
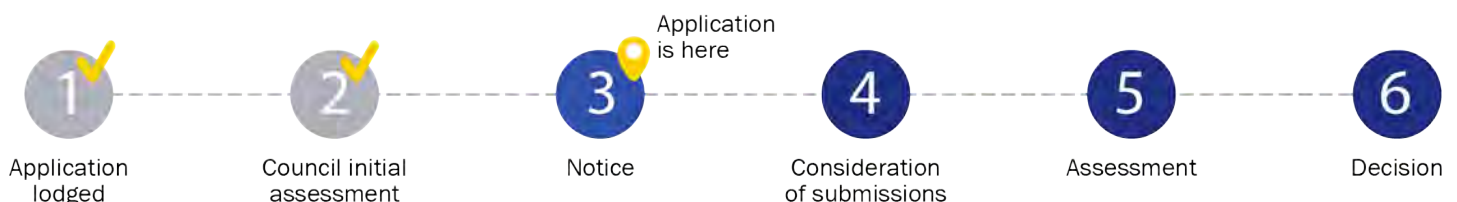


Notice of Application for a Planning Permit

The land affected by the application is located at:	CP172280 V9936 F519 66 Stewart Road, Emerald VIC 3782	
The application is for a permit to:	Buildings and works (Construction of an outbuilding) Reason for Revision: The application now seeks approval for buildings and works to construct an outbuilding and removal of vegetation.	
A permit is required under the following clauses of the planning scheme:		
35.06-5	Construct a building or construct or carry out works associated with a use in a dwelling	
42.01-2	Construct a building or construct or carry out works	
42.01-2	Remove, destroy or lop vegetation	
44.06-2	Construct a building or construct or carry out works associated with a dwelling	
APPLICATION DETAILS		
The applicant for the permit is:	ARB DESIGN	<div style="border: 1px solid red; padding: 5px;"> APPROVED PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME Permit No.: T250399 Sheet: 1 of 33 Approved by: Jordan Lambeski CARDINIA SHIRE COUNCIL Date: Thursday, 28 August 2025 </div>
Application number:	T250399	
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.		
		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		12 September 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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Number of Pages (excluding this cover sheet)	1
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PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 2 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

OFFICE USE ONLY		7	8
CP172280G		NOTATIONS	
DEPTH LIMITATION: 15.24m		CERTIFICATION BY SURVEYOR	
I certify that this plan has been made by me or under my immediate supervision and accords with title.		DATED: 22/5/1989	
PLAN APPROVED		(ASSISTANT) REGISTRAR OF TITLES	
THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES		TITLE REF: VOL.9610 FOL.713 & VOL.9107 FOL.509 (PART)	
LAST PLAN REF: L.P. 115626		PLAN OF CONSOLIDATION	
COUNTY EVELYN		PARISH NANGANA	
CROWN ALLOTMENT 41D (PART)		ORIGINAL SCALE 1:2000 A3	
LENGTHS ARE IN METRES		OFFICE USE ONLY	
VICTORIA		8	

CP172280G

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY SHERBROOKE

COUNCIL REF. 41/24/13(B)

Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. (Municipal) Act of the Province of Ontario and the provisions of the Shire of Sherbrooke in being affirmed this 28th day of August 1989 in the presence of

David B. Guiney, Licensed Land Surveyor, Suite 1, 53-54 Mountain Gate Shopping Centre, Ferntree Gully, 3156 PH 758 4130

3189 / 2

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 3 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

0822711dJ

07-07-2025
Cardinia Shire Council
Planning Department,
PO Box 7
Pakenham VIC 3810

RE: Planning application – 66 Stewart Road Emerald

We wish to apply for a planning permit for the above property for **buildings and works to construct an outbuilding.**

The purpose of the proposed building is for storage ancillary to the use of the land for a dwelling.

The proposal requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Clause 35.06-5 (Buildings and works, Rural Conservation Zone) for buildings and works.
- Clause 42.01-2 (Permit requirement, Environmental Significance Overlay) for buildings and works and vegetation removal.
- Clause 44.06-2 (Permit requirement, Bushfire Management Overlay) for buildings and works.

A planning permit is not required under Clause 52.17 (Native Vegetation) because only small exotic trees are proposed to be removed.

We also wish to point out that a number of sweet pittosporum trees were recently removed from within the building footprint. Our client made contact with Council to confirm this removal was exempt before carrying out those works.

The proposed shed has been sited in a relatively clear part of the subject land and the only suitable area within which defensible space can be provided without removal of large trees. The only vegetation removal required was the recently carried out removal of sweet pittosporum trees and much smaller exotic trees with limited significance.

The proposed siting is well setback from the road and will not be prominent in the broader landscape. The proposed shed is close to the boundary with the adjacent property to the west however this is a large vegetated property and there is no reason to believe there would be any amenity impact on that property due to the proposed shed.

We include photographs below to assist Council in understanding the site.



Diagram showing approximate location and direction of photographs

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PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 4 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

We request that any condition Council intends to impose on the permit that would result in design changes be raised before a final decision is issued so that the matter can be worked through in an efficient manner.

We attach the following documents in support of the application:

- Development plans
- Bushfire Management Plan
- Copy of title
- Application form (completed online)

Please contact us if you require additional information.

Kind Regards



Town Planner
ARB DESIGN
E – jack@arbdesign.com.au
M – 0473 587 991

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 8 of 33
Approved by: Jordan Lambeski
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Date: Thursday, 28 August 2025

Bushfire Protection Measures

a. Defendable Space

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser is provided and is managed in accordance to the following requirements:

