Notice of an Application for an Amendment to a Planning Permit

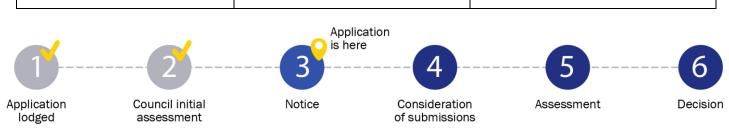
cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



The land affected by the application is located at:	L2 PS727458 770 Five Mile Road, Nar Nar Goon VIC 3812
The application is to:	Amendment to Planning Permit T170760 (that allows the use of the land and earthworks associated with the disposal of clean fill) to amend the endorsed plans and conditions of permit

APPLICATION DETAILS			
The applicant for the amendment to the permit is:	Taylors Development Strategi	sts	
Application number:	T170760 - 1		
You may look at the application and the application at the office of the I	•	回燃微回	
Cardinia Shire Council, 20 Siding A	venue, Officer 3809.	3:453-666	
This can be done during office hou	rs and is free of charge.		
Documents can also be viewed on	Council's website at	####################################	

HOW CAN I MAKE A SUBMISSION? This application has not been decided. You can still make a submission 28 October 2025 before a decision has been made. The Responsible Authority will not decide on the application before: WHAT ARE MY OPTIONS? An objection must: The Responsible Authority must make a copy of every objection available at its be made to the Responsible Any person who may be affected by office for any person to inspect during Authority in writing; the proposed amendment to permit office hours free of charge until the end may object or make other of the period during which an application include the reasons for the submissions to the responsible may be made for review of a decision on objection; and authority. the application. state how the objector would be If you object, the Responsible affected. Authority will notify you of the decision when it is issued.





Planning Enquiries Phone: 1300 787 624 Web: www.cardinia.vic.gov.au

Office Use Only	Application No.:	Date Lodged:	/	/
	T. F. Carrier	3		

Application to

AMEND a Planning Permit

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

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



- · amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 97I of the Act).

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

Click for further information.

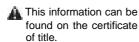




Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Formal Land Description * Complete either A or B.



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

Un	it No.:	St. No.: 770	St. Name	e: Five Mile Ro	ad
Su	burb/Locality:	Nar Nar Goon		Pos	tcode: 3812
Α	Lot No.: 2	OLodged Plan	○ Title Plan	Plan of Subdivision	No.: 727458W
OR					
В	Crown Allotme	ent No.:		Section No.:	
	Parish/Townsh	nip Name:			

Planning Permit Details 1

What permit is being amended?*

Planning Permit No.:	Γ170760

The Amended Proposal

🛕 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:	
✓ What the permit allows	✓ Plans endorsed under the permit
Current conditions of the permit	Other documents endorsed under the permit
Dotoile:	

Please refer to the attached cover letter which provides details of all amendments proposed

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Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.



Development Cost i

Estimate cost of development*

If the permit allows development, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

100,000

Cost of the permitted development:

Cost difference (+ or -):

100,000

Insert 'NA' if no development is proposed by the permit.

A You may be required to verify this estimate.

Existing Conditions 1

\$

Describe how the land is used and developed now

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

Have the conditions of the land changed since the time of the original permit application? If yes, please provide details of the existing conditions.

Since the permit was issued, which allowed for earthworks, this permit has been acted on and therefore earthworks are ongoing on site

🧗 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Title Information i



Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact council for advice on how to proceed before continuing with this application.)

Not applicable (no such encumbrance applies).

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



Applicant and Owner Details i

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

Applicant *

The person who wants the permit.



Please provide at least one contact phone number *

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

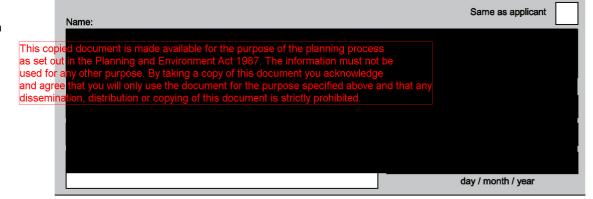
Contact information for applicant OR contact person below		
Business phone: 9501 2800		
Mobile phone:	Fax:	

Contact person's details* Same as applicant Title: Mr Organisation (if applicable): **Taylors Development Strategists** If it is a P.O. Box, enter the details here: Postal Address: 270 St. No.: Unit No.: 8 St. Name: Ferntree Gully Road State: VIC Postcode: 3168 Suburb/Locality: **Notting Hill**

Owner *

The person or organisation who owns the land

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



Declaration 1

This form must be signed by the applicant*

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

of the permit.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature	Date:	22/05/2025
		day / month / year

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

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

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

No	O Yes	If 'Yes', with whom?:	
		Date:	day / month / year



Checklist i	Filled in the form completely?
Have you:	Paid or included the application fee? Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Attached all necessary supporting information and documents?
	Completed the relevant council planning permit checklist?
	Signed the declaration above?

Lodgement i



Lodge the completed and signed form and all documents with:

Cardinia Shire Council

PO Box 7

Pakenham VIC 3810

20 Siding Avenue, Officer In person:

Contact information:

Telephone: 1300 787 624 Fax: (03) 5941 3784

Email: mail@cardinia.vic.gov.au

DX: 81006

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



Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already beer			
lodged with Council, but which has not yet been decided. This form can be used for amendments made			
before any notice of the	application is given (pursuant to sections 50 / 50A of the Planning and		
Environment Act 1987)	or after notice is given (section 57A of the Act).		
PERMIT APPLICATION DETAILS			
Application No.:	T170760 - 1APP		
Address of the Land: 770 Five Mile Road, Nar Nar Goon			
APPLICANT DETAILS			

Name: Organisation: 8/270 Ferntree Gully Road, Notting Hill Address: Phone: 9501 2800 **Email:**

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 - Amendment to application at request of applicant before notice:	✓
Section 50A - Amendment to application at request of responsible authority before notice:	
Section 57A - Amendment to application after notice is given:	

AMENDMENT DETAILS

What is being amended? (select all that apply)									
What is being applied for	Plans / other documents	Applicant / owner details							
Land affected	Other 🗸								
Describe the changes. If you need n	Describe the changes. If you need more space, please attach a separate page.								
I	Plan in response to Councils	RFI and request to amend							
Conditions 1a and 4 of the Pl	anning Permit.								
Please refer to the Covering Letter prepared by Taylors for more detail.									

Specify the estimated cos	st of any development for which the pe	rmit is required:
Not applicable	Unchanged	New amount \$
DECLARATION		
I declare that all the informatified of this request to	•	ect and the owner (if not myself) has been
Name:		

LODGEMENT

Signature:

Date:

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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

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Cardinia Shire Council 2



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders,

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

Page 1 of 1

VOLUME 11837 FOLIO 486

Security no: 124124591957N Produced 20/05/2025 10:37 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 727458W.

PARENT TITLES:

Volume 09800 Folio 699 Volume 10182 Folio 517

Created by instrument PS727458W 28/11/2016

DEGLEMENED DECENTION

PS/2/450W 20/11/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE553250J 18/08/2006 ST. GEORGE BANK LTD

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

DIAGRAM LOCATION

SEE PS727458W 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: 770 FIVE MILE ROAD NAR NAR GOON VIC 3812

ADMINISTRATIVE NOTICES

NIL

eCT Control 13611U ST GEORGE BANK Effective from 28/11/2016

DOCUMENT END

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Title 11837/486 Page 1 of 1

PLAN OF SUBDIVISION

EDITION 1

PS 727458 W

LOCATION OF LAND

PARISH: Nar Nar Goon

TOWNSHIP: ---SECTION: ---

CROWN ALLOTMENT: 74D (Part), 76A (Part), & 76A1

CROWN PORTION: ---

TITLE REFERENCE: Vol. 10182 Fol. 517 & Vol. 9800 Fol. 699

LAST PLAN REFERENCE: Lot 2 on PS 322639 A & CP 166802

POSTAL ADDRESS: 770 Five Mile Road, PAKENHAM 3810

(at time of subdivision)

MGA CO-ORDINATES: E: 372 700 ZONE: 55 (of approx centre of land N: 5 782 000 **GDA 94** in plan)

Council Name: Cardinia Shire Council

Council Reference Number: S15/157 Planning Permit Reference: T140281 SPEAR Reference Number: S074033A

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988

Date of original certification under section 6: 21/01/2016

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

NOTATIONS

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by: Sonia Higgins for Cardinia Shire Council on 12/09/2016

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER COUNCIL/BODY/PERSON Nil Nil

This is a Spear Plan

NOTIA ব্যক্তম Socument 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 DEPTH LIMITATION: 15.24m below the surface for other purpose. By taking a copy of this document you acknowledge

SURVEY:

This plan is based on survey.

dissemination, distribution or copying of this document is strictly prohibited.

and agree that you will only use the document for the purpose specified above and that any

STAGING:

This is not a staged subdivision.

Planning Permit No.

This survey has been connected to permanent marks No(s). 17, 18, 52 & 138. In Proclaimed Survey Area No. 71.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

	Т						
Easement Reference	Pilroce		Origin	Land Benefited/In Favour Of			
E-1	Powerline	11	PS 322639 A & Sec. 103B of the SEC Act 1958	S.E.C.V.			
E-2	Water Supply	2.50	PS 322639 A	Melbourne Water			
E-3	Drainage	3	PS 322639 A	Lot 1 on PS 322639 A			
E-4	Transmission of Electricity	10.59	Crown Gr. V. 8504 F. 909	S.E.C.V.			
E-5	Water Supply	2.50	C/E U385593X	C/T Vol. 9792 Fol. 912			
E-6	Powerline	10.59	This Plan & Sec. 103B of the SEC Act 1958	Ausnet Electricity Service Pty Ltd			

NOBELIUS LAND SURVEYORS



P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au SURVEYORS FILE REF: 4898

