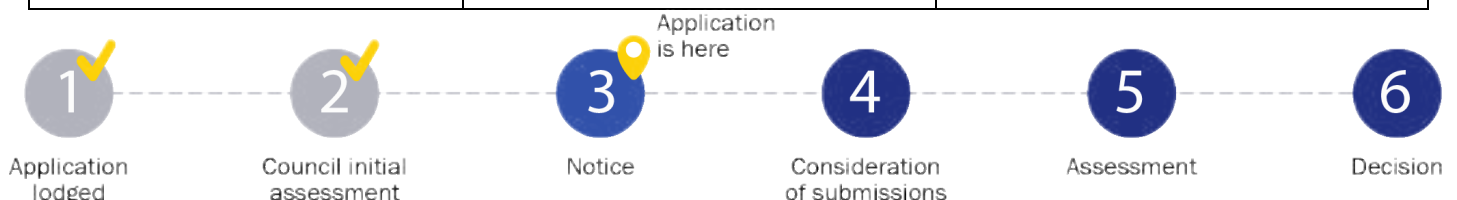


Notice of Application for a Planning Permit

The land affected by the application is located at:	L33 LP3145 V3310 F803 250 O'Neil Road, Officer VIC 3809	
The application is for a permit to:	Construction of a Replacement Dwelling and Removal of Vegetation	
A permit is required under the following clauses of the planning scheme:		
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 of Clause 35.06-1 (Dwelling)	
35.06-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
42.01-2	Remove, destroy or lop vegetation	
44.06-2	Construct a building or construct or carry out works associated with (Accommodation)	
52.17-1	Remove, destroy or lop native vegetation	
APPLICATION DETAILS		
The applicant for the permit is:	Town Planning & Co Pty Ltd	 ADVERTISED MATERIAL Planning Application: T250023 Date Prepared: 27 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.
Application number:	T250023	
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:		16 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.





ePlanning

Application Summary

Portal Reference: A125799V

Basic Information

Proposed Use	Development of a replacement dwelling and an outbuilding, vegetation removal including native vegetation and associated works, Clause 35.06-5 (VC22) & Construct or carry out works Clause 42.01-2 (ESD1) & Vegetation Removal Clause 42.01-2 (ESD1) & Construct a building or construct or carry out works Clause 44.06-2 (RMO) & Construct a Building or construct or carry out works associated with Accommodation Clause 52.17 & Remove, destroy or lop Native Vegetation
Current Use	Dwelling
Cost of Works	\$1,400,000
Site Address	250 O'Neill Road Officer 3809

Covenant Disclaimer

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

Contacts

Type	Name	Address	Contact Details
Applicant	Town Planning & Co Pty Ltd	63C/63C Barkly Street Barkly Street, Murrumbidgee VIC 3531	W: 0467-205-432 M: 0467-205-432 E: james@townplanningco.com.au
Owner			
Preferred Contact	Town Planning & Co Pty Ltd	63C/63C Barkly Street Barkly Street, Murrumbidgee VIC 3531	W: 0467-205-432 M: 0467-205-432 E: james@townplanningco.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 9 More than \$1,000,000 but not more than \$2,000,000	\$1,649.30	100%	\$1,649.30
Total			\$1,649.30



Chic 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
17-01-2025	A Copy of Title	Title Documents.pdf
17-01-2025	Site plans	Development Plans TP.pdf
17-01-2025	Additional Document	Bushfire Planning Report.pdf
17-01-2025	Additional Document	Ecology and Offset Report.pdf
17-01-2025	Additional Document	MPL Certificate.pdf
17-01-2025	Additional Document	Native Vegetation Report (NVR).pdf
17-01-2025	Additional Document	Tree Health & Development Impact Assessment.pdf
17-01-2025	Additional Document	Town Planning Report.pdf

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

Lodged By

Site User	 Town Planning & Co.	63C Barkly Street, Mornington VIC 3931	W: 03-8765-2455 M: 0458-921-488 E: info@townplanningco.com.au
Submission Date	17 January 2025 - 09:08 AM		

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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After Hours: 1300 787 624
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ADVERTISED MATERIAL
Planning Application: T250023
Date Prepared: 27 November 2025

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5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

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.:	T250023 PA
Address of the Land:	250 O'Neil Road, Officer

APPLICANT DETAILS

Name:	
Organisation:	Town Planning & Co Pty Ltd
Address:	63C Barkly Street Mornington VIC
Phone:	0417 632 489, 03 8765 2455
Email:	info@townplanningco.com.au

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.		
Refer to accompanying cover letter.		
 ADVERTISED MATERIAL Planning Application: T250023 Date Prepared: 27 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.		

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:	3/10/25

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 *Planning and Environment (Fees) Regulations 2016* for more information.

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

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

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

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

VOLUME 03310 FOLIO 803

Security no : 124121281300D
Produced 17/01/2025 08:53 AM

LAND DESCRIPTION

Lot 33 on Plan of Subdivision 003145.
PARENT TITLE Volume 03257 Folio 306
Created by instrument D200777 30/09/1968

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP003145 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: 250 ONEIL ROAD OFFICER VIC 3809

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Delivered from the LANDATA® System by Landchecker Pty Ltd



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Number of Pages (excluding this cover sheet)	4
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PLAN

showing Subdivision of Crown Allotment 94

Parish of Pakenham, County of Mornington

V1466 F01B

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

LP 3145

EDITION 3
PLAN MAY BE REUNITED
16-1-1891

3 SHEETS
SHEET 1

ROADS COLOURED BROWN

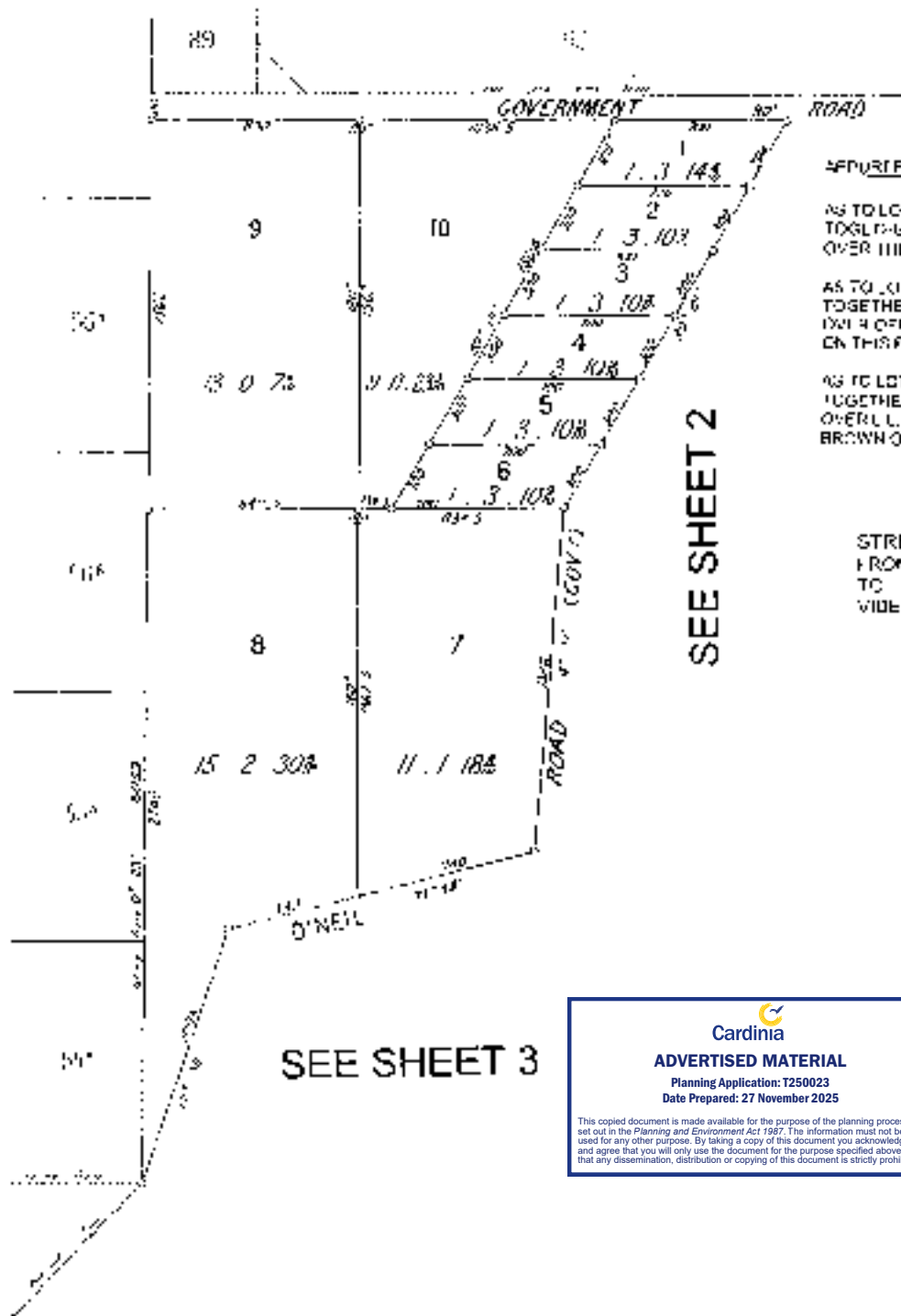
ENCUMBRANCES

AS TO THE LAND MARKED E-1
THE EASEMENT CREATED BY
INST No 1109207

AS TO THE LAND MARKED E-2
THE EASEMENT TO THE S.F.C.
CREATED BY A299037

AS TO THE LAND MARKED E-3
THE EASEMENT TO SR 8 W/AC
CREATED BY A/96700

AS TO THE LAND SHOWN BROWN
ANY EASEMENTS
AFFECTING THE SAME



ENCUMBRANCES

AS TO LOTS 13, 17 AND 43
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN ON THIS PLAN

AS TO LOT 35
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER OFFICERS ROAD COLOURED BROWN
ON THIS PLAN

AS TO LOTS 19 & 38
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER L.L. ROAD AND OFFICERS ROAD COLOURED
BROWN ON THIS PLAN