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

b. Construction Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

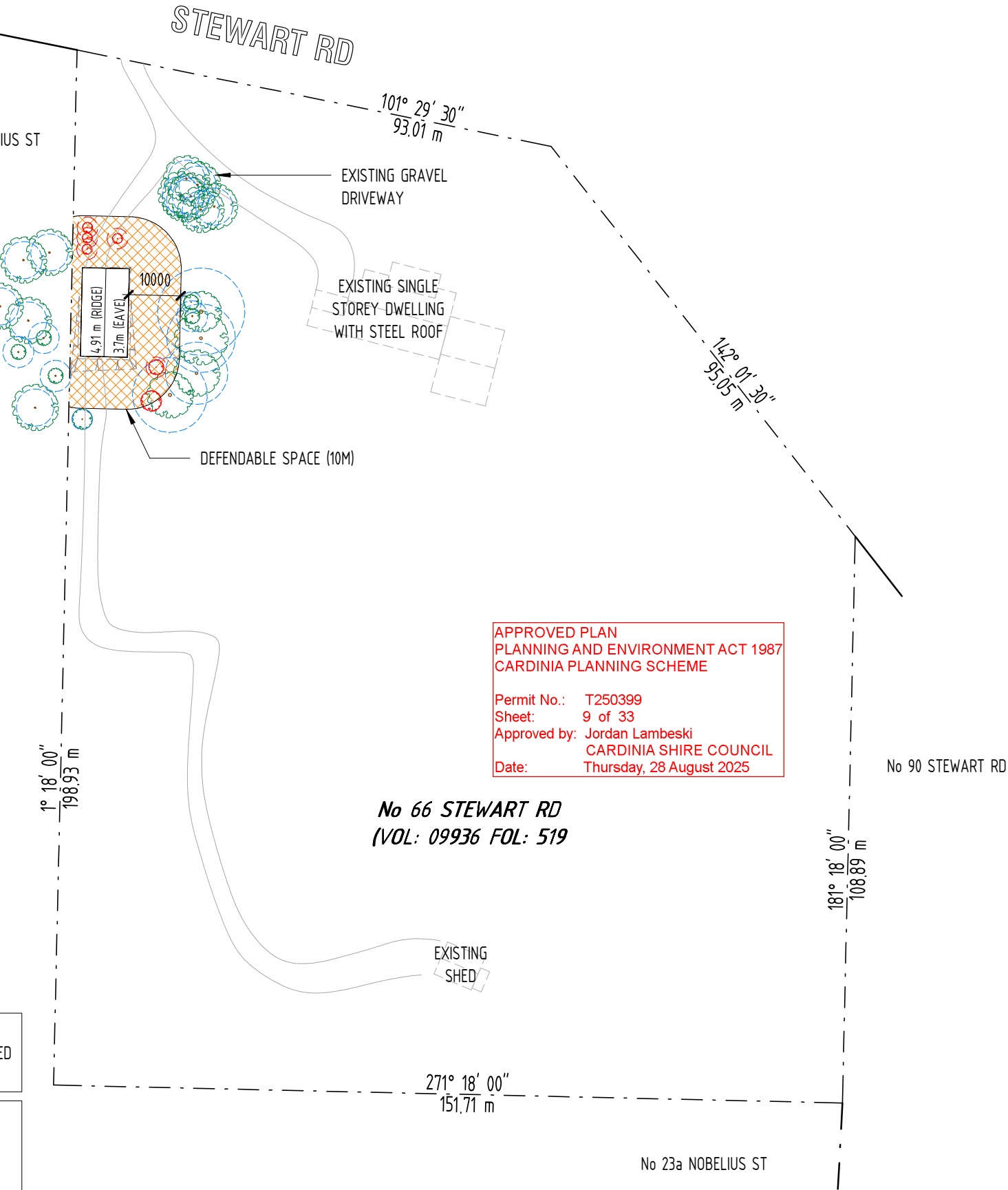
Any openings in the wall shall be protected in accordance with the following:

1. Doorways - by FRL -/60/30 self-closing fire doors
2. Windows - by FRL -/60/- fire windows permanently fixed in the closed position
3. Other openings - by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item 3.

Mandatory Condition

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



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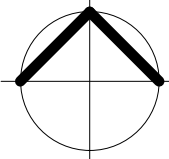
VEGETATION NOTE:
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FOR CLARITY VEGETATION FURTHER THAN 15M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

1 XA.04 OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN
1 : 1000

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< ISSUE DATE 17-06-2025 > < SCALE (@A3) As indicated > < REVISION A > < DRAWN AD > < DRG NO > XA.04

< PROJ NO > 25117

SITE NOTES

WIND RATING: N1 (W28) IN ACCORDANCE WITH AS4055:2021

GENERAL CONSTRUCTION TO COMPLY WITH 2022 BCA VOLUME 2.

ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

DOWNPIPE LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018

HEIGHTS NOMINATED ON SITE PLAN AND FLOOR PLANS INCLUDE A 100MM ALLOWANCE FOR THE CONCRETE SLAB UNLESS NO SLAB IS PROPOSED.



APPROX. LOCATION OF WORKS.

SITE ANALYSIS

TOTAL SITE AREA	26222.67 m ²
EXISTING DWELLING	548.34 m ²
PROPOSED SHED	153.00 m ²
TOTAL SITE COVERAGE	701.34 m ² (2.67%)
GARDEN AREA	25521.33 m ² (97.33%)

EARTHWORKS NOTE

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1 SITE PLAN
A.01 1 : 1000

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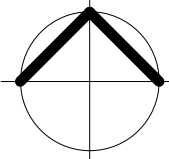
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CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

