
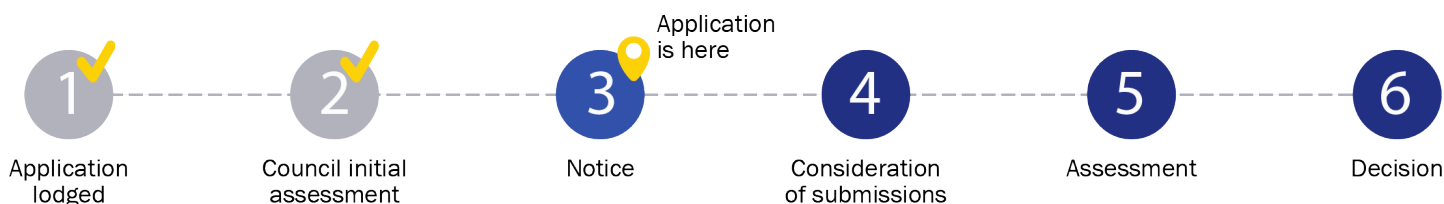


Notice of Application for a Planning Permit

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The land affected by the application is located at:	L1 TP531919 310 Pakenham Road, Pakenham VIC 3810	
The application is for a permit to:	Use and Development of Land for the Purpose of a Small Second Dwelling	
A permit is required under the following clauses of the planning scheme:		
35.04-1	Use of the land for a Small Second Dwelling	
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Small Second Dwelling),	
42.01-2	Construct a building or construct or carry out works,	
52.29-2	Create or alter access to a road in a Transport Zone 2	
APPLICATION DETAILS		
The applicant for the permit is:	Todd Devine Homes	
Application number:	T250295	
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:		19 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.



Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 310	St. Name: PAKENHAM ROAD
Suburb/Locality: PAKENHAM		Postcode: 3810

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 531919P
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

HELLO,
WE ARE PROPOSING SMALL SECOND DWELLING (SSD) AND PROPOSED ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT ZONE 2 PURSUANT TO CLAUSE 52.29

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⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 2,28,274

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

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 Provide a plan of the existing conditions. Photos are also helpful.

Encumbrances on title *

☒ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Provide details of the applicant and the owner of the land.

The person who wants the permit.

Please provide at least one
contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Nat	
T	
C	
Pos	

Unit No.:	St. No.: 816	St. Name: MOUNTAIN HIGHWAY	
Suburb/Locality: BAYSWATER		State: VIC	Postcode: 3153

[illegible]


Unit No.:	St. No.:	St. Name:		
Suburb/Locality:		State:	Postcode:	

Same as applicant ☐

Sociodemographic characteristics	Sample 1	Sample 2	Sample 3	Sample 4	Sample 5	Sample 6	Sample 7	Sample 8
N	100	100	100	100	100	100	100	100
Age (M)	30.5	30.5	30.5	30.5	30.5	30.5	30.5	30.5
Age (SD)	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Gender (M)	50	50	50	50	50	50	50	50
Gender (SD)	50	50	50	50	50	50	50	50
Marital status (M)	50	50	50	50	50	50	50	50
Marital status (SD)	50	50	50	50	50	50	50	50

Declaration

This form must be signed by the applicant *

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

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?



No



Yes

If 'Yes', with whom?:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

Contact information:

Telephone: 1300 787 624

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 1

VOLUME 07136 FOLIO 097

Security no : 124126711728P

Produced 31/07/2025 11:26 AM

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LAND DESCRIPTION

Lot 1 on Title Plan 531919P (formerly known as part of Crown Allotment 4 Parish of Nar-nar-goon).

PARENT TITLE Volume 04167 Folio 300

Created by instrument 2107582 22/10/1947

REGISTERED PROPRIETOR

First Name Surname

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE936544G 06/03/2007

BENDIGO BANK LTD

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

DIAGRAM LOCATION

SEE TP531919P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 310 PAKENHAM ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY

Effective from 21/07/2017

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	R230645R
Number of Pages (excluding this cover sheet)	2
Document Assembled	31/07/2025 11:26

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VICTORIA
MELBOURNE

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

The land remaining untransferred in
Certificate of Title Volume 7136 Folio 097.

STAMP DUTY VICTORIA
U#01C#1 5#1 T#059289 00011255 21/02/91
R#216559 0#44 \$3,550.00

Consideration (Note 6)

\$122,500.00.

Transferor (Note 7)

WILFRED JOHN FIRTH

Transferee (Note 8)

GARY KINGDON of 34 High Street, Berwick.



(Ref: PMN:LV:33513)
Office Use Only

A memorandum of the within instrument
has been entered in the Register Book.



Approval No. T1/I

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NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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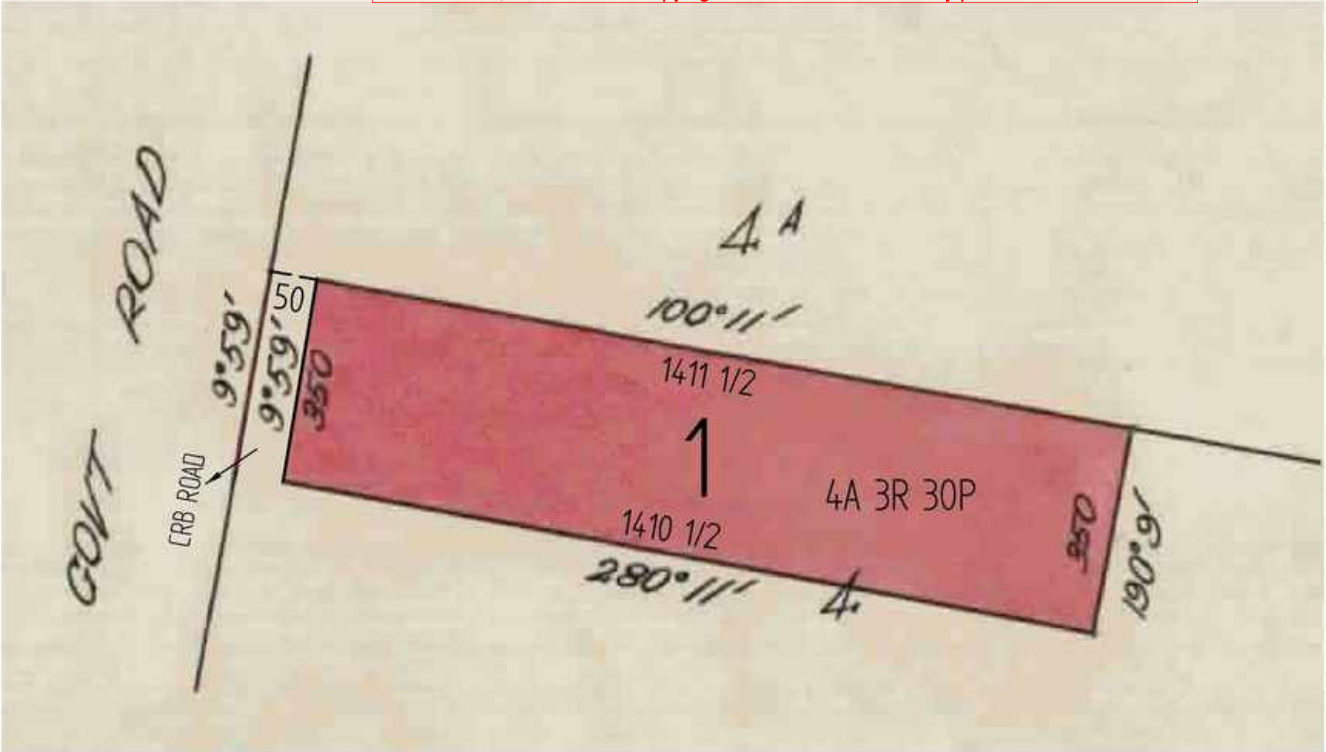
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Document Type	Plan
Document Identification	TP531919P
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/07/2025 11:26

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TITLE PLAN		EDITION 1	TP 531919P						
Location of Land Parish: NAR-NAR-GOON Township: Section: Crown Allotment: 4 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 7136 FOL 097 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/06/2000 VERIFIED: HG							
<p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> 									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 4 (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 4 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 4 (PT)									
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

elling

This written statement is submitted in support of a planning application for the construction of a **small second dwelling** at the above property. The proposal is designed to comply with all applicable planning and infrastructure requirements. Below is a summary of how the proposal meets each relevant standard:

a) All-Weather Access for Emergency Vehicles

A **new all-weather driveway** is constructed to provide direct access from Pakenham Road to the small second dwelling. The driveway is built to dimensions suitable for emergency vehicle access, ensuring safe and compliant access in accordance with CFA and Council requirements.

- **Details of the access route:** 50 tonnes + of 20 Class 4 Blend FCR20 CFA access

b) Wastewater Treatment and Retention

The property is **not connected to reticulated sewerage**. Wastewater from the proposed dwelling will be treated and retained on-site via a **septic system**, in accordance with the **Environment Protection Regulations 2021** under the **Environment Protection Act 2017**. A **septic system plan** has been prepared and will be submitted as part of this application. The system is designed to meet all required standards for on-site wastewater treatment and disposal.

c) Potable Water Supply and Firefighting Provision

The property uses **Water Tanks for water supply**.

- Small tanks = 3 x 2250 litres
- Large tank = 1 x 22,250 litres & 1 x 23,500 litre

The proposed second dwelling will be connected to this system to ensure sufficient capacity for both **domestic use** and **firefighting purposes**. All installations will comply with relevant CFA and Council standards regarding water access and fittings.

d) Electricity Supply

The proposed small second dwelling will be **connected to the existing reticulated electricity supply** available on the property. All electrical connections will comply with current safety and building regulations.

- Electricity bill attached.

