
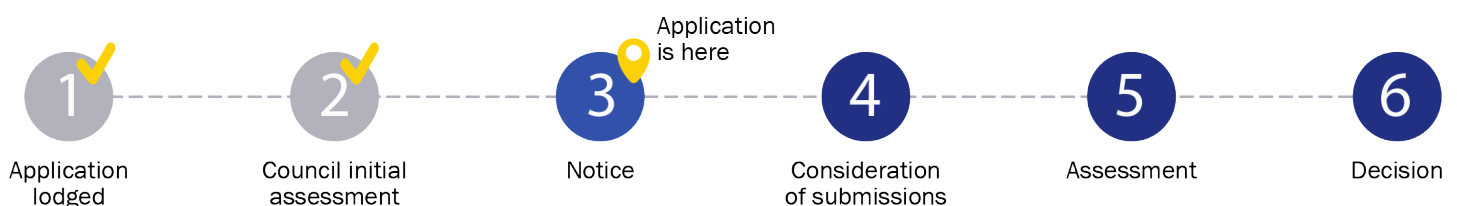


Notice of Application for a Planning Permit

The land affected by the application is located at:	L6 LP132710 V9400 F345 31 Wattletree Road, Bunyip VIC 3815	
The application is for a permit to:	Subdivision of Land into Two (2) Lots	
A permit is required under the following clauses of the planning scheme:		
32.03-3	Subdivide land	
43.02-3	Subdivide land	
APPLICATION DETAILS		
The applicant for the permit is:	Nobelius Land Surveyors	
Application number:	T250346	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		29 August 2025
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>





ePlanning

Application Summary

Portal Reference A22530MX

Basic Information

Proposed Use Subdivision of the land into two lots

Current Use The land is developed with a single detached dwelling and associated outbuildings

Site Address 31 Wattletree Road Bunyip 3815

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au
Owner			
Preferred Contact	Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 18	To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
Total				\$1,453.40

Documents Uploaded

Date	Type	Filename
13-06-2025	Subdivision Plan	Title dated 13 June 2025.pdf
13-06-2025	Subdivision Plan	Plan of Subdivision dated 13 June 2025.pdf
13-06-2025	Explanatory Letter	Sub BN Ver 1.pdf
13-06-2025	Additional Document	Cover letter - Initial submission - 31 Wattletree.pdf
13-06-2025	Additional Document	Town Planning Report - 31 Wattletree Rd Bunyip.pdf
13-06-2025	Additional Document	Development Plan Ver 2.pdf
13-06-2025	Additional Document	241205- LCA-BUNYIPdocx.pdf



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

☐ 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> Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: julie@nobelius.com.au
Submission Date	13 June 2025 - 08:34:PM		

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

Page 1 of 1

VOLUME 09400 FOLIO 345

Security no : 124125330506S
Produced 13/06/2025 06:08 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 132710.
PARENT TITLE Volume 08999 Folio 569
Created by instrument LP132710 19/11/1980

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP132710 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY917573H (E)	DISCHARGE OF MORTGAGE	Registered	28/02/2025
AY917574F (E)	TRANSFER	Registered	28/02/2025

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

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

Street Address: 31 WATTLETREE ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Document Assembled	13/06/2025 18:08

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LP132710

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS

29⁸ & 29^c

PARISH OF BUNYIP

COUNTY OF MORNINGTON

LENGTHS ARE IN METRES

ENCUMBRANCES & NOTATIONS

THE LAND COLOURED PURPLE, PURPLE HATCHED & BROWN HATCHED IS VICTORIAN PIPELINES COMMISSION EASEMENT CREATED BY INSTRUMENT D 349010

R.M.s ARE 0.025 DIA. G.I. PIPES 0.30 LONG
THE LAND COLOURED GREEN HATCHED IS AN EASEMENT IN FAVOUR OF COUNCIL VIDE C940171

LAND COLOURED YELLOW IS APPURTENANT EASEMENT FOR CARRIAGEWAY PURPOSES VIDE INSTRUMENT OF TRANSFER G 535378

APPROPRIATIONS

LAND COLOURED BROWN & BROWN HATCHED IS APPROPRIATED OR SET APART FOR PURPOSES OF WAY & DRAINAGE

LAND COLOURED BLUE, AND PURPLE HATCHED IS APPROPRIATED OR SET APART FOR DRAINAGE PURPOSES

VOL. 8999 FOL. 569

PARISH/T'SHIP/CHART

COLOUR CONVERSION

BLUE = E-1

BROWN = E-2

PURPLE = E-3

PURPLE HATCHED = E-4

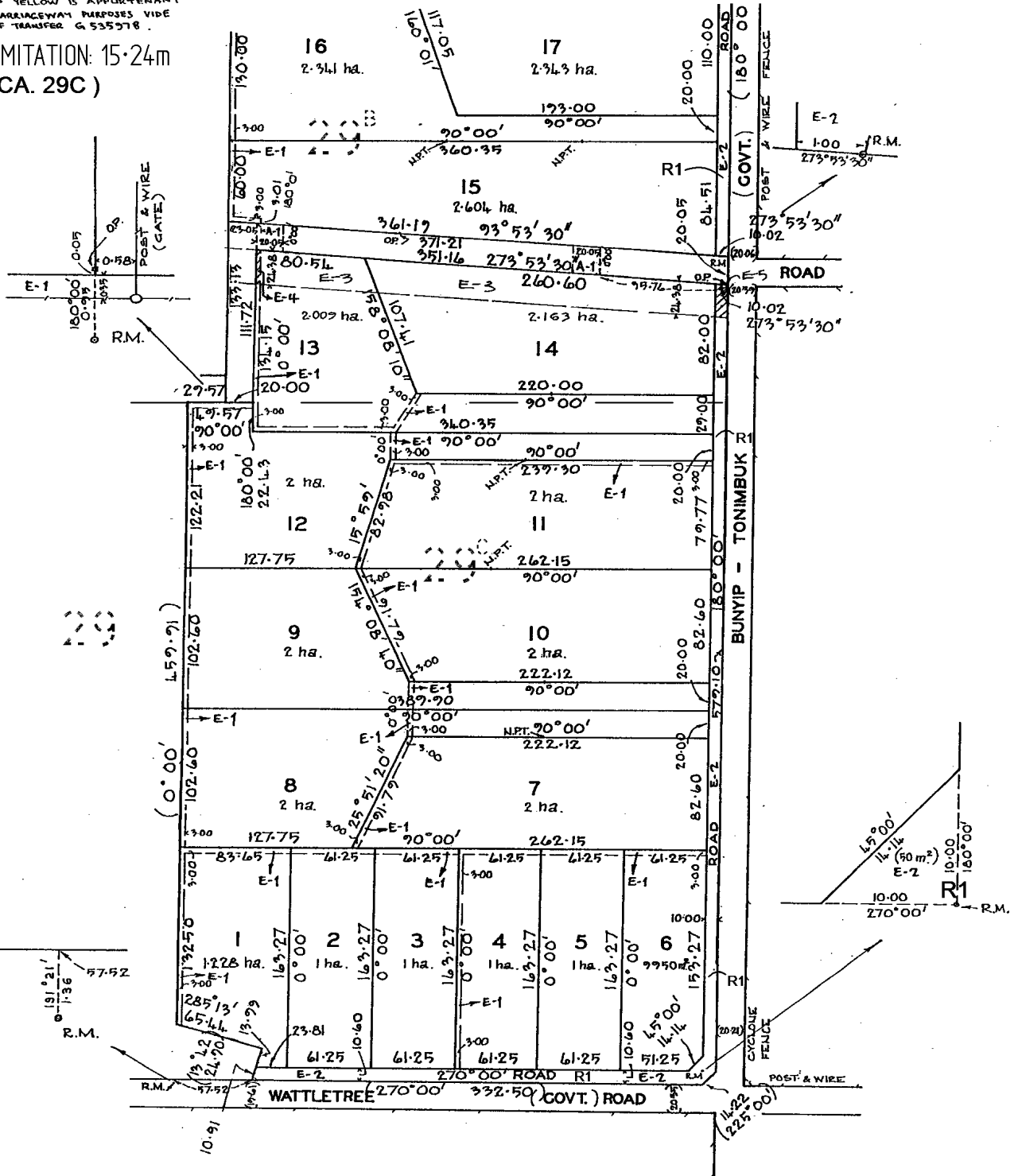
BROWN HATCHED = E-5

GREEN HATCHED = E-6

YELLOW = A-1

SEE SHEET 1

DEPTH LIMITATION: 15.24m
(CA. 29C)



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2 SHEETS
SHEET 2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

PS 507843W

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		REMOVAL OF RESERVE STATUS AS TO PART	PS507843W	17/6/03		2	REN

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13th June 2025

**Statutory Planning
Cardinia Shire Council**

Dear Sir/Madam,

Proposal: The Subdivision of land into two (2) lots

Address: Lot 6, Plan of Subdivision 132710, 31 Wattletree road, Bunyip

Nobelius Land Surveyors has been engaged by the land owner to prepare this submission in accordance with the relevant provisions of the Casey Planning Scheme, including the applicable sections of the Municipal Strategic Statement and all relevant State and local policies.

The proposal contemplates the subdivision of land into two lots. This application demonstrates that the proposal is appropriate for the locality and warrants Council support.

We have included the following documentation to support this application:

- A description of the site and its surrounds and a Feature and Levels survey;
- An assessment of the proposal taking into account all relevant town planning considerations;
- An outline of the applicable statutory planning framework;
- A Title and Plan of Subdivision dated 13th June 2025;
- A Land Capability Assessment;
- A proposed Plan of Subdivision.

If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me at planning@nobelius.com.au or call 5941 4112.

Yours faithfully,

MUrbPlanEnv, BA Geog (Hons), GradCert Bfire, BPAD Level 1 & 2
Senior Town Planner

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Geotechnical Consultancy, Soil testing, Land Capability Assessments

ABN: 47721649405

P.O. Box 32 Tynong Victoria 3813
Telephone: (03) 5608-0044 Mobile: 0438-344-645
Email: luke@hcgeotech.com.au

LAND CAPABILITY ASSESSMENT

Client: Newnham Builders C/o Nobelius Land Surveyors

Project: No. 31 Wattletree Road, BUNYIP

Date: 3rd December 2024

Report Number: 241205 – LCA

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Executive Summary

The proposed development at No. 31 Wattletree Road, BUNYIP, is suitable for on-site effluent disposal.

The site is located in the Cardinia Shire.

The site is covered in natural grasses and has a very gentle slope to the north-west. There are trees adjoining the site ranging in height from small to large, and the recommended Land Application Area (LAA) is open with grass cover. The site contains an existing single storey brick veneer house with four (4) bedrooms, gardens, crushed rock, sheds, and natural grasses. It is proposed that the land will be subdivided into 2 lots, adding another lot to the north side boundary.

The proposal for the site is for a two-lot subdivision with the existing dwelling to remain as Lot 1 and one new Lot, Lot 2, to be developed to the north of site. Lot 1 is to be approximately 5950m² with existing dwelling and the existing site effluent system which has to be checked and approved by a qualified and licensed plumber. Lot 2 is to be approximately 4000m².

Testing at the site included soil profile logging and sampling and laboratory testing, and water and nutrient balance modeling. This analysis has revealed that on-site effluent is achievable and sustainable.

The effluent at the site will be treated to a minimum 20-30 standard via secondary treatment, a sand filter or AWTs, and distributed via a pressure compensated irrigation system.

The proposed development at the site will require a system and irrigation area to handle the following effluent loads, based on a water usage rate of 150 liters/person/day, and dependent on the number of bedrooms the dwelling's final design adopts. The site also has areas where the irrigation system can be increased. These loads are detailed in Table 1 below.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Liters/day)	Total irrigation area required (m²)
4	5	750	400
5	6	900	480
6	7	1050	560

Table 1: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts.

Potential surface flows can be managed through the design of the irrigation system having a cut-off drain around the high side. This will remove any surface flows before they reach the Land Application Area.

All requirements of EPA Victoria can be met if the proposed system is used.

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1. Introduction

Hardcore Geotech Pty Ltd has been contracted to perform a Land Capability Assessment for No. 31 Wattletree Road, BUNYIP.

The proposal for the site is for a two-lot subdivision with existing dwelling to remain as Lot 1 and one new Lot to be developed to the north of site. Lot 1 to be approximately 5950m² with existing dwelling and existing site effluent system which has to be checked and approved by a qualified and licensed plumber. Lot 2 is to be approximately 4000m².

This report has been completed in order to show that No. 31 Wattletree Road, BUNYIP can comply with the EPA Victoria requirements regarding an on – site wastewater system. This LCA looks at the size of the lots and the requirements of the wastewater system that will need to be met so that all effluent is contained on the site. This LCA provides a conceptual design with some recommendations on the management and monitoring of the system. The pressure compensating irrigation lines need to be laid in parallel with the contours of the site as shown on the site plan in this report. The spacing between the irrigation lines must be at least 1000mm.

The site is covered in natural grasses, and there are various trees adjoining the site. The site is typical of the undulating landscape throughout the area. The site contains an existing single storey brick veneer house, gardens, crushed rock, sheds, and natural grasses. The site has no potable water supplies close by that will be affected. The site has a gentle slope falling to the north-west. As the sites elevation is in the upper range area of Bunyip there is a low risk of seasonal flooding.

The site is subject to moderate to high rainfall and the site will be supplied with mains water. The area has a mean annual rainfall of 1001mm and a mean annual evaporation of 1031mm. These values were obtained from the stations at Drouin Bowling Club – 85023 and Tooradin – 086116, respectively.

It is recommended that the effluent should be treated to at least a secondary level and be distributed on site by a sub-surface pressure compensated irrigation system.

2. Site Features

2.1 Site overview:

The LCA was undertaken by Luke Tymensen from Hardcore Geotech on the 3rd December 2024. The site was analyzed and information was recorded to complete Appendix 1, Land Capability Assessment Table. This table is included later in the report. It was noted that the site will have moderate to high seasonal rainfall, a gentle slope, perched seasonal water table and has a low permeable CLAY soil.

The irrigation system is to be constructed in an area that is covered in natural pasture grasses. The Water balance calculations have been calculated using a value taken from Table 10.6 Scheme for inferring the hydraulic conductivity range of soil horizons, Soil, Their Properties and Management, Third Edition, Peter E.V CHARMAN and Brian W. MURPHY. This gives a range of 0.1mm/h to 2.5mm/h.

The LCA has been worked out assuming that one (1) new dwelling will be constructed on the newly created Lot 2. It has been assumed that the new dwelling will be a four (4) bedroom dwelling, that will be suitable for a maximum occupancy of five (5) respectively. If the floor plan includes a study that could potentially be used as a bedroom, the study must be included in the total number of bedrooms.

The site will be supplied with mains water and it is anticipated that sewer will not be available in the near future due to the low development density in the area and the considerable distance from the existing wastewater services.

The new dwelling on Lot 2 will consist of new appliances that will have a low water rating label, based on the Water Efficiency Labelling and Standards Scheme, (WELS). A design wastewater load of 150L per person per day has been used giving a total daily design load of 750 litres. This design load was determined using Table 4, EPA Code of Practice 891.4.

2.2 Available land for LAA – For this site size is not a constraining factor. This gives a low to medium rating risk for the secondary treatment system that is recommended within this report.

2.3 Aspect and Exposure – The area allocated for the system faces north-east. This area is located in open areas of Bunyip. The surrounding area is covered in pasture grasses and there are trees across the site. This gives the site moderate sun and wind exposure.

2.4 Slope form and gradient – the area suitable for the LAA has a gentle slope, approximately 3 degrees (approx. 5%) based on the survey completed at the site that is contained in this report, and this will therefore not be a limiting factor as detailed in Table 1.1 of AS/NZS 1547,2012. The pressure compensating subsurface irrigation should also run along the contours as mentioned in Section M9.3 of AS/NZS 1547, 2012.

2.5 Site Drainage - A cutoff drain will be required around the high side of the system. The cutoff drain will prevent overland water flow from entering the system during high rainfall events. The cut off drain needs to be continued past the edge of the LAA until it drains away. A pit and pump may be required to achieve this.

2.6 Landslip – At the time of the investigation no evidence of landslip was seen. The proposed effluent system won't increase the land slip risk in the area proposed for the LAA.

2.7 Erosion Potential – there are no signs of erosion at the site. This is a low risk issue.

2.8 Flood Inundation – as the site elevation is located in the mid areas of BUNYIP, there is a low chance of the site being flooded. Cutoff drains around the high side of the LAA have been directed.

2.9 Distance to surface waters – the area on the site where the irrigation system is to be located is over 30m from any influencing water bodies, and over 200m (as water would run) from any potable reservoir supplies.

2.10 Distance to groundwater bores – there are zero (0) bores on the site. The LAA needs to be located in an area at least 20m away from any bores and this can be achieved with the chosen LAA location.

2.11 Vegetation – the overall site is covered in pasture grasses and there are a variety of trees across the site. The area for the LAA is covered in pasture grasses. There are no trees on the proposed LAA. This can be seen by looking at the photos from the site.

2.12 Depth to water table / perched water table – no perched water table / groundwater was encountered at the time of the investigation. During the wetter months of the year, a transient water table may occur above the CLAY soils. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA.

2.13 Rainfall – the site has a moderate to high annual rainfall of 1001mm (mean). This is a limiting risk at the site that has been managed by using a cut off drain along the high sides of the LAA.

2.14 Pan Evaporation – the site has a moderate to high pan evaporation of 1031mm (mean), and this is a low risk. Evaporation will exceed rainfall at the site for the warmer months of the year from November through to April.