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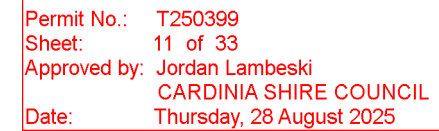
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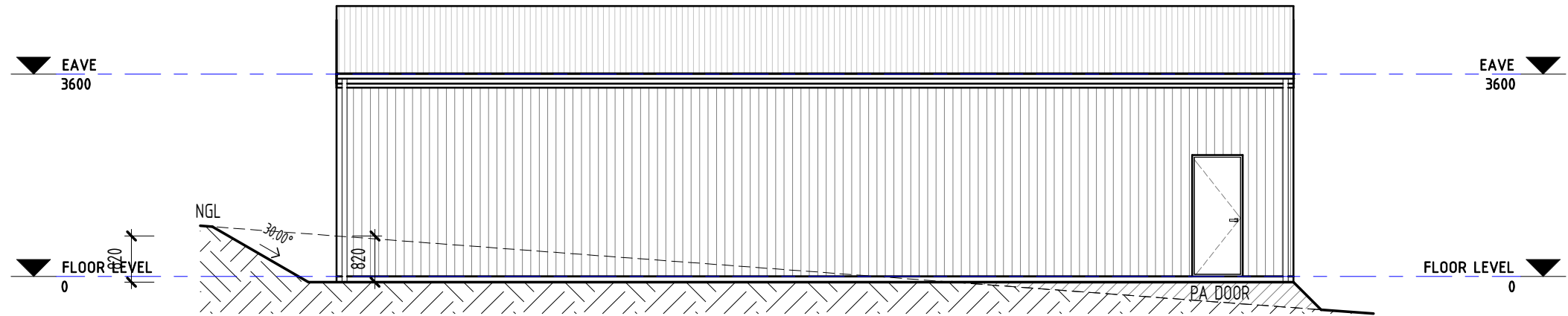
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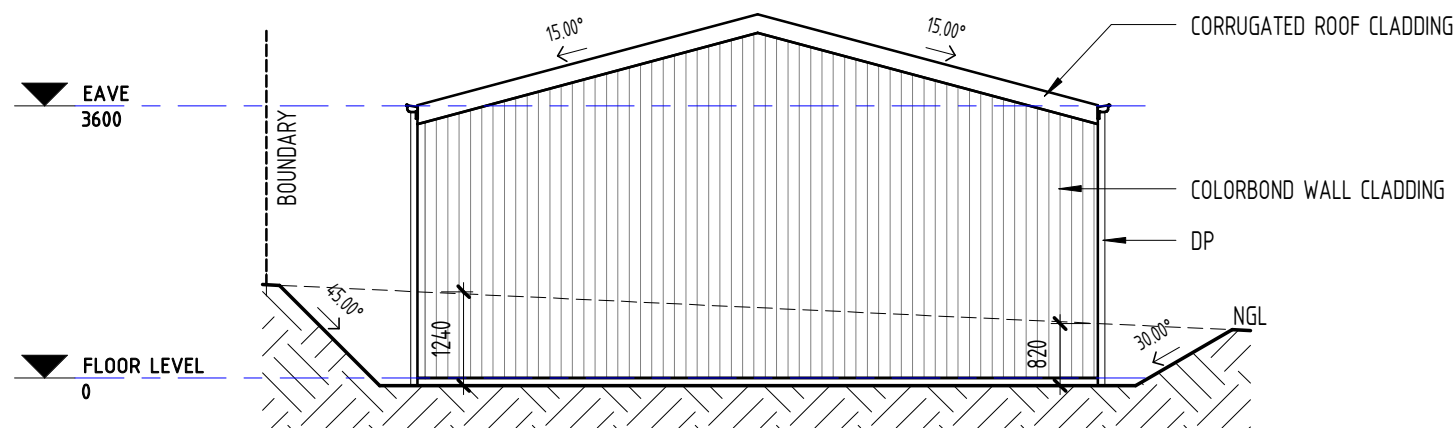
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FINISHES SCHEDULE			
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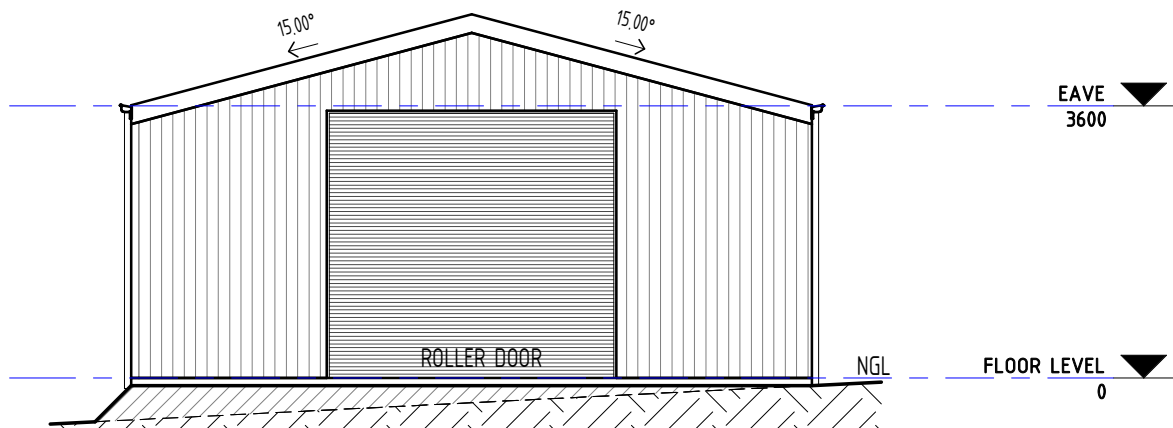


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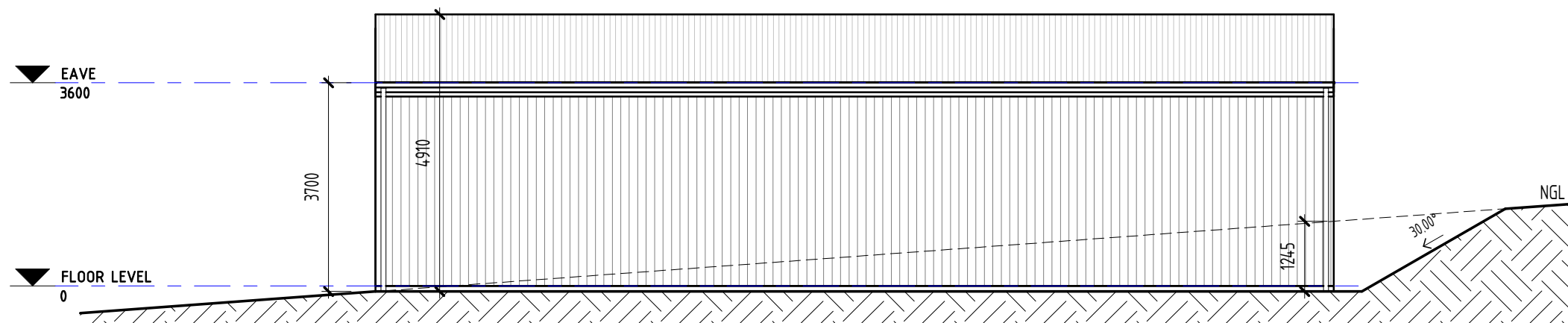
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2 SOUTH ELEVATION
A.03 1 : 100



3 NORTH ELEVATION
A.03 1 : 100



4 WEST ELEVATION
A.03 1 : 100

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1 SITE PLAN
A.01 1 : 1000



APPROX. LOCATION OF WORKS.

