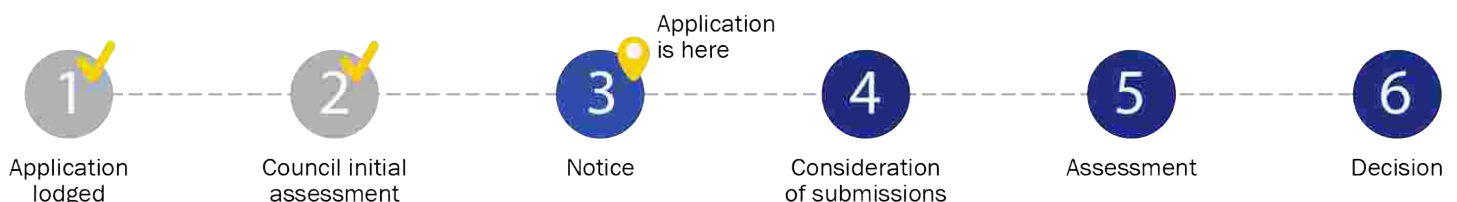


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS524539 10 Henry Road, Bunyip VIC 3815	
The application is for a permit to:	Subdivision of the land into two (2) lots and removal of vegetation, including native vegetation.	
A permit is required under the following clauses of the planning scheme:		
32.03-3	Subdivide land,	 ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.
42.02-2	Remove, destroy or lop vegetation,	
43.02-3	Subdivide land,	
52.17-1	Remove, destroy or lop native vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	Nobelius Land Surveyors	
Application number:	T250130	
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		02 December 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: A125210

Basic Information

Proposed Use	The subdivision of the land into three (3) lots, creation of a carriageway easement, and removal of vegetation, including native vegetation.
Current Use	The land is used for residential purposes and is developed with a single dwelling.
Site Address	10 Henry Road Bunyip 3815

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? **No such encumbrances are breached**

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	Nobellus Land Surveyors	10 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: enquiries@nobellus.com.au
Preferred Contact	Nobellus Land Surveyors	10 Henry Street, Pakenham VIC 3810	W: 03-5941-4112

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250130
 Date Prepared: 13 November 2025

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Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
9 - Class 21 To: create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or create or remove a right of way; or create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant,	\$1,453.40	50%	\$726.70
Total			\$2,180.10



Civic Centre
 20 Siding Avenue, Officer, Victoria

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

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

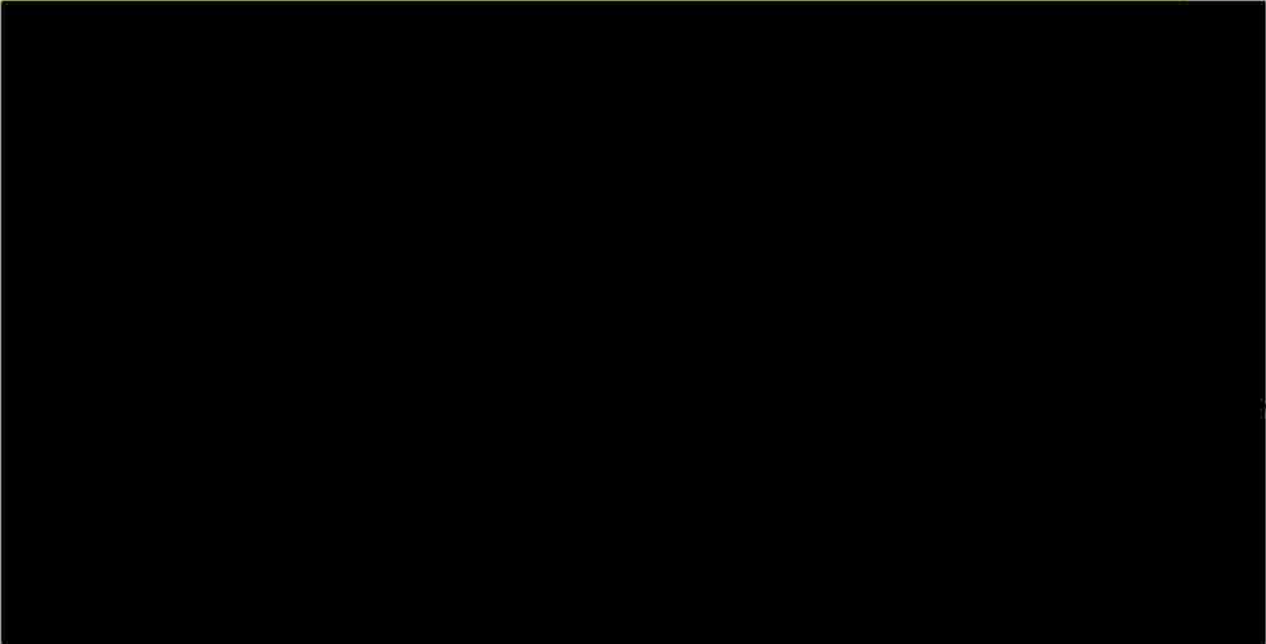
Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
28-02-2025	Subdivision Plan	Copy of plan 18.02.25.pdf
28-02-2025	Encumbrance	S173 AD297912V.pdf
28-02-2025	Explanatory Letter	Town Planning Report 10 Henry Road Buryip.pdf
28-02-2025	Additional Document	Copy of title 18.02.25.pdf
28-02-2025	Additional Document	Cover Letter 10 Henry Road, Buryip .pdf
28-02-2025	Additional Document	NVR Report 27.02.2025.pdf
28-02-2025	Additional Document	List of available offsets 27.02.2025.pdf
28-02-2025	Additional Document	Development Plan 26.02.2025.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





Cardinia

ADVERTISED MATERIAL

Planning Application: T250130
Date Prepared: 13 November 2025

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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 been 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.:	T250130	 ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.
Address of the Land:	10 Henry Road, Bunyip	

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Pakenham VIC 3810
Phone:	03 5941 4112
Email:	[REDACTED]

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 more space, please attach a separate page.		
Amend preamble to 'the subdivision of the land into two (2) lots, creation of carriageway easement, and the removal of vegetation, including native vegetation'. Amended NVR Report to reflect reduction in extent of native vegetation requiring a permit and offsets under Clause 52.17. Amended plans to reflect Council's RFI comments.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☒	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.		
Name:		 ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.
Signature:		
Date:		

LODGEMENT

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 <i>Planning and Environment (Fees) Regulations 2016</i> 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 <i>Planning and Environment Act 1987</i>.
--



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 been 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.:	T250130PA
Address of the Land:	10 Henry Road, Bunyip

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250130
 Date Prepared: 13 November 2025

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APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Pakenham VIC 3810
Phone:	03 5941 4112
Email:	[REDACTED]

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 more space, please attach a separate page.		
Removal of building and waste envelopes, creation of individual access to both lots, and a more linear boundary at the request of Council.		
Amended NVR Report - one indigenous tree is 'lost' under the amended design. Amended TP Report to reflect the changes above.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable	Unchanged	New amount

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	

LODGEMENT

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.	 ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.
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IMPORTANT INFORMATION

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--



Request to amend a current planning permit application

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PERMIT APPLICATION DETAILS

Application No.:	T250130PA	
Address of the Land:	10 Henry Road, Bunyip	 ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Nobelius Land Surveyors
Address:	20 Henry Street, Bunyip
Phone:	03 9541 4112
Email:	[REDACTED]

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 more space, please attach a separate page.		
Updated Construction Impact Assessment Report		
Amended town planning report to include the removal of trees 57, 93 & 101.		
Updated development plans to reflect the above.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☒	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	22/10/2025

LODGEMENT

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.	 Cardinia DISPERSED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.
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--

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

Page 1 of 1

VOLUME 10849 FOLIO 761

Security no : 124122123205P
Produced 18/02/2025 02:12 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 524539D.
PARENT TITLE Volume 10685 Folio 845
Created by instrument PS524539D 30/12/2004



ADVERTISED MATERIAL

Planning Application: T250130
Date Prepared: 13 November 2025

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT476291R 31/07/2020
MACQUARIE 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.

AGREEMENT Section 173 Planning and Environment Act 1987
AD297912V 09/12/2004

DIAGRAM LOCATION

SEE PS524539D 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: 10 HENRY ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED
Effective from 31/07/2020

DOCUMENT END

Imaged Document Cover Sheet

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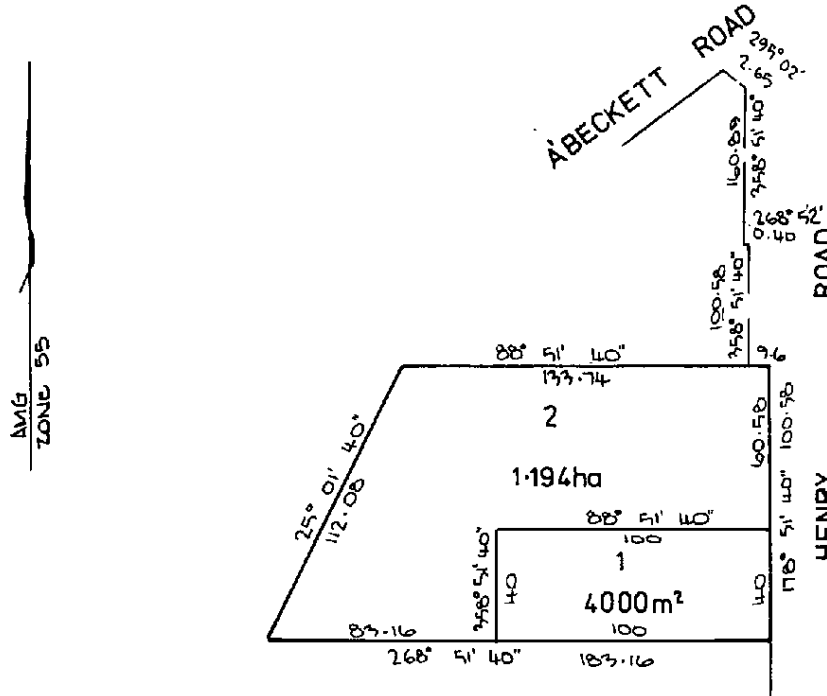
Document Type	Plan
Document Identification	PS524539D
Number of Pages (excluding this cover sheet)	2
Document Assembled	18/02/2025 14:12

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PLAN OF SUBDIVISION				STAGE No /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 524539 D
LOCATION OF LAND PARISH: Bunyip TOWNSHIP: Bunyip SECTION: 7 CROWN ALLOTMENT: 7 CROWN PORTION: — LTO BASE RECORD: OCM8 TITLE REFERENCES: VOL FOL Vol. 10685 Fol. 845 LAST PLAN REFERENCE: TP 426600 M POSTAL ADDRESS: 10 Henry Road AMG Co-ordinates Bunyip 3815 N 5782720 ZONE 55 (of approx centre of plan) E 388850		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CARDINIA REF: S04/041 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 13/12/2004 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /			LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED ☒ DATE: 17/12/04 LTO USE ONLY PLAN REGISTERED TIME 9:19 DATE 30/12/04 <i>Donna Beak</i> Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION: 15.24m below the surface. STAGING This is not a staged subdivision. Planning Permit No T030257 SURVEY: This plan is is not based on survey	
VESTING OF ROADS OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
Nil.		Nil.				
EASEMENT INFORMATION						
LEGEND A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of		
						
NOBELIUS LAND SURVEYORS PT P.O. Box 4461 PAKENHAM 3810 PHONE 59414112 FAX 59417359				 Cardinia ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 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.		
SCALE 20 0 20 40 60 80 100 LENGTHS ARE IN METRES				ORIGINAL SCALE SHEET SIZE 1:2000 A3		Sheet 1 of 2 Sheet
LICENSED SURVEYOR (PRINT) R.P. NOBELIUS SIGNATURE DATE 13/12/04 REF B 3845 VERSION A				DATE 13/12/04 COUNCIL DELEGATE SIGNATURE		

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 524539 D

CREATION OF RESTRICTION

On registration of this Plan the following restriction is created:

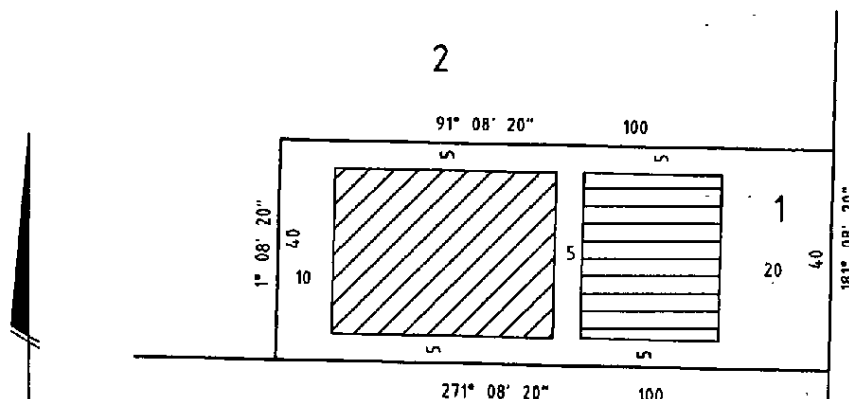
LAND TO BENEFIT: Lot 2 on this Plan of Subdivision.

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:

1. Construct any dwelling or garage outside the area denoted as Building Envelope without the further consent of the Responsible Authority.
2. Construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further consent of the Responsible Authority.



HENRY ROAD

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250130
 Date Prepared: 13 November 2025

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Denotes Building Envelope.



Denotes Effluent Envelope.

NOBELIUS LAND SURVEYORS



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

ORIGINAL
 SCALE
 1 : 1000

SHEET
 SIZE
 A3

SCALE

10 0 20 40

LENGTHS ARE IN METRES

LICENSED SURVEYOR: R. P. NOBELIUS

SIGNATURE..... DATE / /

REF: B3845

VERSION A

Sheet 2 of 2 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AD297912V
Number of Pages (excluding this cover sheet)	11
Document Assembled	21/02/2025 13:46

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APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A
RECORDING OF AN AGREEMENT

Planning and Environment Act 1987



Lodged at the Land Titles Office by:

1 x 21A

Name: Duffy & Simon

Phone: 5941 1622

Address: 13 John Street, Pakenham

Ref: DD:TP:CW:04.3.1395

Customer Code: 0756P

The Authority having made an agreement referred to in Section 181 (1) of the **Planing and Environment Act 1987** requires a recording to be made in the Register for the land.

Land (insert Volume and Folio reference) (if part only, define the part)

Certificate of Title Volume 10685 Folio 845

Authority (name and address)

Cardinia Shire Council, Municipal Offices, Henty Way, Pakenham 3810

Section and Act under which agreement made:

Section 173 of the Planning and Environment Act



DD297912V-1-6

A copy of the Agreement is attached to this Application

Signed by and on behalf and with the authority of the)
Cardinia Shire Council by **Tracey Parker**, in the)
exercise of power conferred by an instrument of)
Delegation dated 16th October 2000)

Tracey Parker
Signature of authorised person

In the presence of:

[Signature]

witness

accept 10/11/04

[Signature]



- 9 DEC 2004

Deed of Agreement

Section 173 Agreement

Cardinia Shire Council

and

South East Water Limited
ABN 89 0665 902 547

and

Jill Marie Belyea



AD297912V

09/12/2004 \$90

173



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Cardinia
ADVERTISED MATERIAL
Planning Application: T250130
Date Prepared: 13 November 2025

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**DEED OF AGREEMENT
Section 173 Agreement**

Cardinia
ADVERTISED MATERIAL
Planning Application: T250130
Date Prepared: 13 November 2025

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DATE the 1st day of December 2004

PARTIES: **CARDINIA SHIRE COUNCIL** of Municipal Offices, Henty Way, Pakenham, Victoria 3810 (the "Responsible Authority");

SOUTH EAST WATER LIMITED ABN 89 066 902 547 of 20 Corporate Drive, Moorabbin, Victoria, 3189 ("South East Water"); and

JILL MARIE BELYEA of 10 Henry Road, Bunyip 3815, Victoria ("the Owner").

RECITALS

- A. The Owner is the registered proprietor of an estate in fee simple of the land known as Crown Allotment 7 Section 7 and being the land described in Certificate of Title Volume 10685 Folio 845 (the "Land").
- B. The Cardinia Shire Council is the Responsible Authority, under the *Planning and Environment Act 1987* (the "Act"), for the purposes of the Cardinia Planning Scheme (the "scheme"). The Land is affected by the provisions of the Scheme.
- C. South East Water is the holder of a water and sewerage licence pursuant to section 17 of the *Water Industry Act 1994* (Vic). The Land is included in South East Water's licensed area.
- D. The Responsible Authority issued a planning permit T030257 to subdivide the Land into 2 allotments in accordance with plan of Subdivision no. 524539D (the "Permit"). Pursuant to Condition 6 of the Permit, the Owner is required to enter into an agreement with South East Water for the provision of sewerage services to the Land and full fill all requirements (in relation to the provision of sewerage infrastructure) to South East Water's satisfaction.
- E. The Responsible Authority, South East Water and the Owner have agreed to enter into this agreement pursuant to section 173 of the Act.

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

Definitions

"Act" means the Planning and Environment Act 1987.

"Agreement" means this Deed of Agreement.

"Chief General Manager" means the Chief General Manager within the meaning of the Health Act 1958 (Vic).

"EPA" means the Environment Protection Authority.

"Land" has the meaning ascribed to it in Recital A.

"Laws" means Commonwealth, Victorian or local government legislation, regulations, by-laws and other sub-ordinate legislation, codes and policies (including the State Environment Protection Policy (Waters of Victoria)), judicial, administrative or regulatory decrees, judgments or orders from time to time including as amended or modified or re-enacted from time to time.

"Responsible Authority" means Cardinia Shire Council.

AD297912V



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"Sewage" means sewage as defined in the Water Act 1989 (Vic).

"South East Water" means South East Water Limited ABN 89 066 902 547 of 20 Corporate Drive, Moorabbin Victoria and includes any delegate of South East Water or any subsequent holder of a water and sewerage licence pursuant to section 17 of the Water Industry Act that applies to the Land.

"Transferee" means a person or company who takes transfer of or enters into a contract of Sale to purchase the Land.

"Water Industry Act" means the Water Industry Act 1994 (Vic)

General Interpretation

In this Agreement, unless the context otherwise requires:

- (a) a reference to any legislation or any legislative provision includes any statutory modification or re-enactment of, or legislative provisions substituted for, and any subordinate legislation issued under, that legislation or legislative provisions;
- (b) the singular includes the plural and vice versa;
- (c) a reference to an individual or person includes a corporation, partnership, joint venture, association, authority, trust, state or government, or vice versa;
- (d) a reference to any gender includes all genders;
- (e) a reference to a recital, clause, schedule, annexure or exhibit is to a recital, clause, schedule, annexure or exhibit of or to this Agreement;
- (f) a recital, schedule, annexure or a description of the parties forms part of this Agreement;
- (g) a reference to any Agreement or document is to that Agreement or document (and, where applicable, any of its provisions) as amended, innovated, supplemented, or replaced from time to time;
- (h) a reference to any party to this Agreement or any other document or arrangement includes that party's executors, administrators, substitutes, successors and permitted assigns; and
- (i) where an expression is defined, another part of the speech or grammatical form of that expression has a corresponding meaning.



Headings

In this Agreement, headings are for convenience of reference only and do not affect interpretation.

2. CONFIRMATION OF RECITALS

Each of the parties to this Agreement confirms the recitals that relate to that party.

3. EFFECT OF THE AGREEMENT AND REGISTRATION

3.1 Agreement Under Section 173 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this Agreement and, in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

3.2 Covenants to Run with the Land

The parties agree and declare that the obligations imposed on the owner under this Agreement are intended to take effect as covenants which shall be annexed to and run at law and equity with the whole or any part of the Land and bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Land.



3.3 Registration Memorandum

- (a) An application, pursuant to section 181 of the Act shall be made by the Owner at their expense to the Registrar of Titles for the entry of a memorandum of this Agreement upon the Certificate of Title to the Land.
- (b) The Owner shall do all things necessary to enable the application made by the Responsible Authority to be entered on the Certificate of Title to the Land, including signing any further agreement, acknowledgment or document.

4. COVENANTS

4.1 Owner's Covenants



If a reticulated sewerage system is not provided to the Land, the Owner covenants and agrees with the Council and South East Water as follows:

- (a) It will at the written request of the Council, the Chief General Manager or the EPA, upon 60 days notice, provide proof at the cost of the Owner, and to the satisfaction of the Council, Chief General Manager or the EPA making the request, that:
 - (i.) all sewage is being and will continue to be treated and retained within the Land without danger to public health, safety and the environment; and
 - (ii) any treatment systems meet and will continue to meet the relevant requirements of all Laws relating to such systems;
- (b) For the purpose of providing proof under clause 4.1(a), and without limiting any other forth of proof that may be required, it will conduct such tests reasonably required by the Council, the Chief General Manager or the EPA at the cost of the Owner;
- (c) It will at the written request of the Council, and at the Owner's cost:
 - (i) repair, replace or upgrade its treatment system; and
 - (ii) take any other steps required by the Council to ensure that:
 - (A) all sewage is being and will continue to be adequately treated and retained within the Land without danger to public health, safety or the environment; and
 - (B) any treatment system it uses meets and will continue to meet the requirements of Laws relating to such systems and the treatment of sewage from time to time;
- (d) Without limiting any power of the Council under clause 4.1(c), if the Council is not satisfied that:
 - (i) all sewage is being or will continue to be adequately treated and retained within the Land without danger to public health, safety or the environment; or
 - (ii) any treatment system used by the Owner meets and will continue to meet the requirements of all Laws relating to such systems and the treatment of sewage from time to time.

subject to clause 4. 1 (e), the Owner will at the written request of the Council, enter into an agreement with South East Water for the provision of reticulated sewerage services to the Land and fulfil all requirements of South East Water:

- (e) If South East Water provides, agrees to provide, or is legally required to provide reticulated sewerage services to the Land, whether pursuant to any agreement, or backlog or other program or scheme or otherwise, the Owner will pay the cost of extending and connecting the reticulated sewer and associated works to the Land, including pay the cost of any works, and pay the area contribution charge and other charges applicable from time to time.