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3. Site Plan

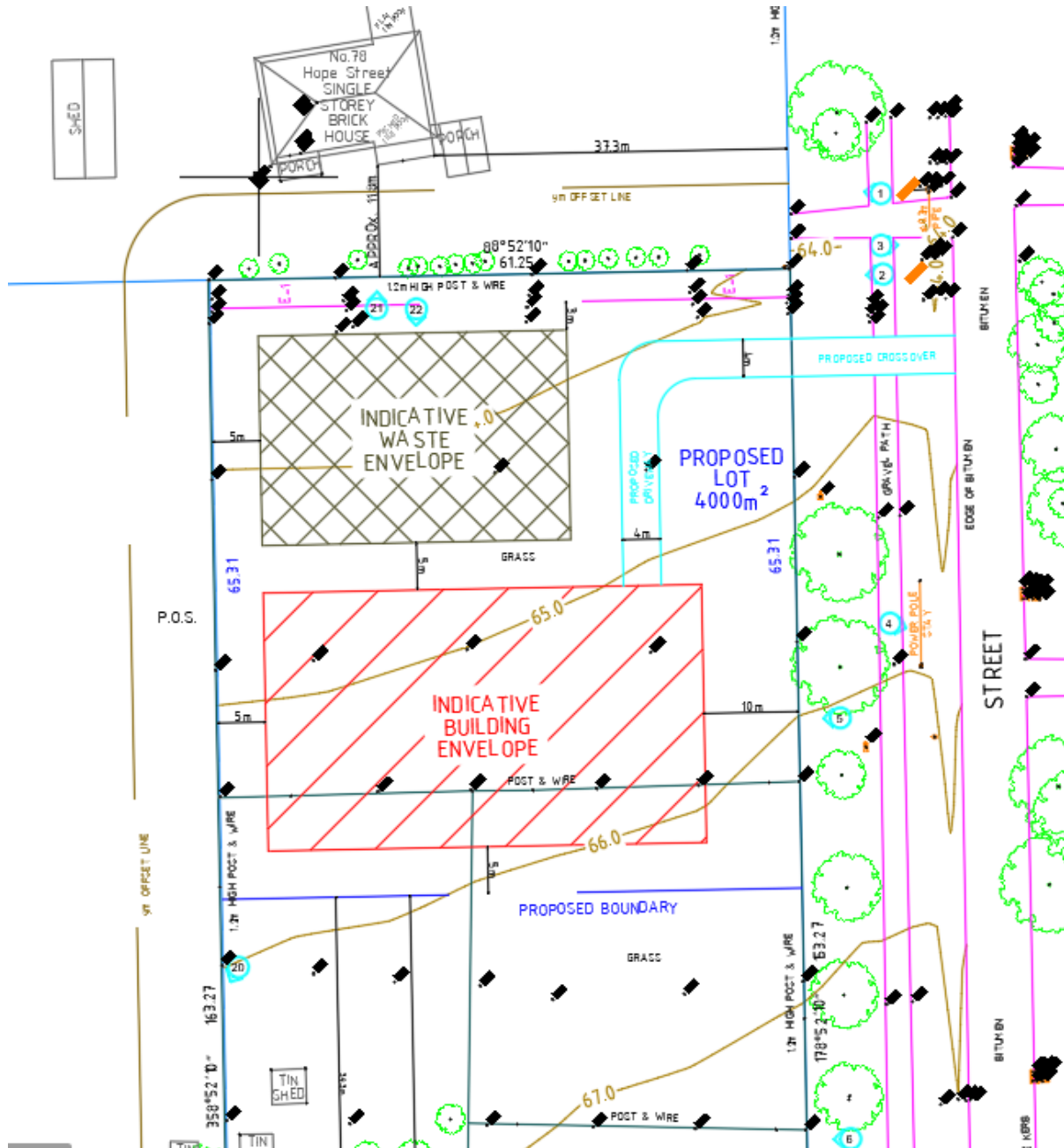
3.1 Site Plan Aerial



No.31 Wattletree Road, BUNYIP

Note: This site plan is not to scale and an indicative guide only.

3.2 Survey Plan with LAA



No. 31 Wattletree Road, BUNYIP with LAA Area and offsets.

4. Soil Assessment

Two boreholes were completed across the site, including one in an area suitable for the LAA. It shows that the site consists of a brown / grey clayey SILT overlying a grey / mottled orange clayey SILT, overlying a grey / orange silty CLAY.

Borehole 1

Depth (m)		Description	Strength / Density	Moisture
0.300		Clayey SILT Brown / grey	Medium dense	Moist
0.600		Clayey SILT Grey / mottled orange Paler with depth	Medium dense	Moist
2.000		Silty CLAY Grey / orange Traces of Sand & Gravels Paler with depth	Stiff	Moist

Borehole 2

Depth (m)		Description	Strength / Density	Moisture
0.300		Clayey SILT Brown / grey	Medium dense	Moist
0.450		Clayey SILT Grey / mottled orange Paler with depth	Medium dense	Moist
2.000		Silty CLAY Grey / orange Traces of Sand & Gravels Paler with depth	Stiff	Moist

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4.1 Soil Features

Profile Depth – Two boreholes were completed to 2000mm. The profile for the boreholes including in the LAA are shown in the Borehole log examples above.

Depth to water table: No Perched water table was encountered at the time of the investigation. It is possible there may however be a perched water table existing in the wetter months of the year above the CLAY soils. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA.

Coarse Fragments – in the soil profile encountered there were approximately 10-20% rock fragments.

Soil Permeability – The soil permeability was determined through references to published soil properties as mentioned in Site Features on page 4.

Limiting Soil Layer – the limiting soil layer at this site is the CLAY soils. These are Category 5/6 as per AS1547-2012.

Design Irrigation Rate: the design irrigation rate for the pressure compensating subsurface irrigation for the site is based on previous experience and reference to published values is 2.0mm/day. This has been incorporated into the Water Balance that has been completed that is contained later in this report.

pH – the pH of the CLAY soils was measured using a Hanna hand held pH/EC meter. The pH was found in a range between 4.0 to 4.4. This indicated a slightly acidic soil.

Electrical Conductivity – the EC of the CLAY soils was measured using a Hanna hand held pH/EC meter. The EC(SE) was found in a range between 0.64 to 0.74. This indicates that the CLAY soils are slightly-saline to very saline. This will have an effect on very sensitive crops and plants to be tolerant to salt.

5. Wastewater Management System

After all of the above information has been processed and analyzed it has been determined that a system using secondary treatment, a sand filter or an AWTS, would be appropriate for the site. This choice will achieve a level of effluent quality that can be distributed on site by a pressure compensating subsurface irrigation system. It is recommended that a secondary treatment system is used as it will reduce the risks at the site to negligible levels. By using a secondary treatment system, the effluent will be treated to a high standard before being allowed to pass through into the natural soils on the site.

The size of the irrigation area required has been calculated using a water balance equation and nutrient balance to ensure that the system can handle the anticipated loads. The worksheet for this water balance equation can be shown in Appendix A and the nutrient balance is also included. The size of the irrigation area has been calculated to be 400 square meters due to hydraulic load, dependent on the number of bedrooms and maximum occupancy adopted for the final house design of the new dwelling. This is detailed in table 2 below. A cut off drain around the high side of the LAA will reduce the risk of a perched water table occurring.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Liters/day)	Total irrigation area required (m ²)
4	5	750	400
5	6	900	480
6	7	1050	560

Table 2: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts.

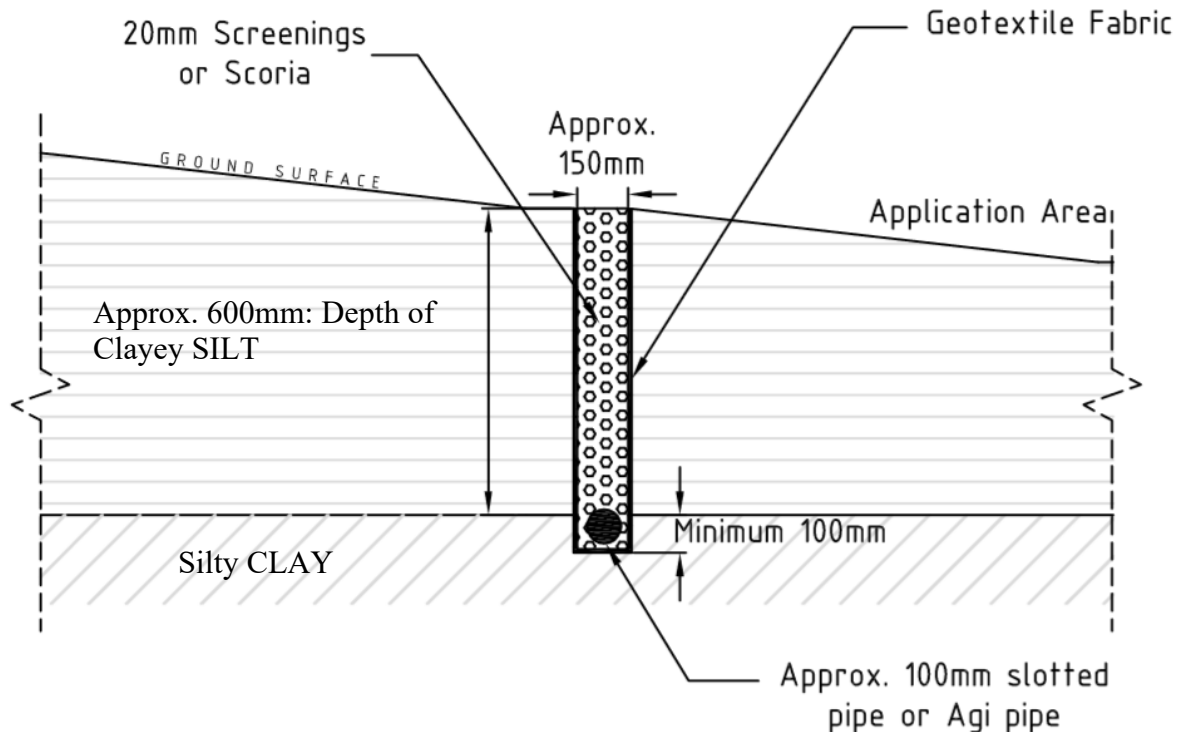
Gypsum should be added to the LAA at a rate of 1kg per square meter and should be spread over the LAA area and then should be worked into the soil by a rotary hoe or some other mechanical means and relevelled prior to the laying of the pressure compensating sub surface irrigation. This will allow the soils to become more permeable.

The area that has been determined to be the most appropriate for the system on the site is shown on the previous site plan. The area that has been selected is in the northern end of the proposed additional site / new lot created. This system also allows for the subsurface irrigation to be set up around the site in an area to ensure that as minimal surface runoff as possible will enter the site by the use of a cutoff drain along the higher sides of the LAA. Fencing may need to be provided to stop any livestock access or excess traffic in the area.

As the site has moderate to high rainfall and a heavy clay soil profile it is recommended that a cutoff drain is installed along the high side of the LAA. This is to ensure that no overland water enters the LAA. This cutoff drain should be located 1m from the edge of the LAA and be approximately 150mm wide and at least up to 600mm deep, to a depth 100mm into the CLAY soils. This drain should have a geotextile placed in it and be backfilled with a socked aggie pipe and covered with screenings or scoria. This will ensure that the LAA only has to cope with the hydraulic loads that have been calculated (i.e. irrigation and incident rainfall). This cut off drain should continue for at least two metres past the lower side of the LAA and then be diverted away from the LAA. For this site the cutoff drain will run across the southern edge of the LAA, and down the east and west edges, as shown on the attached site plan. The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.

There are a set of minimum setback distances that are contained in the EPA code of practice. These need to be followed along with all local council requirements. Where secondary treatment is used these distances can be reduced by 50%. All of these have been met with the location of the LAA.

6. Cut – Off Drain Cross Section



NOTE: Drawing is not to scale.

Cut-off drain is to be completed along the high sides of the LAA and completed across the site. This will give the drain somewhere to flow to as shown on the site plan of the site. The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.

7. Monitoring, Operation and Maintenance

In order for the system to operate effectively the resident must ensure that the following requirements for the treatment system are followed.

- Water usage at the site should be kept to a minimum. AAA rated water fixtures and appliances are required. This will reduce the effluent load on the system.
- To reduce the amount of fats and oils that enter the system
- Use cleaning products that are suitable for sand filters

- Have the system regularly inspected by a suitable qualified contractor to ensure that the system is treating the effluent to at least 20/30.

In order for the system to operate effectively the resident must ensure that the following requirements for the irrigation system are followed.

- Regularly mow the irrigation area to encourage further growth. This will encourage the uptake of nutrients from the system
- You are required to harvest the grass (i.e. cut and cart)

In order for the system to work effectively and to maintain the reduced risk at the site it is recommended that the mandatory testing and reporting as described in the Code of Practice – Onsite Wastewater Management, EPA Publication 891.4, include an annual (post spring) and post periods of heavy and/or prolonged rainfall, report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

8. Conclusions

After the site has been visited and all of the information has been processed, our assessment has shown that at least one sustainable and suitable on-site effluent disposal method is appropriate for the site. It is recommended that a secondary treatment facility can be used at the site to handle the effluent for the sites.

It is recommended that subsurface irrigation is used at the site and that the effluent is distributed over an area calculated by the water balance to be 400 square meters, depending on the number of bedrooms the final house design adopts. Drawn on the previous site plan is an LAA of approximately 700 square meters which allows for a larger dwelling or to extend the system.

A cut off drain around the high side of the irrigation area will be required to limit any surface water that may flow on to the area and impede the permeability of the soils and to remove the risk of a perched water table ingress during the wetter months of the year. All water saving appliances are required in the construction of the new residence and that all water saving practices are used by the occupiers. It is recommended that all maintenance requirements for the system as provided by the supplier are met in order that the system runs efficiently and according to design.

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9. Limits of Investigations and Recommendations.

9.1 Soil layers as outlined in the soil investigation borelogs will vary in depth and colour over the proposed area.

9.2 If at any time during the construction period the soil profile or moisture conditions encountered does not match what was found during the site investigation then this company needs to be contacted for further advice.

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

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



BE (Civil) Hons
PE0002775
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10. Other Information

The following table contains a list of plants, grasses and trees that will help with the transpiration in the effluent site.

Plants and grasses

Botanical Names	Common Names
<i>Lolium / Trifolium</i>	Rye / Clover
<i>Phragmites australis</i>	
<i>Canna x Generalis</i>	Canna Lily
	Calla Lily
	Ginger Lily
<i>Acacia howittii</i>	Sticky Wattle
<i>Callistemon citrinus</i>	Crimson Bottlebrush
<i>Callistemon macropunctatus</i>	Scarlet Bottlebrush
<i>Leptospermum lanigerum</i>	Wooley Tea-Tree
<i>Malaeleuca decussata</i>	Cross Honey Murtle
<i>Malaeleuca ericifolia</i>	Swamp Paperback
<i>Malaeleuca halmaturorum</i>	Salt Paperback
<i>Tamarix juniperina</i>	Flowering Tamarisk
<i>Eleocharis acuta</i>	Cannas
	Common Spike-Rush
	Buffalo / kikuyu
	Geranium
	Hydrangeas
	Tall wheat grass
	Strawberry Clover
	White Clover
	Perennial Rye
	Bougainvillea

Trees

<i>Eucalyptus Camaldulensis</i>	River Red Gum
<i>Eucalyptus Citriodora</i>	Lemon Scented Gum
<i>Fraxinus Raywoodi</i>	Claret Ash
<i>Eucalyptus Cladocalyx</i>	Sugar Gum
<i>Platanus – all species</i>	Plan Tree
<i>Populus nigra etc</i>	Poplar
<i>Salix banylonica</i>	Weeping Willow
<i>Acacia longiflora</i>	Swallow Wattle
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callistemon lilacinus</i>	Lilac Bottlebrush
<i>Eucalyptus pressiana</i>	Bell-fruit Mallee
<i>Viminaria juncea</i>	Native Broom

11. Sources of Information

The information contained in this report was gathered from a variety of sources as listed below.

- 1) *“Guideline for onsite wastewater management”, Environmental Protection Agency, May 2024.*
- 2) *“Guideline for onsite wastewater effluent dispersal and recycling systems”, Environmental Protection Agency, May 2024.*
- 3) *“Disposal systems for effluent from domestic premises”, Australian Standard AS/NZS 1547 – 2012*
- 4) *Model Land Capability Assessment Report, MAV and DSE, February 2014*

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12. Site Photos

Borehole 1



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Borehole 2-LCA



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Appendix A - Water/Nitrogen Balance

Hardcore Geotech Pty Ltd

HARDCORE 01

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Data: Drouin Bowling Club - Station No: 085023 / Evaporation Data: Tooradin - Station No: 086116

Location: No 31 Wattletree Road, BUNYIP- 4BR

Date: 3rd December 2024

Client: Newnham Builders C/o Nobelius Land Surveyors

ITEM		#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	167	129	115	75	47	33	31	47	60	81	108	140	1031
Rainfall (mean)	mm	B1	61	55	68	83	92	86	87	95	100	105	89	80	1001
Effective rainfall	mm	B2	55	50	61	75	83	77	78	86	90	95	80	72	902
Peak seepage Loss ¹	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460
Evapotranspiration(XA)	mm	C1	117	90	80	45	23	15	12	21	33	52	76	98	663
Waste Loading(C1+B3-B2)	mm	C2	186	152	143	90	64	58	58	59	63	82	115	150	1220
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	23250	21000	23250	22500	23250	22500	23250	23250	22500	23250	22500	23250	273750
Total Irrigation Water(E-NL)/G	mm	F	58	53	58	56	58	56	58	58	56	58	56	58	684
Irrigation Area(E/C2)annual.	m ²	G													400
Surcharge	mm	H	-128	-100	-85	-34	-6	-1	0	-1	-7	-24	-59	-91	0
Actual seepage loss	mm	J	-4	12	39	86	118	119	124	123	113	100	61	33	928
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Rainfall Retained:	90 %	K													
Lagoon Area:	0 ha	L													
Wastewater(Irrigation):	750 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	4 mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area(No storage):	400 m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	1.9 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30 mg/L	R													
Denitrification Rate:	20 %	S													
Plant Uptake:	220 kg/ha/yr	T													
Average daily seepage:	2.5 mm	U													
Annual N load:	6.57 kg/yr	V													
Area for N uptake:	299 m ²	W													
Application Rate:	2.5 mm	X													

1. Seepage loss (peak) equals deep seepage plus lateral flow : 5mm (<12% ksat)

CROP FACTOR

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C. cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P. radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

NITROGEN UPTAKE:

Figure 1 (above): Water/Nitrogen Balance for a four (4) bedroom, five (5) person maximum occupancy house design.

