

# Notice of Application for a Planning Permit

The land affected by the application is located at:	L170 LP206990 V9746 F290 35 Cameron Way, Pakenham VIC 3810
The application is for a permit to:	Buildings and works for the construction of a second dwelling, and subdivision of the land into two (2) lots

A permit is required under the following clauses of the planning scheme:

32.08-7	Construct a dwelling if there is at least one dwelling existing on the lot
---------	--

## APPLICATION DETAILS

The applicant for the permit is:	Nobelius Land Surveyors
Application number:	T250342

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](http://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:

**30 September 2025**

### WHAT ARE MY OPTIONS?

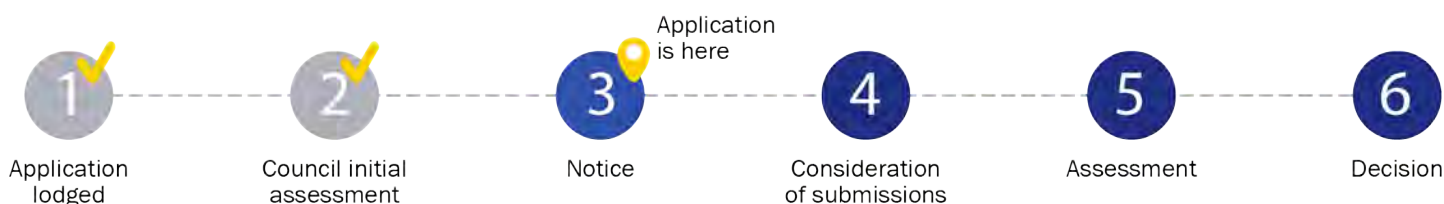
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- 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 Summary

Portal Reference A22558WZ

## Basic Information

Proposed Use Two lot subdivision and development of a dwelling at the rear

Current Use An existing dwelling

Cost of Works \$550,000

Site Address lot 170 PS206990B, 35 Cameron way, Pakenham 3810

## Covenant Disclaimer

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

## Contacts

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

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 12 More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50
9 - Class 18 To subdivide land into two lots	\$1,453.40	50%	\$726.70
<b>Total</b>			<b>\$2,433.20</b>

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20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VC, 3810

**Email:** mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm  
**Phone:** 1300 787 624  
**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784

Documents Uploaded

Date	Type	Filename
12-06-2025	A Copy of Title	Copy of title 29.04.25.pdf
12-06-2025	A Copy of Title	Copy of plan 29.04.25.pdf
12-06-2025	Explanatory Letter	Sub TW Ver 1- Compiled.pdf
12-06-2025	Site plans	25016_35 Cameron Way, Pakenham_PRELIM_23 MAY 2025.pdf
12-06-2025	Site plans	Cameron Way, Pakenham 35 - A.pdf
12-06-2025	Site plans	Cameron Way, Pakenham 35 - A Canopy Cover Plan.pdf
12-06-2025	Additional Document	25-04-07CameronPakenham.pdf
12-06-2025	Additional Document	Town Planning Report - 35 Cameron Way Pakenham.pdf
12-06-2025	Additional Document	Cameron Way Site Analysis.pdf
12-06-2025	Additional Document	CLAUSE 55 ASSESSMENT - 35 CAMERON WAY.pdf
12-06-2025	Additional Document	CLAUSE 56 ASSESSMENT - PREFERRED TEMPLATE 2023.pdf
12-06-2025	Additional Document	StormRatingReport (9).pdf

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

Lodged By

Site User	<div></div> Nobellus Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: jule@nobellus.com.au
Submission Date	12 June 2025 - 03:34:PM		

Declaration

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



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

Page 1 of 1

VOLUME 09746 FOLIO 290

Security no : 124124004755C  
Produced 29/04/2025 02:18 PM

**LAND DESCRIPTION**

Lot 170 on Plan of Subdivision 206990B.  
PARENT TITLE Volume 09708 Folio 736  
Created by instrument LP206990B 15/05/1987

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT (as to whole or part of the land) in instrument N728670V 26/09/1988

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

**DIAGRAM LOCATION**

SEE LP206990B 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: 35 CAMERON WAY PAKENHAM VIC 3810

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

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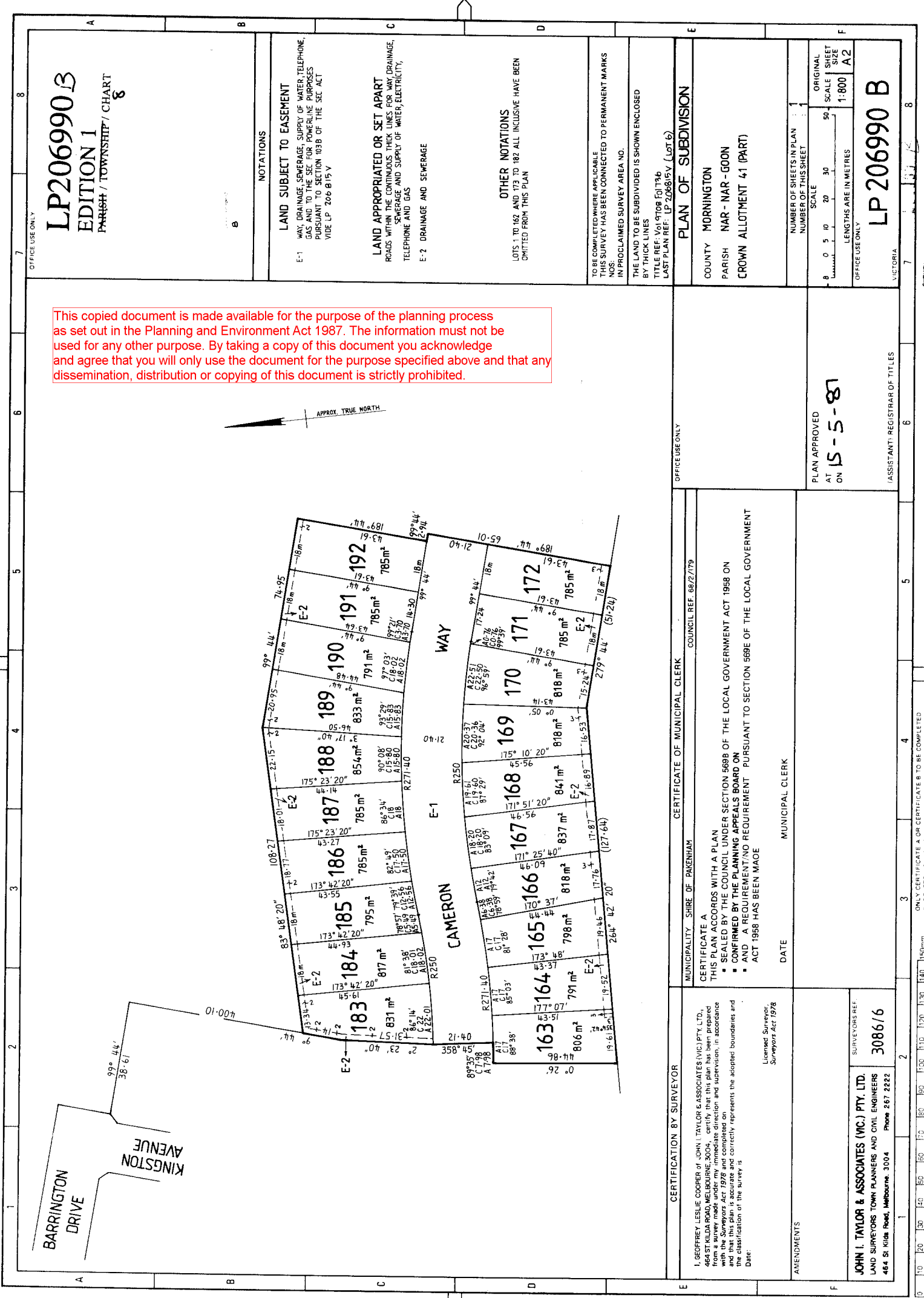
Document Type	<b>Plan</b>
Document Identification	<b>LP206990B</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>29/04/2025 14:18</b>

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LP206990 B  
EDITION 1  
PARISH / TOWNSHIP / CHART  
8

NOTATIONS

LAND SUBJECT TO EASEMENT

E-1 WAY, DRAINAGE, SEWERAGE, SUPPLY OF WATER, TELEPHONE, GAS AND TO THE SEC FOR POWERLINE PURPOSES PURSUANT TO SECTION 163B OF THE SEC ACT VIDE LP 206815 Y

LAND APPROPRIATED OR SET APART

ROADS WITHIN THE CONTIGUOUS THICK LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS

E-2 DRAINAGE AND SEWERAGE

OTHER NOTATIONS

LOTS 1 TO 162 AND 173 TO 182 ALL INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:

IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: V01 0108 F01 T36

LAST PLAN REF: LP 206815 Y (LOT 6)

PLAN OF SUBDIVISION

COUNTY MORNINGTON

PARISH NAR - NAR - GOON

CROWN ALLOTMENT 41 (PART)

NUMBER OF SHEETS IN PLAN 1

NUMBER OF THIS SHEET 1

SCALE

ORIGINAL SCALE 1:800

LENGTHS ARE IN METRES

OFFICE USE ONLY

LP206990 B

VICTORIA

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY SHIRE OF PAKENHAM

COUNCIL REF 68/2/179

CERTIFICATE A

THIS PLAN ACCORDS WITH A PLAN

- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE

MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

1. GEOFFREY LESLIE COOPER OF JOHN I. TAYLOR & ASSOCIATES (VIC.) PTY. LTD., 464 ST KILDA ROAD, MELBOURNE, 3004, certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on

Date:

Licensed Surveyor, Surveyors Act 1978

AMENDMENTS


SURVEYORS REF

3086/6

JOHN I. TAYLOR & ASSOCIATES (VIC.) PTY. LTD.  
LAND SURVEYORS, TOWN PLANNERS AND CIVIL ENGINEERS  
464 St Kilda Road, Melbourne, 3004 Phone 267 2222

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED

DELETED WORDS NOT APPLICABLE

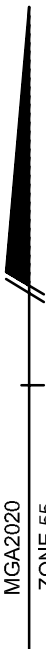
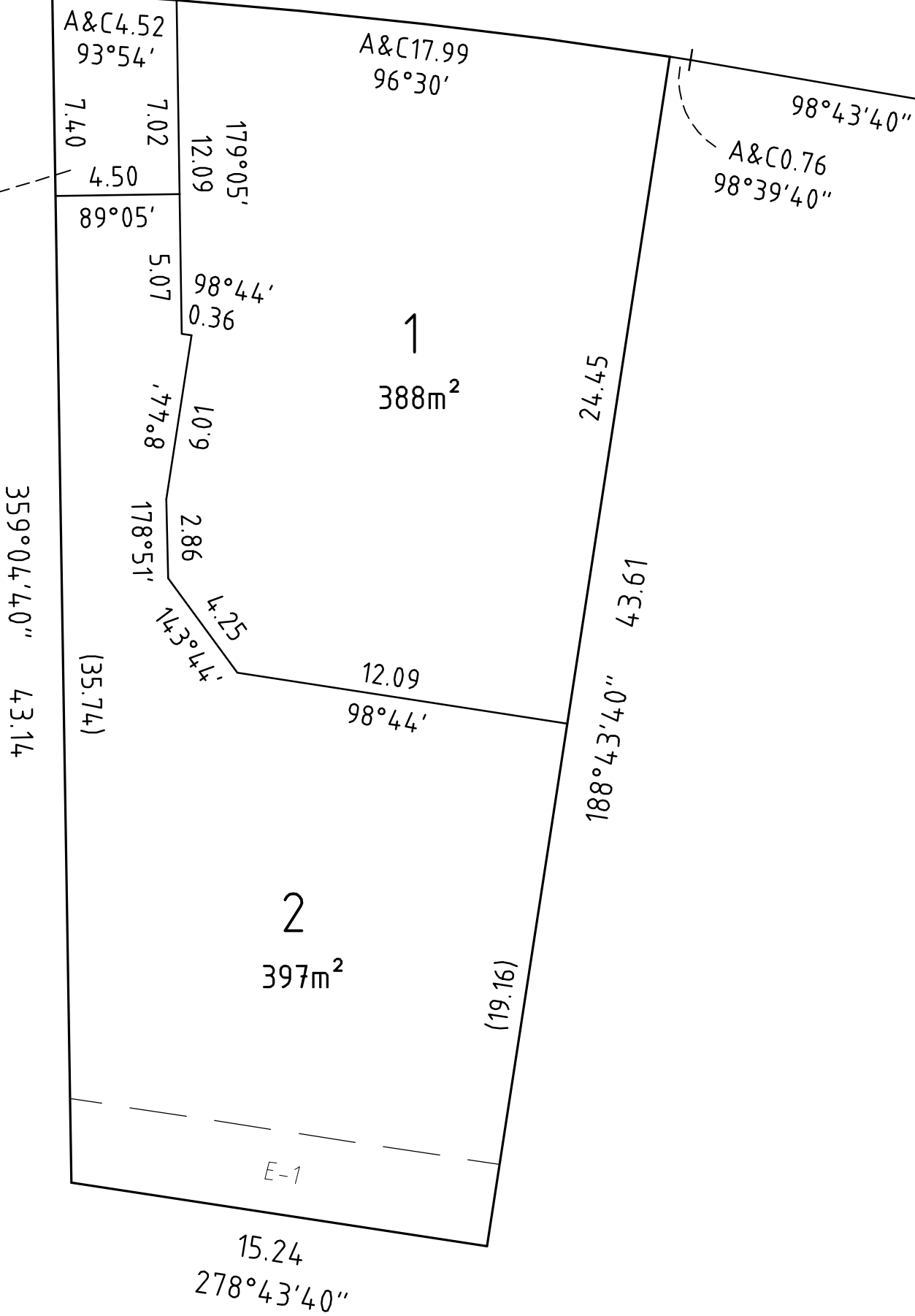
PLAN OF SUBDIVISION			EDITION 1	PS 928645 C	
<div>LOCATION OF LAND</div> <div>PARISH: Nar Nar Goon</div> <div>TOWNSHIP: ---</div> <div>SECTION: ---</div> <div>CROWN ALLOTMENT: 41(Pt)</div> <div>CROWN PORTION: ---</div> <div>TITLE REFERENCE: Vol. Fol.</div> <div>LAST PLAN REFERENCE: Lot 170 on LP 206990 B</div> <div>POSTAL ADDRESS: 35 Cameron Way, Pakenham 3810 (at time of subdivision)</div> <div>MGA CO-ORDINATES: E: 368 260 ZONE: 55 (of approx centre of land in plan) N: 5 784 470 GDA 2020</div>			<div>Council Name: Cardinia Shire Council</div> <div>EXPLANATORY NOTE: WARNING: This plan is unregistered. Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.</div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div> <div>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, OR ENTITLEMENT &amp; LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</div>		
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<div>SURVEY: This plan is based on survey.</div> <div>STAGING: This is not a staged subdivision. Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s). 192 &amp; 193</div> <div>In Proclaimed Survey Area No. 71</div>					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	Drainage & Sewerage	3	LP 206990 B	All Lots on LP 206990 B	
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 22426		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
<div>P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</div>		LICENSED SURVEYOR: T. D. WALKER VERSION 1			

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CAMERON WAY

95°58'40"  
C22.50  
A22.51  
R250

Common  
Property No. 1  
32m<sup>2</sup>



WARNING: This plan is unregistered.  
See Sheet 1 for Explanatory Note

NOBELIUS LAND SURVEYORS



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

SCALE  
1:200



LICENSED SURVEYOR: T. D. WALKER  
VERSION 1

ORIGINAL SHEET  
SIZE: A3

SHEET 2



# OWNERS CORPORATION SCHEDULE

PS928645C

Owners Corporation No.

1

Plan No.

PS928645C

## Land affected by Owners Corporation

Lots: All lots in the table below

Common Property No.: 1

### Limitations of Owners Corporation:

UNLIMITED

## Notations

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Totals		
	Entitlement	Liability
This schedule	100	100
Previous stages	0	0
Overall Total	100	100

## Lot Entitlement and Lot Liability

Lot	Entitlement	Liability
1	50	50
2	50	50

NOBELIUS LAND SURVEYORS



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

SURVEYORS FILE REFERENCE: 22426

SHEET 1 of 1

ORIGINAL SHEET  
SIZE: A3

Licensed Surveyor: Tim D. Walker      VERSION    1

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RECEIVED

260988 1427 45 22 N728670V

Lodged at the Titles Office by 21/11/83

MACPHERSON & KELLEY,  
229 THOMAS ST., DANDENONG

Code 1161S

VICTORIA

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 at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land Certificate of Title Volume 9746 Folio 290 (Note 5)

STAMP DUTY VICTORIA  
U#04C#1 S#1 T#000960 00087094 20/09/88  
R#005828 D#44 \$680.00

Consideration \$ 22,500.00 paid by Simons Builders Pty. Ltd. to Australian Equity Corporation Limited (Note 6)

Transferor Ltd. \$22,500.00 paid by Robert Frank Seymour and Sherril Anne Edwards to Simons Builders Pty. Ltd. (Note 7)

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AUSTRALIAN EQUITY CORPORATION LIMITED

Transferee (Note 8)

ROBERT FRANK SEYMOUR and SHERRIL ANNE EDWARDS  
Both of 4 Ayr Court, Berwick as joint tenants

Estate and Interest (Note 9)

An estate in fee simple

Directing Party (Note 10)

Simons Builders Pty. Ltd.

CODE:	680
DUTY:	680
STATUS:	Creation (or Reservation) of Easement and/or
TYPE:	Covenant
VALUE:	\$ 22,500.00
ASSESSOR:	See overleaf

See overleaf



DN728670V-1-6

T2

Office Use Only



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



AM  
✓

AND the said ROBERT FRANK SEYMOUR and SHERRIL ANNE EDWARDS with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision Number 206990B other than Lot 170 hereby transferred and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby transferred and every part thereof HEREBY for himself and his transferees executors administrators and assignees and as a separate covenant COVENANTS with the said AUSTRALIAN EQUITY CORPORATION LIMITED and other the registered proprietor or proprietors for the time being of each Lot on the said Plan of Subdivision and every part thereof other than the land hereby transferred that the said Transferee and his respective heirs executors administrators and transferees shall not at any time hereafter build, construct, or erect or cause to be built, constructed or erected on the land hereby transferred any dwelling house other than a dwelling house having external walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five per cent of the total external wall area but not including normal timber fascia and trimmings and further provided that nothing in this covenant shall preclude a dwelling house having the inner framework of its external walls constructed of timber or other materials.

CM

CM



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Date

DO NOT DATE 12<sup>th</sup> September 1988

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of AUSTRALIAN)

EQUITY CORPORATION LTD. was )

hereto affixed in accordance )

with its Articles of )

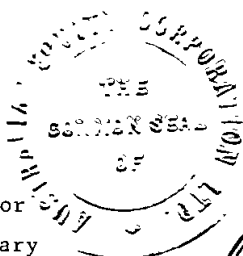
Association in the presence )

of: )

*[Signature]*  
*[Signature]*

Director

Secretary

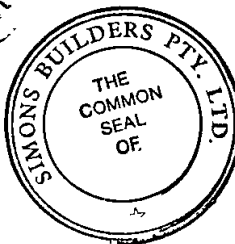


THE COMMON SEAL of SIMONS BUILDERS)

PTY. LTD. was hereunto affixed in )

accordance with its Articles of )

Association in the presence of:- )



..... Director

..... Secretary

SIGNED by the Transferee/s ) YSE *[Signature]*  
in the presence of: ) Y.R.S. *[Signature]*

Witness

*[Signature]*

2189M/18/AD



DN728670V-2-3

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### NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
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 an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.

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 hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
e.g. \$ ..... paid by B to A  
\$ ..... paid by C to B  

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. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name, of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) 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.

## CLAUSE 55 ASSESSMENT – TWO OR MORE DWELLINGS ON A LOT

Clause 55 applies to an application to subdivide land in the General Residential Zone, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Pursuant to **Clause 32.08-7** the development of a dwelling at the rear is required to meet all of the objectives and should meet all of the standards of Clause 55.

An assessment of the proposal against all relevant objectives and standards contained within Clause 55 is provided below. Please read in conjunction with the town planning report and proposed Development Plans prepared by *AJsDrafting*.

Amendment VC267, 31/03/2025 requires a development to meet all relevant objectives contained in Clause 55, which is evidenced through compliance with the standards. Where a standard is met, the Responsible Authority is not required to consider the corresponding Decision Guidelines. Where a standard is not met, the Responsible Authority must consider the applicable decision guidelines in determining if the objective is met. The Responsible Authority is exempt from considering the Municipal Planning Strategy and Planning Policy Framework; the purpose or decision guidelines of the relevant zone; the decision guidelines in Clause 65; or Section 60 (1)(b), (e),(f), (1A) and (1B) of the Act; and Section 84B (2)(b) to (jb) of the Act.

The following table is an assessment of the proposal against the relevant provisions of Clause 55, as per amendment VC267 with the specific requirements of Part 3.0, Schedule 1 to the GRZ incorporated:

CLAUSE	RESPONSE
<b>55.01 APPLICATION REQUIREMENTS</b>	
<b>55.01-1 Site description</b>	Please see <b>Section 3 Subject Site and Surrounding locality</b> as described early in this report for a detailed site description. Please read in conjunction with the supporting architectural documentation provided by <i>AJDrafting</i> and the site Feature and Levels Plan provided by <i>Nobelius Land Surveyors</i> .
<b>55.01-2 Design response</b>	<p>Please see <b>Section 4-The Proposal</b> as described earlier in this report for a detailed design response. Please read in conjunction with the supporting architectural documentation provided by <i>AJDrafting</i> and the Arboricultural Assessment provided by <i>ArbKey</i>.</p> <p>A landscape Plan is provided by <i>AJDrafting</i> that details the following:            Canopy trees – retained and new; location, species, number and size at maturity of planted vegetation; areas of deep soil and root barriers; irrigations systems and alternative water supplies; selection of site-responsive vegetation; and a plan showing site services.</p>

## 55.02 NEIGHBOURHOOD CHARACTER

### 55.02-1 Street setback objectives

To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

#### STANDARD B2-1

*Walls of buildings are set back from streets:*

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

*Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.*

Table B2-1 Street setback


Development context	Minimum setback from front street	Minimum setback from a side street
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	Not applicable

#### PROPOSAL COMPLIES WITH STANDARD B2-1

The set back of the existing dwelling that addresses Cameron Way will not change. The existing dwelling is setback from the front boundary by 9.3metres, which is more than the adjacent dwelling on No. 33 Cameron Way (9m) and less than the existing dwelling on No. 37 Cameron Way (9.3m). The existing dwelling on the lot has a setback that is greater than 6 metres. Please refer to the site plan below by *AJSDrafting*.

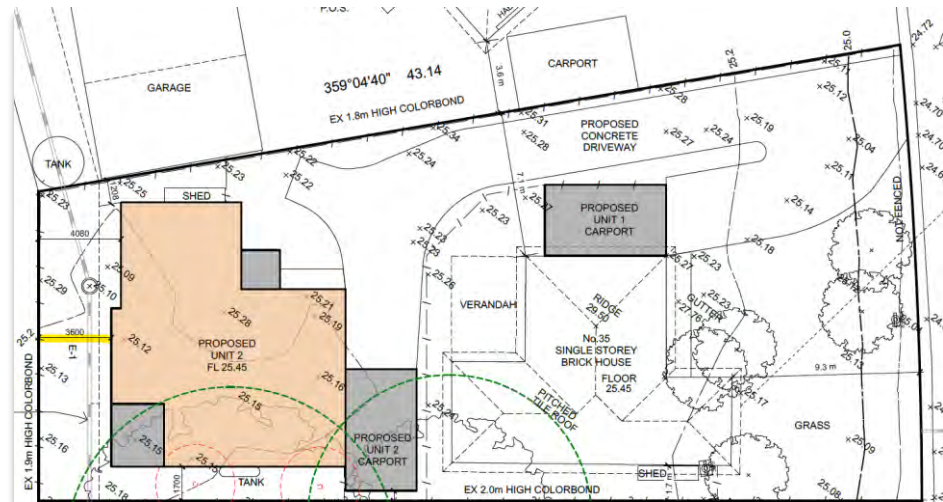




<p><b>55.02-2</b> <b>Building height objective</b></p>	<p><i>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</i></p> <p><b>STANDARD B2-2</b></p> <p><i>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</i></p> <p><i>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</i></p> <p><b>PROPOSED DEVELOPMENT COMPLIES WITH STANDARD B2-2</b></p> <p>The proposed development has been designed in accordance with the Cardinia Planning Scheme in regards to the maximum height of the proposed built form. The existing dwelling will remain unchanged. The maximum building height of the proposed dwelling at the rear features a maximum building height of 4.7 metres measured from ground level to the apex of the roof. Please refer to the north elevation provided by <i>AJsDrafting</i>.</p> 
<p><b>55.02-3 Side and rear setbacks objective</b></p>	<p><i>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</i></p> <p><b>STANDARD B2-2</b></p> <p><i>A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</i></p> <p><i>Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</i></p> <ul style="list-style-type: none"> <li><i>B2-3.1: The building is set back at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</i></li> <li><i>B2-3.2: If the boundary is not to the south of the building, the building is set back at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres.</i></li> </ul> <p><i>If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.</i></p>

**PROPOSED DEVELOPMENT COMPLIES WITH STANDARD B2-3.1**

The maximum height of the proposed dwelling at the rear measures 4.7metres, so the maximum setback of the building from the southern rear boundary must exceed 1.3 metres. The setback of the built form measures 3.8 metres, as per the site plan below by *AJsDrafting*.