4.2 Council's and Owner's Agreements and Acknowledgments

The Council and the Owner acknowledge and agree that



- (a) South East Water shall not be required to enter into an agreement with the Owner for the provision of reticulated sewerage services to the Land except to the extent it is required to do so under the *Water Industry Act*; and
- (b) nothing in this Agreement shall limit the powers of South East Water under the *Water Industry Act*, including Section 65(1) of that act.

4.3 South East Water's Agreement

Any payments required by South East Water under Sections 27 and 29 of the *Water Industry Act* shall be assessed by South East Water in accordance with those respective provisions of that act

5. OWNER'S INDEMNITY AND RELEASE

The Owner agrees not to make any claim for damage or loss of any kind against the Responsible Authority or South East Water arising from or referable to the provision of sewerage services to the Land, this Agreement or any non-compliance with this Agreement. The Owner agrees to hold harmless and keep the Responsible Authority and South East Water indemnified for and against all actions, claims, liability, demands, damages, losses, expenses and/or costs by or at the instance of any person or body whatsoever and howsoever caused, including but without limiting, any claim in negligence or arising from personal injury, arising from or referable to the provision of sewerage services to the Land, this Agreement or any non-compliance with this Agreement

6. ADDITIONAL OBLIGATIONS OF THE OWNER

The Owner acknowledges and agrees to contribute to the cost of any upgrade of Henry Road should the Responsible Authority prepare a Street Contributions Scheme at any future date.

7. OWNER'S WARRANTIES

- (a) Without limiting the operation or effect of this Agreement, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Land which may be affected by this Agreement.
- (b) The Owner covenants to obtain the consent by any mortgagee to be bound by the covenants in this Agreement if if the mortgagee becomes a mortgagee in possession of the Land.
- (c) Without limiting the operation or effect of this Agreement, the Owner must ensure that until a Memorandum of this Agreement is registered on the Certificate of Title to this Land, the Owner will ensure that its Transferees:
 - (i) give effect to, do all acts and sign all documents to give effect to this Agreement; and
 - (ii) execute a deed agreeing to be bound by this Agreement.

8. OWNER'S OR TRANSFEREE'S DEFAULT

If the Owner or a Transferee fails to comply with the provisions of this Agreement or any requirement made under the provisions of this Agreement, the Responsible Authority or South East Water may serve a notice on the Owner or a Transferee (as the case may be) specifying the works, matters and things in respect of which the Owner or Transferee is in default. If the alleged default continues for 30 days after the service of such notice, the Responsible Authority or South East Water may by its officers, employees, agents and contractors enter the Land and ensure that the works, matters and things are carried out. The costs incurred by the Responsible Authority or South East Water in undertaking the works as a result of the Owner or Transferee's default will be payable by the Owner or the Transferee.

9. COSTS

The Owner will pay South East Waters and the Responsible Authority's reasonable costs and expenses in relation to the negotiation, preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until payable remain a debt due to the Responsible Authority and/or South East Water (as the case may be).



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10. NO FETTERING OF THE RESPONSIBLE AUTHORITY'S POWERS

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans subdivision application to the Land or relating to any use or development of the Land.

11. NOTICES

Any notice under this Agreement may be served by delivering, either personally or by registered mail, to the Parties.

12. SEVERABILITY

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, paragraph or clause of this Agreement is unenforceable, legal or void then it must be severed and the other provisions of this Agreement remain operational.

13. FURTHER ASSURANCE

Each party must promptly execute and deliver all documents and take all other actions necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

14. NO WAIVER

Any time or time indulgence granted by the Responsible Authority or South East Water to the Owner or any variation of the terms and conditions of this Agreement will not in any way amount to a waiver of any of the rights and remedies of the Responsible Entity or South East Water in relation to the terms of this Agreement.



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SIGNED SEALED AND DELIVERED by the parties on the date set out at the commencement of this Agreement.

Signed by and on behalf, and with the authority of the **CARDINIA SHIRE COUNCIL** by **Tracey Parker**, in the exercise of power conferred by an Instrument of Delegation dated 16th October 2000.

[Redacted Signature]

In the presence of:

[Redacted Name]

Witness



DAD297912V-9-1

EXECUTED by SOUTH EAST WATER LIMITED by its duly appointed Attorney in the presence of:

)
)

Witness

[Redacted Name]

Name

Attor

[Redacted Name]

Name

[Redacted Name]

Date of Power of Attorney: ~~18 March 2003~~ 5/7/04

SIGNED SEALED AND DELIVERED by **JILL MARIE BELYEA** in the presence of:

[Redacted Signature]

Witness

[Redacted Name]

[Redacted Name]



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Date Prepared: 13 November 2025

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Form 4

PLANNING PERMIT

Permit No: T030257
Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

ADDRESS OF THE LAND: CA 7 10 Henry Road Bunyip

THE PERMIT ALLOWS: The subdivision of the land into two (2) lots generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Prior to the certification of a plan of subdivision, three (3) copies of plans must be submitted to and approved by the responsible authority. The plans must be generally in accordance with the submitted plans, but modified to show:
 - a) Building and waste disposal envelopes created as a restriction on the plan of subdivision.
2. Prior to the Certification of the Plan of Subdivision a plumber's report is required for the existing house which states that:

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 - (i) the existing septic system to the dwelling treats all waste and disposes of it in accordance with Council and EPA requirements within the property boundary.
 - (ii) the system is adequately maintained and the septic tank has been desludged within the last 5 years.
3. Prior to the Statement of Compliance being issued a land capability assessment is required to be submitted for Lot 1.
4. Prior to the issue of a Statement of Compliance the permit holder is required to install vehicle crossings into lots 1 & 2 to the satisfaction of the Responsible Authority and Vic roads.
5. The layout of the subdivision, as shown on the approved plan/s, must not be altered or modified without the consent in writing of the responsible authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the approved plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

Date Issued: 17/12/2003

Signature for the Responsible Authority:

AD297912V

09/12/2004 \$90 173



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DAD297912V-11-2

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Form 4

PLANNING PERMIT

Permit No: T030257
Planning Scheme: Cardinia Planning Scheme
Responsible Authority: Cardinia Shire Council

ADDRESS OF THE LAND: CA 7 10 Henry Road Bunyip

THE PERMIT ALLOWS: The subdivision of the land into two (2) lots generally in accordance with the approved plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
9. Prior to the issue of a Statement of Compliance the permit holder must enter into a Section 173 Agreement with the responsible authority for both lots which requires the land owner to contribute to the cost of any upgrade of Henry Road should the Responsible Authority prepare a street construction scheme in the future. The form and content of the agreement must be to the satisfaction of the responsible authority, and all costs relating to the preparation and registration of the agreement on title must be met by the permit holder. Prior to the issue of a Statement of Compliance, the permit holder must provide a dealing number to the responsible authority to demonstrate that the agreement has been lodged with the Land Titles Office.
10. This permit will expire if:
 - (a) the subdivision is not commenced within two (2) years of the date of this permit; or
 - (b) the subdivision is not completed within five (5) years of the date of commencement.

The responsible authority may extend the periods referred to, if a request is made in writing before the permit expires or within three (3) months afterwards.

(Note: The starting of the subdivision is regarded by Section 68(3A) of the Planning and Environment Act 1987 as the certification of a plan, and completion is regarded as the registration of the plan.)



Date Issued: 17/12/2003

Signature for the Responsible Authority:

TOWN PLANNING REPORT

Subdivision of the land into two (2) lots & removal of vegetation,
including native vegetation

at 10 Henry Road, Bunyip



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PROPOSED BY:

NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810

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



NOBELIUS
LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	10 Henry Road , Bunyip 3815 Lot 2 PS524539			
RESPONSIBLE AUTHORITY	Cardinia			
ZONE	Low Density Residential Zone- Schedule 2 (LDRZ2)			
OVERLAY	Design and Development Overlay- Schedule 1 (DDO1) Vegetation Protection Overlay - Schedule 1 (VPO1)			
BUSHFIRE PRONE AREA	Yes			
RESTRICTIONS REGISTERED ON TITLE	☐ None	☒ Yes: Agreement AD297912V (09/12/2004)		
ENCUMBERING EASEMENTS	☒ None	☐ Yes, list below:		
RETICULATED SEWER	☒ None	☐ Yes		
PROPOSAL	Subdivision of the land into two (2) lots, the removal of vegetation, including native vegetation, and creation of a carriageway easement			
PERMIT TRIGGERS	Clause 32.03-3 Subdivision (LDRZ) , a permit is required to subdivide land. Clause 42.02-2 Permit Requirement (VPO) , a permit is required to remove, destroy or lop any vegetation. Clause 42.02-3 Subdivision (DDO) , a permit is required to subdivide land. Clause 52.17 Native vegetation , a permit is required to remove, destroy or lop native vegetation.			
CULTURAL HERITAGE	☒ No	☐ Yes, a CHMP may be required ☐ Not Required ☐ Required		
NATIVE VEGETATION	Clause 52.17 applies. VPO1 applies.			
SUBMITTED DOCUMENTS	Copy of title and plan Feature survey - <i>Nobelius Land Surveyors</i> Development Plan - <i>Nobelius Land Surveyors</i> Land Capability Assessment - <i>HardCore Geotech</i> Plumbers Report - <i>Mepstead Plumbing Pty Ltd</i> Arboricultural Impact Assessment - <i>ArbKey</i> Native Vegetation Removal (NVR) Report List of Available Offsets			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO	28/02/2025	JB	1
	RO	07/05/2025	JB	2
	RO	30/09/2025	JB	3
	RO	21/10/2025	JB	4

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2. INTRODUCTION

This town planning report has been prepared on behalf of the landowners of 10 Henry Road, Bunyip (Lot 2 PS524539D) in support of a planning permit application seeking Council approval to subdivide the land into two (2) lots and remove vegetation, including native vegetation.

The land is subject to the Low Density Residential Zone – Schedule 2, Vegetation Protection Overlay – Schedule 1 and Design and Development Overlay – Schedule 1 in the Cardinia Planning Scheme.

It is proposed to create two low density residential lots of 4001m² and 7936m², with the larger lot to contain the existing dwelling. A new crossover to Henry Road is required to be created to provide access to proposed Lot 2. Proposed Lot 1 will retain the existing crossover and driveway.

The proposed subdivision layout has been informed by a detailed site analysis, including a feature survey and arboricultural and land capability assessments. Vegetation retention has been prioritised under the current design, and any vegetation proposed for removal is the minimum extent required to facilitate the proposal.

This town planning report aims to demonstrate that the proposal represents an appropriate planning outcome that will help to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme and warrants Council's full support.

This report should be read in conjunction with the following supporting documents:

- Current copy of title and plan
- Feature survey plan – *Nobelius Land Surveyors*
- Development plan – *Nobelius Land Surveyors*
- Land Capability Assessment – *HardCore Geotech*
- Arboricultural Assessment Report – *ArbKey*
- Native Vegetation Removal (NVR) Report
- List of Available Offsets



3. SUBJECT SITE AND SURROUNDING LOCALITY

3.1 SITE ANALYSIS

The subject land is formally described as Lot 2 PS 524539D in Vol 10685 Fol 845, 10 Henry Road, Bunyip. It is an irregular shaped lot of 11,937sqm (1.193ha), with a 60.58m frontage to Henry Road and a longest boundary of 133.74m. Topographically, the land falls gently from the west towards to the road, with a slope of approximately 6 per cent.

The west of the site is developed with a single detached dwelling and an associated outbuilding. Access is via a single gravel crossover to the south of the frontage. Vegetation is predominately contained within the eastern portion of the site. A recent aerial image and street view image of the site are provided below:



AERIAL IMAGE OF SUBJECT SITE (VIC PLAN, JAN 2025)

A review of the Certificate of Title and PS524539D identifies the following:

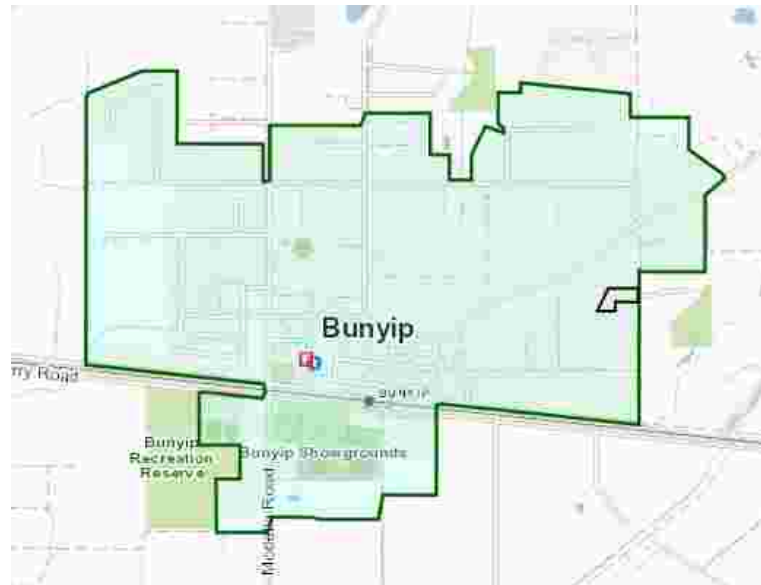
- Agreement (Section 173, Planning and Environment Act 1987) AD297912V (09/12/2004) is registered on the title which relates to the treatment of domestic wastewater onsite.
- The land is not encumbered by an easements, covenants or caveats.

3.2 PERMIT HISTORY

A review of the Cardinia Shire planning register does not yield any planning permit history for the site.

3.3 SURROUNDS

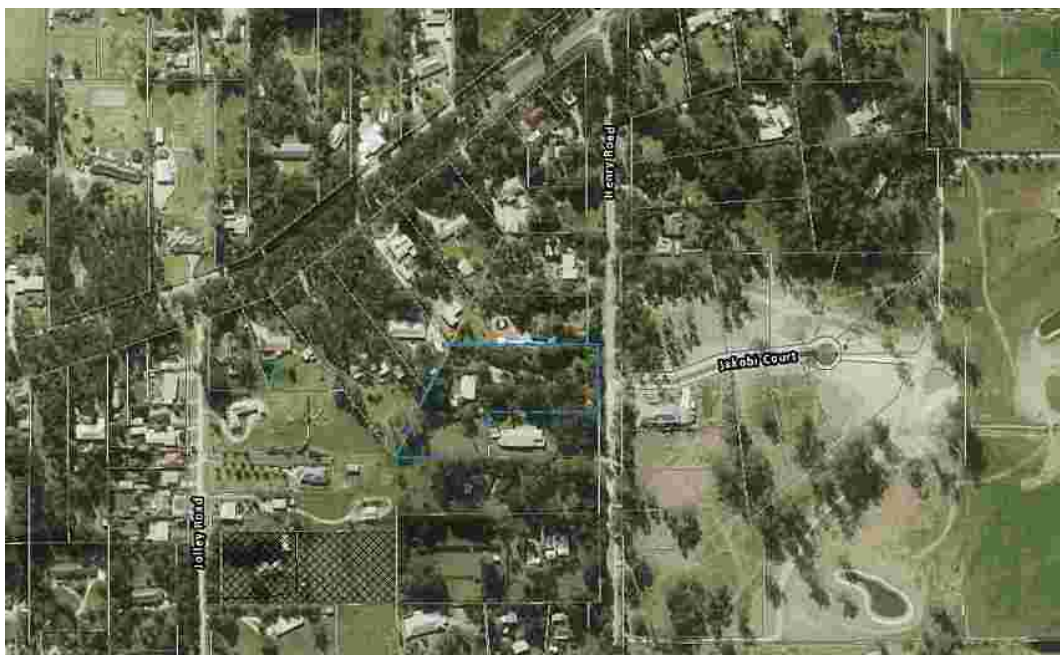
The subject site forms part of the Henry Road low density residential neighbourhood approximately 1.2km to the north-east of the Bunyip Activity Centre and is well located in terms of services, facilities and public transport. Henry Road provides local access to residential lots and connects to A'Beckett Road to the north and Riverside Avenue to the south. An image identifying the subject site's location within the wider Bunyip township is provided below:



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Land use and development in the Henry Road precinct is low-density residential in nature, with streetscape character attributed to ranch style dwellings within generous front and side setbacks, open style fencing with high visual permeability, and leafy character attributed to established vegetation within the road reserve and front and side setbacks. An aerial image of the subject site and surrounds is provided below which highlights the development and subdivision pattern:



AERIAL IMAGE OF SUBJECT SITE AND SURROUNDS (VICPLAN, 2025)

A review of the zoning controls identifies a mix of Low Density Residential, General Residential and Green Wedge in the Cardinia Shire, and Farming Zone further east (Baw Baw Shire Council):



ZONING MAP (VICPLAN, 2025)

The existing pattern of subdivision of the Henry Road precinct comprises lots with minimum areas of 0.4ha (reflective of the minimum lot size imposed by the zone and absence of reticulated sewer). Some larger lots are evident, and there are many examples of two lot subdivisions in battleaxe configurations.

Land use and development immediately adjoining the subject site is tabled below:

NORTH	8 Henry Road (Lot 2, LP129119) LDRZ2, VPO1 & DDO1, 4,998m ² . Developed with a single detached dwelling, Double Storey in height.
EAST	Abuts Henry Road. Land to the east of Drake Court is subject to the SCO5 which relates to the subdivision of land contained in both the LDRZ & GWZ1.
SOUTH	12 Henry Road (Lot 1, PS524539) LDRZ2, VPO1 & DDO1, 4000m ² . Developed with a single detached dwelling.
WEST	58 Abeckett Road (Lot 1, LP131232) LDRZ2, VPO1 & DDO1, 9,890m ² . Developed with a single detached dwelling. 60 Abeckett Road (Lot 1, LP131232) LDRZ2, VPO1 & DDO1, 9,890m ² . Developed with a single detached dwelling.



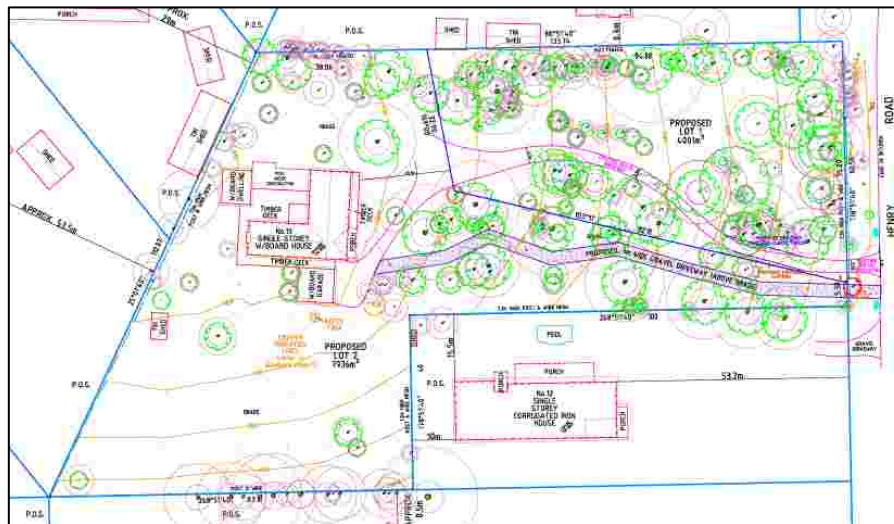
4. THE PROPOSAL

The applicant seeks approval to subdivide the land at 10 Henry Road, Bunyip into two (2) lots and remove vegetation, including native vegetation.

The proposed subdivision layout has been informed by detailed site investigations, including a feature survey of the site and immediate surrounds, land capability assessment and an arboricultural assessment of all vegetation on and adjoining the site. The particulars of the proposed lots are tabled below:

LOT NO.	AREA	CONTAINS	ACCESS
1	4001m ²	Vacant	Access via existing crossover and accessway
2	7936m ²	Existing dwelling	Proposed new crossover from Henry Road.