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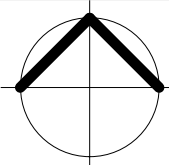
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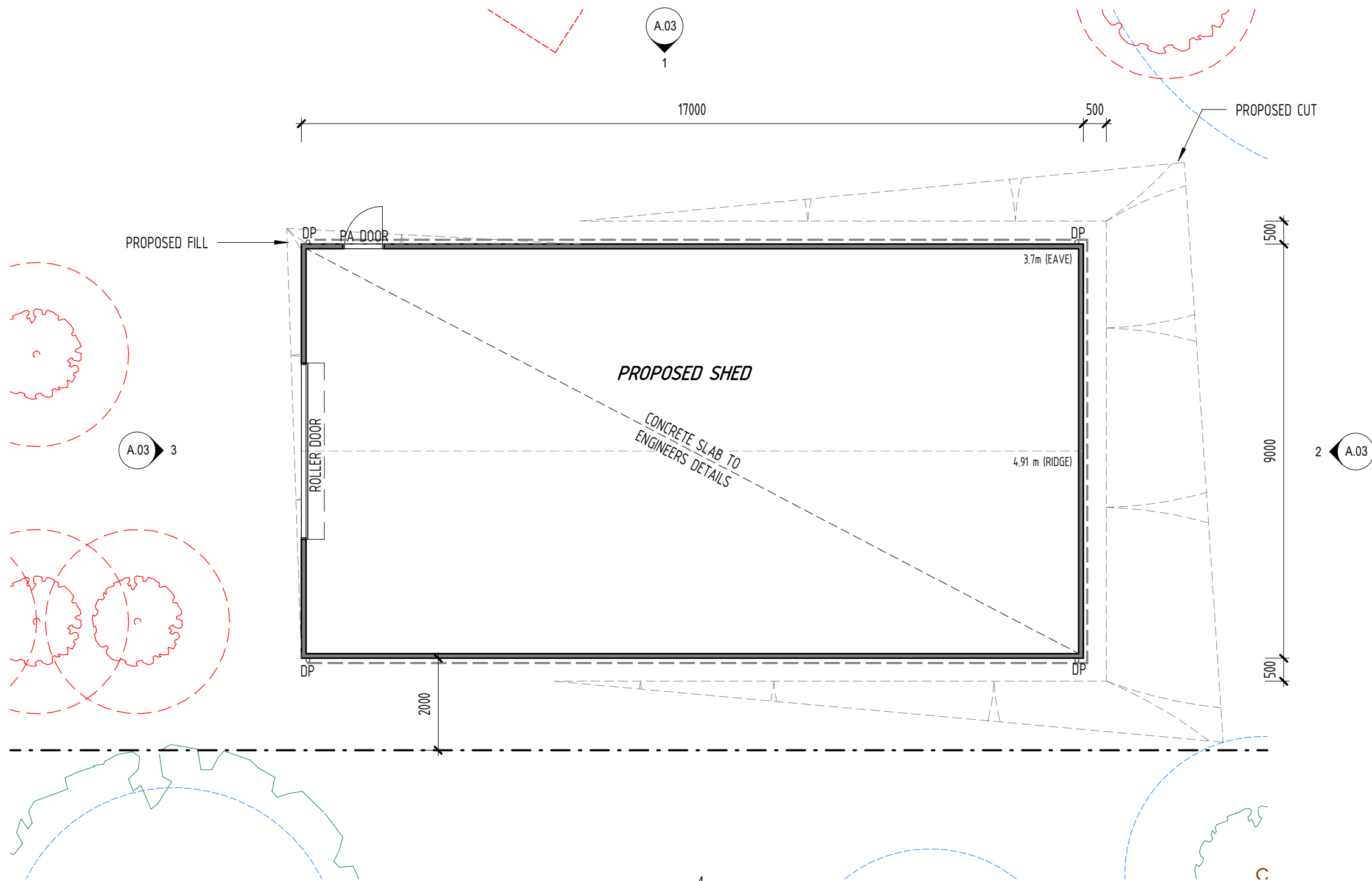


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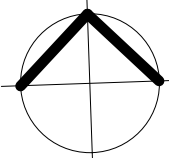
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1 FLOOR PLAN
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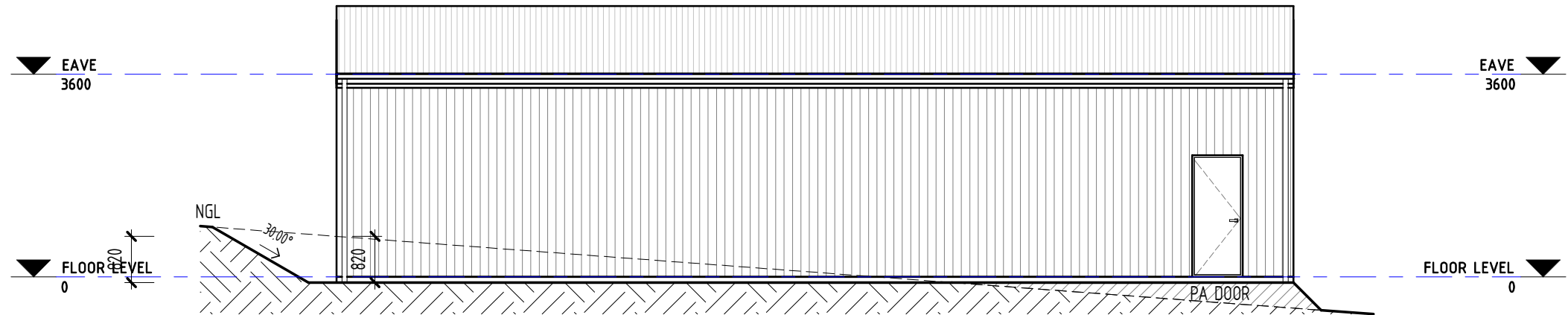


