Crown
36	CT	Eucalyptus radiata	Narrow-leaf Paperbark	57	-	62	6.8	2.7	15-20m	6	Good	High	Retain	Ivy Infestation - Inside property fence
37	CT	Eucalyptus obliqua	Mesquite	74	-	79	8.9	3	25-30m	6	Good	High	Retain	Ivy Infestation
GR 1	E	"Fagus sp.	European Beech	25	-	30	3	2	5-10m	4	Fair	Low	Retain	Group of 7
GR 2	UT	Cyathia australis	Rough Treefern	20	-	20	2.4	1.7	<5m	3	Good	Moderate	Remove	Group of 2 plus 2 young recruits
GR 3	UT	Cyathia australis	Rough Treefern	20	-	20	2.4	1.7	<5m	3	Good	Moderate	Remove	Group of 3 similar size
GR 4	UT	Cyathia australis	Rough Treefern	20	-	20	2.4	1.7	<5m	3	Good	Moderate	Retain	Group of 2 equal size

## Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
BM	Banksia marginata	Silver Banksia	1	Min 2m high	6m x 3m
GTS	Gleditsia inaequalis var. 'nervosa' 'Sunburst'	Green Honey Locust	1	Min 2m high	8m x 7m
SHRUBS					
COR	Correa alba	Coastal Correa	1	20cm pot	1.2m x 1.5m
IA	Indigofera australis	Austral Indigo	1	20cm pot	1.5m x 1.2m
OR	Olearia ramulosa	Twiggy Daisy-bush	8	14cm pot	1.5m x 1.2m

### GROUND COVERS & LOW SHRUBS

DIR	Dichondra repens	Kidney Weed	29	14cm pot	1m x 1.5m
SCB	Scleranthus biflorus	Two-flowered Knowel	21	14cm pot	1m x 5m

### TUSSOCKS / GRASSES / EVERGREEN PERENNIALS

AA	Agave attenuata	Agave	1	14cm pot	1.2m x 1.2m
DCB	Dianella caerulea 'Breeze'	Breeze Fax Lily	16	14cm pot	7m x 65m
LL	Lomandra longifolia	Spiry Headed Mat Rush	27	14cm pot	1m x 1m
LMPR	Litopis muscari 'Royal Purple'	Royal Purple Lily Turf	25	14cm pot	45m x 45m
LOF	Lomandra filiformis	Wattle Mat Rush	4	14cm pot	5m x 2m
SS	Senecio serpens	Black Chalksticks	4	14cm pot	2m x 2m

## Landscape Plan

NORTH

Scale 1:100

PROJECT ADDRESS: 43 BELGRAVE-GEMBROOK ROAD

DATE: 12/06/2025

SHEET SIZE: A0

DESIGNED BY: N/A/MA Landscape Arch. UEL/UK

PROJECT NO. # L10742

REV # 1

DRAWN BY: A.S.

PROPOSED DUAL OCCUPANCY

43 BELGRAVE-GEMBROOK ROAD COCKATOO

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