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WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Data: Drouin Bowling Club - Station No: 085023 / Evaporation Data: Tooradin - Station No: 086116

Location: No 31 Wattletree Road, BUNYIP- 5BR

Date: 3rd December 2024

Client: Newnham Builders C/o Nobelius Land Surveyors

ITEM		#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	167	129	115	75	47	33	31	47	60	81	108	140	1031
Rainfall (mean)	mm	B1	61	55	68	83	92	86	87	95	100	105	89	80	1001
Effective rainfall	mm	B2	55	50	61	75	83	77	78	86	90	95	80	72	902
Peak seepage Loss ¹	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460
Evapotranspiration(XA)	mm	C1	117	90	80	45	23	15	12	21	33	52	76	98	663
Waste Loading(C1+B3-B2)	mm	C2	186	152	143	90	64	58	58	59	63	82	115	150	1220
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastew ater	L	E	27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Total Irrigation Water(E-NL)/G	mm	F	58	53	58	56	58	56	58	58	56	58	56	58	684
Irrigation Area(E/C2)annual.	m ²	G													480
Surcharge	mm	H	-128	-100	-85	-34	-6	-1	0	-1	-7	-24	-59	-91	0
Actual seepage loss	mm	J	-4	12	39	86	118	119	124	123	113	100	61	33	620
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Rainfall Retained:	90 %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow : 5mm (<12% ksat)												
Lagoon Area:	0 ha	L	CROP FACTOR												
Wastew ater(Irrigation):	900 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	4 mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area(No storage):	480 m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	1.9 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20 %	S													
Plant Uptake:	220 kg/ha/yr	T													
Average daily seepage:	2.5 mm	U													
Annual N load:	7.88 kg/yr	V													
Area for N uptake:	358 m ²	W													
Application Rate:	2.5 mm	X													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Figure 2 (above): Water/Nitrogen Balance for a five (5) bedroom, six (6) person maximum occupancy house design.

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WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Data: Drouin Bowling Club - Station No: 085023 / Evaporation Data: Tooradin - Station No: 086116

Location: No 31 Wattletree Road, BUNYIP- 6BR

Date: 3rd December 2024

Client: Newnham Builders C/o Nobelius Land Surveyor


ITEM		#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	167	129	115	75	47	33	31	47	60	81	108	140	1031
Rainfall (mean)	mm	B1	61	55	68	83	92	86	87	95	100	105	89	80	1001
Effective rainfall	mm	B2	55	50	61	75	83	77	78	86	90	95	80	72	902
Peak seepage Loss ¹	mm	B3	124	112	124	120	124	120	124	124	120	124	120	124	1460
Evapotranspiration (XA)	mm	C1	117	90	80	45	23	15	12	21	33	52	76	98	663
Waste Loading (C1+B3-B2)	mm	C2	186	152	143	90	64	58	58	59	63	82	115	150	1220
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha)))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastew ater	L	E	32550	29400	32550	31500	32550	31500	32550	32550	31500	32550	31500	32550	383250
Total Irrigation Water (E-NL)/G	mm	F	58	53	58	56	58	56	58	58	56	58	56	58	684
Irrigation Area (EC2) annual.	m ²	G													560
Surcharge	mm	H	-128	-100	-85	-34	-6	-1	0	-1	-7	-24	-59	-91	0
Actual seepage loss	mm	J	-4	12	39	86	118	119	124	123	113	100	61	33	928
Direct Crop Coefficient:		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Rainfall Retained:	90 %	K	1. Seepage loss (peak) equals deep seepage plus lateral flow : 5mm (<12% ksat)												
Lagoon Area:	0 ha	L	CROP FACTOR												
Wastew ater (Irrigation):	1050 L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	4 mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area (No storage):	560 m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	1.9 mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30 mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20 %	S	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	
Plant Uptake:	220 kg/ha/yr	T	Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9				
Average daily seepage:	2.5 mm	U	Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9				
Annual N load:	9.20 kg/yr	V	Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C.cunn'a	220	6.1-7.9				
Area for N uptake:	418 m ²	W	Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P.radiata	150	5.6-6.9				
Application Rate:	2.5 mm	X	Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5				

Figure 3 (above): Water/Nitrogen Balance for a six (6) bedroom, seven (7) person maximum occupancy house design.

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Appendix B - Land Capability Assessment

The following table is a Land Capability Assessment that can be used for assessing a site for onsite domestic wastewater management.

APPENDIX B					
LAND CAPABILITY ASSESSMENT TABLE					
Site Address: No 31 Wattletree Road, BUNYIP			Job No: 241205		
LAND FEATURE	LAND CAPABILITY RISK RATING				COMMENTS
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Plenty of land available for use, and future expansion if required
Aspect	North, north-east and north west	East, west, south-east, south-west	South	South, full shade	North-west facing
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	perpetual shade	Site has moderate exposure, with some tree coverage
Site Drainage (runoff/run-on)	Very slow to slow	Moderate	Rapid	Very rapid or depressed	Site has a gentle to moderate slope
Slope gradient (%)	0-2	2-15	15-25	25+ or locally depressed	Slope is approximately 3%
Slope form	Convex or divergent side slopes	straight sided slopes	Concave or convergent side slopes	Locally depressed	Slope is fairly uniform
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Not suitable for the site conditions
Subsurface irrigation	<10%	10% to 30%	30% to 40%	>40%	Low
Landslip	Potential	Potential	Potential	Existing	No signs of landslide at the site
Erosion potential	Low	Moderate	High	No practical amelioration	Non-dispersive soils
Flood/ Inundation	Never		<1% AEP	>5% AEP	Site is located in the mid areas of Bunyip. Cut off drains along the high sides have been directed to prevent overland flow entering the LAA
Distance to non-potable surface waters (m)	Buffer distance complies with code requirements (>30m)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to potable surface waters (m)	Buffer distance complies with code requirements >100m for waterways, >300m for reservoirs)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to groundwater bores (m)	No bores on site or within significant distance (<50m)	Buffer distance complies with code	Buffer distance does not comply with code requirements	No suitable treatment methods	There are no bores on the site.
Vegetation	Plentiful / healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propogation not possible	Moderate cover of grass pasture with trees across the site
Trafficking	None to low	Moderate	High	Excessive	Provide fencing to stop any live stock access
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	surface	Cut off drain around the lower sides of the LAA will prevent overland flow entering the LAA
Depth to water table (seasonal perched) (m)	>1.5	<0.5	0.5 to 1.5	surface	Cut off drain around the lower sides of the LAA will prevent overland flow entering the LAA
Rainfall (9th Decile)	<500	500-750	750-1000	>1000	Drouin - Station No. 085023
Pan Evaporation (mean) (mm)	>1250	1000-1250	750-1000	<750	Tooradin - Station No. 086116
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly Structured	Structureless, massive or hardpan		
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	The front yard has been filled but there are areas to the west of the existing house that would be suitable.
Thickness: (m)					
Trenches and beds	>1.4		<1.4	<1.2	Not suitable for the site conditions
Subsurface Irrigation	1.5+	1.0 to 1.5	0.75	<0.75	
Permiability (limiting Horizon) (m/day)	0.15-0.30	0.03-0.15, 0.3-0.6	0.01-0.03, 0.6-3.0	>3.0, <0.03	
Permiability (buffer evaluation) (m/day)	<0.3	0.3-3	6 to 5	>5	
Stoniness	<10	10 to 20	>20		Approx. 10-20% rock fragments
Emerson number	4, 5, 6, 8	7	2, 3	1.0	Not dispersive
Dispersion Index	0	1 to 8	8 to 15	>15	Not dispersive
Reaction Trend (pH)	5.5-8	4.5-5.5	<4.5, >8		pH measured between 4.0 to 4.4 - Acid soils needs lime fertiliser
E.C. (dS/m)	<8	0.8-2	>2	>2	Measured between 0.64 to 0.74 - soils are slightly saline to very saline
Sodicity (ESP) (%)	<6	6 to 8	>8	>14	Not measured however inferred as 6-8 due to pH and emerson
Cation Exchange Capacity (cmol/kg)	>15	5 to 15	<5		Heavy Clay 20-30 as per published values
Free Swell	<30	30 to 80	80 to 120	>120	Free Swells BH1 30MM -50MM

29th July, 2025

Statutory Planner
Cardinia Shire Council

Dear

Nobelius Land Surveyors
20 Henry Street, Pakenham VIC 3810

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APPLICATION NO.	T250346 PA
PROPERTY NO.	4908100900
ADDRESS	Lot 6 LP132710, V9400 F345, 31 Wattletree Road, Bunyip VIC 3815
PROPOSAL	Subdivision of the land into two (2) lots.

Thank you for your request for further information dated 11 July 2025.

We wish to provide the following responses:

FURTHER INFORMATION	
Information required as part of the application	
1. Outstanding Fees of \$1,453.40 to be paid to Council.	
Response:	Application fees of \$1,453.40 have been paid to Council on 14/7/2025, receipt number EPLAN009962. A copy of the receipt has been provided with the RFI response.
2. A written statement regarding how the proposal meets relevant standards of Clauses 56.07-1 to 56.07-4.	
Response:	<p>As per Clause 56 – Application, the assessment purposes of clause 56 only apply to “an application to subdivide land in the Neighbourhood Residential Zone, General residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed use Zone or Township Zone and an Comprehensive Development Zone or Priority Development Zone that provides for residential development”.</p> <p>The land is subject to the Low Density Residential Zone and is not required to provide a response to Clause 56 for the purpose of supporting a Subdivision application.</p> <p>That said, the proposed lots are generous in area and can accommodate the provision of water tanks that harvest rainwater to reduce loads on local stormwater</p>

	infrastructure and to provide water for reuse for toilet flushing, irrigation and treated water for consumption. Additionally, our submission has shown that there are reticulated services including water in the road reserve (Doran Road), connections to which can be facilitated via the access driveways for lots 2 and 3. Please refer to the Town Planning report, page 6.
--	--

3. Amended Proposed Plan of Subdivision to show:

3.1 A minimum 2.0 wide easement for drainage purposes along the western boundary of Lot 2, extending from the north-west corner of Lot 1 to the north-west corner of Lot 2.

Response:	A revised Development Plan (Version 3) is provided that shows Easements labelled 2 and 3. This file is labelled "Development Plan Ver 3". A revised Plan of Subdivision 925982Y (proposed) is also provided that details E2 which has the purpose of Drainage and measures 3 metres in width to benefit All Lots on LP32710; and E3 which has the purpose of Drainage and measures 2 metres in width for the benefit of Lot 1 on the Plan. This file is called "Sub BN Ver 3".
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Please note: The Town Planning report has been revised to address the RFI items above. Please refer to Town Planning report V2.

PRELIMINARY ASSESSMENT COMMENTS

A preliminary assessment of the application has been undertaken, and the following comments are provided for your consideration:

- 1. Please note, this application has been internally referred to Council's Health Departments to provide feedback on the Land Capability Assessment. If a referral response identifies any concerns with the proposal or that further information is required, you will be advised in due course.*

Response:	Noted. Thank you
------------------	------------------

- 2. Please note, a subsequent review will be conducted once all information is submitted which may raise additional further information items.*

Response:	Noted. Thank you
------------------	------------------

If any further information is required, or if there are any questions regarding the submitted information, please do not hesitate to contact me at julie@nobelius.com.au or call 5941 4112.

Yours faithfully,



MUrbPlanEnv, BA Geog (hons), GradCert BFire, BPAD Level 1 & 2
Senior Town Planner

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TOWN PLANNING REPORT

SUBDIVISION OF THE LAND INTO TWO (2) LOTS

AT 31 WATTLETREE ROAD, BUNYIP VICTORIA 3815

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PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810

(03) 5941 4112
www.nobelius.com.au



NOBELIUS

LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	Lot 6 PS132710, 31 Wattletree Road, Bunyip Victoria 3815			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	Low Density Residential Zone - Schedule 2 (LDRZ2)			
OVERLAY	Design and Development Overlay - Schedule 1 (DDO1) Vegetation Protection Overlay - Schedule 1 (VPPO1)			
BUSHFIRE PRONE AREA	Yes			
CULTURAL HERITAGE	Not applicable			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	E1 easement for the purpose of Drainage.			
PROPOSAL	The subdivision of the land into two (2) lots.			
PERMIT TRIGGERS	<ul style="list-style-type: none"> Pursuant to clause 32.03-3 a permit is required to subdivide the land. Pursuant to clause 43.02-3 a permit is required to subdivide the land. 			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	Clause 11 Settlement Clause 13 Environmental Risks & Amenity Clause 15 Built Environment & Heritage Clause 16 Housing Clause 19 Infrastructure Clause 32.03 Low Density Residential Zone Clause 42.02 Vegetation Protection Overlay Clause 43.02 Design and Development Overlay Clause 52.17 Native Vegetation Clause 65.02 Approval of an application to subdivide land Clause 71.03 Integrated decision making			
SUBMITTED DOCUMENTS	<ul style="list-style-type: none"> Feature and Levels Plan – Nobelius Land Surveyors Plan of Survey – Nobelius Land Surveyors Copy of Title & Title Plan Land Capability Assessment - Hardcore Geotech 			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	JB	13/6/2025	HS	3

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2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowner and is submitted to Cardinia Shire Council to support an application for the subdivision of the land into two (2) lots on cleared land.

The subject site is located in a residential area of Bunyip designated for the development of future residential estates. The land is able to connect to services, except reticulated Sewerage, and presents an excellent opportunity to provide residential land in a township experiencing sustained growth.

The purpose of this report is to assess the proposed subdivision of two (2) lots against the relevant provisions of the Cardinia Planning Scheme, the Bunyip Township Strategy and local and state planning policies. The proposed subdivision has undergone an extensive design process and is informed by a suit of technical assessment to ensure that the proposal is responsive to key site constraints and considerations, such as overland flows and onsite waste detention. The site presents an excellent strategic location for further residential allotments, and the proposal responds to and integrates with surrounding residential developments along Wattletree Road and Hope Street.

This report aims to demonstrate that the proposal is:

- Consistent with the State and Local Planning Policy framework;
- Consistent with the requirements of the Cardinia Planning Scheme;
- Consistent with the Bunyip Township Strategy (21 September 2009); and
- Will satisfactorily integrate with surrounding lot sizes and land uses.

The proposal is entirely appropriate to be granted a planning permit and receive Council's full support on the basis that the proposal supports Cardinia's vision for future residential development on the two sites and is appropriate for the locality.

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3. SUBJECT SITE AND SURROUNDING LOCALITY

SITE ANALYSIS

The land is formally described as Lot 6 on PS132710, 31 Wattletree Road, Bunyip, contained within Volume 09400 and Folio 345. The land is a large rectangular allotment, with dual frontages to Wattletree Road to the south and Hope Street to the east. The site fronts Wattletree Road to the south for a length of 51.25m, a splayed section of the allotment facing southeast to the corner of Wattletree Road and Hope Street for 14.14m, and Hope Street along the eastern side for 153.27m. The site has a total area of 9,950m².



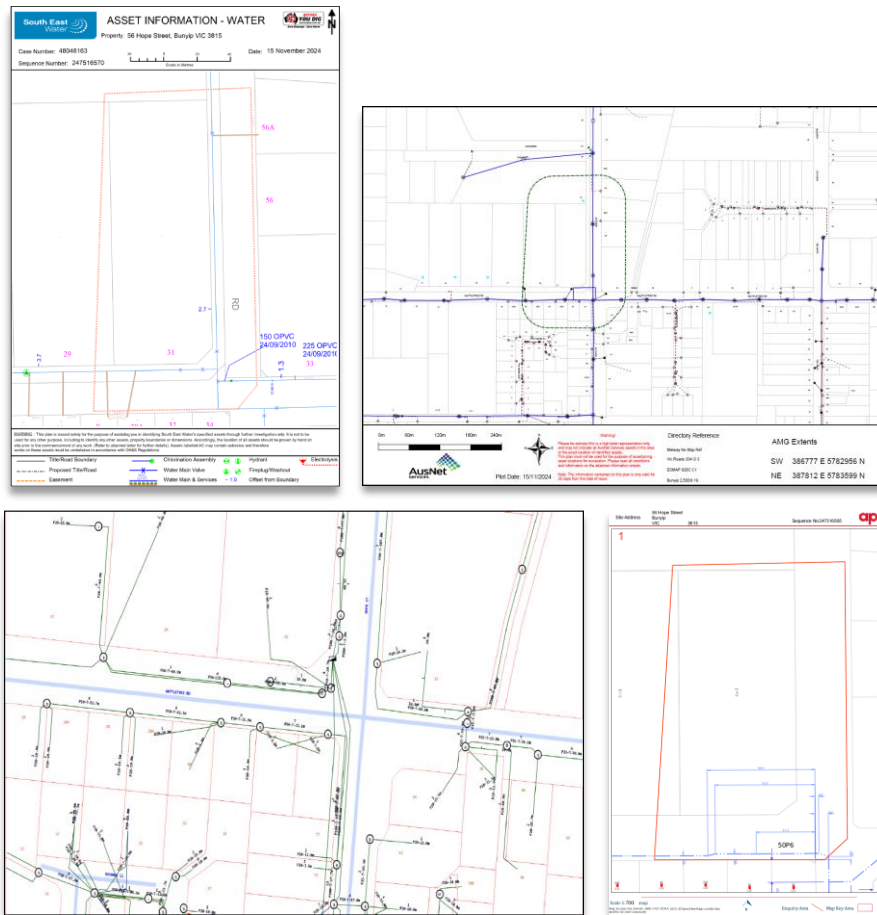
31 WATTLETREE ROAD, BUNYIP (IMAGE COURTESY OF VICPLAN, 2025)

The land is developed with one dwelling and associated sheds. The dwelling is a single storey weatherboard house sited in the southwestern corner of the allotment and benefits from access from Wattletree Road. There is a large metal garage situated adjacent to the western boundary employed to store vehicles and occupies the lower southwestern area offset from the house. There are three smaller sheds that are employed for additional garden storage and animal shelters.