A concept plan has been prepared for Council's review to demonstrate how the proposal responds to the key site considerations (extract below):



EXTRACT OF CONCEPT PLAN SHOWING PROPOSED LOTS AND VEGETATION FOR REMOVAL (NLS, 2025)

Council approval is sought to remove four (4) trees:

- Tree 57 *Angophora costata* Smooth-barked Apple Myrtle – Permit sought under the VPO1
- Tree 73 *Eucalyptus crenulata* (Buxton Gum) – Permit sought under the VPO1
- Tree 108 *Eucalyptus globoidea* (White Stringybark) – Permit sought under the VPO1 & 52.17
- Tree 214 *Prunus cerasifera* (Cherry Plum) – Environmental weed under VPO1 but Council approval is required for its removal (council asset street tree)

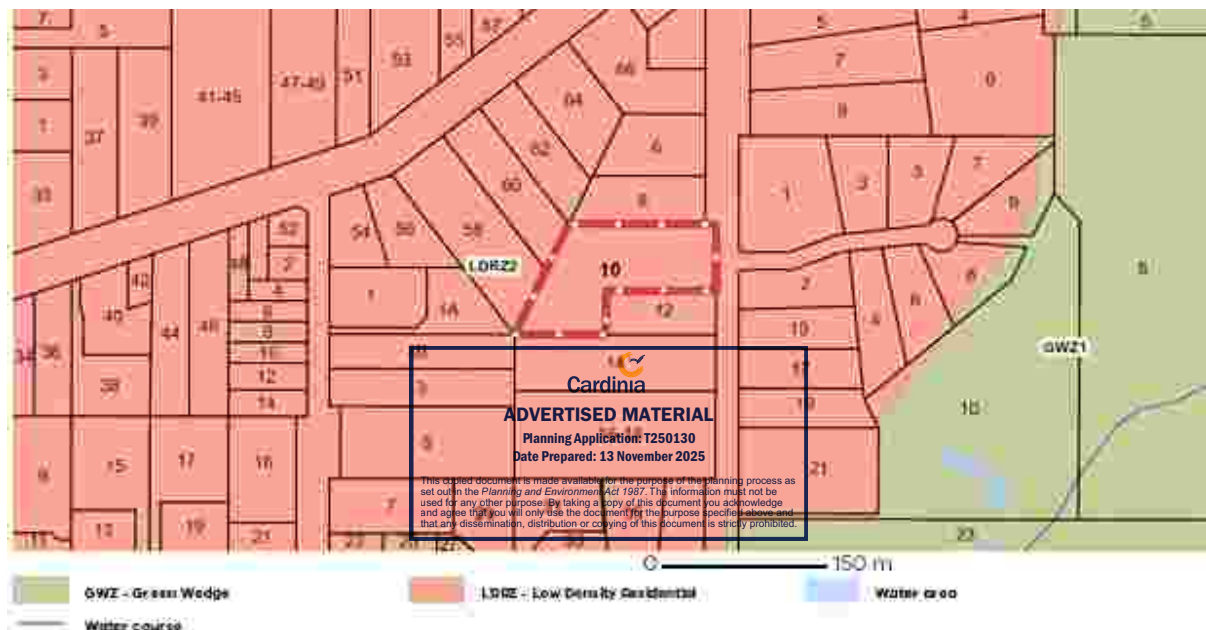
Trees 73 and 108 are not directly impacted by the proposal, but are consequentially lost as a result of being within 1m of the proposed common boundary. Offsets will be payable for Tree 108. Trees 93 and 101 are also proposed for removal and do not trigger a permit (listed as environmental weeds under VPO1). Please refer to our responses to the VPO1 and Clause 52.17 for a detailed assessment of trees for removal against the relevant provisions of the planning scheme.

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.

32.03 LOW DENSITY RESIDENTIAL ZONE

The subject site is zoned within the Low Density Residential Zone – Schedule 2 (LDRZ2):



ZONING MAP (VICPLAN 2025)

PURPOSE

The Low-Density Residential Zone seeks:

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

PERMIT REQUIREMENT

- Pursuant to **Clause 32.03-3 Subdivision**, a permit is required to subdivide land. Each lot must be at least the area specified for the land in a schedule to this zone.
- **Schedule 2 to Clause 32.03, 1.0 Subdivision requirements**, specifies a minimum subdivision area of 0.4ha for all land.

APPLICATION REQUIREMENTS

Pursuant to **Clause 32.03-5 Application requirements**, this application is supported by the following:

- Feature survey plan and town planning report which both accurately describe the site features and its relationship with surrounding land and describe how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land;
- Concept plan showing how the proposal responds to the site features; and
- Land Capability Assessment (LCA) report, which addresses the risks to human health and the environment of an on-site wastewater management system, constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.

DECISION GUIDELINES

The decision guidelines contained in **Clause 32.03-6** have been considered in the proposed design:

Generals

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

Subdivision

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

ASSESSMENT OF THE PROPOSAL AGAINST THE LDR22

The proposal helps to give effect to the Municipal Planning Strategy and the Planning Policy Framework, particularly the policies, objectives and strategies that have regard for the better utilisation of existing residential land and urban consolidation. The proposal provides an excellent opportunity to create an additional residential zoned lot that can support the construction of a future dwelling with high internal and external amenity in a well serviced location. The proposal creates two lots with areas and dimensions that will integrate within the existing pattern of subdivision. Vegetation has been prioritised for retention within the proposed subdivision layout, and the proposal is not foreseen to adversely impact on the low density residential character of Henry Road. A Land Capability Assessment has been prepared in support of this application which has determined that the land can treat and retain all domestic wastewater onsite. The proposal satisfies all relevant objectives and standards of Clause 56 Residential Subdivision.

42.02 VEGETATION PROTECTION OVERLAY

The site is subject to the Vegetation Protection Overlay – Schedule 1 (VPO1):



VEGETATION PROTECTION OVERLAY – SCHEDULE 1 (VICPLAN, 2025)

PURPOSE

The Vegetation Protection Overlay seeks:

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

VEGETATION SIGNIFICANCE & OBJECTIVES

Schedule 1 to Clause 42.02 Vegetation Protection Overlay outlines the following statement of nature and significance of vegetation to be protected:

STATEMENT OF NATURE AND SIGNIFICANCE OF VEGETATION TO BE PROTECTED

The low density residential areas within the Shire support substantial areas of remnant indigenous vegetation and mature exotic species. The maintenance and enhancement of the flora habitat is vital for the long term protection of these areas and the native fauna they support. Some of these areas contain small lots which are not protected under the native vegetation controls of Clause 52.17 resulting in areas of vegetation becoming increasingly fragmented.

The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation provides protection to waterways including in the reduction of siltation and contributes to habitat corridors as well as playing a role in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.

Schedule 1 to Clause 42.02 Vegetation Protection Overlay outlines the following vegetation protection objectives to be achieved:

VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

- *To protect and conserve existing vegetation as an important element of the character of low density residential areas.*
- *To maintain and enhance local habitat and biolinks, including hollow bearing trees.*
- *To avoid and minimize the removal of vegetation where it contributes to the management of environmental hazards such as erosion, salinity, siltation of creeks and watercourses, and stormwater runoff.*
- *To ensure that vegetation remains a significant part of the character and visual amenity of these areas, with the built form being located within a landscape, and vegetation being a predominant feature.*

PERMIT REQUIREMENT

Pursuant to **Clause 42.02-2 Permit requirements**, a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay unless a relevant exemption applies.

DECISION GUIDELINES

Before deciding on an application, the responsible authority must consider, as appropriate (in addition to Clause 65):

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.*
- *The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.*
- *The role of native vegetation in conserving flora and fauna.*
- *The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.*
- *The need to retain vegetation which prevents or limits adverse effects on ground water recharge.*
- *The need to retain vegetation:*
 - *Where ground slopes exceed 20 percent.*
 - *Within 30 metres of a waterway or a wetland.*
 - *On land where the soil or subsoil may become unstable if cleared.*
 - *On land subject to or which may contribute to soil erosion, slippage or salinisation*
 - *In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance*
 - *Which is of heritage or cultural significance.*



- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property
- Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.
- Any other matters specified in a schedule to this overlay.

ASSESSMENT OF THE PROPOSAL AGAINST THE VPO1

A permit is sought pursuant to **Clause 42.02-2 Permit requirement** to remove 3 trees under the VPO1:

TREE NO	SPECIES/COMMON NAME	ORIGIN	DBH (cm)	PERMIT REQ
57	<i>Angophora costata</i> Smooth-Barked Apple Myrtle	Aus Nat	12	VPO1
73	<i>Eucalyptus crenulata</i> Buxton Gum	Aus Nat	5	VPO1
93	<i>Acacia floribunda</i> Catkin Wattle	Aus Nat	14.8	Environmental weed in VPO1
101	<i>Acacia floribunda</i> Catkin Wattle	Aus Nat	24.6	Environmental weed in VPO1
108	<i>Eucalyptus globoidea</i> White Stringybark	Indigenous	13.93	VPO1 + 52.17
214	<i>Prunus Cerasifera</i> 'Nigra' Purple Cherry Plum	ADVENTICIOUS MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025	18.79	Environmental weed where the Diameter at 1.3 metres above natural ground does not exceed 40cms.

	Permit required under VPO1, Clause 52.17 + Offsets
	Permit required under VPO1
	No permit required, listed environmental weed under VPO1

Tree 214 is a listed environmental weed in the table in the schedule to the overlay. Council approval is still required to remove this street tree given it is a Council asset tree.

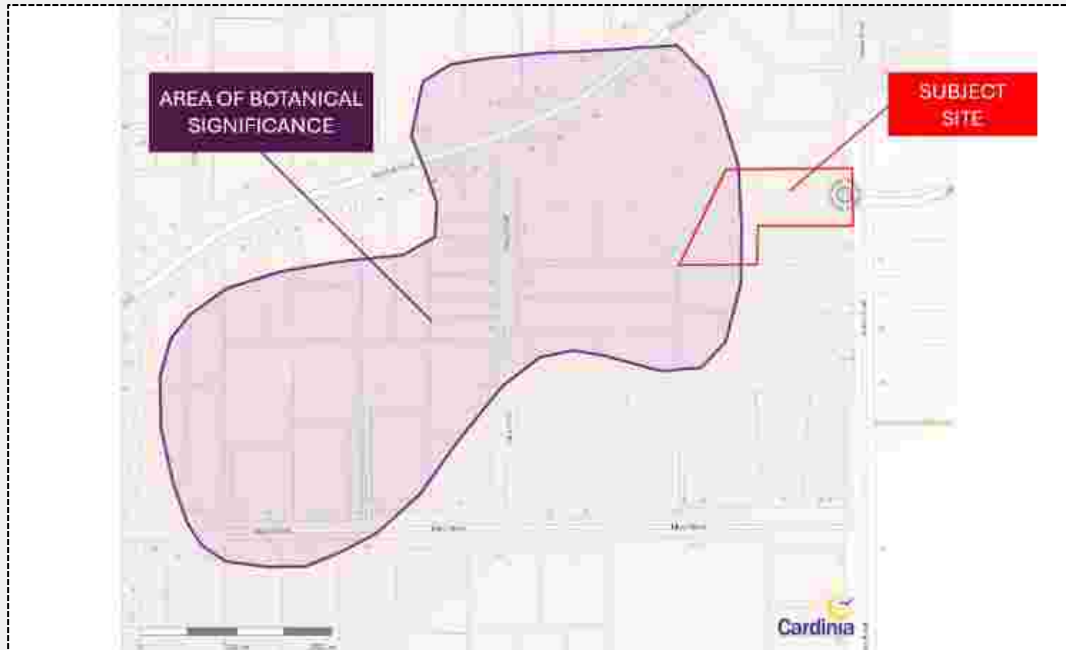
Please refer to the Arboricultural Assessment report prepared by ArbKey for further tree details.

The proposed design has considered the **statement of the nature and significance of the vegetation to be protected** and the **vegetation protection objective** contained in the schedule to the VPO.

The proposal is considered to appropriately respond to the VPO1 for the following reasons:

- An arboricultural assessment of all vegetation on and adjoining the subject site has formed the basis of the proposed design.
- High value vegetation has been prioritised for retention and a Construction Impact Assessment has been prepared by ArbKey to show how vegetation will be retained under the current design.

- The vegetation required to be removed is the minimum extent necessary to facilitate the proposal.
- The proposed accessways to each lot have been designed to avoid impacts to vegetation where possible.
- No vegetation proposed for removal falls within the area of botanical significance. No area of the site is contained within an area of zoological significance:



- The slope of the subject land does not exceed 20 per cent, nor is it within 30m of a waterway or wetland.
- The removal of vegetation is not foreseen to result in any adverse effects on stormwater runoff, ground water recharge or contribute to any soil erosion, slippage or salinisation.
- The subject site is not within an area subject to intensified fire risk, and it is not foreseen that there will be any further vegetation removal to create defensible space.



43.02 DESIGN AND DEVELOPMENT OVERLAY

The site is subject to the Design and Development Overlay – Schedule 1:



DESIGN AND DEVELOPMENT OVERLAY (VICPLAN, 2025)

PURPOSE

The Design and Development Overlay seeks to

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

DESIGN OBJECTIVES

Schedule 1 to Clause 43.02 Design and Development Overlay contains the following design objectives:

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

3.0 Subdivision does not contain any specific requirements for subdivision.

PERMIT REQUIREMENT

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

DECISION GUIDELINES

Before deciding on an application, the responsible authority must consider, as appropriate (in addition to Clause 65):

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

Schedule 1 to Clause 43.02 contains the following decision guidelines:

- *The Land Capability Study for the Cardinia Shire (February 1997)*
- *The protection and enhancement of the natural environment and character of the area including the retention of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance.*
- *The impact of the proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*
- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*
- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

ASSESSMENT OF THE PROPOSAL AGAINST THE DDO1

The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework. The proposal aligns with the design objectives contained in **Schedule 1 to Clause 43.02** and the decision guidelines of the overlay:

- The proposed design has been informed by a comprehensive site analysis and arboricultural assessment of all vegetation on and adjoining the site.
- A Land Capability Assessment has been prepared in support of this application. No adverse impacts are foreseen as a result of onsite domestic wastewater.

- Vegetation has been prioritised for retention, and the extent of vegetation removal is the minimum required to facilitate the proposal. As discussed in our response to the VPO1, no vegetation removal is proposed within any area of the site designated as being of botanical or zoological significance.
- The proposal will not adversely impact on any waterways or water quality.
- Both lots will retain a significant number of established trees which will help to provide soil stability and manage any potential for erosion and/or sediment pollution.
- Significant earthworks are not required to facilitate the proposal.



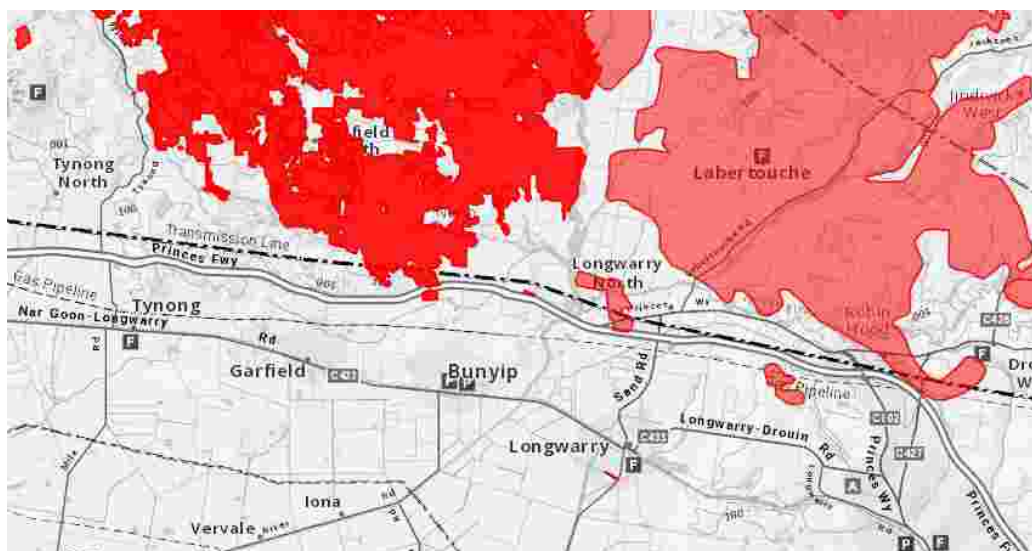
6. MUNICIPAL PLANNING STRATEGY

CLAUSES 21.01 CARDINIA SHIRE KEY ISSUES AND STRATEGIC VISION

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 responds to the key issues facing Cardinia that have regard to preserving heritage significant areas, mitigating risks associated with flooding and bushfire, providing housing and services for a growing community and facilitating economic development. The subject site is located within the strategic low-density residential area of Bunyip and the proposal is consistent with the Cardinia Shire Strategic Framework Plan at **Clause 21.01-5**.

CLAUSES 21.02 ENVIRONMENT

Clause 21.02 Environment describes planning's role in protecting, improving and managing the Shire's environment, natural resources and biodiversity, as well as ensuring risks to life, property and the environment are minimised. The proposal is consistent with **Clause 21.02-2 Landscape** and **Clause 21.02-3 Biodiversity** which both seek to avoid the erosion of the existing biodiversity of the Shire and its significant contribution to the landscape. The subject site features established vegetation, much of which is indigenous to Victoria, and the proposed buildings and works have been sited to minimise the extent of vegetation required to be removed to facilitate the proposal. **Clause 21.02-3 Bushfire Management** acknowledges the high risk associated with some of the areas within the shire. Bunyip has modest slope with vegetation coverage akin to grazed paddocks (AS3959-2018) as opposed to the more steeply sloped and densely vegetated areas associated with the Bunyip State Reserve to the north of the Princess Freeway, which has experienced fire damage as a result of the 2009 and 2019 fires (refer below). Locating residential development in existing low risk areas such as Bunyip township meets the primary objective of all planning provisions that seek to mitigate bushfire risk.



BUNYIP HAS TOPOGRAPHIC AND VEGETATION CHARACTERISTICS THAT MAKE IT A LOW RISK AREA AS EVIDENCED BY THE VICTORIAN FIRE RISK MAPPING ABOVE, 2022.

CLAUSES 21.03 SETTLEMENT AND HOUSING

Clause 21.03 Settlement and Housing and more specifically **Clause 21.03-4 Rural Townships** nominates Bunyip as a large rural township, in which the following key issues are relevant:

- *Retaining and enhancing the existing rural township character.*
- *Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.*
- *Designing with regard to the surrounding unique characteristics of the townships.*

The proposal responds to the site features, including topography and native vegetation, and has been informed by a site feature survey, and arboricultural and land capability assessments. The lots retain vegetation within the front and side setbacks to help maintain the attractive low density residential environment.

CLAUSE 21.08 LOCAL AREAS - WESTERN PORT REGION

Clause 21.08-2 Bunyip seeks to ensure use and development proposals in Bunyip are generally consistent with the requirements of the *Bunyip Township Strategy, September 2009*.

BUNYIP TOWNSHIP STRATEGY, SEPTEMBER 2009

The *Bunyip Township Strategy* is an incorporated document that seeks to provide clear direction relating to use and development applications in Bunyip, and sets out the key issues and objectives to be addressed.

The vision for Bunyip is:

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

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

The strategic framework plan in *Figure 5* sets out the general pattern of the use, development and subdivision of land in Bunyip. The subject site is contained within **Precinct 3 - Low Density Residential Area** and the **preferred character** for this precinct is described below:

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

The proposal is sensitive to the key issues facing Bunyip, which include the development of vacant land within the township boundary, increasing the number of lots to increase the township's population, and the need to increase the diversity of lots and dwelling types to support housing diversity to meet the needs of a changing and aging population. The proposal responds to the **residential objectives**, including:

- Facilitate growth of residential development in Bunyip to a population of approximately 3,500 people.
- Ensure the long-term sustainability of the community by providing residential development for a range of lifestyle opportunities.
- Ensure that infill residential development is integrated and respects the existing character of the township.

Table 10 contains the following **character guidelines** for Precinct 3:

PRECINCT 3	LOW DENSITY RESIDENTIAL AREA
	Normal lots
Lot characteristics	• Minimum lot size of 4,000sqm • Minimum front setback of 10 metres • Minimum side boundary setback of 5 metres
General	• Encourage a diversity of development styles. • Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure. • Retain existing vegetation on the boundary of the sites. • Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation. • Maintain the rural character of large allotments with: A) Building setbacks as described above B) No fencing, or if fenced, only post and wire style fencing to maintain a continuous flow of native vegetation across the landscape. • Ensure protection and conservation of native vegetation across the landscape. • Encourage the inclusion of native vegetation and garden space for private and commercial development. • Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form. • Ensure the building height respects the existing character of the surrounding area.
Subdivision	• Maintain generous street, footpath and easement widths in new developments. Demonstrate how the subdivision relates to the existing and intended use and development of adjoining land.

Design Response:

- The proposal provides two lots which achieve the minimum lot size required under the zone.
- The proposed lots sizes enable vegetation retention within the front and side setbacks to help soften views to the site and maintain the leafy character of the neighbourhood.
- No development or earthworks are proposed.
- The removal of vegetation is the minimum extent required to facilitate the proposal, and all efforts have been made to retain high value vegetation.
- The proposed lots have areas and dimensions that will integrate within the existing pattern of subdivision.

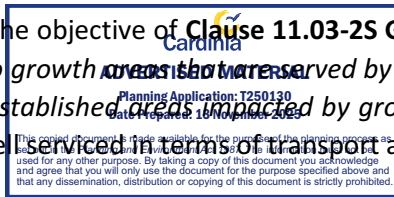
7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 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, 12, 13, 15, 16, 18 & 19.

CLAUSE 11 SETTLEMENT

Clause 11.01-1S Settlement, and **11.01-1R Settlement – Metropolitan Melbourne** have regard for sustainable growth and development that preserves the delineation between the residential areas of townships such as Bunyip and the surrounding green wedge land. The provision of an additional dwelling within the township boundary of Bunyip is supported by the strategy contained in **Clause 11.01-1R Green-wedges – Metropolitan Melbourne** which seeks to consolidate new residential development in existing settlement and **Clause 11.02-1S Supply of urban land** which seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. The proposal aligns with the strategy to ensure that sufficient land is available to meet forecast demand.

The proposal is consistent with the objective of **Clause 11.03-2S Growth areas** and the strategies to concentrate urban expansion into growth areas that are served by high-capacity public transport and retain unique characteristics of established areas impacted by growth. Bunyip is contained within the urban growth boundary and is well serviced in terms of transport and services.



CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

Clause 12.01 Biodiversity and **Clause 12.01-1S** have the objective to protect and enhance Victoria's biodiversity. **Clause 12.02-2S Native vegetation** seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The proposal is consistent with the three-step approach (avoid, minimise and offset) employed under the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). The retention of high value native vegetation has been prioritised within the subdivision layout. Please refer to our response to Clause 52.17 Native Vegetation in subsection 8. Particular Provisions for further information on how this proposal addresses the requirements of the Guidelines.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change seeks to prioritise risk-based planning to minimise the potential for impacts and natural hazards associated with climate change. The strategy to focus growth and development to low-risk locations is relevant to this proposal. The proposal contemplates an additional residential zoned lot within the Bunyip township boundary on land not prone to flooding or subject to the intensified risks associated with bushfire (BMO), as per risk mitigation policies.