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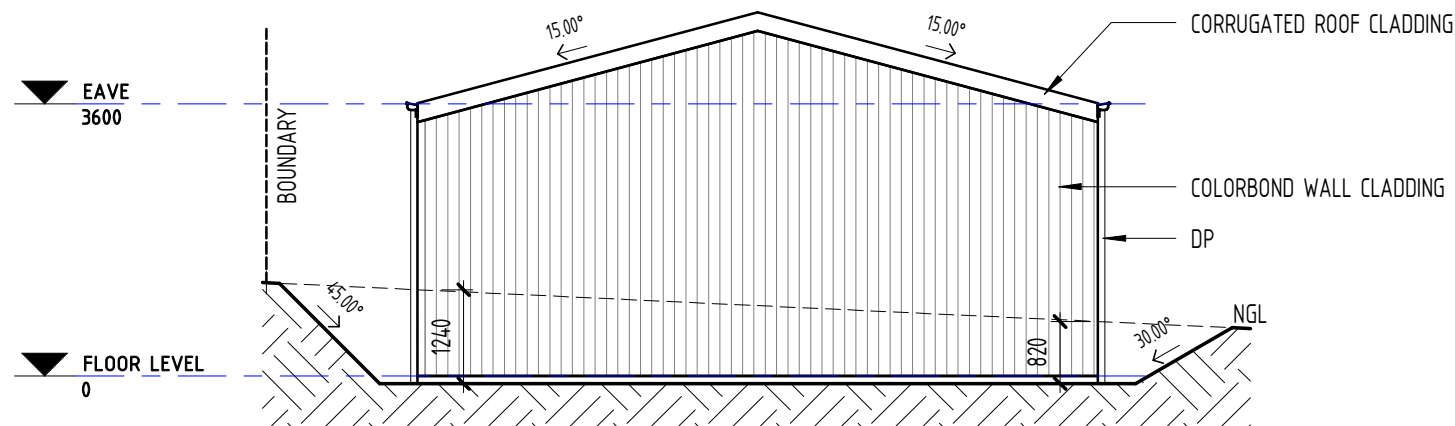
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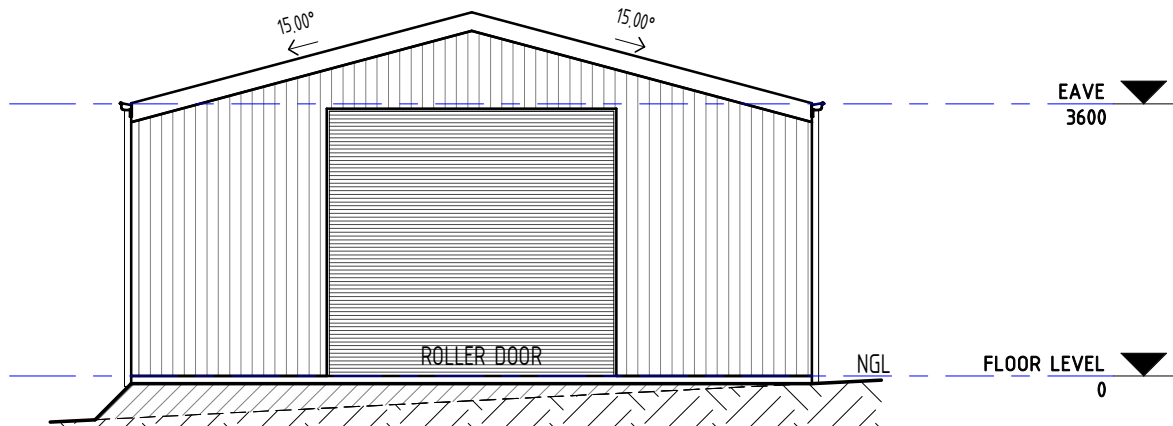
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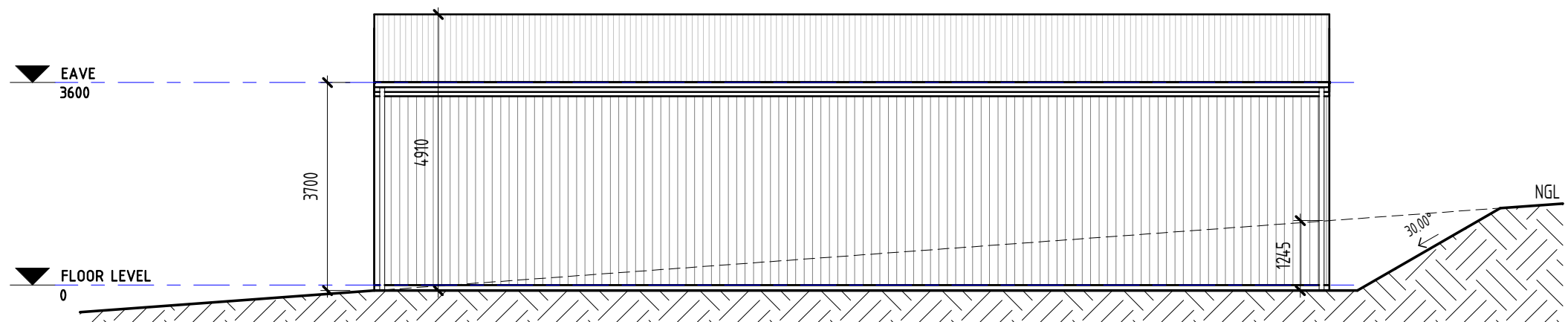
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CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025



2 SOUTH ELEVATION
A.03 1 : 100



3 NORTH ELEVATION
A.03 1 : 100



4 WEST ELEVATION
A.03 1 : 100

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Urban Forestry Victoria P/L

Arboricultural Consultation



Arboricultural Impact Assessment



66 Stewart Rd, Emerald VIC 3782

Date of Report 22/07/2025

Report version 1.0

Prepared by Urban Forestry Victoria Pty. Ltd.

E: urbanforestryvictoria@gmail.com

Report Author

P:

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399

Sheet: 16 of 33

Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL

Date: Thursday, 28 August 2025

I consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

Urban Forestry Victoria P/L

Contents

Introduction	3
Observations	8
Arboricultural Impact Assessment Overview.....	9
Discussion.....	10
Conclusion.....	12
Construction Controls	12
Appendices.....	13
Tree Data.....	13
Photos	14
Glossary.....	16
Plan Markups	17

Executive summary

There is a total of seven (7) trees^a included in the assessment. The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Seven (7) trees are located within the subject site.

- Seven (7) trees proposed for retention within the subject site will not be impacted. Trees 1-7.

No trees are located within neighbouring property.