STREET NAME AMENDED
FROM WILKINSON ROAD
TO D'NEIL ROAD
VIDE LCPA 11113/11



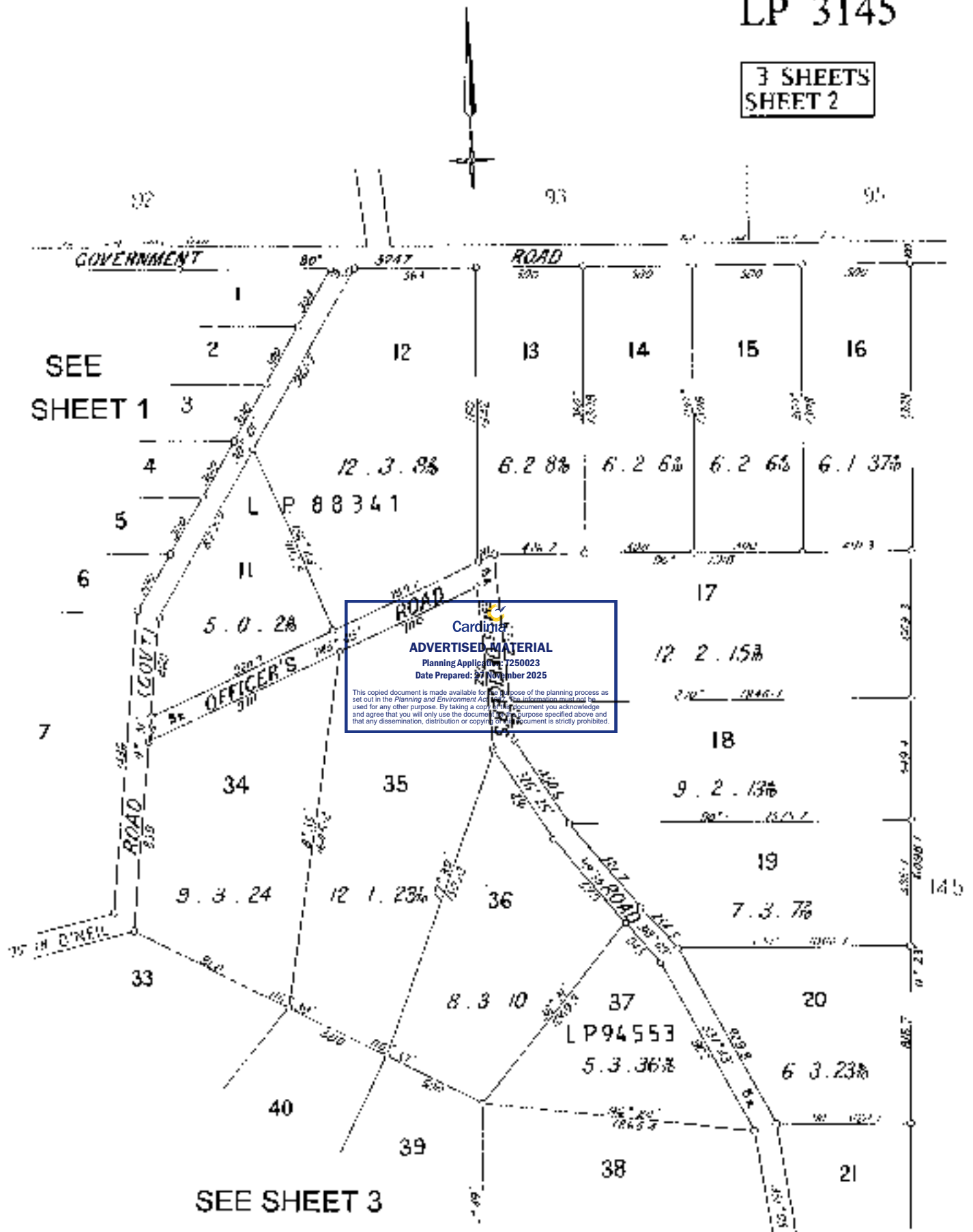
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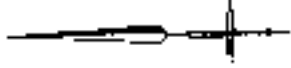
LP 3145

3 SHEETS
SHEET 2



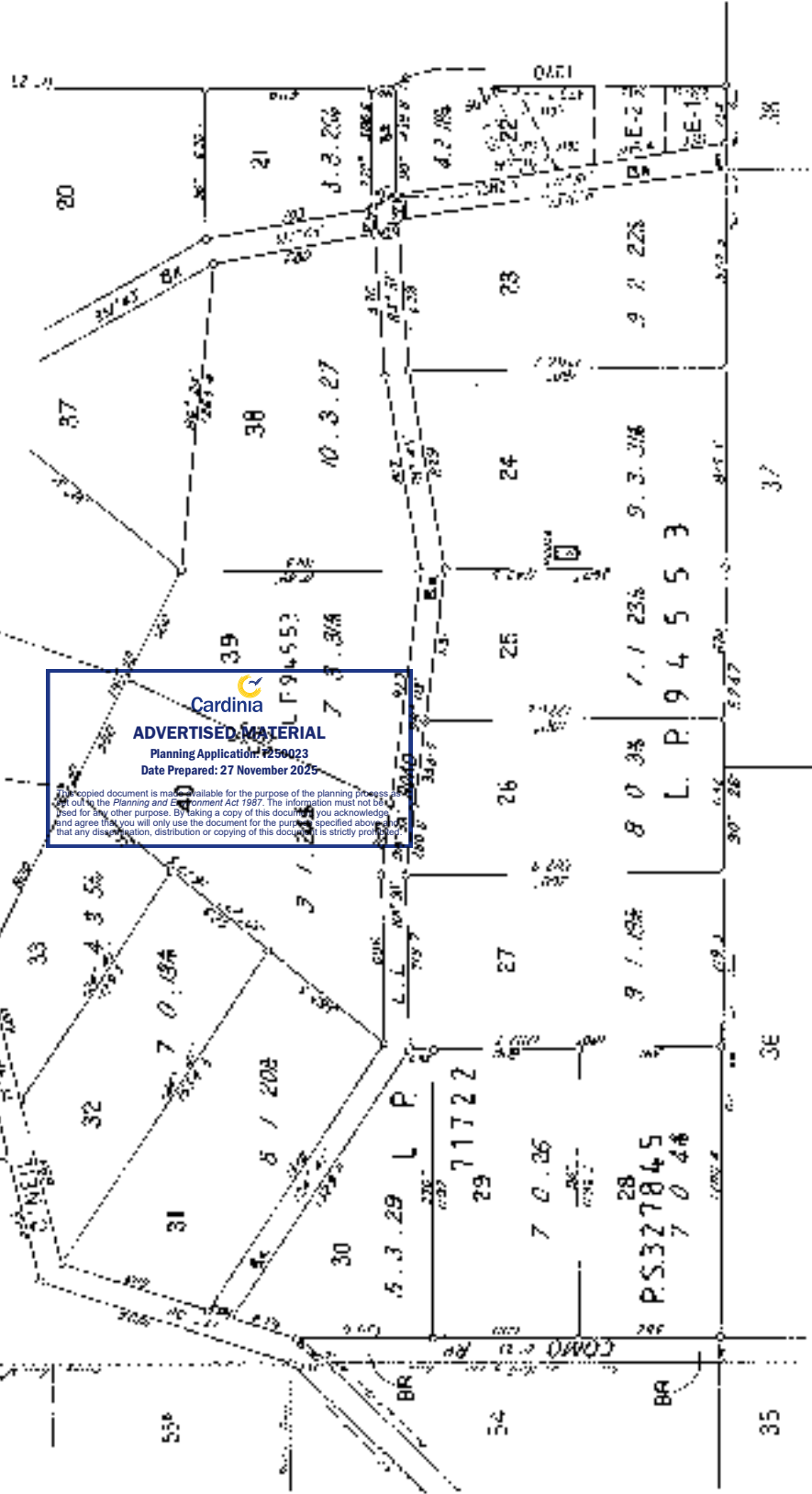
LP 3145

3 SHEETS
SHEET 3



SEE SHEET 1

SEE SHEET 2



Metropolitan Planning Levy (MPL)

Certificate

Certificate Number: MPLCERT000601

Issue Date: 15 January 2025

Expiry Date: 14 July 2025

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name:

Address: 250 O'Neil RD Officer VIC
Officer
Australia



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Planning Application: T250023

Date Prepared: 27 November 2025

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PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 250 ONEIL RD
OFFICER VIC 3809

Formal Land Description:

Vol/Folio: 3257 / 306

Lot/Plan:

Block/Subdivision:

Crown Reference:

Other:

Municipality: Cardinia Shire Council

Estimated Cost of Development: \$1,400,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL000601

MPL Paid: \$1,820.00

MPL Payment Date: 9 January 2025

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 180 days after the day on which it is issued.

Revised MPL Certificate

The Commissioner must issue a revised MPL Certificate if:

- the Commissioner has issued a MPL Certificate, which has not expired;
- the estimated cost of the development increases before the application for a leviable planning permit is made; and
- he is satisfied that the whole amount of the MPL has been paid in respect to the increased cost of the development.

The Commissioner may also issue a revised MPL Certificate to:

- correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
- the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.

A revised MPL Certificate expires on the later of 90 days after its issue date or the date on which the original MPL Certificate issued expires.

The Commissioner cannot issue a revised certificate applied for after the expiration of the 180-day validity period of the original MPL Certificate.

The Commissioner can only provide a refund of the levy if:

- the request is made no later than 30 days after the expiry of the levy certificate or revised certificate if there is one; and
- the leviable planning permit application in respect of which the levy was paid has not been made; and;

The Commissioner is satisfied of one or more of the following grounds:

- there has been a mathematical error in calculating the amount of the levy in relation to the estimated cost of the development stated in the notice given to the Commissioner when applying for the MPL Certificate.
- the applicant for the leviable planning permit application died before the application was made, and no other person is proceeding with the application.
- the relevant planning scheme was amended before the leviable planning permit application was made and because of the amendment, the authority must refuse to grant the permit.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.



For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email mpl@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
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Town Planning Response

250 Oneil Road OFFICER



ADVERTISED MATERIAL

Planning Application: T250023

Date Prepared: 27 November 2025

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E: info@townplanningco.com.au
W: townplanningco.com.au

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Cardinia
ADVERTISED MATERIAL
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Executive Summary

Background

Applicant	
Property Address (Subject Site)	250 Oneil Road OFFICER 3809
Property Description	Lot 33 on LP3145 Vol. 03310 Fol. 803

Application Details

Description of Proposal	Development of a replacement dwelling, earthworks, vegetation removal including native vegetation and associated works
Permit Trigger/s	Clause 35.06-5 (RCZ2) – <i>Construct or carry out works</i> Clause 42.01-2 (ESO1) – <i>Vegetation Removal</i> Clause 42.01-2 (ESO1) – <i>Construct a building or construct or carry out works</i> Clause 44.06-2 (BMO) – <i>Construct a Building or construct or carry out works associated with Accommodation</i> Clause 52.17 – <i>Remove, destroy or lop Native Vegetation</i>
Responsible Authority	Cardinia Shire Council
Mandatory Referral Authorities	CFA

Planning Considerations

Relevant Planning Scheme	Cardinia
Zone	Clause 35.06 – Rural Conservation Zone, Schedule 2 (RCZ2)
Overlays	Clause 42.01 – Environmental Significance Overlay, Schedule 1 (ESO1) Clause 44.06 – Bushfire Management Overlay (BMO)
Particular Provisions	Clause 52.17 – Native Vegetation Clause 53.02 – Bushfire Planning
Relevant Exemptions	Clause 52.12 – Bushfire Protection
Strategic Planning Documents	N/A

Cultural Heritage

Traditional Custodians	Bunurong / Boonwurrung people
Area of cultural heritage sensitivity	No



ADVERTISED MATERIAL

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1. The Proposal

We make this application for a planning permit pursuant to Section 47 of the *Planning & Environment Act 1987* (the Act) and in accordance with Regulation 13 of the *Planning & Environment Regulations 2015* (the Regulations).

This application seeks approval for the:

Development of a replacement dwelling, earthworks, vegetation removal including native vegetation and associated works

at 250 Oneil Road, Officer (the Site).

1.1 The Development

This Application seeks approval for the development of a well-considered and site responsive double storey dwelling, adopting muted and natural external materiality, sited to balance onsite defensible space for bushfire protection and vegetation retention.

The existing dwelling onsite is proposed to be demolished.

The proposed dwelling provides for a formal entry with portico, open plan living, kitchen with butler's pantry and dining area, along with a formal lounge, two bedrooms with ensuites / W.I.R, study, powder room and outdoor alfresco on ground floor.

The first floor comprises a master suite with home office, two additional bedrooms with ensuites / W.I.R and an additional living area with balcony.

The garage is positioned to the north-east side of the dwelling. To the rear of the garage includes two further bedrooms and a gym room, powder room and shower.

Colours and materials include off-white brick, horizontal painted and ColorBond metal cladding in 'Wallaby', pressed metal Colorbond roofing in 'Woodland Grey', as well as natural timber columns and battens, providing a suitable response to the rural landscape environment.

Due to the topography of the Site, the development incorporates earthworks to ensure the built form sits within the land. Cut and fill is utilised around the dwelling to provide levelled surface areas and vehicle access. All cut and fill is appropriately designed and stabilised to ensure stability of the land.

The dwelling is sited approximately 74 metres from the road frontage (Oneil Road), 30 metres from the nearest side boundary (north-east), and more than 60 metres from the rear boundary. A maximum height of 9.16m above natural ground is proposed, measured with the natural topography of the Site.

Access to the dwelling will be via the existing gravel driveway, retaining the centrally located crossover, modified to provide vehicle access to the portico and garage, along with an extended loop.

1.2 Vegetation removal

This Application seeks approval for the removal of vegetation, to facilitate the development and to meet defensible space obligations. We refer to the accompanying arboricultural and ecological reports for further detail.