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3

Digitally signed by: Robin Peter Nobelius (Nobelius Land

Surveyor's Plan Version (Version D), 01/09/2016 Amended: 21/11/2016

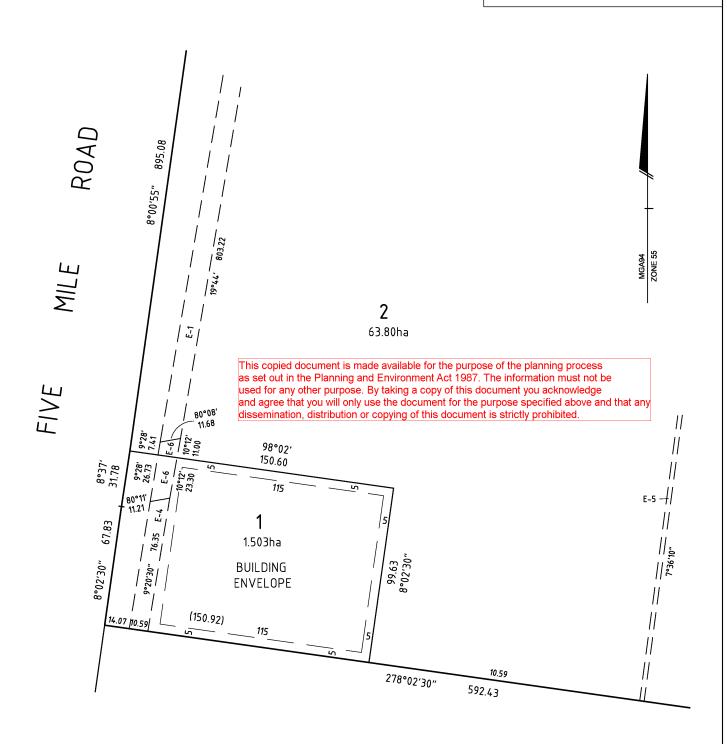
PLAN REGISTERED

9:51 TIME: DATE: 28/11/16 Randall McDonald

Assistant Registrar of Titles

PS 727458 W BALD HILL ROAD 98°21′ 119.67 9, 83.97 98°21′ 285.97 98°34′ 201.17 (44.76)895.08 2 63.80ha 259°39'20" 92.48 98°02' (150.60) 1.503ha (150.92) SEE ENLARGEMENT (441.51) 278°02'30' 592.43 98°02′ 150.60 8°37′ 31.78 1 1.503ha (150.92) This copied document is made available for the purpose of the planning process 115 as set out in the Planning and Environment Act 1987. The information must not be 278°02'30" used for any other purpose. By taking a copy of this document you acknowledge 592.43 and agree that you will only use the document for the purpose specified above and that any ENLARGEMENT dissemination, distribution or copying of this document is strictly prohibited Not to Scale ORIGINAL SHEET SIZE: A3 SCALE 50 100 200 **NOBELIUS LAND SURVEYORS** SHEET 2 1:5000 LENGTHS ARE IN METRES P.O. BOX 461 PAKENHAM 3810 Digitally signed by: Robin Peter Nobelius (Nobelius Land Digitally signed by: Surveyors Pty Ltd), Surveyor's Plan Version (Version D), 01/09/2016 Amended: 21/11/2016 Cardinia Shire Council, 12/09/2016. Ph 03 5941 4112 mail@nobelius.com.au SPEAR Ref: S074033A

PS 727458 W



CREATION OF RESTRICTION

On registration of this plan the following is created: LAND TO BENEFIT: Lot 2 on this Plan of Subdivision. LAND TO BE BURDENED: Lot 1 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

 The registered proprietor or proprietors for the time being of lot 1 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.

NOBELIUS LAND SURVEYORS



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

SCALE	15	0	15	30	45	•
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1:1500		1 =	NOTHE AD	C IN MET	DEC.	

_and

Digitally signed by: Robin Peter Nobelius (Nobelius Land Surveyors Pty Ltd),
Surveyor's Plan Version (Version D),

01/09/2016 Amended: 21/11/2016

Digitally signed by: Cardinia Shire Council, 12/09/2016, SPEAR Ref: S074033A

ORIGINAL SHEET

SIZE: A3

SHEET 3

PO Box 938, Mount Waverley VIC 3149 Phone: (03) 9501 2800 | www.taylorsds.com.au

Our Ref: 21181/P 770 Five Mile Road, Nar Nar Goon

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25 August 2025

770 FIVE MILE ROAD, NAR NAR GOON Planning Permit Application T170760 - 1 APP Response to Councils Request for Further Information

We confirm we continue to act on behalf of URM Australia in relation to the above and Planning Permit Application T170760 – 1APP ('the Application').

We write in response to Cardinia Shire Council's ('Council's) correspondence dated 20 June 2025 requesting further information pursuant to Section 54 of the *Planning and Environment Act 1987* ('the Act').

This response addresses the matters raised in the request for further information and is accompanied by updated application material for the proposed development. To assist Council's consideration, please find herewith the following documentation in support of the application:

- Updated Landscape Plan prepared by Taylors
- Updated Bulk Earthworks Plan prepared by Taylors

We request that this information replace corresponding information lodged with the application pursuant to Section 50 of the Act and that this forms the basis of any decision on the application.

Item	Request	Comments
1	PLANNING PERMIT CONDITIONS	
	Please provide a list of any conditions proposed to be amended, deleted or	We would like to delete/amend the following conditions:
	included on the Permit along with	Condition 1a)
	written justification to support any	As we are proposing to amend the staging plan, we
	respective changes. Proposed wording should be provided for any condition to be amended or included.	respectfully request that this Condition be deleted.
		Condition 4
		As temporary fill is to be placed beyond the endorsed
		plans, we respectfully request that this condition be
		amended to state:



Item Request Comments

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'No fill is to be placed beyond the areas as shown on the endorsed plans and fill and associated access roads/tracks must not be placed outside the fill areas, except for the temporary fill approved under this permit and identified within the endorsed plans'

2 ADDITIONAL FILL

It has been noted that an existing dam shown to be retained has since been backfilled and now removed from plans. Please specify the volume of fill used and any additional fill proposed to be imported to the subject site as part of the amendment. We have utilised previous surveys undertaken at the site to estimate that the total amount of additional fill used to fill in the dam was approximately 950 cubic metres. We therefore have updated the plans to represent the additional 950 cubic metres of fill. It is noted that the application has approval for approximately 216,000 cubic metres of fill, therefore an additional 950 cubic metres or 0.44% does not make a discernible difference.

3 WORKS STATUS

A statement or plan that highlights the current status of works, with an indication of the percentage completed and whether any staging has been completed to date

URM have advised that this project is significantly progressed with approximately 75% of works on site being completed. We do note that no stage has been fully completed yet.

4 SITE COMPOUND

Full details of what is to be stored in the site compound.

The site compound is used for the storage of machinery and equipment utilised for the approved earthworks.

It is noted that buildings and works for the construction of "A temporary shed or temporary structure for construction purposes" is exempt from a planning permit pursuant to Clause 62.02-1.

- 5 Scaled and dimensioned elevation plans of all proposed buildings (temporary or otherwise) including:
 - a) A floor layout plan
 - b) Elevations in all four directions.
 - c) Details of external colours and materiality.

As above, the site compound is a temporary structure required during the construction process that is exempt from a planning permit as per Clause 62.02-1.

We respectfully therefore maintain that a scaled and dimensions elevation plans of the shed are not required.



Item Request

6 SITE PLANS

Updated fill plans to show:

a. Natural Ground Level, Finished Surface Level as approved under Planning Permit T170760 (minimum 0.25m increments, consistent with site levels shown on the endorsed General Arrangements Plan) and any variation in levels across the site that are proposed as part of this amendment.

To assist in differentiating the levels it is requested these are depicted using different colours.

- b. The alignment of the Land Subject to Inundation Overlay that affects the property.
- c. Dimensioned setbacks that show the closest extent of earthworks from each title boundary.
- d. Dimensioned setbacks of the compound and any proposed buildings from title boundaries.
- e. Approximate dimensions for all stockpile areas.

Comments

Please refer to the updated Bulk Earthworks Plan which have been updated to show the additional 950 cubic metres associated with the filling in of the existing dam. No other amendments are proposed to the approved fill area.

For the temporary fill area beyond the approved area, we have undertaken a survey of this fill and present this on the updated development plans.

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7 SECTION DIAGRAMS

Section diagrams updated to reflect any changes to the volume and/or distribution of fill from that shown on endorsed plans.

Please refer to the updated Section Diagrams included within the updated Bulk Earthworks Plan which have been amended to show:

- Temporary fill areas
- The additional 950 cubic metres of fill associated with the filling of the existing dam.

8 LANDSCAPE PLAN

An amended plan consistent with the plan endorsed with the permit (Landscape Plan Revegetation, Revision B, dated 13/09/19) but modified to reflect the amended fill plan and:

 A program for the timing of restorative planting that Please refer to the updated Landscape Plan which has been amended to be generally in accordance with the previously endorsed version.

Additionally, a general program of timing and restorative planting has been provided on page 2 of the Landscape Plan.



Item Request Comments

corresponds with the staging plan.

Furthermore, we note the following responses to each of the preliminary concern/s issues raised by Council in their request for further information.

Item Request Comments LANDSCAPE PLAN As detailed above, please refer to the i. updated Landscape Plan prepared by The proposed landscape plan is a substantial Taylors. regression from the plan currently endorsed by Council and is not supported. An amended plan consistent with the plan endorsed with the permit is requested to assist in restoring the environmental values of the property and stabilising earthworks. INTERNAL REFERRALS Noted. ii The application has been referred to relevant departments internally and some responses are still to be received. Once comments have been received. additional information and/or concerns may be raised and will be communicated at the earliest Opportunity.

The application has not been referred to relevant external authorities due to the incomplete nature of the application. On receipt of all information requested, the application will be referred to **Melbourne Water** pursuant to Clause 66.03, under

Section 55 of the Planning and Environment Act

EXTERNAL REFERRALS

We trust that the plans, supporting material and accompanying submission addresses Council's request and concerns in full and we look forward to instructions for advertising of the application.

Of course, should you have any further queries or require any clarification in relation to the above, please do not hesitate to contact me via email at <u>i.manion@taylorsds.com.au</u> or on 9501 2800.

Yours faithfully

1987.

iii.

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Noted.





PO Box 938, Mount Waverley VIC 3149 Phone: (03) 9501 2800 | www.taylorsds.com.au

Our Ref: 21181/P

Address: 770 Five Mile Road, Nar Nar Goon

23 May 2025

Cardinia Shire Council 20 Siding Avenue OFFICER VIC 3809 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.

Lodged via email: mail@cardinia.vic.gov.au

Dear Sir/Madam.

SECTION 72 AMENDMENT APPLICATION Planning Permit T170760 770 Five Mile Road, Nar Nar Goon

We continue to act on behalf of Urban Resource Management Australia ('the Permit Holder') in relation to the land at 770 Five Mile Road, Nar Nar Goon ('the site') and Planning Permit T170760 ('the Planning Permit').

As Council are aware, the Planning Permit was originally issued on 12 June 2019 and allows:

"Use of the land and earthworks associated with the disposal of clean fill, generally in accordance with the approved plans."

We enclose for your consideration, an application to amend the permit preamble and relevant endorsed plans of the Planning Permit, pursuant to and afforded by Section 72 of the Planning and Environment Act 1987 ('the act').