The side setback to the west has a minimum measurement of 1.2 metres (and abuts an existing garden shed located on 33 Cameron Way) and the setback of the proposed dwelling to the eastern side boundary measures 1.7 metres, which abuts the rear yard of 37 Cameron Way.

**55.02-4 Walls on boundaries objectives**

*To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.*

**STANDARD B2-4 – NOT APPLICABLE**

The proposal does not contemplate any walls built on or within 200mm of a boundary.

**55.02-5 Site coverage objective**

*To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.*

**STANDARD B2-5**

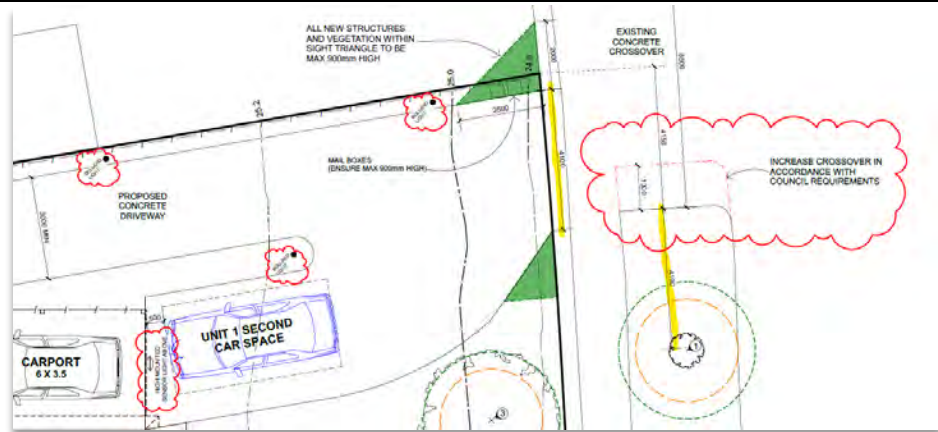
*The site area covered by buildings does not exceed:*

- *The maximum site coverage specified in a schedule to the zone; or*
- *If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.*

*If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.*

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	<table><tr><th colspan="2">Table B2-5 Site coverage</th></tr><tr><th>Zone</th><th>Area</th></tr><tr><td>Neighbourhood Residential Zone</td><td>60 per cent</td></tr><tr><td>Township Zone</td><td></td></tr><tr><td>General Residential Zone</td><td>65 per cent</td></tr><tr><td>Residential Growth Zone</td><td>70 per cent</td></tr><tr><td>Mixed Use Zone</td><td></td></tr><tr><td>Housing Choice and Transport Zone</td><td></td></tr></table> <p><b>PROPOSED DEVELOPMENT COMPLIES WITH STANDARD B2-5</b></p> <p>The site coverage measures less than the maximum site coverage specified in the Schedule to the General Residential Zone, which is 65%.</p> <p>Please refer to the Area Table for the proposal, provided below and extracted from Sheet 3 of 7 of plans provided by <i>AJsDrafting</i>.</p> <table><tr><td colspan="2">AREAS:</td><td colspan="2"><b>SITE COVERAGE:</b></td><td><b>301.5m<sup>2</sup></b></td><td><b>37%</b></td></tr><tr><td>SITE TOTAL:</td><td>818m<sup>2</sup></td><td>PERMEABLE COVERAGE</td><td>339m<sup>2</sup></td><td>41%</td><td></td></tr><tr><td>UNIT 1 (EXISTING)</td><td></td><td>DRIVEWAY SURFACE:</td><td>188m<sup>2</sup></td><td>23%</td><td></td></tr><tr><td>DWELLING:</td><td>103m<sup>2</sup></td><td>HARD SURFACE COVERAGE:</td><td>479m<sup>2</sup></td><td>59%</td><td></td></tr><tr><td>VERANDAH:</td><td>19m<sup>2</sup></td><td>GARDEN AREA:</td><td>327m<sup>2</sup></td><td>40%</td><td></td></tr><tr><td>CARPORT (NEW) :</td><td>21m<sup>2</sup></td><td>UNIT 1 S.P.O.S =38m<sup>2</sup> (MIN</td><td colspan="3"></td></tr><tr><td>TOTAL:</td><td>143m<sup>2</sup></td><td>3.0m WIDE)</td><td colspan="3"></td></tr><tr><td></td><td></td><td>TOTAL P.O.S = 73m<sup>2</sup></td><td colspan="3"></td></tr><tr><td>UNIT 2</td><td></td><td>UNIT 2 S.P.O.S =70m<sup>2</sup> (MIN</td><td colspan="3"></td></tr><tr><td>DWELLING:</td><td>118m<sup>2</sup></td><td>3.0m WIDE)</td><td colspan="3"></td></tr><tr><td>PORCH:</td><td>4m<sup>2</sup></td><td>TOTAL P.O.S =90 m<sup>2</sup></td><td colspan="3"></td></tr><tr><td>ALFRESCO:</td><td>8m<sup>2</sup></td><td></td><td colspan="3"></td></tr><tr><td>CARPORT:</td><td>21m<sup>2</sup></td><td></td><td colspan="3"></td></tr><tr><td>TOTAL:</td><td>151m<sup>2</sup></td><td></td><td colspan="3"></td></tr></table>	Table B2-5 Site coverage		Zone	Area	Neighbourhood Residential Zone	60 per cent	Township Zone		General Residential Zone	65 per cent	Residential Growth Zone	70 per cent	Mixed Use Zone		Housing Choice and Transport Zone		AREAS:		<b>SITE COVERAGE:</b>		<b>301.5m<sup>2</sup></b>	<b>37%</b>	SITE TOTAL:	818m <sup>2</sup>	PERMEABLE COVERAGE	339m <sup>2</sup>	41%		UNIT 1 (EXISTING)		DRIVEWAY SURFACE:	188m <sup>2</sup>	23%		DWELLING:	103m <sup>2</sup>	HARD SURFACE COVERAGE:	479m <sup>2</sup>	59%		VERANDAH:	19m <sup>2</sup>	GARDEN AREA:	327m <sup>2</sup>	40%		CARPORT (NEW) :	21m <sup>2</sup>	UNIT 1 S.P.O.S =38m <sup>2</sup> (MIN				TOTAL:	143m <sup>2</sup>	3.0m WIDE)						TOTAL P.O.S = 73m <sup>2</sup>				UNIT 2		UNIT 2 S.P.O.S =70m <sup>2</sup> (MIN				DWELLING:	118m <sup>2</sup>	3.0m WIDE)				PORCH:	4m <sup>2</sup>	TOTAL P.O.S =90 m <sup>2</sup>				ALFRESCO:	8m <sup>2</sup>					CARPORT:	21m <sup>2</sup>					TOTAL:	151m <sup>2</sup>				
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55.02-6 Access objective	<p><i>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</i></p> <p><b>STANDARD B2-6</b></p> <p><i>The width of accessways or car spaces (other than to a rear lane) does not exceed:</i></p> <ul style="list-style-type: none"><li>• 33 per cent of the street frontage; or</li><li>• 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.</li></ul> <p><i>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.</i></p> <p><i>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</i></p> <p><b>PROPOSED DEVELOPMENT COMPLIES WITH STANDARD B2-6</b></p> <p>The driveway width measured at the frontage is 4.1 metres, which is less than 33% of the total width of the frontage, as per the standard. The edge of the widened crossover is 4.1 metres from the street tree identified as Tree 1 on the site plan, arborist impact assessment and Landscape Plans.</p>																																																																																																				



**55.02-7 Tree canopy objectives**

*To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.*

*To preserve existing canopy cover and support the provision of new canopy cover.*

*To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.*

**COMPLIES WITH STANDARD B2-7**

Provide minimum canopy cover as per Table B2-7.1

Table B2-7.1 Canopy cover	
Site area	Canopy cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

The subject site has an area of 818m<sup>2</sup> and is required to provide 10%, or 81.8m<sup>2</sup> of the site area as canopy tree cover.

**PROPOSED COMPLIES WITH STANDARD B2-7**

The Table and Plan provided by *Keystone Alliance* below shows the areas of deep soil required to meet the canopy cover.

Canopy Site Coverage <b>Standard B2-7</b>				Site Area = 818m <sup>2</sup> @ 10% = 81.8m <sup>2</sup>	
Tree Type	Quantity	Mature Canopy Diam	Mature Canopy Cover Area	Required Deep Soil Area & Width	Total Minimum Canopy Cover
A	1	4 - 4.9 Metres	12.6 - 19.6m <sup>2</sup>	12m <sup>2</sup> & 2.5m	12.6m <sup>2</sup>
A	1	5 - 5.9 Metres	19.7 - 28.2m <sup>2</sup>	16m <sup>2</sup> & 3m	19.7m <sup>2</sup>
B	1	8 - 8.9 Metres	50.3 - 63.5m <sup>2</sup>	49m <sup>2</sup> & 4.5m	50.3m <sup>2</sup>
					82.6m <sup>2</sup> > 81.8 m <sup>2</sup>





Please read in conjunction with the file called “Cameron Way, Pakenham 35-B”, the Landscape Plan (extract below), and “Canopy Cover Plan” provided by *Keystone Alliance*.

The landscape Plan (below) shows that two of the trees, one type A and one type B are to be located in the front setback of the existing dwelling with another type A tree located on Lot 2.



**55.02-8 Front fence objective**

*To encourage front fence design that responds to the existing or preferred neighbourhood character.*

**STANDARD B2-8**

*A front fence within 3 metres of a street is:*

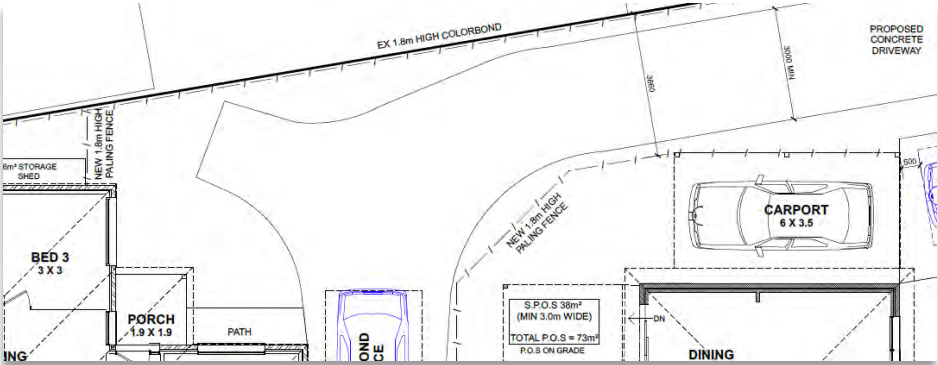
- *The maximum height specified in a schedule to the zone, or*
- *If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.*

**STANDARD B2-8 – NOT APPLICABLE**

The site does not feature a front fence and the proposal does not contemplate the construction of a new or replacement fence on the frontage of the existing dwelling.

<b>55.03 LIVEABILITY</b>	
<b>55.03-1 Dwelling diversity objective</b>	<p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p> <p><b>STANDARD B3-1</b></p> <p><i>Developments include at least:</i></p> <ul style="list-style-type: none"> <li>• One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.</li> <li>• One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</li> <li>• One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</li> </ul> <p><b>STANDARD B3-1- NOT APPLICABLE</b></p> <p>The proposal does not contemplate the developments of ten or more dwellings.</p>
<b>55.03-2 Parking location objective</b>	<p><i>To minimise the impact of vehicular noise within developments on residents.</i></p> <p><b>STANDARD B3-2</b></p> <p><i>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</i></p> <ul style="list-style-type: none"> <li>• 1.5 metres; or</li> <li>• If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or</li> <li>• 1 metre where window sills are at least 1.5 metres above ground level.</li> </ul> <p><i>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-2</b></p> <p>The setback of the bedroom window of Bed 1 measures 1.1 metres from the car parking space and the window of Bed 3 is setback from the access driveway by 2.2 metres. The proposal complies because the access driveway and car parking associated with the proposed dwelling will be used exclusively by the residents of the building with the afore-mentioned bedroom windows.</p>
<b>55.03-3 Street integration objective</b>	<p><i>To integrate the layout of development with the street to support the safety and amenity of residents.</i></p> <p><b>STANDARD B3-3</b></p>

	<p><i>Where a development fronts a street, a vehicle accessway or abuts public open space:</i></p> <ul style="list-style-type: none"> <li><i>Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space.</i></li> <li><i>The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</i></li> </ul> <p><i>Lighting is provided to all external accessways and paths.</i></p> <p><i>Mailboxes are provided for each dwelling and can be communally located.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-3</b></p> <p>Passive surveillance is provided by a direct view of the vehicle accessway from bedrooms 1 and 3 of the proposed dwelling, and the window adjacent to the entrance.</p> <p>The mailboxes are located adjacent to the driveway, within Common Property and do not measure in excess of 4.5metres in width, which is 20% of the frontage.</p> <p><u>Lighting</u></p> <p>Bollard lighting has been provided adjacent to the access driveway to Unit 2 (rear).</p> <p>Security lights are shown mounted to the porch of Unit 2 and Unit 1, with sensor lights mounted to the carports of both units.</p> <p>Plans are notated as per the following "All proposed external lighting to be energy efficient, appropriately baffled to prevent light spill onto adjoining lots, and comply with safety and amenity requirements". Said requirements will likely be detailed in a planning permit condition, should one be issued.</p> <p>The Landscape Plans by Keystone Alliance are consistent with the development plans and include said lighting.</p>
<b>55.03-4 Entry objectives</b>	<p><i>To provide each dwelling, apartment development or residential building with it's own sense of identity.</i></p> <p><i>To provide entries with weather protection, safe design, natural light and ventilation.</i></p> <p><b>STANDARD B3-4</b></p> <p><i>Each dwelling and each residential building has a ground level entry door that:</i></p> <ul style="list-style-type: none"> <li><i>Has a direct line of sight from a street, accessway or shared walkway.</i></li> <li><i>Is not accessed through a garage.</i></li> <li><i>Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.</i></li> </ul> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-4</b></p>

	<p>The entry to the proposed dwelling has a porch measuring 1.9mx1.9m in excess to the requirements, the porch can be seen from the proposed driveway, as per the site plan below from page 3 of 7, <i>AJsDrafting</i>.</p> 
<p><b>55.03-5 Private open space objectives</b></p>	<p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p> <p><b>STANDARD B3-5</b></p> <p><i>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</i></p> <p><i>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</i></p> <ul style="list-style-type: none"> <li><i>• An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or</i></li> <li><i>• A balcony with at least the area and dimensions specified in Table B3-5; or</i></li> <li><i>• An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</i></li> <li><i>• An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</i></li> </ul> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-5</b></p> <p>Part 3.0 of the schedule to the General Residential Zone does not specify any requirements associated with Private Open Space.</p> <p>The proposal provides POS and SPOS in excess to the requirements, as per the area table below extracted from Sheet 3 of 7, <i>AJsDrafting</i>.</p> <div data-bbox="691 1688 1098 1966" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p><b>UNIT 1 S.P.O.S = 38m<sup>2</sup> (MIN 3.0m WIDE)</b>  <b>TOTAL P.O.S = 73m<sup>2</sup></b></p> <p><b>UNIT 2 S.P.O.S = 70m<sup>2</sup> (MIN 3.0m WIDE)</b>  <b>TOTAL P.O.S = 90 m<sup>2</sup></b></p> </div>

	The POS and SPOS is provided at ground level and has direct access from the living area of each dwelling; has a minimum dimension of 3 metres; and the area for a fold out clothes line is accessible from the POS.
<b>55.03-6 Solar Access to open space objective</b>	<p><i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i></p> <p><b>STANDARD B3-6</b></p> <p><i>The southern boundary of secluded private open space is set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-6</b></p> <p>The proposed dwelling development at the rear of the site provides an articulated rear wall that has a minimum setback of 3.6metres and 4.1 metres for a larger part of the SPoS. This articulation means that a large part of the SPOS is sufficiently setback from the rear southern boundary so that it complies with the requirement.</p> <p>The following formular is employed to provide evidence of compliance:  <math>2m + 0.9m(h)</math>  <math>2 + 0.9 \times 1.7 = 3.7\text{metres}.</math></p> <p>Additionally, the area of SPoS that serves the proposed new dwelling is both useable and provides amenity with provided shadow drawings showing solar access throughout the day.</p>
<b>55.03-7 Functional layout objective</b>	<p><i>To ensure dwellings provide functional areas that meet the needs of residents.</i></p> <p><b>STANDARD B3-7</b></p> <p><i>Bedrooms:</i></p> <ul style="list-style-type: none"> <li>• <i>Meet the minimum internal room dimensions specified in Table B3-7.1; and</i></li> <li>• <i>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</i></li> </ul> <p><i>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</i></p>

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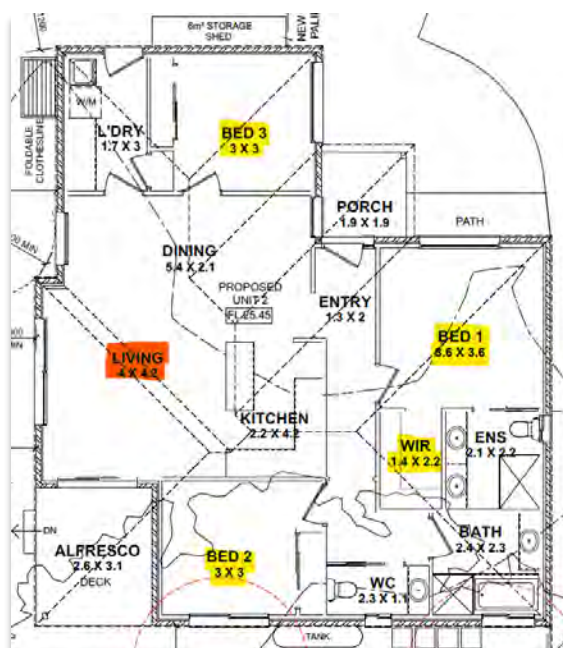
Table B3-71 Bedroom dimensions		
Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table B3-72 Living area dimensions		
Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

### PROPOSAL COMPLIES WITH STANDARD B3-7

The proposed dwelling meets the bedroom dimensions from Table B3-7.1. The main bedroom 'Bed 1' highlighted in yellow is 3.6m x 3.6m; surpassing the requirements and provides a walk in robe. The other 2 bedrooms meet the requirements of being 3m x 3m each. The walk in robe also highlighted in yellow is 1.4m x 2.2m which meets the requirements of at least 0.8m<sup>2</sup> to accommodate a wardrobe. The living area highlighted in orange is 4m x 4.2m which exceeds the living area requirements of 12m<sup>2</sup> for a 2 or more-bedroom dwelling. As per the site plan below obtained from Sheet 3 of 7, *AJsDrafting*.



**55.03-8 Room depth objectives**

*To allow adequate daylight into single aspect habitable rooms.*

### STANDARD B3-8

*The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.*



	<p><i>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</i></p> <ul style="list-style-type: none"> <li><i>• The room combines the living area, dining area and kitchen; and</i></li> <li><i>• The kitchen is located furthest from the window; and</i></li> <li><i>• The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and</i></li> <li><i>• An overhang extends no more than 2m beyond the window of the single aspect habitable room.</i></li> </ul> <p><i>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</i></p> <p><b>STANDARD B3-8 – NOT APPLICABLE</b></p> <p>The plans show that the shared living environment including the dining, living and kitchen space in dwelling 2 has windows on three aspects: north facing porch window, multiple south facing living and dining windows as well as an east facing window overlooking the alfresco area. There is no single aspect habitable room windows in dwelling 2 that require assessment under this standard.</p>
<p><b>55.03-9</b> <b>Daylight to new windows objective</b></p>	<p><i>To allow adequate daylight into new habitable room windows.</i></p> <p><b>STANDARD B3-9</b></p> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <p><i>A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:</i></p> <ul style="list-style-type: none"> <li><i>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or</i></li> <li><i>• A verandah provided it is open for at least one third of its perimeter; or</i></li> <li><i>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</i></li> </ul> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-9</b></p> <p>All habitable rooms in the proposed dwelling have windows that face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot. Please refer to Sheet 3 of 7 , <i>AJsDrafting</i>.</p>
<p><b>55.03-10</b> <b>Natural ventilation objectives</b></p>	<p><i>To encourage natural ventilation of dwellings.</i></p> <p><i>To allow occupants to effectively manage natural ventilation of dwellings.</i></p>

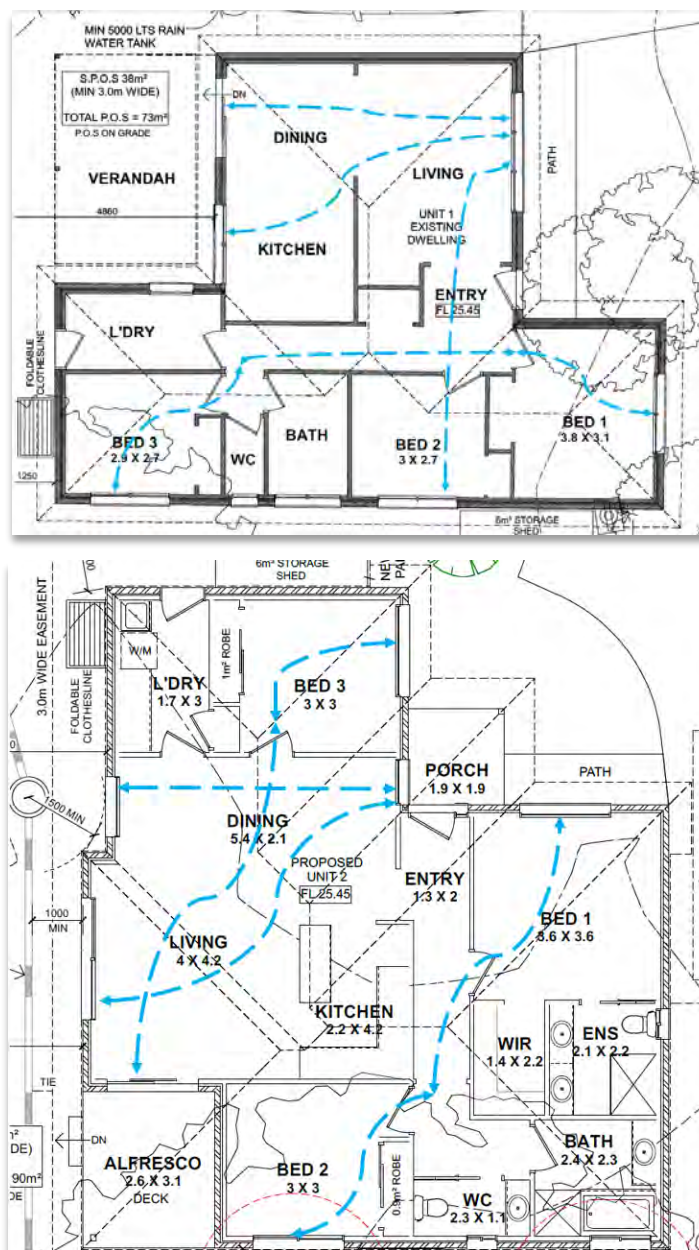
Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

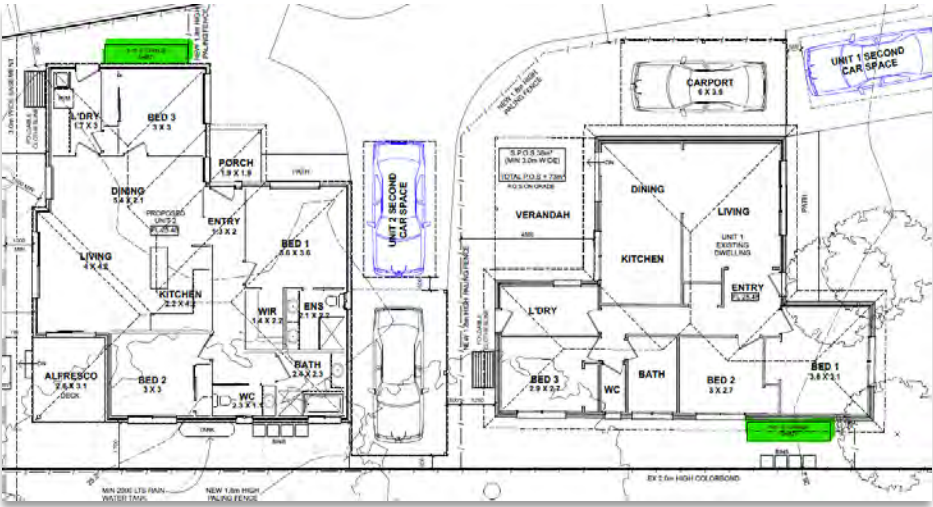
- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

#### PROPOSAL COMPLIES WITH STANDARD B3-10

Dwelling 1 (above left) & dwelling 2 (above right) indicate breeze paths between openable windows in external walls measuring between 5 - 18 metres.