Supporting Documentation

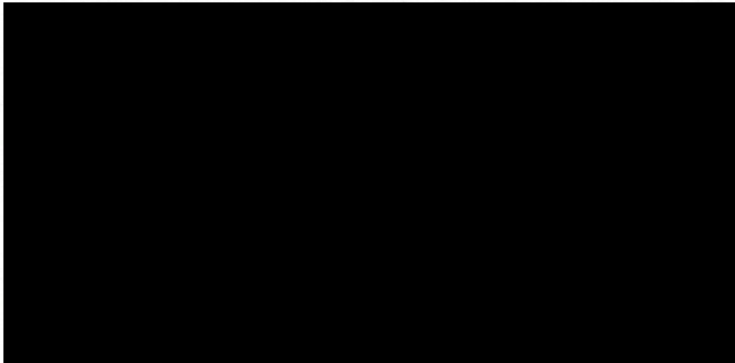
The following plans and reports will be submitted with the application:

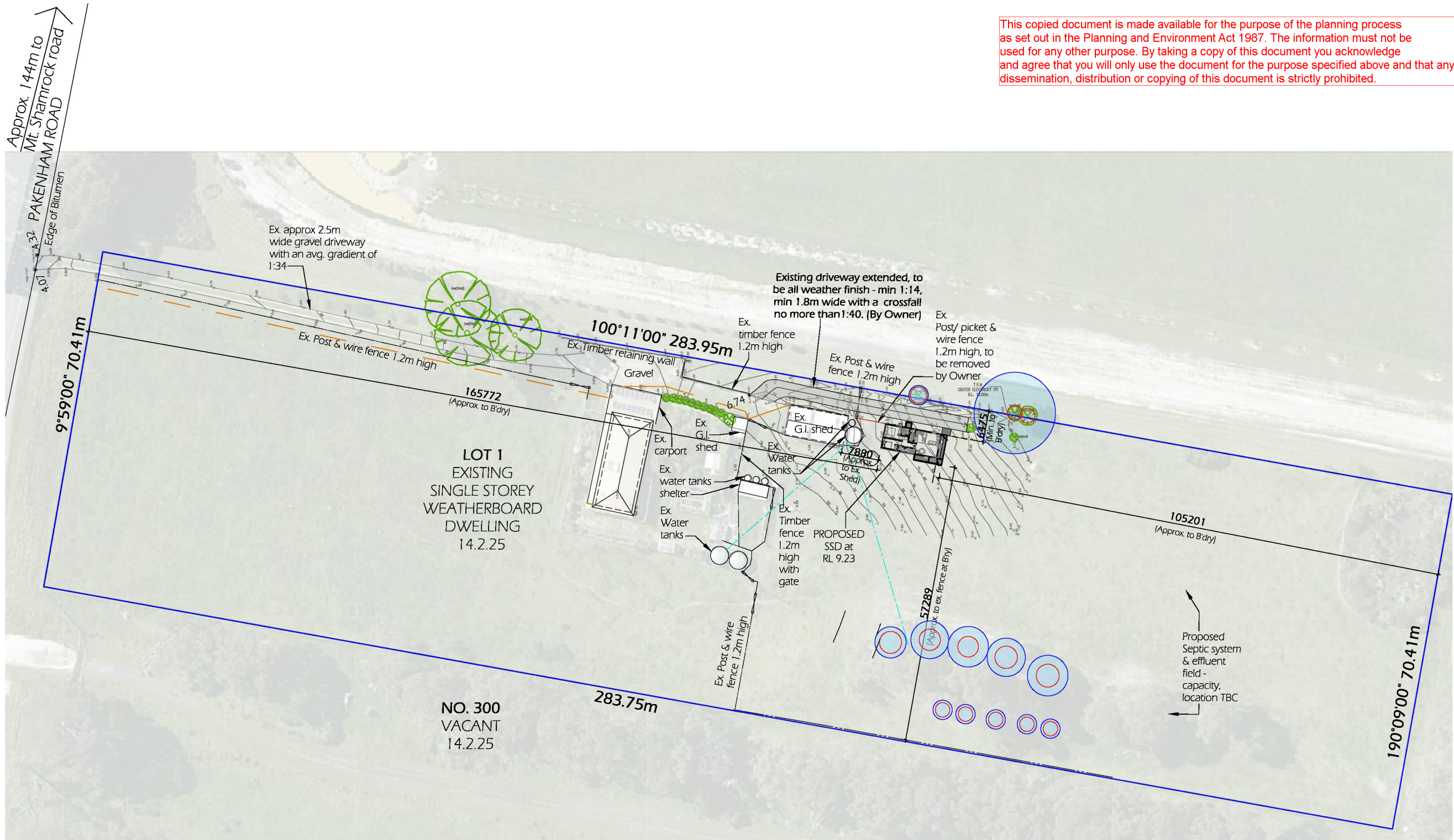
- **Site Plan**, showing the proposed dwelling, septic system, driveway, and existing features
 - **Septic System Plan**
 - **Arborist Report**
 - **Floor Plan and Elevations** of the proposed dwelling
 - **Electricity Bill**
-

Conclusion

The proposed small second dwelling at 310 Pakenham Road has been carefully designed to meet all relevant planning, safety, and environmental requirements. The development will be a suitable and sustainable addition to the property and surrounding area.

We respectfully request Council's consideration and approval of this proposal.





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PROPERTY INFORMATION:
Lot No.: 1
TP: 531919P
Vol.: 04167
Folio:300
Local Council: Cardinia Shire

SITE AREAS:
Site Area: 19985m²
Existing Site Coverage: 229.28m² /1.147%
Proposed Site Coverage: 289.28m² /1.44%
Proposed impermeable area: 60m² (0.3%)
Garden area: 19695.72m² (98.5%)
Applicable Wind Speed: N2

PLUMBING NOTES:
Stormwater to be connected to existing functioning stormwater management and on site absorption system on the property, as per LPOD document.

Sewer connected to proposed new septic system.

BUSHFIRE ATTACK LEVEL: TBC

ISSUE: ISSUE FOR APPROVAL NOT FOR CONSTRUCTION

REV.	ISSUE DESCRIPTION:	DATE:
A	Preliminary Issue	28.2.25
B	Preliminary Issue	11.3.25
C	Preliminary Issue	19.3.25
D	Preliminary Issue	26.3.25
E	Preliminary Issue	27.5.25
F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

DRAWING: LOCATION PLAN

JOB NO.: 25101 SHEET NO. 1 of 6

DRAWING NO. 25101-01 REV. G

SCALE: As noted @A3

(DO NOT SCALE)

DRAWN: SKS CHECKED: TDH

LEGEND



EXISTING TREES
(ACROSS THE SURVEYED
AREA)
TO BE RETAINED

EXISTING UNDERGROUND
WATER POLY LINES AS PER
SERVICES LOCATOR REPORT.
EXACT LOCATION & DEPTH
TBC ON SITE.

EXISTING UNDERGROUND LV
POWER LINE, DEPTH 0.4M TO
0.70 M

PROPOSED SEWER LINE
CONNECTED TO NEW SEPTIC
SYSTEM.

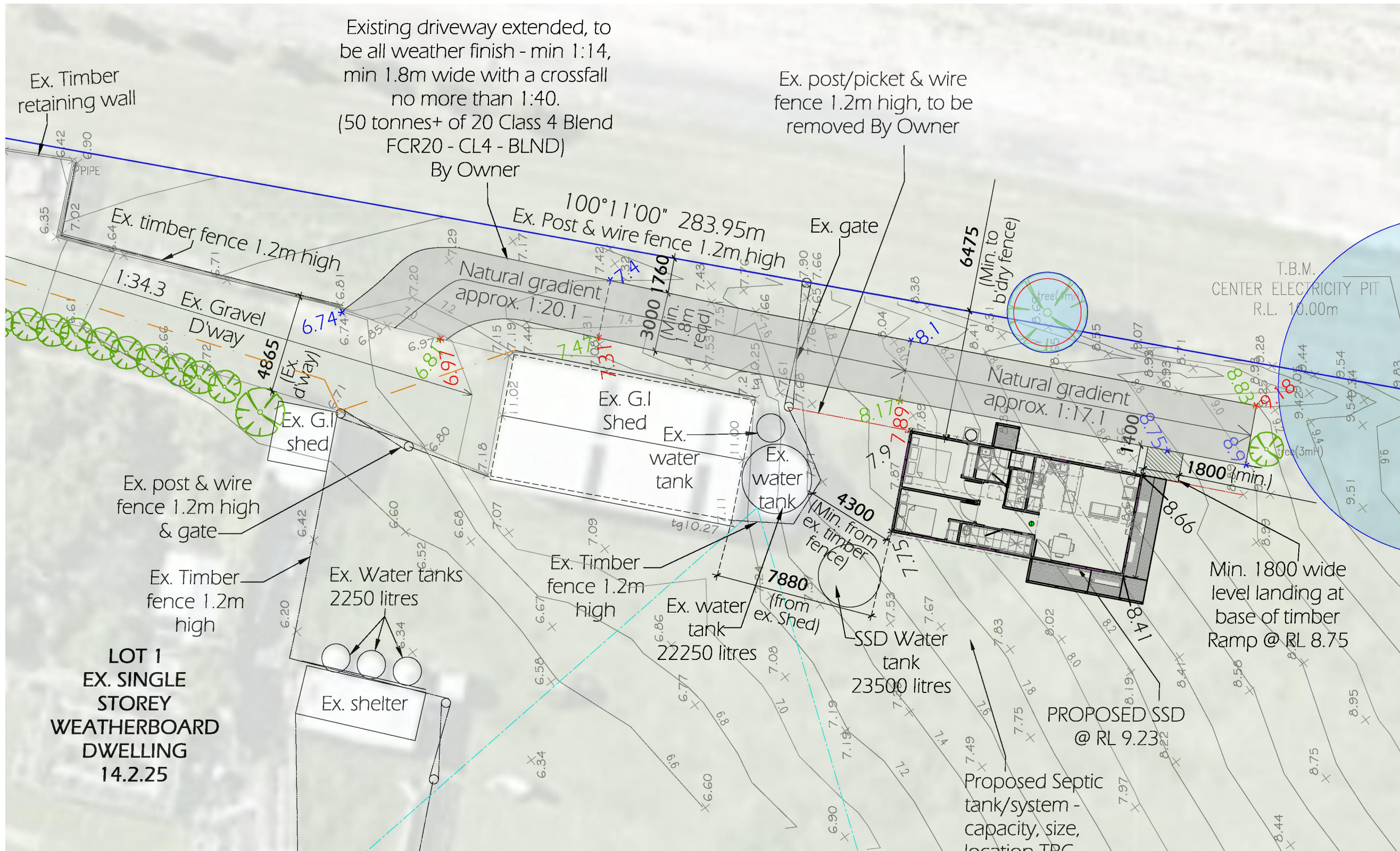
**LOCATION PLAN
NTS**

MEMBER

Todd Devine Homes

816 Mountain Highway, Bayswater VIC 3153
T: (03) 9720 1686 F: (03) 9720 1690
RBP CDB-U 52036

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PLUMBING NOTES:
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Sewer connected to proposed new septic system.

BUSHFIRE ATTACK LEVEL: 12.5 TBC

ISSUE FOR APPROVAL NOT FOR CONSTRUCTION

REV.	ISSUE DESCRIPTION:	DATE:
A	Preliminary Issue	28.2.25
B	Preliminary Issue	11.3.25
C	Preliminary Issue	19.3.25
D	Preliminary Issue	26.3.25
E	Preliminary Issue	27.5.25
F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

SITE PLAN
JOB NO.: 25101 SHEET NO. 2 of 6
DRAWING NO. 25101-02 REV. G
SCALE: As noted @A3
(DO NOT SCALE)

LEGEND



EXISTING UNDERGROUND WATER POLY LINES AS PER SERVICES LOCATOR REPORT. EXACT LOCATION & DEPTH TBC ON SITE.

EXISTING UNDERGROUND LV POWER LINE, DEPTH 0.4M TO 0.70 M

PROPOSED SEWER LINE CONNECTED TO NEW SEPTIC SYSTEM.

NOTE:
*XX.XX denotes compliant natural ground levels as per Survey

* XX.XX denotes non compliant natural ground levels, as per Survey

* XX.XX denotes surface levels that need to be achieved for compliance

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SITE PLAN
1:200

Todd Devine Homes

816 Mountain Highway, Bayswater VIC 3153
T: (03) 9720 1686 F: (03) 9720 1690
RBP CDB-U 52036

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EXISTING UNDERGROUND
WATER POLY LINES AS PER
SERVICES LOCATOR REPORT.
EXACT LOCATION & DEPTH
TBC ON SITE.

EXISTING UNDERGROUND LV
POWER LINE, DEPTH 0.4M TO
0.70 M

SITE AREAS:
Site Area: 19985m²
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Applicable Wind Speed: N2

PLUMBING NOTES:
Stormwater to be connected to existing
functioning stormwater management and on
site absorption system on the property, as per
LP0D document.
Sewer connected to proposed new septic
system.