We seek to update the permit preamble to include the permit trigger for temporary works within a portion of the site subject to the Land Subject to Inundation Overlay (LSIO). Furthermore, we seek to amend the endorsed plans issued on 13 September 2019 and 16 October 2019 under the Planning Permit. The purpose of this amendment is to ensure the relevant plans are amended and endorsed in response to the issued identified in Council's Direction Letter dated 4 September by Jennifer Fallu, Planning and Compliance Enforcement Officer. The proposed changes as part of this request can be summarised as follows:

- The provision of separate entry and exit vehicle points on site
- Revised location of the Spill Kit and Site Container
- Removal of the 'Wash Up' Area
- · Revised topsoil stockpile locations
- · Revised fill staging
- Temporary earthworks within the Land Subject to Inundation Overlay



We preface that not all the endorsed material under the Planning Permit will be amended in accordance with this Section 72 Amendment. Only certain plans need to be amended as detailed below which will supersede those previously endorsed, with the remaining plans unchanged continuing to form part of the endorsed plan set. As such, please find enclosed the following amended plans prepared by Taylors Development Strategists to supersede the relevant plans in the endorsement set:

- Amended Site Environmental Management Plan
- · Amended Fill Staging Plan
- Amended Construction Environmental Management Plan
- Amended Landscape Plan Fill Plating
- Amendment Land Management Plan
- Amended Haulage plan

We also enclose the following documents for Council's consideration:

- A copy of Melbourne Water's advice dated 1 April 2025.
- A copy of Council's Directions Letter dated 4 September 2024.
- Completed Section 72 Amendment Form.
- Copy of Title.

Background

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On 4 September 2024, our client received a Directions Letter from an Officer of Council's Planning and Compliance Enforcement Department, detailing the site visits that have been conducted, the permit conditions that have been breached and directions to ensure compliance. A copy of this Directions Letter is provided with this application for future reference.

Specifically, the Officer has identified breaches of the following permit conditions:

- Condition 2: The layout of the site is not per the endorsed plan set, specifically:
 - The endorsed plans under planning permit T170760 PC1 show that there should be only one entry/exit access point, and the inspection and roadside photos showed that there were two separate entry and exit points to the site.
 - At the intersections, no wash up area or spill kits were located at the site entrance / exit.
 - o Silt fencing, and new tree protection fence to be installed as per CEMP.
- Condition 15: The rumble grid is not located near the site's main entrance/exit point as per the plans.
 - The rumble grid should be located at the entrance/exit point as per the endorsed plans of the CEMP and the Land Management Plan, however the inspections showed that the rumble grid was not located where it should be, and therefore may be ineffective where it is located.



We note that a secondary consent application was lodge with Council in October 2024 which addressed the above concerns raised by Council in their Directions Letter. However, correspondence from Council dated 23 December 2024, outlined that the submission of a secondary consent amendment was not applicable as primary consent has not been afforded under the LSIO. In accordance with Council's advice, this Section 72 Amendment has been prepared.

Proposed Amendment

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Per Council's Directions Letter, it is our intention to amend the permit preamble and submit amended documentation which reflects the current layout onsite and for the material to be endorsed via Section 72 of the Planning and Environment Act. All required amendments to the approved development are to be contained within the existing title boundaries.

The proposed amendment seeks planning permission for the temporary works within the LSIO. Pursuant to Clause 44.04-2, a permit is required to construct or carry out works. A full assessment detailing that the proposal aligns with the decision guidelines of the LSIO has been included below, and as such, we request the permit preamble is to be updated. The current permit preamble reads as follows:

"Use of the land and earthworks associated with the disposal of clean fill, generally in accordance with the approved plans."

We propose the permit preamble be reworded as follows:

"Use of the land and earthworks associated with the disposal of clean fill, **including temporary works** within the LSIO, generally in accordance with the approved plans."

Condition 2 of the Planning Permit indicates that the endorsed plans must not be altered without written consent of the Responsible Authority and as such this application seeks approval from Cardina Shire Council to make changes to the specific endorsed plans dated 13 September 2019 and 16 October 2019. The enclosed documentation proposes the following amendments:

Document Title	Amended Details
Site EMP A1 Plan (1) -	The provision of separate entry and exit vehicle points on site.
Types and Locations of	 A new entrance point towards the northern end of the site.
Environmental	 Revised locations of the 'Spill Kit' and 'Site Container'
Protection Measures	Removal of the 'Wash Up' Area.
Dated 15 May 2025	Revised topsoil stockpile location.
Revision E	Revised Silt Fence locations.
	Inclusion of temporary works area.



Site EMP A1 Plan (2) - Risk Assessment and Designs of Environmental Protection Measures	 Revision C to ensure consistency with revised Sheet 1 of Site EMP. Included the extent of the proposed temporary works
Dated 15 May 2025 Revision E	
Fill Staging Plan	 Fill staging reduced from four (4) stages to three (3).
Land Management Plan	 Updated with latest aerial imagery and site layout. Included the extent of the proposed temporary works
Haulage Plan	 Updated with latest aerial imagery and site layout. Included the extent of the proposed temporary works
Landscape Plan Fill Planting	Updated to reflect the latest site conditions.

Planning Controls and Permit Triggers

The site is located within the Green Wedge Zone – Schedule 1 (GWZ1) and is subject to the Land Subject to Inundation Overlay (LSIO) pursuant to the provisions of the Cardinia Planning Scheme ('the Planning Scheme').

The land will continue to be utilised for earthworks as approved under the Planning Permit. The proposed temporary works area is located within an area of the site subject to the LSIO. As such, an assessment against the LSIO has been provided below.

Land Subject to Inundation Overlay

Pursuant to Clause 44.04-2 of the Planning Scheme, a planning permit is required to construct a building or construct of carry out works on land subject to the LSIO. As a result, the permit preamble is requested to be updated to include this additional permit trigger.

We note that Melbourne's Waters advice was sought prior to the lodgement of this application. A copy of their comments has been submitted alongside this report. Of particular note, Melbourne Water state that (inter-alia):

"The property contains the Mount Ararat Drain a Melbourne Water Channel Drain. No works are permitted within (10) metres of the top of the bank of the drain and any works within this setback will require Melbourne Water approval."

In response to this advice, a 10-metre setback has been afforded the temporary works which will ensure that no works are done within 10 metres of the Mount Ararat Drain.



Please refer to the response to the relevant decision guidelines of the LSIO below:

Decision Guideline	Response
Any comments from the relevant floodplain	As discussed above, Melbourne Water is the
management authority.	relevant floodplain management authority, and as
management dutilenty.	detailed above, a 10-metre setback has been
	afforded to the temporary works area to ensure no
	works protrude within 10 metres of the Mount Ararat
	Drain.
	Diam.
	A 10 matra cathook has been clearly detailed on the
	A 10-metre setback has been clearly detailed on the
	updated CEMP and states that no work is to be done
	within this setback.
The existing use and development of the land.	The approved earthworks on site are currently well
	advanced.
	The mention of the cite leasted within the Land
	The portion of the site located within the Land
	Subject to Inundation Overlay (LSIO) has recently
	been utilised for haulage and stockpiling purposes.
	While these operations were initially intended to
	remain within the designated earthworks boundary,
	it became necessary to extend them beyond the
	original limits due to functional and operational
	constraints. The existing earthworks area has
	become overcrowded, prompting the use of adjacent
	land to accommodate the essential haulage and
	stockpiling items at no adverse detriment to the
	natural environment.
	We note that no earthworks are proposed within the
	temporary works area. This space will be utilised for
	haulage and stockpiling purposes only. Furthermore,
	upon completion of the earthworks on site, the area
	affected by the LSIO will be reinstated to its original
	natural ground level, ensuring no adverse long-term
	impacts on the natural environment.
Whether the proposed use or development could be	By virtue of the LSIO running diagonally across the
located on flood-free land or land with a lesser flood	site, the use of land for haulage and stockpiling
hazard outside this overlay.	cannot practically be located on flood-free land.



	We understand that the provision of a 10-metre
	setback between the proposed temporary works
	area and the existing creek should decrease the
	flood hazard associated with this overlay.
Alternative design or flood proofing responses.	The proposed works, limited to temporary haulage
	roads and stockpiling should not require flood
	proofing responses or alternative designs.
The susceptibility of the development to flooding and	We understand that the proposed works, limited to
flood damage.	haulage roads and stockpiling do not have any
	higher susceptibility to flooding than the existing
	earthwork use, or surrounding agricultural land.
The potential flood risk to life, health and safety	The temporary works area is not expected to result
associated with the development. Flood risk factors	in any known flood risk to life, health and safety.
to consider include:	
The frequency, duration, extent, depth and	
velocity of flooding of the site and	
accessway.	
The flood warning time available.	
Tidal patterns.	
Coastal inundation and erosion.	
The danger to the occupants of the	
development, other floodplain residents and	
emergency personnel if the site or	
accessway is flooded.	
The effect of the development on redirecting or	The proposed temporary works area is to be set
obstructing floodwater, stormwater or drainage	back a minimum of 10-metres from the creek,
water and the effect of the development on reducing	ensuring no adverse effect on floodwater,
flood storage and increasing flood levels and flow	stormwater or drainage.
velocities.	
The effect of the development on river, marine and	The land within the LSIO is proposed to be used for
coastal health values including wetlands, natural	temporary haulage and stockpiling purposes and we
habitat, stream stability, erosion, environmental	therefore maintain that no adverse impacts will be
flows, water quality, estuaries and sites of scientific	afforded the land.
significance.	

On the basis of the above, the proposed temporary works area within the LSIO portion of the site appropriately assists to complete the approved earthworks on the land and we believe the proposed temporary works within the LSIO has planning merit.

It is noted that the inclusion of the LSIO trigger is exempt from notice and review as per Clause 44.04-6.



Assessment

The proposed amendments to the endorsed plans are entirely appropriate, noting the following:

- The changes proposed are required in response to Council's Directions Letter and to ensure consistency with the current site conditions.
- The additional permit trigger under the LSIO positively responds to the relevant decision guidelines and incorporates the most recent advice received from Melbourne Water.
- Upon completion of the earthworks on site, the area affected by the LSIO will be reinstated to its
 original natural ground level, ensuring no adverse long-term impacts to the natural environment.
- The new entry point is entirely appropriate considering:
 - Trucks and heavy vehicles can efficiently navigate the site in a circular route from the new entry point to the existing exit point.
 - o It is a desirable solution to reduce the potential for any vehicle backups or congestion, should vehicle access to and from the site be limited to one point. A number of large trucks may wish to navigate the site at the same time.
 - Any trucks and heavy vehicles arriving from Bald Hill Road will have an ample distance (approximately 100 metres) to reduce their speed and safety enter the site. Please refer to Figure 1 under Appendix A of this letter.
- The location of the silt fencing has been amended to reflect the revised stockpile location and also any areas that have been grassed that may no longer need such fencing.
- The amended plans (Environmental Management Plan) nominate the rumble grid in the same location as per the endorsed plans. However, this access point will solely be utilised as an exit for trucks out of the site to Five Mile Road. The rumble grid has been relocated to the exit as shown in Figure 2 under Appendix A of this letter. We deem that the rumble grid is in the appropriate location to serve its purpose by removing dirt, mud or other debris from the underbody and tyres of trucks exiting the site, keeping public roads clean.
- The Wash Up area has been removed from the CEMP in consideration that:
 - This area is not a prerequisite to address any environmental risks pursuant to the requirements under to condition 26 of the Permit.
 - Wash up areas are typically not the best method for removing debris from trucks. The wash up area will result in wet tyres and potentially drag dirt and debris onto the public roads. As described above, the rumble grid is the most effective method for debris removal from trucks prior to existing the site.
- The site container and spill kit have been relocated to a more centralised position on the site. This is a more functional location that allows for easier access from all stages.
- The amended staging is a more efficient and functional layout that allows the permit holder to fill in a
 north-south direction (or top to bottom) to complete the relevant stage. As demonstrated in Figure 4
 under Appendix A, the previously endorsed plan included Stage 3 which was more problematic and
 awkward given that the proceeding Stages 1 and 2 would be left with a sheer batter at completion until



Stage 3 was underway. It was identified on site that continuing Stage 1 and 2 down to the southern batter ensured that the stage could be completed in a continuous run.