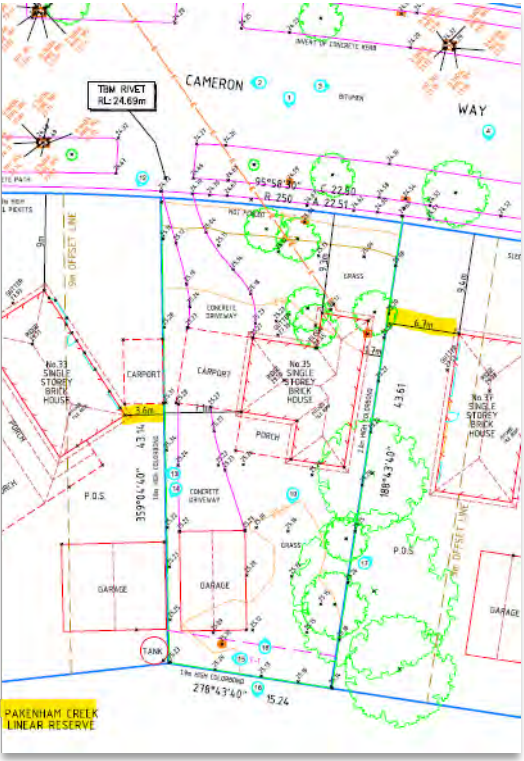


<p><b>55.03-11</b> <b>Storage</b> <b>objective</b></p>	<p><i>To provide adequate storage facilities for each dwelling.</i></p> <p><b>STANDARD B3-11</b></p> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b> <i>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B3-11</b> Both dwellings; the existing and new dwelling at the rear of the site have exclusive access to 6m<sup>3</sup> of externally accessible storage space, as per the plans by <i>AJsDrafting</i>, Sheet 3 of 7, below.</p> 
<p><b>55.03-12</b> <b>Accessibility</b> <b>for apartment</b> <b>developments</b> <b>objective</b></p>	<p><i>To ensure the design of dwellings meets the needs of people with limited mobility.</i></p> <p><b>STANDARD B3-12 – NOT APPLICABLE</b> The proposal does not contemplate apartment development.</p>
<p><b>55.04 EXTERNAL AMENITY</b></p>	
<p><b>55.04-1</b> <b>Daylight to</b> <b>existing</b> <b>windows</b> <b>objective</b></p>	<p><i>To allow adequate daylight into existing habitable room windows.</i></p> <p><b>STANDARD B4-1</b></p> <p><i>Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i></p> <p><i>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing</i></p>


	<p><i>window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</i></p> <p><i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B4-1</b></p> <p>All new habitable room windows have access to light courts that provide 3 square metres and a minimum dimension of 1metres. The proposed dwelling does not impinge on the light courts (3m<sup>2</sup> with a minimum dimension of 1 metre) for the existing dwelling or any neighbouring dwellings. The plans for the proposed dwelling development show windows that are suitably setback from any development on adjoining lots to ensure adequate daylight to existing windows.</p>
<p><b>55.04-02</b> <b>Existing north-facing windows objective</b></p>	<p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p> <p><b>STANDARD B4-2</b></p> <p><i>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</i></p> <ul style="list-style-type: none"> <li><i>A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i></li> <li><i>For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</i></li> </ul> <p><i>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B4-2</b></p> <p>There are no habitable room windows of a neighbouring dwelling that are located within 3 metres of the boundary, southern or otherwise, as shown by the Site Analysis by <i>Nobelius Land Surveyors</i>, below. As noted previously, the southern boundary abuts the Pakenham Creek Linear Reserve.</p>

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<p><b>55.04-3</b> <b>Overshadowing</b> <b>secluded open</b> <b>space objective</b></p>	<p><i>To ensure buildings do not significantly overshadow existing secluded private open space.</i></p> <p><b>STANDARD B4-3</b></p> <p><i>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</i></p> <p><i>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B4-3</b></p> <p>As per the shadow diagrams provided by <i>AJsDrafting</i>, the shadows cast by the proposed dwelling development fall to the south west, south and south east of the subject lot and do not impact adjoining secluded open space. This is indicated by the shows cast at 9am, 12pm and 3pm.</p>

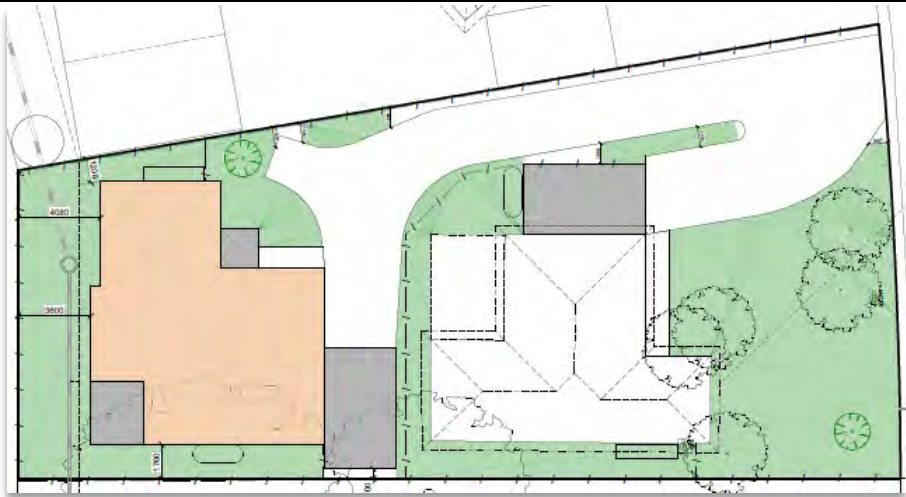
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<p><b>55.04-4</b> <b>Overlooking</b> <b>objective</b></p>	<p><i>To limit views into existing secluded private open space and habitable room windows.</i></p> <p><b>STANDARD B4-4</b></p> <p><i>NOTE: In Clause 55.04-4 a habitable room does not include a bedroom.</i></p> <p><i>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</i></p> <p><i>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</i></p> <ul style="list-style-type: none"> <li><i>• Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or</i></li> <li><i>• Has sill heights of at least 1.7 metres above floor level; or</i></li> <li><i>• Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or</i></li> <li><i>• Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or</i></li> <li><i>• Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</i></li> </ul> <p><i>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</i></p> <p><i>Screens used to obscure a view are:</i></p>



	<ul style="list-style-type: none"> <li>• <i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i></li> <li>• <i>Permanent, fixed and durable.</i></li> <li>• <i>Designed and coloured to blend in with the development.</i></li> </ul> <p><i>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least <u>1.8 metres high</u> and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</i></p> <p><b>STANDARD B4-4 – NOT APPLICABLE</b></p> <p>Views into the secluded private open space and habitable room windows of dwellings within 9 metres of the development have been avoided given the proposal is a single storey dwelling with existing fences that range between 1.8 metres (western side boundary), 1.9 metres (Southern rear boundary) and 2metres (eastern side boundary) <i>Colorbond</i> fencing that prohibits overlooking. A new boundary fence measuring 1.8metres in height will be constructed on the approved boundary between the two dwellings on the site.</p>
<p><b>55.04-5</b> <b>Internal views objectives</b></p>	<p><i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i></p> <p><b>STANDARD B4-5</b></p> <p><i>Note; In Clause 55.04-5 a habitable room does not include a bedroom.</i></p> <p><i>Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</i></p> <ul style="list-style-type: none"> <li>• <i>Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</i></li> <li>• <i>Has a sill height of at least 1.7 metres above floor level; or</i></li> <li>• <i>Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or</i></li> <li>• <i>Has permanently fixed external screens to at least 1.7 metres above floor level; or.</i></li> <li>• <i>Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</i></li> </ul> <p><i>Direct views are measured at a height of 1.7 metres above floor level and within:</i></p> <ul style="list-style-type: none"> <li>• <i>A 45 degree horizontal angle from the edge of the new window or balcony.</i></li> <li>• <i>A 45 degree angle in the downward direction.</i></li> </ul>

	<p><i>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B4-5</b></p> <p>Views into habitable room windows and SPOS within the lot have been avoided by using 1.8m high fencing on the proposed boundary and design that ensures windows do not overlook SPOS or habitable windows.</p>
<b>55.05 SUSTAINABILITY</b>	
<b>55.05-1 Permeability and stormwater management objective</b>	<p><i>To reduce the impact of increased stormwater run-off on the drainage system and downstream water ways.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p><i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></p> <p><i>To contribute to urban cooling.</i></p> <p><b>STANDARD B5-1</b></p> <p><i>The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to:</i></p> <ul style="list-style-type: none"> <li>• <i>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:</i> <ul style="list-style-type: none"> <li>○ <i>Suspended solids 80% reduction in mean annual load.</i></li> <li>○ <i>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</i></li> <li>○ <i>Litter 70% reduction of mean annual load.</i></li> </ul> </li> </ul> <p><b>Note:</b> <i>A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</i></p> <ul style="list-style-type: none"> <li>• <i>Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</i></li> </ul> <p><b>PROPOSAL COMPLIES WITH STANDARD B5-1</b></p> <p>The proposal contemplates the development of the rear of the lot with a dwelling, which will result in hard surface coverage equating to 479m<sup>2</sup> or 59% of the area (and a corresponding permeability equating to 41%). The permeability of the site generally equates with the garden area, as shown below.</p>



The site can achieve >100% for STORM rating, as per the extract of the STORM calculation below (full STORM certificate from Melbourne Water is provided).

Melbourne Water STORM Rating Report						
TransactionID:	0					
Municipality:	CARDINIA					
Rainfall Station:	CARDINIA					
Address:	35 Cameron Way					
	Pakenham					
	VIC 3810					
Assessor:	Julie Bowyer Nobelius Land Surveyors					
Development Type:	Residential - Dwelling					
Allotment Site (m2):	818.00					
STORM Rating %:	108					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1	143.00	Rainwater Tank	5,000.00	3	110.90	97.90
Unit 2	151.00	Rainwater Tank	5,000.00	3	105.70	98.50

Water tanks with 5,000Lt capacity will be plumbed into the toilets of both dwelling to facilitate reuse of rainwater harvested from the roofs of each dwelling and will be employed for irrigation.

**55.05-2  
Overshadowing  
domestic solar  
energy systems  
objective**

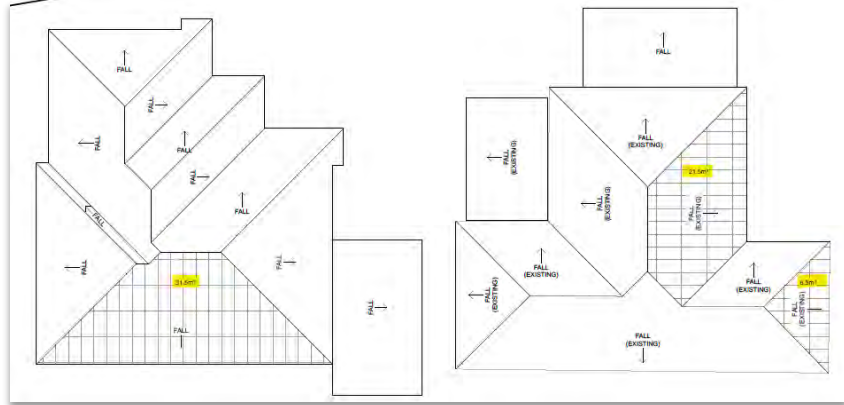
*To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.*

**STANDARD B5-2**

*Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*

	<p><i>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</i></p> <p><i>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</i></p> <p><b>PROPOSAL COMPLIES WITH STANDARD B5-2</b></p> <p>The proposal contemplates a single storey dwelling that evidences generous setbacks. It will not overshadow the solar systems of any adjoining lots.</p>								
<p><b>55.05-3</b> <b>Rooftop solar energy generation area objective</b></p>	<p><i>To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</i></p> <p><b>STANDARD B5-3</b></p> <p><i>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</i></p> <p><i>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</i></p> <ul style="list-style-type: none"> <li><i>Has a minimum dimension of 1.7 metres.</i></li> <li><i>Has a minimum area in accordance with Table B5-3.</i></li> <li><i>Is oriented to the north, west or east.</i></li> <li><i>Is positioned on the top two thirds of a pitched roof.</i></li> <li><i>Can be a contiguous area or multiple smaller areas.</i></li> <li><i>Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.</i></li> </ul> <p><i>Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.</i></p> <div data-bbox="649 1406 1212 1832" data-label="Table"> <p>Table B5-3 Minimum rooftop solar energy generation area</p> <table> <tr> <th>Number of bedrooms</th><th>Minimum roof area</th></tr> <tr> <td>1 bedroom dwelling</td><td>15 square metres</td></tr> <tr> <td>2 or 3 bedroom dwelling</td><td>26 square metres</td></tr> <tr> <td>4 or more bedroom dwelling</td><td>34 square metres</td></tr> </table> </div> <p><b>PROPOSAL COMPLIES WITH STANDARD B5-3</b></p> <p>The proposed dwelling evidences the capacity to provide a rooftop solar energy generation area of 31.5m<sup>2</sup> (highlighted in blue) to the east which exceeds the expectation of 26m<sup>2</sup> in Table B5-3. The proposed area is free from any</p>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres
Number of bedrooms	Minimum roof area								
1 bedroom dwelling	15 square metres								
2 or 3 bedroom dwelling	26 square metres								
4 or more bedroom dwelling	34 square metres								

obstructions on the roof of the dwelling, as per the plans by *AJsDrafting*, Sheet 7 of 7, below left.



The existing dwelling also has the capacity to provide roof top solar consistent with the requirements for a three bedroom dwelling, as per the *AJsDrafting*, Sheet 7 of 7, above right.

**55.05-4 Solar protection to north-facing windows objective**

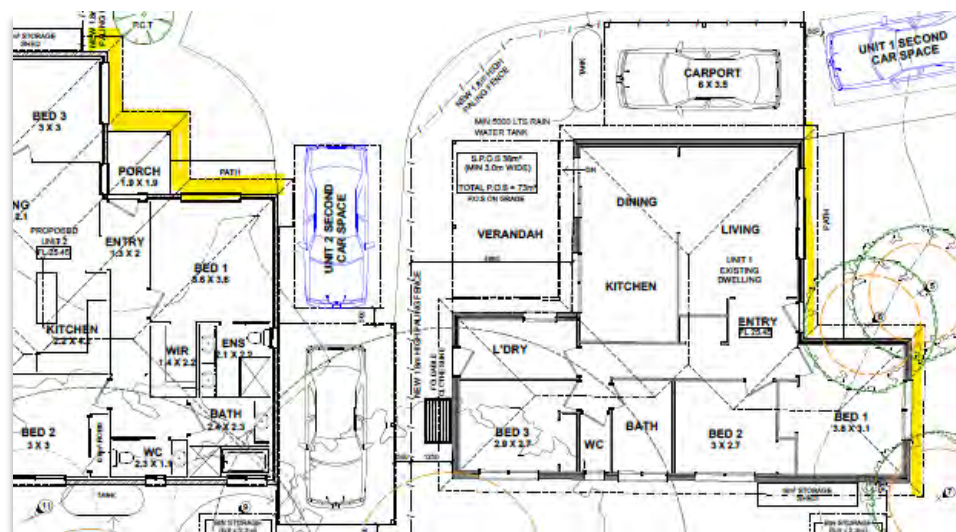
*To encourage external shading of north facing windows to minimise summer heat gain.*

**STANDARD B5-4**

*North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.*

**PROPOSAL COMPLIES WITH STANDARD B5-4**

Bedroom 1 and the Living area in the existing dwelling benefit from existing eaves. Bedroom 3 of the proposed dwelling benefits from eaves, as show highlighted in the plans provided by *AJsDrafting*, below.





**55.05-5 Waste and recycling objective**

*To ensure dwellings are designed to facilitate waste recycling.*

*To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.*

*To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.*

**STANDARD B5-5****Dwelling (other than a dwelling in or forming part of an apartment development)**

*The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.*

Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres
Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres

*If the development includes a shared bin storage area:*

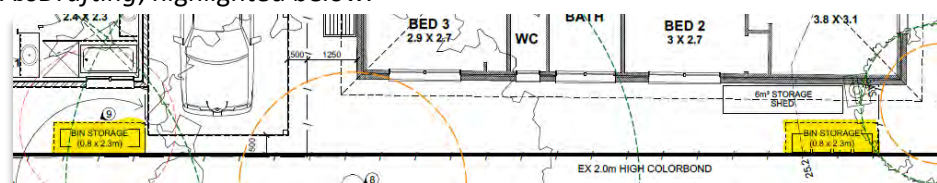
- *The shared bin storage area:*
  - *Is located within 40 metres of a kerbside collection point.*
  - *Includes a tap for bin washing.*
- *There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.*

*Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.*

*Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.*

**PROPOSAL COMPLIES WITH STANDARD B5-5**

Areas measuring 1.84m<sup>2</sup> with dimensions of 0.8m x 2.3m are shown adjacent to the eastern side boundary from each dwelling, as per the plans provided by AJsDrafting, highlighted below.





<b>55.05-6 Noise impacts objective</b>	<p><i>To minimise the impact of mechanical plant noise located in the development.</i></p> <p><b>Standard B5-6</b></p> <p><i>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</i></p> <p><b>STANDARD B5-6 – NOT APPLICABLE</b></p> <p>The proposal does not contemplate mechanical plant equipment such as car storage or lift facilities.</p>
<b>55.065-7 Energy efficiency for apartment developments objective</b>	<p><i>To achieve energy efficient dwellings and buildings.</i></p> <p><i>To ensure dwellings achieve adequate thermal efficiency.</i></p> <p><b>STANDARD B5-7 – NOT APPLICABLE</b></p> <p>The proposal contemplates the development of a single story detached dwelling at the rear.</p>

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# TOWN PLANNING REPORT

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SUBDIVISION OF THE LAND INTO TWO (2) LOTS AND DEVELOPMENT OF  
THE LAND FOR A DWELLING AT THE REAR

**AT 35 CAMERON WAY, PAKENHAM, VICTORIA 3810**

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# TABLE OF CONTENTS

<b>1. PRELIMINARY .....</b>	<b>3</b>
<b>2. INTRODUCTION .....</b>	<b>4</b>
<b>3. SUBJECT SITE AND SURROUNDING LOCALITY .....</b>	<b>5</b>
SITE ANALYSIS .....	5
EASEMENTS AND COVENANTS .....	7
PERMIT HISTORY .....	7
SURROUNDS .....	7
ENVIRONMENTAL CONSIDERATIONS .....	13
<b>4. THE PROPOSAL .....</b>	<b>15</b>
<b>5. RELEVANT PLANNING CONTROLS .....</b>	<b>19</b>
ZONING CONTROLS .....	19
OVERLAYS .....	21
<b>6. MUNICIPAL PLANNING STRATEGY .....</b>	<b>23</b>
<b>7. STATE AND LOCAL PLANNING POLICY FRAMEWORK .....</b>	<b>23</b>
CLAUSE 11 SETTLEMENT .....	23
CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE .....	24
CLAUSE 16 HOUSING .....	24
CLAUSE 18 TRANSPORT .....	25
CLAUSE 19 INFRASTRUCTURE .....	25
<b>8. PARTICULAR PROVISIONS &amp; INCORPORATED DOCUMENTS .....</b>	<b>26</b>
CLAUSE 52.06 CAR PARKING .....	26
CLAUSE 56 RESIDENTIAL SUBDIVISION .....	27
PAKENHAM MAJOR ACTIVITY CENTRE STRUCTURE PLAN (REVISED 15 FEBRUARY 2021) .....	26
<b>9. GENERAL PROVISIONS .....</b>	<b>28</b>
CLAUSE 65 DECISION GUIDELINES .....	28
CLAUSE 71.02-3 INTEGRATED DECISION MAKING .....	31
<b>10. CONCLUSION .....</b>	<b>32</b>

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# 1. PRELIMINARY

ADDRESS	Lot 170 LP206990, 35 Cameron way, Pakenham 3810			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	General Residential Zone – Schedule 1			
OVERLAY	Development Contributions Plan Overlay - Schedule 1			
BUSHFIRE PRONE AREA	No			
CULTURAL HERITAGE	Mapped within an Aboriginal Cultural Heritage Area			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	Yes, an E-2 Easement measuring 3 metres in width for the purpose of drainage and sewer.			
PROPOSAL	The subdivision of the land into two (2) lots and development of the land for a dwelling at the rear			
PERMIT TRIGGERS	<ul style="list-style-type: none"> <li>Pursuant to <b>clause 32.08-3 Subdivision</b> in the General Residential Zone a permit is required to subdivide the land into two lots.</li> <li>Pursuant to <b>clause 32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings</b> in the General Residential Zone a permit is required to construct a second dwelling at the rear.</li> </ul> <p>Please note: Pursuant to clause 45.06-1 a permit granted to subdivide the land and construct a building must be consistent with the provisions of the DCPO1.</p>			
RELEVANT PLANNING CONTROLS AND INCORPORATED DOCUMENTS	<p>Clause 11 Settlement</p> <p>Clause 15 Built Environment &amp; Heritage</p> <p>Clause 32.08 General Residential Zone</p> <p>Clause 45.06 Development Contributions Plan Overlay</p> <p>Clause 55 Two or more Dwellings on a lot and Residential Buildings</p> <p>Clause 56 subdivision</p> <p>Clause 65.02 Approval of an application to subdivide land</p> <p>Clause 71.03 Integrated decision making</p>			
SUBMITTED DOCUMENTS	<ul style="list-style-type: none"> <li>Feature and Levels Plan – <i>Nobelius Land Surveyors</i></li> <li>Plan of Survey – <i>Nobelius Land Surveyors</i></li> <li>Development Plans - <i>AJs Drafting</i></li> <li>Copy of Title &amp; Title Plan</li> <li>Arboricultural Impact Assessment- <i>Arbkey</i></li> <li>landscape Plan and Tree Canopy Plan - <i>Keystone Alliance</i></li> <li>Clause 55 Assessment - <i>Nobelius land Surveyors</i></li> </ul>			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	JB	12/6/2025	HS	2

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## 2. INTRODUCTION

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

The subject site is located in an established residential area within Pakenham's General residential Zone. The land is connected to all services and is impacted by risks associated with urban flooding, which can be mitigated. It provides an excellent opportunity to deliver residential land in a township experiencing sustained growth.

The purpose of this report is to assess the proposed subdivision of land into two (2) lots and development of a dwelling at the rear against the relevant provisions of the Cardinia Planning Scheme, and local and state planning policies. The proposed subdivision and development have undergone an extensive design process and is responsive to key site considerations and sympathetic to surrounding character. The site presents an excellent strategic location for further residential allotments, and the proposal responds to and integrates with surrounding residential developments in proximity to public transport options, open space and recreation facilities.

This report aims to demonstrate that the proposal is:

- Consistent with the State and Local Planning Policy framework;
- Consistent with the requirements of the Cardinia Planning Scheme;
- Consistent with the requirements of Clauses 55 (amendment VC267);
- Consistent with the requirements of Clauses 56; and
- Will satisfactorily integrate with surrounding lot sizes and land uses.