2. Site & Site Context

2.1 Title Particulars

The Site is formally known as Lot 33 on LP3145 within Volume 3310 Folio 803.

The title documents demonstrates that the Site is not encumbered by any restrictive covenants or agreements, nor burdened by any registered easements.

2.2 Site Description

The subject site is located on the southern side of Oneil Road, in the township of Officer within the Cardinia Shire Council.

The irregular shaped allotment affords a generous land holding of 19,355sqm (1.94ha) with a frontage (Oneil Road) of 120.6 metres and a maximum depth of 229 metres.

The Site is currently developed with a single dwelling located towards the rear portion of the Site, setback approximately 8.5 metres from the south-western side boundary. A small existing cottage is located between the front title boundary and the existing dwelling, setback approximately 7 metres from the south-western side boundary.

Open grassland surrounds the existing dwelling, with a gravel driveway providing vehicle access. The balance of the site is vegetated. A dam is located closer to the eastern rear boundary and there are scattered trees across this area and to the north.

The highest point of the property is mid-way along the south-western boundary and the land slopes down in all directions from there. The fall from the highest to the lowest elevation on Site is approximately 20 metres, whilst the balance of the site generally experiences a 5-10 metre topographical change, along with a substantial incline from the road level.

Open post and wire fencing delineates majority the lot boundaries, except for a portion of 1.8m high timber paling fence along the south-western side boundary.

2.3 Site Context and Neighbourhood Character

The Site is located approximately 2km of the Officer Town Centre, approximately 50km south-east of the Melbourne CBD. Officer, within the Shire of Cardinia is located within wider Metropolitan Melbourne and is currently subject to higher urban growth than surrounding suburbs.

The Site is positioned within an established rural residential area where the development pattern predominantly incorporates a range of single dwellings on lots, maintaining the vegetated landscape and buffer from the urban zones to the south and south-east of the Site.

Surrounding the site includes the Neighbourhood Residential Zone is approximately 450 metres to the south, the Green Wedge Zone, Schedule 1 approximately 560 metres to the west and the Green Wedge A Zone, Schedule 1 approximately 270 metres to the north-west.

Whilst architectural styles vary, dwellings in the street appear sited and designed to make efficient use of the land and feature open gardens and open style fencing with post and wire fencing commonplace, typical of a low-density or rural living character. Typical cladding includes brick veneer, render and weatherboard and pitched roofing is evident in form.

2.4 Cultural Heritage Sensitivity

The subject site is not located within an area of Aboriginal Cultural Heritage Sensitivity, and a Cultural Heritage Management Plan is not required pursuant to the *Aboriginal Heritage Regulations 2018*.

2.5 Permit History

A review of Cardinia Shire Council Planning register indicates there are no recent planning applications applicable to the Site.



3. Controls, Triggers & Exemptions

3.1 Planning Controls

Zone	Clause 35.06 – Rural Conservation Zone, Schedule 2 (RCZ2)
Overlays	Clause 42.01 – Environmental Significance Overlay, Schedule 1 (ESO1) Clause 44.06 – Bushfire Management Overlay (BMO)
Abuttals	N/A

3.2 Permit Triggers

Clause 35.06-5 (RCZ2)	Construct or carry out works
Clause 42.01-2 (ESO1)	Construct a building or construct or carry out works
Clause 42.01-2 (ESO1)	Vegetation Removal
Clause 44.06-2 (BMO)	Construct a Building or construct or carry out works associated with Accommodation
Clause 52.17	Remove, destroy or lop Native Vegetation

3.3 Relevant Exemptions

Exemptions to create defensible space around buildings used for accommodation are listed at Clause 52.12 – Bushfire Protection Exemptions.

The existing dwelling on Site was constructed prior to 2009, including all boundary fencing. The land is within a Bushfire Prone Area. We submit that any vegetation nominated for removal within the exemption parameters, including vegetation along a fence line, does not require planning consideration.



4. Expectations

4.1 Public Notice

It is anticipated that the Application will be advertised by way of letter and sign pursuant to Section 52 of the Act.

4.2 Referrals

It is anticipated that the Application will be referred internally and externally without delay – and ideally without the initial 28-day preliminary assessment phase.

External referrals:

- Fire Rescue Victoria (FRV) and / or Country Fire Authority (CFA)

4.3 Decision timeframe

It is anticipated that the decision will be issued within 60 statutory days, pursuant to Section 79 of the Planning and Environment Act 1979 (the Act) and Regulation 31 (1) of the Planning and Environment Regulations 2015.



5. Planning Policy Framework

5.1 Relevant Planning Policy

Clause 12.05-1S	Environmentally Sensitive Areas
Clause 12.05-2S	Landscapes
Clause 13.02-1S	Bushfire Planning
Clause 15.01-6S	Design for rural areas
Clause 16.01-3S	Rural Residential Development
Clause 19.03-3S	Integrated Water Management
Clause 21	Municipal Strategic Statement
Clause 21.02	Cardinia Shire key issues and strategic vision
Clause 21.02-2	Landscape
Clause 21.02-3	Biodiversity
Clause 21.02-4	Bushfire Management
Clause 21.03-5	Rural Residential and Rural Living Development
Clause 52.17	Native Vegetation
Clause 53.02	Bushfire Planning



5.2 Planning Policy Response

The Planning Policy Framework and Local Planning Policy Framework encourages use and development that is appropriately located and sensitive to the rural characteristics and natural features of each locality. Development and use of land which should be consistent with sustainable land management and land capability practices and consider the conservation values and environmental sensitivity of the locality.

The Framework promotes good building design that is commensurate with the surrounding pattern of built form and landscape character.

Clause 21.03-5 – ‘Rural residential and rural living development’ supports rural residential development on lots between 0.4-2.0 hectares within existing urban areas and townships. We submit that the use of the land has already been established and the proposed development of a replacement dwelling on a 1.94-hectare site, is appropriate within the context of the surrounding residential pattern of development. The Site is within proximity to the urban edge of Officer, approximately 2km of the Officer Town Centre, which is entirely consistent with the policy.

The proposed replacement rural living development will not result in extensive land and water degradation or loss of high-quality agricultural land. Furthermore, the land is large enough to treat the additional wastewater onsite, which will be located outside of any vegetation retention zones.

The proposed replacement dwelling is appropriately sited towards the centre of site, in a relatively cleared area, in line with the bushfire planning objectives and does not depart from the established siting or development pattern along Oneil Road.

Vegetation removal is minimised and restricted to the minimum extent required to ensure safe access, to meet defendable space requirements of the BMS and BMP. The proposed vegetation removal will not compromise the landscape or environmental quality of the Site and surrounds.

The height and scale of the development respects the sloping landscape character and avoids visual intrusion to the street and surrounding properties. Vegetation cover within the Site and on adjoining land, along with the topography of the Site limit visibility of the proposed dwelling when viewed from the street.

Bushfire mitigation measures are addressed within the submitted Bushfire Management Statement and Plan prepared by Planning for Fire is consistent with Clause 13.02.1S – ‘Bushfire Planning’, noting that the Site affords convenient access to the street and surrounding road network.

Overall, the contemporary design of the dwelling and outbuilding incorporate an appropriate extent of articulation to all facades and utilises materials and muted colours sympathetic to the natural landscape setting, consistent with the Planning Policy Framework.



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Date Prepared: 27 November 2025

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6. Zone Considerations

6.1 Clause 35.06 – Rural Conservation Zone, Schedule 2 (RCZ2)

As expressed at Clause 35.06 – Rural Conservation Zone, the Purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the locality.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, taking into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

Pursuant to Clause 35.06-1, a 'dwelling' is a Section 2 – Permit Required use within the Rural Conservation Zone Schedule 2 (see Clause 35.06-1 – *Table of Uses*), subject to the following conditions being satisfied:

- Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.
- Must meet the requirements of Clause 35.06-2.

The existing dwelling will be demolished, therefore only one dwelling will be used and developed on the Site.

To respond to the second dot point, as expressed at Clause 35.06-2, a lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.
- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

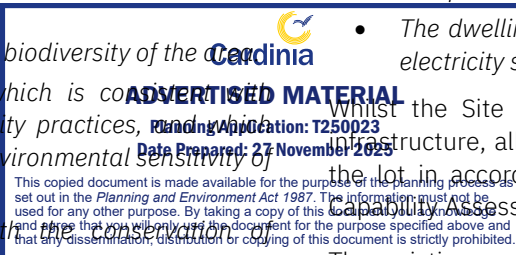
Whilst the Site does not afford convenient access to reticulated sewerage infrastructure, all wastewater from the dwelling will be treated and retained on the lot in accordance with all relevant local and EPA requirements. A Land Capability Assessment accompanies this application.

The existing gravel crossover and driveway are suitable for an all-weather accessway and will be widened if required to achieve the 3.5m width requirement.

The Site is connected to reticulated potable water and electricity supply. A 10,000L water tank is provided for fire-fighting purposes.

Clause 35.06-5 identifies the permit requirements as they apply to buildings and works. We interpret that the following permit triggers apply to the proposal:

- A building or works associated with a use in Section 2 of Clause 35.06-1
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a dwelling or small second dwelling not in the same ownership.



The replacement dwelling is within 100m of the adjoining dwellings.

We consider the Decision Guidelines, as expressed at Clause 35.06-6 an appropriate 'test' for what is considered both reasonable and appropriate for the Site when considering the proposed development, and Site Context.

We say that this Application presents a sound and considered response to all relevant guidelines, as demonstrated by the fact that:

- The proposed development presents a sound response to the relevant planning policy framework, as discussed in Section 5.2.
- The continued use of the Site for the purpose of a Dwelling bears no detrimental impact upon the future agricultural capacity of the Site, which is limited given the modest lot size (1.94 ha), landscape qualities and proximity to surrounding residential properties.
- The Application minimises undue impact to flora and fauna habitats whereby development is limited in area across the Site, vegetation removal is minimised and the works setback from surrounding areas of vegetation. Retained trees are appropriately protected.
- The proposed dwelling is appropriately setback from the front title boundary, consistent with the established development pattern and allows existing vegetation within the frontage to be retained to the extent expected on land affected by Bushfire Management Overlay.
- Due to the topography of the Site, the height of the development responds to the natural slope, with built form appropriately considered. The form and overall height of the dwelling is appropriately scaled in context and roof form commensurate to the undulating topography.
- The design incorporates large extents of glazing, eaves, architecturally designed elements, alfresco feature, recessed walls, mixed materials and muted beige and grey tones. The design avoids sheer walls and visually bulky elements, presenting a contemporary aesthetic which is sympathetic to the natural landscape.
- Existing vegetation on the Site and on adjoining properties including canopy trees along the front, side and rear boundary will soften and frame the development. It is not expected that the dwelling will extend above any ridgeline or canopy line of mature vegetation.
- The development avoids any unreasonable extent of cut or fill, whereby the existing slope is largely maintained.

- The environmental and landscape values of the land will not be unreasonably impacted upon.
- The development of a dwelling in an established rural-residential area is not expected to result in any unreasonable effects upon any neighbouring land uses, which are all 'dwelling'.
- The provision of the replacement dwelling is not expected to result in any detrimental impacts or effects when considering matters of noise, traffic, or any other off-site amenity consideration.



7. Overlay Considerations

7.1 Clause 42.01 – Environmental Significance Overlay, Schedule 1 (ESO1)

Planning consideration is required pursuant to ESO and ESO1 respectively.

The objectives to be achieved under the schedule to the overlay include the following:

- *To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.*
- *To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.*
- *To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.*
- *To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

We submit that the development presents a sound response to the objectives of the overlay and decision guidelines as follows:

- The proposed siting and form is responsive to the bushfire planning objectives in terms of being sited appropriately within a cleared section of the land, with access from the road and as far as practicable from the relevant bushfire hazard.
- Vegetation is protected to the extent feasible, noting the prescribed defendable space vegetation management requirements called for at Table 6 to Clause 53.02 – Bushfire Planning.