No trees are located within municipal property.

APPROVED PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME Permit No.: T250399 Sheet: 17 of 33 Approved by: Jordan Lambeski CARDINIA SHIRE COUNCIL Date: Thursday, 28 August 2025
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^a May include grouped trees (hedge, copse, or other).

Introduction

Report objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2025).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All long-lived woody perennial plants within the area of assessment, and all long-lived woody perennial third party owned plants within the area of assessment, greater than 3 meters in height with one or relatively few stems or trunks or as determined by the relevant authority, as defined in the Australian standard for the protection of trees on development sites (AS4970-2025).

Vegetation not meeting the above criterion is excluded from the scope of this Arboricultural Impact Assessment.

The site inspection was conducted on 4/07/2025.

Hedge, copse, or grouped tree populations may be assessed as a single unit where form and function are sufficiently similar.

All data was obtained through ground-level visual inspection.

Trees were assigned identifiers by Urban Forestry Victoria, independent of any existing site documentation.

Assessments were conducted during the site inspection using the metrics defined in the Appendix Glossary.

Encroachment percentages are calculated using Microsoft Excel and Bluebeam Revu.

Limitations

All information provided by Urban Forestry Victoria is accurate to the best of our knowledge at the time of inspection. External data is assumed to be correct.

Tree assessments may be limited by access, visibility, or seasonal factors affecting identification and accuracy.

Encroachment figures are approximate, based on the accuracy of provided plans and site measurements.

Risk assessment is general in methodology unless otherwise specified.

This report includes recommended construction controls but is not a Tree Protection Specifications (TPS) report. If required by the responsible authority, a separate TPS report must be prepared prior to development.

If development plans altered after the completion of this report, the client must notify Urban Forestry Victoria to determine if an amendment to the report is necessary.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 18 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

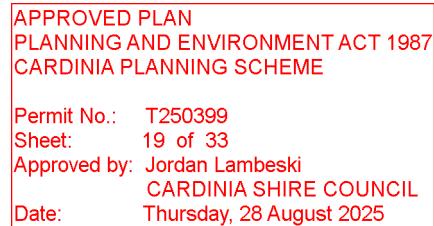
Urban Forestry Victoria P/L

Description of the proposal

The design is a proposed new shed.

Reviewed documentation

- Site Plan, 18/06/25, ARB Design



Subject site municipal tree control

The subject site is located within a Rural Conservation Zone (RCZ2) of Cardinia Shire Council. The subject site is located within an Environmental Significance Overlay (ESO1), and a Designated Bushfire Prone Area (Bushfire Protection Exemptions, 52.12). The subject site is 26,222.93m², triggering the Native Vegetation Provision (52.17).

10/06/2021 C254card SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY Shown on the planning scheme map as **ESO1**.

3.0 10/06/2021 C254card Permit requirement

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

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

- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
- It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 20 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

52.12 05/08/2020 VC176 BUSHFIRE PROTECTION EXEMPTIONS

52.12-1 05/08/2020 VC176 Exemptions to create defensible space around buildings used for accommodation

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to any of the following:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation if all of the following requirements are met:
 - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
 - The building must have been:
 - constructed before 10 September 2009; or
 - approved by a planning permit or a building permit issued before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation if all of the following requirements are met:
 - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
 - The building must have been:
 - constructed before 10 September 2009; or
 - approved by a planning permit or a building permit issued before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation if all of the following requirements are met: –

- The building must be located in the Bushfire Management Overlay. –
- The building must have been:
 - constructed before 10 September 2009; or
 - lawfully constructed without a planning permit before 18 November 2011; or
 - approved by a planning permit or a building permit issued before 10 September 2009 and constructed before 18 November 2011; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

52.12-2 05/08/2020 VC176 Exemption for vegetation removal along a fenceline

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of any vegetation along a boundary fence between properties in different ownership if all of the following requirements are met:

- The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
- The fence must have been constructed before 10 September 2009.
- The clearing alongside both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.

52.17 14/07/2022 VC213 NATIVE VEGETATION

52.17-1 12/12/2017 VC138 Permit requirement

A permit is required to remove, destroy or lop [Victorian] native vegetation, including dead [Victorian] native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 21 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

52.17-7 16/08/2024 VC262 Table of exemptions (edited: refer to provision for further exemptions)**The requirement to obtain a permit does not apply to:**

Dead Native vegetation	Native vegetation that is dead. This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Emergency works	Native vegetation that is to be removed, destroyed, or lopped: <ul style="list-style-type: none"> • in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or • where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Lopping and pruning for maintenance	Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. Lopping and pruning for maintenance This exemption does not apply to: <ul style="list-style-type: none"> • the pruning or lopping of the trunk of a native tree; or • native vegetation on a roadside or railway reservation.
Planted vegetation	Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 22 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

Observations

Subject site description

The area of assessment is limited to an area approximately 50m south of the northwest corner of the subject site. The topography is predominantly flat.

There is no existing built form within the NRZ of any tree assessed.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 15/12/25



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 23 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

Arboricultural Impact Assessment Overview

High Retention Value: There is one (1) tree assessed as having a high retention value.

Tree	Common Name	Protected ^a	Proposal ^b	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
4	Atlas Cedar	Yes, protected	Retain	2.7	6.6	136.85	0.00	0.00%	none	7.0	

Medium to High Retention Value: There is one (1) tree assessed as having a medium to high retention value.

Tree	Common Name	Protected	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
5	Monterey Cypress	Yes, protected	Retain	2.8	5.7	101.56	0.00	0.00%	none	6.0	

Medium Retention Value: There are two (2) trees assessed as having a medium retention value.

Tree	Common Name	Protected	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
2	Narrow-leaved Peppermint	Yes, protected	Retain	3.1	8.3	216.06	0.00	0.00%	none	8.5	
6	Narrow-leaved Peppermint	Yes, protected	Retain	2.8	7.4	173.90	0.00	0.00%	none	7.5	

Medium to Low Retention Value: There is one (1) tree assessed as having a medium to low retention value.

Tree	Common Name	Protected	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
7	Japanese Maple	Yes, protected	Retain	1.5	2.0	12.57	0.00	0.00%	none	2.0	

Low Retention Value: There are two (2) trees assessed as having a low retention value.