The remainder of the land is predominately cleared and fenced and employed for hobby-scale grazing.

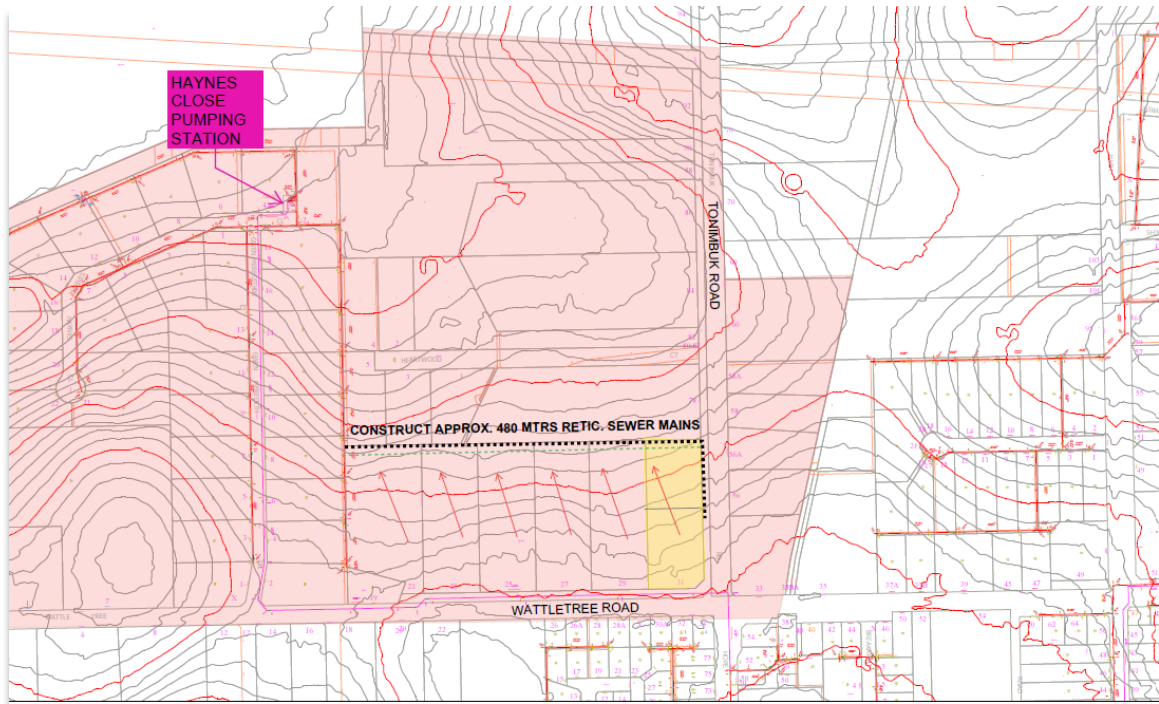
The site benefits from connection points to reticulated water, electricity, NBN and gas (clockwise from top left). There are no reticulated connections to sewerage, nor are there options to connect the site to reticulated sewerage, as discuss below.

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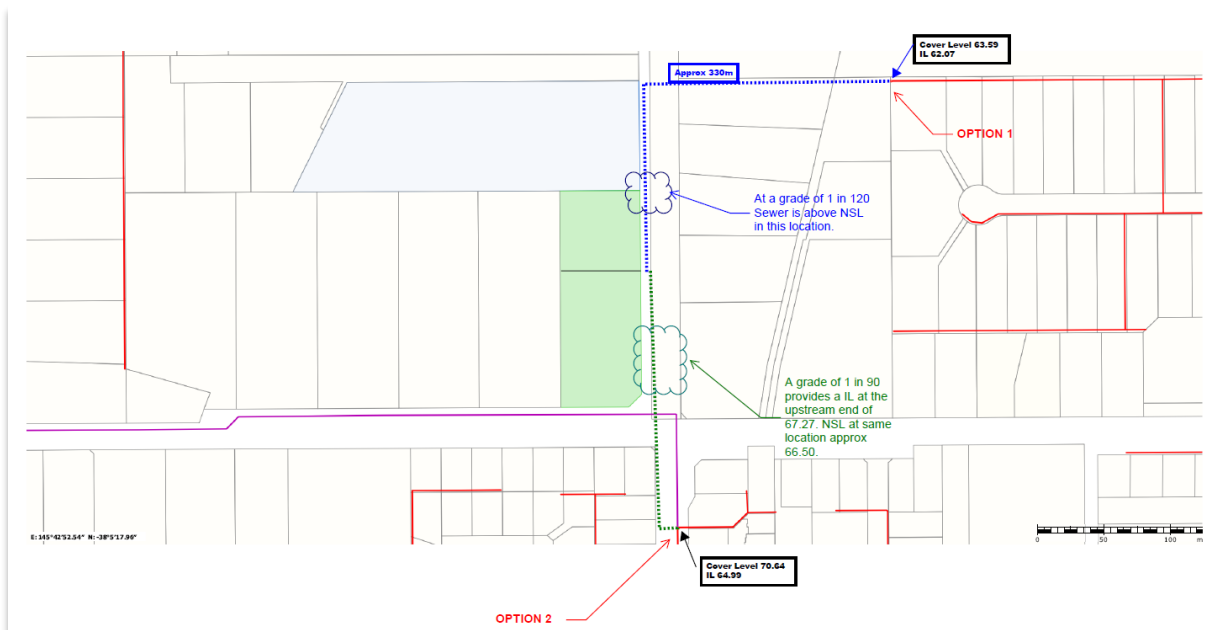
Reticulated sewerage connection locations are shown in the plan below from South East Water, dated 5th March 2025. Preliminary advice received from South East water (dated 20th December 2024, Case reference: 47706789) suggested sewer connection to 31 Wattletree Road cannot connect to the line within Wattletree Road because it is a rising main that cannot be tapped into and is therefore not a servicing option to the subject site. Connection to the existing sewer main DN150 at Haynes Close pumping station to the northwest (refer to plan below) would require the construction of 480 metres of pipe and a suitably sized easement in favour of South East Water. This connection would require the written permission from all property owners affected by the proposed sewerage works. We have written to the landowners of all affected land and received objections from landowners of the following properties: 78 Hope Street; 1 heartwood Court; 21 Wattletree Road and 23 Wattletree Road.

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Advice from *DPM Engineering* revealed alternative options for sewer connection were not viable. The plan below shows the invert level of two 'options';

- Option 1 will not work given the insufficient cover at the location shown.
- Option 2 will not work due to the topography; the pipe would be above the ground at the upstream level.



Given the above detailed exploration of service connection to reticulated services, we have concluded that sewerage connection to the subject site is not a viable option. Onsite detention and treatment is the only viable option.

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A review of the Certificate of Title indicates that the land is encumbered by an E1 easement for the purpose of drainage, located adjacent to the norther (rear) boundary. The Plan of Subdivision reveals there are no further encumbrances, covenants, caveats or restrictions under Section 173 of the *Planning and Environment Act, 1987* or the *Subdivision Act, 1988*.

A copy of the Certificate of Title has been provided as part of this submission.

PERMIT HISTORY

There is no recent planning permit history associated with this site.

SURROUNDS

Wattletree Road is a residential road in Bunyip that connects to Hope Street to the east. It provides access to many new residential allotments to the south of the subject site with new developments addressing Wattletree Road. The patten of subdivision and development on Hope Street is also experiencing the subdivisions of larger blocks.

Wattletree Road is an east-west residential street in Bunyip that has traditionally provided access to lifestyle allotments to the west of the town centre. Recent residential development along Petty Road to the west has resulted in a portion of Petty Road being sealed to provide access to new residential estates along Hope Road. The roadside vegetation along Wattletree Road, Hope Street and Petty Road and the mix of lifestyle allotments and residential development contributes to the rural character of the neighbourhood.




The prevailing character of the immediate neighbourhood surrounding the subject site is emerging towards residential estates in response to the significant demand for residential land and housing being experienced in Bunyip in recent times. The Wattletree Road, Hope Street and the Petty Road and Nylander Road precinct has traditionally comprised large residential allotments used for small scale agriculture and lifestyle purposes and have contributed to the valued rural character of the town. These large rectangular allotments were designated for future residential estates in the Bunyip Township Strategy in 2009, and as such, an emerging character that includes diverse lot sizes and infill residential development is being experienced.

The land immediately adjoining the subject site has been summarised below:

NORTH



- Low(er) density development featuring detached, predominantly single-storey dwellings that feature the incorporation of diverse materials and finishes.
- Smaller lifestyle allotments describe a development in Gwen Meredith Drive and Haynes Close that overlooks the open space to the northwest.

EAST		<ul style="list-style-type: none"> A mix of smaller allotments and land for Low Density housing are mixed with Farm Zones and Public Use land and are located directly east of the subject site.
SOUTH		<ul style="list-style-type: none"> Addresses at Wattletree Road connect the area to the township of Bunyip. The land to the south is General Residential Zone, and these newer residences demonstrate a mix of housing styles. Further south lies the Columbia Catholic Primary School and an Early Learning Children's Centre. Future to the south lies the Business District of Bunyip.
WEST		<ul style="list-style-type: none"> A new residential development addresses Gwen Meredith Drive to the west of the subject site, which employ articulated design with a diversity of materials and finishes to distinguish individual dwellings. Further west lies agricultural land.

ENVIRONMENTAL CONSIDERATIONS

TOPOGRAPHY

Topographically, the land falls gently from the high point in the south of the site to the low point in the northwest, but is generally flat. This topography equates to a slope of 3.68%, or 2°. The topography does not pose constraints to the proposed subdivision of the land.

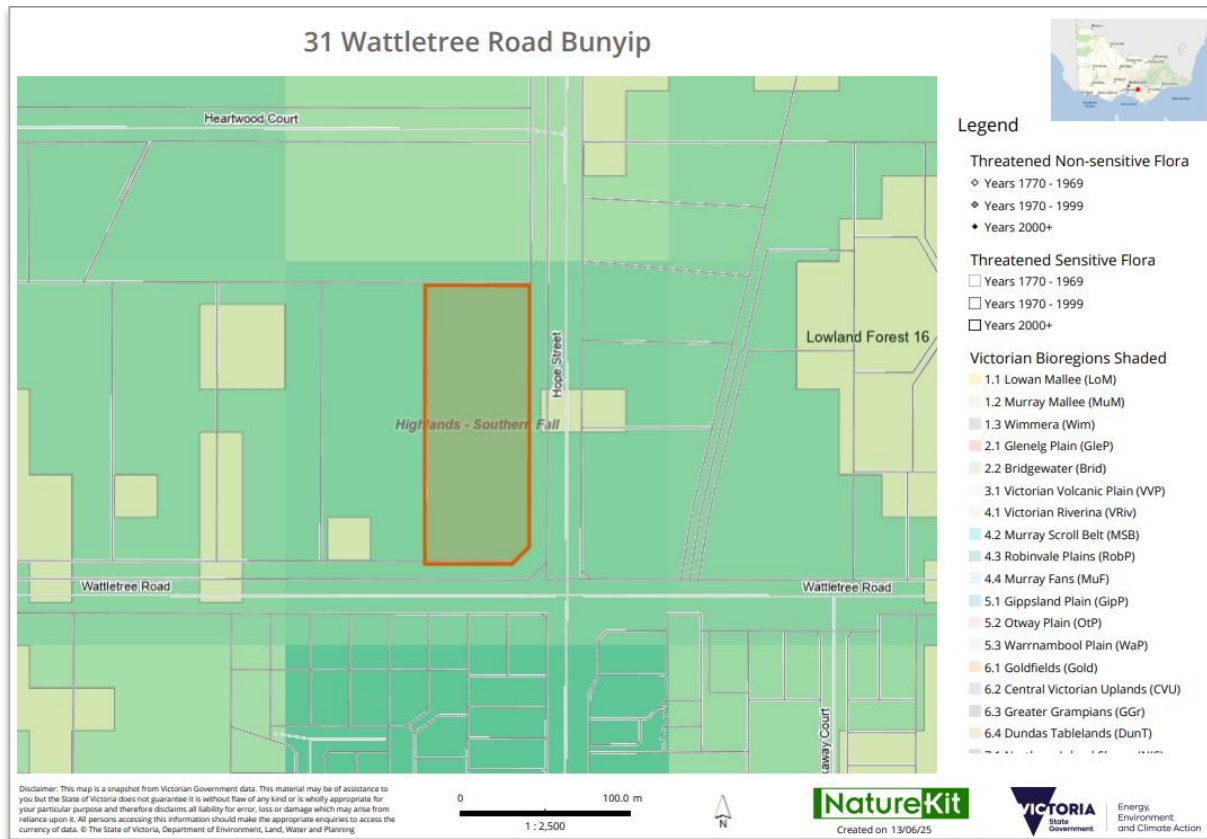
CULTURAL HERITAGE

The land is not mapped within an area of potential cultural significance.

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BIODIVERSITY

No listed flora or fauna species are recorded on the subject site, which has been highly modified for residential development and hobby-scale grazing. *NatureKit* (DELWP, 2025) identifies the subject site as a Highlands – Southern fall bioregion with a mean cost-effectiveness rank of all relevant SMP actions as 26 out of 100 (1 being low and 100 being high, where 100 is the top 1% of cost-effective actions that achieve effective biodiversity benefits relative to other actions in Victoria).



The subject site is considered a highly modified landscape that has been subject to historical clearing. The infill residential development occurring within the immediate surrounds can also be argued to have significantly reduced the biodiversity value of the land.

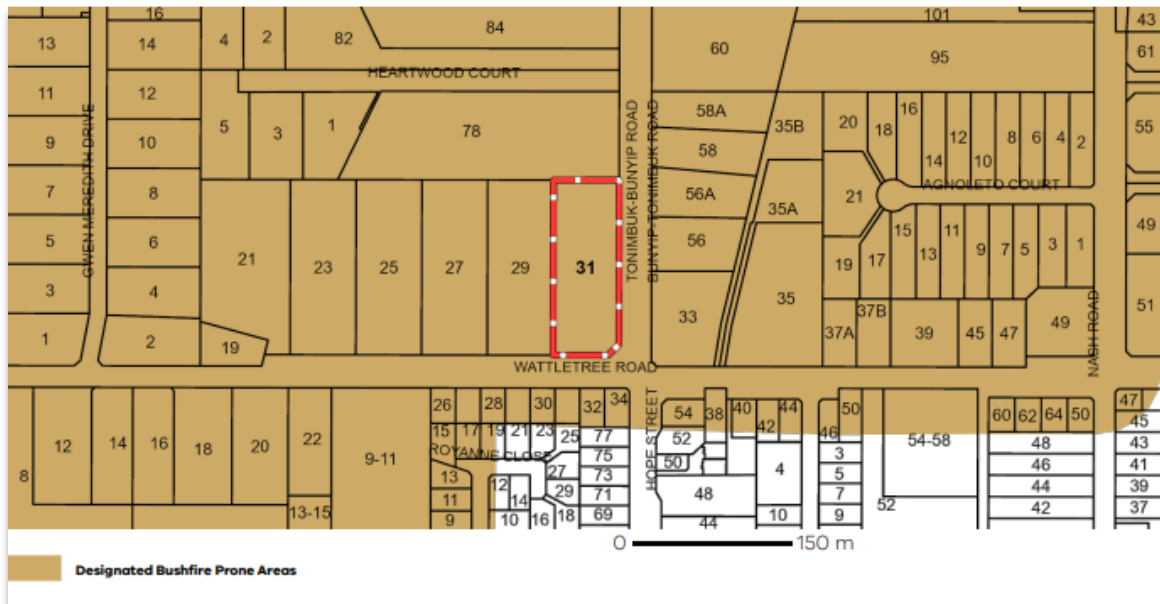
VEGETATION

The landscape is modified, and the land has been extensively cleared. The vegetation in the road reserve, adjacent to Hope Street, is to be retained as part of this proposal.

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BUSHFIRE PRONE AREA

The entirety of the subject site is mapped as a designated Bushfire Prone Area. Further information on how the proposal has considered the implications of being mapped within a designated bushfire prone area has been provided in the response to Clause 13.02 in the State and Local Planning Policy section of this report.