SEPTIC PLAN NOTES:
--- Power
--- Sewer
---S--- Irrigation pump line
Irrigation area
(Ref: Septic Plan)

ARBORIST NOTES:
Trees 1-9 will be retained alongside all
development activities with no impact. These
trees are a sufficient distance from all proposed
development and construction activities.
(Ref: Arborist Report)

BUSHFIRE ATTACK LEVEL: 12.5 TBC

ISSUE: **ISSUE FOR APPROVAL
NOT FOR CONSTRUCTION**

REV.	ISSUE DESCRIPTION:	DATE:
A	Preliminary Issue	28.2.25
B	Preliminary Issue	11.3.25
C	Preliminary Issue	19.3.25
D	Preliminary Issue	26.3.25
E	Preliminary Issue	27.5.25
F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

DRAWING:
SEPTIC & ARBORIST PLAN

JOB NO.: **25101** SHEET NO. **3 of 6**

DRAWING NO. **25101-03** REV. **G**

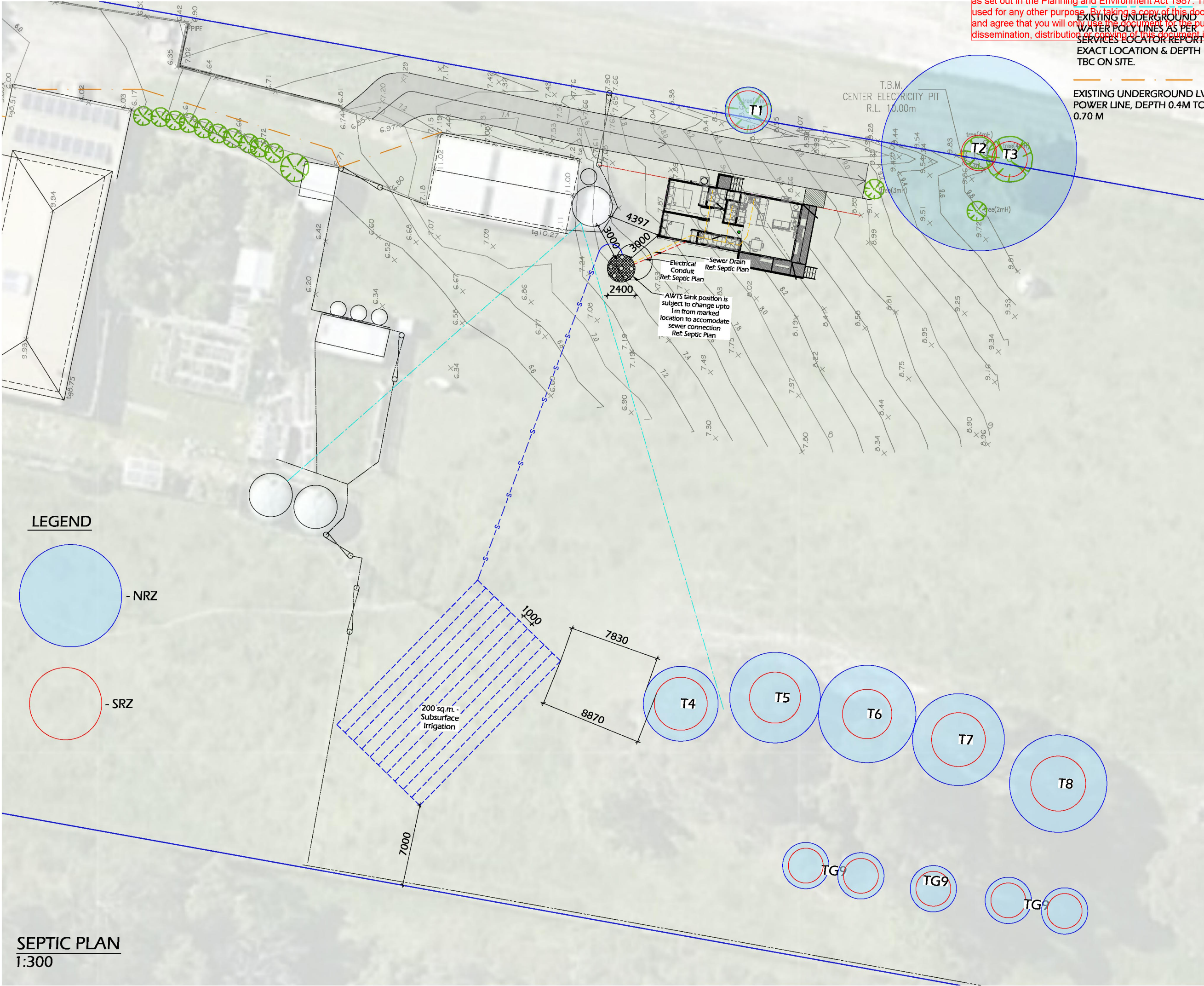
SCALE:
As noted @A3
(DO NOT SCALE)
DRAWN: SKS
CHECKED: TDH



Todd Devine Homes

816 Mountain Highway, Bayswater VIC 3153
T: (03) 9720 1686 F: (03) 9720 1690
RBP CDB-U 52036

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LEGEND

- NRZ

- SRZ

**SEPTIC PLAN
1:300**

TRANSPORT BRACING - IF FUTURE LIFTING + TRANSPORT OF THE DWELLING IS REQUIRED, THE SUB-FLOOR STRUCTURE IS TO BE INSPECTED FOR APPROPRIATE BRACING BY A QUALIFIED TRANSPORTATION COMPANY

DOOR THRESHOLD RAMPS (SHOWN HATCHED)
ALUMINIUM TRIMS TO WIDTH OF CLEAR OPENING
MAX. GRADIENT 1:8

RECESSED WALL SHEETING (FUTURE GRABRAIL)
PROVIDE WHERE SHOWN ON THE FLOORPLAN
SETOUT AS SHOWN ON CABINETRY DRAWINGS

WALL NOGGINGS (FUTURE GRABRAILS + DRYERS)
PROVIDE WHERE SHOWN ON THE FLOORPLAN
SETOUT AS SHOWN ON CABINETRY DRAWINGS

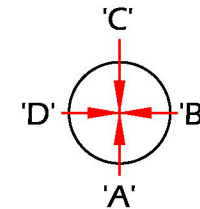
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GENERAL DRAWING NOTES

- Stair risers to be between 115-190mm in height. Goings to be between 250-355mm as per BCA requirements.
- Connect stormwater to LPD
- Smoke alarm in accordance with BCA part 3.7.2

DP Downpipe location
AH Ceiling access hatch location
GR Grab Rail
TRH Toilet Roll Holder
HT Hand Towel Holder

ELEVATIONS



BUSHFIRE ATTACK LEVEL: 12.5

ISSUE: **ISSUE FOR APPROVAL**
NOT FOR CONSTRUCTION

REV.	ISSUE DESCRIPTION:	DATE:
A	Preliminary Issue	28.2.25
B	Preliminary Issue	11.3.25
C	Preliminary Issue	19.3.25
D	Preliminary Issue	26.3.25
E	Preliminary Issue	27.5.25
F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

DRAWING:

FLOOR PLAN

JOB NO.: **25101** SHEET NO. **4 of 6**

DRAWING NO. **25101-04** REV. **G**

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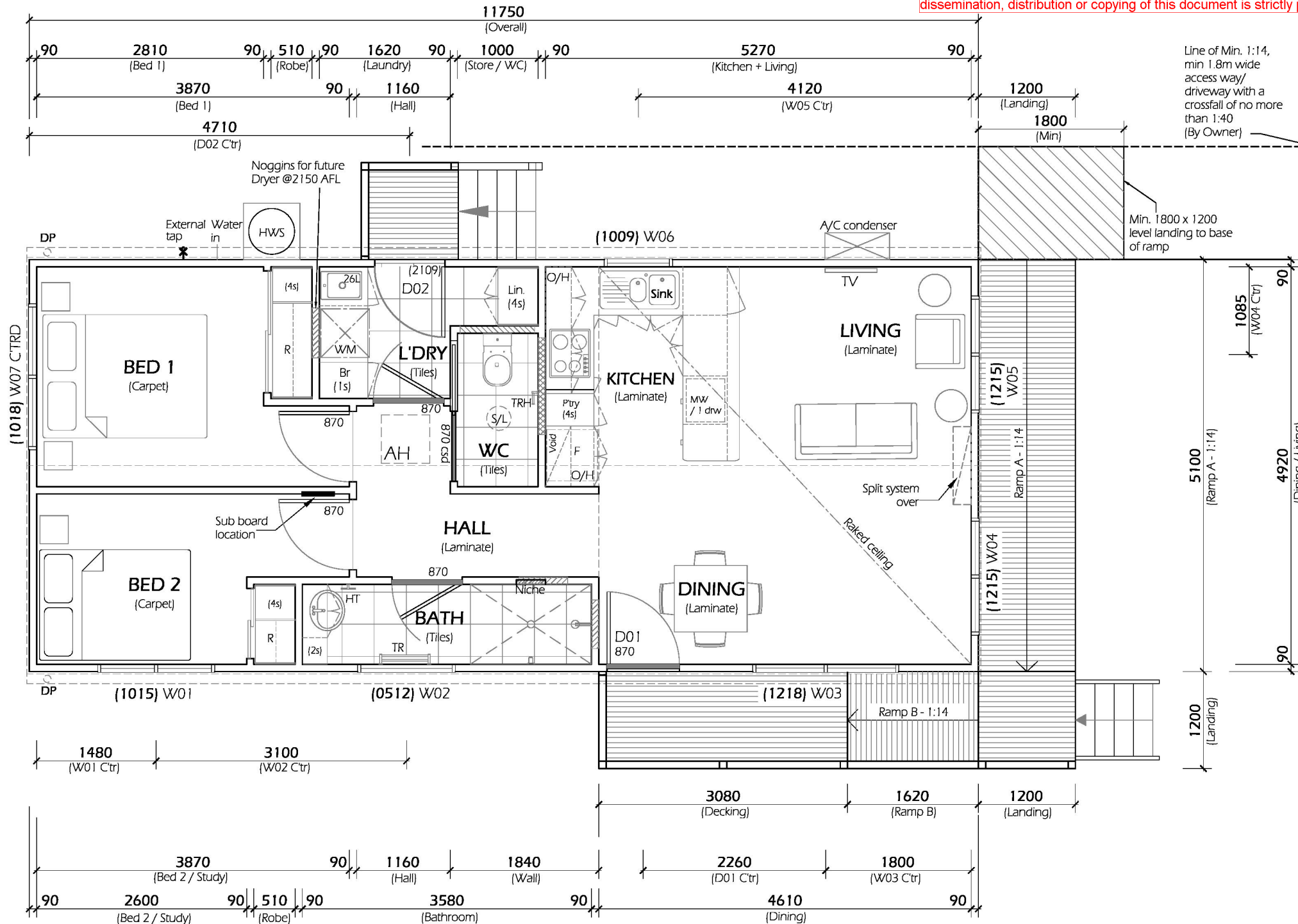
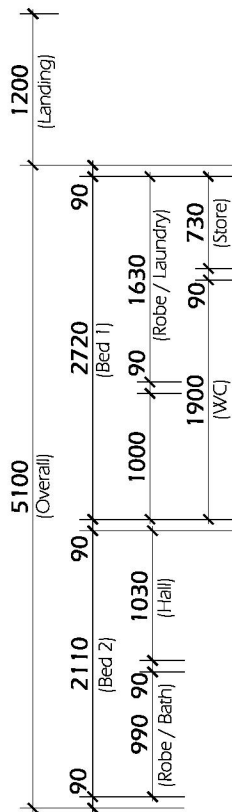
DRAWN:

SKS



CHECKED:

TDH

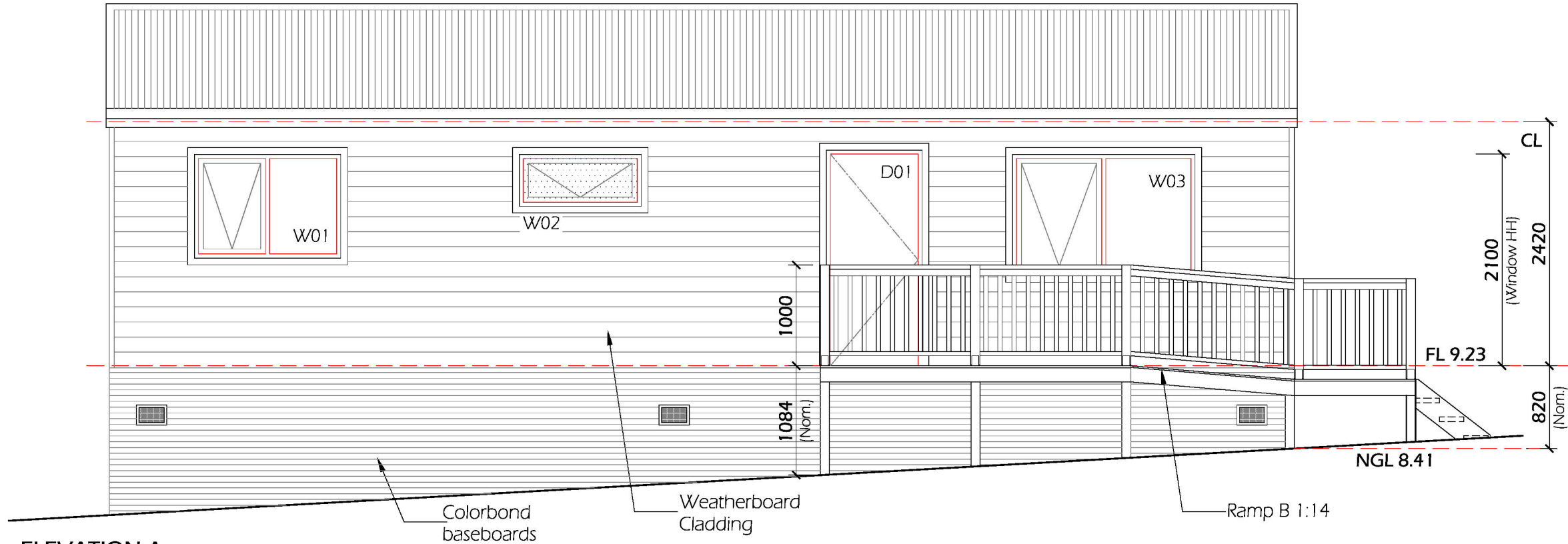


FLOOR AREAS	
Dwelling:	59.93m ²
Landings:	5.13m ²
Ramps:	8.06m ²
Total Area:	73.12m ²

FLOOR PLAN:
1:60

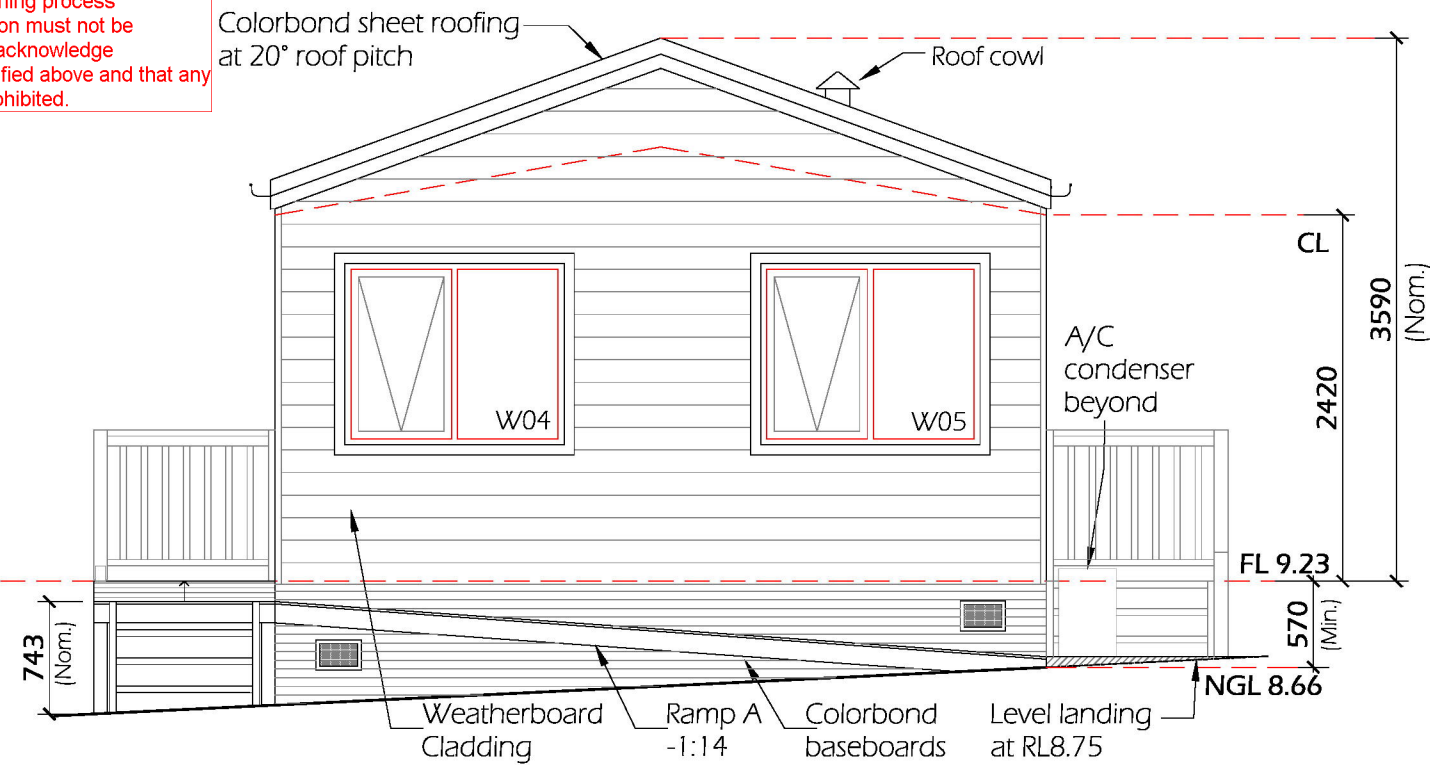
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ELEVATION A

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ELEVATION B

WINDOW + DOOR SCHEDULE									
No.	Frame Type: Timber (T) Aluminium Improved (AI)	Size (mm) (H x W)	Open type: Fixed (F) Awning (AW) Sliding (SL) Hinged (H)	Overall Depth (mm)	Glazing system (mm) Double (D) Single (S)	Glass Type: Clear (CLR) Translucent (T) Toughened (TO)	Bal Rating + Glazing Thickness (mm)	Flyscreens Fixed (FS) Fly door (FSD)	Blinds Blockout (B) Sheerweave (SH) Aluminium Venetian (AV)
D01	T	2040 x 870	H	134	N/A	N/A	N/A	TBC	N/A
D02	T	2110 x 898	H	134	D	CLR	TBC	TBC	N/A
W01	AI	1027 x 1450	AW	134	D	CLR	TBC	FS	TBC
W02	AI	514 x 1210	AW	134	D	T	TBC	FS	TBC
W03	AI	1200 x 1810	AW	134	D	CLR	TBC	FS	TBC
W04	AI	1200 x 1450	AW	134	D	CLR	TBC	FS	TBC
W05	AI	1200 x 1450	AW	134	D	CLR	TBC	FS	TBC
W06	AI	1027 x 850	AW	134	D	CLR	TBC	FS	TBC
W07	AI	1027 x 1810	AW	134	D	CLR	TBC	FS	TBC

LEGEND

Roof: Colorbond sheet roofing

Windows: Powder coated Aluminium with LOSP window surrounds

Cladding: James Hardie Primeline Chamfer Weatherboards

Baseboards: Treated Pine Baseboards

EXTERNAL FINISHES

Roof sheeting, Barge/Ridge Capping, Fascia, Gutters, Roof cowl, Downpipes & Colourbond Baseboards: Colour: Colorbond 'Monument'

Windows, Hinged glass laundry door, flyscreens A&L - Woodland Grey

External cladding (Main) & Gable End vent: Dulux to match Colorbond - Cottage Green

Entry Door -Hinged, Handrail & Balustrade Dulux to match Colorbond- Night Sky

Window Surrounds - Dulux to match Colorbond - Woodland Grey

Steps/Stringers - Merbau 2 coats

ISSUE: **ISSUE FOR APPROVAL NOT FOR CONSTRUCTION**

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E	Preliminary Issue	27.5.25
F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

DRAWING:

ELEVATIONS SHEET 1

JOB NO.: **25101** SHEET NO. **5 of 6**

DRAWING NO. **25101-05** REV. **G**

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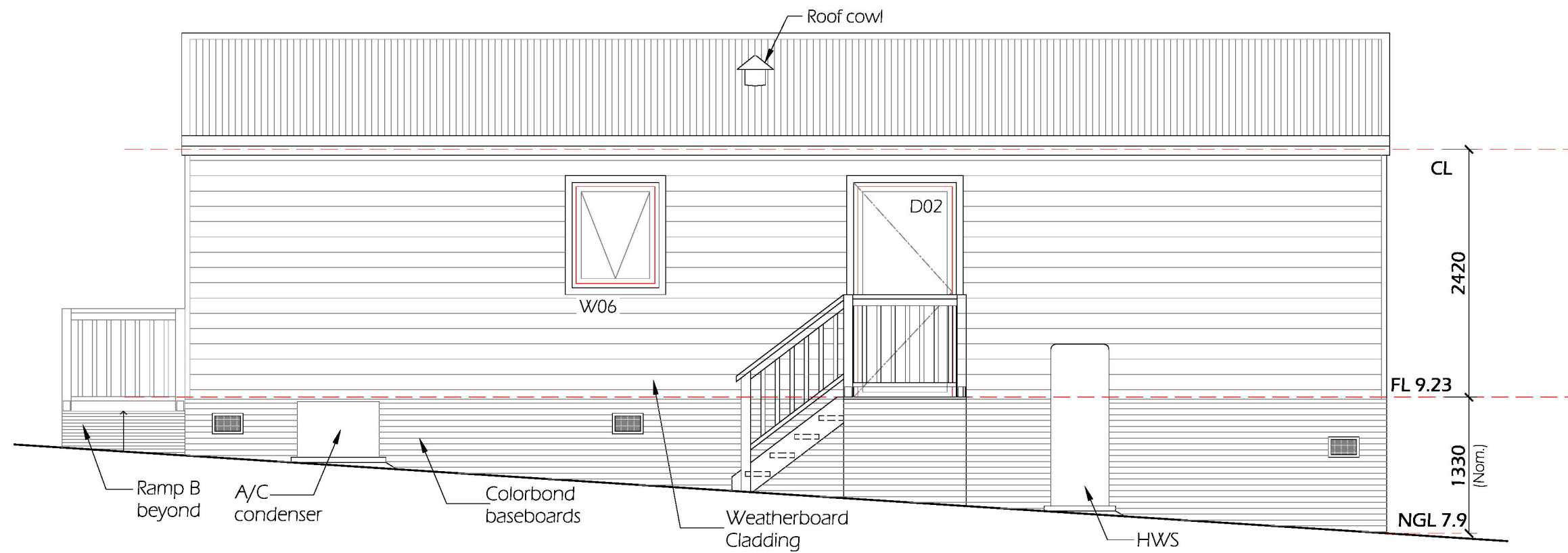
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DRAWN: **SKS** CHECKED: **TDH**