Tree	Common Name	Protected	Proposal	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Encroachment (m ²)	Encroachment (%)	Type	TPZ (m)	Comp. area (m ²)
1	Narrow-leaved Peppermint	Yes, protected	Retain	2.8	7.3	168.33	0.00	0.00%	none	7.5	
3	Narrow-leaved Peppermint	Yes, protected	Retain	3.0	7.7	185.30	0.00	0.00%	none	8.0	

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 24 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

^a Refers to the tree's protection status under municipal tree controls (Yes/No). Neighbouring and municipal trees are designated as protected, regardless of species or condition.

^b Indicates the intended tree management approach based on the proposed design (Retain/Demolish).

Discussion^a

Tree 1 is a mature, Victorian native Narrow-leaved Peppermint (*Eucalyptus radiata*) of low retention value and moderate significance located on the subject site. The tree is showing symptoms of physiological decline. There are multiple failures throughout the canopy. There are multiple cavities from failed limbs throughout the stem and canopy.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 7.5m.

Tree 2 is a mature, Victorian native Narrow-leaved Peppermint (*Eucalyptus radiata*) of medium retention value and moderate significance located on the subject site. The tree is showing symptoms of physiological decline. There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 8.5m.

Tree 3 is a mature, Victorian native Narrow-leaved Peppermint (*Eucalyptus radiata*) of low retention value and moderate significance located on the subject site. The tree is showing symptoms of physiological decline. There are failed limbs within the canopy. There is an open crack in the stem from a recent codominant stem failure.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 8.0m.

Tree 4 is a mature, non-native Atlas Cedar (*Cedrus atlantica*) of high retention value and high significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 7.0m.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399

Sheet: 25 of 33

Approved by: Jordan Lambeski

CARDINIA SHIRE COUNCIL

Date: Thursday, 28 August 2025

^a See **Plan Markups** at the end of this document for further details.

Tree 5 is a mature, non-native Monterey Cypress (*Cupressus macrocarpa*) of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 6.0m.

Tree 6 is a mature, Victorian native Narrow-leaved Peppermint (*Eucalyptus radiata*) of medium retention value and moderate significance located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present throughout the canopy.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 7.5m.

Tree 7 is a semi-mature, non-native Japanese Maple (*Acer palmatum*) of medium to low retention value and low significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 2.0m.

No other trees meeting the assessment criteria within the subject site, neighbouring properties, or municipal properties will be affected by the proposed development.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 26 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

Conclusion

The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Seven (7) trees are located within the subject site.

- Seven (7) trees proposed for retention within the subject site will not be impacted. Trees 1-7.

No trees are located within neighbouring property.

No trees are located within municipal property.

Construction Controls

The Arboricultural Impact Assessment makes the following recommendations for the viable retention of the trees proposed for retention.

Recommended construction controls.

- No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ of retained trees unless otherwise approved within the permit or further approved in writing by the responsible authority.
- No trenching is allowed within the TPZ of retained trees for the installation of utility services unless non-destructive installation methods such as hydro-excavation or hand excavation have been approved by the Responsible Authority.
- The installation of protection measures for trees to be retained must be done in accordance with a Tree Protection Specification (TPS) report and Tree Protection Plan (TPP).

APPROVED PLAN PLANNING AND ENVIRONMENT ACT 1987 CARDINIA PLANNING SCHEME Permit No.: T250399 Sheet: 27 of 33 Approved by: Jordan Lambeski CARDINIA SHIRE COUNCIL Date: Thursday, 28 August 2025
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Appendices

Tree Data^a

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value	Location
1	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	Vic. native	14	4	69	2.8	61	7.3	7.5	F	P	P	M	M	<5	L	subject site
2	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	Vic. native	20	8	84	3.1	69	8.3	8.5	F	G	G	M	M	<15	M	subject site
3	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	Vic. native	24	11	79	3.0	64	7.7	8.0	F	P	P	M	M	<5	L	subject site
4	Atlas Cedar	<i>Cedrus atlantica</i>	Non-native	20	10	60	2.7	55	6.6	7.0	G	G	G	M	H	>20	H	subject site
5	Monterey Cypress	<i>Cupressus macrocarpa</i>	Non-native	14	8	70	2.8	47	5.7	6.0	G	G	G	M	M	>20	M+	subject site
6	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	Vic. native	18	12	68	2.8	62	7.4	7.5	G	G	F	M	M	>15	M	subject site
7	Japanese Maple	<i>Acer palmatum</i>	Non-native	3	2	11	1.5	11	2.0	2.0	G	G	G	SM	L	>25	M-	subject site

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 28 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

^a Refer to the Glossary below for item terminology.

Photos

Tree 1



Tree 2



Tree 3



Tree 3 crack in stem



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 29 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

Tree 4



Tree 5



Tree 6



Tree 7



APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 30 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025

Glossary

Item	Terminology
Age class	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Common Name	A name commonly associated with the tree, that may vary.
Comp. area (m²)	Compensatory area. The surface area of open space contiguous with the NRZ to the extent of the TPZ expressed in square meters.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
DSH (cm)	Diameter at Standard Height. Nominal trunk diameter at 1.4m above ground level. Expressed in centimetres. DSH with an 'x' following the number indicates a multi-stemmed tree. For trees where there are multiple stems, the combined stem DSH is calculated using the four largest stems. DSH with an 'e' following the number indicates an estimate due to access or sight restrictions.
ELE	Estimated Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>
Encroachment (m²)	The area of proposed encroachment into the NRZ of a tree expressed in square meters.
Encroachment (%)	The area of proposed encroachment into the NRZ of a tree expressed as a percentage of the NRZ area.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
NRZ (m)	Notional Root Zone. Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
NRZ area (m²)	The surface area within the NRZ expressed in square meters.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed encroachment	Prohibitive impact – Proposed encroachment into the NRZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the NRZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the NRZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '-' This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
TPZ (m)	Tree Protection Zone. Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.
Width (m)	W= Estimated or measured width of canopy at its widest point. Expressed in meters.

Plan Markups

Scale markups of the following documents are attached below.

- Site Plan, 18/06/25, ARB Design

The qualifications of the report author are as follows:

██████████ Director, Urban Forestry Victoria Pty Ltd.

- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Diploma of Arboriculture (AQF level. 5), Melbourne Polytechnic (2017).
- Registered Quantified Tree Risk Assessment (QTRA) practitioner since 2017.

APPROVED PLAN
PLANNING AND ENVIRONMENT ACT 1987
CARDINIA PLANNING SCHEME

Permit No.: T250399
Sheet: 32 of 33
Approved by: Jordan Lambeski
CARDINIA SHIRE COUNCIL
Date: Thursday, 28 August 2025



SITE NOTES

WIND RATING: N1 (W28) IN ACCORDANCE WITH AS4055:2021

GENERAL CONSTRUCTION TO COMPLY WITH 2022 BCA VOLUME 2.

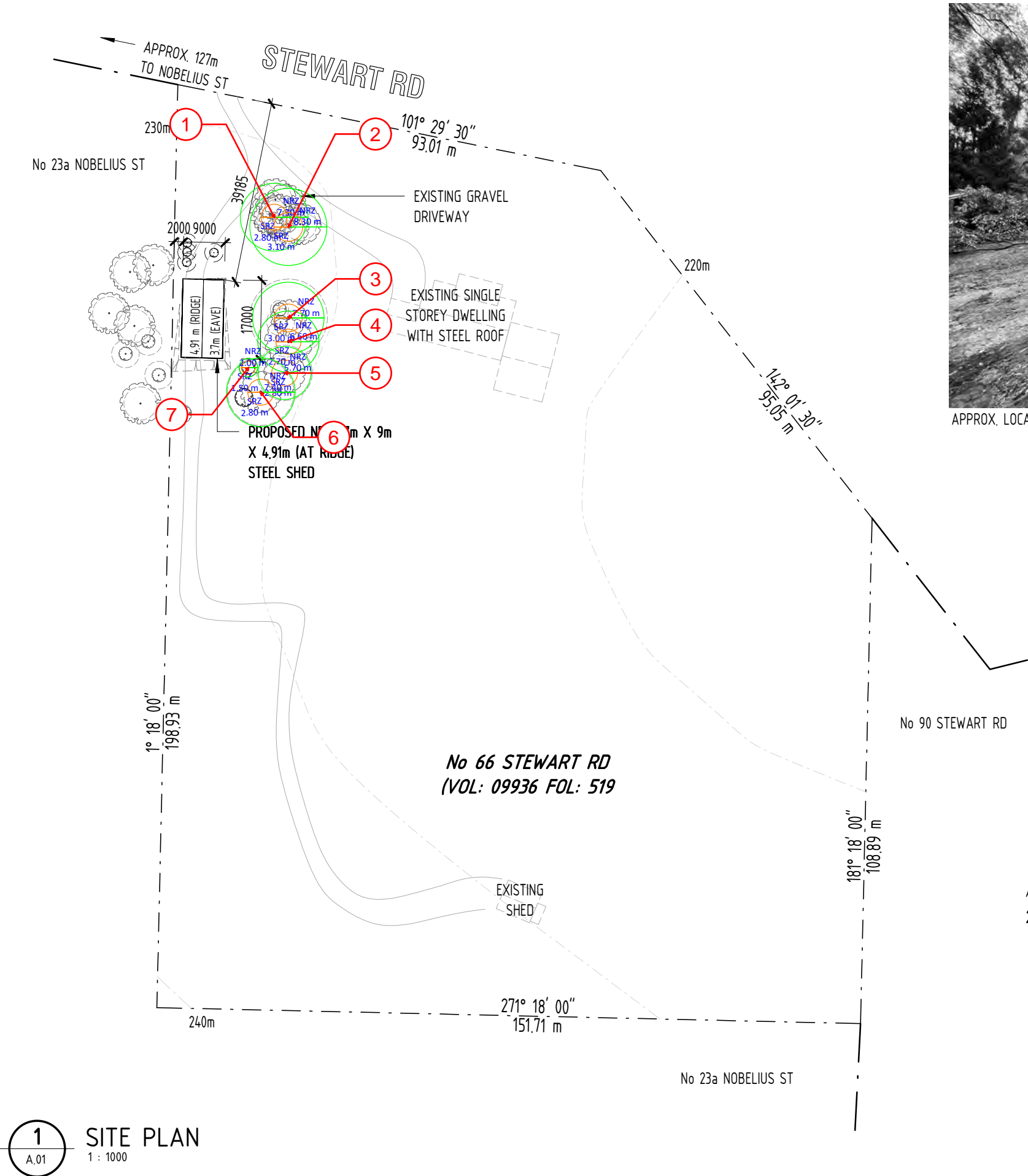
ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN, 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

DOWNPIPE LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018

HEIGHTS NOMINATED ON SITE PLAN AND FLOOR PLANS INCLUDE A 100MM ALLOWANCE FOR THE CONCRETE SLAB UNLESS NO SLAB IS PROPOSED.



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SITE ANALYSIS	
TOTAL SITE AREA	26222.67 m ²
EXISTING DWELLING	548.34 m ²
PROPOSED SHED	153.00 m ²
TOTAL SITE COVERAGE	701.34 m ² (2.67%)
GARDEN AREA	25521.33 m ² (97.33%)

EARTHWORKS NOTE
EARTHWORKS ARE PROPOSED FOR THIS APPLICATION. PROPOSED CUT AND FILL ARE INDICATED ON PLAN AND ELEVATIONS.

VEGETATION NOTE:
NO VEGETATION IS PROPOSED TO BE REMOVED OR DESTROYED IN THIS APPLICATION.
ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 15M OF PROPOSED WORKS ARE SHOWN.
FOR CLARITY VEGETATION FURTHER THAN 15M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.

1 SITE PLAN
A.01 1 : 1000

Urban Forestry Victoria P/L
Arboricultural Consultation
22/07/2025

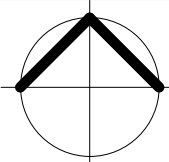
Legend
NRZ
SRZ
Tree Number

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALING. SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF ARB DESIGN.

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ON A3
PAPER



< PROJECT > PROPOSED NEW SHED
< ADDRESS > 66 STEWART RD, EMERALD
< DRAWING > PROPOSED SITE PLAN

< PROJ NO > 25117

< ISSUE DATE 18-06-2025 > < SCALE (@A3) 1 : 1000 > < REVISION B > < DRAWN AD > < DRG NO > A.01