- Due consideration has been given as to retain the highest quality vegetation across the Site whilst allowing for the construction of the replacement dwelling.
- The proposed maximum height of the dwelling exceeds the preferred 7 metre height, however, is primarily due to the sloping topography of the Site and roof line which responds to the built form character.
- The height of the dwelling exceeding the preferred height is not expected to have any adverse or detrimental impact to the adjoining land, nor will it result in highly visible built form from O'Neil Road.
- The roof form, recessed wall sections and mixed external materials present a contemporary design aesthetic which remain sympathetic to the natural surrounds.
- The dwelling will not result in significant environmental implications or any adverse visual bulk impact to the surrounding landscape.
- The extent of excavation proposed is appropriate in context due to the slope of the Site. The development will be properly battered and stabilised according to relevant Building Regulations ensuring minimal impact to the stability of the Site.
- The proposal minimises the removal of significant native vegetation and it is not anticipated that any unreasonable impact will result to tree protection zones of retained vegetation.
- The development will not disrupt scenic views gained across the landscape. From broader perspectives, the development will appropriately integrate with the sloping topography and will not extend above a ridgeline or canopy tree line.
- The site retains an ample percentage of permeable surface which will assist with water filtration through the ground. The extent of hard surface has been minimised and the existing and proposed driveways are to be crushed gravel, which assists in avoiding any unreasonable encroachment into Tree Protection Zones.



7.2 Clause 44.06 – Bushfire Management Overlay (BMO)

The primary objectives of the overlay include the following:

- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

The Bushfire Management Statement (BMS) and Bushfire Management Plan (BMP) prepared by Planning for Fire details all relevant bushfire requirements to be met under the overlay and Clause 53.02 'Bushfire Planning'. The primary bushfire threat identified in the BMS within a 150m radius of the Site includes 'modified vegetation', 'Class A – Forest' and 'low threat' as shown on Map 7 - Bushfire Hazard Site Assessment Map.

The Bushfire Management Plan outlines the requirements to be met, with bushfire objectives addressed in the Application as follows:

- Defendable space will be maintained to a distance of 50m from the dwelling, or to the property boundaries whichever is the lesser.
- A 10,000L static water tank is provided next to the proposed shed.
- The accessway will be of all-weather construction, allows for vehicle access (load limit of at least 15 tonnes), is of appropriate width and provides for a turning area for a firefighting appliance.
- The dwelling will be constructed to a BAL rating of 29.

Overall, the proposed development can provide compliant defendable space that adequately responds to the bushfire hazard.



8. Particular Provisions

8.1 Clause 52.17 – Native Vegetation

The accompanying Tree Health and Development Impact Assessment outlines the proposed tree removal and logging:

- **52 trees** are nominated for retention (Map 2).
- The proposed development will require the **removal of eight trees** (Table 1) and will impact on the NRZ of a further 5 trees.
- The proposed location of the new driveway will require the **removal of three trees** and will impact into the NRZ of a further six (6) trees (Table 1).
- **A total of 45 trees are nominated for removal** for the development and to meet the requirements of defensible space (Table 2). Of these:
 - 12 trees are exotic and 33 are native.
 - 5 of the native trees are listed as environmental weeds in Cardinia.
 - The majority of the trees (37) require removal to meet defensible space requirements
 - 8 trees require removal for the development.
 - 5 trees are exempt from an offset under the fence exemption related to defensible space.
 - 30 trees require an offset under Clause 52.17 Native Vegetation and
 - 32 trees will require a permit for removal under the ESO1.

The accompanying Native Vegetation Assessment & Offset Report provides a detailed assessment of the native trees requiring offsetting, which includes an 'avoid and minimise' written statement.

The Native Vegetation Removal (NRV) has determined the assessment pathway is Basic.

A summary of the native vegetation to be removed and offsets required is expressed within the Tables to follow:

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>	0.279	Extent of past removal (ha)	0
		Extent of proposed removal - Patches (ha)	0.279
		Extent of proposed removal - Scattered Trees (ha)	0.000
No. Large Trees proposed to be removed	0	No. Large Patch Trees	0
		No. Large Scattered Trees	0
No. Small Scattered Trees	0		

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	0.164 General Habitat Units
Minimum strategic biodiversity value score ²	0.408
Large Trees	0
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA



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8.2 Clause 53.02 – Bushfire Planning

The purpose of Clause 53.02 is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

We submit that the Application meets all of the approved measures contained at Clause 53.02-3, and that appropriate measures have been implemented to address bushfire objectives as follows:

- The dwelling has been sited at a reasonable separation distance from the bushfire hazards and is within a relatively cleared section of the Site.
- The dwelling affords convenient access to the road, with dual driveways and suitable areas for a firefighting appliance.
- A 10,000L water tank is provided.
- Defendable space is provided to a distance of 50m from the dwelling, or to the property boundary, whichever the lesser.
- A BAL rating of 29 has been adopted.


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9. Conclusion

Town Planning & Co. Pty Ltd act for the landowners who seek approval for development of a replacement dwelling, earthworks, vegetation removal including native vegetation and associated works at 250 O'Neil Road, Officer.

Planning approval is required pursuant to RCZ2, ESO1, BMO and Clause 52.17.

We submit that the development presents a sound response to the relevant objectives and standards of the Planning Policy Framework, planning controls and decision guidelines.

The replacement dwelling appropriately integrates with the established pattern of development in the area and the existing dwelling is proposed to be demolished.

The scale and layout of the proposed dwelling appropriately responds to the sloping landscape context. Reasonable boundary setbacks are also provided.

Bushfire mitigation measures have been appropriately considered and incorporated into the submitted Bushfire Management Statement and Plan prepared by Planning for Fire.

The proposal limits the removal of vegetation to demonstrate compliance with the vegetation management requirements within the defined defendable space zone, and to allow sufficient access to the Site.

We submit that the Application presents an orderly planning outcome that will positively contribute to the rural living character of area, whilst protecting the environmental and landscape values of O'Neil Road and surrounds. Furthermore, the development ensures that the existing amenity afforded to adjoining land is not unreasonably impacted upon.

We submit that the application as presented is most worthy of Councils support.