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

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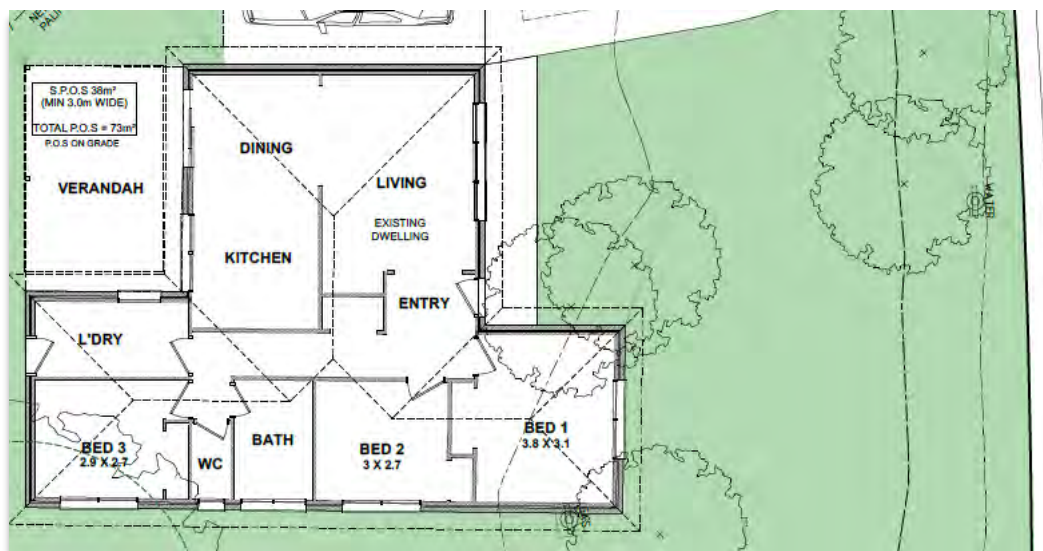
### 3. SUBJECT SITE AND SURROUNDING LOCALITY

#### SITE ANALYSIS

The land is formally described as Lot 170 on LP206990, 35 Cameron Way, Pakenham 3810, contained within Volume 09708 and Folio 736. The land is a regularly shaped rectangular allotment, with a frontage to Cameron Way measuring 22.5 metres. The site has a maximum depth of 43.6 metres and a total area of 817m<sup>2</sup>. The subject site is contained within the General Residential Zone which is characterised residential land use and development.

The land is developed with a single storey, brick veneer dwelling located in the northern portion of the site, close to Cameron Way. The dwelling is setback from the frontage by 9.3 metres and from the eastern side boundary by 1.7 metres. There is an existing two car carport located in the side (western) setback with the remainder of the front area landscaped, providing a vegetated visual screen from Cameron Way, which is consistent with the existing character in the neighbourhood. The rear of the dwelling features an attached porch and detached garage.

The internal layout of the existing dwelling features three bedrooms with shared bathroom and toilet, kitchen, laundry and shared living and dining space, as per the floor plans below.



(ABOVE) THE FLOOR PLAN OF THE EXISITNG DWELLING AT 35 CAMERON WAY, PAKENHAM (COURTESY OF *AJSDRAFTING*, 2025). BELOW IS THE VIEW OF THE EXISTING DWELLING FROM CAMERON WAY.



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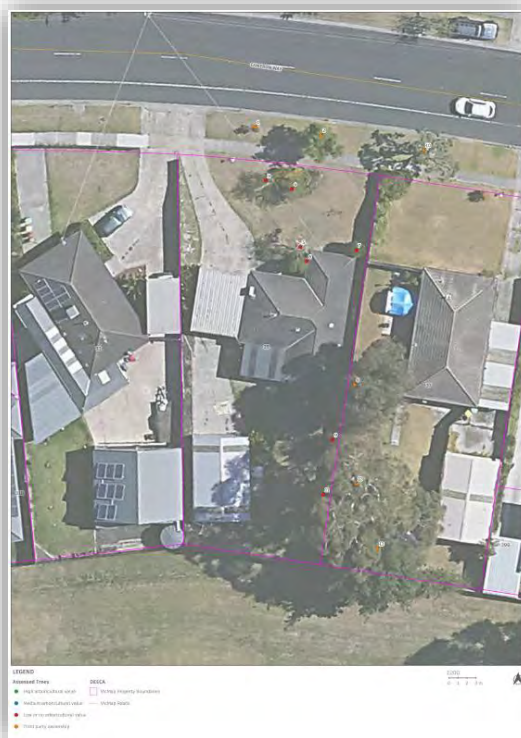
## VEGETATION

Vegetation on the site is predominantly compromised of planted species contained adjacent to the eastern boundary with the balance of the land being lawned. Thirteen (13) individual trees have been accessed by Lochie of *Arbkey* with seven (7) onsite trees and six (6) third-party managed trees. The species and origin of accessed trees is captured in the table below (*Arbkey*, 2025:7).

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Betula pendula</i>	Silver Birch	Exotic	3	3, 4, 5
<i>Ligustrum lucidum</i>	Privet	Exotic	2	6, 7
<i>Alnus glutinosa</i>	Black Alder	Exotic	1	2
<i>Brachychiton populneus</i>	Kurrajong	Australian Native	1	1
<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	1	10
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	1	8
<i>Eucalyptus scoparia</i>	Wallangarra Gum	Australian Native	1	12
<i>Grevillea robusta</i>	Silky Oak	Australian Native	1	11
<i>Quercus robur</i>	English Oak	Exotic	1	13
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	1	9

Of the accessed vegetation seven (7) trees have a Low arboricultural value and six (6) are third-party managed and assume to have a High arboricultural value, as per the table below (*Arbkey*, 2025:5).

Arboricultural Value	Count	Tree IDs
<b>Low</b>	7	3, 4, 5, 6, 7, 9, 11
<b>Third Party Ownership</b>	6	1, 2, 8, 10, 12, 13



ARBKEY, 2025:8

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## EASEMENTS AND COVENANTS

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

There is an E2 easement measuring 3 metres in width that runs parallel to the rear (southern) boundary and has the purpose of drainage and sewerage.

Instrument N728670V dated 26<sup>th</sup> September 1988 references the Transfer of Land which includes a restrictive covenant that has regard to the materials of any dwelling constructed on the land being of “walls of brick, stone or similar materials or glass and incorporating the use of timber provided that such timber used shall not exceed twenty-five per cent of the total external wall area but not including normal timber fascia and trimmings...and shall not preclude inner framework of its external walls constructed of timber or other materials”.

The proposed dwelling features external brick work with trimmings and fascia made of timber, which will not exceed twenty five per cent of the total external wall area and is therefore consistent with the covenant.

It is not the intent to remove restrictive covenant N728670V as part of this application. The proposed construction complies with the nature of the covenant and there is no benefit to the land owner at this time to remove the restriction.

## PERMIT HISTORY

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

## SURROUNDS

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The subject site is accessed via Cameron Way. There is sporadic roadside vegetation in the road reserve and a paved foot path adjacent to the southern side of the access road, adjacent to the frontage of the subject site. To the south of the site is Pakenham Creek Linear Reserve, landscaped for use as open space subject to the Public Use Zone and has the dual function of accommodating urban stormwater associated with Pakenham Creek.

The residential development that addresses the Cameron Way road reserve is predominantly single storey, pitched roofed detached dwellings located centrally on the lots with very modest landscaping in the front setback. The circa 1970's onward architecture contributes to the suburban character with some adjacent built form nearing renewal.

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THE SUBJECT SITE IN CONTEXT WITH THE SURROUNDING AREA, NEARMAP, 2025.

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

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NORTH



- The northern boundary (frontage) boundary abuts Cameron Way
- Further north is 36 Cameron Way; a similarly zoned and sized lot developed with a single storey brick dwelling with minimum landscaping in the front setback.



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EAST



- Abuts 37 Cameron Way, a single storey Brick dwelling.
- Further east is units 39A & 39B Cameron Way, both developed with single storey brick dwellings

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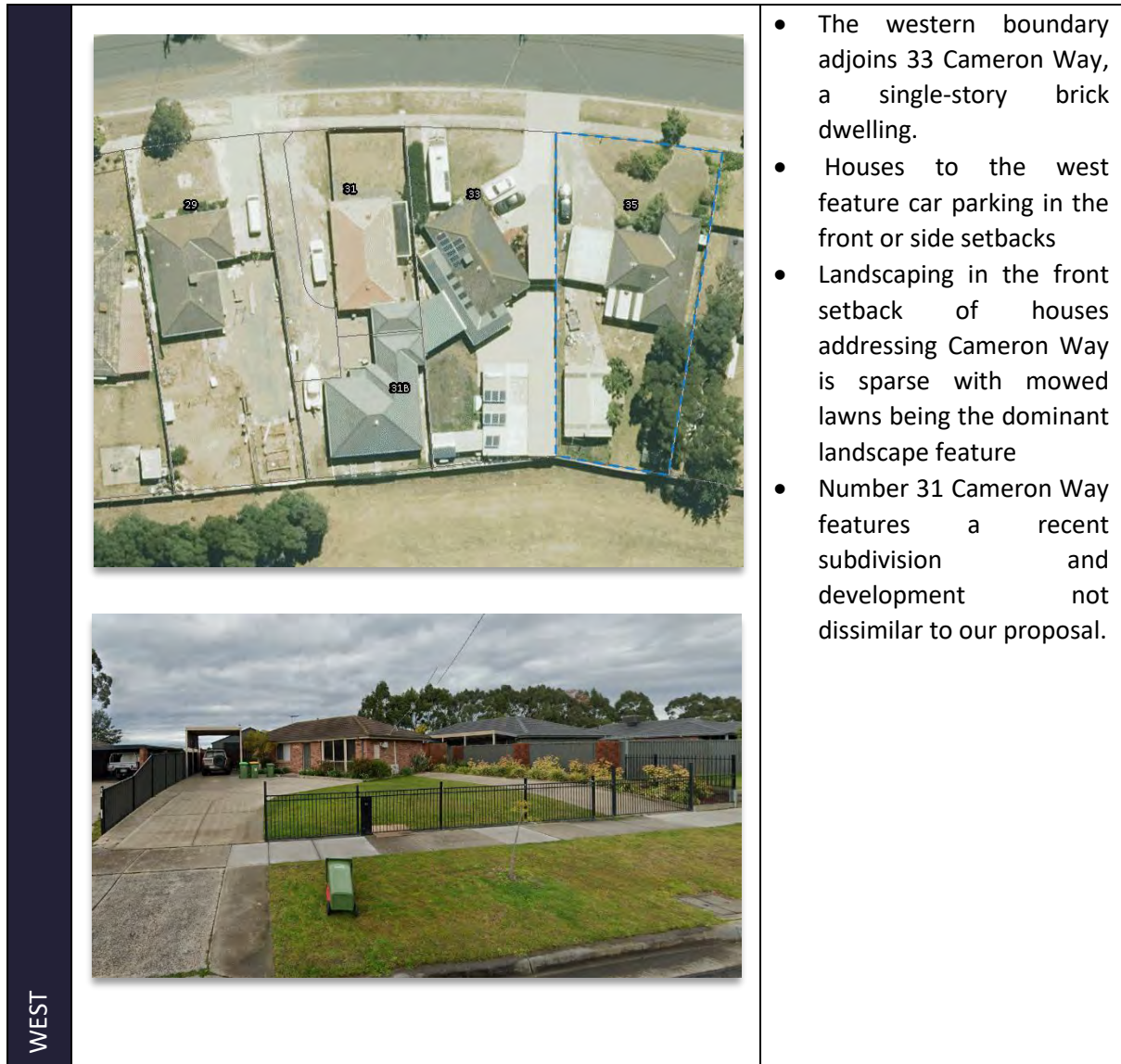


SOUTH



- The southern boundary (rear) abuts the Pakenham Creek Linear Reserve which is a Public Use- Service and Utility Zone.
- Further south is Cardinia Waters Retirement Village which consists of lots of small units that have been subdivided.

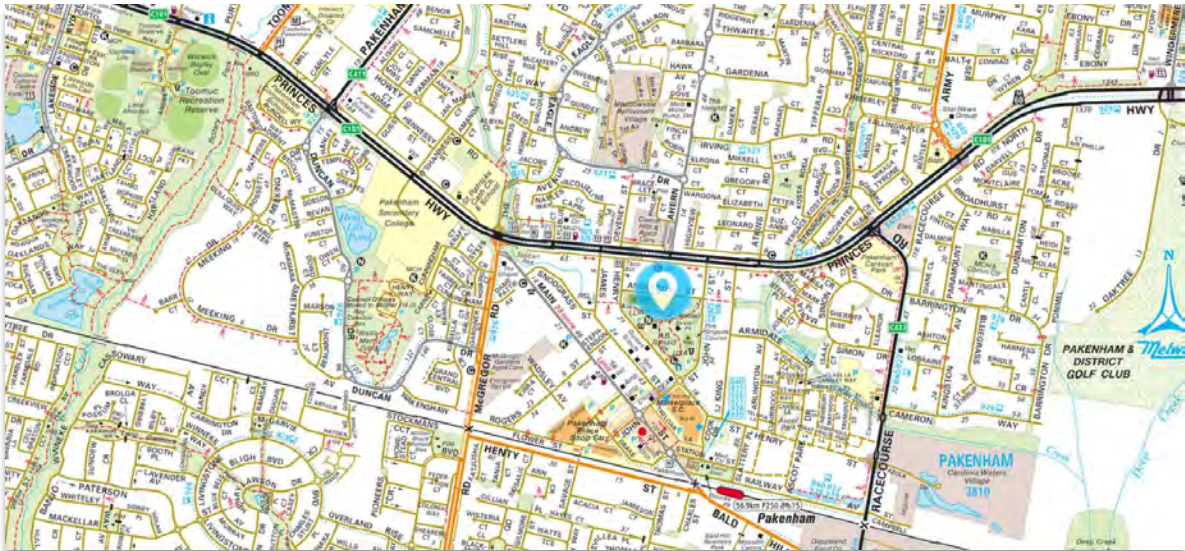
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The subject site (Blue marker, below) shown in context with the surrounding area of Pakenham (Melways Online, 2025) illustrates the proximity of the site to public transport (Bus routes 929, 840 and 927 with proximity to Princes Highway and Pakenham Railway Station), Pakenham commercial and service centre, P.B. Roland Park, Public Library, Pakenham Secondary College and St Patricks Catholic School.

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## ENVIRONMENTAL CONSIDERATIONS

### TOPOGRAPHY


Topographically, the land is relatively flat with a very modest fall from the high point adjacent to the southern rear boundary to the lowest point adjacent to the northern front area of the lot. The site has a fall calculated at  $1.33^\circ$  or 2.33%. The topography does not pose constraints to the proposed subdivision or development of the land.

### CULTURAL HERITAGE

The land is mapped within an area of potential cultural significance. The site measures 0.0817 hectares and is located to the north of Pakenham Creek, which is a manmade drainage line that follows the contours of the creek and is therefore exempt from the necessity to generate a Cultural Heritage Management Plan by regulation 10 and 11 of the Aboriginal Heritage Regulations 2018.

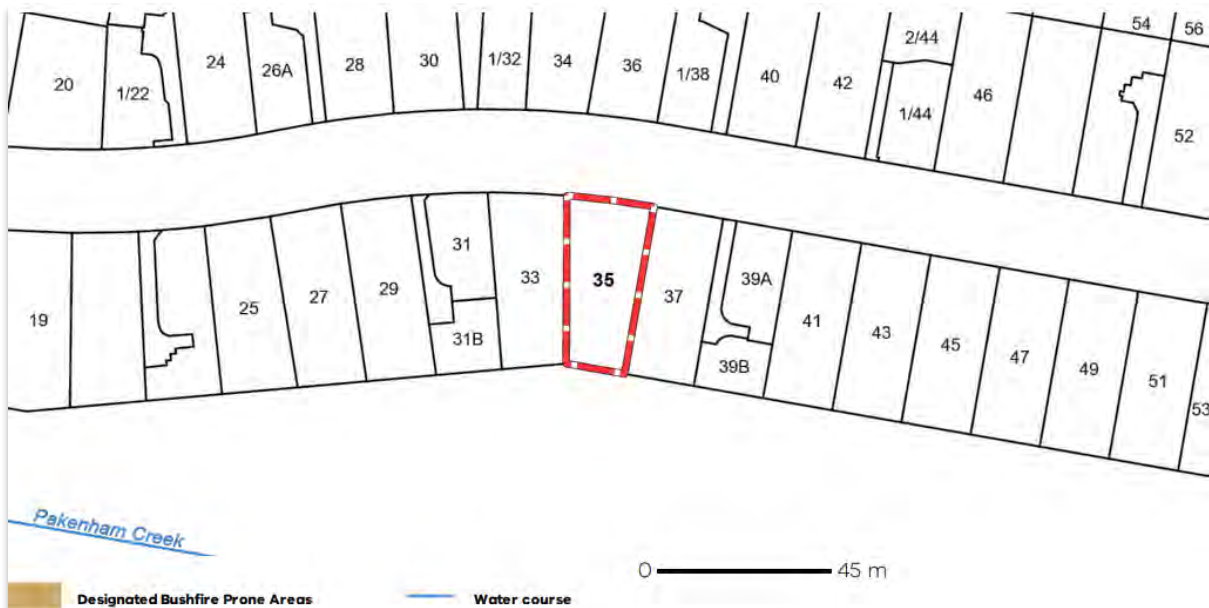


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 Department of Premier and Cabinet		
Process List		
Project Name:	22426	
Project Location:	35 Cameron Way Pakenham	
Date:	04-Apr-2025	
	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	Yes
Answer:	<p>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

### BUSHFIRE PRONE AREA

The subject site is not mapped in a designated Bushfire Prone Area.



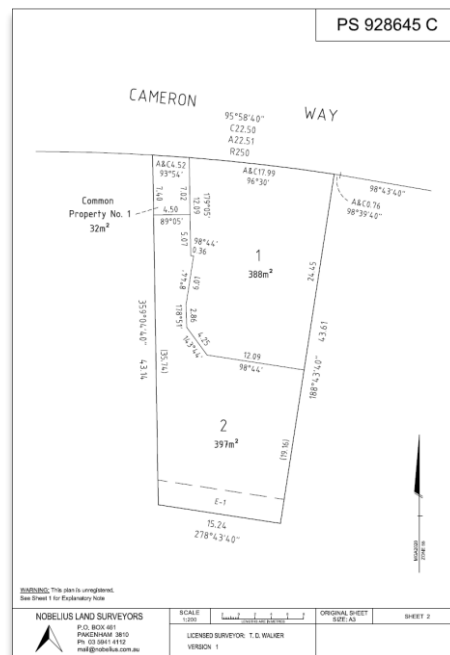
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## 4. THE PROPOSAL

The applicant seeks approval for the subdivision of land into two lots (2) lots and the development of a single storey, three bedroom dwelling at the rear.

### SUBDIVISION

The proposed lot configuration is as per the Plan of Subdivision (PC) 928645 C prepared by Nobelius Land Surveyors (below).



The details of each lot are provided in the table below:

LOT	AREA	EXISTING CONDITIONS	PROPOSED CONDITIONS
1	388m <sup>2</sup>	Single Storey Dwelling	Existing dwelling to remain with car parking located to the western side of the dwelling.
2	397m <sup>2</sup>	Associated outbuildings (Large Shed)	Single storey dwelling featuring three bedrooms and two tandem car parking spaces.
Common Property No.1	32m <sup>2</sup>	Driveway to rear shed	Provided to facilitate access to both lots employing the existing crossover. Entitlement and Liability equally shared between lots, as per the Owners Corporation, Sheet 3 of Plan of Subdivision.

Lot 1 features the existing dwelling. The three bedroom dwelling will have access to 73sqm of Private Open Space of which 38sqm is Secluded Private Open Space.

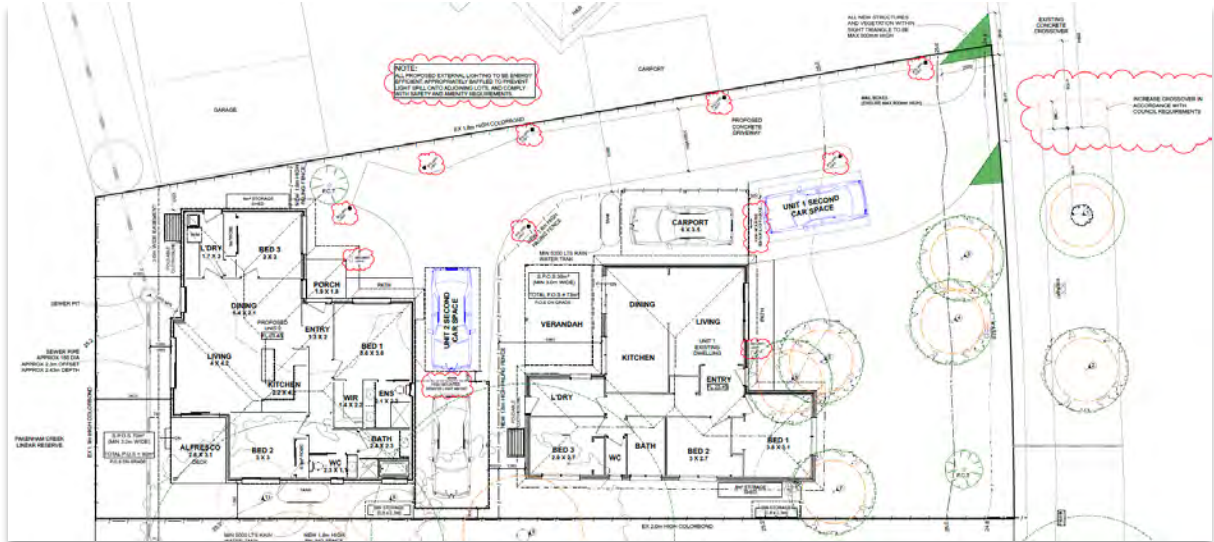
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In the event that the landowner would like to pursue subdivision before development, can we respectfully request that permit conditions be structured to allow subdivision independent of development.

## DEVELOPMENT

The proposal contemplates the development of the southern portion of this site for a single story, three-bedroom dwelling to be accessed via a Common Property crossover.



Extract above from the site plan (AJ's Drafting) shows the development of the second dwelling in context with the existing dwelling.

The existing crossover will be widened by 1.3metres to align with the widened driveway access. This will have no bearing on the tree labelled Tree 1, which is described as an 'immature Kurrajong with a crown spread of 1 metres' (ArbKey, 2025:9).

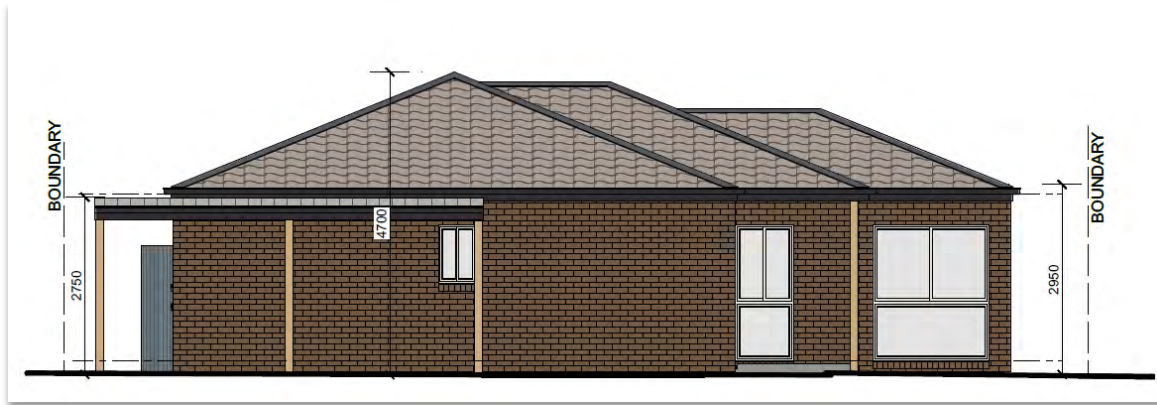
## PROPOSED SECOND DWELLING

The proposed second dwelling contains shared living space including a kitchen, dining and living area with outdoor alfresco accessed from the living room. Three bedrooms including a Master with walk in robe and ensuite. The development shows the capacity to accommodate two tandem car parking spaces.

The built form is setback from the rear (southern) boundary by 3.6 metres and 1 metre from the E2 easement. The setback from the eastern side boundary measures 1.7 metres and the minimum setback from the western side boundary measures 1.2 metres.

The single storey dwelling development features a maximum height measured from natural ground level to the apex of the roof 4.7 metres as per the northern elevation below. The second dwelling will employ red/brown toned brick with a grey-finished roof.