DESIGNATED BUSHFIRE PRONE AREA (IMAGE COURTESY OF VICPLAN, 2025)

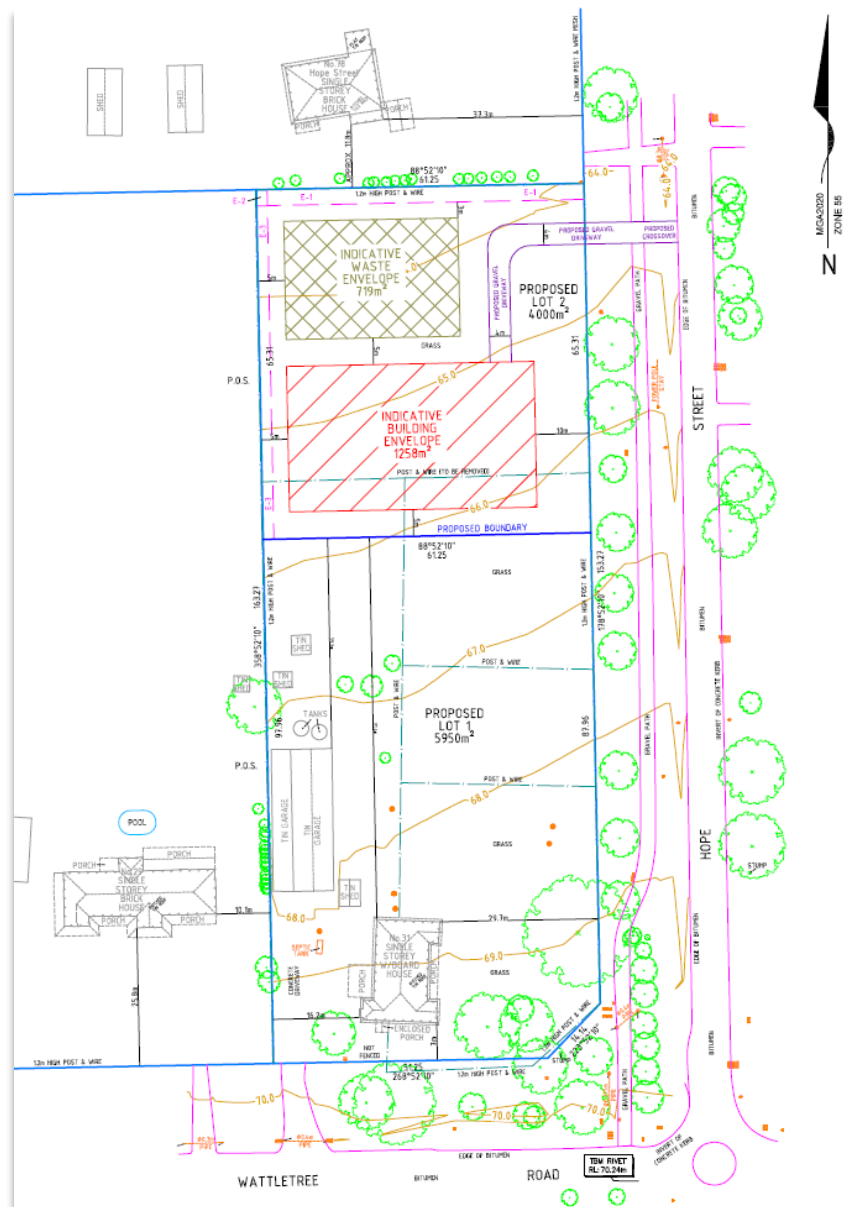
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4. THE PROPOSAL

The applicant seeks approval for the subdivision of land into two (2) lots. The land is already cleared of vegetation being historically cleared pastureland. Vegetation within the Hope Street road reserve will be retained with the driveway access shown in an area cleared of roadside vegetation.

SUBDIVISION PROPOSAL

The proposed lot configuration is as per the Plan of Subdivision prepared by Nobelius Land Surveyors, (at bottom), which accommodates existing third-party managed vegetation contained in Hope Street, as evidenced by the extract from the Development Plan (ver 3) below.



EXTRACT OF PROPOSED SUBDIVISION AND BUILDING ENVELOPE SURVEY PLAN FROM NOBELIUS LAND SURVEYORS

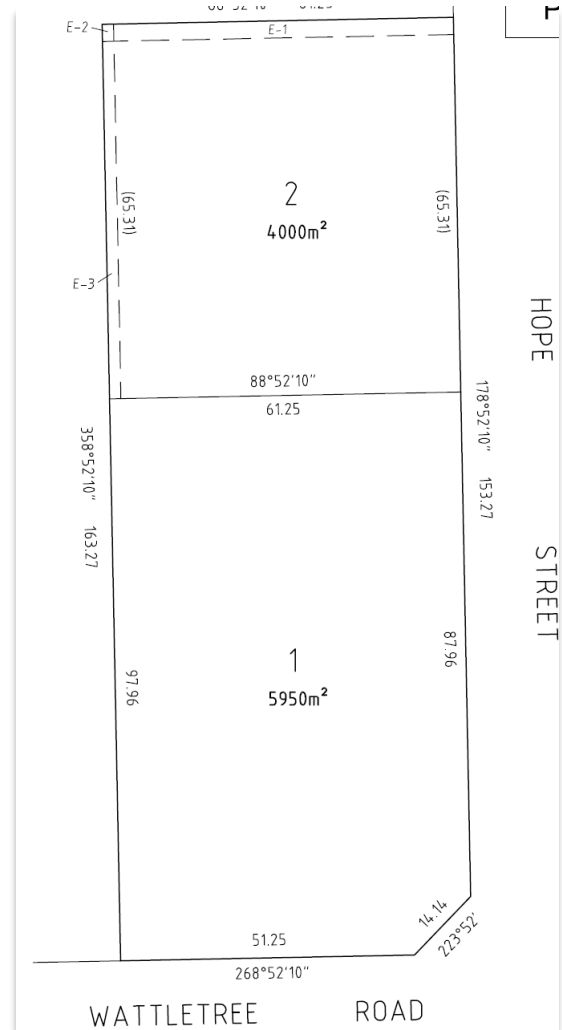
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LOT 1

Lot 1 is located in the southern portion of the site and contains the existing dwelling, sheds and access from Wattletree Road. The septic tank and absorption lines are contained within the lot, which will have an area that measures 5,950m².

LOT 2

Lot 2 will be located in the northern portion of the site with access via a 4metre wide driveway from Hope Street. The generous building envelope has an area that exceeds 10metres by 15 metres and is located with a 10 metre setback from the road frontage to the east and 5 metre setbacks to the southern and western (rear) boundaries. The lot will contain a waste envelope that is setback from boundaries by 5 metres. There are E2 and E3 easements that will accommodate the drainage from Lot 1 to the lowest point of discharge in the north western corner of Lot 2. The easement details are listed below, as extracted from the proposed Plan of Subdivision (PS925982 Y).

**EASEMENT INFORMATION**

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	Drainage	3	LP 132710	All Lots on LP 132710
E-2 & E-3	Drainage	2	This Plan	Lot 1 on This Plan

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5. RELEVANT PLANNING CONTROLS

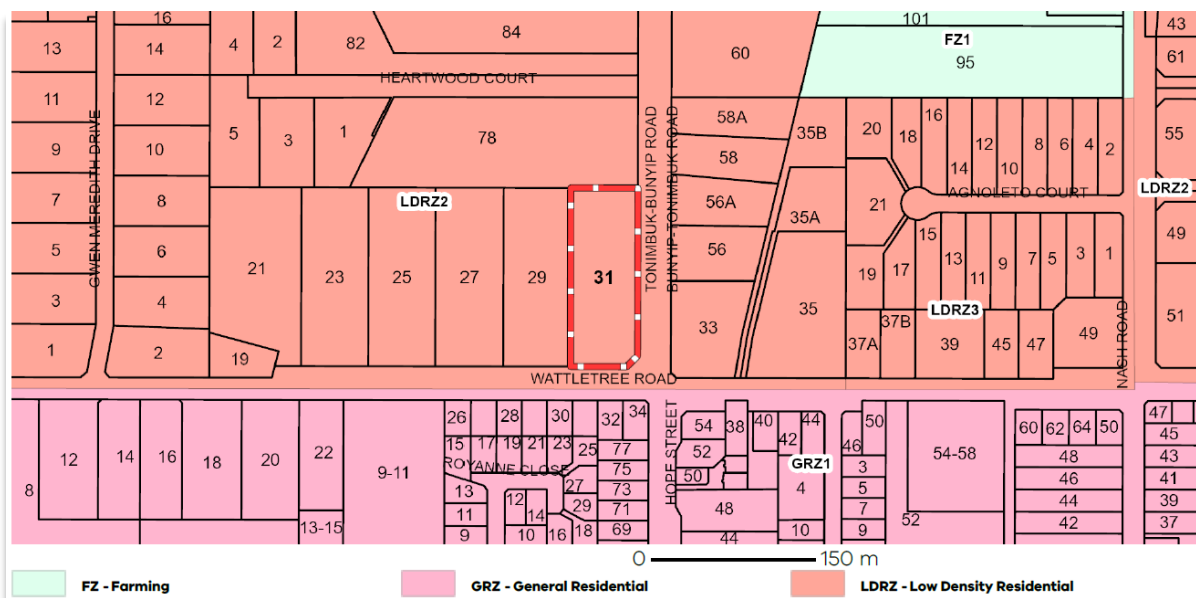
The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

ZONING CONTROLS

The following provides a brief summary of the planning controls relevant to the subject site identifying how these planning controls relate to the proposal.

LOW DENSITY RESIDENTIAL ZONE

The subject site and all surrounding land is mapped within the Low Density Residential Zone – Schedule 2 (LDRZ2).



The Low Density Residential Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Pursuant to **Clause 32.03-3** a permit is required to subdivide the land.

Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.
- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

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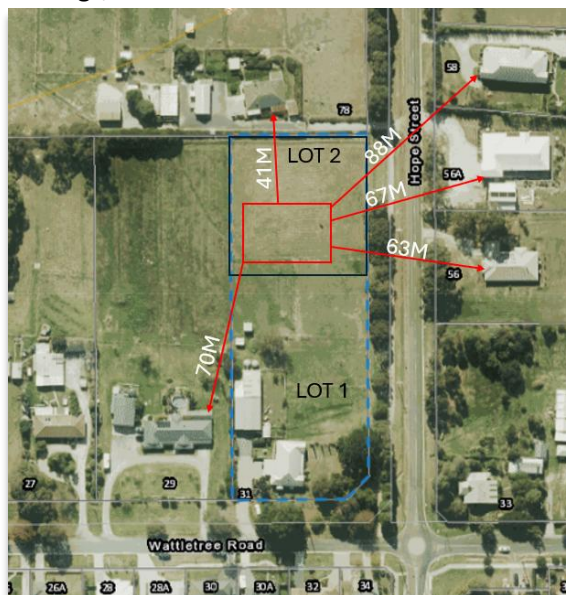
The proposal is not connected to sewerage and subsequent investigations show there is no capacity to connect the site to reticulated sewerage services. Therefore, the development plan shows the lot has the capacity to accommodate a generous septic absorption field to ensure waste can be retained and treated on site. The area of the proposed lot measure 4,000m².

The application is consistent with the requirements at **Clause 32.03-5** and is supported with the following information:

- A Land Capability Assessment is provided by Hardcore Geotech, dated 3rd December 2024 that provides evidence that the soil profile is suitable to provide on-site effluent detention and treatment that mitigates any risks to human health and the environment. The table below shows the area requirements relevant to the number of bedrooms within a dwelling that may be proposed on the site in future:

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Liters/day)	Total irrigation area required (m ²)
4	5	750	400
5	6	900	480
6	7	1050	560

- The Development Plan provided by Nobelius Land Surveyors includes:
 - A building envelope and driveway to the envelope.
 - Existing vegetation.
 - In the absence of reticulated sewerage, an effluent disposal area.
- The septic system that services the existing dwelling (to be contained in Lot 1) has been inspected by a Licensed Plumber and found to be in good working order.
- The Feature and Levels Plan provided by Nobelius Land Surveyors shows the subject land in context with the surrounding and adjacent lots. The proposed building envelope is generously setback from dwellings on adjoining land, evidencing the proposal will not pose a risk to the amenity of adjoining dwellings, as shown below.



SCHEDULE 2 TO LOW DENSITY RESIDENTIAL ZONE

The requirement relevant to the site or the proposed subdivision are described within schedule 2 to the zone which applies to the *Low Density Residential Areas* is that all subdivisions must be no less than 0.4ha (4,000 m²). The application meets this requirement.

LOW DENSITY RESIDENTIAL ZONE - DECISION GUIDELINES

The decision guidelines contained in **Clause 32.03-6** have been considered in the proposed design. An assessment of the proposal against each relevant guideline is provided below:

GENERAL

- *The Municipal Planning Strategy and the Planning Policy Framework.*

SUBDIVISION

- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.*
- *In the absence of reticulated sewerage:*
 - *The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.*
 - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*
- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Section 6 (below). The proposal contemplates the subdivision of land into two (2) lots, with Lot 1 being 5,950m² in area and retains the existing dwelling. Lot 2 will measure 4,000m² in area, which is consistent in the area to subdivisions on Hope Street and Wattletree Road. The proposed building envelope features a 10 metre front setback and 5 metre setbacks from side and rear boundaries, which are consistent with the Bunyip Township Strategy 2009 discussed in detail below, and in excess of the minimum side and rear setbacks contained in clause 56 and contribute to avoiding adverse impacts to neighbours on adjoining land. Trees along boundaries will be preserved. The proposal is compliant with the requirements of clause 56.07 Integrated water management. Please refer to the response to these requirements contained in Section 8 of this report.

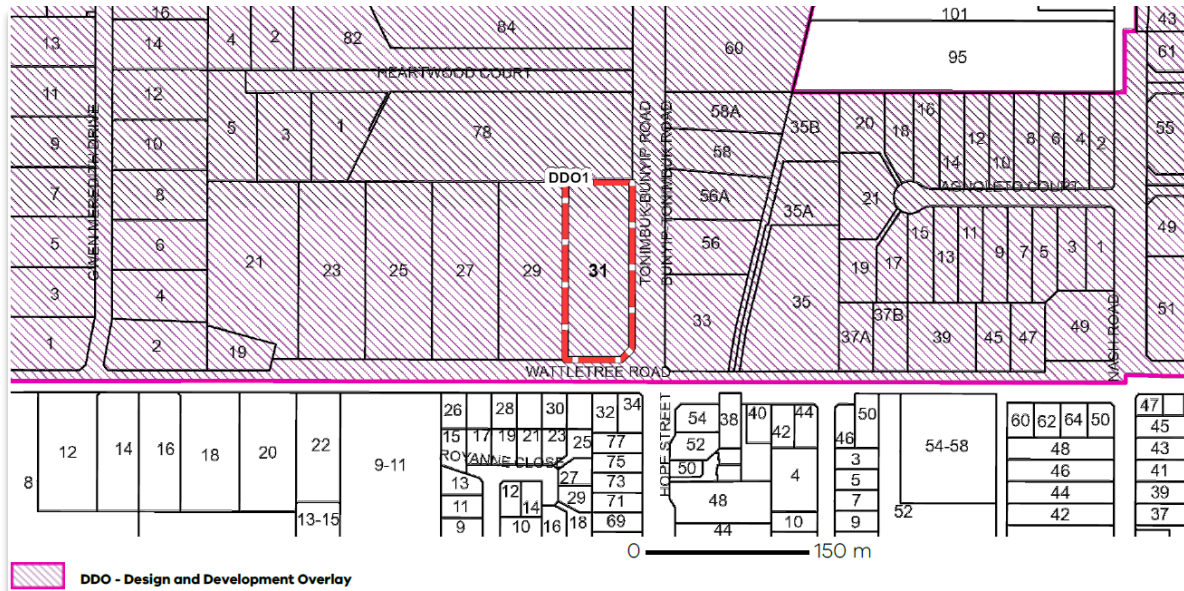
As such, the proposed subdivision is consistent with the requirements and purposes of the Low Density Residential Zone, and warrants Council support.

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OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY

The land is subject to the Design and Development Overlay, as per the *VicPlan* (2025) below:



The Design and Development Overlay has the following purposes relevant to this proposal:

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

Pursuant to **Clause 43.02-3** a permit is required to subdivide the land.

Subdivision of the land must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

SCHEDULE 1 TO DESIGN AND DEVELOPMENT OVERLAY

Schedule 1 to the Design and development overlay has regard to land subject to the Low Density Residential Zone. The design objectives of schedule 1 are:

- To ensure that the location and design of buildings creates an attractive low density residential environment.
- To ensure that any development has regard to the environmental features and constraints of the land.
- To ensure that the subdivision of land has regard to the existing pattern of subdivision in the

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DESIGN AND DEVELOPMENT OVERLAY - DECISION GUIDELINES

The decision guidelines contained in **Clause 43.02-6** and Part 6.0 of Schedule 1 of the DDO have been considered in the proposed design. An assessment of the proposal against each relevant guideline is provided below:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
 - *The design objectives of the relevant schedule to this overlay.*
 - *The provisions of any relevant policies and urban design guidelines.*
 - *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
 - *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
 - *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
 - *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
 - *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
 - *Any other matters specified in a schedule to this overlay.*
-
- *The Land Capability Study for the Cardinia Shire (February 1997).*
 - *The protection and enhancement of the natural environment and character of the area including the retention of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
 - *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance.*
 - *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*
 - *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*
 - *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

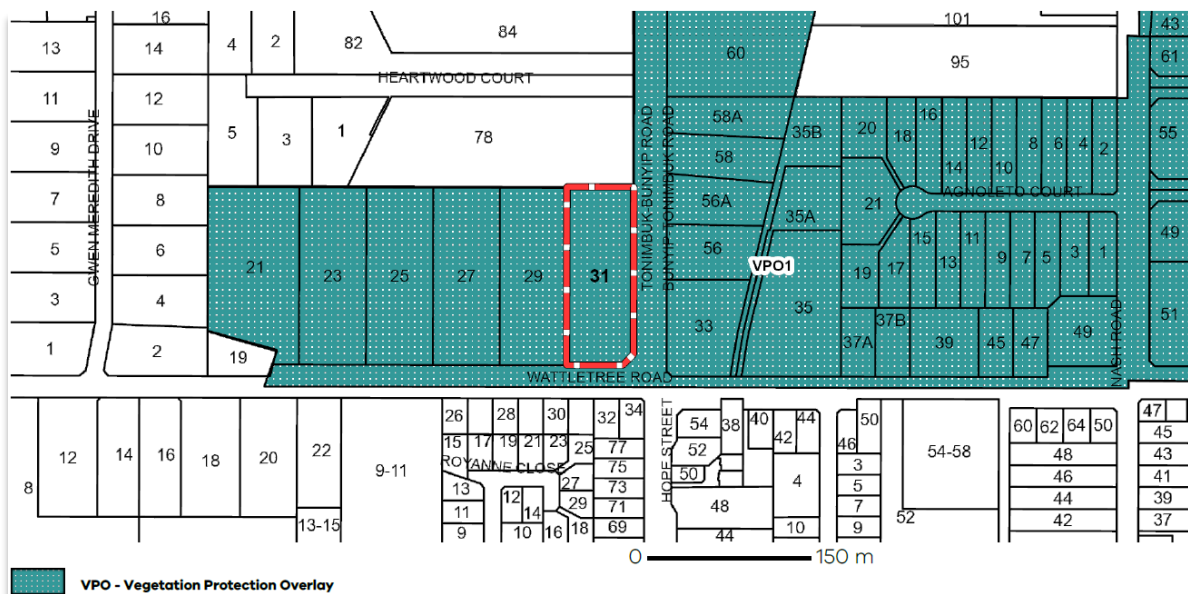
The proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Section 6 (below). The proposal contemplates the subdivision of land into two (2) lots, with Lot areas consistent with those evident on Hope Street and Wattle tree. The proposed building envelope on lot 2 features a 10 metre front setback and 5 metre setbacks from side and rear boundaries, which are consistent with the Bunyip Township Strategy 2009 and in excess of the minimum side and rear setbacks contained in clause 56 and avoid adverse impacts on neighbours on adjoining land. Trees adjacent to boundaries will be preserved and a Land Capability Assessment of Lot 2 provides evidence that the soil is of a profile that is suitable to retaining and treating waste onsite. The proposal contemplates a two lot subdivision and provides generous areas suitable for future dwelling development and waste retention, with setbacks consistent with those required by the Bunyip Township Strategy, 2009, ensuring the local character is preserved.