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



THE ENTIRETY OF THE SUBJECT SITE IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA (BPA) (VICPLAN, 2025)

Access for emergency services to the site, and egress options from the site are consistent with the standards of **Clause 53.02** and the strategies of **Clause 21.02-4 Bushfire management**. Henry Road provides north-south connectivity. The proposed development implies a modest increase to the residential population of Bunyip in a well serviced location with interconnected road networks and a Low BAL area where the risk of bushfire is mitigated.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15 Built Environment and Heritage has the objective to ensure planning delivers high-quality built form that is efficient, responds to surrounding character and the environment and associated risks, protects heritage, and a provides the functionality required by the community. The relevant clauses and objectives are:

- **Clause 15.01-3S Subdivision design** which seeks to *ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*.

- **Clause 15.01-5S Neighbourhood character** which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

The proposed subdivision layout responds to the site features. The proposed lots have areas and dimensions that enable the retention of vegetation which helps to maintain the valued character of the neighbourhood and will integrate into the existing pattern of subdivision.

CLAUSE 16 HOUSING

Clause 16 Housing has regard for the provision of diverse & affordable housing and supporting infrastructure in well serviced locations. **Clause 16.01-1S Housing supply** seeks to facilitate well-located, integrated and diverse housing that meets community needs and the proposal is consistent with the many strategies that support this objective. The proposed subdivision will enable a future dwelling on proposed Lot 1 which is considered an appropriate outcome for a residential lot within the Bunyip township boundary.

CLAUSE 18 TRANSPORT

Clause 18 Transport has regard for the provision of 'connectivity' for residents to social and economic opportunities which facilitates reliable movement for people and goods and supports sustainability, health and wellbeing. Of salience here are the strategies of **Clause 18.01-1S Land use and transport integration** that seek to reduce distances people have to travel between their place of residence and their employment, education and service providers in order to promote mobility within and between communities. This proposal provides for an additional lot in a well serviced location where the residents can access a wide range of social, health, education, community and leisure facilities within walking distance of the site. This promotes non-car dependent 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** and **Clause 18.02-2S Cycling**.

CLAUSE 19 INFRASTRUCTURE

Clause 19 has regard for the provision of infrastructure. Of particularly relevance are **Clauses 19.03-2S Infrastructure design** and provision and **Clause 19.03-3S Integrated water management** which seek 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. Reticulated services are available and provided to the boundary of the subject site. Reticulated sewer is not available, and a Land Capability Assessment (LCA) has been prepared that has demonstrated that the subject site can treat and retain all domestic wastewater on site. Please refer to the LCA report for further information.



8. PARTICULAR PROVISIONS

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

- **Clause 52.17** Native Vegetation
- **Clause 56** Residential Subdivision

CLAUSE 52.17 NATIVE VEGETATION

Clause 52.17 Native vegetation applies to applications to remove, destroy or lop native vegetation where land exceeds 0.4ha in size, and has the following purpose:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017) (the Guidelines):*
 1. *Avoid the removal, destruction or lopping of native vegetation.*
 2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to **Clause 52.17-1 Permit requirement**, a permit is required to remove, destroy or lop native vegetation including dead native vegetation, unless a relevant exemption applies, or a NVPP under **Clause 52.16** applies.

A permit is sought to remove one (1) indigenous tree from the subject site:

TREE NO	COMMON NAME/ SPECIES	ORIGIN	DBH	REMOVE/ RETAIN	PERMIT REQ'D & OFFSETS	EXEMPTION APPLIES
108	White Stringybark <i>Eucalyptus globoidea</i>	Indigenous	13.93cm	Remove	Yes	NA

Pursuant to **Clause 52.17-3 Application requirements**, an application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines. A Native Vegetation Removal (NVR) Report has been prepared in support of the above as per the Guidelines, and the information required to support an application to remove native vegetation is tabled below:

1	INFORMATION ABOUT THE NATIVE VEGETATION TO BE REMOVED	
	Assessment pathway	Intermediate Assessment Pathway
	Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3.

		The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.	
Total extent including past and proposed removal (ha) Includes endangered EVCs (ha): 0	0.031	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal – Patches (ha)</i>	0
		<i>Extent of proposed removal – Scattered Trees (ha)</i>	0.031
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
No. Small Scattered Trees	1	<i>No. Large Scattered Trees</i>	0

The offset requirements if approval is granted include:

General Offset amount	0.007
Minimum strategic biodiversity value score	0.472
Large Trees	0
Vicinity	Melbourne Water CMA or Cardinia LGA

Please refer to the NVR report for further information on the native vegetation to be removed.

2. TOPOGRAPHIC AND LAND INFORMATION

The land falls gently from the west towards the road (slope of 6%). No ridges, hilltops, saline discharge areas or areas of erosion are present.

3. PHOTOGRAPHS OF NATIVE VEGETATION TO BE REMOVED

A recent photograph of the Tree 108 is provided below (as per ArboKey Report):

4. DETAILS OF ANY OTHER NATIVE VEGETATION APPROVED TO BE REMOVED

Please refer to the NVR report.

5. AVOID AND MINIMISE STATEMENT

The proposed subdivision layout has been designed to minimise impacts to native vegetation. The vegetation proposed for removal is the minimum extent necessary to facilitate the subdivision without undermining the objectives of the proposal. No further opportunities to avoid native vegetation removal exist.

Tree 108 is not directly impacted by the proposal but is 'lost' under the 'fences' exemption tabled at 52.17-7. Realigning the boundary to avoid this exemption being enabled for Tree 108 results in additional trees of higher arboricultural value being 'lost'.

6. PROPERTY VEGETATION PLAN

Not applicable.

7.	DEFENDABLE SPACE
	The removal of native vegetation is not required to achieve defendable space.
8.	NATIVE VEGETATION PRECINCT PLAN
	No NVPP applies.
9.	OFFSET STATEMENT
	The landowners will purchase the offset they need from an existing native vegetation credit site. A list of available offsets is provided to demonstrate that the required offsets are available for purchase. The landowners are aware of the likely cost of the offset.

CLAUSE 56 RESIDENTIAL SUBDIVISION

Clause 56 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 create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *To achieve residential subdivision outcomes that appropriately 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 **Clauses 56.07-1 to 56.07-4** is provided below:

CLAUSE 56.07-1	DRINKING WATER SUPPLY OBJECTIVES & STANDARD C22
	Clause 56.07-1 has the following objectives: • <i>To reduce the use of drinking water.</i> • <i>To provide an adequate, cost-effective supply of drinking water.</i>
	The supply of drinking water will be provided to the boundary of the proposed new lot and will be designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.

CLAUSE 56.07-2	REUSED AND RECYCLED WATER OBJECTIVE & STANDARD C23 Clause 56.07-2 has the objective: <i>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</i> Reused and recycled water supply systems will be provided to the boundary of both lots where available.
CLAUSE 56.07-3	WASTE WATER MANAGEMENT OBJECTIVE & STANDARD C24 Clause 56.07-3 has the objective: <i>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</i> A Land Capability Assessment has been prepared in support this application and has demonstrated that the site can retain and treat all domestic wastewater onsite.
CLAUSE 56.07-4	STORMWATER MANAGEMENT OBJECTIVES & STANDARD C25 Clause 56.07-4 has the following objectives: <i>To minimise damage to properties and inconvenience to residents from stormwater.</i> <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</i> <i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i> <i>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</i> The proposal creates one additional lot, and this small increase is not foreseen to significantly alter flows downstream of the site that differ from the pre-development levels or overload the existing stormwater system. Both lots are adequate in size to support rainwater tanks and achieve onsite drainage solutions.



9. GENERAL PROVISIONS

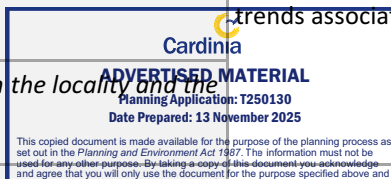
The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.02 Approval of an application to subdivide land

CLAUSE 65 DECISION GUIDELINES

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

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND	
DECISION GUIDELINES	RESPONSE
<i>The suitability of the land for subdivision.</i>	The land is zoned for residential purposes. The proposed lot sizes complement the existing subdivision pattern and respond to emerging lot size trends associated with infill development.
<i>The existing use and possible future development of the land and nearby land.</i>	
<i>The availability of subdivided land in the locality and the need for the creation of further lots.</i>	The proposal is a modest development that is not foreseen to overwhelm any existing drainage systems.
<i>The effect of development on the use or development of other land which has a common means of drainage.</i>	The subdivision is responsive to the constraints and considerations posed by the site.
<i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i>	The density of the proposed subdivision is appropriate for the zone and low density residential environ.
<i>The density of the proposed development.</i>	The proposed subdivision layout creates two lots with areas and dimensions consistent with those seen in the wider area.
<i>The area and dimensions of each lot in the subdivision.</i>	The proposal does not include reserves for public open space or other community facilities.
<i>The provision and location of reserves for public open space and other community facilities.</i>	Not applicable.
<i>The staging of the subdivision.</i>	Any future dwelling will need to be constructed in compliance with the Building Regulations, including those which have regard for design and siting of dwellings to mitigate the risk of spread of fire.
<i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i>	



<i>The provision of off-street parking.</i>	Both lots can support off-street parking.
<i>The functions of any body corporate.</i>	No common property is required.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	Reticulated services are available, except for sewer. A LCA has been provided in support of this application.
<i>If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	A thorough assessment of native vegetation removal is provided in subsection 8 of this report.
<i>The impact the development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

10. CONCLUSION

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

- The proposal is consistent with the Municipal Planning Strategy and State and Local Planning Policy Framework;
- The proposal aligns with the purpose and decision guidelines of the Low Density Residential Zone;
- The proposed subdivision layout has been informed by detailed site investigations and appropriately responds to the key site features and constraints; and
- The proposed lots have areas and dimensions that will integrate with the existing pattern of subdivision; and
- The removal of vegetation is the minimum extent necessary to facilitate the proposal. Any native vegetation removal will be offset to ensure no net loss to biodiversity.

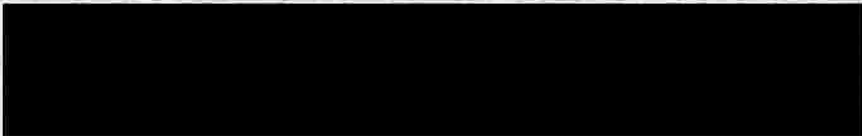


Arboricultural Impact Assessment

Location:

10 Henry Road, Bunyip

Report Commissioned by:



Author:

Lachlan Scott

Grad. Cert. Arb.

Arbkey ref: 24-11-27HenryBunyipv4.docx

Date submitted: October 7, 2025

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1 Introduction

Arbkey has been engaged by Dean Bassed to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 10 Henry Road, Bunyip. 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 Notional Root Zone (NRZ) 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 NRZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.



2 Site Details

The subject site is an approximately 3-acre, single occupancy residential property featuring gardens in its eastern section and a dwelling and lawn in its western section (Figure 1). Trees, many of indigenous species, are a significant feature of the eastern section of the site.



Figure 1: Subject site – Henry Road frontage.



2.1 Development Proposal

Subdivision of the property into two (2) lots and development of an entranceway is proposed.

2.2 Planning and Policy Context

The subject site is located within Low Density Residential Zone - Schedule 2 of the Cardinia Planning Scheme (DEECA 2025). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Overview of control	Trees affected
Vegetation Protection Overlay (VPO1)	A permit is required to remove, destroy or lop any vegetation. A list of exceptions apply	Tree ID 2, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 49, 50, 51, 54, 56, 57, 59, 62, 63, 64, 66, 69, 71, 72, 73, 74, 78, 79, 83, 85, 89, 91, 92, 94, 95, 96, 97, 100, 103, 105, 106, 108, 109, 112, 115, 116, 117, 118, 120, 123, 127, 128, 134, 136, 139, 140, 143, 145, 147, 148, 149, 151, 152, 153, 155, 156, 159, 161, 162, 163, 165, 167, 169, 170, 171, 172, 173, 175, 176, 177, 178, 179, 180, 181, 182, 184, 187, 188, 189, 191, 194, 195, 196, 198, 202, 203, 205, 206, 208, 211, 212
		Tree ID 2, 4, 6, 7, 8, 15, 17, 41, 89, 91, 92, 94, 96, 97, 109, 112, 117, 123, 134, 136, 143, 145, 147, 153, 155, 156, 161, 162, 163, 169, 170, 171, 173, 175, 176, 177, 178, 180, 187, 188, 198, 202, 203, 205, 206, 208
52.17 Native Vegetation	A permit is required to remove or destroy non-planted, Victorian native vegetation.	

Trees within 10m of an existing dwelling, or 1m of an existing fence, constructed prior to September 2009 are exempt from planning scheme controls due to the site's location within a Bushfire Prone Area (DEECA 2025)

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

3 Methodology

On the 12 December 2024, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2025) likely to intersect the property at, 10 Henry Road, Bunyip. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH) at 1.4m above ground level (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 DSH. To prevent trespass, DSH 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 NRZs by the development has been calculated using GIS software.

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



Cardina

ADVERTISED MATERIAL

Planning Application: T250130
Date Prepared: 13 November 2025

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3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Henry Rd Development Plan V6	22061	Nobelius Land Surveyor	Site Plans	27 June 2024

4 Observations

4.1 Tree Details

223 trees were assessed, 182 on the site itself and 41 within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Eucalyptus globoidea</i>	White Stringybark	Indigenous	31	4, 6, 7, 8, 79, 89, 92, 94, 97, 108, 112, 117, 123, 134, 136, 155, 156, 161, 162, 163, 170, 175, 178, 180, 189, 191, 198, 202, 203, 205, 208
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	31	1, 3, 26, 45, 77, 110, 125, 142, 150, 157, 158, 160, 166, 185, 190, 192, 193, 197, 199, 200, 201, 204, 207, 215, 216, 217, 218, 219, 220, 221, 222
<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	21	19, 76, 88, 90, 98, 99, 102, 113, 114, 119, 122, 126, 129, 130, 131, 133, 138, 141, 144, 146, 223
<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	18	48, 53, 55, 61, 67, 70, 75, 81, 84, 86, 93, 101, 111, 121, 124, 132, 154, 168
<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	11	9, 32, 35, 83, 103, 105, 106, 140, 152, 195, 196
<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	11	25, 27, 29, 30, 31, 34, 39, 40, 43, 44, 179
<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	5	54, 78, 120, 181, 194
<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	5	11, 42, 49, 59, 64
<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	5	15, 17, 41, 96, 109
<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	5	91, 169, 171, 176, 188
<i>Prunus cerasifera "Nigra"</i>	Purple Cherry Plum	Exotic	2	46, 135, 209, 214
<i>Quercus robur</i>	English Oak	Exotic	4	62, 80, 87, 164
<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Australian Native	3	57, 66, 74
<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	3	145, 153, 173
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	3	143, 147, 148
<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	3	165, 211, 212
<i>Acacia boormanii</i>	Snowy River Wattle	Australian Native	2	127, 151
<i>Acacia longifolia</i>	Sallow Wattle	Australian Native	2	107, 183
<i>Betula pendula</i>	Silver Birch	Exotic	2	24, 28
<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	2	116, 128
<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	Indigenous	2	2, 177
<i>Eucalyptus leucoxylon</i>	Yellow Gum	Australian Native	2	72, 118
<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	2	137, 210
<i>Hakea sericea</i>	Silky Hakea	Australian Native	2	159, 184
<i>Malus domestica</i>	Apple	Exotic	2	21, 68
<i>Melaleuca nesophila</i>	Showy Paperbark	Australian Native	2	33, 115
<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	2	18, 36
<i>Prunus cerasifera</i>	Cherry Plum	Exotic	2	52, 213
<i>Schinus areira</i>	Peppercorn Tree	Exotic	2	20, 56
<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	2	14, 85
Mixed Species			13	-

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 4). 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 4: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
High	16	56, 66, 74, 78, 92, 112, 116, 143, 155, 156, 161, 162, 170, 180, 202, 203
Medium	33	7, 8, 24, 41, 60, 62, 63, 69, 83, 85, 89, 94, 96, 109, 117, 118, 120, 123, 136, 152, 163, 164, 165, 175, 181, 182, 194, 196, 198, 205, 206, 208, 211
Low	120	3, 6, 10, 12, 13, 14, 16, 20, 21, 23, 26, 28, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 50, 53, 55, 57, 59, 67, 70, 71, 72, 73, 75, 76, 77, 79, 80, 81, 82, 84, 86, 87, 88, 90, 91, 93, 95, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 110, 113, 114, 115, 119, 121, 122, 124, 125, 127, 128, 131, 137, 138, 139, 140, 142, 144, 145, 146, 147, 148, 149, 150, 151, 153, 154, 157, 158, 160, 166, 167, 168, 169, 171, 172, 174, 176, 177, 178, 179, 183, 185, 186, 188, 189, 190, 191, 192, 193, 195, 197, 199, 200, 201, 204, 207, 209, 210, 215, 216
None	13	1, 52, 58, 61, 111, 126, 129, 130, 132, 133, 134, 135, 141
Third Party Ownership	41	2, 4, 5, 9, 11, 15, 17, 18, 19, 22, 25, 27, 29, 30, 31, 32, 33, 34, 35, 39, 40, 49, 51, 54, 64, 65, 68, 159, 173, 184, 187, 212, 213, 214, 217, 218, 219, 220, 221, 222, 223



Figure 2: Tree 66, *Angophora costata* (Smooth-barked Apple Myrtle), attributed an arboricultural value of 'High'

5.2 Notional Root Zone (NRZ) and Structural Root Zone (SRZ)

AS4970 (2025) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (NRZ) throughout nearby disturbance such as development. Further information on NRZs and SRZs has provided in Appendix 7: Structural Root Zone and Notional Root Zone Overview

5.2.1 NRZ and SRZ details

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



5.3 Arboricultural Impact, NRZ Encroachment and Viability

5.3.1 Tree removal

Four (4) trees are proposed for removal under the current development plans (Table 5). Permit approval is required for the removal of one (1) of these trees, Tree 57. One (1) of the trees proposed for removal, Tree 214, is located within the council managed road reserve. Permission from this tree's owner, Cardinia Shire Council, will be required prior to its removal.

Table 5: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DSH (cm)	DAB (cm)	Planning Permit Required?
57	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Low	4	9.22	12	Yes (VPO1)
93	<i>Acacia floribunda</i>	Catkin Wattle	Low	5	14.8	15	
101	<i>Acacia floribunda</i>	Catkin Wattle	Low	6	24.6	25	
214	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Third Party Ownership	4	18.79	20	

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 NRZ and SRZ has been calculated and mapped as per AS4970 (2025). Where a development's footprint overlaps a NRZ it is termed 'encroachment' within AS4970 (2025). AS4970 (2005) categorises NRZ encroachment into:

- Minor ($\leq 10\%$ NRZ encroachment)
 - Minor NRZ encroachment is considered generally acceptable. Trees with 'Minor' NRZ encroachment would remain viable throughout the implementation of the proposed design without the implementation of encroachment mitigation measures.
- Moderate ($>10\%$ and $\leq 20\%$ NRZ encroachment)
 - Moderate NRZ encroachment is considered tolerable providing that an arborist demonstrates, usually through desktop analysis and/or recommendations of construction controls, that the tree would remain viable throughout the NRZ encroachment.
- Major ($>20\%$ NRZ encroachment)
 - Major NRZ encroachment is considered generally intolerable. To manage these trees throughout the development either:
 - an alternative design must be explored with the design team, or
 - a detailed investigation and/or justifications must be undertaken/supplied by an arborist that demonstrates that the tree would remain viable throughout the major NRZ encroachment.

24 of the trees proposed for retention have NRZ encroached by the proposed development's footprint. The remaining trees proposed for retention do not have NRZ encroached by the design footprint and would remain viable throughout the design's implementation.

Encroachment Classification (AS4970 2025)	Count	Tree ID
Minor ($\leq 10\%$ Encroachment) Generally Acceptable	9	61, 78, 111, 137, 155, 168, 174, 187, 209
Moderate (10% - 20% Encroachment) Generally Tolerable with Arborist Review	7	63, 83, 143, 161, 173, 178, 196
Major ($>20\%$ Encroachment) Generally Intolerable	8	66, 80, 86, 112, 134, 136, 175, 180

Table 6: Trees with NRZ encroached by the design footprint.

Tree ID	Genus Species	NRZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
61	<i>Acacia floribunda</i>	0.16	No	Minor
63	<i>Allocasuarina torulosa</i>	10.01	No	Moderate
66	<i>Angophora costata</i>	25.25	No	Major
78	<i>Eucalyptus nicholii</i>	8.64	No	Minor
80	<i>Quercus robur</i>	25.46	Yes	Major
83	<i>Eucalyptus botryoides</i>	17.96	No	Moderate
86	<i>Acacia floribunda</i>	25.84	Yes	Major
111	<i>Acacia floribunda</i>	5.8	No	Minor
112	<i>Eucalyptus globoides</i>	27.79	No	Major
134	<i>Eucalyptus globoides</i>	29.27	Yes	Major
136	<i>Eucalyptus globoides</i>	21.48	Yes	Major
137	<i>Hakea salicifolia</i>	5.68	No	Minor
143	<i>Eucalyptus radiata</i>	17.02	No	Moderate
155	<i>Eucalyptus globoides</i>	7.75	No	Minor
161	<i>Eucalyptus globoides</i>	18.78	No	Moderate
168	<i>Acacia floribunda</i>	3.38	No	Minor
173	<i>Eucalyptus obliqua</i>	16.88	No	Moderate
174	<i>Prunus armeniaca</i>	2.58	No	Minor
175	<i>Eucalyptus globoides</i>	33.38	Yes	Major
178	<i>Eucalyptus globoides</i>	19.61	Yes	Moderate
180	<i>Eucalyptus globoides</i>	22.49	No	Major
187	<i>Eucalyptus ovata</i>	8.69	No	Minor
196	<i>Eucalyptus botryoides</i>	11.14	No	Moderate
209	<i>Prunus cerasifera "Nigra"</i>	3.45	No	Minor

5.3.3 NRZ, SRZ and Encroachment Map

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

5.3.4 Mitigation measures

5.3.4.1 Trees with 'Moderate' NRZ encroachment

Considering their relatively low NRZ encroachment and species tolerance to below ground disturbance, all seven (7) of the trees with 'Moderate' NRZ encroachment, Trees 63, 83, 143, 161, 173, 178 and 196 could be retained throughout the proposal's implementation without the implementation of encroachment mitigation measures.