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The provision of the lot at the rear has the capacity to accommodate private open space measuring 90m<sup>2</sup> as per the area table below:

<b>AREAS:</b>		<b>SITE COVERAGE:</b>	301.5m <sup>2</sup>	37%
<b>SITE TOTAL:</b>	818m <sup>2</sup>	<b>PERMEABLE COVERAGE</b>	339m <sup>2</sup>	41%
<b>UNIT 1 (EXISTING)</b>		<b>DRIVEWAY SURFACE:</b>	188m <sup>2</sup>	23%
<b>DWELLING:</b>	103m <sup>2</sup>	<b>HARD SURFACE COVERAGE:</b>	479m <sup>2</sup>	59%
<b>VERANDAH:</b>	19m <sup>2</sup>	<b>GARDEN AREA:</b>	327m <sup>2</sup>	40%
<b>CARPORT (NEW) :</b>	21m <sup>2</sup>	<b>UNIT 1 S.P.O.S =38m<sup>2</sup> (MIN</b>		
<b>TOTAL:</b>	143m <sup>2</sup>	<b>3.0m WIDE)</b>		
		<b>TOTAL P.O.S = 73m<sup>2</sup></b>		
<b>UNIT 2</b>		<b>UNIT 2 S.P.O.S =70m<sup>2</sup> (MIN</b>		
<b>DWELLING:</b>	118m <sup>2</sup>	<b>3.0m WIDE)</b>		
<b>PORCH:</b>	4m <sup>2</sup>	<b>TOTAL P.O.S =90 m<sup>2</sup></b>		
<b>ALFRESCO:</b>	8m <sup>2</sup>			
<b>CARPORT:</b>	21m <sup>2</sup>			
<b>TOTAL:</b>	151m <sup>2</sup>			

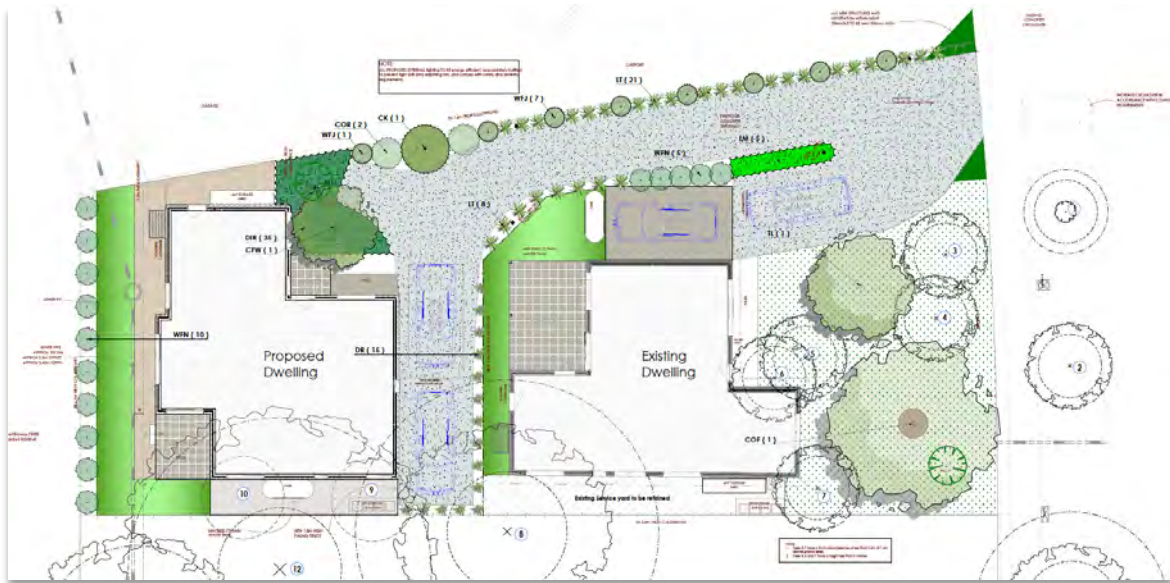
## VEGETATION

The development of the second dwelling will require the removal of two onsite trees; trees 9 and 11. These trees are both exotic species with Low arboricultural value. The table below is extracted from the Arboricultural Impact Assessment by *Arbkey* and details the two trees that will be removed.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DBH (cm)	DAB (cm)
9	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Low	4	9	14
11	<i>Grevillea robusta</i>	Silky Oak	Low	7	26	30

The Impact Assessment of seven (7) onsite and six (6) third party trees were undertaken by Lochie Scott of *Arbkey* who has identified that trees 8 and 12 have their tree protection zone (TPZ) encroached by greater than 10% of their respective TPZ area, a level considered major and generally intolerable. *Trees 8 and 12 are third party managed trees located on the site adjacent to 35 Cameron Way and are Eucalyptus Trees and will experience major encroachment calculated as 14.9%. This encroachment is considered "relatively low" by the assessing arboriculturist, who determines that that the species will tolerate ground disturbance well and remain viable throughout the development (2025:7).*

The development will be landscaped in accordance with the plan provided by Keystone Alliance, an extract of which is provided below. The Plant schedule is provided at bottom that shows the employment of native, drought-tolerant species.



## Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
<b>TREES</b>					
CFW	<i>Corymbia ficifolia</i> 'Wildfire'	Dwarf Flowering Gum	1	40tr / min 1.8m high	6m x 4m
COF	<i>Corymbia ficifolia</i>	Red Flowering Gum	1	40tr / min 1.8m high	10m x 8m
TL	<i>Tristanopsis laurina</i>	Kanooka	1	40tr / min 1.8m high	7m x 5m
<b>SHRUBS</b>					
CK	<i>Callistemon</i> 'Kings Park Special'	Bottlebrush	1	20cm pot	4m x 3m
COR	<i>Correa alba</i>	Coastal Correa	2	20cm pot	1.2m x 1.5m
WFJ	<i>Westringia fruticosa</i> 'Jervis Gem'	Compact Coastal Rosemary	8	20cm pot	1m x 1m
WFN	<i>Westringia fruticosa</i> 'Naringa'	Coast Rosemary	15	20cm pot	2m x 1m
<b>GROUND COVERS &amp; LOW SHRUBS</b>					
DIR	<i>Dichondra repens</i>	Kidney Weed	35	14cm pot	.1m x 1.5m
<b>TUSsocks / GRASSES / EVERGREEN PERENNIALS</b>					
DR	<i>Dianella revoluta</i> var. <i>revoluta</i>	Black-Anther Flax-Lily	15	14cm pot	.6m x .6m
LM	<i>Linopoe muscari</i>	Linopoe	5	14cm pot	.75m x .75m
LT	<i>Lomandra longifolia</i> 'Tanika'	Tanika	29	14cm pot	.75m x .75m

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## 5. RELEVANT PLANNING CONTROLS

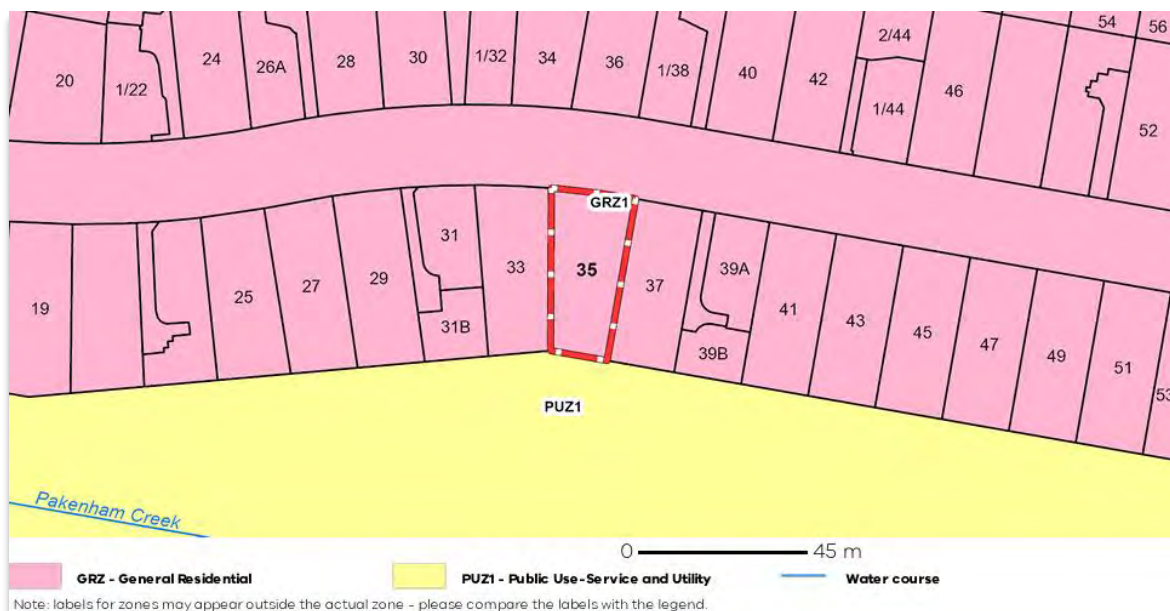
The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

### ZONING CONTROLS

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

#### GENERAL RESIDENTIAL ZONE

The subject site and all surrounding land is mapped within the General Residential Zone- Schedule 1 (GRZ1)



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

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to **Clause 32.08-4** a permit is required to subdivide land.

Pursuant to **Clause 32.08-7** a permit is required to construct a second dwelling.

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## GENERAL RESIDENTIAL ZONE - DECISION GUIDELINES

The relevant decision guidelines contained in Clause 32.08 and Part 8.0 of the Schedule to the zone have been considered in the proposed design. An assessment of the proposal against each relevant guideline is provided below:

### General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in General Residential Zone, Housing Choice and Transport*

### Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

### Dwellings, small second dwellings and residential buildings

- *For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of four storeys, excluding a basement, the objectives, standards, standards and decision guidelines of Clause 57.*
- *For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standard and decisions guidelines of Clause 58.*

In summary, the proposal meets the requirements of the Municipal Planning Strategy and the Planning Policy Framework as addressed in Sections 6 and 7 (below). The proposal contemplates the subdivision of land into two (2) lots. The proposed development is not anticipated to result in the production of noise, odours, fumes or vibrations that are beyond the normal scope of a dwelling, nor is there evidence of noise, odour, fumes or vibration emanating from adjoining lots, therefore layout and design of the new development minimises the potential of offsite impacts on adjoining lots nor is it susceptible to amenity impacts from existing uses on neighbouring sites.

Dwelling 1 is existing and features three bedrooms and has the capacity to provide two tandem car parking spaces. This dwelling is a single storey development that avoids shadowing neighbouring rooflines and their capacity to provide a solar energy system.

Dwelling 2 at the rear of the site features three bedrooms and has the capacity to provide two tandem car parking spaces. Car parking requirements are met via the design. This dwelling is a single storey development that avoids shadowing neighbouring rooflines and their capacity to provide a solar energy system.

The setbacks of the development from title boundaries within the subject site evidence consistency with existing subdivision and development patterns in the area.

Please refer to the separate Clause 55 and 56 assessments that evidence compliance with relevant requirements.

The waste bins are suitable hidden from view, though are easy to access for residents.



The proposal contemplates the incorporation of water tanks that will harvest rainwater from the roof for toilet flushing and irrigation, reducing demand on reticulated water services and stormwater infrastructure.

The scale and height of the proposal is consistent with development on adjoining land and is not likely to unreasonably burden or pose detriment to adjoining lots or those in the vicinity.

As such, the proposed subdivision and development is appropriate for the General Residential Zone.

## OVERLAYS

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

The land is subject to the Development Contributions Plan Overlay – Schedule 1, as demonstrated in the image derived from *VicPlan* (2025) below:



The Development Contributions Plan Overlay has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Please refer to Section 6 of the Planning Report (below) for an assessment of the proposal against the requirements of the Municipal Planning Strategy.

The Development Contributions Plan Overlay schedule 1 has regard to the Pakenham Township Development Contributions Plan, September 1997 with contributions set out at 3.0 of schedule 1. The maximum Community Infrastructure Levy (CIL) payable under the abovementioned Plan is set by Section 46L of the Planning and Environment Act 1987 with CIL provided on the Cardinia web site. A permit granted must be consistent with the provisions of the Pakenham Township Development

Contributions Plan, September 1997 (DCPO1) and include permit conditions that give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule.

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## 6. MUNICIPAL PLANNING STRATEGY

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

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia that have regard to preserving environmentally and heritage significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community, and facilitating economic development. The subject site is located within General Residential Zoned land proximate to the township of Pakenham.

**Clause 21.03-1 Housing** identifies Cardinia housing stock as detached dwellings that will evolve in response to a “progressively maturing housing market” that will see more diverse forms of housing. The provision of diverse housing typologies around activity centres that preserve the character of neighbourhoods is a key issue facing Cardinia housing. The proposal is consistent with strategies that require housing quality, diversity in lot and housing sizes that preserve character, and housing that is located adjacent to linear open space.

**Clause 21.03-2 Urban Established Area – Beaconsfield and Pakenham** identifies the parts of Cardinia Shire that are part of the Casey-Cardinia Growth Area within which a diversity of housing types and sizes that are affordable and serviced by existing utility infrastructure are desirable with access to community facilities to address car dependence. The proposal provides for dwelling development located within access to public transport and facilities, with built form beyond any mapped risk associated with flooding or bushfire, and is generally consistent with the evolving character of the area.

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## 7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

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This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1897. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 15, 16, 18 and 19. The proposal is located within an established area of Pakenham, *designated for higher density*

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

### CLAUSE 11 SETTLEMENT

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**Clause 11.01-1S Settlement** and **Clause 11.02-1S Supply of urban land** have regard for the development of sustainable growth and development that preserves the distinction between the residential areas of townships such as Pakenham and the peri-urban areas that surround such communities. They have the shared objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial recreational, institutional, and other community uses, with

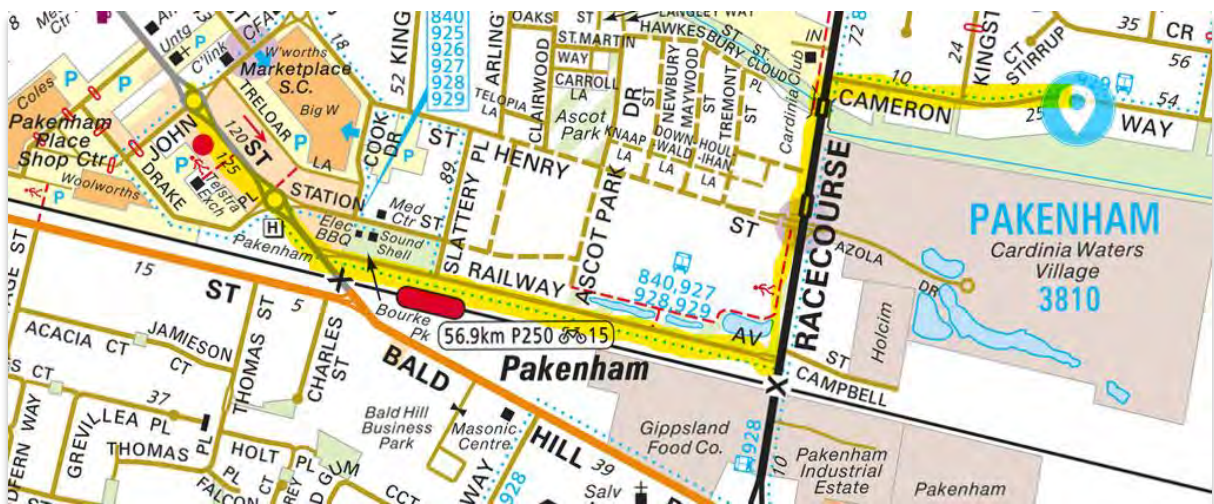
the intensification of existing urban areas nominated as a viable option. Our proposal is consistent with this objective.

## CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

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

- *Create compact neighbourhoods that have walkable distances between activities.*
- *Creating urban places with a strong sense of place that are functional, safe and attractive.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
- *Being accessible to people with disabilities.*
- *Ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

The proposal contemplates a two lot subdivision on the land within 1km metres drive and 650m walk of the commercial centre and Railway Station of Pakenham, as per below.



The subdivision seeks to modestly contribute to the provision of consolidated urban development on land that is not burdened by landscape risk (flooding and bushfire), in proximity to the services and facilities, infrastructure and transport. The subject site is conveniently located within walking range of reserves and sporting facilities, which promotes the objective of **Clause 15.01-4S Healthy neighbourhoods**.

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

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

The immediate area is characterised as an established urban area that has the capacity to accommodate the projected growth of residential (infill) development. The proposal will provide additional housing that contributes positively to the neighbourhood character that is transitioning to accommodate higher densities consistent with population growth in Pakenham.

## CLAUSE 18 TRANSPORT

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**Clause 18 Transport** has regard to the provision of ‘connectivity’ for residents to social and economic opportunity which facilitates reliable movement for people and goods and supports environmental sustainability, health and wellbeing. Of salience here are the strategies of **Clause 18.0-1S Land use and transport integration** that seeks to reduce distances people have to travel between their place of residence and their employment, education, service providers, which promotes mobility within and between communities. Our proposal contemplates infill residential development within the existing township boundary whereby residents would be within 1km drive and 620m walk of the commercial centre of Pakenham. Walking promotes non-car dependant mobility and supports active living and improved wellbeing synonymous with the 20-minute neighbourhood (**Clause 18.01-2S Transport system**) and sustainable and safe transport (**Clause 18.01-3S**), and the strategies of **Clause 18.02-1S Walking**, **Clause 18.02-2S Cycling** and **Clause 18.02-3S Public Transport** given Pakenham Rail Station is within 1 km (drive) of the subject site.

## CLAUSE 19 INFRASTRUCTURE

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**Clause 19** has regard to the provision of infrastructure to our growing community. **Clauses 19.03-2S Infrastructure design and provision** and **19.03-3S Integrated water management** has the objective to provide timely, efficient and cost-effective development infrastructure that meets the community needs by integrating planning and engineering design of new subdivisions and development. In this regard our proposal is subject to the DCPO1 and will be subject to the obligations imposed via permit conditions for CIL contributions.

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## 8. PARTICULAR PROVISIONS & INCORPORATED DOCUMENTS

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

- Clause 52.06 Car parking
- Clause 55 Two or more dwellings on a lot
- Clause 56 Residential Subdivision

### CLAUSE 52.06 CAR PARKING

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The purpose of clause 52.06 is to ensure that the appropriate number of car parking spaces are provided in accordance with the demand likely to be generated by a use or development of the land, which in this regard is associated with two dwellings of three bedrooms, and also to ensure the car parking spaces are of a high standard and create a safe environment for users.

Pursuant to **clause 52.06-1 Scope** an increase in the floor area or site area of an existing use triggers the application requirements associated with car parking.

Pursuant to **clause 52.06-2** the provision of car parking spaces must be on the land before the floor area or site area of an existing use is increased.

Pursuant to **Table 1 under clause 52.06-5** a three-bedroom dwelling must provide two (2) car parking spaces each.

The plans prepared by *AJsDrafting* show each three-bedroom dwelling provides two tandem car parking spaces each dwelling that are designed to consistent with the Design Standard 2 – Car parking spaces.

### CLAUSE 55 ASSESSMENT - TWO OR MORE DWELLINGS ON A LOT

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Clause 55 applies to an application to subdivide land in the General Residential Zone, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Pursuant to **Clause 32.08-7** the development of a dwelling at the rear is required to meet all of the objectives and should meet all of the standards of Clause 55.

An assessment of the proposal against all relevant objectives and standards contained within Clause 55 is provided below. Please read in conjunction with the town planning report and proposed Development Plans prepared by *AJsDrafting*.

Amendment VC267, 31/03/2025 requires a development to meet all relevant objectives contained in Clause 55, which is evidenced through compliance with the standards. Where a standard is met, the Responsible Authority is not required to consider the corresponding Decision Guidelines. Where a standard is not met, the Responsible Authority must consider the applicable decision guidelines in

determining if the objective is met. The Responsible Authority is exempt from considering the Municipal Planning Strategy and Planning Policy Framework; the purpose or decision guidelines of the relevant zone; the decision guidelines in Clause 65; or Section 60 (1)(b), (e), (f), (1A) and (1B) of the Act; and Section 84B (2)(b) to (jb) of the Act.

An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided in a separate document.

## CLAUSE 56 RESIDENTIAL SUBDIVISION

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Clause 56 is applicable to this proposal, and has the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriate respond to the site and its context for:*
  - *Metropolitan Melbourne growth areas.*
  - *Infill sites within established residential areas.*
  - *Regional cities and towns.*
  - *To ensure residential subdivision design appropriately provides for:*
    - *Policy implementation*
    - *Liveable and sustainable communities.*
    - *Residential lot design.*
    - *Urban landscape.*
    - *Access and mobility management.*
    - *Integrated water management.*
    - *Site management.*
    - *Utilities.*

An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided in a separate document.

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## 9. GENERAL PROVISIONS

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

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

### CLAUSE 65 DECISION GUIDELINES

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

#### CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN

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

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

The land is not identified as being contaminated. The site constraints and considerations of the land including native vegetation, topography and any overland flows have been responded to throughout the design process.

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

The planning considerations have been adequately addressed within this report in sections 5-8.

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

The proposed subdivision and development do not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process.

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

The proposed subdivision and development do not adversely impact any public land within the vicinity of the site.

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

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

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

The proposal incorporates water tanks of each dwelling that have a 5,000ltrs and will harvest rainwater from the roof and employ it to flush toilets and irrigate landscaped areas. This will relieve demand on reticulated water serves and stormwater infrastructure and have resulted in a STORM rating of 108%.

- *The extent and character of native vegetation and the likelihood of its destruction.*

No native vegetation is proposed to be removed.

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

The establishment of native vegetation within the landscaping on Lots 1 and 2 is shown on the Landscape Plans provided by Keystone Alliance.

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

The subject site is not prone to fire hazard or erosion, with all development located beyond the land subject to the Special Building Overlay (urban flooding).

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

Loading and unloading facilities are not relevant to this proposal.

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

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

## **CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND**

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

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

The land is zoned for residential purposes and has been designated for future residential development. Surrounding land is experiencing infill residential development, and the lot sizes of the proposed subdivision will integrate with and compliment the emerging character of the residential precinct.

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

The proposal will not adversely affect the use and development of other land which has a common means of drainage.

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

The subdivision is responsive to the constraints and considerations posed by the site.

- *The density of the proposed development.*

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

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

The proposed subdivision has achieved lots with areas and dimensions consistent with those seen in the vicinity.

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

Access from Cameron Way to both lots is via Common Property to preserve the existing single crossover.

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

The proposal abuts the Pakenham Creek lineal reserve to the south, which is a public open space and provides recreation to surrounding residents.

- *The staging of the subdivision.*

No subdivision staging is proposed to be undertaken.

- *The design and siting of buildings have regard to safety and the risk of spread of fire.*

The residential development is subject to the fire spread mitigation requirements of the Building Regulations.

- *The provision of off-street parking.*

Both lots are able to support off-street parking.

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

Common property No. 1 is proposed as part of this subdivision and has the purpose of providing a common means of access from Cameron Way that employs the existing crossover. Each lot has equal entitlement and liability to the common property.

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

The subject site is able to connect to all services.

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



No native vegetation is proposed for removal. The submitted Landscape Plan provides evidence of the replanting of the site using native, drought-tolerant plants.

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

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

## CLAUSE 71.02-3 INTEGRATED DECISION MAKING

---

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

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

Our proposal contemplates the subdivision and development of land in an area identified as beyond the BPA. The subdivision and development of the subject site presents an opportunity to balance the demand for housing by the growing population, mitigate the risks associated with the land and preserve the environmental assets on and around the lot.

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## 10. CONCLUSION

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

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework.
- The proposal is consistent with the purpose of the General Residential Zone.
- As stated in this report, the matters for consideration under the *Planning and Environment Act, 1987* and associated *Planning and Environment Regulations 2015* has been satisfactorily addressed through compliance with the Cardinia Planning Scheme, demonstrating the subdivision is compatible with the existing subdivision and development pattern in the surrounding area.
- Vegetation impacts have been avoided where possible. A Landscape Plan provides evidence of the employment of native, drought-tolerant plants on the site.
- The proposed lot will be developed with an additional single-storey dwelling that features suitable setbacks that will ensure overshadowing of the existing rooftop solar energy systems on dwellings on adjoining residential lots is avoided.
- The proposal is respectful of the neighbourhood character and subdivision pattern evident in surrounding residential developments.
- The proposal has satisfied all relevant objectives and standards of Clauses 55 and 56.

The proposal provides an excellent opportunity for further residential development in a well serviced location and in an evolving residential area of Pakenham.

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

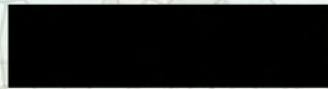
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# Arboricultural Impact Assessment

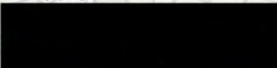
Location:

**35 Cameron Way, Pakenham**

Report Commissioned by:



Author:



Grad. Cert. Arb.

Arbkey ref: 25-04-07CameronPakenham.docx

Date submitted: April 23, 2025

**Table of Contents**

1	Introduction.....	2
2	Site Details.....	3
3	Methodology.....	4
4	Observations.....	5
5	Discussion.....	5
6	Conclusions and Recommendations .....	7
7	References.....	7
8	Appendix 1: Site Map.....	8
9	Appendix 2: Tree Details.....	9
10	Appendix 3: TPZ and SRZ Details.....	10
11	Appendix 4: TPZ, SRZ and Encroachment Map.....	11
12	Appendix 5: Tree Photos .....	12
13	Appendix 6: Data Definitions .....	16
14	Appendix 7: Tree Protection Zones and Encroachment Overview .....	18

**1 Introduction**

Arbkey has been engaged by Joseph Punzalan to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 35 Cameron Way, Pakenham. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Tree Protection Zone (TPZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees TPZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.