As such, the proposed subdivision is appropriate and warrants Council support.

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VEGETATION PROTECTION OVERLAY

The land is subject to the Vegetation Protection Overlay, as per the *VicPlan* (2025) below:



The Vegetation Protection Overlay has the following purposes relevant to this proposal:

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

Pursuant to **clause 42.02-2** and Part 3.0 of Schedule 1 to the VPO, a permit is not required given the proposal avoids the removal, destruction or lopping of any vegetation specified in the schedule to this overlay.

As such an assessment of the proposal against the requirements and decision guidelines of the VPO has not been undertaken.

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6. MUNICIPAL PLANNING STRATEGY

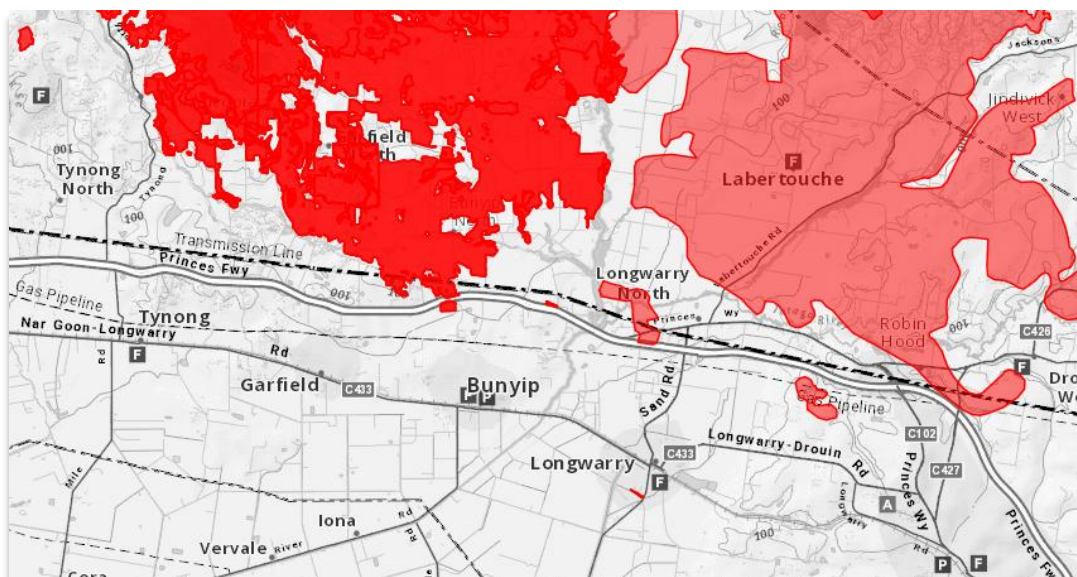
CLAUSE 21.01-2 KEY INFLUENCES AND CLAUSE 21.01-3 KEY ISSUES

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia that have regard to preserving environmentally heritage significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community, and facilitating economic development. The subject site is located within the strategic residential area of Bunyip and is consistent with the Cardinia Shire Strategic framework plan at clause 21.01-5.

CLAUSES 21.02 ENVIRONMENT, 21.02-2 LANDSCAPE AND 21.02-3 BIODIVERSITY

Clause 21.02 Environment, has the objective, among others, to manage development to mitigate impacts on the operation and health of waterway systems via the provision of retention and treatment of domestic wastewater. The proposal avoids detrimental impacts on waterways by reducing stormwater via water tanks that harvest rainwater from the roof of the existing dwelling. Additionally, the septic system that services the existing dwelling has been inspected by a Licensed Plumber and found to be in good working order. Any proposed dwelling on lot 2 will be subject to Council requirements regarding stormwater and water management. A Land Capability Assessment supplied by *Hardcore Geotech* provides evidence that the soil is such that can accommodate the development of a dwelling and retain and treat wastewater onsite.

Clause 21.02-3 Bushfire management acknowledges the high risk associated with some of the areas within the shire. Bunyip has modest slope with vegetation coverage akin to grazed paddocks (AS3959-2018) as opposed to the more steeply sloped and densely vegetated areas associated with the Bunyip State Reserve to the north of the Princess freeway, which has experienced fire damage as a result of the 2009 and 2019 fires (refer below). Locating subdivision and infill development in existing low risk areas such as Bunyip meets the primary objective of all planning provisions that seek to mitigate bushfire risk.



BUNYIP HAS TOPOGRAPHIC AND VEGETATION CHARACTERISTICS THAT MAKE IT A LOW RISK AREA AS EVIDENCED BY THE VICTORIAN FIRE RISK MAPPING ABOVE, 2025.

CLAUSES 21.03 SETTLEMENT AND HOUSING, 21.03-4 RURAL TOWNSHIPS

Clause 21.03 Settlement and Housing and more specifically **Clause 21.03-4 Rural Townships** identifies Bunyip as a large rural township, and highlights the key issues facing rural townships that are relevant to our submission as:

- *Retaining and enhancing the existing rural township character.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*

The proposed subdivision addresses these key issues through ensuring that the lot sizes are respectful and consistent with the existing subdivision patterns and lifestyle and amenity values of the surrounding neighbourhood. The proposal avoids vegetation impacts.

Clause 21.08-2 Bunyip ensures use and development proposals are consistent with the requirements of the Bunyip Township Strategy, September 2009. As previously stated, the subject sites are located within the area identified as Precinct 3 – Low density residential area within the Strategic Framework Plan (Figure 5, Bunyip Township Strategy, September 2009) which can contribute to the projected growth of residential (infill) development within the Bunyip township boundaries while preserving the low density residential character (refer to Sections 4.7 Objectives and 4.8 Policy, *Bunyip Township Strategy, September 2009*).

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7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1987. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 13, 15, 18 and 19. The proposal is located within of the study area of the *Bunyip Township Strategy*.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 11 SETTLEMENT

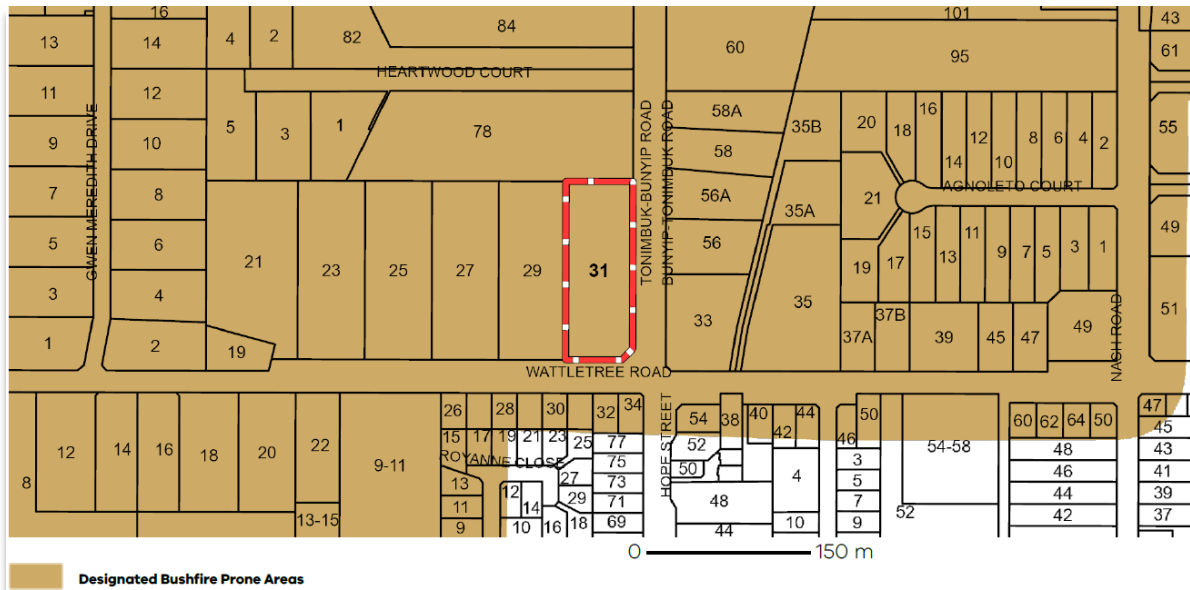
Clause 11.01-1S Settlement and **Clause 11.02-1S Supply of urban land** have regard for the development of sustainable growth and development that preserves the distinction between the residential areas of townships such as Bunyip and the green wedge zoned land that surrounds such communities. They have the shared objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial recreational, institutional, and other community uses, with the intensification of existing urban areas nominated as a viable option. Our proposal is consistent with this objective.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change is a recently introduced planning mechanism (VC216, 10/06/2022) that seeks to prioritise risk-based planning in an effort to minimise the impacts of natural hazards associated with climate change. One strategy that has salience here is the directive to focus growth and development to low-risk locations. The subject sites are not vulnerable to flooding, nor are they subject to the intensified risks associated with bushfire (though they are identified as Bushfire Prone). The proposal contemplates the subdivision of land within an existing residential area and the development of a road that dissects the lots and facilitates access and egress, which is consistent with risk mitigation policies.

Clause 13.02-1S Bushfire Planning relates to land within a designated bushfire prone area; subject to the Bushfire Management Overlay; and/or proposed to be used or development in a way that may create a bushfire hazard. The objective of Clause 13.02-1S is to “*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*” achieved through strategies that prioritise the *protection of human life* over all other policy considerations; “*directing population growth and development to low-risk locations*” and “*ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire*” with low risk location being those that are assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The subject site is within an identified Bushfire Prone Area as per the *VicPlan* extract below.

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Clause 13.02-1S (Bushfire) of the Planning Scheme applies to all decision making relating to land that is within a BPA; subject to the BMO; or proposed to be used or developed in a way that may create a bushfire hazard and seeks:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies employed to achieve the above-mentioned objective include:

- *prioritising the protection of human life;*
- *requiring a robust assessment of the bushfire hazard and risk assessment before any strategic or statutory decision is made; and*
- *directing population growth and new settlements to low risk locations.*

Clause 13.02-1S provides strategies that seek to mitigate risk associated with bushfire. The following table provides a response to the strategies of clause 13.02-1S.

PROTECTION OF HUMAN LIFE

GIVE PRIORITY TO THE PROTECTION OF HUMAN LIFE BY:	RESPONSE
<i>Prioritising the protection of human life over all other policy considerations.</i>	<ul style="list-style-type: none"> • This proposal provides for a subdivision of the land into 2 lots. The report demonstrates that it meets the requirements of Clause 13.02-1S including the long term use and development controls through siting and construction to the required BAL. • The BE will be sited towards the southern aspect of the allotment on Hope Street with a 10m setback from the road. • All defendable space is contained on the allotment.
<i>Directing population growth and development to low risk locations and ensuring the availability of, and safe access</i>	<ul style="list-style-type: none"> • There is no onsite vegetation that requires management.

<i>to, areas where human life can be better protected from the effects of bushfire.</i>	<ul style="list-style-type: none"> • Access to areas of low-no bushfire risk are available from Hope Street. • The existing road network facilitates vehicle access to areas in Bunyip township. • Access and egress are facilitated from Wattletree Road in the south and Hope Street in the east egress routes available and linked to Princes Freeway.
<i>Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.</i>	<ul style="list-style-type: none"> • An application for the subdivision of the land needs to articulate how the design responds to the identified bushfire risk. • Any future dwelling use and development will be designed and sited to respond to bushfire and subject to a BAL assessment to ensure suitable construction in accordance with AS3959:2018.. • The surrounding topography is mainly cleared farmland and the Bunyip area presents as low risk.

BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT

IDENTIFY BUSHFIRE HAZARD AND UNDERTAKE APPROPRIATE ASSESSMENT BY:	RESPONSE
<i>Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.</i>	<ul style="list-style-type: none"> • The Cardinia Shire Planning Scheme relies on the planning proposal to respond to bushfire based on current assessment methods. • Clauses 13.02-15 has been considered and addressed by the proposal. • Clause 71.02-3 Integrated Decision Making strengthens the importance of bushfire planning as an appropriate tool to reconcile potential conflicts in design and vision.
<i>Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.</i>	<ul style="list-style-type: none"> • The planning proposal responds to the Bushfire Prone Area. • This report evidences that sufficient setbacks from vegetation can be achieved to meet Column C of Table 2 of Clause 53.02 in all directions with a low BAL to accommodate the landscape risk associated with ember attack.
<i>Applying the Bushfire Management Overlay in planning schemes to areas where the extent of vegetation can create an extreme bushfire hazard</i>	<ul style="list-style-type: none"> • Not Applicable
<i>Considering and assessing the bushfire hazard on the basis of:</i> <ul style="list-style-type: none"> • <i>Landscape conditions - meaning the conditions in the landscape within 20</i> 	<ul style="list-style-type: none"> • The Landscape conditions and local site conditions are provided in Section 3 of this report and a landscape scale plan provided below.

<p><i>kilometres and potentially up to 75 kilometres from a site;</i></p> <ul style="list-style-type: none"> • <i>Local conditions - meaning conditions in the area within approximately 1 kilometre from a site;</i> • <i>Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and,</i> • <i>The site for the development</i> 	<ul style="list-style-type: none"> • The Neighbourhood and local conditions are provided below. • The Site conditions have been discussed in Section 4 of this report and a site plan provided below.
<p><i>Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.</i></p>	<ul style="list-style-type: none"> • Not applicable
<p><i>Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.</i></p>	<ul style="list-style-type: none"> • This report provides evidence that informs the design and provides a basis for approval of the planning proposal, with regard to bushfire risk. • Assessing the site-based bushfire risk and including appropriate bushfire protection measures (e.g. managed vegetation, BALs, separation from the hazard) enables the achievement of the direction of the Planning Scheme.
<p><i>Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.</i></p>	<ul style="list-style-type: none"> • Perhaps the most salient element of clause 13.02 is it empowers the Responsible Authority to refuse a permit application until it is satisfied that the bushfire protection measures are being implemented. • This report demonstrates that the risk of bushfire should not be a reason for refusal.

SETTLEMENT PLANNING

PLAN TO STRENGTHEN THE RESILIENCE OF SETTLEMENTS AND COMMUNITIES AND PRIORITISE PROTECTION OF HUMAN LIFE BY:	RESPONSE
<p><i>Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959:2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018).</i></p>	<ul style="list-style-type: none"> • The land is adjacent to established lots in an area that is recognised as a low risk from bushfire. • This report shows that the land can achieve suitable separation from the bushfire hazard and allow future construction.
<p><i>Ensuring the availability of and access to areas assessed as BAL-LOW rating under AS3959-2018 Construction of Buildings in Bushfire Prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.</i></p>	<ul style="list-style-type: none"> • The land has access to Hope Street and Wattletree Road that provide thoroughfare to areas in bunyip that are beyond BPA mapping and bushfire risk.
<p><i>Ensuring the bushfire risk to existing and future residents, property and community</i></p>	<ul style="list-style-type: none"> • The establishment and maintenance of Defendable Space will accompany any future

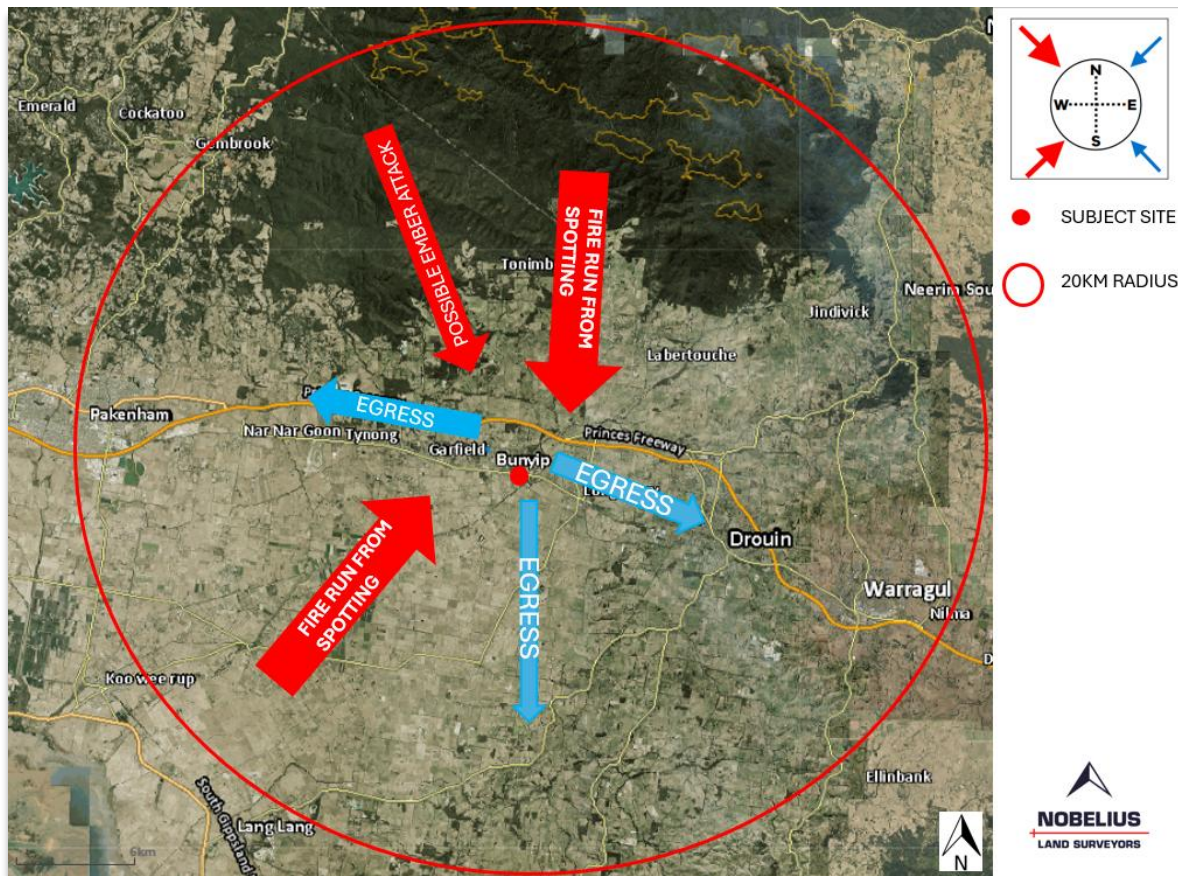
<i>infrastructure will not increase as a result of the future land use and development.</i>	build being subject to ongoing vegetation maintenance as per the BAL that will reduce bushfire risk to the future residence.
<i>Achieving no net increase risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce the bushfire risk overall.</i>	<ul style="list-style-type: none"> Any new dwelling on the subdivided allotment (Lot 2) will implement the current regulations pertaining to bushfire construction.
<i>Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.</i>	<ul style="list-style-type: none"> The Landscape, Local and Neighbourhood conditions are considered below and show the site is suitably setback from vegetation that would pose a risk for the spread of bushfire.
<i>Assessing alternative Low Risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.</i>	<ul style="list-style-type: none"> The proposal contemplates a two (2) lot subdivision in an established residential area of Bunyip. The proposal increases resilience by applying vigorous setbacks which can be used as defensible space across the land, which benefits the existing residential lots to the south and east assuming a bushfire or ember attack approached from the north, northwest, as is usual in summer conditions.
<i>Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than BAL-12.5 rating under AS3959:2009.</i>	<ul style="list-style-type: none"> Perhaps the most important element of clause 13.02 is it empowers the Responsible Authority to refuse a permit application until it is satisfied with the bushfire protection measures being implemented. The proposal contemplates a statutory application only, and is not a strategic proposal. This report demonstrates that the risk of bushfire should not be a reason for refusal.