5.3.4.2 Trees with 'Major' NRZ encroachment

Eight (8) trees, Trees 66, 80, 86, 112, 134, 136, 175 and 180 have TPZ majorly encroached by a proposed driveway. If this driveway was installed using a traditional set-in construction method, it's likely the viability of all these trees would be affected. To maintain the viability of these trees throughout the driveway's installation, within their NRZ:

- The proposed driveway, and its subgrade, must be installed at the existing grade with no excavation of the existing soil profile.
- The proposed driveway and any subgrade must consist of a permeable gravel material.

5.4 Planning Implications – Tree Removal and Consequential Losses

Cardinia Shire Council has requested information on trees that would become exempt from section 52.17 if the proposed subdivision's boundaries were implemented and fenced. Trees within 1m of a boundary fence between properties in different ownership are considered exempt from section 52.17. Two (2) trees, Trees 73 and 108 are within 1m of the newly proposed boundary. These trees are either of a non-indigenous species and planted (Tree 73) or are immature regrowth from previously lawfully cleared land (Tree 108). Due to this, Trees 73 and 108 are already considered exempt from section 52.17 and would not be considered 'consequential' losses due to this provision under the proposed subdivision.

6 Conclusions and Recommendations

Subdivision of the property into two (2) lots and development of an entranceway is currently proposed at 10 Henry Road, Bunyip. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 223 trees were assessed, 182 on the site and 41 within adjacent property.

Four (4) trees are proposed for removal under the current development plans. Permit approval is required under VPO3 for the removal of one (1) of these trees, Tree 57. One (1) of the trees proposed for removal, Tree 214, is located within the council managed road reserve. Permission from this tree's owner, Cardinia Shire Council, will be required prior to its removal.

To assess the viability of the trees proposed for retention throughout the design's implementation, their notional root zone (NRZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2025). Where a development's footprint overlaps a NRZ it is termed 'encroachment' within AS4970 (2025). 24 of the trees proposed for retention have NRZ encroached by the proposed design footprint.

Table 7: Overview of trees with NRZ encroached by the design footprint.

Encroachment Classification (AS4970 2025)	Count	Tree ID
Minor (<=10% Encroachment) Generally Acceptable	9	61, 78, 111, 137, 155, 168, 174, 187, 209
Moderate (10% - 20% Encroachment) Generally Tolerable with Arborist Review	7	63, 83, 143, 161, 173, 178, 196
Major (>20% Encroachment) Generally Intolerable	8	66, 80, 86, 112, 134, 136, 175, 180

Considering their relatively low NRZ encroachment and species tolerance to below ground disturbance, all seven (7) of the trees with 'Moderate' NRZ encroachment, Trees 63, 83, 143, 161, 173, 178 and 196 could be retained throughout the proposal's implementation without the implementation of encroachment mitigation measures.

Eight (8) trees, Trees 66, 80, 86, 112, 134, 136, 175 and 180 have a 'Major' encroachment by a proposed driveway. If this driveway was installed using a traditional set-in construction method, it's likely the viability of all these trees would be affected. To maintain the viability of these trees throughout the driveway's installation, within their NRZ:

- The proposed driveway, and its subgrade, must be installed at the existing grade with no excavation of the existing soil profile.
- The proposed driveway and any subgrade must consist of a permeable gravel material.

The remaining trees proposed for retention do not have NRZ encroached by the design footprint and would remain viable throughout the design's implementation. It is recommended that:

- Trees that are unable to be retained through the development are removed prior to the commencement of construction but after the approval of final plans by the relevant authority and tree-owners.
- Prior to the commencement of any construction or demolition activities, a Tree Protection Specification (TPS) and Tree Protection Plan (TPP) in accordance with AS4970 (2025) 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, 2nd Edition Standards Australia

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8 Appendix 1: Site Map



Figure 3: Site Map – Existing Condition

9 Appendix 2: Tree Details

Table 8: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
1	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	5	29.14	30	Poor	Fair	Mature	<5	None	
2	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	Indigenous	7	5	34.71	40	Fair	Poor	Semi-mature	15 to 40	Third Party Ownership	
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	3	17.2	19	Fair	Fair	Mature	5 to 15	Low	
4	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	14	7	30	40	Good	Fair	Semi-mature	>40	Third Party Ownership	
5	<i>Pinus radiata</i>	Monterey Pine	Exotic	25	10	65	75	Good	Good	Mature	15 to 40	Third Party Ownership	
6	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	6	3	14	16	Good	Good	Semi-mature	>40	Low	
7	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	15	9	57.01	65	Fair	Fair	Mature	5 to 15	Medium	On other side of fence but likely within subject site. Previous stem failure
8	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	12	7	36	40	Good	Good	Semi-mature	>40	Medium	
9	<i>Eucalyptus botryoidea</i>	Southern Mahogany	Australian Native	23	11	65	75	Fair	Poor	Mature	5 to 15	Third Party Ownership	
10	<i>Ulmus procera</i>	English Elm	Exotic	3	2	8	10	Fair	Poor	Semi-mature	5 to 15	Low	Group of elm suckers
11	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	23	12	45	60	Fair	Fair	Mature	15 to 40	Third Party Ownership	
12	<i>Calodendrum capense</i>	Cape Chestnut	Exotic	4	3	12	15	Fair	Good	Semi-mature	15 to 40	Low	
13	<i>Buddleja sp.</i>	Buddleja	Exotic	6	5	19.26	35	Fair	Fair	Mature	5 to 15	Low	
14	<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	6	2	14.46	17	Good	Fair	Semi-mature	5 to 15	Low	
15	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	28	9	80	95	Fair	Poor	Mature	5 to 15	Third Party Ownership	Heavily decayed trunk. No fruit at ground level. Unsure of ID
16	<i>Pyrus communis</i>	Common Pear	Exotic	6	6	25	33	Good	Fair	Mature	15 to 40	Low	Covered in ivy
17	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	19	12	80	90	Fair	Fair	Mature	15 to 40	Third Party Ownership	No fruit at ground. Level. Unsure of ID
18	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	7	4	20	22	Good	Fair	Mature	5 to 15	Third Party Ownership	Not well located on survey

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
19	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	6	5	22	25	Fair	Fair	Mature	5 to 15	Third Party Ownership	
20	<i>Schinus areira</i>	Peppercorn Tree	Exotic	5	4	19	22	Fair	Fair	Semi-mature	15 to 40	Low	
21	<i>Malus domestica</i>	Apple	Exotic	4	6	18.81	22	Good	Fair	Mature	5 to 15	Low	
22	<i>Eucalyptus sp.</i>	Gum	Australian Native	19	7	80	90	Dead	Poor	Over-mature	0	Third Party Ownership	
23	<i>Tilia xeuropaea</i>	Common Lime	Exotic	8	8	19.13	22	Good	Poor	Semi-mature	5 to 15	Low	
24	<i>Betula pendula</i>	Silver Birch	Exotic	8	5	20	26	Fair	Good	Mature	15 to 40	Medium	
25	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
26	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	10	9	43.05	50	Fair	Fair	Mature	5 to 15	Low	
27	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
28	<i>Betula pendula</i>	Silver Birch	Exotic	5	3	19.42	22	Fair	Poor	Semi-mature	5 to 15	Low	
29	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
30	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
31	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
32	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	19	8	55	65	Fair	Fair	Mature	15 to 40	Third Party Ownership	
33	<i>Melaleuca nesophila</i>	Showy Paperbark	Australian Native	5	2	10	16	Poor	Fair	Mature	<5	Third Party Ownership	
34	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
35	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	12	9	50	60	Fair	Poor	Mature	5 to 15	Third Party Ownership	Large previous failures and related decay in canopy
36	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	8	3	23.04	23	Good	Fair	Mature	5 to 15	Low	
37	<i>Acer negundo</i>	Box Elder	Exotic	7	7	28.69	28	Good	Fair	Semi-mature	15 to 40	Low	
38	<i>Citrus limon</i>	Lemon	Exotic	3	4	11.53	15	Fair	Fair	Mature	15 to 40	Low	
39	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop
40	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Group as screen. Some within adjacent prop

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
41	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	14	5	29	35	Fair	Good	Semi-mature	>40	Medium	
42	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	9	4	17	22	Good	Good	Semi-mature	15 to 40	Low	
43	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Low	Group as screen. Some within adjacent prop
44	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	7	3	16	20	Good	Fair	Semi-mature	15 to 40	Low	Group as screen. Some within adjacent prop
45	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	1	9	9	Good	Fair	Semi-mature	5 to 15	Low	
46	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	5	4	15.59	16	Fair	Fair	Mature	5 to 15	Low	
47	<i>Acacia baileyana</i>	Cootamundra Wattle	Australian Native	4	4	14	16	Fair	Fair	Semi-mature	5 to 15	Low	
48	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	3	22.14	23	Good	Fair	Mature	5 to 15	Low	
49	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	14	8	46.1	46	Good	Fair	Mature	15 to 40	Third Party Ownership	
50	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	5	3	8	10	Fair	Fair	Semi-mature	>40	Low	
51	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	10	6	30	35	Good	Good	Mature	15 to 40	Third Party Ownership	
52	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	4	7	25.55	27	Poor	Poor	Over-mature	<5	None	
53	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	4	19.03	24	Good	Fair	Mature	5 to 15	Low	
54	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	10	7	40	46	Good	Fair	Mature	15 to 40	Third Party Ownership	
55	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	2	8	11	Good	Good	Semi-mature	5 to 15	Low	
56	<i>Schinus areira</i>	Peppercorn Tree	Exotic	12	13	73.79	80	Fair	Fair	Mature	15 to 40	High	
57	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Australian Native	4	2	9.22	12	Good	Fair	Semi-mature	15 to 40	Low	
58	<i>Salix fragilis</i>	Crack Willow	Exotic	4	5	28	30	Fair	Poor	Mature	<5	None	
59	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	4	3	9.85	12	Fair	Poor	Semi-mature	5 to 15	Low	Regrowth from stump
60	<i>Prunus avium</i>	Cherry	Exotic	4	5	31.62	32	Fair	Fair	Mature	15 to 40	Medium	
61	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	4	5	12.21	14	Fair	Poor	Mature	<5	None	
62	<i>Quercus robur</i>	English Oak	Exotic	7	11	49	58	Good	Fair	Semi-mature	>40	Medium	

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
63	<i>Allocasuarina torulosa</i>	Forest Oak	Australian Native	10	6	31	35	Fair	Fair	Mature	15 to 40	Medium	
64	<i>Eucalyptus saligna</i>	Sydney Blue Gum	Australian Native	30	20	95	120	Good	Good	Mature	15 to 40	Third Party Ownership	
65	<i>Prunus domestica</i>	European Plum	Exotic	4	4	20	24	Fair	Fair	Mature	15 to 40	Third Party Ownership	
66	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Australian Native	15	14	91.09	92	Good	Fair	Mature	>40	High	
67	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	3	22.61	24	Fair	Poor	Mature	5 to 15	Low	
68	<i>Malus domestica</i>	Apple	Exotic	5	7	30.2	30	Good	Fair	Mature	15 to 40	Third Party Ownership	
69	<i>Callistemon salignus</i>	Willow Bottle Brush	Australian Native	10	4	25	30	Fair	Fair	Mature	15 to 40	Medium	
70	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	7	36.43	45	Fair	Fair	Mature	5 to 15	Low	
71	<i>Corymbia calophylla</i>	Marri	Australian Native	5	3	18	22	Fair	Fair	Semi-mature	>40	Low	
72	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Australian Native	14	5	32	38	Poor	Fair	Mature	<5	Low	In major decline
73	<i>Eucalyptus crenulata</i>	Buxton Gum	Australian Native	4	3	13.93	18	Fair	Poor	Mature	5 to 15	Low	
74	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	Australian Native	14	8	45	53	Good	Good	Mature	>40	High	
75	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	7	30	42	Fair	Fair	Mature	15 to 40	Low	
76	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	6	3	15.81	16	Good	Fair	Semi-mature	5 to 15	Low	
77	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	3	6	8	Good	Good	Semi-mature	5 to 15	Low	
78	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	17	13	84	93	Good	Good	Mature	>40	High	
79	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	6	1	7	9	Good	Good	Immature	>40	Low	
80	<i>Quercus robur</i>	English Oak	Exotic	3	4	12	15	Fair	Fair	Semi-mature	15 to 40	Low	
81	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	5	31	35	Good	Fair	Mature	5 to 15	Low	
82	<i>Populus tremuloides</i>	American Aspen	Exotic	4	1	7	9	Fair	Fair	Semi-mature	15 to 40	Low	
83	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	14	12	60	70	Fair	Fair	Mature	15 to 40	Medium	

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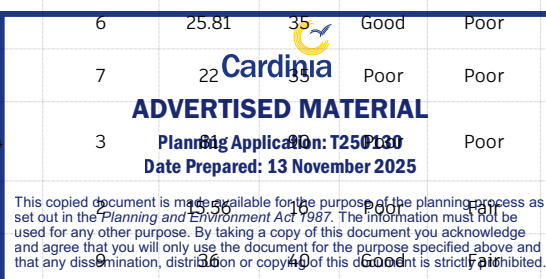
Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
84	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	6	31.58	34	Fair	Fair	Mature	5 to 15	Low	
85	<i>Syzygium paniculatum</i>	Magenta Cherry	Australian Native	6	3	13	15	Good	Good	Semi-mature	15 to 40	Medium	
86	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	8	6	22.47	22	Good	Fair	Mature	5 to 15	Low	
87	<i>Quercus robur</i>	English Oak	Exotic	3	4	26.02	26	Good	Fair	Semi-mature	15 to 40	Low	
88	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	5	2	12.88	16	Good	Fair	Semi-mature	5 to 15	Low	
89	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	9	4	20	24	Good	Good	Semi-mature	>40	Medium	
90	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	6	1	10	10	Good	Good	Semi-mature	5 to 15	Low	
91	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	5	4	12	15	Good	Fair	Semi-mature	5 to 15	Low	Borer damaged
92	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	26	12	82	93	Good	Fair	Mature	>40	High	
93	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	4	14.8	15	Fair	Fair	Mature	5 to 15	Low	
94	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	13	5	36.24	38	Good	Fair	Semi-mature	>40	Medium	
95	<i>Corymbia ficifolia</i>	Flowering Gum	Australian Native	5	4	20.32	20	Poor	Fair	Semi-mature	5 to 15	Low	
96	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	9	3	16	20	Good	Good	Semi-mature	>40	Medium	
97	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	4	1	7	9	Fair	Fair	Semi-mature	15 to 40	Low	
98	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	4	1	7	9	Good	Good	Semi-mature	5 to 15	Low	
99	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	5	2	8	11	Good	Fair	Semi-mature	5 to 15	Low	
100	<i>Acacia iteaphylla</i>	Gawler Range Wattle	Australian Native	4	3	13	15	Fair	Fair	Mature	5 to 15	Low	
101	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	5	24.6	25	Good	Fair	Mature	5 to 15	Low	
102	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	5	1	7	9	Good	Good	Semi-mature	5 to 15	Low	
103	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	7	3	10	15	Good	Good	Semi-mature	>40	Low	
104	<i>Ilex aquifolium</i>	English Holly	Exotic	5	3	12	15	Good	Fair	Semi-mature	5 to 15	Low	


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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
105	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	5	2	7	9	Good	Fair	Semi-mature	15 to 40	Low	
106	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	6	2	11	15	Fair	Fair	Semi-mature	15 to 40	Low	
107	<i>Acacia longifolia</i>	Sallow Wattle	Australian Native	4	1	3	4	Good	Good	Immature	5 to 15	Low	
108	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	4	1	5	8	Good	Good	Immature	>40	Low	
109	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	14	7	59.46	60	Good	Fair	Mature	>40	Medium	
110	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	4	20.62	20	Good	Fair	Mature	5 to 15	Low	
111	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	6	26.78	27	Poor	Poor	Mature	<5	None	Falling apart
112	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	21	13	92	104	Fair	Fair	Mature	15 to 40	High	
113	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	4	1	7.07	8	Good	Fair	Semi-mature	5 to 15	Low	
114	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	4	1	5	7	Good	Fair	Semi-mature	5 to 15	Low	
115	<i>Melaleuca nesophila</i>	Showy Paperbark	Australian Native	5	4	12.73	15	Fair	Fair	Mature	5 to 15	Low	
116	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	20	11	50	58	Good	Fair	Mature	>40	High	
117	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	9	6	38.48	42	Good	Fair	Mature	15 to 40	Medium	
118	<i>Eucalyptus leucoxylon</i>	Yellow Gum	Australian Native	7	4	14	17	Good	Fair	Semi-mature	15 to 40	Medium	
119	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	13	5	39	45	Good	Fair	Mature	5 to 15	Low	
120	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	9	4	21	30	Good	Good	Semi-mature	>40	Medium	
121	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	3	16.06	18	Good	Fair	Mature	5 to 15	Low	
122	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	6	2	9	12	Good	Good	Semi-mature	5 to 15	Low	
123	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	15	8	42	48	Fair	Fair	Mature	15 to 40	Medium	
124	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	8	4	13	15	Good	Good	Mature	5 to 15	Low	
125	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	6	20.12	22	Fair	Fair	Mature	5 to 15	Low	

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
126	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	9	7	40.64	40	Fair	Poor	Mature	0	None	Windthrown and hung up in adjacent tree. Requires removal
127	<i>Acacia boormanii</i>	Snowy River Wattle	Australian Native	4	2	7	9	Good	Fair	Semi-mature	5 to 15	Low	
128	<i>Corymbia citriodora</i>	Lemon-scented Gum	Australian Native	7	2	10	15	Fair	Good	Semi-mature	15 to 40	Low	
129	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	11	6	26	33	Fair	Poor	Mature	<5	None	Split in half
130	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	11	8	25	29	Poor	Poor	Mature	0	None	Windthrown and hung up in adjacent tree. Requires removal
131	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	5	2	11.66	12	Good	Fair	Semi-mature	5 to 15	Low	
132	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	7	6	25.81	35	Good	Poor	Mature	<5	None	One stem split
133	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	9	7	22	33	Poor	Poor	Mature	<5	None	
134	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	14	3	19.36	25	Poor	Poor	Over-mature	0	None	Habitat pruned. Only suckers at base remaining alive
135	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	5	1	14.14	10	Poor	Poor	Mature	<5	None	
136	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	9	5	20.00	40	Good	Fair	Semi-mature	15 to 40	Medium	Suppressed by adjacent tree
137	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	5	2	11.4	12	Good	Fair	Semi-mature	5 to 15	Low	
138	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	12	5	23	25	Fair	Fair	Mature	5 to 15	Low	
139	<i>Callistemon viminalis</i> cv	Weeping Bottlebrush	Australian Native	6	4	13	16	Good	Fair	Mature	5 to 15	Low	
140	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	5	3	14	14	Fair	Fair	Semi-mature	5 to 15	Low	Self set hybrid
141	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	13	7	43.57	45	Fair	Poor	Mature	<5	None	Splitting down middle
142	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	3	15	18	Fair	Fair	Mature	5 to 15	Low	
143	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	19	10	75.64	78	Good	Fair	Mature	>40	High	
144	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	14	5	30.89	32	Fair	Fair	Mature	5 to 15	Low	



Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
145	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	6	3	15	18	Fair	Fair	Semi-mature	15 to 40	Low	
146	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	6	2	9	13	Fair	Fair	Semi-mature	5 to 15	Low	
147	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	6	1	8	11	Good	Good	Semi-mature	>40	Low	
148	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	Indigenous	8	2	11	14	Good	Fair	Immature	>40	Low	
149	<i>Leptospermum petersonii</i>	Lemon-scented Tea-tree	Australian Native	4	3	14	15	Good	Fair	Mature	5 to 15	Low	
150	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	7	4	14	18	Good	Fair	Semi-mature	5 to 15	Low	
151	<i>Acacia boormanii</i>	Snowy River Wattle	Australian Native	4	3	11.83	12	Good	Fair	Mature	5 to 15	Low	
152	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	20	8	48	55	Good	Good	Mature	15 to 40	Medium	Hybrid
153	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	7	3	13	16	Poor	Fair	Semi-mature	5 to 15	Low	
154	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	5	5	19.1	20	Good	Fair	Mature	5 to 15	Low	
155	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	17	15	76	82	Good	Good	Mature	>40	High	
156	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	22	22	102	115	Fair	Fair	Mature	>40	High	
157	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	2	6	8	Good	Fair	Semi-mature	5 to 15	Low	
158	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	7	4	14	17	Good	Fair	Semi-mature	5 to 15	Low	
159	<i>Hakea sericea</i>	Silky Hakea	Australian Native	4	3	8	10	Good	Fair	Mature	5 to 15	Third Party Ownership	
160	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	8	6	29	35	Good	Fair	Mature	5 to 15	Low	
161	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	17	18	73	82	Fair	Good	Mature	>40	High	
162	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	18	10	60.83	65	Fair	Fair	Mature	>40	High	
163	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	15	8	39	44	Good	Fair	Semi-mature	15 to 40	Medium	Regrowth from stump
164	<i>Quercus robur</i>	English Oak	Exotic	3	7	22	26	Good	Fair	Semi-mature	>40	Medium	
165	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	6	8	46.24	46	Good	Fair	Mature	15 to 40	Medium	