Appendices

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Appendix A. Context Maps



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Appendix A

Context Maps



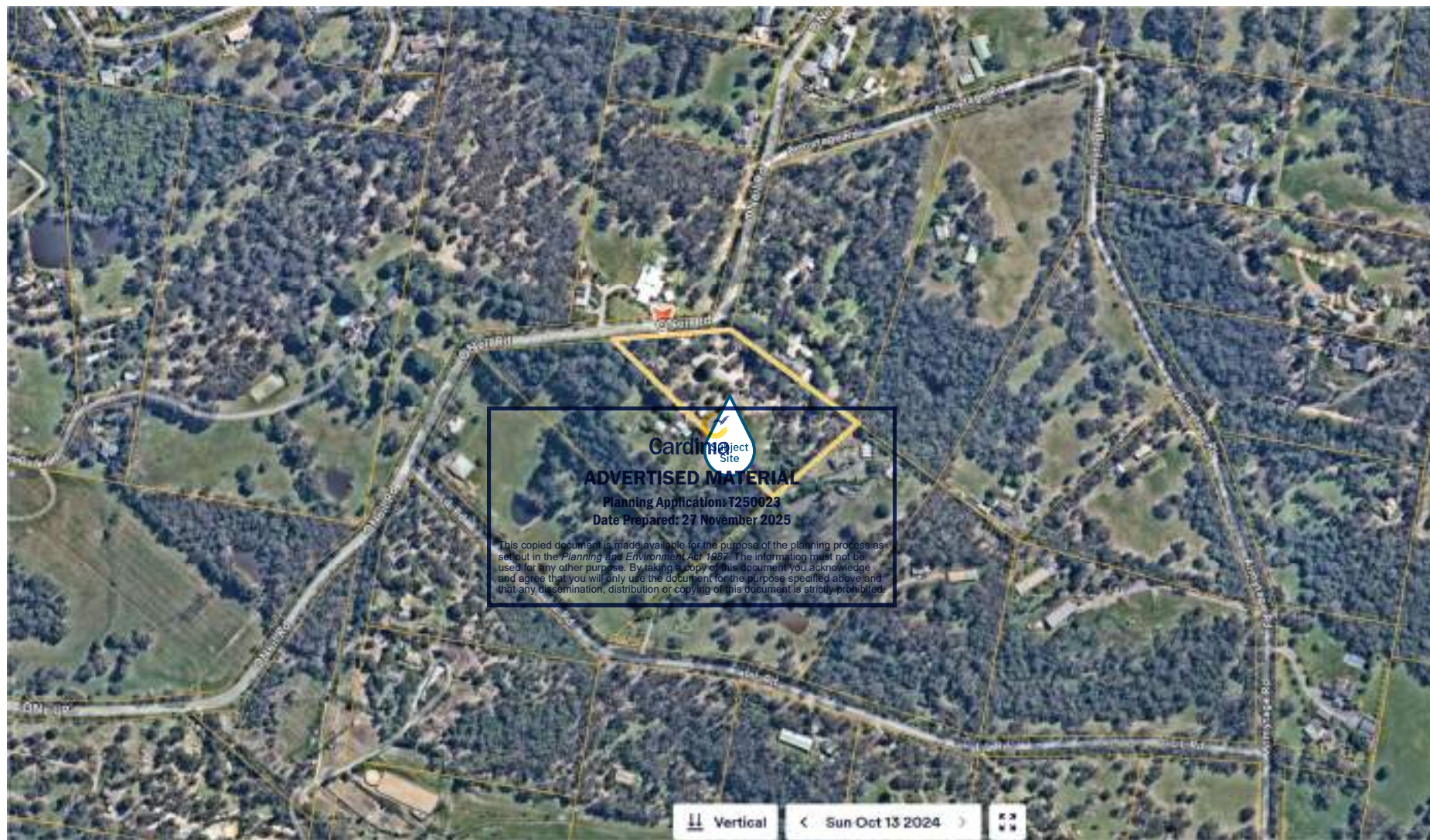
Aerial Image – NearMap 13 October 2024

250 Oneil Road, Officer



Appendix A

Context Maps

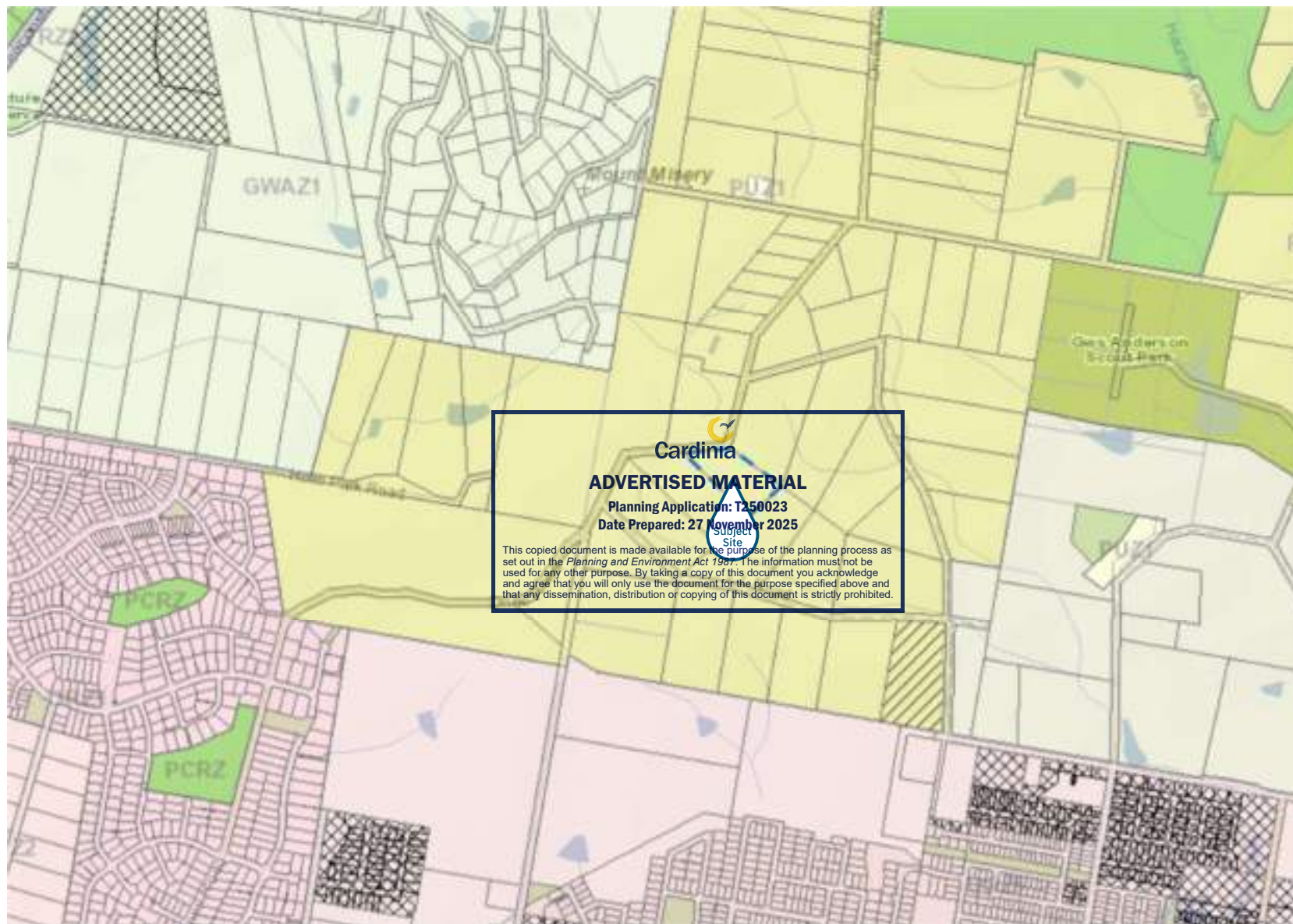


Extended Aerial Image – NearMap 13 October 2024

250 Oneil Road, Officer



Appendix A



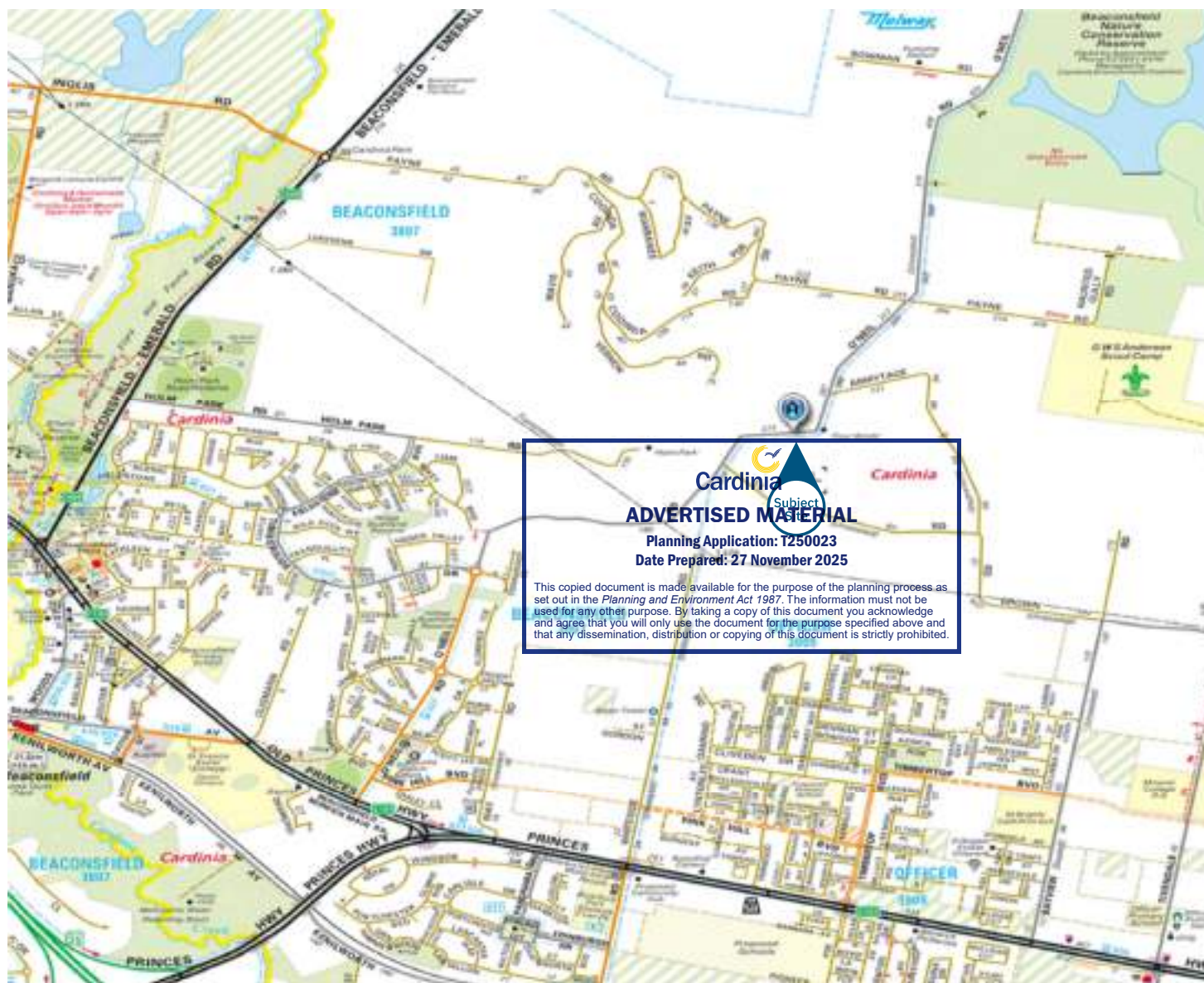
Zone Map

250 Oneil Road, Officer



Appendix A

Context Maps



Street Directory Map

250 Oneil Road, Officer



Appendix B. Site Images



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Appendix B

Site Images



1. Existing Dwelling



3. Existing dwelling



2. Site and driveway



4. Area of proposed works

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Appendix B

Site Images



5. Existing vegetation



6. View towards existing dwelling



7. View towards existing dwelling



8. View across the Site

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Appendix B

Site Images



9. Existing Vegetation



11. Vegetation and property boundary



10. View towards existing dwelling



12. Vegetation on Site

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We recognise that our Mornington Studio is located on the traditional lands of the Boon Wurrung / Bunurong people of the Kulin Nation. We acknowledge their profound and ongoing connection to Country. In our work, we are privileged to have the opportunity to visit other traditional lands, and we actively seek to learn more about the cultural heritage of Australia as a symbol of our commitment to reconciliation.



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Bushfire Planning Report for the construction of a new dwelling at 250 O'Neil Road, Officer

Report No. 55147 (Version 3 – 12 September 2025)

A 'Pathway 2' application in the Bushfire Management Overlay

Incorporating a:

- Bushfire Hazard Landscape Assessment
- Bushfire Hazard Site Assessment
- Bushfire Management Statement
- Bushfire Management Plan
- Response to clause 13.02-1S of the Cardinia Planning Scheme



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Version control

Version	Date	Author	Comments / changes made
0.1	23 October 2024		Initial drafting of report for client feedback
1	22 November 2024		Report finalised
2	31 May 2025		Updated to reflect change in plans
3	12 September 2025		Updated to reflect change in plans

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Due to the nature of bushfires being unpredictable, any recommendation or requirement stipulated in this document cannot guarantee the survival of buildings or occupants.

Planning For Fire strongly encourages everyone to develop and practice a bushfire survival plan, remembering that the safest option is to 'leave early'. Readers should visit the CFA website at <http://www.cfa.vic.gov.au> for more information on preparing a bushfire survival plan.

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Attachment 2 – Bushfire Management Plan	



Introduction

This Bushfire Planning Report has been prepared to support a planning permit application for a new dwelling at Lot 33 on Plan of Subdivision LP3145 (known as 250 O’Neil Road in Officer).

This report follows a ‘Pathway 2’ application in the Bushfire Management Overlay and includes the following application requirements at clause 44.06-3 of the Cardinia Planning Scheme (*the Scheme*):

- A Bushfire Hazard Landscape Assessment (BHLA)
- a Bushfire Hazard Site Assessment (BHSA).
- a Bushfire Management Statement (BMS) – a response to clause 53.02 of the Scheme.

A response to clause 13.02-1s (Bushfire planning - policy) of the Scheme is also included.

A Bushfire Management Plan (BMP) is also included as this is typically referred to in the Country Fire Authority’s recommended planning permit conditions.

Summary of the proposed bushfire protection measures

This Bushfire Planning Report ultimately proposes the following bushfire protection measures:

Table 1 – Summary of the proposed bushfire protection measures

Bushfire protection measure	Details
Construction standards	BAL-29
Defendable space	50 m (or to the boundary)
Firefighting water	10,000 litres (with CFA outlet)
Vehicle access	100m (approx.) - Emergency vehicle Access to the dwelling and water supply, with turning provisions.
Additional / other	Nil

Note: The mitigation measures outlined above are included on the Bushfire Management Plan included in Attachment 2 on the assumption that it could be endorsed as part of the permit¹.

¹ Consistent with CFA & FRV’s standard planning permit conditions

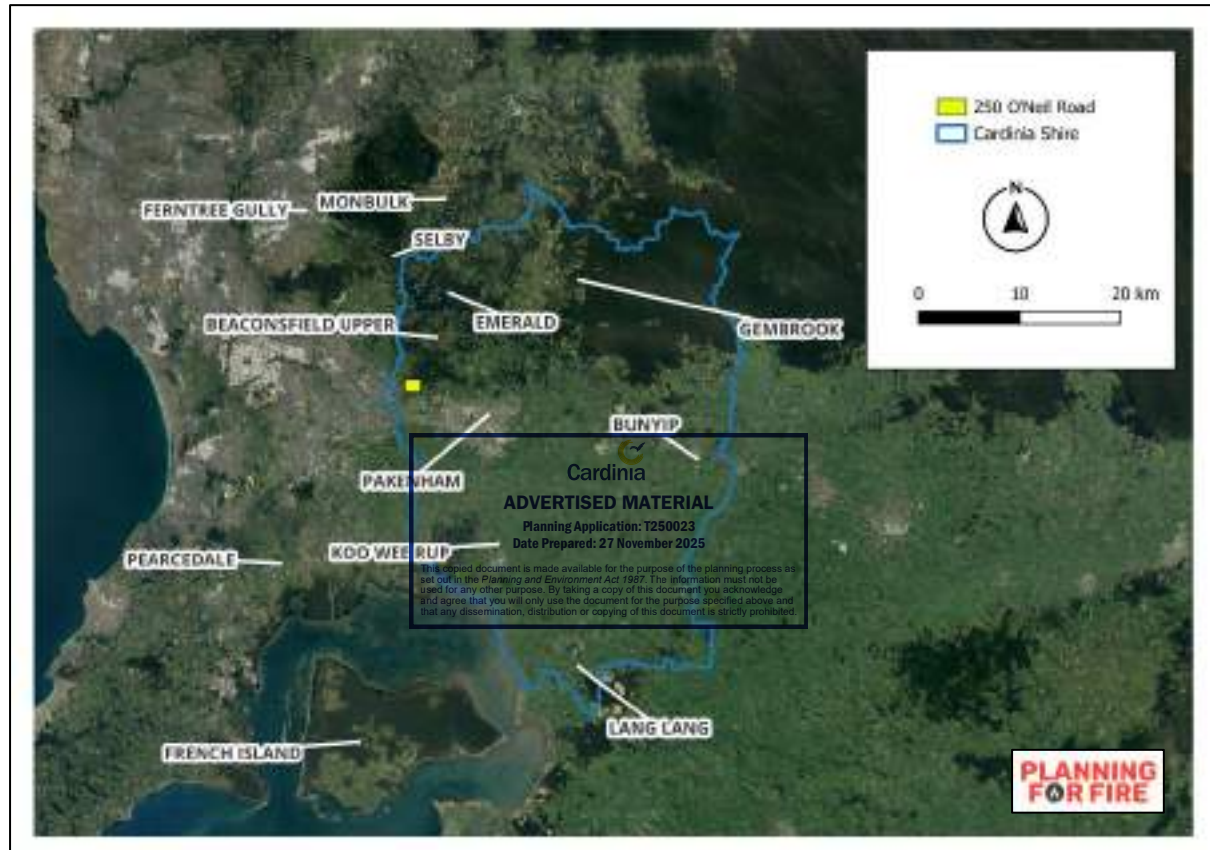
About 250 O'Neil Road

250 O'Neil Road (*the property*) is located in the expanding town of Officer, which is located east of Melbourne and within Cardinia Shire (**see Map 1**).