Todd Devine Homes

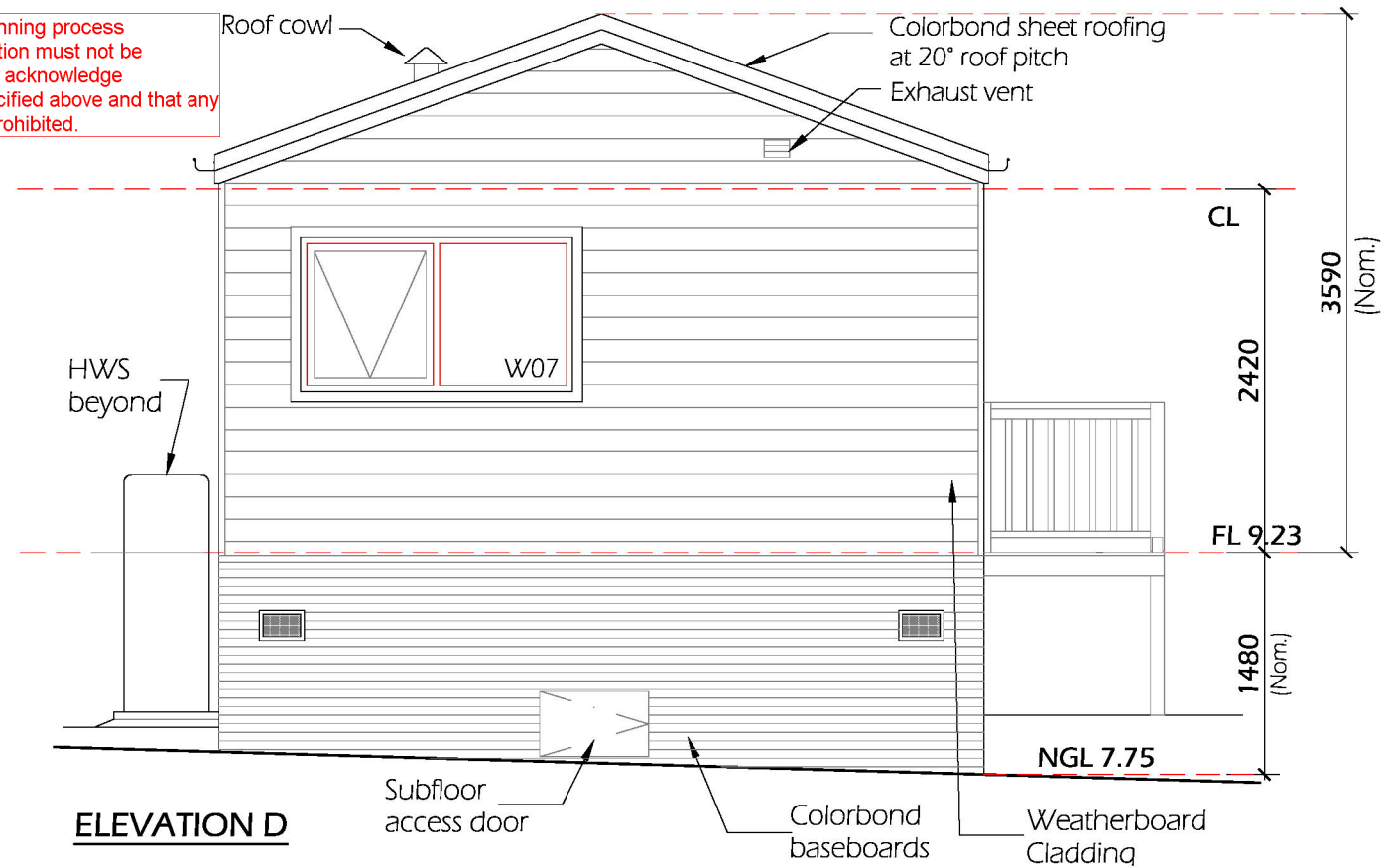
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ELEVATION C

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ELEVATION D

No.	Frame Type: Timber (T) Aluminium Improved (AI)	Size (mm) (H x W)	Open type: Fixed (F) Awning (AW) Sliding (SL) Hinged (H)	Overall Depth (mm)	Glazing system (mm) Double (D) Single (S)	Glass Type: Clear (CLR) Translucent (T) Toughened (TO)	Bal Rating + Glazing Thickness (mm)	Flyscreens Fixed (FS) Fly door (FSD)	Blinds Blockout (B) Sheerweave (SH) Aluminium Venetian (AV)
D01	T	2040 x 870	H	134	N/A	N/A	N/A	TBC	N/A
D02	T	2110 x 898	H	134	D	CLR	TBC	TBC	N/A
W01	AI	1027 x 1450	AW	134	D	CLR	TBC	FS	TBC
W02	AI	514 x 1210	AW	134	D	T	TBC	FS	TBC
W03	AI	1200 x 1810	AW	134	D	CLR	TBC	FS	TBC
W04	AI	1200 x 1450	AW	134	D	CLR	TBC	FS	TBC
W05	AI	1200 x 1450	AW	134	D	CLR	TBC	FS	TBC
W06	AI	1027 x 850	AW	134	D	CLR	TBC	FS	TBC
W07	AI	1027 x 1810	AW	134	D	CLR	TBC	FS	TBC

LEGEND

Roof: Colorbond sheet roofing

Windows: Powder coated Aluminium with LOSP window surrounds

Cladding: James Hardie Primeline Chamfer Weatherboards

Baseboards: Treated Pine Baseboards

EXTERNAL FINISHES

Roof sheeting, Barge/Ridge Capping, Fascia, Gutters, Roof cowl, Downpipes & Colourbond Baseboards: Colour: Colorbond 'Monument'

Windows, Hinged glass laundry door, flyscreens A&L - Woodland Grey

External cladding (Main) & Gable End vent: Dulux to match Colorbond - Cottage Green

Entry Door -Hinged, Handrail & Balustrade Dulux to match Colorbond- Night Sky

Window Surrounds - Dulux to match Colorbond - Woodland Grey

Steps/Stringers - Merbau 2 coats

ISSUE: **ISSUE FOR APPROVAL NOT FOR CONSTRUCTION**

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F	Issue for Approval	31.7.25
G	Issue for Approval	18.8.25

DRAWING: **ELEVATIONS SHEET 2**

JOB NO.: **25101** SHEET NO. **6 of 6**

DRAWING NO. **25101-06** REV. **G**

SCALE: **1:50 @A3**

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Arboricultural Impact Assessment

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Prepared for

Subject property: 310 Pakenham Road Pakenham 3810

Inspection date: 25 July 2025

Date of report: 28 July 2025

Purpose of this report

The purpose of this report is to provide the findings of an independent assessment of the trees occupying the aforementioned area, as well as impact mitigation advice and a risk of harm assessment where relevant. This report has been prepared in accordance with *AS4970-2025 – Protection of Trees on Development Sites* and *AS4373-2007 – Pruning of Amenity Trees*.

Documents relevant to this report

- Australian Standard: Protection of Trees on Development Sites AS4970-2025
- Australian Standard: Pruning of Amenity Trees AS4373-2007
- Site proposal / Plans

Victorian Planning Provisions:

- Environmental Significance Overlay – Schedule 1 (ESO1)
- Clause 52.17 – Native Vegetation

Local Laws:

- No Local Laws

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To whom it may concern,

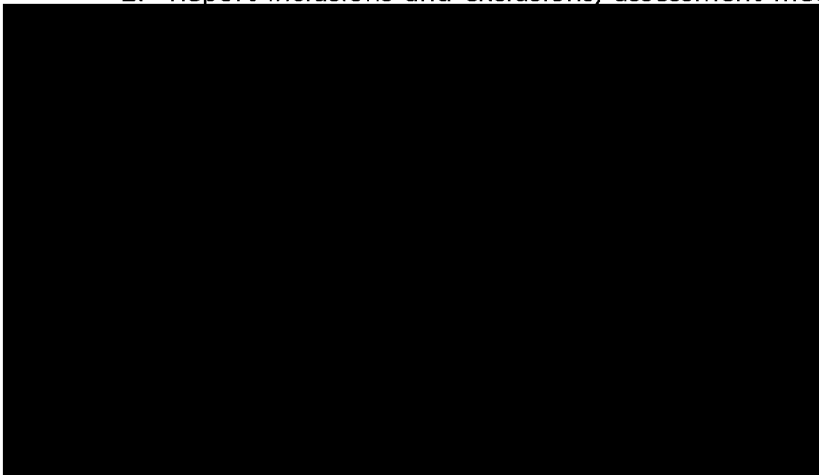
This report, as understood by the author is to be submitted to relevant parties regarding planned development of the property and the relationship to the trees present.

As agreed, this tree report will provide the following information regarding trees assessed:

- Onsite inspection of trees using QTRA methods where relevant
- Tree Identification
- Measurements and photographs (DBH tape, height meter, iPad photographs)
- Observations of tree health and condition
- Expected impact on trees and structures (including NRZ/SRZ details)
- Professional recommendations for works (if any), and/or mitigation or changes to construction techniques to allow any significant trees to be retained in accordance with AS4970-2025 *Protection of trees on Development Sites*.
- Specifics, details, or recommendations as required by the determining authority.

Please note:

1. Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to our *Terms of Advice and Service* as provided at the end of the report.
2. Report inclusions and exclusions, assessment methodology (QTRA) and specifics pertaining to at the end of the document.





Victoria
New South Wales
South Australia
Queensland

E. treereports@futuretreehealth.com.au
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PH. 0400 432 656
ABN.49 615 477 319

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1.0. Executive Summary

Outline of proposed development:

- The current development design consists of the construction of a new residential dwelling, the extension of an existing driveway and installation of an irrigation area.
- A total of 9 trees were assessed as part of this development, all other vegetation within or adjacent to the subject site were considered low value shrubs and not relevant to this report or tree controls.