Summary

The proposed amendments are entirely appropriate to reflect the current site conditions. These amendments are also required pursuant to Council's enforcement letter.

On the basis of the above, and the extent of the proposed amendments, we respectfully request that Council utilise their discretion to update the permit preamble and endorse the updated material submitted with this application.

Of course, should you have any further queries or require any clarification in relation to the above, please do not hesitate to contact me on 9501 2800 or m.law@taylorsds.com.au.

Yours faithfully





Appendix A - Figures and Photographs



Figure 1: Distance from bald Hill Road to new Entry Point (Metromap.com)



Figure 2: Existing rumble grid from Exit Point (Site Photograph, 24 September 2024)





Figure 3: Existing entrance to be utilised as new Entry Point (Site Photograph, 24 September 2024)



Figure 4: Previously endorsed staging plan that is proposed to be amended

The following have been identified as significant environmental aspects for the site: Nil (refer to risk assesment		SITE EMP A1 PI AN (1) - TYPES AND	LOCATIONS OF ENVIRONMENTAL PROTEC	TION MEASURES	
		Project Name: 770 FIVE MILE ROAD - NAR NA		HON MEAGONES	
These aspects shall be managed with environmental protection measures outlined on this plan:			,	T	
Management 1. Responsibilities:	Staging of Works:	Date and Revision: 15 MAY 2025, REV E		Locality and Melways Ref. Cardinia Shire Council 518 B2	TS Ref.: 21181
i. Responsibiliers - Company Details: Urban Resource Management ◆ Consulting Engineer: Taylors Responsible Person: Adrian Develyn Mobile Telephone: 0409 003 240 Mobile Telephone: 950 2800 Mobile Telephone: NA Emergency contact: Andrew Nguyen Mobile Telephone: 0437 935 683	- Strip topsoil / earthworks - Install stormwater drainage - Topsoil	ENTRY	NO FILLING TO OCCUR ON 590 BALD HILL ROAD		LEGEND ROCK BUND
Communication of Site EMP Requirements: Inform all personnel on site in regard to areas likely to be affected by the developing works, induction of all personnel on site. EMP shall be located in site office. EMP to be reviewed at regular toolbox meetings	Informing Residents: Affected residents shall be notified two (2) days prior to construction activities.	POINT	EXTENT OF WORKS		TEMPORARY CUT OFF DRAIN TOPSOIL STOCKPILE
S. Inspections and Maintenance All environmental control measures shall be inspected and maintained on a regular basis. Inspect control measure weekly to ensure all are operation, including before, during and after	6. Associated documents: N/A				SILT FENCE ATTACHED
rain events. - Maintain as required with all rectification to be addressed with in 12 hours of incident / report. Moise	Risk: Significant €@ Low	ROAD	u u u u u u u u u u u u u u u u u u u		TREE PROTECTION FENCE (EXISTING BOUNDARY FENCE)
Requirement: EPA Victoria and Council requirements must be adhered to in relation to the level that residents and other applicable neighbours to the site are not disturbed unreasonably. The g	of noise and working hours, to ensure			Marian Marian	NEW PROPOSED TREE PROTECTION FENCE
7. Working hours: 8. Noise Minimisation Metho			33		COULT ORBITAIN
7 am to 1 pm Sat regularly Ensure noise generating	plant are well maintained & serviced g activities are for less sensitive en times specified by the Municipal the times specified by the Municipal be generated between those hours specified by the unicipal be generated between those hours specified by the mulcipal council as times when construction machinery may operate.			TEMPORARY WORKS AREA	SPILL KIT SITE CONTAINER AND REFUELLING AREA
Dust Requirement: Litter and waste must be contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on site before disposal in a responsible manning to the contained on the con	Risk: Significant@o/Low				I
Minimising Dust Generation: Minimise areas of stripping or clearing of vegetation areas where possible. Assistive thick movement to defined hauf roads where possible. Restrict which envowment to defined hauf roads where possible. Enforce speed restrictions of vehicles within work site to 20km/hr during externey dry conditions. Minimise activies involving moving or handling of soil on dry, windy days.	12. Configencies: - Postpone dust generating activities during high winds to avoid dust problems. - If a hose is used for water spraying, the hose is to be fitted with a trigger nozzel.				RUMBLE PAD TREE TO BE REMOVED (REFER ARBORIST REPORT)
Dust Suppression: Use water to suppress dust whenever required.	Other Works to be stopped when dust becomes an issue. No stripping on high wind days.	S		EXTENT OF WORKS (PERMIT T1760760)	TREE TO BE RETAINED (REFER ARBORIST REPORT)
 Maintain water cart on site for use on hauf roads stockpiles, areas of earthworks etc. when dust generation is likely to be considerable, or as required. 	To unapprog on right strike days.	OF IVON		(1 EKHT 11700700)	TEMPORADY/WORKS AREA
 Erosion and Sediment 	Risk: Significant@evLow	ENT	* * * * * * * * * * * * * * * * * * * *		TEMPORARY WORKS AREA
Requirement: Erosion and Sediment must be managed in accordance with current best practice prevent sediment laden water from entering any drainage system or natural waterway.	environmental management practices to				
14. Drainage Management: Silt fence/Straw bales to be used at outlet pits. Construct temporary cut off drains to direct flows away from exposed areas. Construct Temporary Sediment Pond to south of works site as detailed in engineering plans.	Sediment Traps (sediment retention devices): Use gravel sausages at pit enthies, sit fences and straw bales upstream of drainage outlets.			NO WORKS WITHIN	9
All cut off drains to be directed to sediment pond. 15. Soil Stabilisation	Dewatering: Where possible, water is to be discharged over existing			10m OF CREEK	
During construction: Where possible, growth of vegetation will be encouraged as a soil stabilization measure.	vegetated areas or to appropriate sediment controls.		PSOIL STOCKPUT	The second secon	
Post construction: Where required, environmental control measures shall be inspected and maintained during the maintenance period.	Vehicle and Road Management: Site access: Access to site shall be via 5 Mie Road Stalliser the site access entry point with crushed rock. Cleaning Vehicles:	EXIT	S ADMINISTRATION OF THE PARTY O		
16. Stockpile Management: - Minimise the number and size of stockpiles on site. - Stripped topsoil mounds to be covered subsoil. - Position stockpiles away from drainage lines where possible. - Divert runoff away from stockpile areas where possible.	Vehicles shall be manually cleaned of excessive material prior to leaving site. Street Cleaning: In the event that soil is deposited on the street, the material will be physically removed by scraping (with a shovel) or by sweeping the material of the road. A street sweeper may also be used if required.		EXTENT OF WORKS (PERMIT T170760)		
Stockpile to be placed away from drainage inlets, open drains water courses & paved sediment run-off.	20. Other: N/A		00000	Promotion of the second	STRAWBALES AND SILTFENCES TO BE CHECKED
Waste	Risk: Significant (Meg/Low		To State of the st		DAILY
Requirement: Litter and waste must be contained onsite before disposal in a responsible manne 21. Movement of Soil: Off site/ On site/ N/A	23. Waste Storage and Disposal:			Open Same of the S	HAUL ROADS LOCATIONS TO BE DETERMINED ON SITE WITH THE
Contaminant Status: Clean / Prescribed Waste 22. Waste Minimisation Methods:	 All left over construction supplies shall be gathered and stacked neatly within the site compound for proper disposal or re-use. 	TEMPORARY		The state of the s	APPROVAL OF THE SUPERINDENDENT
Solid waste concrete etc to be disposed at recycling plants where possible.	Litter bins shall be located next to site compound for general rubbish and are to be emptied regularly. Ensure waste materials are not left where they can be blown or washed away.	SEDIMENT P	THE RESERVE OF THE PROPERTY OF		SEALED ROADS ARE TO BE KEPT FREE OF CLAY BITUMEN ROADS ARE TO BE CLEANED/WASHED AS REQUIRED
Washout to be carried out well clear of drainage lines & Waterways.	24. Other: N/A	PLAN			NO CLAY/SEDIMENTS ARE TO BE WASHED/DRAINED INTO PITS
Chemicals	Risk:Significan Med/Low				
Requirement: Storage and spill management practices must be implemented to ensure that no e escape or spillage of chemicals or fuels.			Other Site Specific Issues		
Storage: Storage of chemicals on site shall be minimised.	27. Refuelling Procedure:	Significant Flora/Fauna Risk: Significant/Med.Cov	Archaeological/Heritage Risk: Significant/Med(Cov)	<u> </u>	Other Risk: Significant/Med/Low
Straige or chemicals on site shall be minimised. All chemicals shall be either stored within the site compound or individual sub-contractors shall store them in their vehicles.	Refuelling to be done away from drainage lines. Mobile refuelling truck to visit site for major plant.	Requirement All significant flora and fauna on and adjacent to the site must be protected. 29. CosNo. Details:	Requirement: Places, sites and objects of archaeological or heritage significance must be protected. 30. Yes/No. Details:	Native Vegetation Protection Existing Boundary Fence to be maintained to protect existing native vegetation in Bald Hill Road and Five Mile Road.	ve.
26. Spill Management: - Spill kits are to be kept on site (near the site compound) and is used when required. - The fuel truck driver also carries a spill kit and is trained in its use. - All spills must be cleaned up immediately to avoid contamination of the soil or water	Minimal fuel to be left on site for minor equipment. All refuelling and chemical storage to only occur within the appropriately bunded or portable sealed bunded area. Stormwaterirain protection measures must be installed for bunded areas. 28. Other:	Vehicles, machines & works to be confined to current stage. Nearby vegetation to be isolated.	NIL		
All spills must be reported to the superinfendent and relevant Authorities. - Any soil contaminated from a spill must be removed and disposed of at an appropriate EPA landfill licensed to receive the waste type. The extent of soil contamination must be assessed, classified and removed in accordance with relevant Authority guidelines.	NA NA				