An assessment of the landscape conditions within 20 kilometres of the site; the local condition within 1 kilometre of the site; the neighbourhood conditions within 400 metres of the site; and on the subject site is presented below in accordance with the requirements of clause 13.02 for a subdivision.

LANDSCAPE CONDITIONS

Landscape conditions (as indicated below) – The area within a 20km radius of the site features a combination of landscapes consisting of cleared farming and grazing; rural/urban development, urban development. To the north are the Dandenong Ranges which exhibit extensive pockets of dense vegetation consistent with the Forest and Woodland classifications of *AS3959-2018 Construction of Buildings in bushfire-prone areas* and steep topography. The site is surrounded by a patchwork of farming and land interspersed with rural development in all directions. The surrounding road network features principal transport corridors including Princes Freeway (having a west to east orientation), Nar Nar Goon-Longwarry Road (East to west orientation), Bunyip-Modella Road (north to south

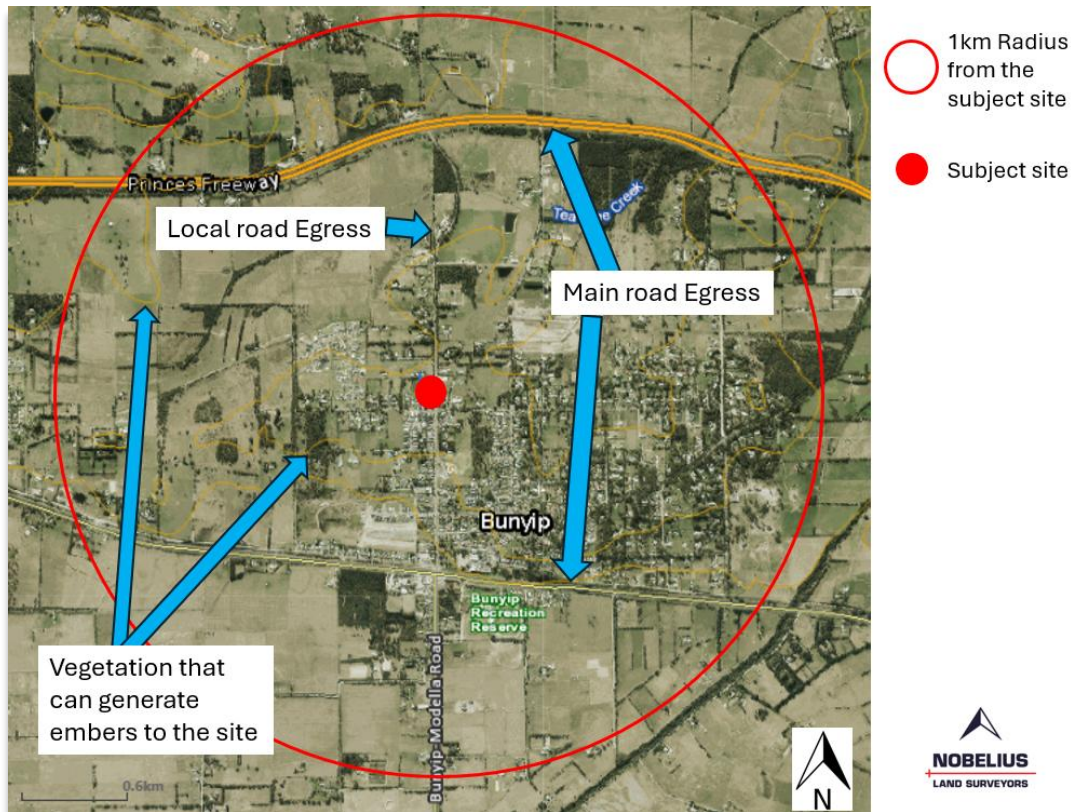
orientation). The relevance of the road network is that they are most likely those roads that will become the main access points and thoroughfares during an emergency situation.



LOCAL CONDITIONS

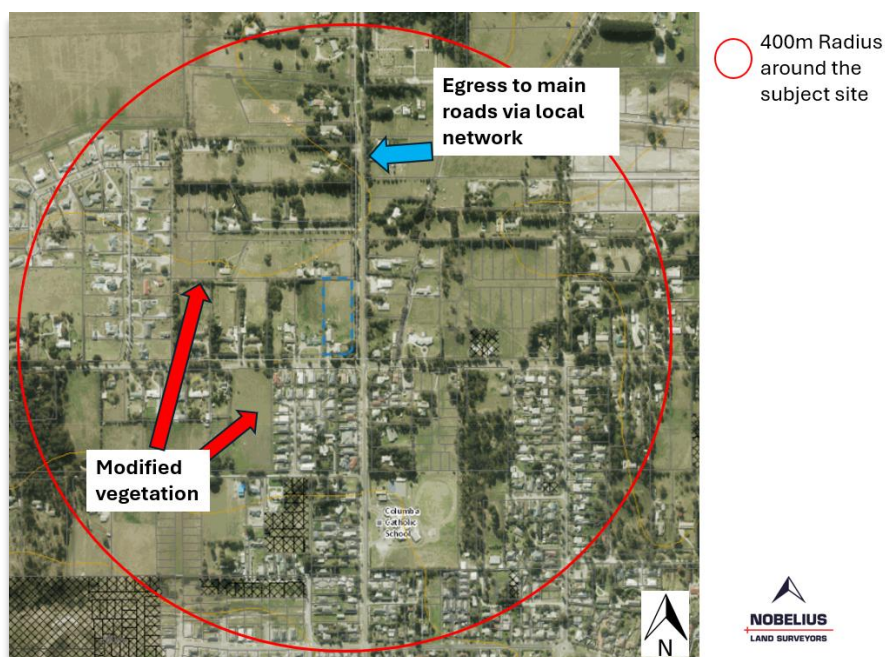
Local conditions (please refer to the map below) – The area within a 1km radius of the subject site features a combination of land use and development consistent with rural residential zones and general residential zones. To the north is land subject to the LDRZ2 and LDRZ3 and GWZ1 accessed via a local road network that generally provides for west to east and north to south movement. Vegetation is generally planted native trees adjacent to boundaries and within road reserves with a distinct cleared areas separating the subject site from the Bunyip State Park to the north. The land is generally employed for residential development in both a westerly, easterly and southerly direction with Green Wedge zoned land within 1km to the north. Bunyip features gentle topography that flattens out to the south.

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NEIGHBOURHOOD CONDITIONS

Neighbourhood conditions within 400m of the site (please refer to the map below) – The subject site is surrounded by land characterised as low density residential land and general residential land that is subject to intensifying residential development. Land to the west and south is subject to increasing development and land to the east is development with larger residential lots. Vegetation is contained to roadside reserves with isolated 'clusters' located to the west (8 Wattletree Road) and south east, which is consistent with modified woodland (AS3959:2018 Construction of buildings in Bushfire Prone Areas).



SITE CONDITIONS

Site conditions (Please refer below) – The site, a corner allotment, features a gentle downward slope from the high point at Wattletree Road towards the northwestern corner of the site. The site is cleared land consisting mainly of grass at a Low Threat state consistent with 2.2.3.2 (f), *AS3959:2018 Construction of buildings in Bushfire Prone Areas*.



Access for emergency services to the site, and egress options from the site are consistent with the standards of **clause 53.02** and the strategies of **clause 21.02-4 Bushfire management**. Petty Road and Nylander are under construction and provide connections to the east and south with Hope Street, a north to south thoroughfare. The proposed subdivision implies a modest increase to the residential population of Bunyip in an area that provides service provision, interconnected road networks and classified as a Low BAL area where the risk of bushfire is mitigated.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers built form that is of high quality and efficient, responsive to the surrounding landscape and character including its associated risks, protective of heritage and provides the functionality required by the community. The proposal aligns with the objective of **Clause 15.01-3S Subdivision design**, which is:

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

The proposal contemplates a two lot subdivision of the land with easy access to the Bunyip town centre. The subdivision seeks to provide land that is consistent with other subdivisions in the immediate area that retain the low density residential and appeal, as well as retaining roadside vegetation along the Hope Street frontage. The subject sites are conveniently located within walking

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range of reserves and sporting facilities, which promotes the objective of **Clause 15.01-4S Healthy neighbourhoods**.

Clause 15.01-5S Neighbourhood character has the objective to:

- *..recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

The immediate area is characterised as contributing to providing land for housing with a rising population within the Strategic Framework Plan (Table 4, Bunyip Township Strategy, September 2009) with the capacity to accommodate the projected growth of residential (infill) development within the Bunyip township boundaries while preserving the low density requirements (refer to Sections 4.7 Objectives and 4.8 Policy, Bunyip Township Strategy, September 2009).

CLAUSE 18 TRANSPORT

Clause 18 Transport has regard to the provision of 'connectivity' for residents to social and economic opportunity which facilitates reliable movement for people and goods and supports environmental sustainability, health and wellbeing. Of salience here are the strategies of Clause 18.0-1S Land use and transport integration that seeks to reduce distances people have to travel between their place of residence and their employment, education, service providers, which promotes mobility within and between communities. Our proposal implies that the subdivision provides opportunity for a residential development within the existing township boundary whereby residents would be within 900metres of the commercial centre of Bunyip. This promotes non-car dependant mobility and supports active living and improved wellbeing synonymous with the 20-minute neighbourhood (**Clause 18.01-2S Transport system**) and sustainable and safe transport (**Clause 18.01-3S**), and the strategies of **Clause 18.02-1S Walking**, **Clause 18.02-2S Cycling** and **Clause 18.02-3S Public Transport** given Bunyip Rail Station is within 1 km of the subject site.

CLAUSE 19 INFRASTRUCTURE

Clause 19 has regard to the provision of infrastructure to our growing community. **Clauses 19.03-2S Infrastructure design and provision** and **19.03-3S Integrated water management** has the objective to provide timely, efficient and cost-effective development infrastructure that meets the community needs by integrating planning and engineering design of new subdivisions and development. In this regard, our proposal has acknowledged that the provision of drainage is salient and must be catered to on the land. The allotment has a 3m wide easement at the northern end, and a waste treatment area has been set aside for a septic system. Please refer to the Land Capability Assessment provided by *Hardcore Geotech*, December 2024.

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RELEVANT & INCORPORATED DOCUMENTS

BUNYIP TOWNSHIP STRATEGY 2009

The Bunyip Township Strategy, 2009 (referred to as the strategy hereafter) outlines the following vision for Bunyip:

A rural township with extensive recreational opportunities, potential for substantial growth and a commercial and retail centre providing an extensive range of services to the township and nearby residents.

The Bunyip Township will contain a range of housing types that respect the rural character of the town and the natural landscape. Open space areas will be diverse, to allow access for active and passive recreation while ensuring the protection of remnant vegetation and wildlife corridors to allow the movement of species throughout the landscape.

Of the many strategic objectives outlined within the strategy, the following are particularly relevant to this proposal:

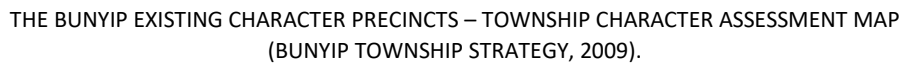
- *Provide for the growth of Bunyip as an attractive rural township*
- *Maintain the rural township character*
- *Provide a range of lot sizes and types to accommodate a mix of household and lifestyle types*
- *Protect and enhance the environment, especially those elements which contribute to the character of the Bunyip Township*

The strategy identifies the following existing pattern of residential development in Bunyip (as per 2009 when the strategy was implemented):

Residential development in Bunyip reflects a number of housing styles from Edwardian to modern design with the initial stages of the present day township site having been surveyed during the 1860s. A key characteristic of Bunyip is the significantly higher proportion of large lot sizes compared with other townships. Lot sizes generally range from 500 square metres to 1.5 hectares and the larger lots on the fringe of the township help to integrate the township with the surrounding rural properties. Lot in Bunyip's residential precincts predominately retain single-storey detached dwellings with generous setbacks from the street.

The strategy identifies the subject site (shown as a white star) as being located within Residential Precinct 4 – Established Rural Residential Areas, as per the map below:

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LEGEND

- Township Boundary/Urban Growth Boundary
- Arterial Road
- Local Arterial Road
- Proposed Road
- Railway Line
- Railway Station
- Town Centre
- Community Facility
- Schools
- Open Space
- Approved Subdivision
- Proposed Retarding Basin (including wetland features)
- Proposed Open Space
- Existing Sealed Pathway
- Existing Gravel Pathway

PRECINCTS

- 1 Established Residential Area
- 2 New Residential Estates
- 3 Low Density Residential Area
- 4 Special Residential Area

FIGURE 5: STRATEGIC FRAMEWORK PLAN

Ref.: 106008
Date: August 2008
Rev: B
Scale: 1:15,000 @ A4
Drawn: HW

CARDINIA

STRATEGIC FRAMEWORK PLAN (BUNYIP TOWNSHIP STRATEGY, 2009)

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Township character assessments of preferred character precincts delineated four preferred character residential precincts for Bunyip. The subject site is mapped within the low density precinct (precinct 3), which has the following preferred character:

The rural character of Bunyip's low density residential areas will be maintained and enhanced through the retention of existing indigenous trees and vegetation, the provision of very large allotments with wide frontages and considerable garden areas. New developments will be designed and constructed to a high standard.

Table 10 of the strategy outlines the Precinct character guidelines for Precinct 3. A response has been provided by Nobelius Land Surveyors to demonstrate how the proposal satisfies Council's vision for the Low density residential areas:

PRECINCT 3 – LOW DENSITY RESIDENTIAL AREAS		
LOT CHARACTERISTICS		RESPONSE
	<ul style="list-style-type: none"> • Minimum lot size of 4,000sqm • Minimum front setback of 10 metres • Minimum side boundary setback of 5 metres 	<p>The proposed lot configuration and size achieve the preferred lot characteristics outlined above.</p> <p>Lot 1 has an area of 5,950m² and Lot 2 has an area of 4,000m².</p> <p>Lot 2 can achieve a generous building envelope with minimum side boundary setbacks of 5 metres and a front setback of 10 metres.</p>

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GENERAL	<ul style="list-style-type: none"> • <i>Encourage a diversity of development styles.</i> • <i>Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure.</i> • <i>Retain existing vegetation on the boundary of the sites.</i> • <i>Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.</i> • <i>Maintain the rural character of large allotments with: a) Building setbacks as described above b) No fencing or if fenced, only post and wire style fencing to maintain a continuous flow of vegetation across the landscape</i> • <i>Ensure protection and conservation of native vegetation across the landscape.</i> • <i>Encourage the inclusion of native vegetation and garden space for private and commercial development.</i> • <i>Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form</i> • <i>Ensure the building height respects the existing character of the surrounding area</i> 	<p>RESPONSE</p> <p>The proposed subdivision will allow for any future construction to be diverse in nature.</p> <p>The site is relatively flat and earthworks will be minimised.</p> <p>The existing vegetation on the boundaries will be retained.</p> <p>Building setbacks will adhere to the requirements as set out in Lot Characteristics.</p> <p>The proposal does not contemplate changes to the existing post and wire style fencing.</p> <p>The subdivision allows ample opportunity for garden space, vegetation planting and landscaping.</p> <p>No development of dwellings is proposed as part of this subdivision application.</p>
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SUBDIVISION	<ul style="list-style-type: none"> • <i>Maintain generous street, footpath and easement widths in new developments.</i> • <i>Demonstrate how the subdivision relates to the existing and intended use and development of adjoining land.</i> 	<p>RESPONSE</p> <p>The proposed subdivision is consistent with the residential subdivisions occurring on the land surrounding the subject site.</p> <p>The existing footpath is gravel and no changes are proposed to the road or existing 3m easement to the north of the allotment. The proposal will retain the low-density residential characteristics with a minimum lot size of 4,000m² for Lot 2. Lot 1 will retain the existing dwelling and is proposed to be 5,950m². Adjoining neighbours are in excess of 9m away from any potential or existing dwelling and, therefore, will not be affected. There are other subdivisions along Hope Street where there has been no adverse effect upon the adjoining neighbours.</p> <p>The proposed street network reinforces the existing grid layout and is able to connect with the existing local vehicle, pedestrian and bicycle networks.</p>
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Subsection 4.6 identifies the following key issues relevant to the development of residential land in Bunyip:

- *Bunyip has several large areas of undeveloped land within the township boundary. Developing vacant land within the township will provide the opportunity to increase the township's population and therefore create economic and social benefits, making the town more sustainable in the long term.*
- *While increasing the number of lots to increase the population is important, the general character of Bunyip is that of a rural township and it is important to maintain that character in all new developments.*
- *Increasing the diversity of lots and dwelling types will allow people a broader range of housing options, as well as accommodate existing residents of Bunyip as they age and their housing needs change.*

Subsection 4.7 outlines the objectives to be met by future residential development of the town:

- *Facilitate growth of residential development in Bunyip to a population of approximately 3,500 people.*
- *Ensure that the long-term residential capacity and township boundaries are clearly defined.*
- *Ensure the long-term sustainability of the community by providing residential development for a range of lifestyle opportunities.*
- *Ensure that infill residential development is integrated and respects the existing character of the township.*
- *Maintain generous street, footpath and easement width in new developments.*

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The proposal contemplates residential subdivision that will enable residents to access township amenity and services. The subdivision design illustrates a sensitivity to the existing character of Bunyip while accommodating for population growth and long term economic sustainability.