Trees to be retained with no impact:

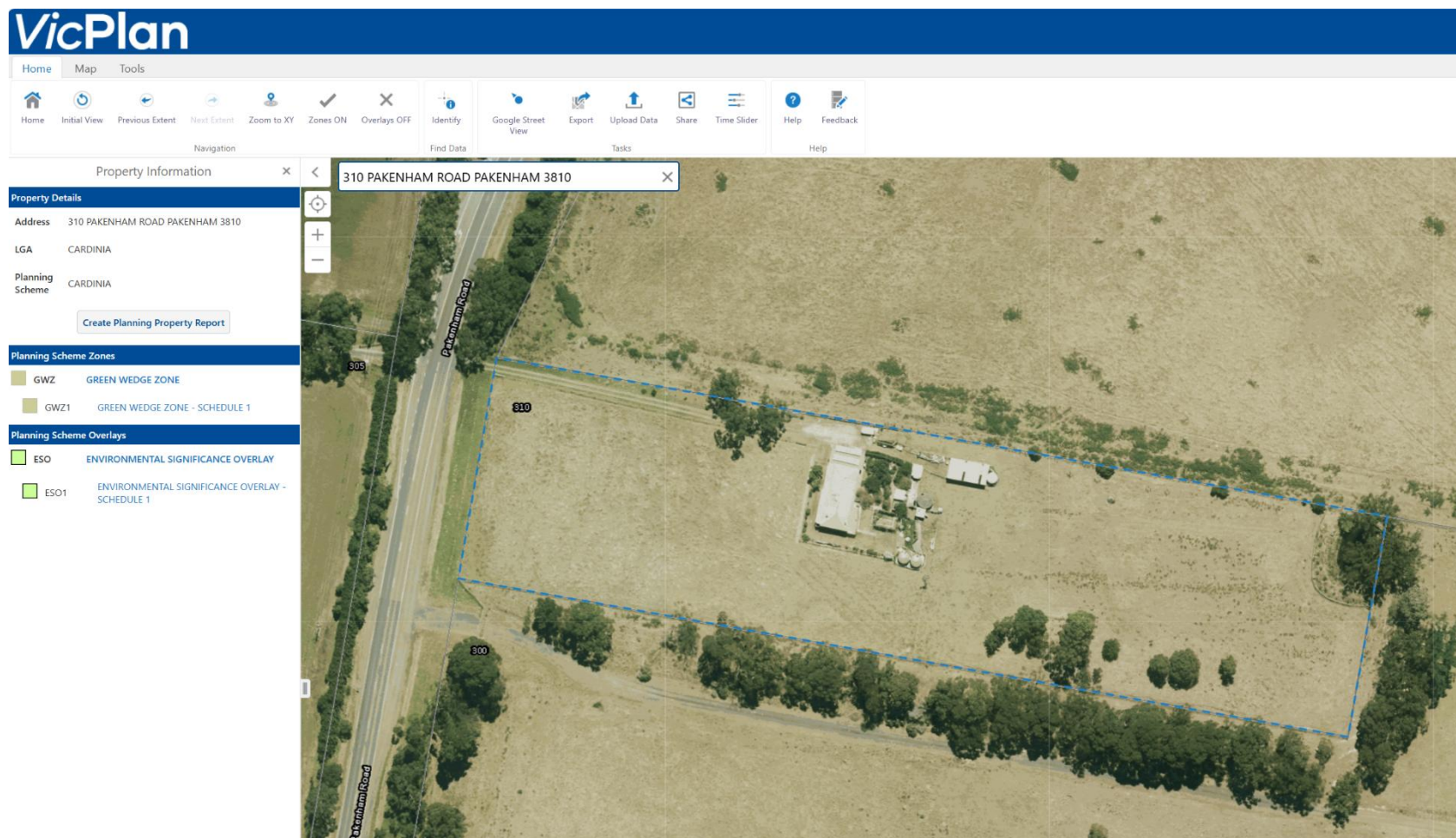
The following trees are to be retained throughout the current development design, and will not receive any impact as a result:

- Trees 1 - 9 will be retained alongside all development activities with no impact. These trees are a sufficient distance from all proposed development and construction activities.

Conclusion:

- We endorse the current proposal and all impact to retained trees provided that all construction techniques and practices listed above are implemented into the development proposal.
- Provided a Tree Protection Management Plan is implemented, we can confirm that all trees set for retention will be adequately protected throughout each stage of the proposed development.

2.0. Site Aerial Image

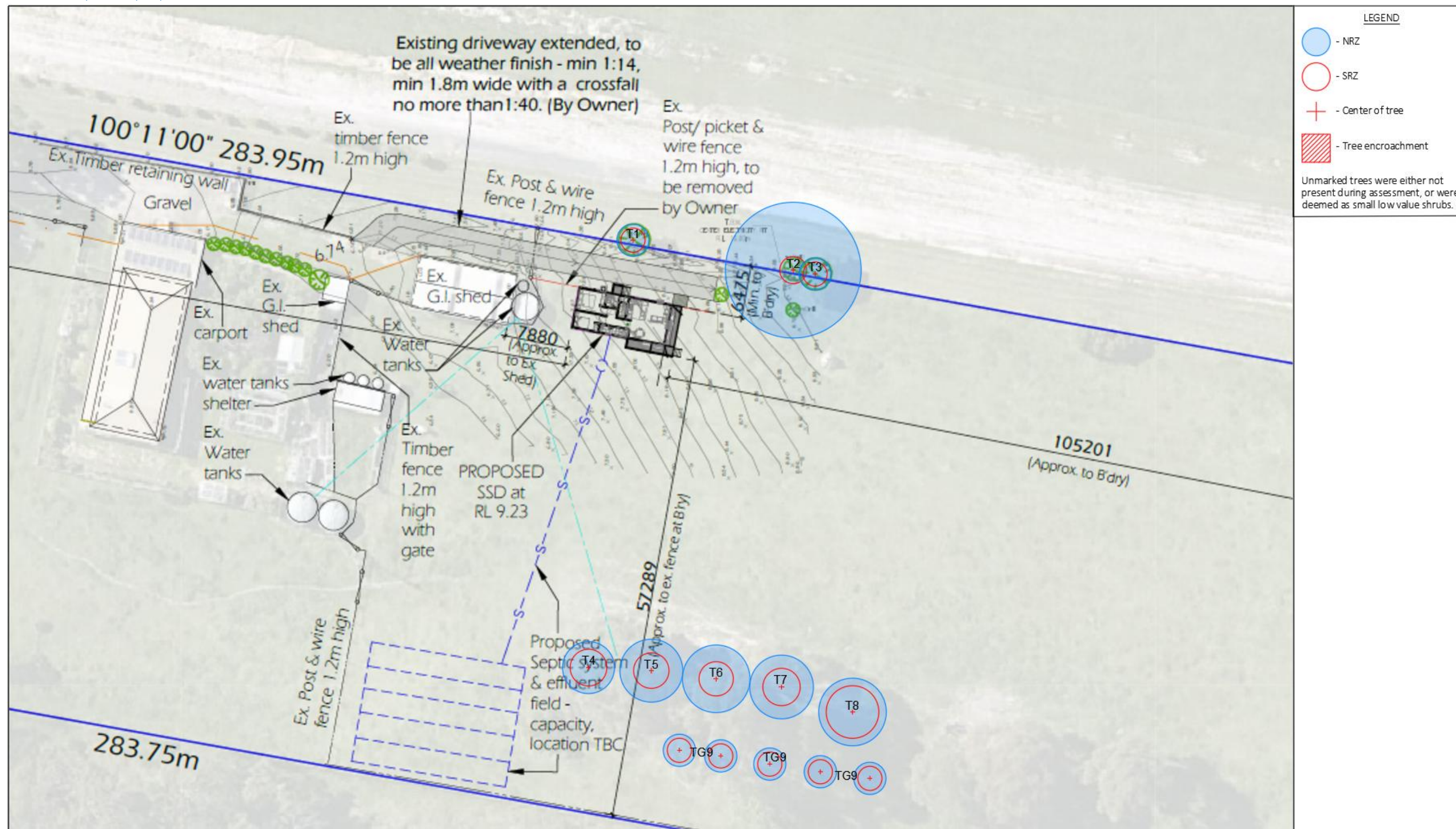


2.1. Tree Data Table

*All measurements are in metres.

No.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	DBH	NRZ	DAB	SRZ	HEALTH	STRUCTURE	AGE	VALUE	ULE	IMPACT	OWNERSHIP	ORIGIN	PERMITS
1	<i>Pittosporum undulatum</i>	Sweet Pittosporum	3	2	0.12	2.00	0.2	1.68	Good	Average	Young	Low	10-15	None	Third-party	Victoria	Exempt
2	<i>Pittosporum undulatum</i>	Sweet Pittosporum	3	2	0.70	8.44	0.16	1.53	Good	Average	Young	Low	10-15	None	Third-party	Victoria	Exempt
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	3	3	0.14	2.00	0.16	1.53	Good	Average	Young	Low	10-15	None	Third-party	Victoria	Exempt
4	<i>Pyrus domestica</i>	Pear	5	3	0.27	3.23	0.41	2.28	Average	Poor	Maturing	Low	<5	None	Subject site	Asia	Exempt
5	<i>Eucalyptus botryoides</i>	Southern Mahogany	9	3	0.33	3.91	0.38	2.20	Good	Good	Semi-mature	Medium	50+	None	Subject site	Victoria	52.17
6	<i>Eucalyptus botryoides</i>	Southern Mahogany	10	4	0.35	4.20	0.35	2.13	Good	Good	Semi-mature	Medium	50+	None	Subject site	Victoria	52.17
7	<i>Eucalyptus botryoides</i>	Southern Mahogany	11	4	0.33	3.96	0.43	2.32	Good	Good	Semi-mature	Medium	50+	None	Subject site	Victoria	52.17
8	<i>Eucalyptus botryoides</i>	Southern Mahogany	12	3	0.35	4.20	0.45	2.37	Good	Good	Semi-mature	Medium	50+	None	Subject site	Victoria	52.17
9	<i>Eucalyptus botryoides</i>	Southern Mahogany	6	1	0.13	2.00	0.15	1.50	Good	Good	Young	Low	50+	None	Subject site	Victoria	52.17

2.2. Development proposal



3.0. Tree Profiles

Tree # 1 *Pittosporum undulatum* Sweet Pittosporum





future tree
HEALTH

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Tree # 2 *Pittosporum undulatum* Sweet Pittosporum



Tree 2
25 July 2025

Tree # 3 *Pittosporum undulatum* Sweet Pittosporum



Tree # 4 *Pyrus domestica* Pear



Tree # 5 *Eucalyptus botryoides* Southern Mahogany



Tree # 6 *Eucalyptus botryoides* Southern Mahogany



Tree # 7 *Eucalyptus botryoides* Southern Mahogany



Tree # 8 *Eucalyptus botryoides* Southern Mahogany



Tree Group # 9 *Eucalyptus botryoides* Southern Mahogany



Tree Group 9
25 July 2025

4.0. Tree retention notes

Regarding trees intended for retention, the following information is essential for consideration.

1. Unscheduled works must not enter the SRZ under any circumstances. Doing so may destabilise the tree, leading to potential total tree failure.
2. Any tree removal is to be undertaken only with prior-approved written consent from the determining authority or under appropriate licence and undertaken by the determining authority.
3. Tree pruning is to be undertaken only with prior-approved written consent from the determining authority or under appropriate licence and undertaken by the determining authority.
4. Should works or access be required within or close to Notional Root Zones, the presence of a project arborist is required in conjunction with an approved Tree Protection Plan.