Cardinia
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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
166	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	8	12	41.88	44	Good	Fair	Mature	5 to 15	Low	
167	<i>Acacia howittii</i>	Sticky Wattle	Australian Native	7	4	21.93	24	Good	Fair	Mature	5 to 15	Low	
168	<i>Acacia floribunda</i>	Catkin Wattle	Australian Native	6	5	17	20	Good	Fair	Mature	5 to 15	Low	
169	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	4	2	9.9	11	Good	Fair	Semi-mature	5 to 15	Low	
170	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	21	13	66	75	Good	Fair	Mature	>40	High	
171	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	4	1	10	14	Fair	Fair	Semi-mature	5 to 15	Low	
172	<i>Grevillea robusta</i>	Silky Oak	Australian Native	5	1	6	8	Fair	Good	Semi-mature	15 to 40	Low	
173	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	19	15	70	85	Fair	Fair	Mature	15 to 40	Third Party Ownership	
174	<i>Prunus armeniaca</i>	Apricot	Exotic	3	4	14	18	Good	Fair	Semi-mature	15 to 40	Low	
175	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	17	8	42	50	Fair	Good	Semi-mature	15 to 40	Medium	
176	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	4	2	12.12	15	Fair	Poor	Semi-mature	5 to 15	Low	
177	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	Indigenous	6	2	15	19	Good	Good	Semi-mature	>40	Low	
178	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	9	6	32.97	34	Fair	Poor	Mature	5 to 15	Low	
179	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	Australian Native	4	3	16.06	17	Good	Fair	Semi-mature	15 to 40	Low	
180	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	21	11	81	92	Fair	Fair	Mature	>40	High	
181	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	11	9	55	63	Good	Good	Mature	>40	Medium	
182	<i>Acacia prominens</i>	Golden Rain Wattle	Australian Native	8	5	19.42	20	Good	Fair	Mature	5 to 15	Medium	
183	<i>Acacia longifolia</i>	Sallow Wattle	Australian Native	4	1	5	6	Good	Good	Immature	5 to 15	Low	
184	<i>Hakea sericea</i>	Silky Hakea	Australian Native	4	2	11	14	Fair	Fair	Mature	5 to 15	Third Party Ownership	
185	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	6	26.93	27	Good	Fair	Mature	5 to 15	Low	
186	<i>Eriobotrya japonica</i>	Loquat	Exotic	5	5	15.3	16	Fair	Poor	Semi-mature	5 to 15	Low	

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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
187	<i>Eucalyptus ovata</i>	Swamp Gum	Indigenous	24	12	60	80	Good	Good	Mature	15 to 40	Third Party Ownership	
188	<i>Exocarpos cupressiformis</i>	Cherry Ballart	Indigenous	5	2	10.63	13	Good	Fair	Semi-mature	15 to 40	Low	
189	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	6	1	8	13	Good	Good	Immature	>40	Low	
190	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	3	14.21	15	Good	Fair	Semi-mature	5 to 15	Low	
191	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	5	2	9	12	Good	Good	Immature	>40	Low	
192	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	2	15.3	16	Good	Fair	Semi-mature	5 to 15	Low	
193	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	3	11	17	Good	Fair	Semi-mature	5 to 15	Low	
194	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	Australian Native	14	6	43	48	Good	Good	Mature	15 to 40	Medium	
195	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	6	2	9	13	Fair	Good	Immature	15 to 40	Low	
196	<i>Eucalyptus botryoides</i>	Southern Mahogany	Australian Native	17	14	64	78	Good	Good	Mature	15 to 40	Medium	
197	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	5	21.63	25	Good	Fair	Mature	5 to 15	Low	
198	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	17	7	69	75	Good	Good	Semi-mature	>40	Medium	
199	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	4	17.8	20	Fair	Fair	Mature	5 to 15	Low	
200	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	8	27.09	30	Fair	Fair	Mature	5 to 15	Low	
201	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	6	9	33	40	Good	Fair	Mature	5 to 15	Low	
202	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	15	14	60.04	65	Fair	Fair	Mature	15 to 40	High	
203	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	15	13	68	75	Good	Fair	Mature	>40	High	
204	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	3	14.21	15	Fair	Fair	Mature	5 to 15	Low	
205	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	13	9	38.83	44	Fair	Poor	Mature	15 to 40	Medium	Regrowth from stump
206	<i>Acacia dealbata</i>	Silver Wattle	Indigenous	6	3	14	16	Good	Good	Semi-mature	15 to 40	Medium	
207	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	7	5	24	28	Good	Fair	Mature	5 to 15	Low	


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Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
208	<i>Eucalyptus globoidea</i>	White Stringybark	Australian Native	10	5	66.03	66	Fair	Poor	Over-mature	5 to 15	Medium	Main stems has previously failed. Secondary upright continues
209	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	4	1	5	6	Good	Fair	Semi-mature	5 to 15	Low	
210	<i>Hakea salicifolia</i>	Willow Hakea	Australian Native	4	1	6	9	Good	Good	Semi-mature	5 to 15	Low	
211	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	6	6	30.9	34	Good	Fair	Mature	15 to 40	Medium	
212	<i>Photinia xfraseri</i>	Chinese Hawthorn	Exotic	6	8	34.57	45	Good	Fair	Mature	15 to 40	Third Party Ownership	
213	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	4	2	11.31	13	Poor	Fair	Semi-mature	<5	Third Party Ownership	
214	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	4	4	18.79	20	Fair	Fair	Mature	5 to 15	Third Party Ownership	
215	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	4	13.93	16	Good	Fair	Semi-mature	5 to 15	Low	
216	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	2	10	14	Fair	Fair	Semi-mature	5 to 15	Low	
217	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	3	2	11.4	13	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
218	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	2	7	9	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
219	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	5	2	13	15	Poor	Fair	Mature	0	Third Party Ownership	
220	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	4	3	13	16	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
221	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	3	2	10.82	13	Fair	Poor	Semi-mature	<5	Third Party Ownership	
222	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	3	2	12	15	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	
223	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	Australian Native	3	1	3	4	Good	Fair	Semi-mature	5 to 15	Third Party Ownership	

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10 Appendix 3: NRZ and SRZ Details

Table 9: NRZ and SRZ details of assessed trees (AS4970 2025)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
1	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2	3.5	38.485
2	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	2.25	4.17	54.629
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.65	2.06	13.332
4	<i>Eucalyptus globoidea</i>	White Stringybark	2.25	3.6	40.715
5	<i>Pinus radiata</i>	Monterey Pine	2.93	7.8	191.134
6	<i>Eucalyptus globoidea</i>	White Stringybark	1.53	2	12.566
7	<i>Eucalyptus globoidea</i>	White Stringybark	2.76	6.84	146.981
8	<i>Eucalyptus globoidea</i>	White Stringybark	2.25	4.32	58.63
9	<i>Eucalyptus botryoides</i>	Southern Mahogany	2.93	7.8	191.134
10	<i>Ulmus procera</i>	English Elm	1.5	2	12.566
11	<i>Eucalyptus saligna</i>	Sydney Blue Gum	2.67	5.4	91.609
12	<i>Calodendrum capense</i>	Cape Chestnut	1.5	2	12.566
13	<i>Buddleja sp.</i>	Buddleja	2.13	2.31	16.764
14	<i>Syzygium paniculatum</i>	Magenta Cherry	1.57	2	12.566
15	<i>Eucalyptus viminalis</i>	Manna Gum	3.24	9.6	289.529
16	<i>Pyrus communis</i>	Common Pear	2.08	3	28.274
17	<i>Eucalyptus viminalis</i>	Manna Gum	3.17	9.6	289.529
18	<i>Pittosporum tenuifolium</i>	Kohuhu	1.75	2.4	18.096
19	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.85	2.64	21.896
20	<i>Schinus areira</i>	Peppercorn Tree	1.75	2.28	16.331
21	<i>Malus domestica</i>	Apple	1.75	2.26	16.046
22	<i>Eucalyptus sp.</i>	Gum	3.17	3.17	31.57
23	<i>Tilia xeuropaea</i>	Common Lime	1.75	2.3	16.619
24	<i>Betula pendula</i>	Silver Birch	1.88	2.4	18.096
25	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
26	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.47	5.17	83.971
27	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
28	<i>Betula pendula</i>	Silver Birch	1.75	2.33	17.055
29	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
30	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
31	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
32	<i>Eucalyptus botryoides</i>	Southern Mahogany	2.76	6.6	136.848
33	<i>Melaleuca nesophila</i>	Showy Paperbark	1.53	2	12.566
34	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
35	<i>Eucalyptus botryoides</i>	Southern Mahogany	2.67	6	113.097
36	<i>Pittosporum tenuifolium</i>	Kohuhu	1.79	2.76	23.931
37	<i>Acer negundo</i>	Box Elder	1.94	3.44	37.176
38	<i>Citrus limon</i>	Lemon	1.5	2	12.566
39	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
40	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
41	<i>Eucalyptus viminalis</i>	Manna Gum	2.13	3.48	38.046
42	<i>Eucalyptus saligna</i>	Sydney Blue Gum	1.75	2.04	13.074
43	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
44	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.68	2	12.566
45	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
46	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.53	2	12.566
47	<i>Acacia baileyana</i>	Cootamundra Wattle	1.53	2	12.566
48	<i>Acacia floribunda</i>	Catkin Wattle	1.79	2.66	22.229
49	<i>Eucalyptus saligna</i>	Sydney Blue Gum	2.39	5.53	96.073
50	<i>Jacaranda mimosifolia</i>	Jacaranda	1.5	2	12.566
51	<i>Melaleuca styphelioides</i>	Prickly Paperbark	2.13	3.6	40.715
52	<i>Prunus cerasifera</i>	Cherry Plum	1.91	3.07	29.609
53	<i>Acacia floribunda</i>	Catkin Wattle	1.82	2.28	16.331

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
54	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	2.39	4.8	72.382
55	<i>Acacia floribunda</i>	Catkin Wattle	1.5	2	12.566
56	<i>Schinus areira</i>	Peppercorn Tree	3.01	8.85	246.057
57	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	1.5	2	12.566
58	<i>Salix fragilis</i>	Crack Willow	2	3.36	35.467
59	<i>Eucalyptus saligna</i>	Sydney Blue Gum	1.5	2	12.566
60	<i>Prunus avium</i>	Cherry	2.05	3.79	45.126
61	<i>Acacia floribunda</i>	Catkin Wattle	1.5	2	12.566
62	<i>Quercus robur</i>	English Oak	2.63	5.88	108.619
63	<i>Allocasuarina torulosa</i>	Forest Oak	2.13	3.72	43.475
64	<i>Eucalyptus saligna</i>	Sydney Blue Gum	3.57	11.4	408.281
65	<i>Prunus domestica</i>	European Plum	1.82	2.4	18.096
66	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	3.2	10.93	375.31
67	<i>Acacia floribunda</i>	Catkin Wattle	1.82	2.71	23.072
68	<i>Malus domestica</i>	Apple	2	3.62	41.169
69	<i>Callistemon salignus</i>	Willow Bottle Brush	2	3	28.274
70	<i>Acacia floribunda</i>	Catkin Wattle	2.37	4.37	59.995
71	<i>Corymbia calophylla</i>	Marri	1.75	2.16	14.657
72	<i>Eucalyptus leucoxylon</i>	Yellow Gum	2.2	3.84	46.325
73	<i>Eucalyptus crenulata</i>	Buxton Gum	1.61	2	12.566
74	<i>Angophora costata</i>	Smooth-barked Apple Myrtle	2.53	5.4	91.609
75	<i>Acacia floribunda</i>	Catkin Wattle	2.3	3.6	40.715
76	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.53	2	12.566
77	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
78	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	3.21	10.08	319.206
79	<i>Eucalyptus globoidea</i>	White Stringybark	1.5	2	12.566
80	<i>Quercus robur</i>	English Oak	1.5	2	12.566
81	<i>Acacia floribunda</i>	Catkin Wattle	2.13	3.72	43.475
82	<i>Populus tremuloides</i>	American Aspen	2	2	12.566
83	<i>Eucalyptus botryoides</i>	Southern Mahogany	2.85	7.2	162.86
84	<i>Acacia floribunda</i>	Catkin Wattle	2.1	3.79	45.126
85	<i>Syzygium paniculatum</i>	Magenta Cherry	1.5	2	12.566
86	<i>Acacia floribunda</i>	Catkin Wattle	1.75	2.7	22.902
87	<i>Quercus robur</i>	English Oak	1.88	3.12	30.582
88	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.53	2	12.566
89	<i>Eucalyptus globoidea</i>	White Stringybark	1.82	2.4	18.096
90	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
91	<i>Exocarpos cupressiformis</i>	Cherry Ballart	1.5	2	12.566
92	<i>Eucalyptus globoidea</i>	White Stringybark	3.24	9.84	304.187
93	<i>Acacia floribunda</i>	Catkin Wattle	1.5	2	12.566
94	<i>Eucalyptus globoidea</i>	White Stringybark	2.2	4.35	59.447
95	<i>Corymbia ficifolia</i>	Flowering Gum	1.68	2.44	18.704
96	<i>Eucalyptus viminalis</i>	Manna Gum	1.68	2	12.566
97	<i>Eucalyptus globoidea</i>	White Stringybark	1.5	2	12.566
98	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
99	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
100	<i>Acacia iteaphylla</i>	Gawler Range Wattle	1.5	2	12.566
101	<i>Acacia floribunda</i>	Catkin Wattle	1.85	2.95	27.34
102	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
103	<i>Eucalyptus botryoides</i>	Southern Mahogany	1.5	2	12.566
104	<i>Ilex aquifolium</i>	English Holly	1.5	2	12.566
105	<i>Eucalyptus botryoides</i>	Southern Mahogany	1.5	2	12.566
106	<i>Eucalyptus botryoides</i>	Southern Mahogany	1.5	2	12.566
107	<i>Acacia longifolia</i>	Sallow Wattle	1.5	2	12.566
108	<i>Eucalyptus globoidea</i>	White Stringybark	1.5	2	12.566
109	<i>Eucalyptus viminalis</i>	Manna Gum	2.67	7.14	160.157
110	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.68	2.47	19.167
111	<i>Acacia floribunda</i>	Catkin Wattle	1.91	3.21	32.371
112	<i>Eucalyptus globoidea</i>	White Stringybark	3.36	11.04	382.902

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
113	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
114	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
115	<i>Melaleuca nesophila</i>	Showy Paperbark	1.5	2	12.566
116	<i>Corymbia citriodora</i>	Lemon-scented Gum	2.63	6	113.097
117	<i>Eucalyptus globoidea</i>	White Stringybark	2.3	4.62	67.055
118	<i>Eucalyptus leucoxydon</i>	Yellow Gum	1.57	2	12.566
119	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.37	4.68	68.808
120	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Peppermint	2	2.52	19.95
121	<i>Acacia floribunda</i>	Catkin Wattle	1.61	2	12.566
122	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
123	<i>Eucalyptus globoidea</i>	White Stringybark	2.43	5.04	79.801
124	<i>Acacia floribunda</i>	Catkin Wattle	1.5	2	12.566
125	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.75	2.41	18.247
126	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.25	4.88	74.815
127	<i>Acacia boormanii</i>	Snowy River Wattle	1.5	2	12.566
128	<i>Corymbia citriodora</i>	Lemon-scented Gum	1.5	2	12.566
129	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.08	3.12	30.582
130	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.97	3	28.274
131	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
132	<i>Acacia floribunda</i>	Catkin Wattle	2.13	3.1	30.191
133	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.13	2.64	21.896
134	<i>Eucalyptus globoidea</i>	White Stringybark	3.17	9.72	296.813
135	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.53	2	12.566
136	<i>Eucalyptus globoidea</i>	White Stringybark	2.25	4.32	58.63
137	<i>Hakea salicifolia</i>	Willow Hakea	1.5	2	12.566
138	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.85	2.76	23.931
139	<i>Callistemon viminalis</i> cv	Weeping Bottlebrush	1.53	2	12.566
140	<i>Eucalyptus botryoides</i>	Southern Mahogany	1.5	2	12.566
141	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.37	5.23	85.932
142	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.61	2	12.566
143	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	2.98	9.08	259.013
144	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	2.05	3.71	43.241
145	<i>Eucalyptus obliqua</i>	Messmate Stringybark	1.61	2	12.566
146	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566
147	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	1.5	2	12.566
148	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	1.5	2	12.566
149	<i>Leptospermum petersonii</i>	Lemon-scented Tea-tree	1.5	2	12.566
150	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.61	2	12.566
151	<i>Acacia boormanii</i>	Snowy River Wattle	1.5	2	12.566
152	<i>Eucalyptus botryoides</i>	Southern Mahogany	2.57	5.76	104.231
153	<i>Eucalyptus obliqua</i>	Messmate Stringybark	1.53	2	12.566
154	<i>Acacia floribunda</i>	Catkin Wattle	1.68	2.29	16.475
155	<i>Eucalyptus globoidea</i>	White Stringybark	3.04	9.12	261.3
156	<i>Eucalyptus globoidea</i>	White Stringybark	3.51	12.24	470.666
157	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
158	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.57	2	12.566
159	<i>Hakea sericea</i>	Silky Hakea	1.5	2	12.566
160	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.13	3.48	38.046
161	<i>Eucalyptus globoidea</i>	White Stringybark	3.04	8.76	241.078
162	<i>Eucalyptus globoidea</i>	White Stringybark	2.76	7.3	167.415
163	<i>Eucalyptus globoidea</i>	White Stringybark	2.34	4.68	68.808
164	<i>Quercus robur</i>	English Oak	1.88	2.64	21.896
165	<i>Photinia xfraseri</i>	Chinese Hawthorn	2.39	5.55	96.769
166	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.34	5.03	79.485
167	<i>Acacia howittii</i>	Sticky Wattle	1.82	2.63	21.73
168	<i>Acacia floribunda</i>	Catkin Wattle	1.68	2.04	13.074

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
169	<i>Exocarpos cupressiformis</i>	Cherry Ballart	1.5	2	12.566
170	<i>Eucalyptus globoidea</i>	White Stringybark	2.93	7.92	197.061
171	<i>Exocarpos cupressiformis</i>	Cherry Ballart	1.5	2	12.566
172	<i>Grevillea robusta</i>	Silky Oak	1.5	2	12.566
173	<i>Eucalyptus obliqua</i>	Messmate Stringybark	3.09	8.4	221.671
174	<i>Prunus armeniaca</i>	Apricot	1.61	2	12.566
175	<i>Eucalyptus globoidea</i>	White Stringybark	2.47	5.04	79.801
176	<i>Exocarpos cupressiformis</i>	Cherry Ballart	1.5	2	12.566
177	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	1.65	2	12.566
178	<i>Eucalyptus globoidea</i>	White Stringybark	2.1	3.96	49.265
179	<i>Syzygium floribundum</i>	Weeping Lilly Pilly	1.57	2	12.566
180	<i>Eucalyptus globoidea</i>	White Stringybark	3.2	9.72	296.813
181	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Pepper	2.73	6.6	136.848
182	<i>Acacia prominens</i>	Golden Rain Wattle	1.68	2.33	17.055
183	<i>Acacia longifolia</i>	Sallow Wattle	1.5	2	12.566
184	<i>Hakea sericea</i>	Silky Hakea	1.5	2	12.566
185	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.91	3.23	32.776
186	<i>Eriobotrya japonica</i>	Loquat	1.53	2	12.566
187	<i>Eucalyptus ovata</i>	Swamp Gum	3.01	7.2	162.86
188	<i>Exocarpos cupressiformis</i>	Cherry Ballart	1.5	2	12.566
189	<i>Eucalyptus globoidea</i>	White Stringybark	1.5	2	12.566
190	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
191	<i>Eucalyptus globoidea</i>	White Stringybark	1.5	2	12.566
192	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.53	2	12.566
193	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.57	2	12.566
194	<i>Eucalyptus nicholii</i>	Narrow-leaved Black Pepper	2.73	5.16	83.647
195	<i>Eucalyptus botryooides</i>	Southern Mahogany	1.5	2	12.566
196	<i>Eucalyptus botryooides</i>	Southern Mahogany	2.98	7.68	185.299
197	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.85	2.6	21.237
198	<i>Eucalyptus globoidea</i>	White Stringybark	2.37	4.68	68.808
199	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.68	2.14	14.387
200	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2	3.25	33.183
201	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.25	3.96	49.265
202	<i>Eucalyptus globoidea</i>	White Stringybark	2.76	7.2	162.86
203	<i>Eucalyptus globoidea</i>	White Stringybark	2.93	8.16	209.185
204	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
205	<i>Eucalyptus globoidea</i>	White Stringybark	2.34	4.66	68.222
206	<i>Acacia dealbata</i>	Silver Wattle	1.53	2	12.566
207	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.94	2.88	26.058
208	<i>Eucalyptus globoidea</i>	White Stringybark	2.78	7.92	197.061
209	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.5	2	12.566
210	<i>Hakea salicifolia</i>	Willow Hakea	1.5	2	12.566
211	<i>Photinia xfraseri</i>	Chinese Hawthorn	2.1	3.71	43.241
212	<i>Photinia xfraseri</i>	Chinese Hawthorn	2.37	4.15	54.106
213	<i>Prunus cerasifera</i>	Cherry Plum	1.5	2	12.566
214	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.68	2.25	15.904
215	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.53	2	12.566

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m ²)
216	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
217	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
218	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
219	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
220	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.53	2	12.566
221	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
222	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
223	<i>Melaleuca armillaris</i>	Giant Honey Myrtle	1.5	2	12.566