Officer has a distinct urban growth area along the Princes Highway that links Beaconsfield to Pakenham. North of that the land rises towards Beaconsfield Upper and land use transitions into larger lot, conservation and green wedge areas.

The property is located within the latter but is within 1 km of the urban area.

Map 1 – General location of the property



The property is a trapezoid shape with the entire northern boundary abutting O'Neil Road. The highest point of the property is mid-way along the south-western boundary and the land slopes down in all directions from there.

An old cottage is located at the centre south-west on the property (**see Photo 1**) and a dwelling is located further south from there (**see Photo 2**). A dam is located close to the eastern boundary and there are scattered trees in the north to thick but highly modified vegetation in the south east (**see Map 2**).

The surrounding properties are similar in use with each containing a dwelling and large managed areas – resulting in fragmented forest fuels of different sizes.

The property is accessed from O'Neil Road to the north, via a well-made existing driveway (**see Photo 3**).

Map 2 – Existing site layout²



Cardinia

ADVERTISED MATERIAL

Planning Application: T250023

Date Prepared: 27 November 2025

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Photo 1 – Old cottage on the property (south and east elevation)



² Aerial photo from Landchecker.com.au and dated 12/8/24.

Photo 2 – Existing dwelling on the property (north west elevation)

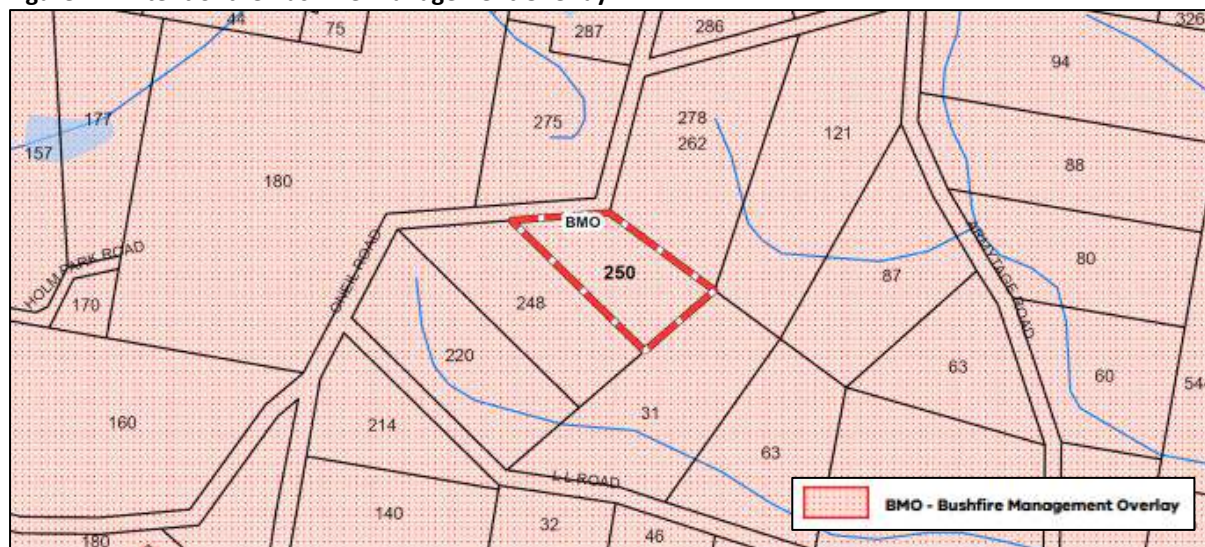


Photo 3 – Existing vehicle access to the property from O'Neil Road.



The property is wholly in a designated Bushfire Prone Area (BPA) for the purposes of the *Building Regulations 2018*³ and the entire property is in the Bushfire Management Overlay⁴ (BMO) (see **Figure 1**).

Figure 1 – Extent of the Bushfire Management Overlay



Other useful particulars for the property are included in Table 2.

Table 2 - Planning and other property particulars

Zone	Rural Conservation Zone Cardinia
Overlays	Bushfire Management Overlay ADVERTISED MATERIAL Date Prepared: 27 November 2025 Environmental Significance Overlay – Schedule 1
Area	1.94 ha (approx.)
Vehicle access	Direct access to O'Neil Road (public road - bitumen)
Water source	Reticulated (potable)

³ Not shown in Figure 1 as a separate assessment for the purposes of the *Building Regulations 2018* will not be required. r.156 of the *Building Regulations 2018* requires the site assessment conducted as part of the planning permit to be accepted as part of the building permit process. i.e. the BAL determined at planning must be accepted during the building permit process.

⁴ Source: <https://mapshare.vic.gov.au/vicplan/> (accessed 22/11/24)

About the proposed dwelling

A new dwelling is proposed to be constructed in the centre of the property, to the north of the existing dwelling (which will be demolished).

Figure 2 – Proposed new dwelling location⁵



The new dwelling will be double storey with a garage section to the north east. It will step down the land to be sympathetic to the slope of the land. At the front (northern elevation) there will be a porte cochère leading to an open plan living area that provides access to the rest of the house.

The walls will largely be constructed of weatherboards (upper storey) and brick (lower storey), the roof will be pitched and be Colorbond steel and the windows and doors will be aluminium.

Access to the dwelling will be via the existing driveway, with some relatively minor modifications. This will include a turnaround area for emergency vehicles out the front of the garage.

⁵ Extract of the Proposed Site Plan prepared by Drake Design (TP102, Rev. C & dated 10/9/25)

Bushfire Hazard Landscape Assessment (BHLA)

Considering the surrounding landscape in bushfire decisions is important because the scale of a bushfire and its potential destructive power is largely driven by the characteristics of the broader landscape, rather than the characteristics of hazards within 150 metres of the site⁶.

Clause 13.02 of the Scheme suggests that a distance of at least 20 kilometres may be required in a BHLA, however, beyond 15 kilometres in most directions is well developed urban land or in a direction of what is commonly accepted as a direction of lower bushfire risk. For this reason, 15 km has been used in this Bushfire Hazard Landscape Assessment.

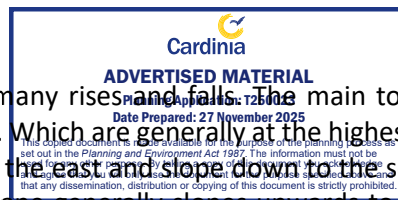
Fuels

Fuels within the broader landscape are best described as fragmented forests to the north, urban land to the south west and agricultural land to the south east (beyond the Pakenham urban growth corridor). The main areas of forest in the landscape include the Beaconsfield Nature Conservation Reserve (north), Cardinia Reservoir surrounds (north) and Lysterfield Park (north west). There are substantial fingers and patches of forest on private land too. Approximately 1/3 of the area within 15 m is not in a Bushfire Prone Area and includes large areas to the south and west (**see Map 3**).

The extent of fuels in the landscape could see fires growing for a couple of days (during periods of lesser fire weather conditions) or for several hours (during periods of extreme fire weather conditions). Extreme fire behaviour may be possible, with the impacts being observed closer to areas of unmanaged forest fuels.

Topography

The landscape is complex with many rises and falls. The main townships in the 'hills' area include Beaconsfield Upper and Emerald. Which are generally at the highest points in the landscape. The land then continues to rise and fall to the east and slope down to the south west and south. (**see Map 4**). At a more local level, the landscape generally slopes upwards to the north east and downwards in most other directions from the property (**see Map 5**).



Fire behaviour could be impacted by the topography in the landscape by rate of spread increasing on steeper slopes and the potential for some wind channelling to occur. The landscape is not 'mountainous' and extreme events such as mass ember drops are unlikely. Spotting could occur over areas and give the perception of fires spreading via topography seemingly against the direction of predominant winds.

Fire history

There is a substantial history of recorded bushfires within the broader landscape. Including on some days of Victoria's worst bushfire weather (e.g. Ash Wednesday, Black Saturday etc).

The 1983 Ash Wednesday Bushfires impacted the property, seemingly around the time of the afternoon wind change (**see Map 6**).

⁶ p.10, *Technical Guide – Planning Permit Applications in the Bushfire Management Overlay* (Department of Transport and Planning, 2017).

Egress

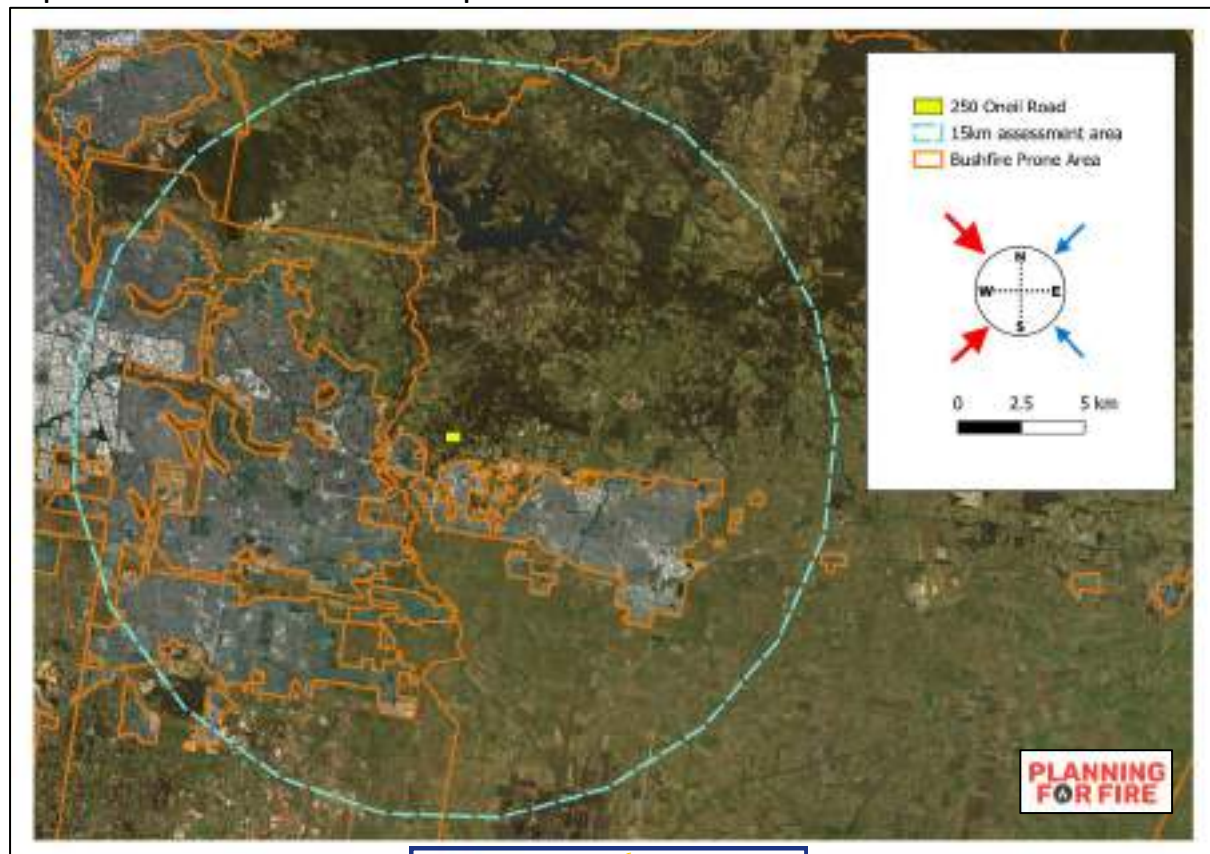
Egress to an appropriate place that could provide shelter from a bushfire is relatively certain. It is a short, couple of minute drive, to the urban area of Beaconsfield. The road network is relatively good and there is unlikely to be substantial traffic to the nearest area of low fuel. The nearest Neighbourhood Safer Place is located in Narre Warren North and a far safer option is to simply egress to Beaconsfield and beyond as the drive to the NSP would be through areas of bushfire hazard.