Site EMP A1 Plan (2) - Risk Assessment and Designs of Environmental Protection Measures **RISK ASSESSMENT CHECKLIST** Noise Project Name: 770 FIVE MILE ROAD - NAR NAR GOON (FP-2015-10865) Likelihood ISSUES: Date and Revision: 15 MAY 2025, REV E TS Ref. 21181 LIKELY * Nature of Noise Generating Works: Construction plant. Consequences Environmental protection measures shall be constructed in accordance with the following designs, and are to be used as required where identified for the specific project. Potential Noise Receptors: Adjoining neighbours. **GENERAL NOTES:** MINOR Proximity of Works to Noise Recentors Within 100 metres Overall Risk Refer to EPA's "Environmental Guidelines for Major Construction Sites" and "Construction Techniques for Sediment Pollution Control." The following are suggested measures to be included in the Environment Management Plan. The scale and cost of measures needs to be commensurate with the risks to the MEDIUM OPTIONAL FRAMEWORK SILT FENCE NOTES: surrounding environment and objectives of protecting receiving waters and its beneficiaries □ Dust FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY Likelihood ISSUES: . Keep land clearing to a minimum and the period of time that an area is kept cleared to a minimum. LIKELY Dust Sources 2. Do not remove vegetation (including grass) within the watercourse and within 5 metres from the edge of 1M MIN. TIMBER PICKETS FILTER CLOTH DRIVEN MIN. 100MM INTO GROUND OTHER THEY SHALL BE OVERLAPPED BY 150mm AND Potential Dust Receptors: Adjoining neighbours Avoid disturbing environmentally sensitive areas and create wide buffer strips of vegetation around it. FOLDED. Consequences STAKE FILTER CLOTH Within 100 metres Proximity of Works to Dust Receptors MAINTENANCE SHALL BE PERFORMED AS NEEDED MODERATE 4. Co-ordinate and stagger works to minimise erosion. Revegetate and mulch as each section of works is AND MATERIAL REMOVED WHEN "BULGES" DEVELOP completed. 5. Provide cutoff drains to redirect runoff away form cleared areas and slopes, reducing contaminated water Extent of Exposed Earth and Duration of Time Exposed: Approx 8 weeks. Overall Risk leaving the site. Wind Conditions FILTER CLOTH FILTER AS SPECIFIED (TERRAM 1000, Reduce water velocities on site by minimising long continuous flow paths. Reduce water velocities on site by minimising long continuous flow paths. Reduce water velocities on site by minimising long continuous flow paths. Variable. CONSTRUCT 200x200 HEIGHT OF FILTER MEDIUM POLYFELT TS 500. BIDIM U24 OR EQUIVALENT). DEEP TRENCH AND PREFABRICATED UNIT GEOFAB. ENVIROFENCE OR standards. Temporary structures are to be designed for a 1 in 2 year (greater if there is a high environmental APPROVED EQUIVALENT risk) storm event or 1 in 50 year storm event for permanent structures. 8. Installation of sediment and erosion control measures to be in place prior to construction if possible. 9. All Sediment traps, Detention Ponds, Silt Fences, etc to be checked daily during periods of wet weather & Erosion and Sediment PERSPECTIVE VIEW Likelihood ISSUES: immediately after heavy and intense rainfall. Monitor water entering waterway or drainage system Erosion and Sediment Sources Run-off LIKELY DUST SUPPRESSION Drainage system SILT FENCE DETAIL Potential Erosion and Sediment Receptors Install wind fences around exposed soil in areas susceptible to dust generation. 11. Water exposed soil when dust is visible. Ensure that this water does not contaminate surface water. Consequences On-site. Water from sediment dams my be used for dust suppression. 12. Limit access to and from the site to specified haul roads to be situated preferably away from sloping Extent of Exposed Earth and Duration of Time Exposed: Approx 8 weeks terrain. Stabilise or pave these haul roads. Additives are to have no adverse impacts on water quality. MODERATE Soil Type and Erosivity: Subsoil/Topsoil. STOCKPILES 13. Stockpiles or batters that are to be maintained greater than 28 days must be mulched, roughened and NOTE: CATCH DRAIN & MOUND TO BE TOP - SOILED & SEEDED WITH GRASSES Slope Medium. seeded with sterile grasses. Overall Risk Site Drainage Regime MOUND 14. Stockpiles are to be placed at a nominated position by the supervising engineer prior to commencement Refer to plan (1) & plan (2) of works. Stockpile batters to have slopes no greater than 2:1. Locate stockpiles more than ten metres from Rainfall: FLOW SAND BAGS waterways. Minimise the number and size of stockpiles. ROCKS FLOW * Vehicle Movements On and Off Site: Ongoing during construction. **DEWATERING** 77777 15. All low points to be noted and appropriate measures be put in place. Sediment laden water is to be APPROX MAX 100 YR FLOOD LEVEL -Waste pumped onto existing vegetation if possible or sediment control structures WORKING IN WATERWAYS AND FLOODPLAINS Likelihood ISSUES: 16. Where it is not possible to avoid working in streams plan to minimise contact time and stage works during CERTAIN Nature of Waste to be Generated Excess spoil. General rubbish. periods of low flows. Avoid times of year when potential environmental damage is at its highest 17. Stream crossings should be positioned perpendicular to flows and at the narrowest part of the stream To constant substantial satisfactors are particular to lower and at the internativest part of the site Crossings must be engineered to be stable under the expected vehicle loads. 18. Prepare a Contingency Plan for more intense storm events. This contingency plan should include Presence of Waste on Site Prior to Work Commencemen Consequences TYPICAL SECTION THROUGH CATCH DRAIN SAND BAG / ROCK BEACHING Minimal methods to limit stormwater entering excavation areas, siting of construction facilities, procedure for MODERATE preventing soil, fuel and chemicals entering the environment. 19. Prepare a Reinstatement Plan that includes proposed changes to waterways, flood protection, erosion and sediment runoff controls. A revegetation plan is also included, addressing revegetation and ongoing Potential Waste Receptors Drainage system, Adjoining properties Overall Risk Proximity to Potential Waste Receptors Within 50 metres. MEDIUM This copied document is made available for the purpose of the planning process FLORA AND FAUNA NOTE: ENSURE POINT A IS LOWER THAN POINTS B TO ALLOW OVERTOPPING IN STORM EVENTS as set out in the Planning and Environment Act 1987. The information must not be Chemicals Avoid undue disturbance to sensitive or endangered native flora and fauna. Reduce impacts on aquation plants and animals. used for any other purpose. By taking a copy of this document you acknowledge Likelihood and agree that you will only use the document for the purpose specified above and that any WASTES LIKELY Types of Chemicals and Fuels Used and /or Stored On Site: Engine oil, Diesel dissemination, distribution or copying of this document is strictly prohibited. 21. Minimise wastes on site. Contaminated wastes must be disposed of in safe and appropriate manner. Dispose contaminated material to a licensed disposal facility. Minimal Quantities of Chemicals and Fuels Used and/or Stored On Site: Consequences 23. Provide bins for litter. Ensure materials are not left where they can be blown or washed away. MAJOR Potential Chemical Receptors: 24. Remove debris and sediment from pits and adjoining pipes at regular intervals and prior to completion of Proximity to Potential Chemical Receptors Overall Risk UNUSED FOR MORE THAN 28 DAYS SIGNIFICANT MONITORING 26. Refer to Ch 9 of "Environmental Guidelines for Major Construction Sites". Ensure regular inspections, Significant Flora/Fauna EARTH BANK TO REDIRRECT monitoring and audits. RUNOFF AND PREVENT SCOUR Likelihood ISSUES: SECURE ENDS OF OF THE STOCKPILE DETAIL NOTES: RARE Types of Flora/Fauna 1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION * Vulnerability of Flora/Fauna Consequences SEDIMENT AT ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD. **ROCK BUND** Proximity of Flora/Fauna to Works: MODERATE 2 ALL SEDIMENT CONTROL DEVISES SHALL BE MONITORED, CLEANED AND / OR REPAIRED. WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50% Work Activities Which May Threaten Flora/Fauna: 3. ALL SWALES / CATCH DRAINS SHALL HAVE AN UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. Overall Risk STOCKPILE MANAGEMENT Potential Impacts on Flora/Fauna: LOW 4. THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND DRAINAGE INLETS. △ Archaeological/Heritage 5. ALL TEMPORARY STRUCTURES SHALL BE REMOVED AND THE AREA REPAIRED WHEN THE Likelihood ISSUES: Traditional Land Owners Consulted? Yes/No Survey or Assessment Conducted? Yes/No/Not Required * Probability of Encountering Archaeological/Heritage items During Works: ☐ Other ☐ Other Types of Archaeological/Heritage Items On Site ISSUES: Likelihood ISSUES: Likelihood Proximity of Archaeological/Heritage Items to Works On Site * Work Activities Which May Threaten Archaeological/Heritage Items: Potential Impacts on Archaeological/Heritage Items Overall Risk Consequences Consequences Overall Risk Overall Risk

Weed Control

- Weeds are to be controlled through the continuing use of Apparent Bow Saw 600 herbicide
- Weed control must not adversely impact native vegetation or waterways
- At all times the manager must actively control weeds on the site
- Vehicles shall be manually cleaned of excessive material prior to leaving the site
- Vehicles and machinery are to be free of mud when entering and exiting the site via the rumble pads, to prevent to spread of phytophthora.
- Agronomist to supervise works and advise weed control actions as required

Machinery & Vehicle Routes

- Machinery to be located outside the TPZs of trees to be retained
- Vehicles to utilise defined routes within the subject site, between batters and fencing/tree protection fencing

Tree Protection Measures

- Existing boundary fences to be retained and utilised as tree protection fencing
- Tree protection fencing to be provided to the north west of the works area, as indicated
- Fencing must be signposted as 'Tree Protection Zone'
- The tree protection fencing must not be placed within Tree Protection Zones

Vegetation Retention

- No vegetation within the works area is proposed to be retained
- Existing vegetation outside of the works area is to be retained
- Fill to be maintained within the approved area, ensuring works are adequately located outside of the Tree Protection Zones of trees to be retained

Apparent ow Saw 600

Legend

Extent of earthworks Area of Temporary works Tree Protection Fence – Existing Boundary Fence Tree Protection Fence **Vehicle Routes** Rumble Grid

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Figure 1: Current herbicide – Apparent Bow Saw 600