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## 2 Site Details

The subject site is a single occupancy residential property featuring a dwelling, rear garage and surrounding yards and gardens (Figure 1). Small and mid-sized trees are a feature of the site's yards, and larger trees are common within the adjacent properties and road reserves.



Figure 1: Subject site

### 2.1 Development Proposal

Demolition of the existing garage and installation of an additional rear dwelling is proposed.

### 2.2 Planning and Policy Context

The subject site is located within General Residential Zone - Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). Tree protection related planning overlays or local law are not applied to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

### 2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

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### 3 Methodology

On the 22 April 2025, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 35 Cameron Way, Pakenham. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Breast Height (DBH) at 1.4m (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DBH. To prevent trespass, DBH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of TPZs by the development has been calculated using GIS software.

Full data collection definitions are available in Appendix 6: Data Definitions.

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#### 3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
25016_35 Cameron Way, Pakenham_PRELIM_23 APR 2025	23051	AJs Drafting Service	Site Plans	23 April 2025

## 4 Observations

### 4.1 Tree Details

13 trees were assessed, seven (7) on the site itself and six (6) within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 2: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Betula pendula</i>	Silver Birch	Exotic	3	3, 4, 5
<i>Ligustrum lucidum</i>	Privet	Exotic	2	6, 7
<i>Alnus glutinosa</i>	Black Alder	Exotic	1	2
<i>Brachychiton populneus</i>	Kurrajong	Australian Native	1	1
<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	1	10
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	1	8
<i>Eucalyptus scoparia</i>	Wallangarra Gum	Australian Native	1	12
<i>Grevillea robusta</i>	Silky Oak	Australian Native	1	11
<i>Quercus robur</i>	English Oak	Exotic	1	13
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	1	9

## 5 Discussion

### 5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
Low	7	3, 4, 5, 6, 7, 9, 11
Third Party Ownership	6	1, 2, 8, 10, 12, 13

### 5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment

#### 5.2.1 TPZ and SRZ details

TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ Details.

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## 5.3 Arboricultural Impact, TPZ Encroachment and Viability

### 5.3.1 Tree removal

Two (2) trees are proposed for removal under the current development plans (Table 4). Permit approval is not required for the removal of these trees.

Table 4: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DBH (cm)	DAB (cm)
9	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Low	4	9	14
11	<i>Grevillea robusta</i>	Silky Oak	Low	7	26	30

### 5.3.2 Impact of design on trees to be retained

To assess the viability of the trees proposed for retention throughout the design's implementation, their TPZ and SRZ has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

Two (2) trees have TPZ encroached by the proposed development's footprint (Table 5). Trees 8 and 12 have TPZ encroached by more than 10% of their respective area by the proposal. Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Table 5: Trees to be retained with TPZ encroached by development footprint (AS4970 2009)

Tree ID	Genus Species	Common Name	TPZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
8	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	14.96	Yes	Major
12	<i>Eucalyptus scoparia</i>	Wallangarra Gum	14.9	No	Major

The remaining trees proposed for retention are not encroached by the design footprint and would remain viable throughout its implementation.

### 5.3.3 TPZ, SRZ and Encroachment Map

Maps detailing the TPZ, SRZ and Encroachment have been provided in Appendix 4: TPZ, SRZ and Encroachment Map.

### 5.3.4 Mitigation measures

Where a tree's TPZ is majorly encroached by a development or disturbance, the project arborist must, if possible, demonstrate that the trees will remain viable throughout the implementation of the design or disturbance.

Trees 8 and 12 are third party managed trees with TPZ majorly encroached by the proposed dwelling footprint and its driveway and fences. Considering the relatively low TPZ encroachment (<15%); a level considered as generally viable by Moore (2018) and their species' tolerance to below ground disturbance, Trees 8 and 12 would remain viable throughout the works proposed within their TPZ with no encroachment mitigation measures required.

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## 6 Conclusions and Recommendations

Demolition of the existing garage and installation of an additional rear dwelling is currently proposed at 35 Cameron Way, Pakenham. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 13 trees were assessed, seven (7) on the site and six (6) within adjacent property. Two (2) of these trees are proposed for removal under the development plans. Permit approval is not required for the removal of these trees.

To assess the viability of the trees proposed for retention throughout the design's implementation, their tree protection zone (TPZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

Two (2) of the trees proposed for retention have TPZ encroached by the proposed design footprint. Trees 8 and 12 have TPZ encroached by greater than 10% of their respective TPZ area, a level considered major and generally intolerable under AS4970 (2009).

Trees 8 and 12 are third party managed trees with TPZ majorly encroached by the proposed dwelling footprint and its driveway and fences. Considering the relatively low TPZ encroachment (<15%); a level considered as generally viable by Moore (2018) and their species' tolerance to below ground disturbance, Trees 8 and 12 would remain viable throughout the works proposed within their TPZ with no encroachment mitigation measures required.

The remaining trees proposed for retention are not encroached by the design footprint and would remain viable throughout its implementation. It is recommended that, prior to the commencement of any construction or demolition activities, a Tree Protection Management Plan (TPMP) in accordance with AS4970 (2009) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.

## 7 References

AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2<sup>nd</sup> Edition Standards Australia

AS 4970, 2009, Australian Standard, Protection of Trees on Development Sites, Standards Australia

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<https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia

Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

Moore, GM 2018, "Tree Protection, Australian Standards and the Law: Getting it Right", TreeNet Proceedings 2018, viewed 8 September 2022 [https://cdn.treenet.org/wp-content/uploads/2021/10/Tree-Protection-Australian-Standards-and-the-Law\\_Getting-It-Right.pdf](https://cdn.treenet.org/wp-content/uploads/2021/10/Tree-Protection-Australian-Standards-and-the-Law_Getting-It-Right.pdf)

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8 Appendix 1: Site Map



Figure 2: Site Map – Existing Condition



## 9 Appendix 2: Tree Details

Table 6: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
1	<i>Brachychiton populneus</i>	Kurrajong	Australian Native	2	1	3	9	Good	Good	Immature	15 to 40	Third Party Ownership	
2	<i>Alnus glutinosa</i>	Black Alder	Exotic	5	4	13	14	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	
3	<i>Betula pendula</i>	Silver Birch	Exotic	3	2	9.22	10	Fair	Fair	Semi-mature	5 to 15	Low	
4	<i>Betula pendula</i>	Silver Birch	Exotic	5	3	10.63	14	Fair	Fair	Semi-mature	5 to 15	Low	
5	<i>Betula pendula</i>	Silver Birch	Exotic	5	4	12	15	Fair	Fair	Semi-mature	5 to 15	Low	
6	<i>Ligustrum lucidum</i>	Privet	Exotic	3	2	9.9	13	Fair	Fair	Semi-mature	5 to 15	Low	
7	<i>Ligustrum lucidum</i>	Privet	Exotic	3	2	9.22	1	Fair	Fair	Semi-mature	5 to 15	Low	
8	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	14	9	60	70	Good	Fair	Mature	15 to 40	Third Party Ownership	
9	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	4	2	9	14	Good	Fair	Semi-mature	5 to 15	Low	Assessed from distance
10	<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	6	5	38.29	40	Fair	Fair	Mature	15 to 40	Third Party Ownership	
11	<i>Grevillea robusta</i>	Silky Oak	Australian Native	7	5	26	30	Good	Fair	Semi-mature	15 to 40	Low	Almost med value . Assessed from distance
12	<i>Eucalyptus scoparia</i>	Wallangarra Gum	Australian Native	15	14	60	75	Fair	Fair	Mature	15 to 40	Third Party Ownership	Wounds on trunk with visible decay
13	<i>Quercus robur</i>	English Oak	Exotic	8	6	38	45	Good	Fair	Semi-mature	>40	Third Party Ownership	

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## 10 Appendix 3: TPZ and SRZ Details

Table 7: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m2)
1	<i>Brachychiton populneus</i>	Kurrajong	1.5	2	12.566
2	<i>Alnus glutinosa</i>	Black Alder	1.5	2	12.566
3	<i>Betula pendula</i>	Silver Birch	1.5	2	12.566
4	<i>Betula pendula</i>	Silver Birch	1.5	2	12.566
5	<i>Betula pendula</i>	Silver Birch	1.5	2	12.566
6	<i>Ligustrum lucidum</i>	Privet	1.5	2	12.566
7	<i>Ligustrum lucidum</i>	Privet	1.5	2	12.566
8	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	2.85	7.2	162.86
9	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.5	2	12.566
10	<i>Corymbia ficifolia</i>	Flowering Gum	2.25	4.59	66.187
11	<i>Grevillea robusta</i>	Silky Oak	2	3.12	30.582
12	<i>Eucalyptus scoparia</i>	Wallangarra Gum	2.93	7.2	162.86
13	<i>Quercus robur</i>	English Oak	2.37	4.56	65.325

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11 Appendix 4: TPZ, SRZ and Encroachment Map

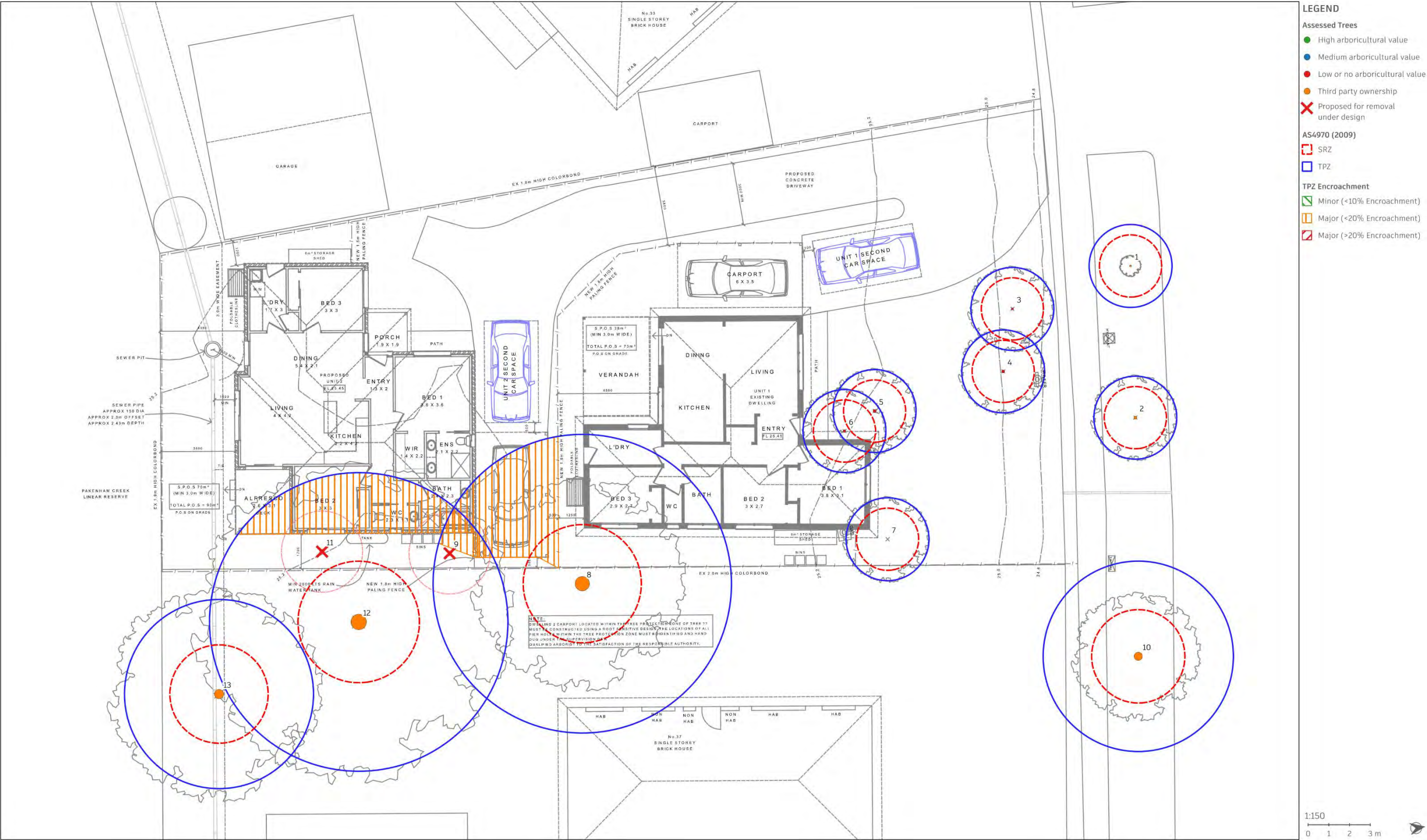


Figure 3: TPZ, SRZ and Encroachment Map



## 12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



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Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



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Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12



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Tree ID: 13



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### 13 Appendix 6: Data Definitions

**DBH** (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

**DAB** (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

**Health** summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

**Structure** summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

**Maturity** summarises the life stage of the tree.

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

**ULE** (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

**Significance** indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Tree is good condition and good vigour</li> <li>• The tree has a form typical for the species</li> <li>• The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age</li> <li>• The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register</li> </ul> | <ul style="list-style-type: none"> <li>• The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.</li> <li>• The tree supports social or cultural sentiments or spiritual associations or has commemorative values</li> <li>• The tree is appropriate to the site conditions</li> </ul> |
|--|---|

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## Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

## Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

## Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

## Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

**Arboricultural Value** is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 8).

Table 8: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
		High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
	>40 years	High	Medium	Low	Low	Third Party Ownership
	15-40 years	High	Medium	Low	Low	Third Party Ownership
	5-15 years	High	Medium	Low	None	Third Party Ownership
	<5 years	Medium	Low	None	None	Third Party Ownership
	0 years	Low	None	None	None	Third Party Ownership

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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## 14 Appendix 7: Tree Protection Zones and Encroachment Overview

### 14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

### 14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m},$$

Dead trees are attributed a TPZ of the same size as their SRZ as only their stability can now be protected and not their vigour

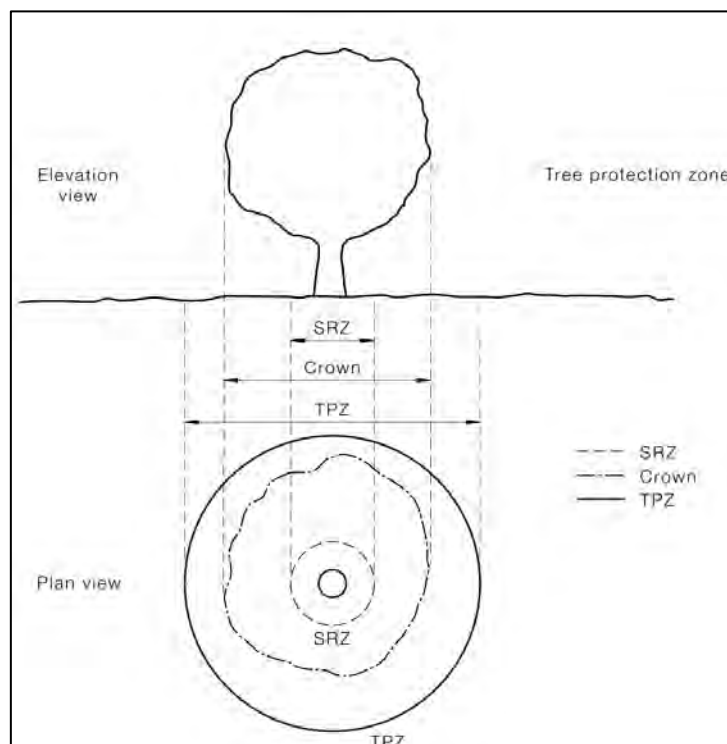


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

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### 14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of 'calculated' TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

#### 14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

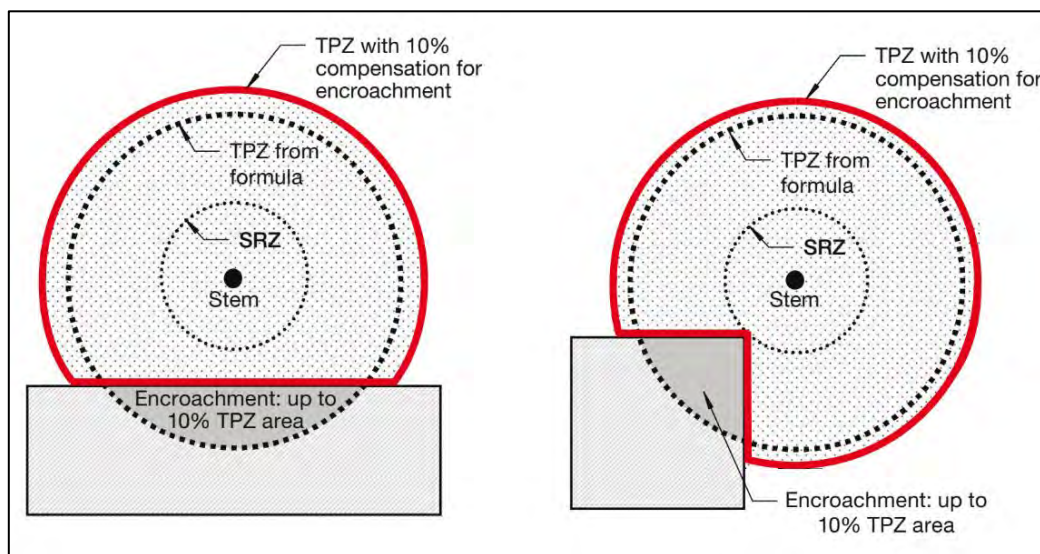


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

#### 14.2.1.2 Major Encroachment

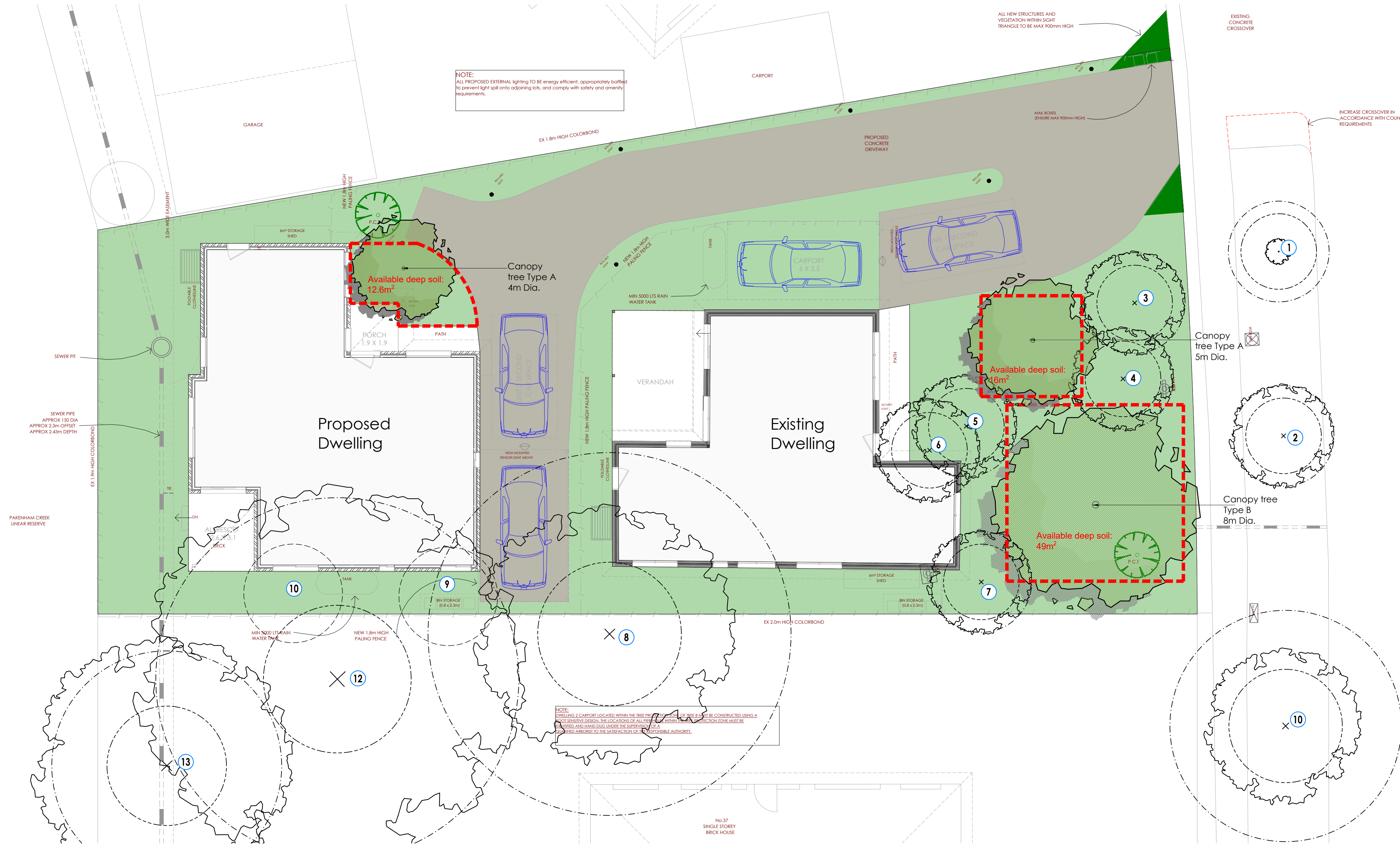
Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities

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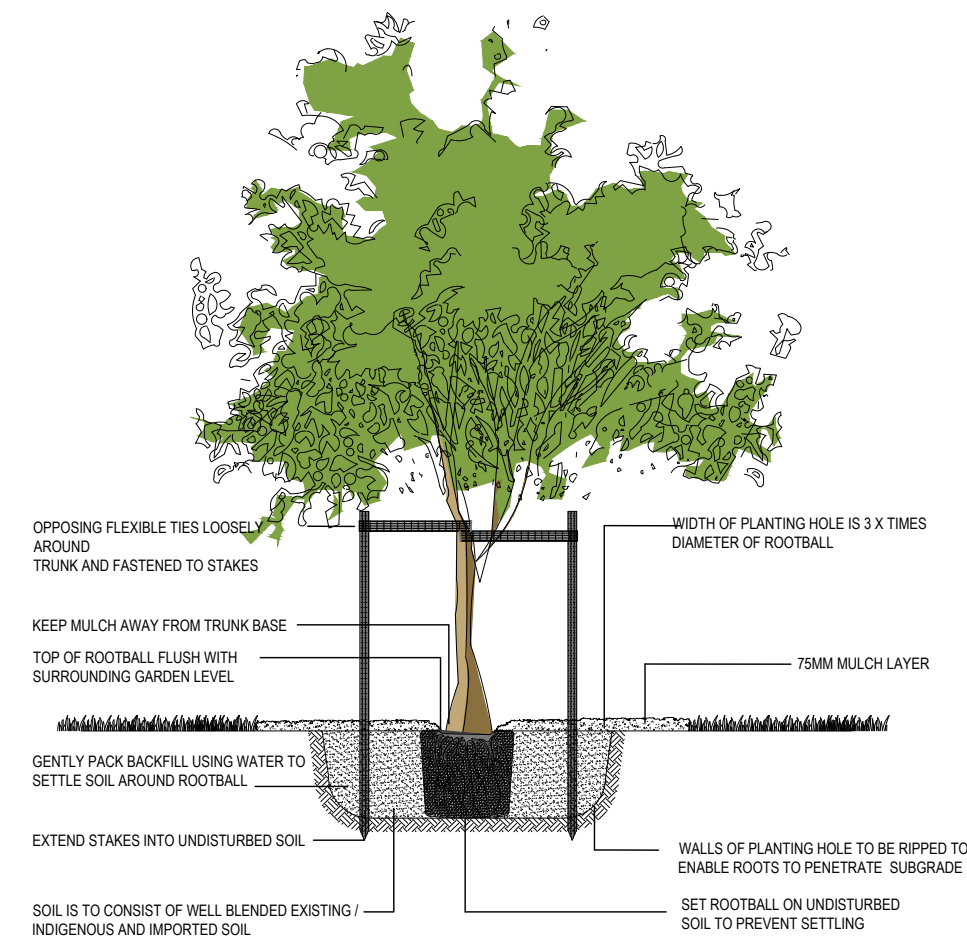


## Legend

- Proposed evergreen trees
- Existing trees to be retained and protected with Tree Protection Fencing (see arborist report)
- Existing trees to be retained
- Existing trees to be removed
- Available deep soil area
- Garden areas

## Advanced Tree Planting

detail not drawn to scale



Canopy Site Coverage <b>Standard B2-7</b>				Site Area = 818m² @ 10% = 81.8m²	
Tree Type	Quantity	Mature Canopy Diam	Mature Canopy Cover Area	Required Deep Soil Area & Width	Total Minimum Canopy Cover
A	1	4 - 4.9 Metres	12.6 - 19.6m²	12m² & 2.5m	12.6m²
A	1	5 - 5.9 Metres	19.7 - 28.2m²	16m² & 3m	19.7m²
B	1	8 - 8.9 Metres	50.3 - 63.5m²	49m² & 4.5m	50.3m²
					82.6m² > 81.8m²



Existing Vegetation Summary

Extracted from vegetation audit and report prepared by Artkey (23/04/2025)

TREE NO.	BOTANICAL NAME	H X W (m)
1.	Brachychiton populneus	2 x 1
2.	Alnus glutinosa	5 x 4
3.	Betula pendula	3 x 2
4.	Betula pendula	5 x 3
5.	Betula pendula	5 x 4
6.	Ligustrum lucidum	3 x 2
7.	Ligustrum lucidum	3 x 2
8.	Eucalyptus nicholii	14 x 9
9.	Syzygium floribundum	4 x 2
10.	Corymbia ficifolia	6 x 5
11.	Grevillea robusta	7 x 5
12.	Eucalyptus scoparia	15 x 14
13.	Quercus robur	8 x 6

Specifications

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1976, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth

Mulch

The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation

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

Timber Edging

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

Metal edging

proposed 150x25mm metal edging to all garden bed & grass interfaces > 250mm reo bars for support & spot weld joints.