Broader landscape type

Having regards to the above matters, the broader landscape type as per the Department of Transport and Planning's Planning Permit Applications Bushfire Management Overlay Technical guide (DTP, 2017) is considered to be **Type 3**.

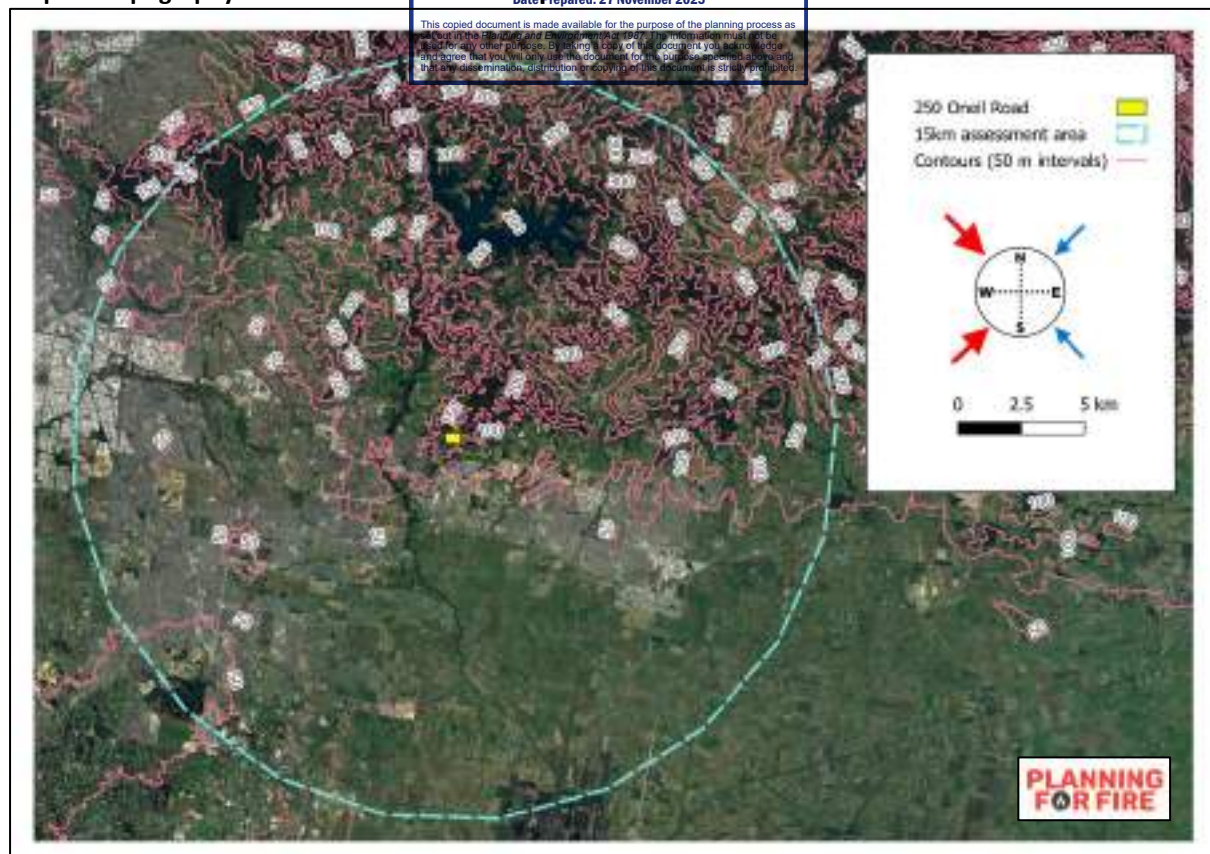


Map 3 – Fuels within the broader landscape

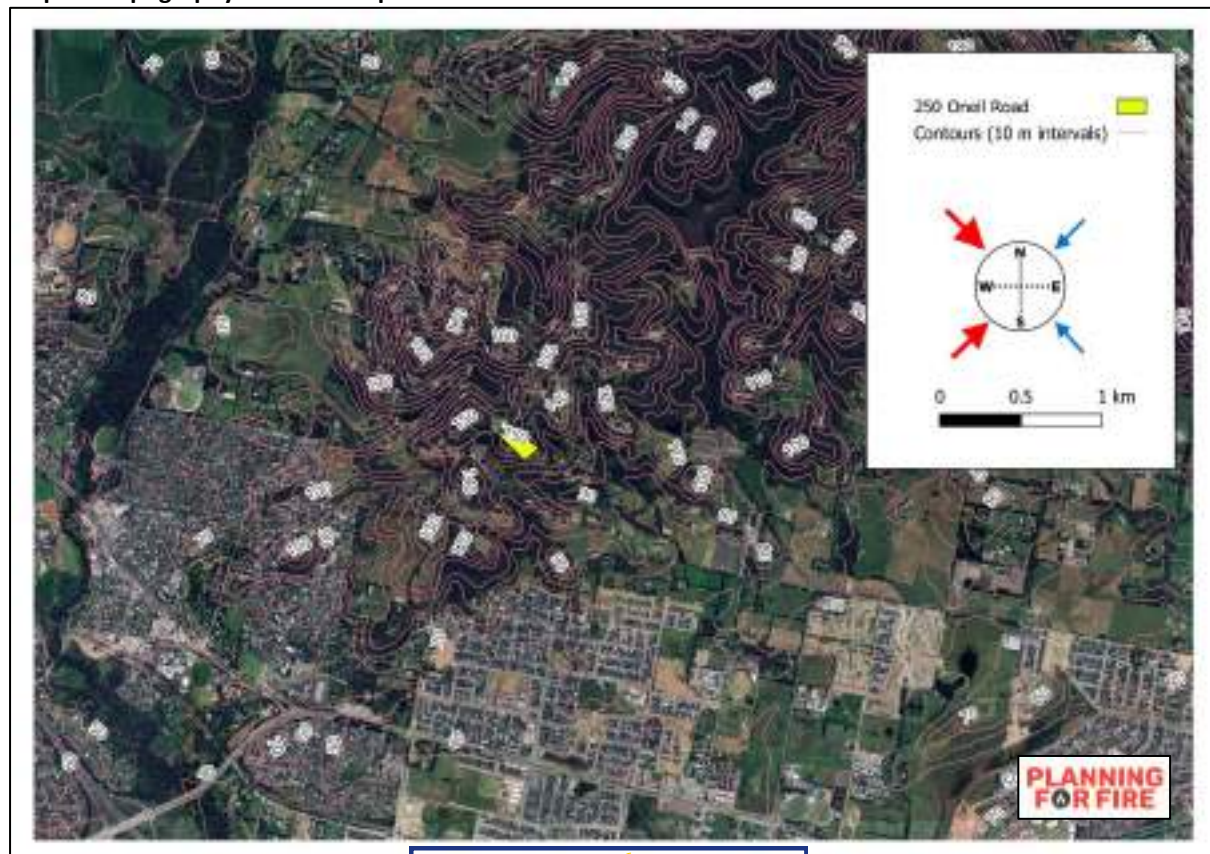


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Map 4 – Topography within the broader landscape

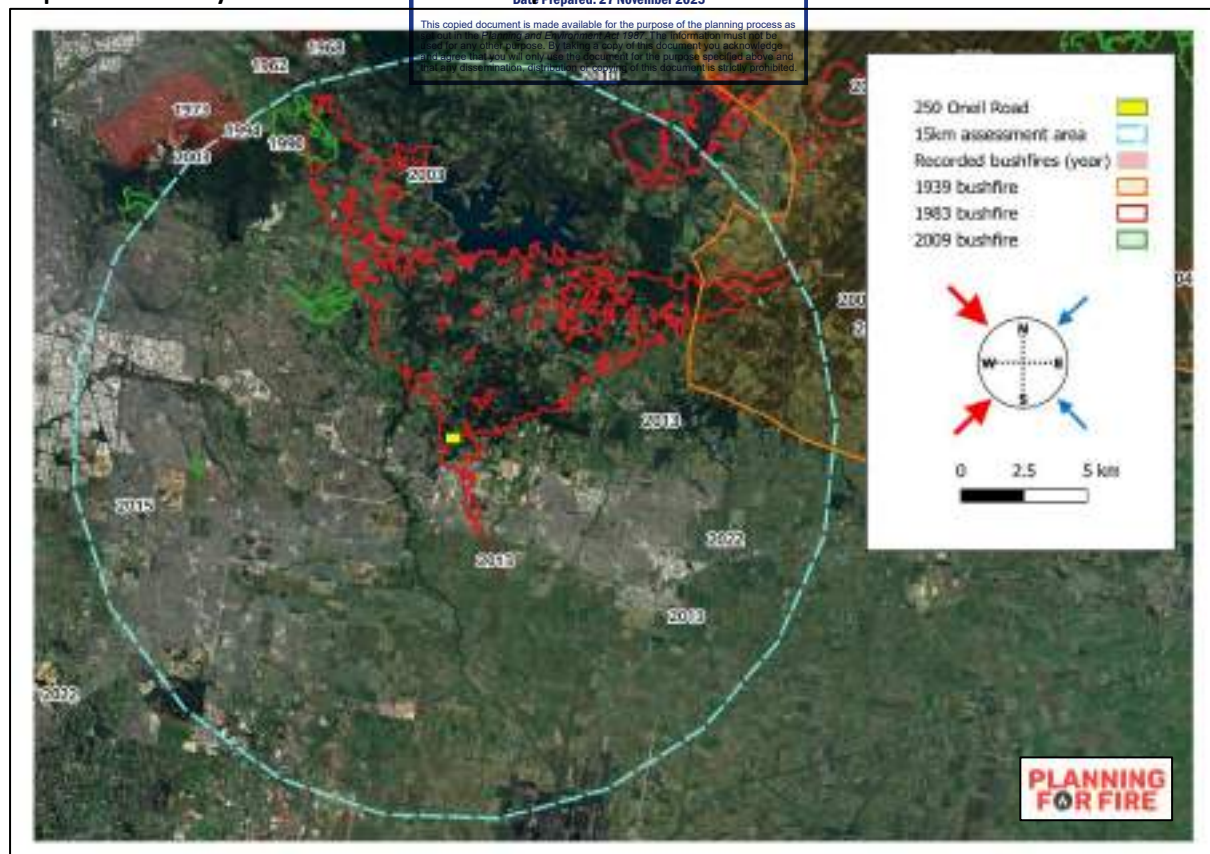


Map 5 – Topography within a couple of kilometres



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Map 6 – Fire history within the broader landscape



Bushfire Hazard Site Assessment (BHSA)

The property was visited on **22 October 2024** and a site assessment based on the footprint of the proposed dwelling was undertaken using the methodology in Sections 2.2.3 to 2.2.5 of *AS3959-2018 Construction of Buildings in Bushfire-Prone Areas* (Standards Australia, 2018).

With the following modifications, required by the application requirements of the BMO⁷:

- the assessment distance was increased from 100 m to 150 m.
- consideration was given to whether areas contained “Modified Vegetation”⁸.

Classification of vegetation

Clause 2.2.3 of *AS3959-2018 Construction of Buildings in Bushfire-prone areas* (AS3959) requires vegetation to be classified in accordance with Table 2.3 of that document.