21181/P

22/05/2024 HSE MLA





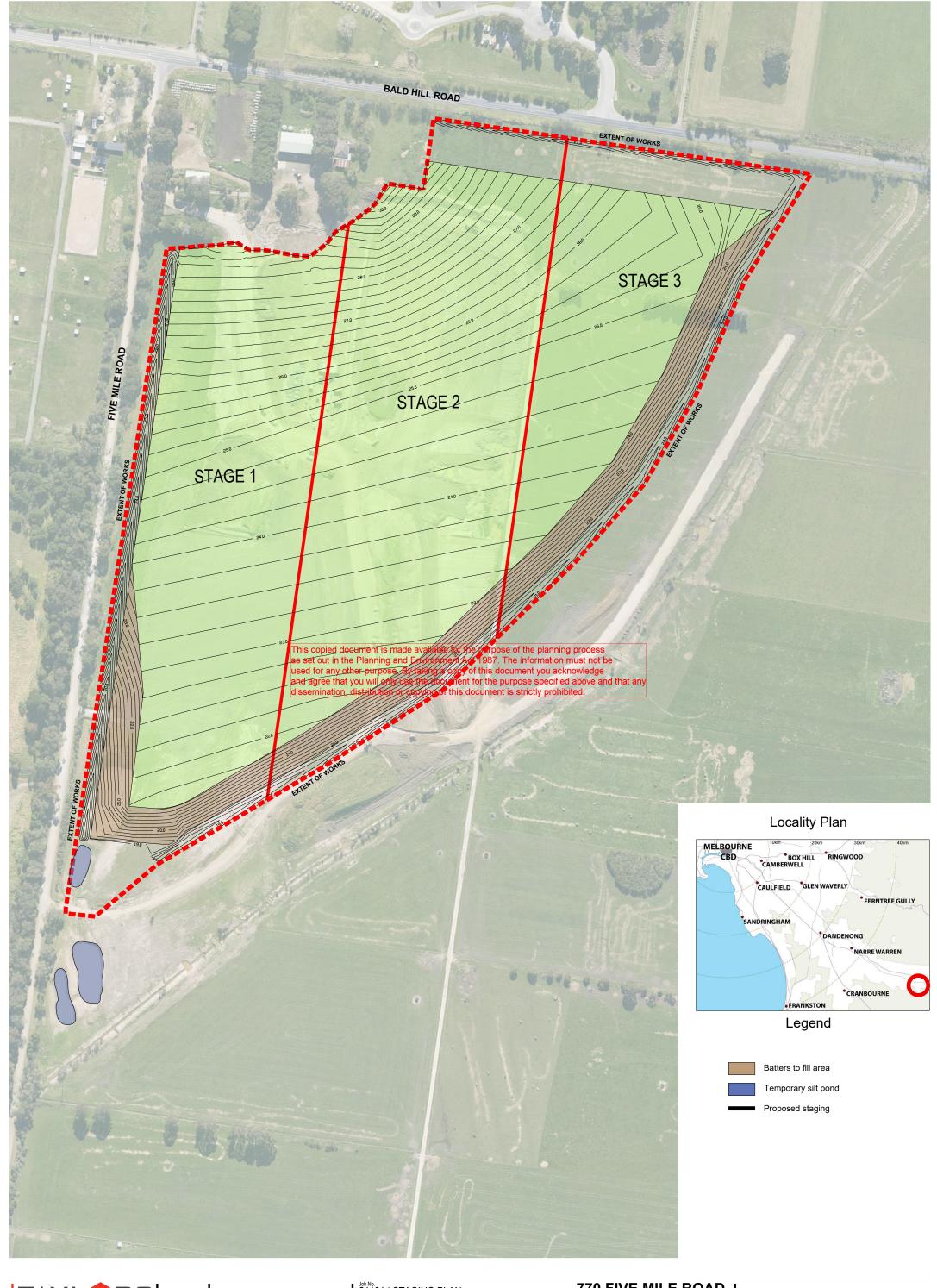


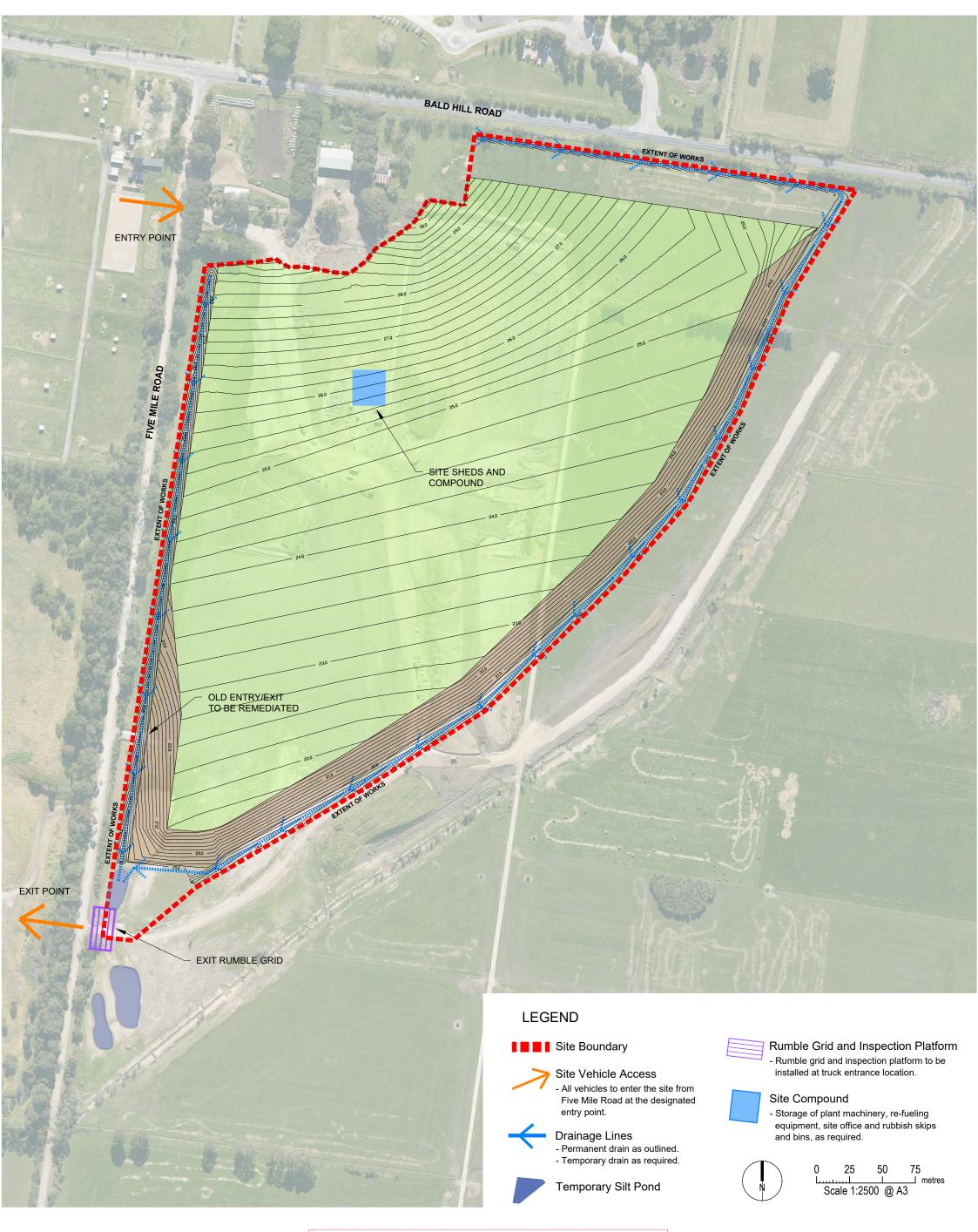


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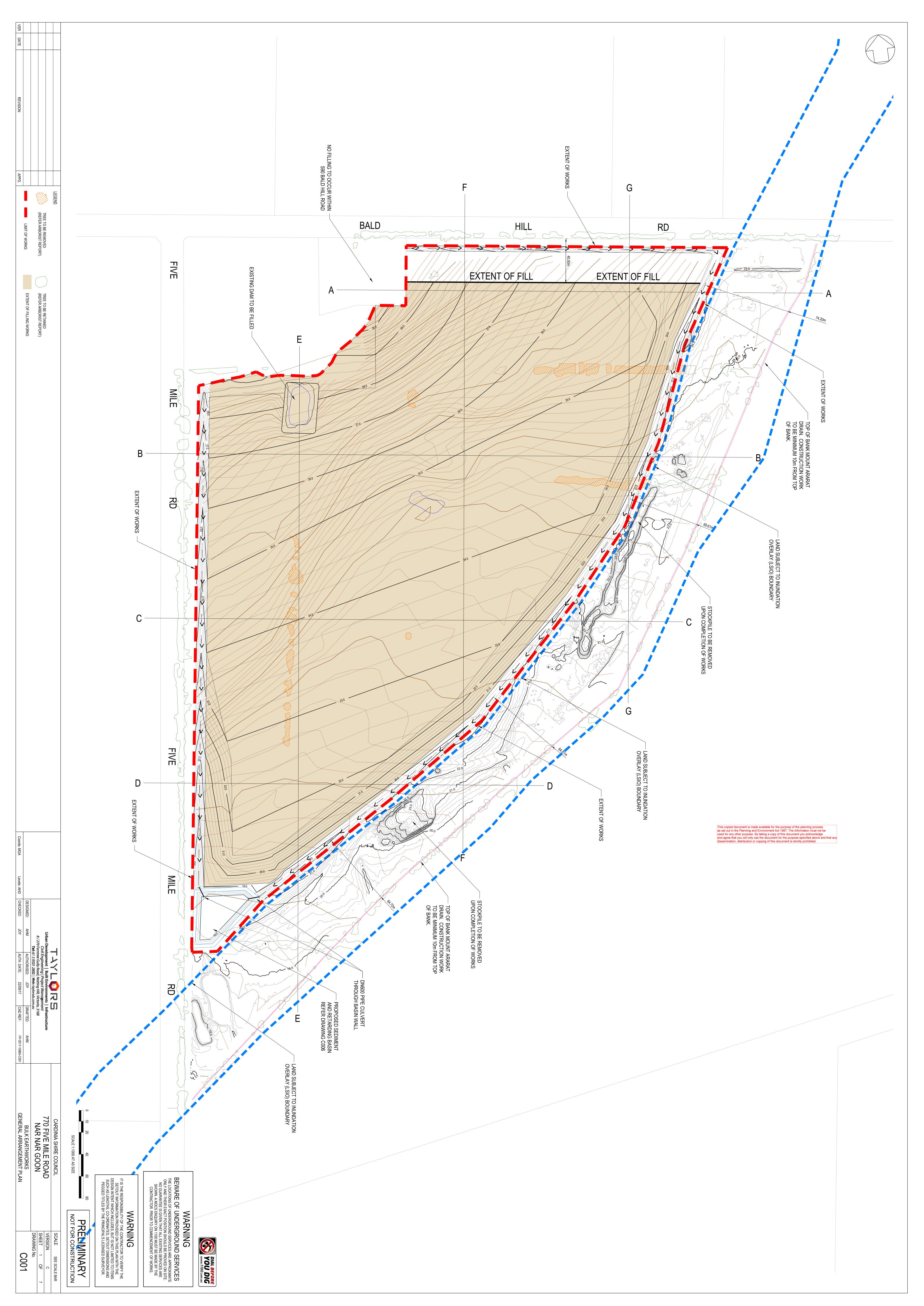
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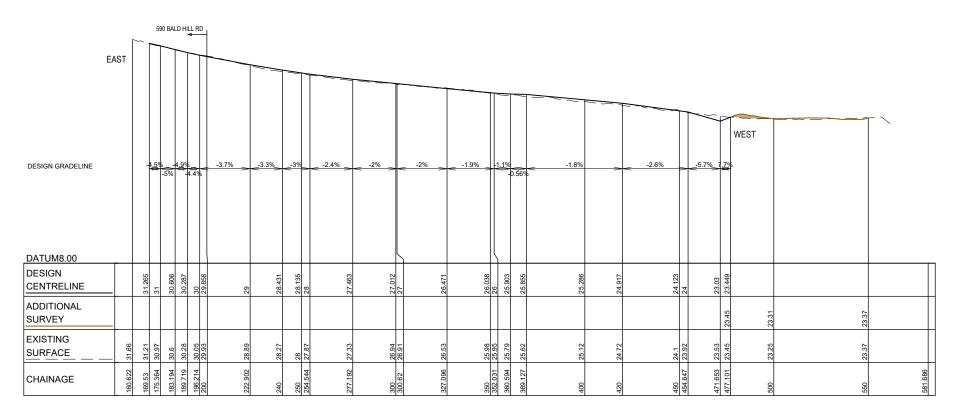
AMENDED HAULAGE PLAN