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8. PARTICULAR PROVISIONS

The relevant particular provisions/documents that will be addressed are identified below:

- Clause 52.06 Easements, restrictions and Reserves
- Clause 53.01 Public open space contribution and subdivision
- Clause 56.07 Integrated water management

CLAUSE 52.06 EASEMENTS, RESTRICTIONS AND RESERVES

The purpose of clause 52.06 is to enable the removal and variation of an easement or restriction to enable use or development that complies with the Planning Scheme after the interest of people are considered.

A permit is required before a person proceeds (under Section 24A of the Subdivision Act 1988) to create an easement (for the purpose of drainage).

The proposal contemplates the inclusion of two easements detailed below to accommodate drainage to the lowest point of discharge in the norther western corner of the site for the benefit of Lot 1. The easement will pose any detrimental impacts on vegetation or the surrounding area.

EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	Drainage	3	LP 132710	All Lots on LP 132710
E-2 & E-3	Drainage	2	This Plan	Lot 1 on This Plan

CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

A subdivision of the land attracts the requirement of a contribution to the council for (the provision of) Public Open Space the value of which is calculated as a percentage of the value of the land intended to be used for residential development. Clauses 53.01-1 and 53.02-2 (under section 18 (8)(a) of the Subdivision Act 1988) set out exemptions from Public Open Space requirements specified in the scheme including where the subdivision is:

- *of a building used for residential purposes where each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.*
- *a commercial or industrial building provided each lot contains part of the building.*
- *for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.*
- *subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.*

The proposal qualifies for the above-mentioned exemptions as it contemplates a two lot subdivision that creates lots of the minimum area in the zone and the Bunyip Township Strategy and will not be further subdivision therefore, the subdivision of land is not subject to a Public Open Space

CLAUSE 56.07 INTEGRATED WATER MANAGEMENT

Clause 56.07 Integrated water management has regard to reducing demand on water supply, reusing and recycling water resources including stormwater management, and is a consideration contained in the decision guidelines of the Low Density Residential Zone. Please see the tabulated response to the requirements of clause 56.07-1 to 56.07-4 below;

CLAUSE 56.07-1 DRINKING WATER SUPPLY OBJECTIVES	<ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. <p>Complies with Standard C22</p>	The proposed lot has the capacity to connect to reticulated water which is evident in Hope Street, as per the site description on pages 5 and 6 of this report. The connection to the lot boundary will be designed and constructed in accordance with planning permit requirements should a permit be issued, and to the satisfaction of the relevant water authority.
CLAUSE 56.07-2 REUSE AND RECYCLED WATER OBJECTIVE	<ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. <p>Complies with Standard C23</p>	The proposed subdivision contemplates generous lots with ample area for water tanks that harvest rainwater from roof areas. The harvested rainwater can be employed to flush toilets and for garden irrigation, even treated and used for drinking water. Reuse and recycled water supplies would be designed and constructed in accordance with planning permit conditions should a permit be issued, and to the satisfaction of the relevant water authority.
CLAUSE 56.07-3 WASTE WATER MANAGEMENT OBJECTIVE	<ul style="list-style-type: none"> To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. <p>Complies with Standard C24</p>	The Land Capability Assessment provided by <i>HardCore Geotech</i> dated December 2024 provides evidence that the soil profile and area of the indicative waste envelope on Lot 2 is suitable to support on-site effluent retention and treatment in accordance with the requirements and to the satisfaction of the relevant water authority and the EPA (2024:2).
CLAUSE 56.07-4 STORMWATER MANAGEMENT OBJECTIVES	<ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of 	The proposed Plan of Subdivision (PS925982Y) contemplates the provision of a drainage easement adjacent to the western boundary for the benefit of Lot 1 to ensure both lots have the capacity to drain to the lowest point of the land, which is to the north western corner where a shared drainage easement discharges stormwater for adjoining land. The existing dwelling and associated outbuildings are plumbed to existing water tanks that harvest rainwater and reduce the demand on existing stormwater infrastructure, ensuring reuse opportunities for stormwater.

	<p>receiving waters from degradation by stormwater.</p> <ul style="list-style-type: none"> • To encourage stormwater management that maximises the retention and reuse of stormwater. • To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. <p>Complies with Standard C25</p>	<p>Any future proposal for a dwelling on Lot 2 should include rainwater tanks to harvest rainwater and further reduce the demand on existing stormwater infrastructure. This will reduce impacts on the receiving environment downstream. The stormwater management system for Lot 2 (with easements for Lot 1) will be designed to meet the Best Practice performance objectives and managed in accordance with the requirements and to the satisfaction of the relevant authorities. The topography of the land will ensure pooling is avoided and the location of the LPD is as far from the road and pathway so to avoid impacts in a storm event.</p>
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9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan
- Clause 65.02 Approval of an application to subdivide land
- Clause 71.02-1 Purpose of the Planning Policy Framework
- Clause 71.02-3 Integrated decision making

CLAUSE 65 DECISION GUIDELINES

Clause 65 states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of Clause 65.01 and 65.02 relating to the approval of an application or plan and an application to subdivide the land respectfully are relevant to this application.

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

The decision guidelines outlined in Clause 65.01 are applicable to this proposal, in particular:

- *The matters set out in Section 60 of the Act.*
- *Any significant effects the environment, including the contamination of the land, may have on the use or development.*

The land is not identified as being contaminated. The site constraints and considerations of the land including native vegetation, topography and any overland flows have been responded to throughout the design process with the incorporation of an easement to facilitate drainage for the benefit of Lot 1.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

The planning considerations have been adequately addressed within this report in sections 4-6.

- *The effect on the environment, human health and amenity of the area.*

The proposed subdivision does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process. The stormwater management for both lots is facilitated so to avoid any adverse impacts on the receiving environment, human health and amenity.

- *The proximity of the land to any public land.*

The proposed subdivision does not adversely impact any public land within the vicinity of the site.

- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

An existing drainage easement is towards the north of the site and drainage is to the curb on Hope Street where several grates take the stormwater away. An easement has been proposed to ensure drainage for the benefit of Lot 1 can be facilitated to the lowest point of discharge. As this method has been approved for other subdivisions located along Hope Street, the proposed subdivision design is responsive to the findings of the assessment.

- *The extent and character of native vegetation and the likelihood of it's destruction.*

The subject site in its existing state is a highly modified landscape, with the majority of the site cleared for small-scale agriculture and lifestyle living. No vegetation is proposed to being removed.

- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*

The proposed subdivision provides landscaping buffers and lot sizes with dimensions appropriate for the planting and establishment of native vegetation.

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

The subject site is not prone to flood or erosion. The site is mapped as a designated bushfire prone area and the risk has been further addressed in Clause 13.02.

- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Loading and unloading facilities are not relevant to this proposal.

- *The impact the use or development will have on the current and future development and operation of the transport system.*

The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

The decision guidelines outlined in Clause 65.02 have been considered in the proposed design. A response has been provided where applicable to demonstrate how the proposal meets the decision guidelines outlined below:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality and the need for the creation of further lots.*

The land is zoned for low density residential purposes and has been designated for future residential development in the Bunyip Township Strategy 2009. Surrounding land is experiencing infill residential development, and the lot sizes and street network of the proposed subdivision will integrate with and compliment the emerging character of the new residential precinct.

- *The effect of development on the use or development of other land which has a common means of drainage.*

An existing drainage system via the easement will support the proposed subdivision to ensure that overland flows do not adversely affect any other land with common means of drainage.

- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*

The subdivision is responsive to the constraints and considerations posed by the site, including native vegetation and overland flows.

- *The density of the proposed development.*

The density of the proposed subdivision is appropriate for the locality and reflects the subdivision patterns seen on surrounding land.

- *The area and dimensions of each lot in the subdivision.*

The proposed subdivision has achieved lots with areas and dimensions consistent with those required by the Bunyip Township Strategy 2009.

- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*

The proposed street layout is functional in design and integrates with the existing street network.

The movement of pedestrians and vehicles is facilitated through the north-south street along Hope Street and east-west along Wattletree Road.

- *The provision and location of reserves for public open space and other community facilities.*

The proposal does not include reserves for public open space or other community facilities.

- *The provision of off-street parking.*

All lots are able to support off-street parking.

- *The provision and location of common property.*
- *The functions of any body corporate.*

No common property is proposed as part of this subdivision.

- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*

The subject site is able to connect to water, electricity and NBN.

Sewerage will be addressed through a septic system and a Land Capability Assessment has been provided that evidences the capacity of the land to treat and retain all sewage and sullage within the boundaries of the new subdivided land. A drainage easement is proposed to facilitate the drainage of stormwater from lot 1 to the lowest point of discharge.

- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

All efforts have been made to retain vegetation by locating the driveway in an area that is clear of vegetation.

- *The impact the development will have on the current and future development and operation of the transport system.*

The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 71.02-3 INTEGRATED DECISION MAKING

Clause 71.02-3 Integrated decision making seeks to balance the needs and expectations of the community in terms of the provision of built form to accommodate a growing population, protection of the environment, economic wellbeing, various social needs, management of resources and infrastructure.

Clause 71.02-3 has been recently updated (February, 2022) and aims to balance these needs and expectations through the employment of the Planning Scheme to ensure conflicting objectives are balanced in favour of net community benefit and sustainable development for the benefit present and future generations. It states that in bushfire affected areas, planning must prioritise the protection of human life over all other policy considerations.

Our proposal contemplates the subdivision of land in an area identified as low risk (BAL 12.5) to the threat of bushfire. The subdivision of the subject site presents an opportunity to balance the demand for housing by the growing population, mitigate the risks associated with the land and preserve the environmental assets on and around the lot.

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10. CONCLUSION

It is submitted that the proposal is consistent with the relevant policies and provisions of the Cardinia Planning Scheme and should receive Council's support for the following reasons:

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the purpose of the Low Density Residential Zone – Schedule 2.
- As stated in this report, the matters for consideration under the *Planning and Environment Act, 1987* and associated *Planning and Environment Regulations 2015* has been satisfactorily addressed through compliance with the Cardinia Planning Scheme, demonstrating the subdivision is compatible with the existing subdivision and development pattern in the surrounding area.
- There is no onsite and third-party vegetation within the area to be subdivided.
- The proposed lot sizes have dimensions appropriate for a building envelope for Lot 2 that will provide for a future dwelling that will not overshadow the existing rooftop solar energy systems on dwellings on adjoining residential lots.
- A drainage easement will facilitate the drainage of Lot 1 to the lowest point of discharge, and avoid detriment to surrounding lots and the environment; and
- The proposal is respectful of the neighbourhood character and subdivision pattern evident in surrounding residential developments.

The proposal provides an excellent opportunity for further residential development in a well-serviced location and in an area designated for residential growth in Bunyip.

The constraints and considerations of the subject site have been appropriately responded to in the design process, and the proposal integrates into the surrounding subdivision pattern and street network and warrants the support of Council.

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DEVELOPMENT PLAN

31 Wattletree Road

BUNYIP

SCALE 1:750 (A3)

DRAWN BY

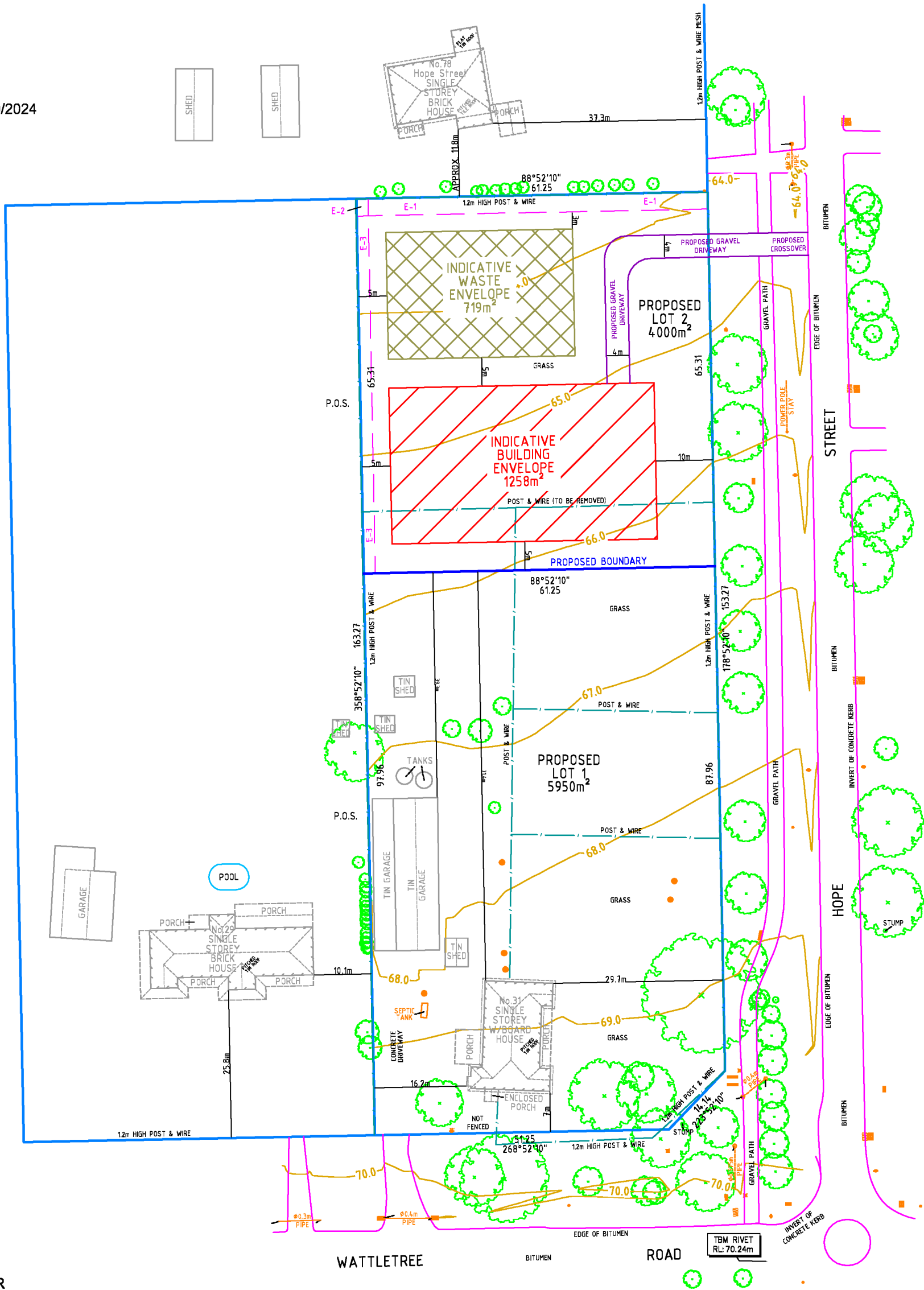
CHECKED : T.F

DATE OF SURVEY : 08/10/2024

SURV. REF. NO. 22241

VERSION: 3

- E-1 & E-2 DENOTES AN EXISTING 3m WIDE DRAINAGE EASEMENT, IN FAVOUR OF ALL LOTS ON LP132710
- E-2 & E-3 DENOTES A PROPOSED 2m WIDE DRAINAGE EASEMENT, IN FAVOUR OF PROPOSED LOT 1



LEGEND

- GRATE
- SEWER PIT
- VALVE
- WATER METER
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- DRAINAGE PIT

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON BUNYIP PM 52 (R.L. 52.387)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY
- P.O.S - DENOTES PRIVATE OPEN SPACE

NOTE:


- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.
- THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au



MGA2020
ZONE 55
N

PLAN OF SUBDIVISION			EDITION 1	PS 925982 Y		
LOCATION OF LAND PARISH: Bunyip TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 29C (Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. 9400 Fol. 345 LAST PLAN REFERENCE: Lot 6 on LP 132710 POSTAL ADDRESS: 31 Wattletree Road, Bunyip 3815 (at time of subdivision) MGA CO-ORDINATES: E: 387 300 ZONE: 55 (of approx centre of land N: 5 783 510 GDA 2020 in plan)			Council Name: Baw Baw Shire Council EXPLANATORY NOTE: WARNING: This plan is unregistered. Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>			
NIL	NIL					
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). 42 In Proclaimed Survey Area No. 71						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1 & E-2	Drainage	3	LP 132710	All Lots on LP 132710		
E-2 & E-3	Drainage	2	This Plan	Lot 1 on This Plan		
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 22241		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
 P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		LICENSED SURVEYOR: B. S. NOBELIUS VERSION 3				