Drainage

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

General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants ( if applicable ) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top

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

Plants - Quality of Trees and Shrubs

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

Protection of Existing Trees

This plan is to be read in conjunction with the arboricultural report prepared by Artkey (23/04/2025). Denoted tree numbers - refer to arboricultural report prepared by Artkey for further information.

All existing vegetation shown on the endorsed plan ( subject site and neighbouring properties ) to be retained must be suitably marked before any development ( including demolition ) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of any development ( including demolition ) start, tree protection barriers must be erected around trees ( subject site and neighbouring properties ) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 ( Tree protection in development sites ) and to the satisfaction of the responsible authority.

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

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Legend

Proposed evergreen trees

Proposed evergreen shrubs

Proposed ground cover/ low planting

Existing trees to be retained and protected with Tree Protection Fencing (see arborist report)

Existing trees to be retained

Existing trees to be removed

Existing lawn areas

Proposed lawn areas

Proposed concrete areas

Proposed compacted Dromana / Lilydale toppings

Proposed pebble areas

Proposed mulch areas

Proposed paved areas

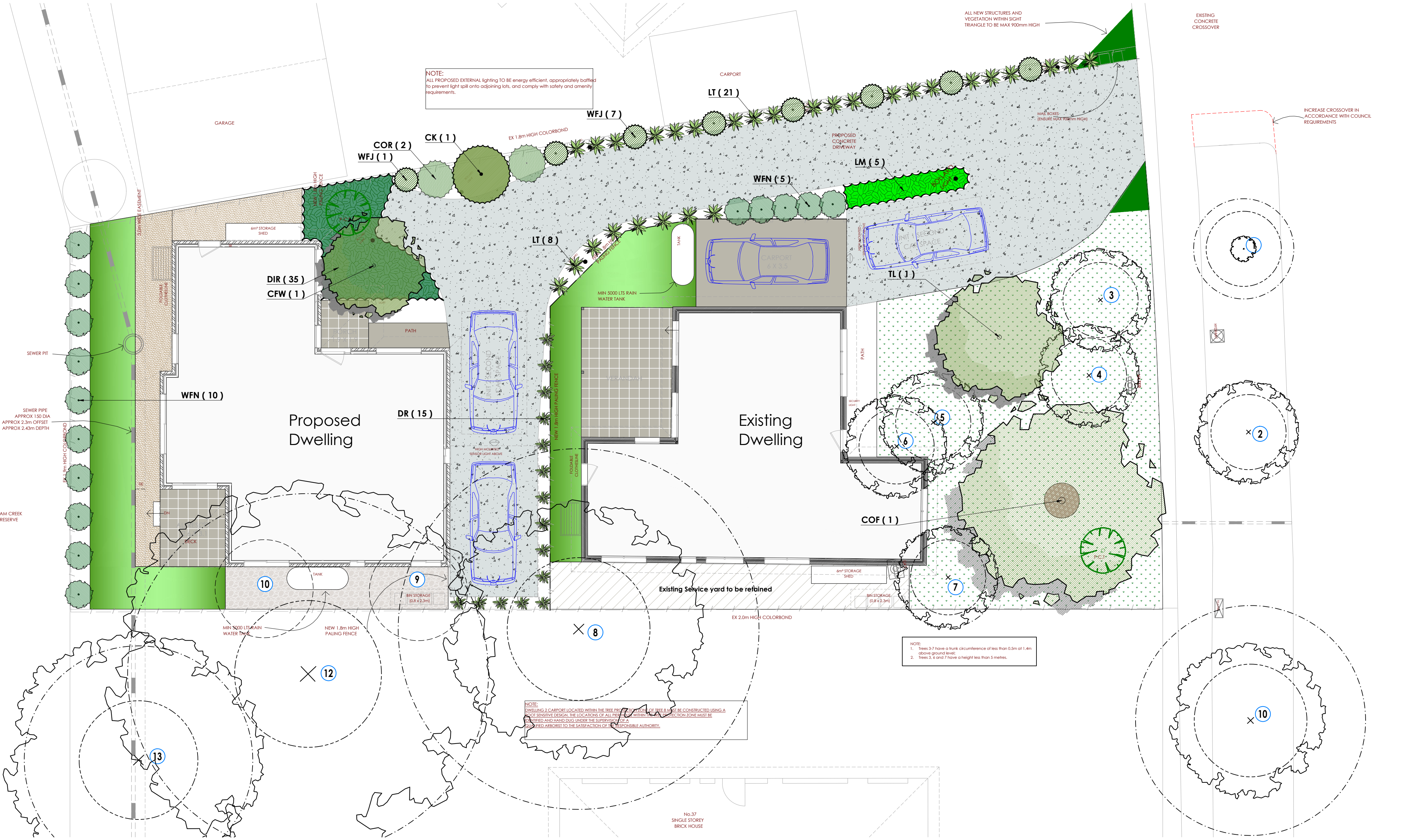
Proposed washing line

Proposed 6m3 storage shed

Proposed bin storage area

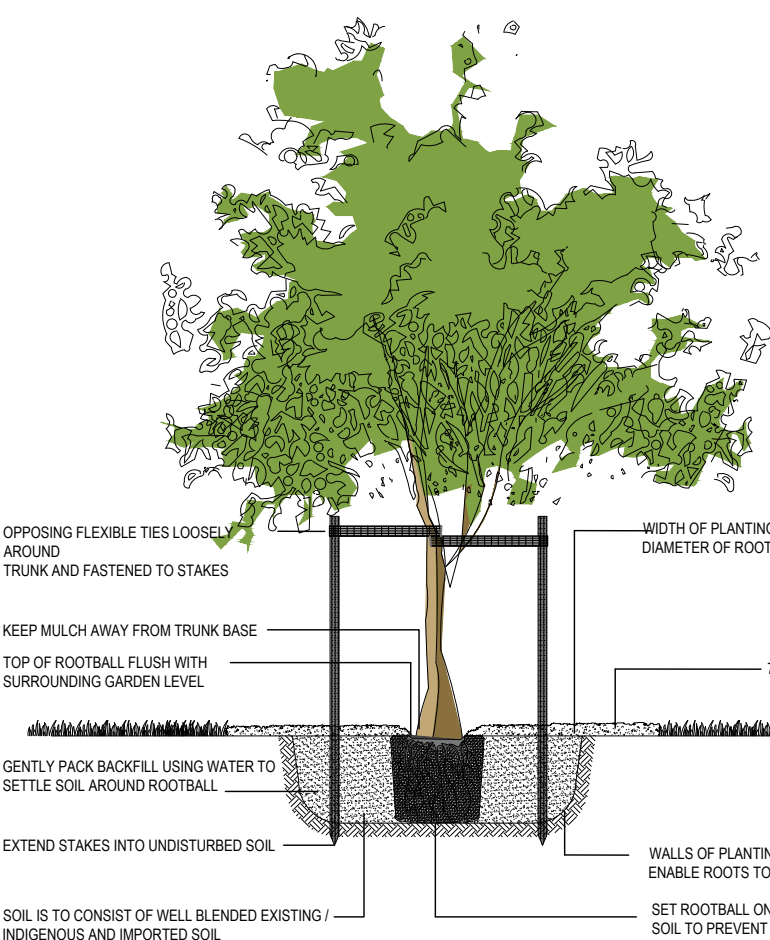
Proposed rain water tank

Fences with heights and material as nominated



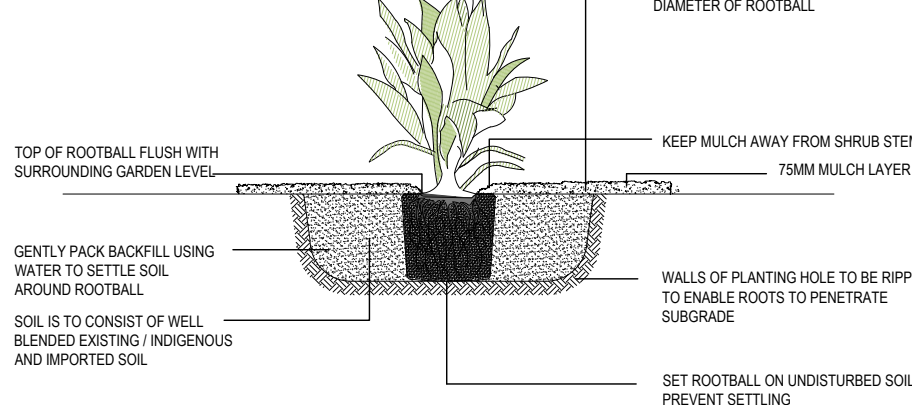
Advanced Tree Planting

detail not drawn to scale



Shrub Planting

detail not drawn to scale



Landscape Plan

Plant Schedule

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
CFW	Corymbia ficifolia 'Wildfire'	Dwarf Flowering Gum	1	40ltr / min 1.8m high	6m x 4m
COF	Corymbia ficifolia	Red Flowering Gum	1	40ltr / min 1.8m high	10m x 8m
TL	Tristanopsis laurina	Kanooka	1	40ltr / min 1.8m high	7m x 5m
SHRUBS					
CK	Callistemon 'Kings Park Special'	Bottlebrush	1	20cm pot	4m x 3m
COR	Correa alba	Coastal Correa	2	20cm pot	1.2m x 1.5m
WFJ	Westringia fruticosa 'Jervis Gem'	Compact Coastal Rosemary	8	20cm pot	1m x 1m
WFN	Westringia fruticosa 'Nairinga'	Coast Rosemary	15	20cm pot	2m x 1m
GROUND COVERS & LOW SHRUBS					
DIR	Dichondra repens	Kidney Weed	35	14cm pot	.1m x 1.5m
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
DR	Dianella revoluta var. revoluta	Black-Anther Flax-Lily	15	14cm pot	.6m x .6m
LM	Liriope muscari	Liriope	5	14cm pot	.75m x .75m
LT	Lomandra longifolia 'Tanika'	Tanika	29	14cm pot	.75m x .75m

NORTH

Scale 1:100

PROJECT ADDRESS  
1118 2025  
SHEET SIZE  
DESIGNED BY:

PROPOSED DUAL OCCUPANCY  
35 CAMERON WAY, PAKENHAM  
DATE: 11/08/2025  
A1  
NH/MA Landscape Arch. UEL/UK

PROJECT NO. # L10785  
REV # B  
DRAWN BY: A.S

Keystone Alliance Pty Ltd

277 Plenty Road, Preston VIC 3072  
T 03 9478 8991

E: nina@keystonealliance.com.au  
W: keystonealliance.com.au



DRAWN BY [REDACTED]  
CHECKED [REDACTED]  
DATE OF SURVEY : 25/02/2025  
SURV. REF. NO. 22426

DRAWN BY [REDACTED]  
CHECKED [REDACTED]  
DATE OF SURVEY : 25/02/2025  
SURV. REF. NO. 22426

SURV. REF. NO. 22426

**MG94**  
**ZONE 55**

**NOTE:**

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON NAR-NAR-GOON PM 174 (RL:26.676)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY

NOBELIUS LAND SURVEYORS

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















**NOTE:**

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

**NOTE:**

- P.O.S - DENOTES PRIVATE OPEN SPACE
- E-1 DENOTES A 3m WIDE DRAINAGE & SEWERAGE EASEMENT

### LEGEND

-  - SEWER PIT
-  - SIDE ENTRY PIT
-  - WATER METER
-  - PIT
-  - TELSTRA PIT
-  - POWER POLE
-  - HYDRANT
-  - DRAINAGE PIT
-  - ELEC. PIT
-  - GAS METER
-  - PHOTO POSITION  
& DIRECTION
-  - DENOTES OVERHEAD  
ELECTRICAL LINE
-  - DENOTES GROUND FLOOR  
HABITABLE WINDOWS
-  - DENOTES GROUND FLOOR  
NON-HABITABLE WINDOWS

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EXISTING TREE TO REMAIN  
TREE PROTECTION ZONE (GREEN)  
STRUCTURAL ROOT ZONE (ORANGE)

1

TREE NUMBER

EXISTING VEGETATION TO BE REMOVED

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DESIGN RESPONSE

1:200

Ag's DRAFTING SERVICE

Design Matters

ANDREW BERRY  
P.O BOX 373, PAKENHAM VIC 3810  
www.ajsdrafting.com.au

DP-AD 43292  
0424 589 793  
andrew@ajsdrafting.com.au

PROPOSED UNIT DEVELOPMENT

JOSEPH PUNZALAN

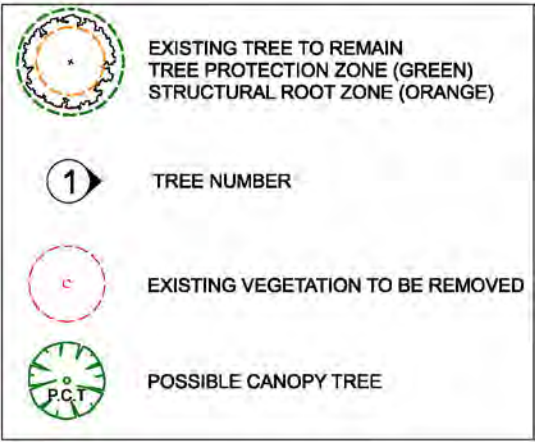
35 CAMERON WAY, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES	29/07/2025

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DWG No: 23051





NOTE:  
EACH DWELLING INCLUDES AN INTERNAL WASTE AND RECYCLE STORAGE SPACE OF AT LEAST 0.07 CUBIC METRES WITH A MINIMUM DEPTH OF 250mm

NOTE:  
NO SITE CUT/FILL OR RETAINING WALLS AS PART OF DEVELOPMENT

AREAS:			
SITE TOTAL:	818m <sup>2</sup>	SITE COVERAGE:	301.5m <sup>2</sup> 37%
UNIT 1 (EXISTING)		PERMEABLE COVERAGE:	339m <sup>2</sup> 41%
DWELLING:	103m <sup>2</sup>	DRIVEWAY SURFACE:	189m <sup>2</sup> 23%
VERANDAH:	19m <sup>2</sup>	HARD SURFACE COVERAGE:	479m <sup>2</sup> 59%
CARPORT (NEW):	21m <sup>2</sup>	GARDEN AREA:	327m <sup>2</sup> 40%
TOTAL:	143m <sup>2</sup>	UNIT 1 S.P.O.S = 38m <sup>2</sup> (MIN 3.0m WIDE)	
		TOTAL P.O.S = 73m <sup>2</sup>	
UNIT 2		UNIT 2 S.P.O.S = 70m <sup>2</sup> (MIN 3.0m WIDE)	
DWELLING:	118m <sup>2</sup>	TOTAL P.O.S = 90 m <sup>2</sup>	
PORCH:	4m <sup>2</sup>		
ALFRESCO:	8m <sup>2</sup>		
CARPORT:	21m <sup>2</sup>		
TOTAL:	151m <sup>2</sup>		

NOTE:  
ALL PROPOSED EXTERNAL LIGHTING TO BE ENERGY EFFICIENT, APPROPRIATELY BAFFLED TO PREVENT LIGHT SPILL ONTO ADJOINING LOTS, AND COMPLY WITH SAFETY AND AMENITY REQUIREMENTS.

NOTE:  
DWELLING 2 CARPORT LOCATED WITHIN THE TREE PROTECTION ZONE OF TREE 8 MUST BE CONSTRUCTED USING A ROOT SENSITIVE DESIGN. THE LOCATIONS OF ALL PIER HOLES WITHIN THE TREE PROTECTION ZONE MUST BE IDENTIFIED AND HAND DOW UNDER THE SUPERVISION OF A QUALIFIED ARBORIST TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

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FLOOR PLAN  
1:100



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andrew@ajsdrafting.com.au

PROPOSED UNIT DEVELOPMENT

JOSEPH PUNZALAN

35 CAMERON WAY, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE
A.	COUNCIL RFI CHANGES	29/07/2025

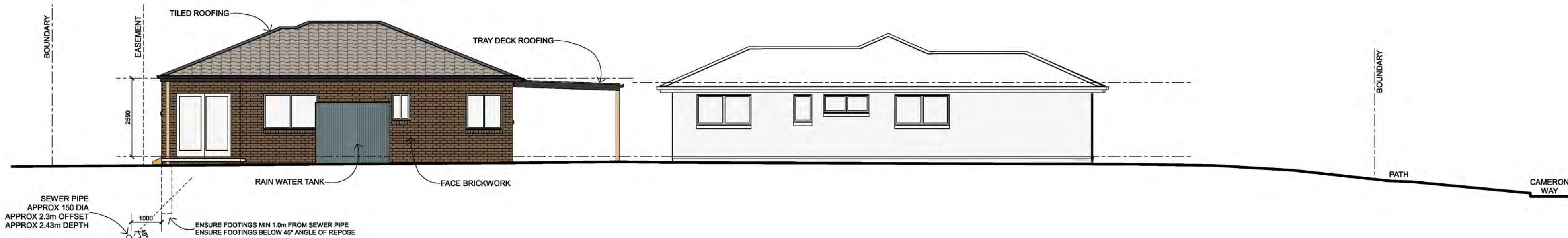
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

DWG No: 23051





NORTH ELEVATION  
1:100 (UNIT 2)



EAST ELEVATION  
1:100



WEST ELEVATION  
1:100

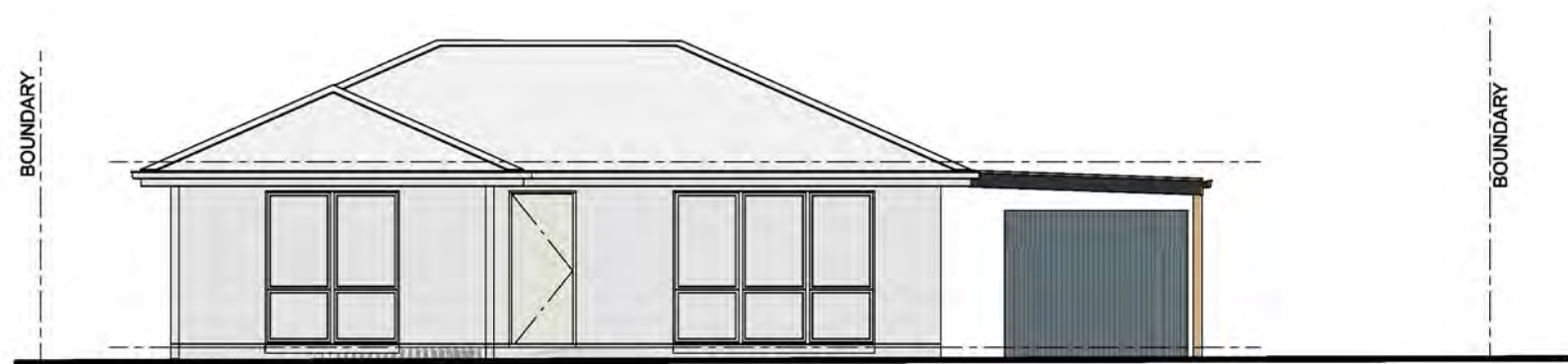


SOUTH ELEVATION  
1:100 (UNIT 2)

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MATERIAL/COLOUR SCHEDULE

ROOF: GREY  
BRICKS: RED/BROWN  
TRIMS/GUTTERS: LIGHT GREY  
WINDOWS: LIGHT GREY  
GARAGE DOOR: GREY  
DRIVEWAY: NATURAL CONCRETE



NORTH ELEVATION  
1:100 (UNIT 1)

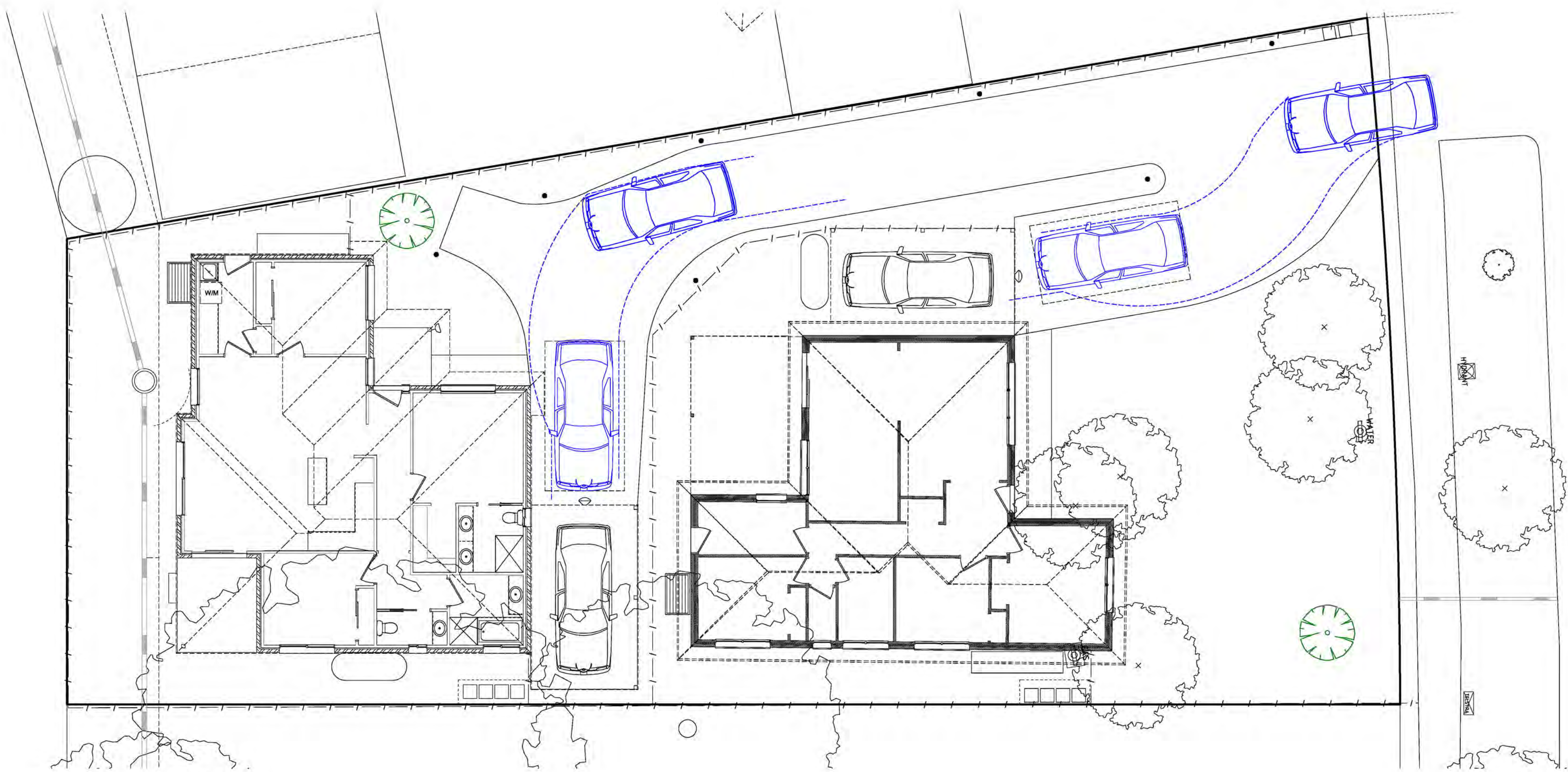


SOUTH ELEVATION  
1:100 (UNIT 1)