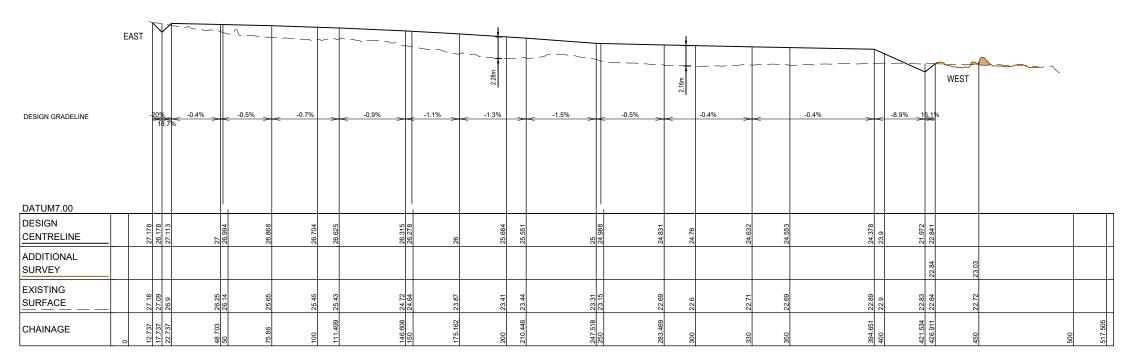






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SECTION A-A



SECTION B-B

DIAL BEFORE YOU DIG www.1100.com.au

WARNING

BEWARE OF UNDERGROUND SERVICES

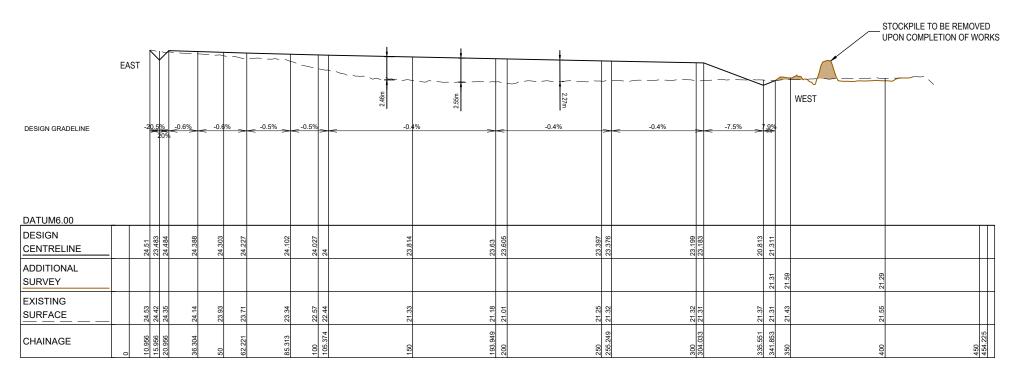
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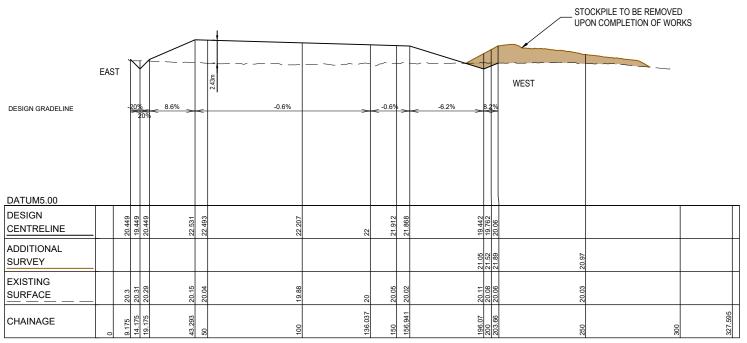
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SECTION C-C



SECTION D-D

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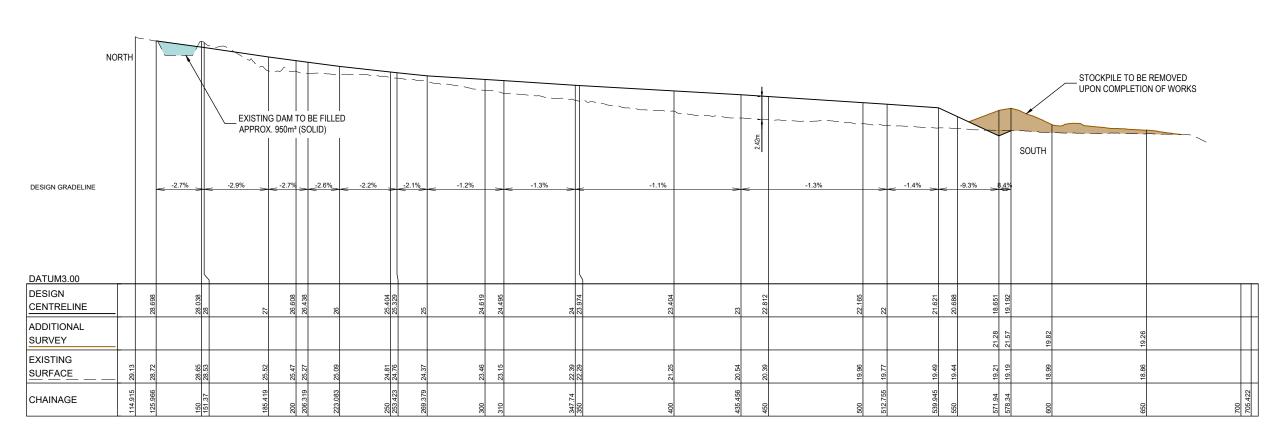
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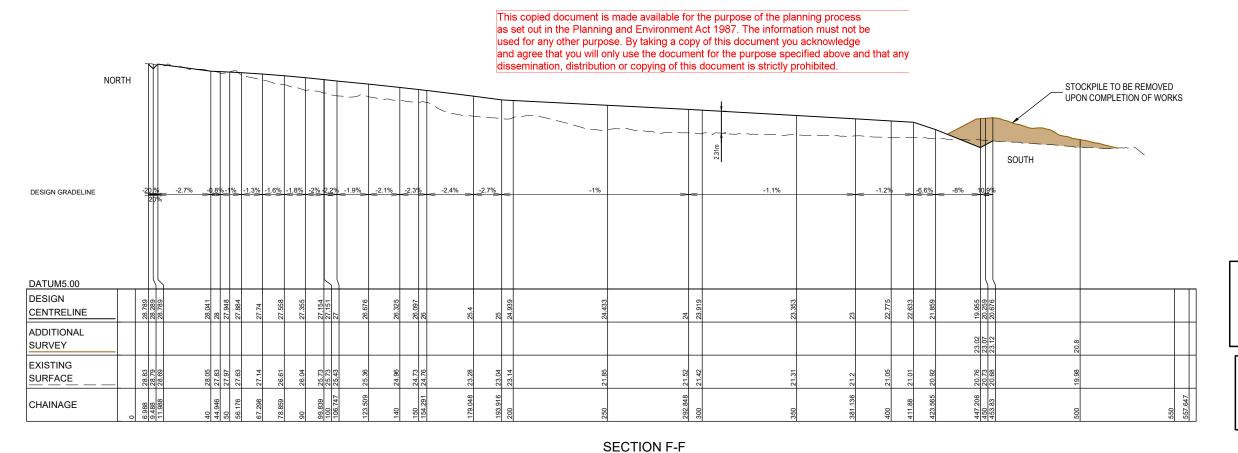
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SECTION E-E





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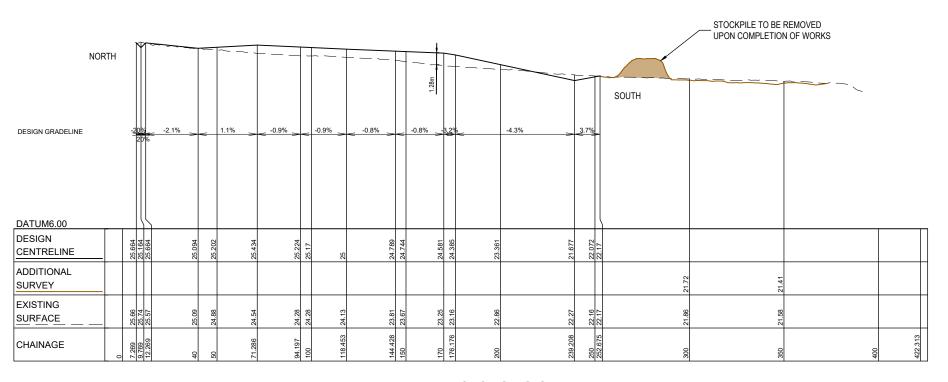
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SECTION G-G