11 Appendix 4: NRZ, SRZ and Encroachment Map

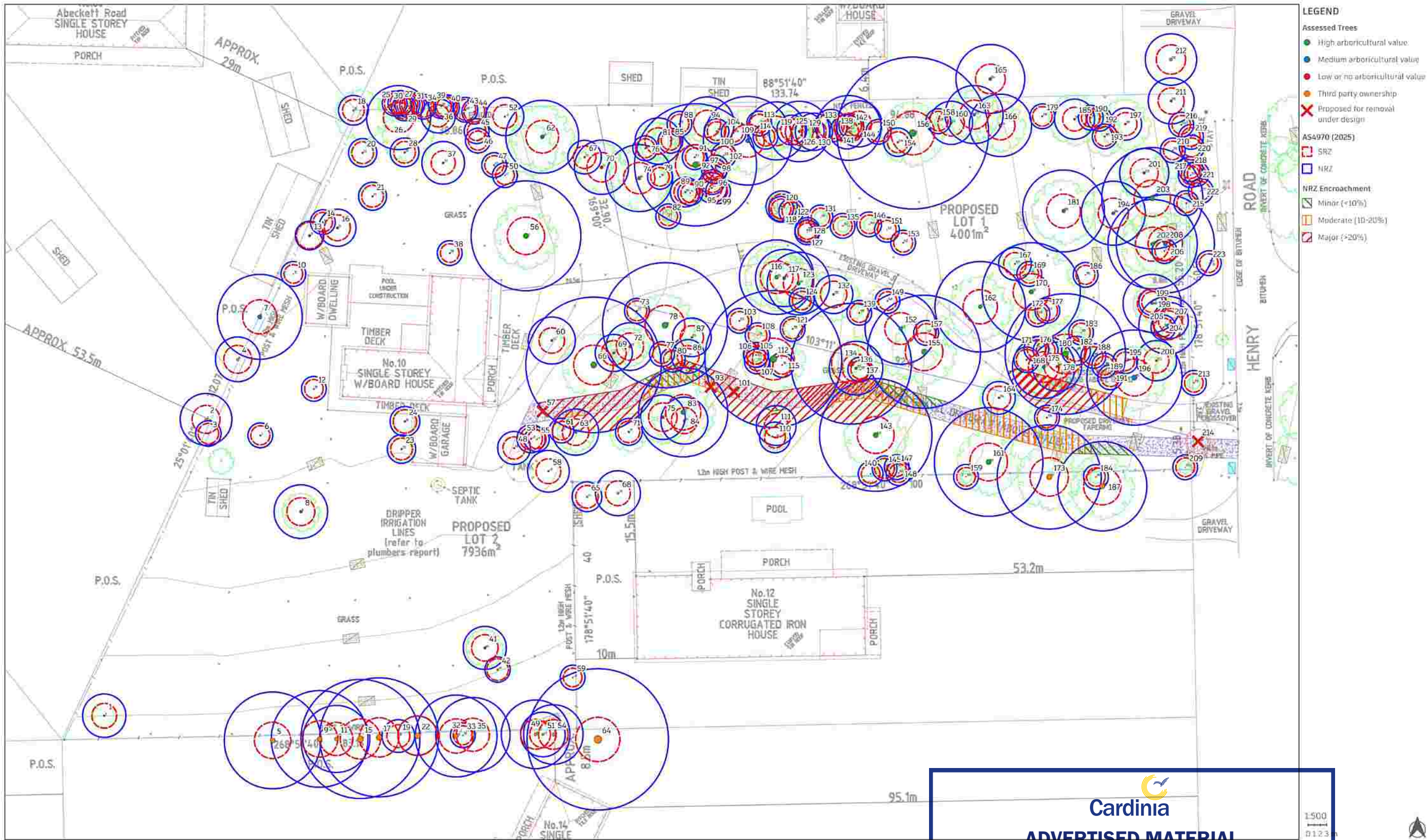


Figure 4: NRZ, SRZ and Encroachment Map

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12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



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



Tree ID: 14



Tree ID: 15



Tree ID: 16



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Tree ID: 17



Tree ID: 18



Tree ID: 19



Tree ID: 20





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Tree ID: 21



Tree ID: 22



Tree ID: 23



Tree ID: 24





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Tree ID: 25, 27, 29, 30, 31, 34, 38, 40, 43, 44



Tree ID: 26



Tree ID: 28



Tree ID: 32





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Tree ID: 33



Tree ID: 35



Tree ID: 36



Tree ID: 37





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Tree ID: 38



Tree ID: 41



Tree ID: 42



Tree ID: 45





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Tree ID: 46



Tree ID: 47



Tree ID: 48



Tree ID: 49





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Tree ID: 50



Tree ID: 51



Tree ID: 52



Tree ID: 53



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- arbkey -

39

Tree ID: 54



Tree ID: 55



Tree ID: 56



Tree ID: 57



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Tree ID: 58



Tree ID: 59



Tree ID: 60



Tree ID: 61





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Tree ID: 62



Tree ID: 63



Tree ID: 64



Tree ID: 65





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Tree ID: 66



Tree ID: 67



Tree ID: 68



Tree ID: 69



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Tree ID: 70



Tree ID: 71



Tree ID: 72



Tree ID: 73





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Tree ID: 74



Tree ID: 75



Tree ID: 76



Tree ID: 77





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Tree ID: 78



Tree ID: 79



Tree ID: 80



Tree ID: 81





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Tree ID: 82



Tree ID: 83



Tree ID: 84



Tree ID: 85





Cardinia

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Tree ID: 86



Tree ID: 87



Tree ID: 88



Tree ID: 89



Cardinia

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Tree ID: 90



Tree ID: 91



Tree ID: 92



Tree ID: 93





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Tree ID: 94



Tree ID: 95



Tree ID: 96



Tree ID: 97





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Tree ID: 98



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Tree ID: 100



Tree ID: 101





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Tree ID: 102



Tree ID: 103



Tree ID: 104



Tree ID: 105





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Tree ID: 106



Tree ID: 107



Tree ID: 108



Tree ID: 109





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Tree ID: 110



Tree ID: 111



Tree ID: 112



Tree ID: 113





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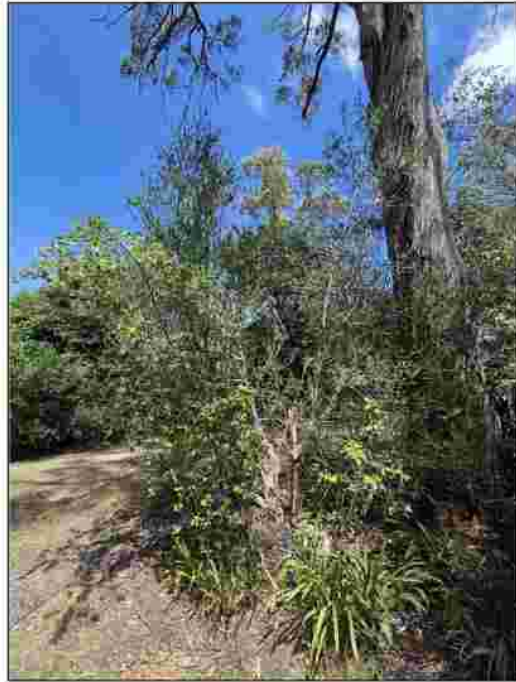
Date Prepared: 13 November 2025

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Tree ID: 114



Tree ID: 115



Tree ID: 116



Tree ID: 117



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Tree ID: 115



Tree ID: 119



Tree ID: 120



Tree ID: 121





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Tree ID: 122



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Tree ID: 124



Tree ID: 125





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Tree ID: 126



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Tree ID: 129





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Tree ID: 130



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Tree ID: 132



Tree ID: 133





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Tree ID: 134



Tree ID: 135



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Tree ID: 137



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Tree ID: 138



Tree ID: 139



Tree ID: 140



Tree ID: 141





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Tree ID: 142



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Tree ID: 144



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Tree ID: 148



Tree ID: 149





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Tree ID: 150



Tree ID: 151



Tree ID: 152



Tree ID: 153





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Tree ID: 154



Tree ID: 155



Tree ID: 156



Tree ID: 157





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Tree ID: 158



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Tree ID: 160



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Tree ID: 162



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Tree ID: 164



Tree ID: 165





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Tree ID: 166



Tree ID: 167



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Tree ID: 170



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Tree ID: 172



Tree ID: 173





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Tree ID: 174



Tree ID: 175



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Tree ID: 177





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Tree ID: 179



Tree ID: 180



Tree ID: 181



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Tree ID: 182



Tree ID: 183



Tree ID: 184



Tree ID: 185





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Tree ID: 186



Tree ID: 187



Tree ID: 188



Tree ID: 189





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Tree ID: 190



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Tree ID: 192



Tree ID: 193





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Tree ID: 194



Tree ID: 195



Tree ID: 196



Tree ID: 197





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Tree ID: 198



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Tree ID: 200



Tree ID: 201





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Tree ID: 202



Tree ID: 203



Tree ID: 204



Tree ID: 205





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Tree ID: 206



Tree ID: 207



Tree ID: 208



Tree ID: 209





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Tree ID: 210



Tree ID: 211



Tree ID: 212



Tree ID: 213





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Tree ID: 215



Tree ID: 216



Tree ID: 217





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Tree ID: 218



Tree ID: 219



Tree ID: 220



Tree ID: 221





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Tree ID: 223

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13 Appendix 6: Data Definitions

DSH (Diameter at Standard 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 (2025).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2025)

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 -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- 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.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

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 tree's ULE and Significance Values (Table 10).

Table 10: 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.

14 Appendix 7: Structural Root Zone and Notional Root Zone Overview

14.1 Structural Root Zone (SRZ)

The SRZ is an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2025) 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 Notional Root Zone (NRZ)

The NRZ is an indication of the area surrounding the base of a tree that is required for its viability. AS 4970 (2025) provides a method for calculating the standard area of NRZ's. For all broadleaf trees, the radius of the NRZ is calculated as:

$$12 * DSH$$

For grass like trees such as palms or tree ferns; NRZs are calculated as 2m in radius.

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

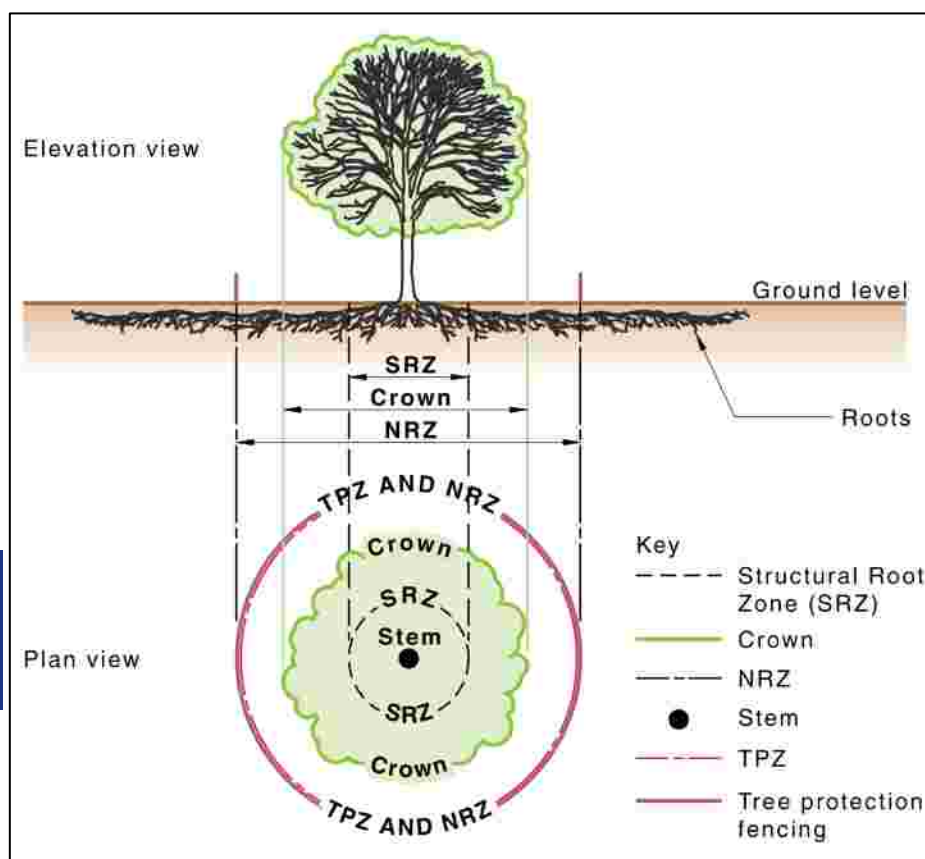


Figure 5: Diagram of NRZ and SRZ (AS 4970 2025)

Native Vegetation Removal Report

NVRR ID: 311_20250904_QBF

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

Report details

Date created: 04/09/2025

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.73377, -38.09471

Address: 10 HENRY ROAD BUNYIP 3815

Summary of native vegetation to be removed

Assessment pathway	Basic Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.031	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.000
		Extent of proposed removal - Scattered Trees (ha)	0.031
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	1		



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Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.007 General Habitat Units
Minimum strategic biodiversity value score ²	0.472
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>



1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The land falls from the west towards to the road (slope of 6%). No ridges, hilltops, saline discharge areas or areas of erosion are present.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The proposed subdivision layout has been designed to minimise impacts to native vegetation. One (1) small Eucalyptus globoidea (DBH of 5cm) is consequentially 'lost' as a result of the fences exemption tabled at 52.17-7 being enabled by the siting of the proposed common boundary. Alternative layouts have been contemplated, all of which resulted in greater extents of direct and/or consequential losses or required a non-linear boundary that was considered less orderly than the proposed boundary. For these reasons, we contend that no further opportunities to retain native vegetation exist.

The accessway to Lot 2 has been designed to enable the retention of all native vegetation. All works will be above grade to avoid impacts to the NRZ and SRZs of proximate native vegetation.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

No

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Not applicable.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

The landowners will purchase the offset they need from an existing native vegetation credit site. A list of available offsets is provided to demonstrate that the required offsets are available for purchase. The landowner is aware of the likely cost of the offset.



Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	5	HSF_0016	Least Concern	-	0.200	0.031	0.031	0.590	0.007


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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries



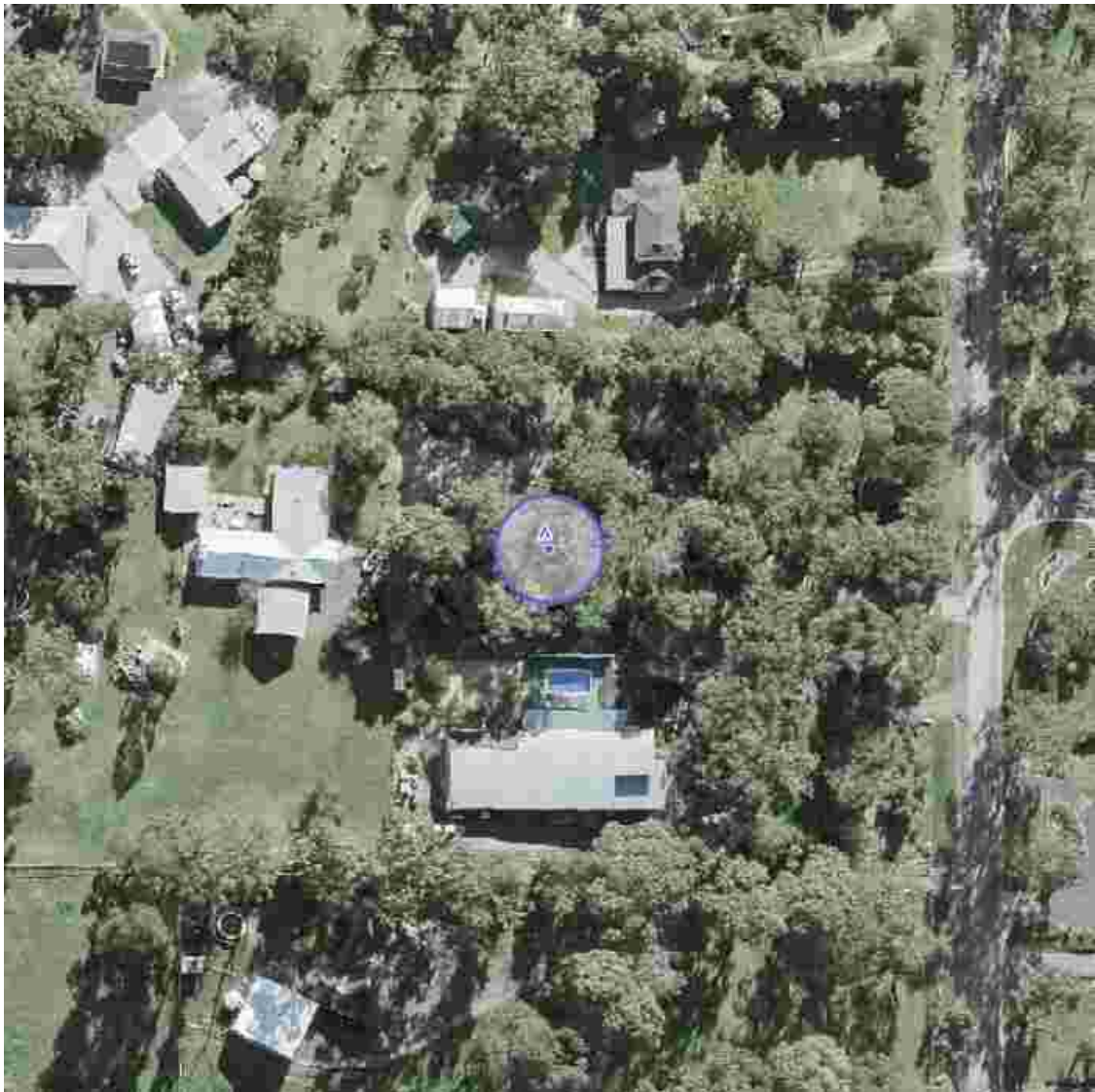
200 m



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2. Aerial photograph showing mapped native vegetation



□ Proposed Removal



30 m



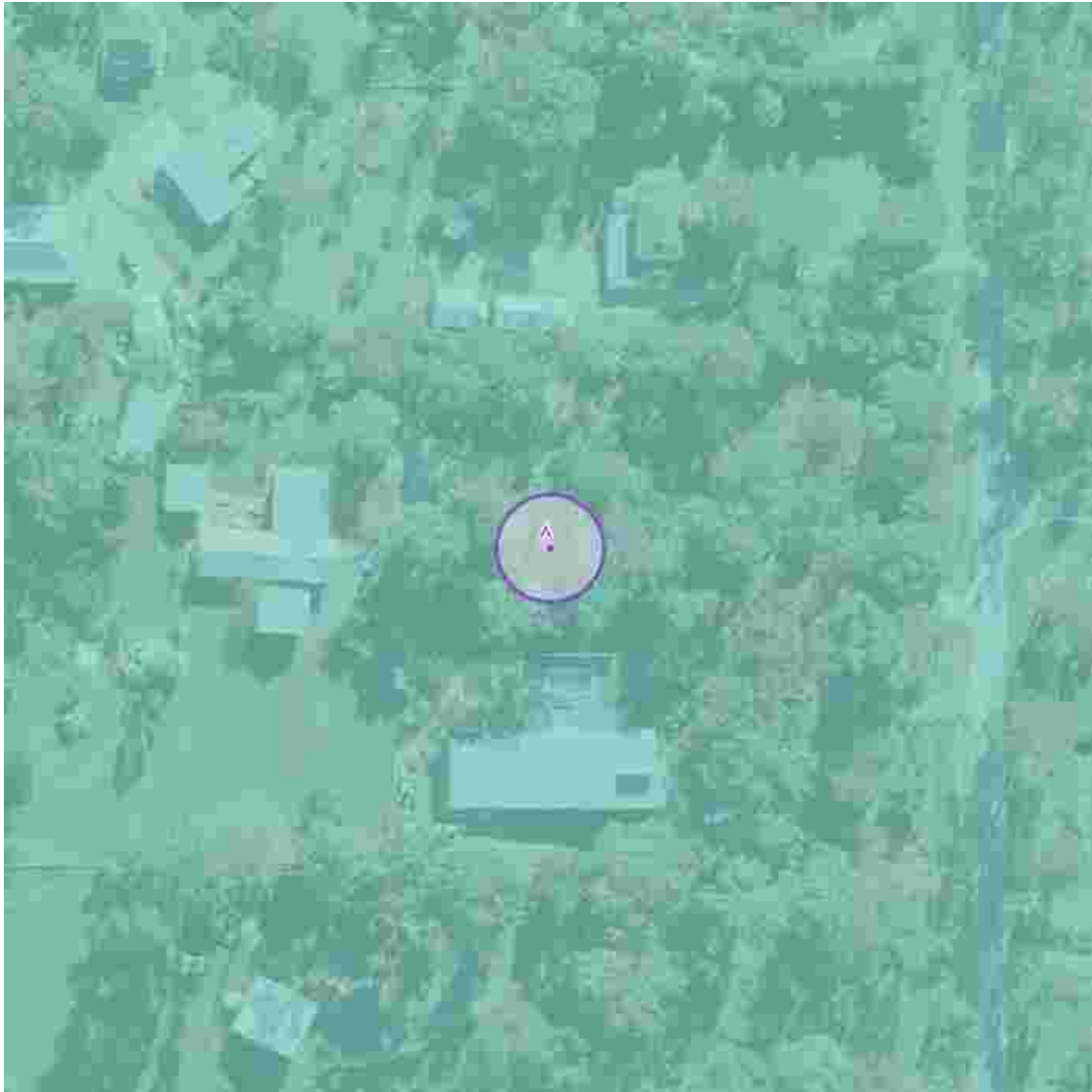
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3. Location Risk Map