5.0. Report exclusions

This assessment/report did not include the following:

1. Below ground inspection (includes: location, condition and/or integrity of roots; condition of inaccessible parts of trunk; property or asset conflicts and/or damage due to roots).
2. Soil profile test (includes levels of compaction if any)
3. Detailed aerial tree inspection observations/findings (Visual Tree Inspection was conducted from the ground)
4. Abiotic disorder certainty (resulting from groundwater analysis, gas leak investigations, etc.).
5. Certainty of presence/identity of biotic agents (pests, pathogens). Where present, biotic agents must be sampled and sent for lab analysis, a process not included in this commission.
6. Certainty of decay present (if any) within the tree (tree was inspected from the outside only, meaning the condition and integrity of the xylem - wood - within the tree cannot be ascertained).

6.0. Australian Standard 4970-2025: Protection of Trees on Development Sites

This report has been prepared in accordance with Australian Standard 4970-2025: Protection of Trees on Development Sites. Where proposed works are within the vicinity of trees, this standard is used to determine acceptable distances of works from trees via the calculation of Notional Root Zones (NRZ) and the Structural Root Zone (SRZ).

A Notional Root Zone is calculated ($DBH \times 12$) to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. Following this, the erection of isolation fencing, the tying of branches, tree protection measures or instalment of tree protection zone signage may be required. This ensures the tree is protected for the duration of the works. The proposed works must not encroach within the Notional Root Zone unless this encroachment is less than 20% of the NRZ or otherwise deemed as acceptable by a project arborist.

Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted. Works conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.

Note: This report has been modified to include the recent amendments to Australian Standard 4970-2025, however some changes may not be included as we are still in the process of reviewing all relevant amendments and incorporating them into this document.

7.0. Retention Methodologies & Tree Assessment Descriptors

Arboricultural Value:

Low	Trees that offer little in terms of contributing to the future landscape.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

ULE (Useful Life Expectancy):

Long	Trees that appear retainable with an acceptable level of risk for more than 40 years.
Medium	Trees that appear retainable with an acceptable level of risk for 15-40 years.
Short	Trees that appear retainable with an acceptable level of risk for 5-15 years.
Remove	Trees with a high level of risk that would require removal within the next 5 years.

Tree age:

Juvenile	A recently planted tree.
Young	Tree is actively establishing.
Semi-mature	Tree is actively growing.
Maturing	Tree has reached expected size in existing conditions.

Tree health:

Good	Foliage is entire and with good colour, very little sign of pathogens and good density. Growth indicators are good i.e., extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood).
Average	Tree is showing one or more of the current symptoms; <25% deadwood, minor canopy dieback, foliage with good colour though with some imperfections may be present. Minor pathogen damage present with growth indicators typical for the species and location of tree.
Poor	Tree is showing one or more of the following symptoms: >25% deadwood, canopy dieback is observable, discoloured, or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.

Tree structure:

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of species with a well-developed form showing no obvious root problems, pests, or disease.
Average	Tree shows minor structural defects or minor damage to trunk e.g., bark missing, cavities present. Minimal damage to structural roots. Tree could be seen as an average/typical example of its species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems present, or poor structure with points of failure. Girdling or damaged roots can be observed. Tree is structurally problematic.

8.0. Glossary of terms

Term	Definition
Arb Value	The Arboricultural value of a tree
Compaction	The process of removing aeration from between soil aggregate via pressure applied to the soil. Pressure can be applied via pedestrian, vehicular or machinery methods. Compaction is damaging to tree roots and overall tree health and vitality
DAB	Diameter at base, as measured from just above the root flare of tree
DBH	Diameter at Breast Height, as measured at 1.4m from the ground
Encroachment (%)	The percentage of total NRZ area to be impacted via demolition, access, or construction. Lesser than 10% is acceptable minor encroachment. Above 10% is major, unacceptable encroachment.
Ground Protection	The entire process of protecting the TPZ of a tree from damaging soil compaction or root cuts/disturbance via pedestrian, vehicular or machinery access. Executed via a geotextile membrane under 100mm of mulch. Rumble boards or steel plates are then placed atop.
Health	The health of a tree, gauged from a visual inspection, including but not limited to: canopy %, photosynthetic material quantity and quality, apical bud health & bark condition.
Height	An estimate of the height of a tree
Impact	Potential / actual damage of proposed works to a tree.
Incursion	See encroachment
Measurements	All measurements within the report, including DBH, DAB, height, Spread, etc are measured in metres.
Overlay	Any vegetation or tree related regulations as imposed by the determining authority (i.e., local council).
POF	Probability of Failure
Project Arborist	An AQF Level 5 or higher qualified consulting Arborist
Pruning	The process of removing branch or root material from a tree
QTRA	Quantified Tree Risk Assessment
Rumble Boards	Wooden planks to be placed atop mulch for ground protection
Spread	The combination of east-west & north-south canopy width estimates
SRZ	Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted without authorization. Root cuts conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.
SRZ breach	Disturbance of any kind within the Structural Root Zone via any unapproved or unscheduled works.
Structure	The structural integrity of a tree, i.e., architecture, root structure,
Supervision	The presence of a Project Arborist to observe works within the TPZ of a tree/s

TPMP Site Induction	Construction manager, project arborist and all contractors to meet on-site or remotely prior to site preparation to introduce the Tree Management and Protection Plans, including the works requiring supervision by the project arborist inside the TPZ. The Tree Management Plan and Tree Protection Plan induction must be attended by all contractors. Project arborist to attend and sign off.
NRZ	A notional root zone is calculated ($DBH \times 12$) to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. This measurement represents a radius from the centre of the tree trunk and encompasses both below and above ground aspects.
TPZ Fencing	Fencing erected in accordance with AS4970 to isolated and protect a tree to be retained
TPZ Mulching	The procedure of applying mulch within the TPZ of a tree. Mulch must be of a heavy, wood chip variety and applied at a minimum of 100mm depth. To avoid burns and health complications, mulch must not be allowed to come in contact with the immediate tree trunk
Tree architecture	The shape of a trees' canopy.
Tree Protection Plan	A document involving all protection measures for trees on a site to be retained in the same or an acceptable condition throughout a construction project. This document is provided to all workers on site and must be adhered to
Trunk Protection	The process of protecting tree trunks or branches from any form of damage as a result of demolition, access, or construction.
ULE	Useful Life Expectancy

9.0 References

1. Bardgett, R, 2005, *The Biology of Soil: A Community and Ecosystem Approach*, Oxford University Press, New York
2. Costello, L, Perry, E, Matheny, N, Henry, J, Geisel, P, 2003, *Abiotic disorders of landscape plants: a diagnostic guide*, Oakland, Calif.: University of California, Agriculture and Natural Resources
3. Draper, D, Richards, P, 2009, *Dictionary for Managing Trees in Urban Environments*, CSIRO Publishing, Collingwood
4. James et al, 2014, *Tree Biomechanics Literature Review: Dynamics*, Arboriculture & Urban Forestry 2014. 40(1): 1–15, International Society of Arboriculture
5. Harris, R, 1992, *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, 2nd edn, Prentice Hall Career & Technology, New Jersey
6. Mathney & Clark, 1994, *A photographic guide to the evaluation of hazard trees in urban areas*, International Society of Arboriculture, Champaign, IL.
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8. Standards Australia, 4970-2025 – *Protection of Trees on Development Sites*.
9. Standards Australia 4373-2007 – *Pruning of Amenity Trees*
10. Urban, J, 2008, *Up By The Roots: Healthy Soils and Trees in the Built Environment*, International Society of Arboriculture.

10.0. Terms of advice and service

Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to the following:

- This assessment and subsequent report findings are the culmination of research combined with the professional opinion of a qualified consulting arborist. Our consultants pride themselves on independent reports. This report has not been produced to support a particular motive, produce a desired value, or predict a desired occurrence. All findings are reported without bias towards certain parties or results.
- To the authors knowledge, all facts, assessment techniques and material presented is current and accurately researched. Opinions expressed within this report are supported by current research.
- This report contains sketches, photographs, plans, and/or diagrams. These are for illustrative use only and should not be considered to scale unless stipulated otherwise.
- *Future Tree Health* and its representatives will assume that all information divulged to them regarding legal matters, ownership of property or titles is correct. Any properties or projects will be considered to be compliant to relevant codes, legislation, and/or appropriate regulations.
- *Future Tree Health* has gone to every professional length to ensure data and information provided is correct, reliable, and accurate. Data or information provided by third parties is considered outside the control of our consultants and neither they, nor *Future Tree Health* will be held responsible for discrepancies or inaccuracies.
- Representatives of *Future Tree Health* are not required to give testimony or appear in court as a result of this tree report. An expert opinion may be presented by *Future Tree Health* where further arrangements are made; however, this is not a requirement or contractual obligation of this report.
- *Future Tree Health* and its representatives will not be held responsible for occurrences outside the consultants' control.
- This report is the product of a tree assessment, undertaken at the specific time and date listed on the Cover Page, within specific weather and environmental conditions. Thus, all information expressed within is relevant to this time, and date only. As a result, *Future Tree Health* will be in no way held responsible for damages, matters, occurrences, or other issues occurring after this inspection was completed. Following the inspection, all aspects pertaining to the tree/s and site/s in question are considered out of the control of *Future Tree Health*.
- Alterations or loss of this report will result in the entire report being deemed invalid.
- Publication and ownership rights of this report remain with *Future Tree Health*, and no file sharing, hard copy sharing, unauthorised publication or other unintended use will be undertaken without gaining prior consent from *Future Tree Health*.
- This report will not include or pertain to matters other than those aforementioned within the introductory letter and will not include any items listed within the 'Report exclusions' section.
- *Future Tree Health* cannot guarantee that any opinions expressed will come to fruition and will not be held responsible should matters discussed either eventuate or fail to do so.

11.0. Disclaimer

- *Future Tree Health* and its representatives are qualified professionals, and we take great care to provide information that is accurate, knowledgeable, and reliable. You hereby agree to the extent of the law that we will not be held responsible (regardless of liability theory) for occurrences or advice, due to direct, indirect or negligent actions (using professional opinions, experience, or information – including information from third parties) which lead to or are perceived to lead to: any loss or damage (monetary, or otherwise), perceived loss, perceived damage; injury; revenue changes; aesthetic changes; and/or lifestyle impacts. We do not provide warranties or guarantees.
- This disclaimer is governed by the law in force in the State of Victoria, New South Wales, South Australia and Queensland.



GENERAL SITE NOTES

- 200m2 - Subsurface irrigation**
- Waste-Flow Drip-line Irrigation Pipe
 - Installed on contour @ 1 metre spacings 150mm below ground
 - Air Valve installed on highest point inside lilac valve box
 - Flush Point installed on lowest point inside valve box
 - No less than 200 lineal metres per zone - if applicable

- SSA Septic Tank Installation:**
- Tank: Taylex PABS 1500
- | | |
|----------------------------------|-----------------|
| Length of Sewer External: | 5m |
| Estimated total length of sewer: | N/A |
| Depth of sewer at tank inlet: | 500mm Max Depth |
| Length of underground Conduit: | 5m |
| m2 Area of Irrigation: | 200m2 |
| Length of Poly pump-line: | 37m approx. |

- Job Notes:**
- Max sewer depth at tank location 500mm, additional cost apply if deeper.
 - Electrical connections (client to supply and connect power)
 - Sewer connection (3m only as per fee proposal)

LEGEND

- | | |
|----------------------|-------|
| Power | ----- |
| Sewer | ----- |
| Irrigation pump line | ----- |
| Irrigation area | //// |
| Cut Off Drain | ----- |

MATERIAL SCHEDULE

- Material List:**
- 200m2 kit
 - 1 x roll drip line
 - 1 x 200m of 25mm lilac
 - 1 x filter post

- Job Exclusions:**
- Ripping of LAA including application of gypsum
 - Sewer connection beyond the 3m as per fee proposal
 - Cut off drain

Septic Site Plan Sign Off Section:

I (Property Owner Name): _____ approve the location of the septic system including tank location and disposal area

Signature: _____

Date: ____/____/____

Please note drawings provided by SSA are non-engineering drawing and are for reference purposes only. SSA drawings are a visual representation of the LCA and should be used as a guide only. SSA makes no warranties, either express or implied, regarding the accuracy or completeness of these drawings.