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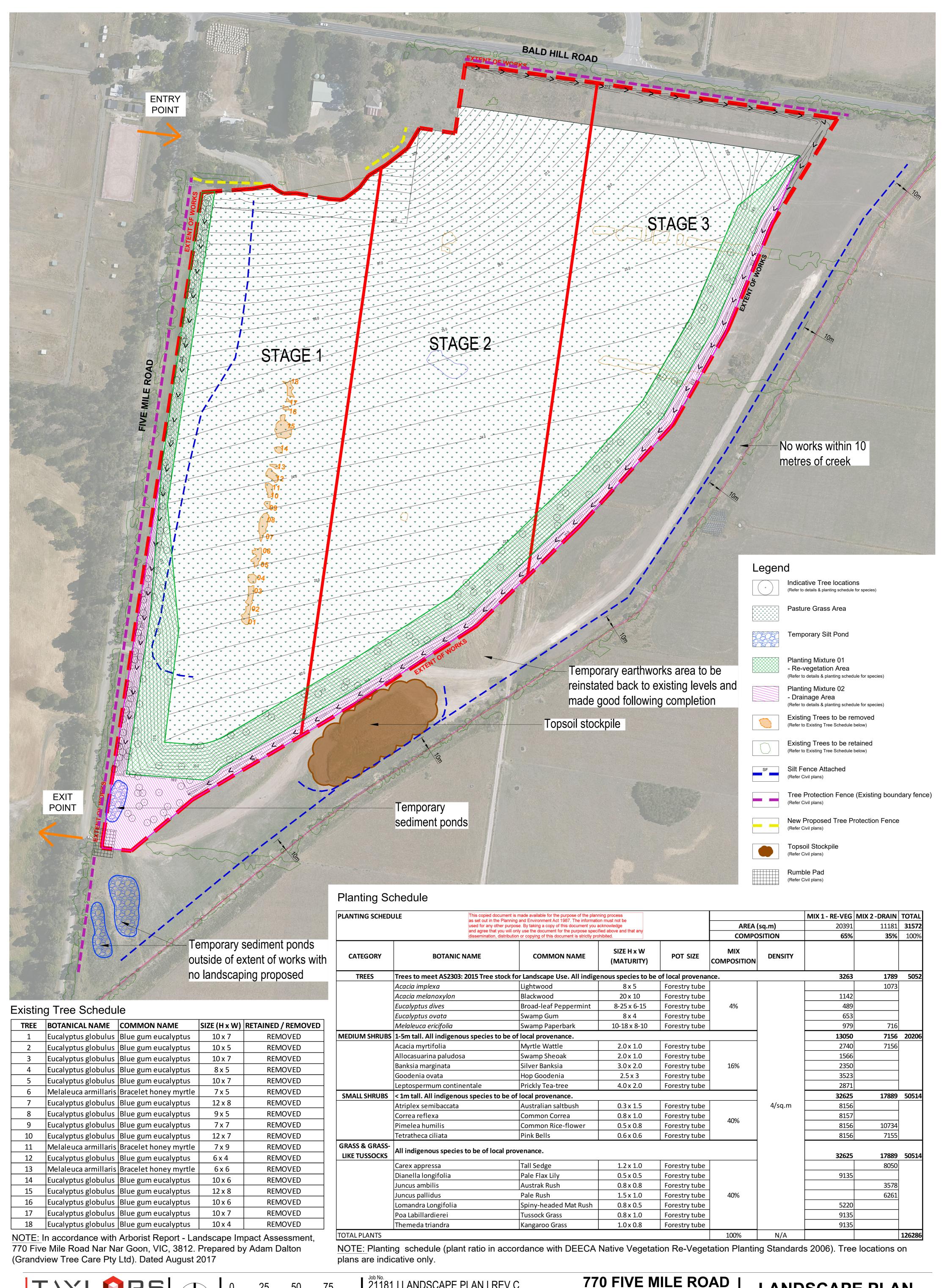
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Taylors Development Strategists - ABN 48 042 392 373

1.Planting implementation

- Timing- align with seasonal rainfall (see calendar below)
- Techniques hand planting tubestocks with guards and mulch
- hydromulching to large-scale sites Species mix - Trees: Acacias, Eucalypts, melaleucas
 - Medium shrubs: Native shrubs

 - Small shrubs: Native grasses and shrubs
 - Grass & Grass like tussocks: Sedges, rushes and grasses

2. Maintenance & Monitoring (Years 1-5)

- Watering- (if needed in first summer)
- Weed management- during spring flush
- Infilling- dead plants next winter
- Pest control- rabbits, kangaroos, deer)
- Monitoring- survival rates, canopy cover, fauna return

3. Seasonal timing in Victoria

Season	Conditions	Planting	Notes			
		No planting.				
Summer (Dec-Feb)	Hot, dry, unreliable rainfall	Weed control, fencing, order seedlings	Only irrigated wetlands/urban sites suitable			
Autumn (March-May)	Cooling temps, reliable rainfall	Main planting window - trees, shrubs, groundcovers	Best survival; roots establish before winter			
Winter (June-August)	Cold, wet, frosts in some areas	Continue planting hardy natives, grasses, sedges	Avoid frost - sensitive species until late winter			
		Extend planting (if irrigation). Direct seed native				
Spring (September-November)	Warning, variable rainfall	grasses, wildflowers	Weed control critical; moisture stress risk			

4. Program flow example (Year 1-2)

Year 0 (Summer-Autumn): Site assessment - design - weed control - order seedlings

Year 1 (Autumn-Winter): Major planting - install guards/fencing - apply mulch Year 1-2 (Spring-Summer); Maintenance - watering - weed management

Year 2 (Autumn); infilling where survival <80% - monitoring - adapt management

	Year 1				Year 2			
	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring
1. Site assessment & Planning								
2. Weed Control & Site Preparation								
Soil Preparation								
Weed Control								
3.Planting								
Ordering								
Main Planting (Trees & medium shrubs)								
Planting (Small shrubs and grasses)								
Hydromulching								
4. Maintenance & Watering								
5. Weed Control & Monitoring								
Infilling where survival lower than 80%								

and pruning.

NOTE: Program timing to be adopted per stage.

LANDSCAPE NOTES

1.SITE PREPARATION

General

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. Weed Control

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

Subgrade Preparation

Subgrade to all turf and planted areas is to be cultivated to minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to prepration and conditioning to determine ph, salinity and gypsum requirement.

Any gypsum required is to be distributed at at the manufacturers recommended rate and cultivated into the subgrade at a minimum depth of 150mm.

Spreading of Topsoil

Nature strips to be topsoiled as part of Civil works. If additional imported topsoil is required it is to be spread in maximum 150mm layers, lightly compacted by use of a 150-200kg roller, or by thoroughly walking in. Continue placing topsoil until it accords with finished kerb levels or within 75mm below edging levels to accommodate mulch.

Imported Topsoil

Cultivate and implement topsoil to a depth of 200mm for garden beds and 75mm for turf areas.

Imported topsoil for garden beds to be medium texture general purpose garden soil, to comply with A. S. 2223-1978, and as follows:

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

free from silt material.

Soil is to be lightly compacted to minimum 300mm depth to garden beds. Imported topsoil for turf rejuvenation/establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth.

Soil Conditioning

Application of 3-6 month slow release fertisliser such as "Osmocote" to rootball surrounds at manufacturers recommended rates. Mulch

Mulch should be approved non-leafy mulch conforming to AS 4454-2012,

and have 80% particles in the size range 6-10mm in plan, and 5-10mm in thickness. No particle is to exceed 25mm in plan. Avoid the use of rare timbers as mulch

Evenly spread 75mm (min.) depth of approved mulch. Mulch is to be kept away from tree trunks and plant stems to prevent collar-rot.

2. PLANTS - QUALITY OF TREES AND SHRUBS

Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. Trees and shrubs shall be the specified plant heights, and pot sizes indicated are minimums.

If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable.

3.MAINTENANCE

Maintenance shall be comprised of the following works to ensure continuous healthy growth of all vegetation and ensure the site is maintained in a tidy fashion for the duration of the Maintenance Period:

Initial establishment (first 3 months);

minimum weekly site visits

Consolidation period (3-6 months);

- minimum weekly site visits during warmer months
- minimum fortnightly site visits during cooler months
- Ongoing period (6-12 months);
 - minimum fortnightly site visits

Actions to be undertaken: All vegetation planted as part of the program of works will be regularly maintained to ensure ongoing health and establishment of the works, including: watering, weeding, rubbish removal, fertilising, pest and disease control, re-staking and tying, replanting, mulching,

This work will be undertaken by the landscape contractor appointed by the developer. The work is to be undertaken on a minimum basis outlined above and as required to ensure successful establishment as per the contract specifications.

Defects liability: The whole of the works shall be upheld against any defects due to faulty and/or inferior quality materials and / or workmanship as per the requirements of the Head Contract.

Program: Furnish a proposed planting maintenance program, and amend it as required. Comply with the amended program.

Replacements: Continue to replace failed, damaged or stolen plants. If failed due to incorrect/insufficient establishment or maintenance or technique, or neglect, no additional cost for replacement may be claimed. It is the Contractor's responsibility to demonstrate plants have been stolen/vandalised.

Mulched surfaces: Maintain the surface in a clean and tidy condition and reinstate the mulch as necessary.

Grassed areas: Carry out grass mowing throughout the contract period only as required to maintain the site in a neat, healthy condition

Insecticide Spraying: Spray against insect and fungus infestation as required, and if considered necessary by the Superintendent. All spraying shall be carried out in accordance with the manufacturer's directions. Report any occurrence of insect attack or evidence of disease amongst the plant material. The Superintendent shall be notified prior to spraying work being carried out.

Watering: All planting and garden beds are to be watered regularly to ensure continuous healthy growth. The minimum requirement shall be consistent with the natural rainfall of the site location. New planting shall receive regular and frequent deep soakings to ensure establishment and healthy growth. Watering method and technique shall accord with current water restrictions. Monitor water requirements and water adequately to ensure active growth, especially during warmer months.

Garden Areas: Garden beds shall be maintained in a weed free state. Any use of spot spraying or other form of weeding shall be undertaken so as not to damage plants planted as art of the contract. Any planting planted as part of the contract which is damaged by the contractor shall be replaced at the contractor's expense.

The Contractor shall mow the grass areas at a suitable height as instructed so as to maintain healthy growth and a neat appearance. The mowing frequency may be subject to change as approved by the Superintendent due to weather and other circumstances. Other maintenance activities for grassing such as weeding, reseeding, and rolling etc. shall be priced separately and approved by the Superintendent. If approved, grass areas to be weeded shall be sprayed with approved selective herbicide against broadleaf weeds in accordance with the

3.SURVIVAL

manufacturer's directions.

- Survival goals: 100% of the proposed trees; 90% of the proposed shrubs; and 80% of the proposed grasses
- Minimum of 2 years following establishment
- The planting of additional vegetation at the site

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NOTES: Ensure rootballs are moist before planting. Water well immediately after planting and ensure all ties, labels etc attached to the plant are removed. Poly-sleeve guard supported by no. 3— 750mm bamboo stakes (GrowRite Green Cor Flute Tree Guard 590mm H X 255MM Side or similar) Tube with outer roots loosened. Top of rootball flush or just above GL. Dish around tubestock with approvedsite topsoil to form a 'saucer' for watering 75mm min depth approved fine grademulch. Mulch is not to come in contact with tubestock plant stem 75mm min depth approved fine grade mulch. Mulch is not to come in contact with tubestock plant stem Dig a hole min. diameter 100mm and depth c.-30mm deeper than tube rootball. Return loosened soil into planter hole. Gently firm soil.



TYPICAL TUBESTOCK PLANTING WITH PROTECTION SLEEVE GUARDS DETAIL not to scale

770 FIVE MILE ROAD NAR NAR GOON CARDINIA SHIRE COUNCIL

PLANTING PROGRAM REVEGETATION