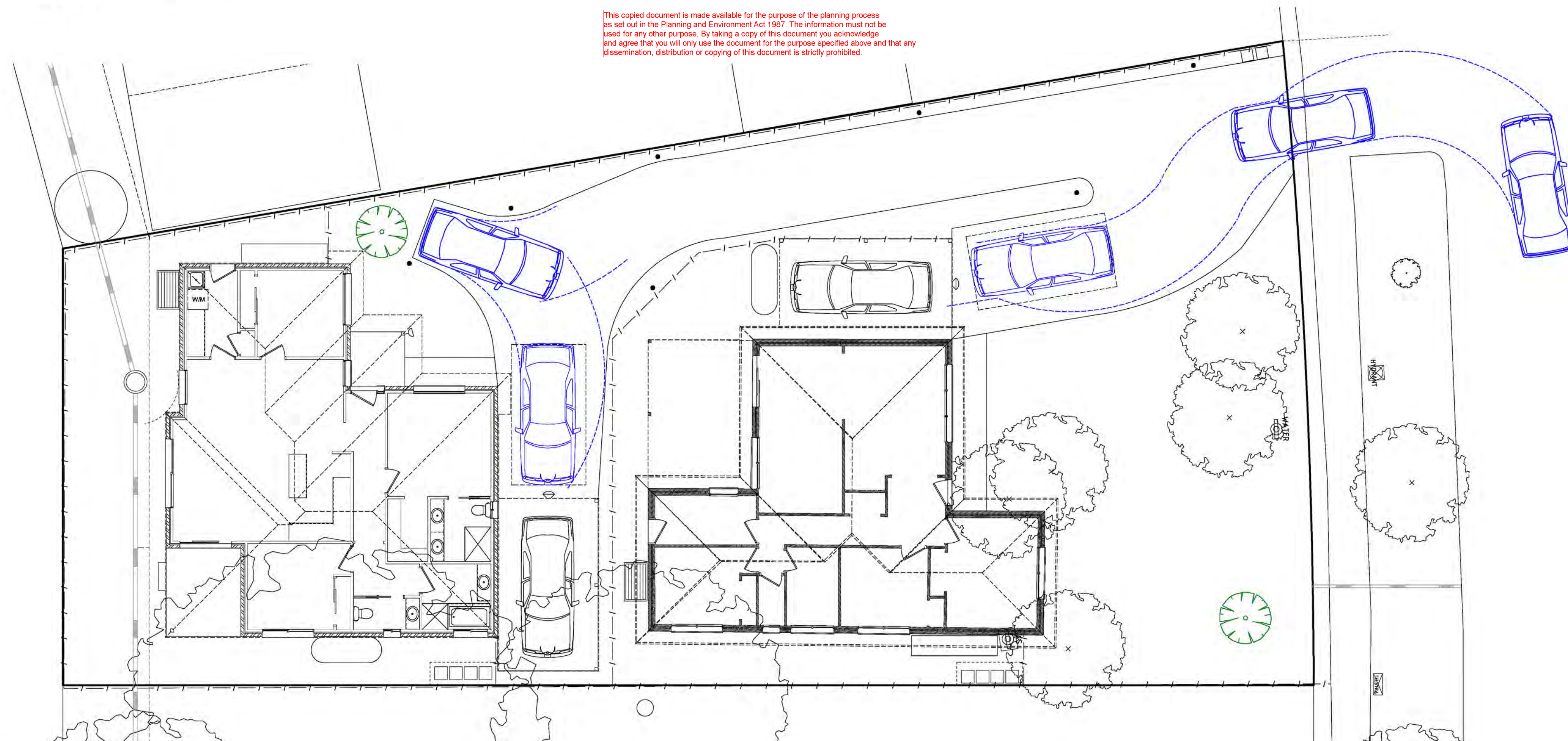
CAMERON WAY, STREET SCAPE  
1:100





TURNING CIRCLE DIAGRAM  
1:100 (ENTRY)

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TURNING CIRCLE DIAGRAM  
1:100 (EXIT)

NOTE:  
TURNING CIRCLE DESIGNED WITH B85 VEHICLE



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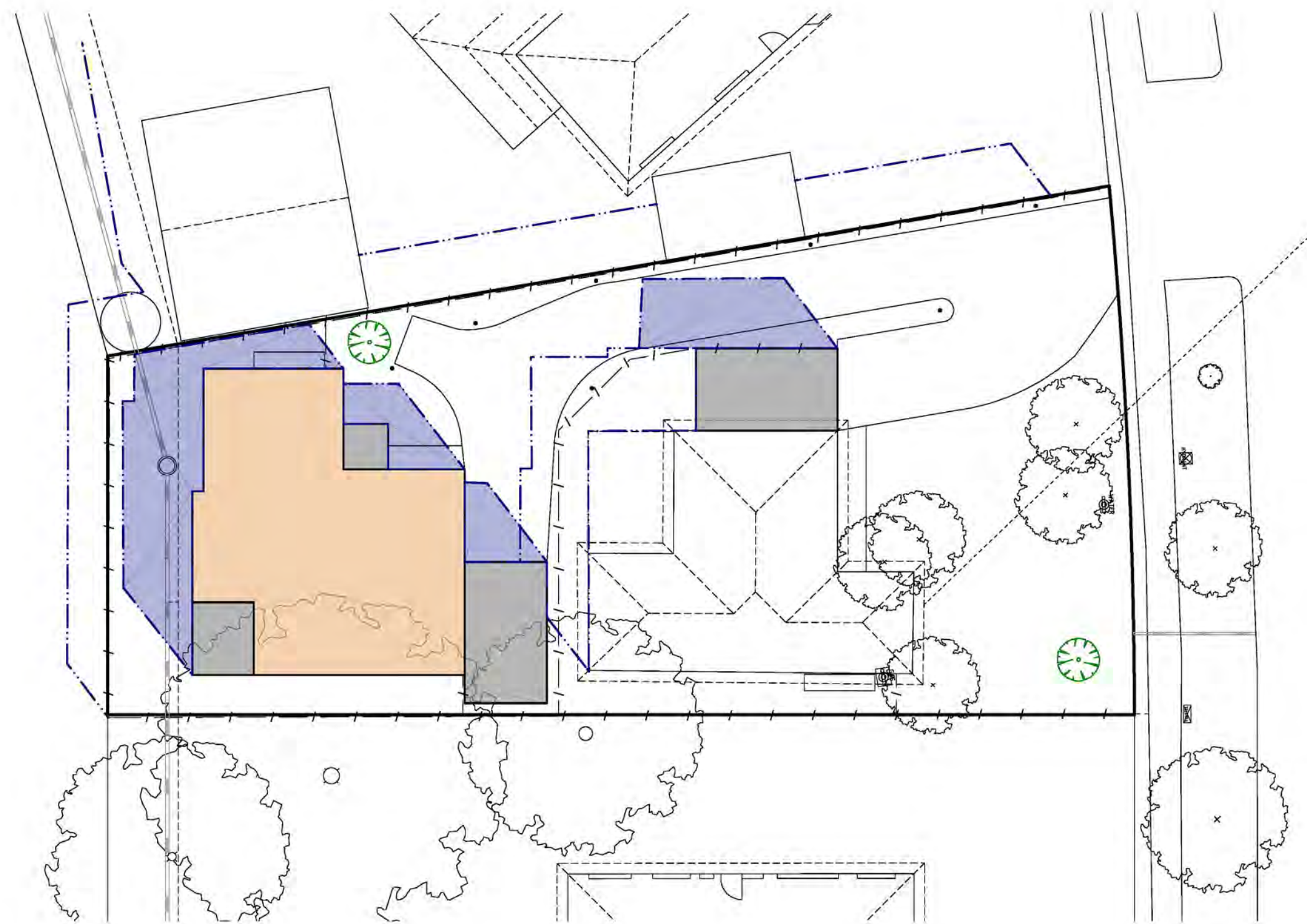
PROPOSED UNIT DEVELOPMENT  
JOSEPH PUNZALAN  
35 CAMERON WAY, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE
A.	COUNCIL RF1 CHANGES	29/07/202

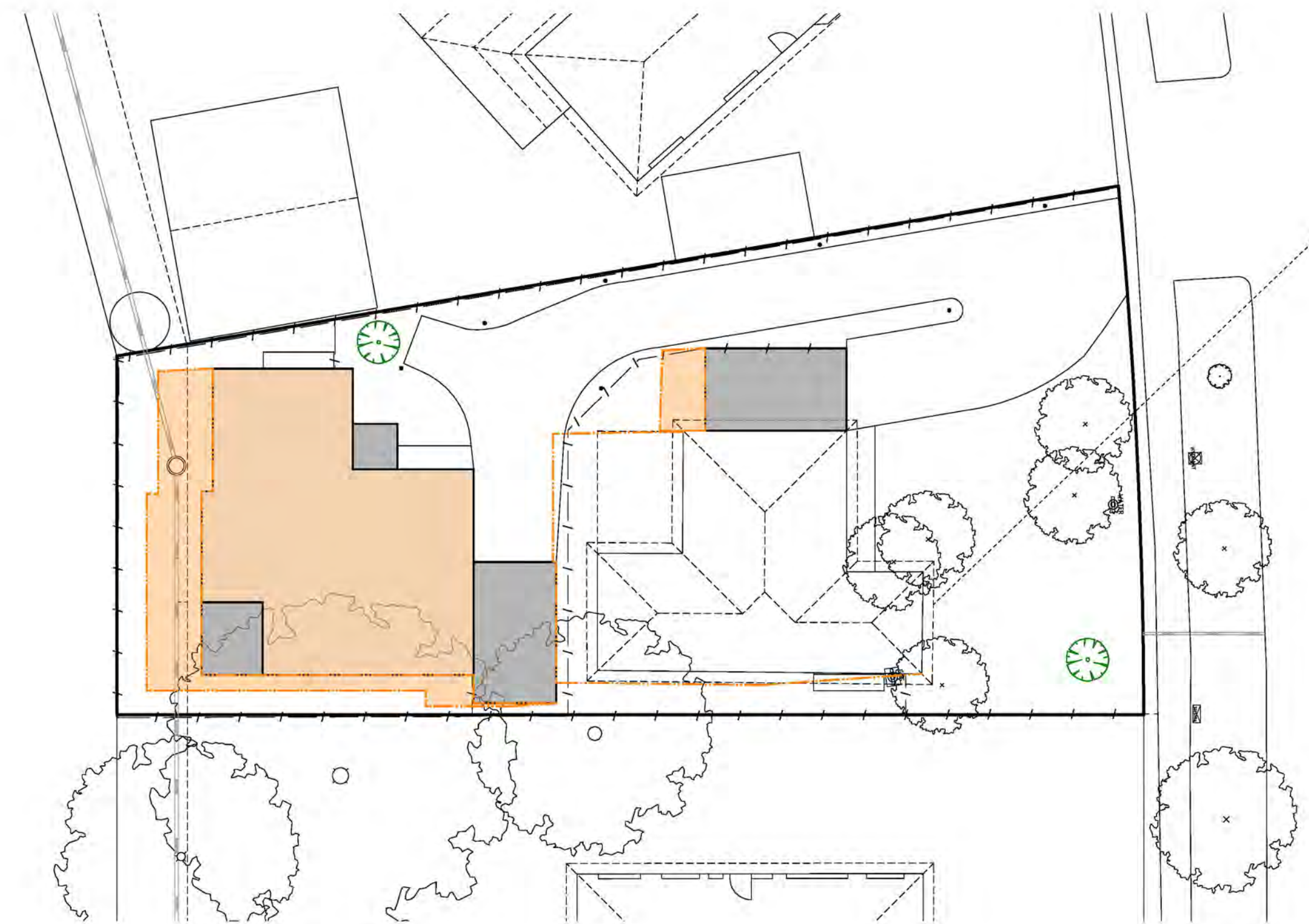
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DWG NO: 23051



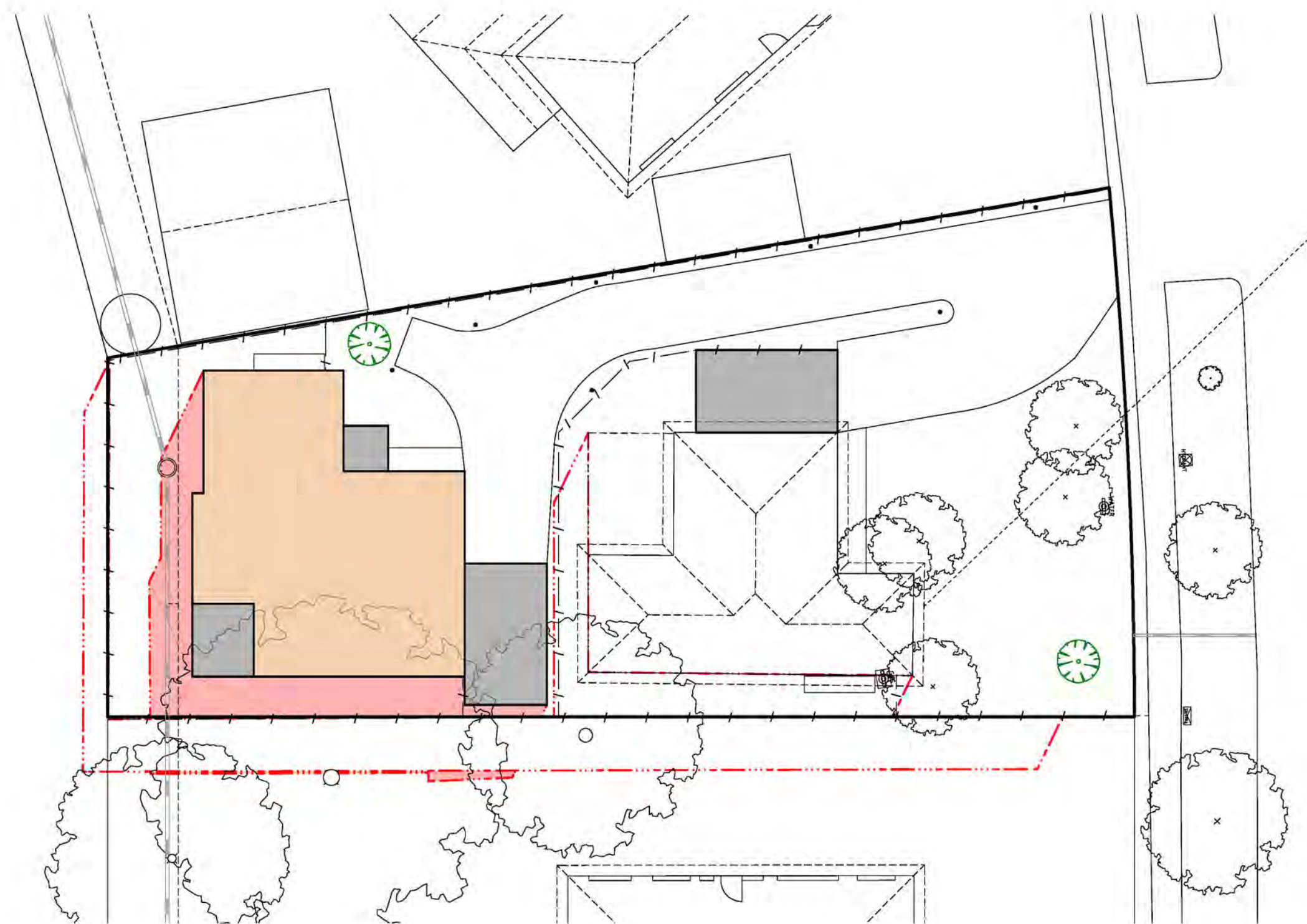


9am SHADOWS  
1:200

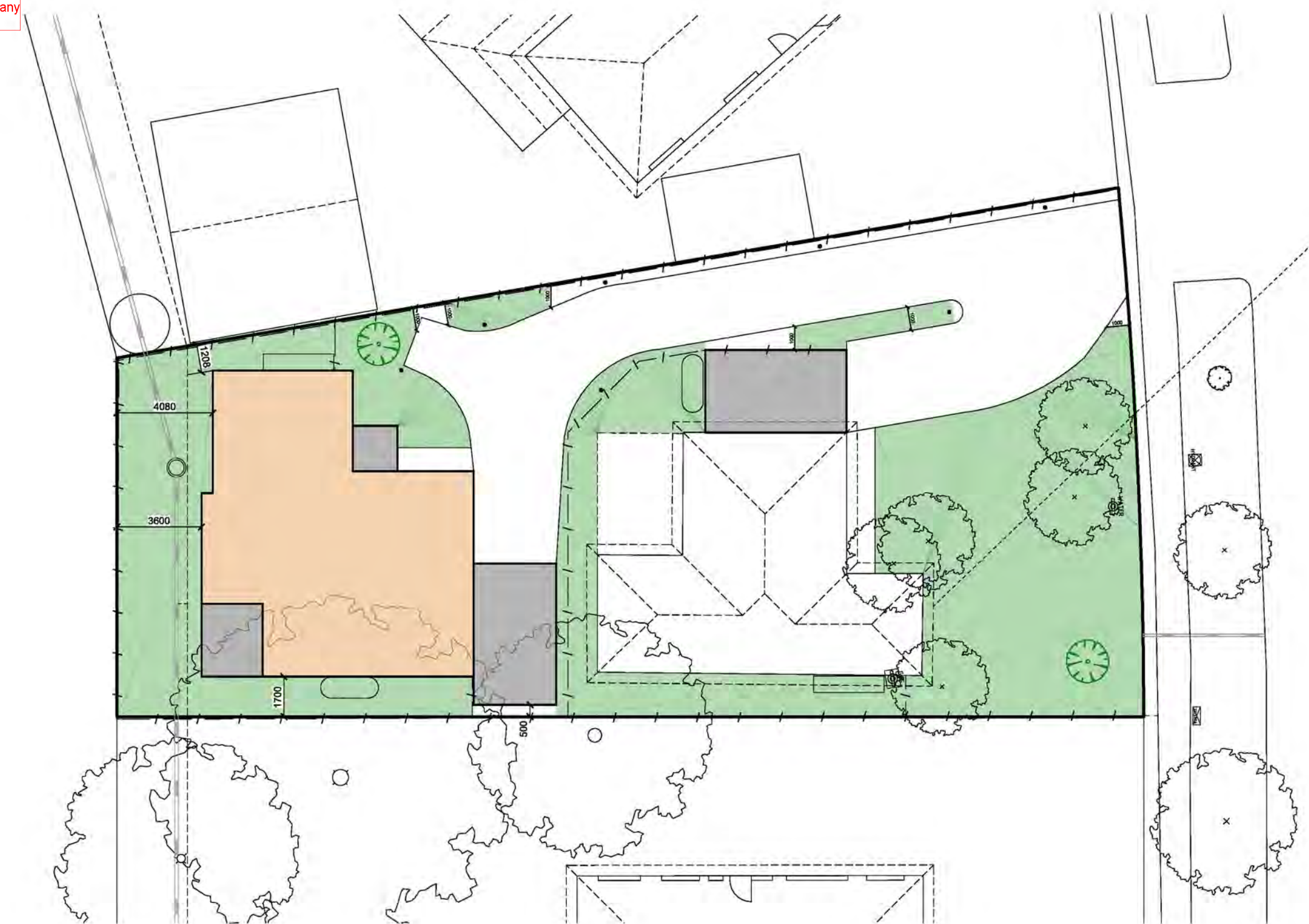


12pm SHADOWS  
1:200

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3pm SHADOWS  
1:200

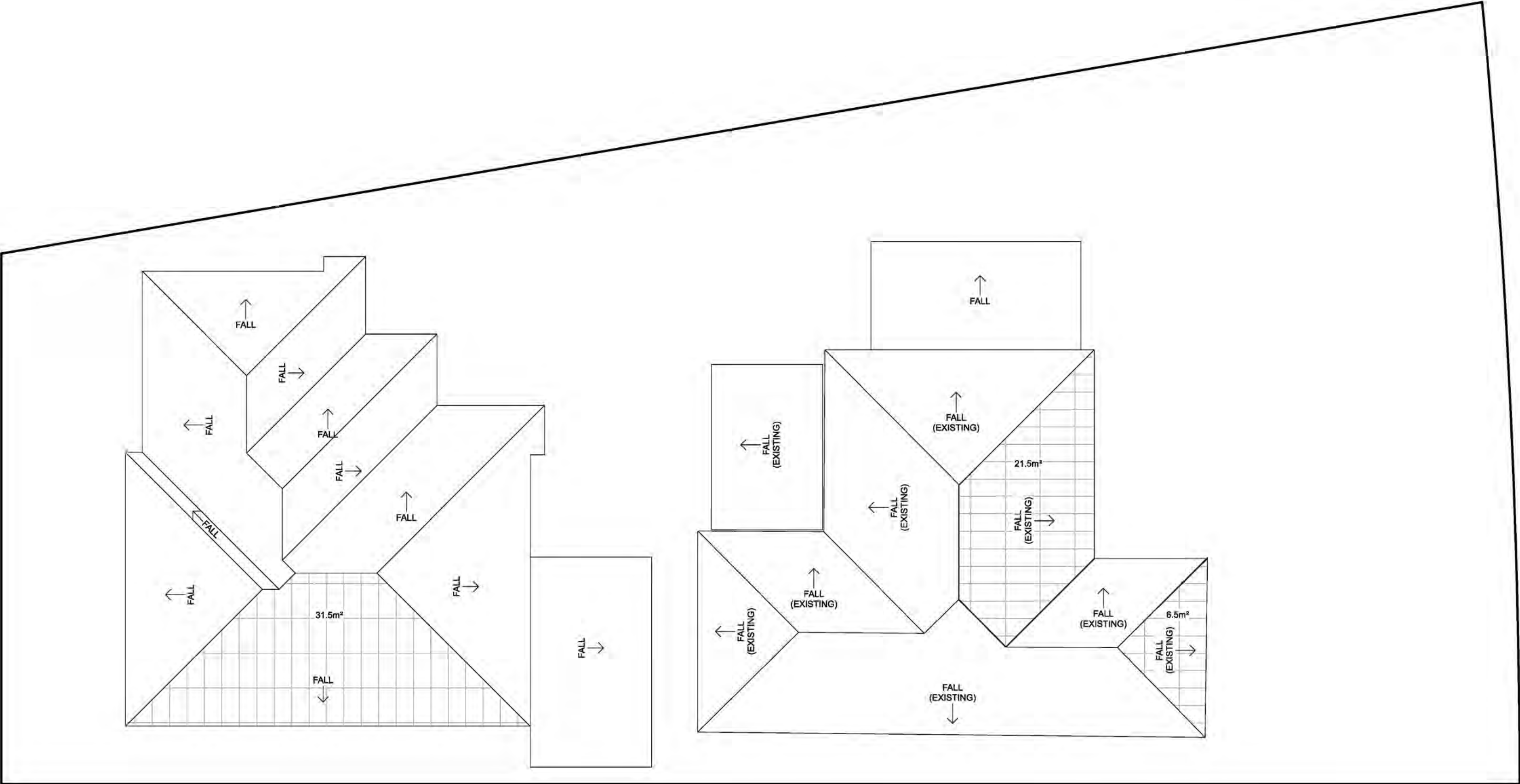


GARDEN AREA  
1:200

SITE AREA: 818m<sup>2</sup>  
GARDEN AREA: 327m<sup>2</sup> 40%







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ROOF LAYOUT PLAN  
1:100





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PROPOSED UNIT DEVELOPMENT

JOSEPH PUNZALAN  
35 CAMERON WAY, PAKENHAM VIC 3810

REV.	DESCRIPTION	DATE
A.	COUNCIL RF1 CHANGES	29/07/202

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

SHEET: 7 OF 7  
SHEET SIZE: A1  
DWG No: 23051





# STORM Rating Report

TransactionID: 0  
Municipality: CARDINIA  
Rainfall Station: CARDINIA  
Address: 35 Cameron Way  
  
Pakenham  
VIC 3810  
  
Assessor: [REDACTED] Nobelius Land Surveyors  
Development Type: Residential - Dwelling  
Allotment Site (m2): 818.00  
STORM Rating %: 108

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1	143.00	Rainwater Tank	5,000.00	3	110.90	97.90
Unit 2	151.00	Rainwater Tank	5,000.00	3	105.70	98.50

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## Invoice

Applicant [REDACTED]  
 Applicant Address Nobelius Land Surveyors  
 20 Henry Road Henry Street, Pakenham VIC 3810  
 Owner [REDACTED]  
 Owner Address [REDACTED]  
 Preferred Contact [REDACTED]  
 Preferred Contact Address Nobelius Land Surveyors  
 20 Henry Road Henry Street, Pakenham VIC 3810  
 Site Address lot 170 PS206990B, 35 Cameron way, Pakenham 3810  
 Portal Reference [REDACTED]  
 ReferenceNumber [REDACTED]  
 InvoiceNumber [REDACTED]  
 InvoiceDate 12-Jun-2025  
 InvoicePayByDate 12-Jul-2025

Amount \$2,433.20

Regulation	Description	Amount	Modifier	Modified Amount
9 - Class 18	To subdivide land into two lots	\$1,453.40	50%	\$726.70
9 - Class 12	More than \$100,000 but not more than \$1,000,000	\$1,706.50	100%	\$1,706.50

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