P.O. Box 432, Montrose 3765
tel **1800 800 333**
email info@septicssystemsaustralia.com.au
septicssystemsaustralia.com.au

Site plan is subject to Pre-Installation Site Inspection and Council Permit / Conditions.

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Project: AWTS - Install

Site Address:
310 Pakenham Road, Pakenham, Vic

Drawing Name: Septic Site Plan

Client: Todd Devine Homes

Signature:

Date:

Date: 27/06/2025

Drawn: Chris Plenderleith

Drawing No: 002

YARRA VALLEY B.A.L. ASSESSMENTS

DEAN PUTTING
0409 330 458
PO Box 292 Yarra Glen 3775
dean@yval.com.au
www.yval.com.au

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BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

PROPERTY DETAILS:

Applicant/s: [REDACTED]
Address: [REDACTED]
Lot Description: [REDACTED]
Municipality: [REDACTED]
Planning Zone: Green Wedge Zone-Schedule 1 (GWZ1)
Planning Overlays: ESO1
Bushfire Prone Area: The whole of the subject land is within the BPA

TYPE OF BUILDING WORK: Proposed Small Second Dwelling

DATE OF ASSESSMENT: 04 April 2025

FIRE DANGER INDEX FDI 100	NORTH	EAST	SOUTH	WEST
VEGETATION TYPE	Grass maintained in minimum fuel condition	Short grazed pasture	Open tussock (23)	Short grazed pasture
VEGETATION CLASSIFICATION	Low Threat	Low Threat	G - Grassland	Low Threat
Exclusions (See Clause 2.2.3.2)	(e) (f)	(f)	(e) (f)	(f)
Distance of site from Classified Vegetation	n/a	n/a	83m	n/a
Effective Slope of land under Classified Vegetation	n/a	n/a	>0-5° downslope	n/a

THE OVERALL BUSHFIRE ATTACK LEVEL FOR THIS SITE IS: BAL 12.5
(A minimum of BAL 12.5 applies within Designated Bushfire Prone Areas in Victoria)

Statement:

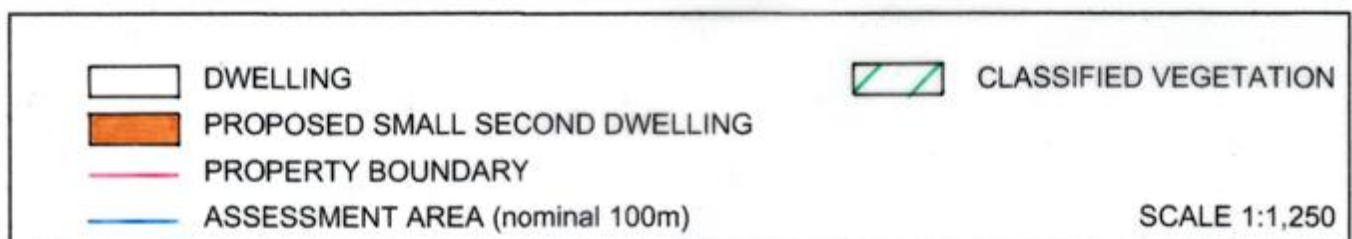
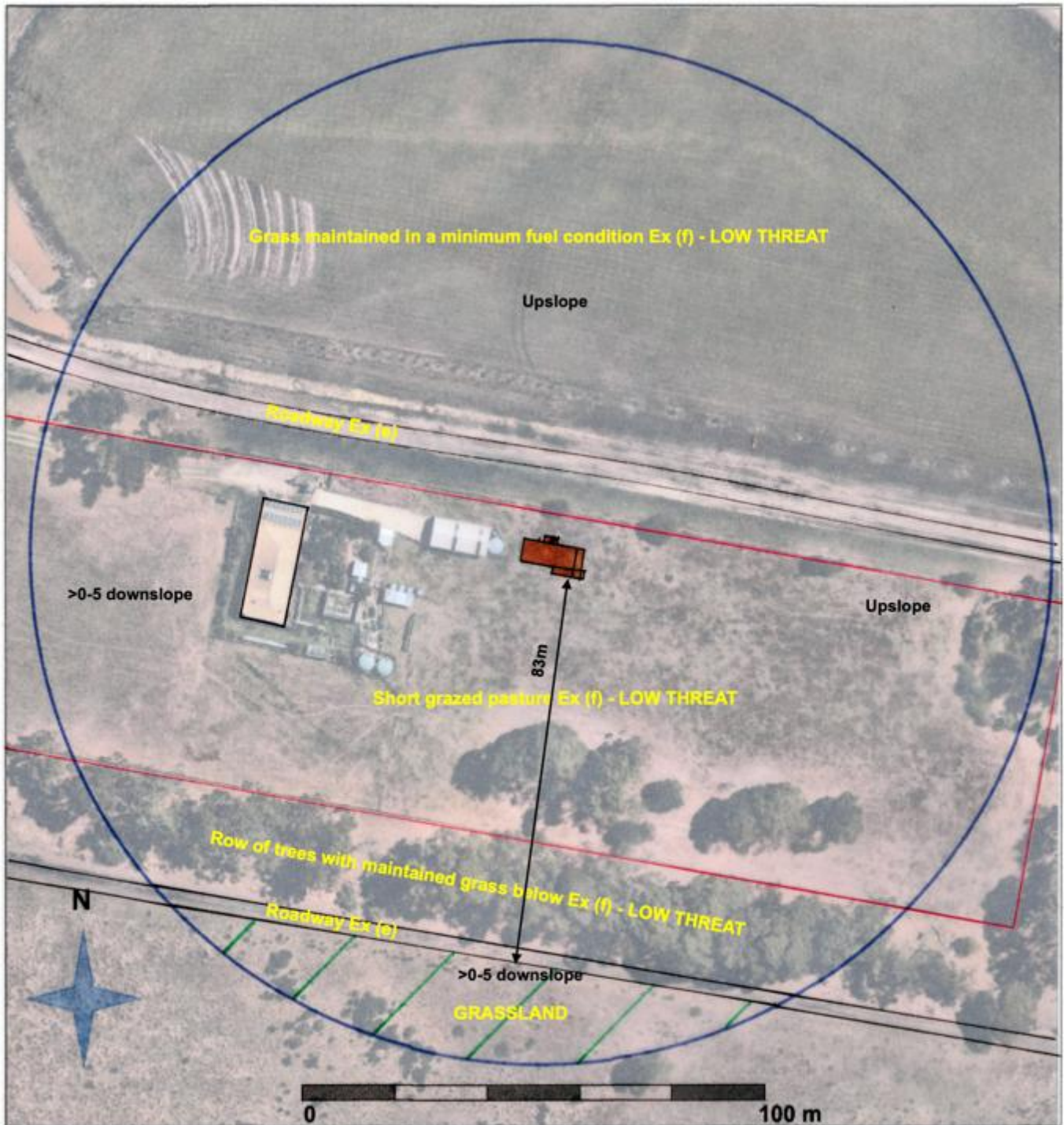
This assessment was carried out in accordance with Method 1, Section 2 of AS 3959:2018.
I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

OFFICIAL

Note: Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not be extended beyond 12 months from the date of issue. If older than 12 months, it is recommended that its validity be confirmed with this Consultant and where required an updated report issued.

SITE PLAN	BUSHFIRE ATTACK LEVEL ASSESSMENT
ADDRESS: MUNICIPALITY:	310 PAKENHAM ROAD, PAKENHAM CARDINIA DATE: 04 APRIL 2025

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BAL ASSESSMENT PHOTOS

1. Site of proposed small second dwelling

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2. View to north



3. View to east



4. View to south

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5. View to west



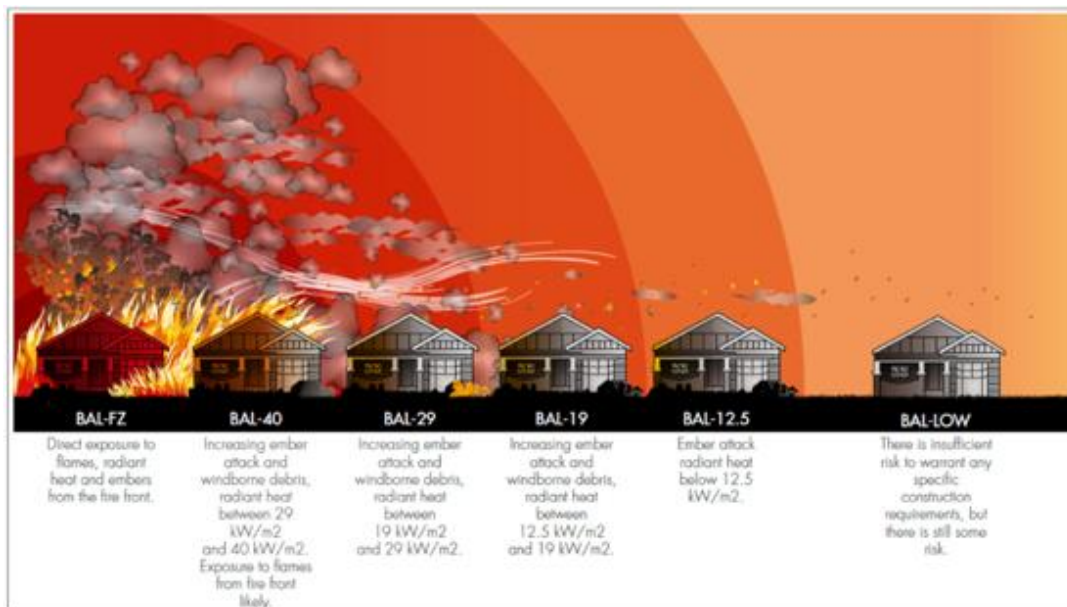
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NOTES:

Grass across the subject land is grazed by horses. Grass on adjacent land to north is regularly cut and maintained in a short mown condition throughout the year. Understorey below the row of trees along the adjacent land to south is grass maintained in a minimum fuel condition. A gravel roadway provides separation from the open tussock grassland beyond.

The Bushfire Attack Level for this site is **BAL 12.5**

- There is a risk of ember attack.
- The construction elements are expected to be exposed to a heat flux of not greater than 12.5 kW/m².



AS 3959:2018 Construction of buildings in bushfire prone areas

Clause 2.2.3.2 Exclusions – Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- Vegetation of any type that is more than 100 m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or other areas of vegetation being classified vegetation.
- Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- Vegetation considered as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing area and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognised as short-cropped grass for example, to a nominal height of 100mm)
- A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

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