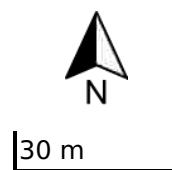


Proposed Removal

Location 1

Location 2

Location 3

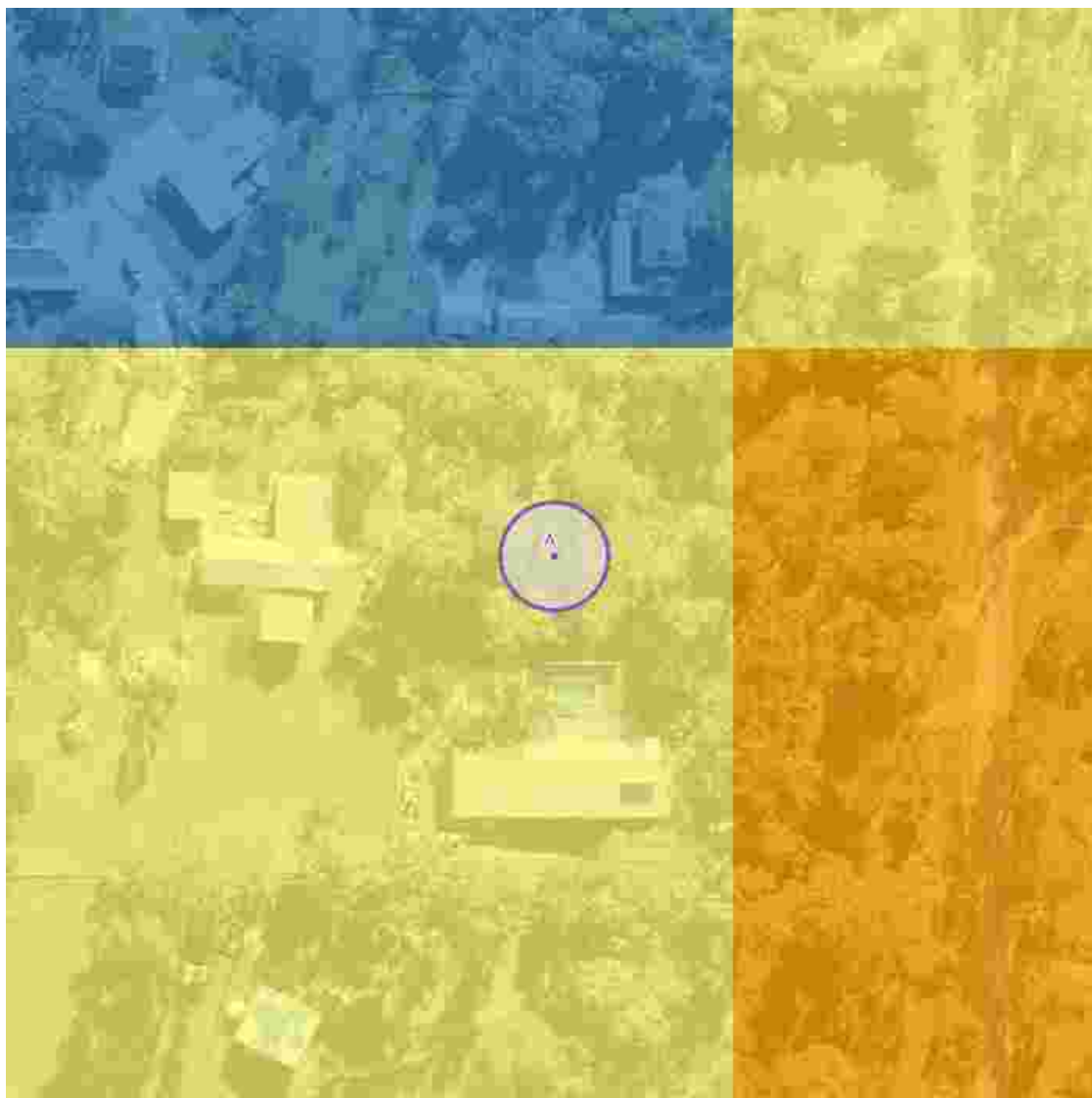




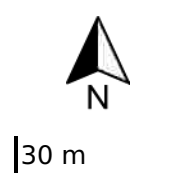
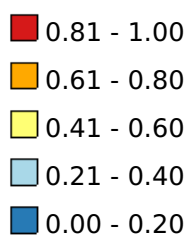
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4. Strategic Biodiversity Value Score Map



Proposed Removal





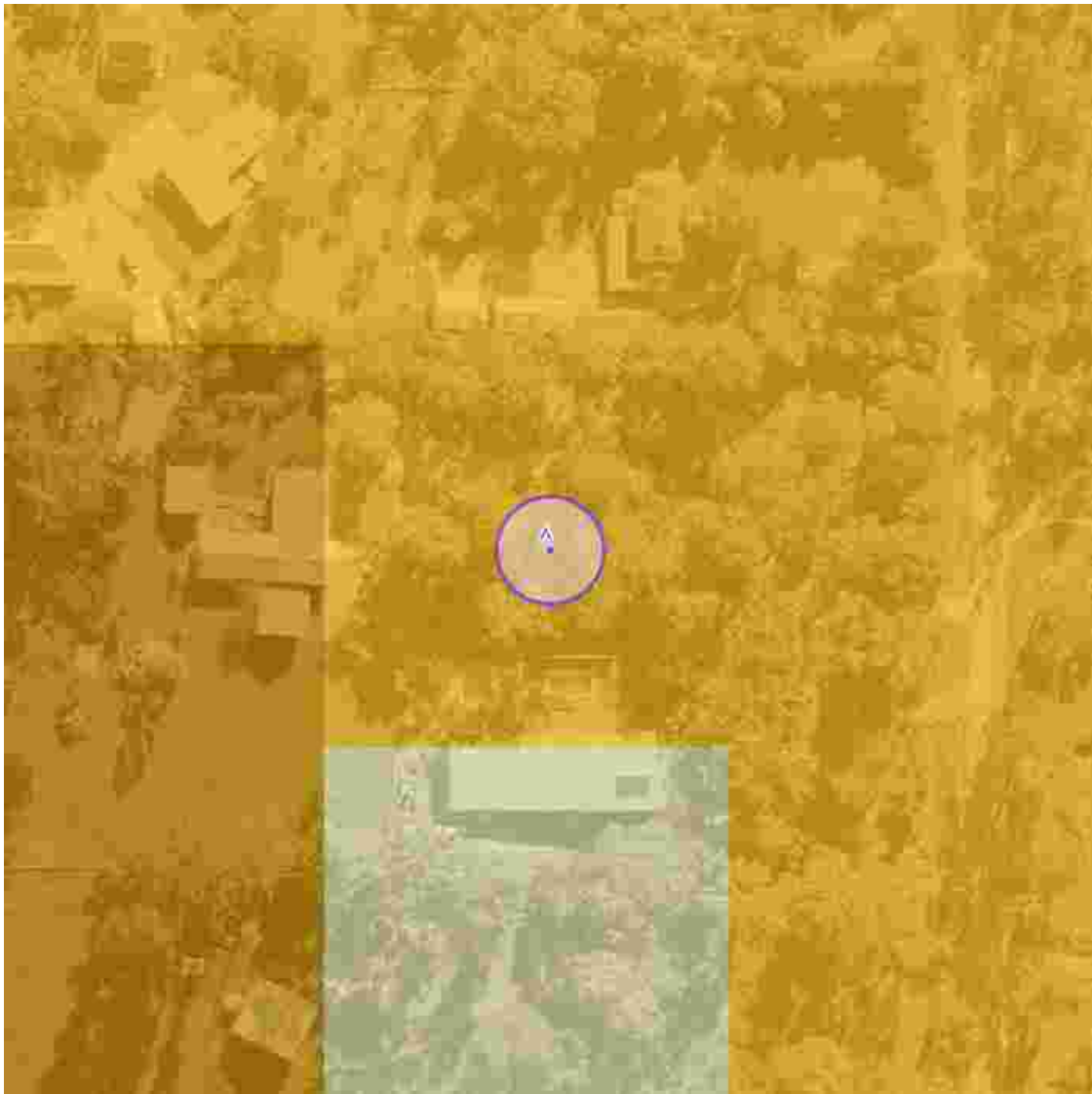
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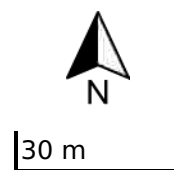
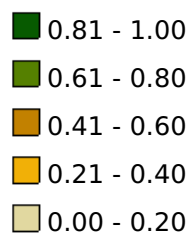
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5. Condition Score Map



Proposed Removal





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6. Endangered EVCs

Not Applicable

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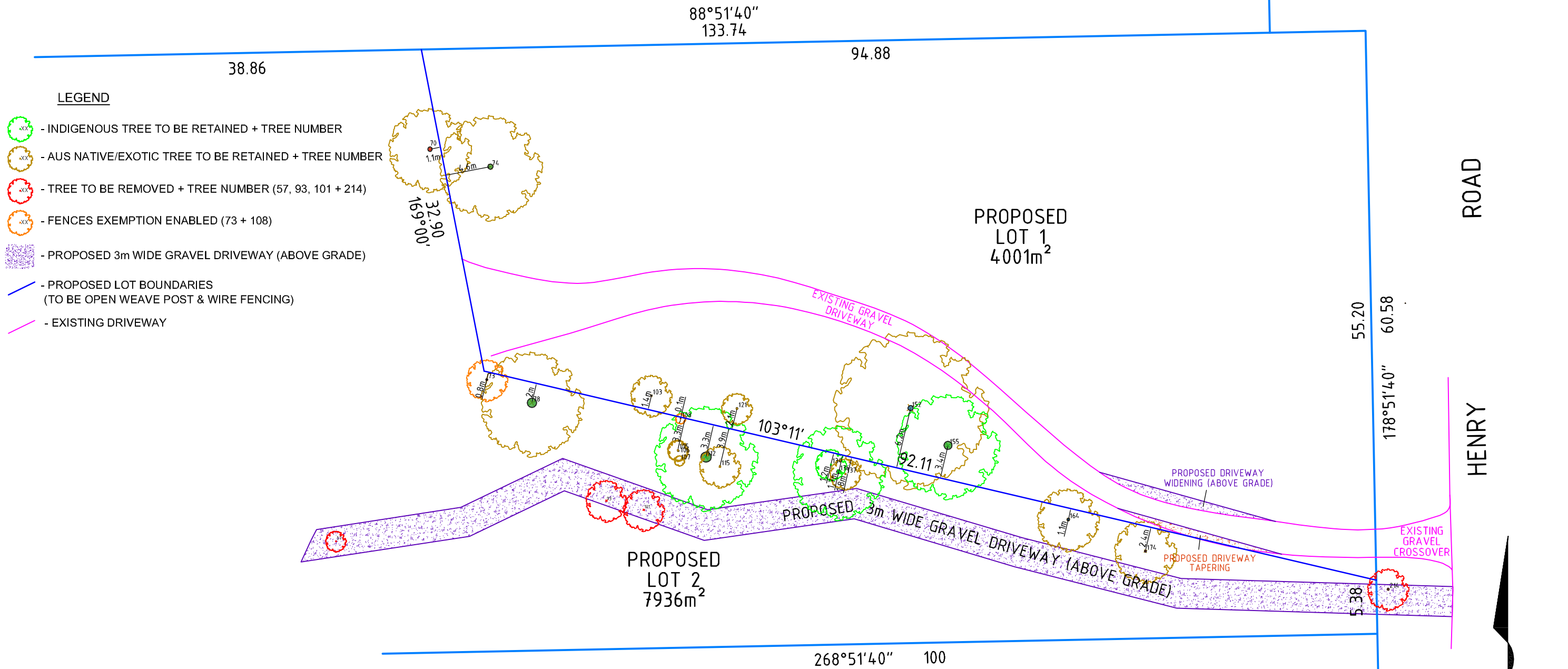


TREES NEAR PROPOSED BOUNDARY PLAN

10 Henry Road
BUNYIP

SCALE 1:400 (A3)
VERSION: 7

DRAWN BY : B. NOBELIUS
DATE OF SURVEY : 27/06/2024
SURV. REF. NO. 22061



NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
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Fax 03 5941 7359
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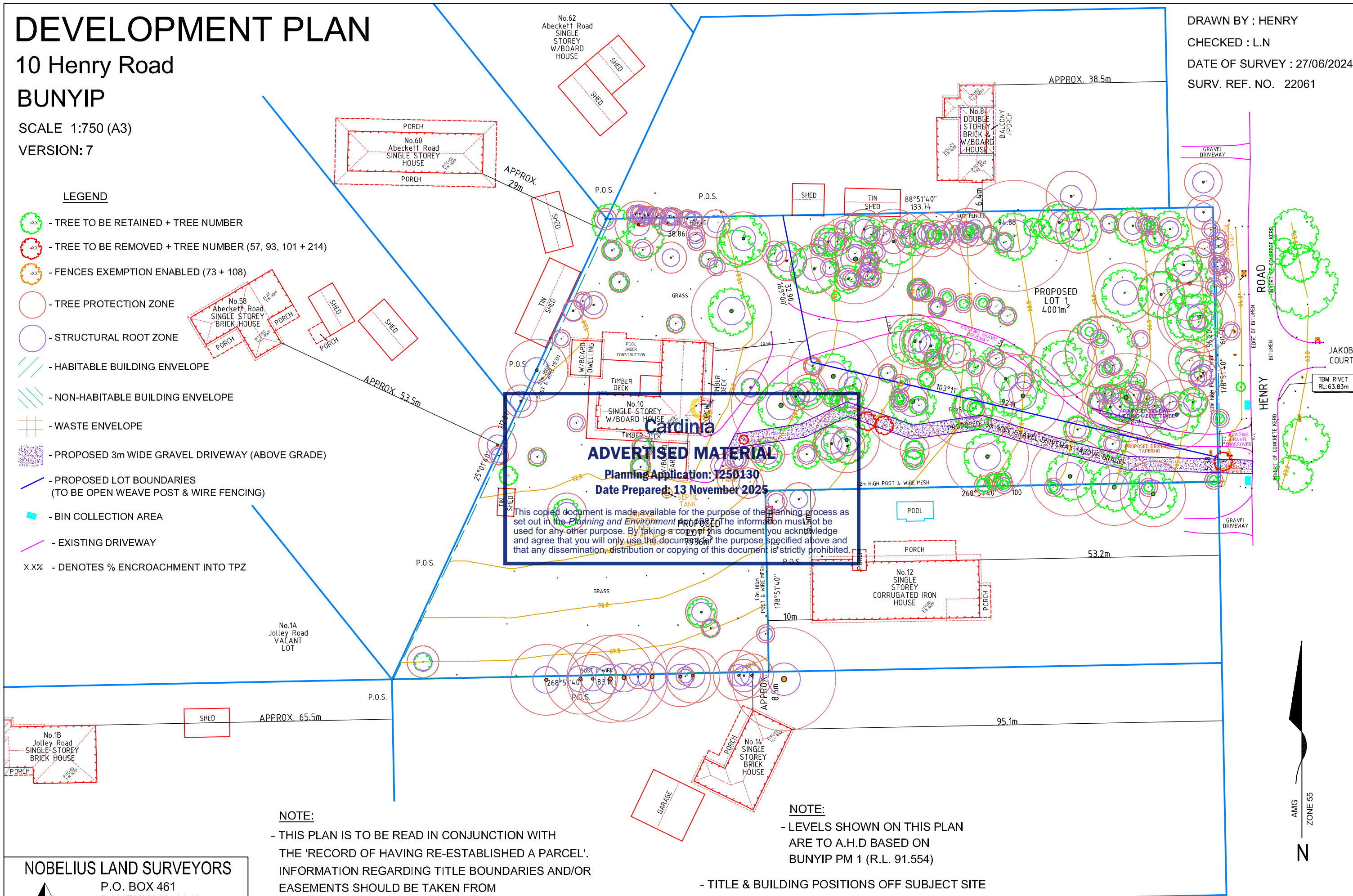


DEVELOPMENT PLAN
10 Henry Road
BUNYIP

SCALE 1:750 (A3)
VERSION: 7

DRAWN BY : HENRY
CHECKED : L.N
DATE OF SURVEY : 27/06/2024
SURV. REF. NO. 22061

- LEGEND
- TREE TO BE RETAINED + TREE NUMBER
 - TREE TO BE REMOVED + TREE NUMBER (57, 93, 101 + 214)
 - FENCES EXEMPTION ENABLED (73 + 108)
 - TREE PROTECTION ZONE
 - STRUCTURAL ROOT ZONE
 - HABITABLE BUILDING ENVELOPE
 - NON-HABITABLE BUILDING ENVELOPE
 - WASTE ENVELOPE
 - PROPOSED 3m WIDE GRAVEL DRIVEWAY (ABOVE GRADE)
 - PROPOSED LOT BOUNDARIES (TO BE OPEN WEAVE POST & WIRE FENCING)
 - BIN COLLECTION AREA
 - EXISTING DRIVEWAY
 - X.X% - DENOTES % ENCROACHMENT INTO TPZ



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:
- LEVELS SHOWN ON THIS PLAN
ARE TO A.H.D BASED ON
BUNYIP PM 1 (R.L. 91.554)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE
ARE DISPLAYED FOR INDICATION PURPOSES,
USE QUOTED SETBACKS ONLY
- P.O.S DENOTES PRIVATE OPEN SPACE

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

PLAN OF SUBDIVISION			EDITION 1		PS 932880 S	
LOCATION OF LAND PARISH: Bunyip TOWNSHIP: Bunyip SECTION: 7 CROWN ALLOTMENT: 7 (Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot 2 on PS 524539 D POSTAL ADDRESS: 10 Henry Road, Bunyip 3815 (at time of subdivision) MGA CO-ORDINATES: E: 388 960 ZONE: 55 (of approx centre of land in plan) N: 5 782 930 GDA 2020			Council Name: Cardinia Shire Council EXPLANATORY NOTE: WARNING: This plan is unregistered. Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Cardinia ADVERTISED MATERIAL Planning Application: T250130 Date Prepared: 13 November 2025 This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. 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.		
NIL		NIL				
NOTATIONS						
DEPTH LIMITATION: 15.24m Below the Surface						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). 121, 162, MPDWB 91/B72 & MPDWB 91/B70 In Proclaimed Survey Area No. 71						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 22061		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		LICENSED SURVEYOR: B. S. NOBELIUS VERSION 6				

MGA2020
ZONE 55

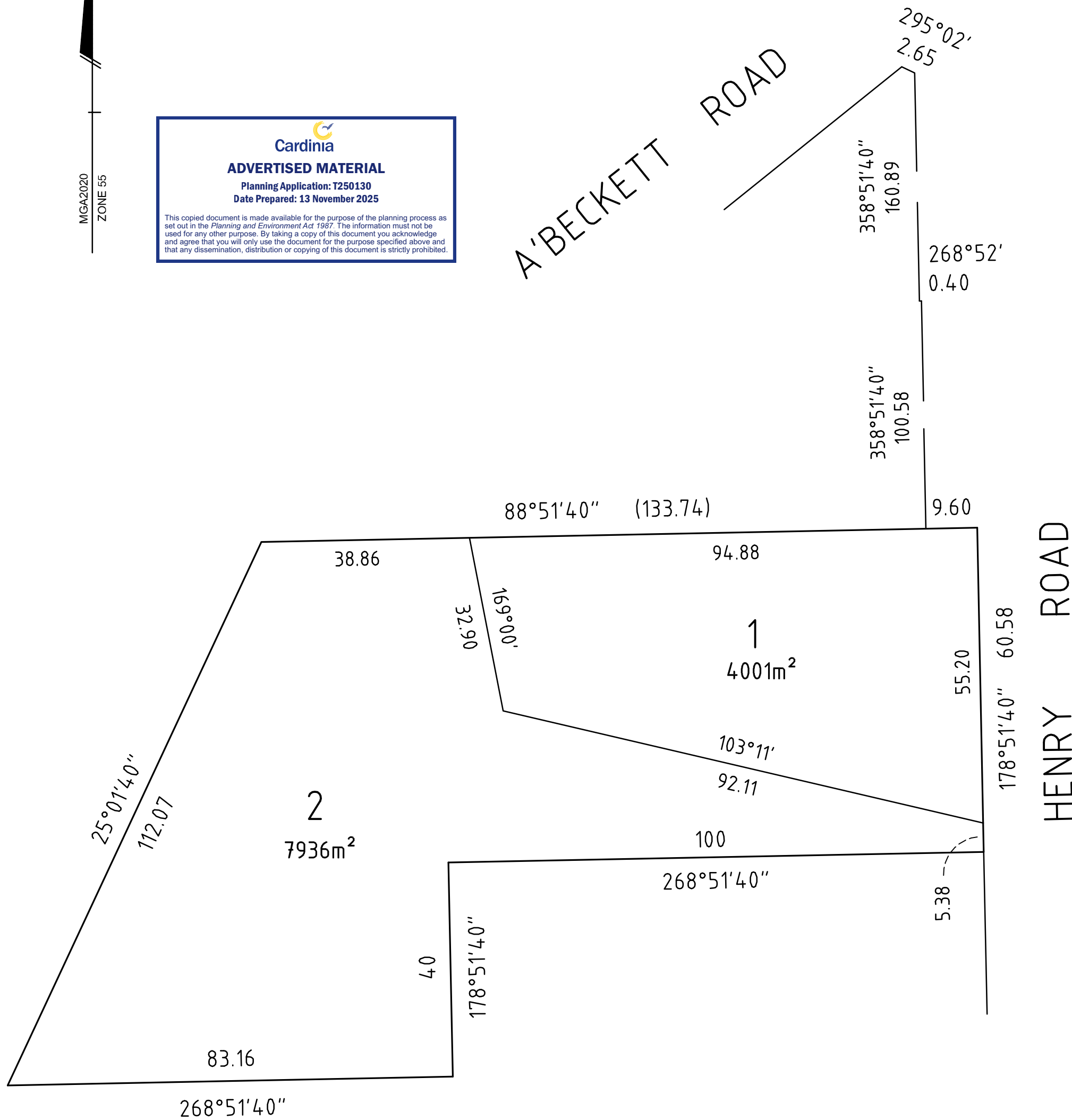


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WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note