There are 30 different vegetation types within Table 2.3 of *AS3959-2018 Construction of Buildings in Bushfire-prone areas* (AS3959) and these are grouped into 8 high level vegetation classifications. The vegetation classification is ultimately what is used to determine the required distances for defensible space in the Bushfire Management Overlay and a corresponding construction level (the Bushfire Attack Level).

The classification process was first developed by R. Spect in 1970⁹ and the first step is to determine the ‘life form and tallest height of the stratum’. Effectively this means to determine what ‘dominates’ the tallest part of an area of vegetation. Typically, this will be either be:

- **trees** - which are defined by Spect as woody plants that are typically greater than 5 m in height and typically has a single stem
- **shrubs** – which were defined by Spect as woody plants that are typically less than 8 m in height, frequently with many stems close to the ground.

There are situations where trees or shrubs may not dominate the tallest stratum (noting that isolated trees or shrubs may be present¹⁰), and the relevant vegetation classification would then most likely be G - Grassland.

Vegetation can also be excluded from assessment if any of the relevant exclusions in clause 2.2.3.2 of AS3959 are met. In addition, a special vegetation classification exists in the BMO for “Modified Vegetation”, which is effectively vegetation that doesn’t fit neatly into any of the other classifications but also can’t be excluded via clause 2.2.3.2 of AS3959.

⁷ Clause 44.06-3 of the Scheme

⁸ Modified vegetation refers to vegetation that is different from the other vegetation types shown in AS3959 and Table 1 and Table 2 of Clause 53.02 because it has been altered from its natural state. Modified vegetation can be difficult to classify as the likely fire behaviour may not produce a fire front moving across a landscape as assumed by fire modelling but will generate radiant heat and localised flame contact that needs to be fully considered. (p.21, *Technical Guide | Planning Permit Applications – Bushfire Management Overlay – DTP*, 2017)

⁹ R. Spect - *The Australian Environment*, LEEPER, G.W. (ed.) 4th edition, Carlton, Melbourne University Press, 1970, Chapter 5, Vegetation, 45–67 pp, CSIRO Press.

¹⁰ Table 2.3 defines isolated trees and shrubs as being less than 10% of foliage cover.

The following vegetation classifications and exclusions were observed during the site inspection:

Class A – Forest (Open forest 03¹¹)

The applicable description in Table 2.3 of AS3959 for this vegetation type is:

“Trees 30 m high; 30%–70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and Callitris. Includes eucalypt plantations.

This vegetation type was observed to the south west (see **Photo 4**) and east of the property (see **Photo 5**). Tree canopy cover was observed as being over 30% and there was an understorey of shrubs and grasses. A large number of Sweet Pittosporums (weed) were observed in these areas.

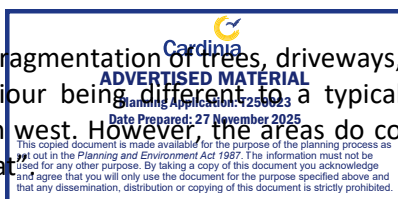
Modified Vegetation

Whilst not a vegetation classification in AS3959, Modified Vegetation is a special vegetation classification specified in Clause 53.02 of the Scheme. It is defined as:

“vegetation that is different from the other vegetation types shown in AS3959 and Table 1 and Table 2 of Clause 53.02 because it has been altered from its natural state. Modified vegetation can be difficult to classify as the likely fire behaviour may not produce a fire front moving across a landscape as assumed by fire modelling but will generate radiant heat and localised flame contact that needs to be fully considered.”¹²

This vegetation type was observed on the property itself (see **Photo 6**), to the north on 262 O’Neil Road (see **Photo 7**).

The extent of fuel modification (fragmentation of trees, driveways, gardens, buildings, roads and the like) would result in fire behaviour being different to a typically forest fire - the predominant vegetation to the east and south west. However, the areas do contain sufficient fuels to not allow them to be considered “low threat”.



Exclusion 2.2.3.2(f) – Low threat vegetation

The applicable exclusion in AS3959 for ‘low threat’ vegetation is:

“Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.”

This exclusion was observed around the dwellings, gardens and outbuildings on both the property and neighbouring properties (see **Photo 8 & 9**).

¹¹ The image on page 23 in AS3959 for Open Forest 03 is actually incorrect. The images are from the Atlas of Australian Vegetation and the image for Closed Forest 17 and Open Forest 03 in AS3959 have been incorrectly swapped. This has been raised with Standards Australia as part of the public comment process for the draft version of AS3959-2024.

¹² p.21, Technical Guide | Planning Permit Applications – Bushfire Management Overlay – DTP, 2017

Photo 4 – Example of Forest vegetation to the south of the property.

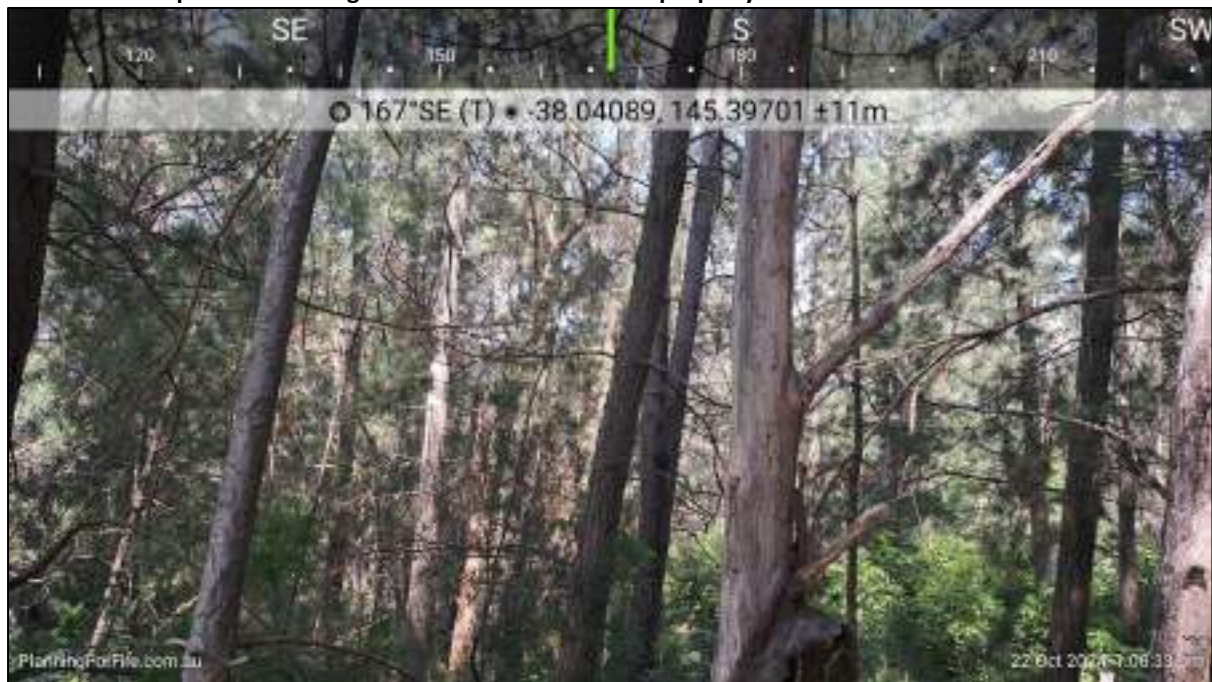


Photo 5 – Example of Forest vegetation to the east of the property (in the background).



Photo 6 – Example of Modified Vegetation on the northern section of the property.



Photo 7 – Example of Modified Vegetation to the east of the property.



Distances of the site from classified vegetation & effective slopes

Effective slopes were identified using 10 m contour data on VicPlan¹³ and verified during the site inspection using an inclinometer.

Distances to areas of classified vegetation were determined using a laser rangefinder and verified using aerial photography.



¹³ <https://mapshare.vic.gov.au/vicplan/>

Outcome of the site assessment process

The outcome of the Bushfire Hazard Site Assessment is reflected in Map 7 & Table 3. Attachment 1 includes additional photos to support the classifications or exclusions in the Bushfire Hazard Site Assessment.

Map 7 – Bushfire Hazard Site Assessment Map

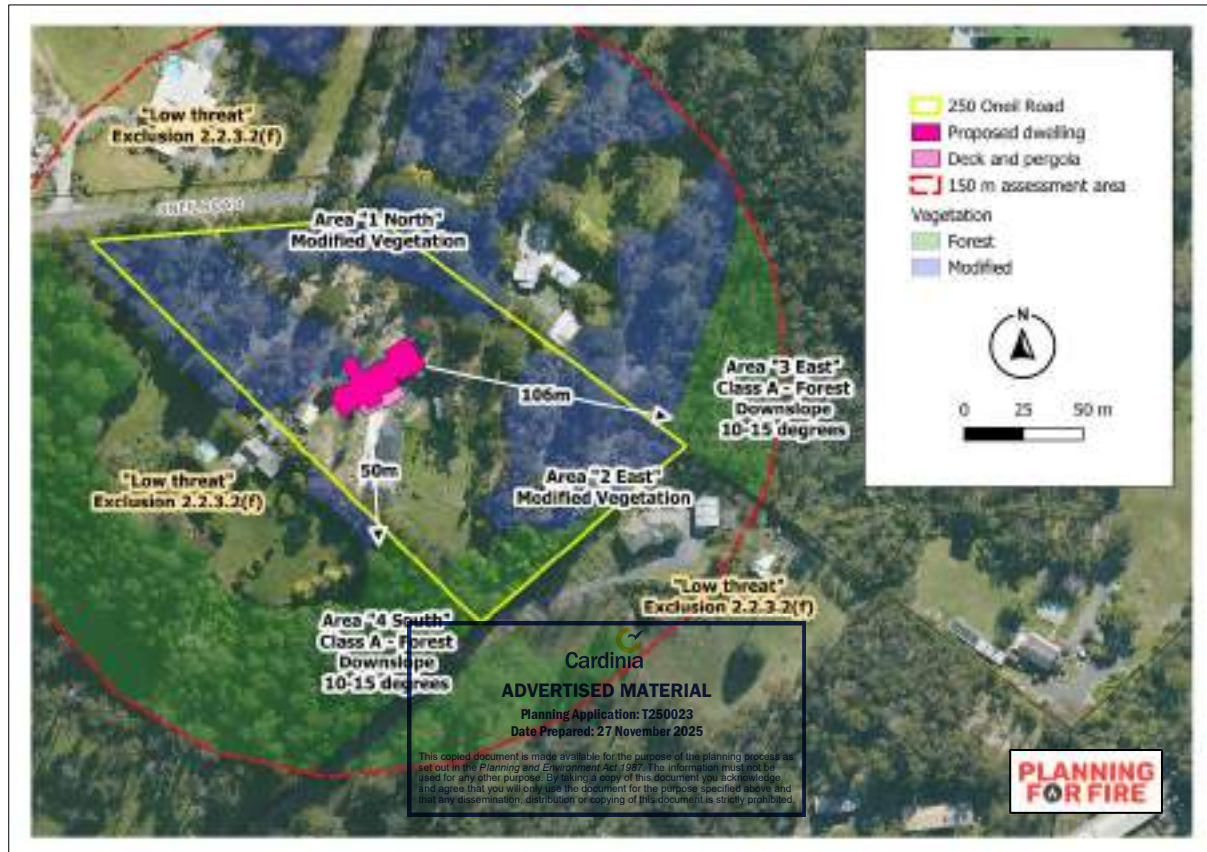


Table 3 – Bushfire Hazard Site Assessment Summary

Area	Vegetation classification or exclusion	Distance to the area	Effective slope under the area
1 North	Modified Vegetation	n/a	n/a
2 East	Modified Vegetation	n/a	n/a
3 East	Class A - Forest	106 m	Downslope 10-15 degrees
4 South	Class A - Forest	50 m	Downslope 10-15 degrees
All other areas	"low threat" Exclusion 2.2.3.2(f)	n/a	n/a

Bushfire Management Statement (response to clause 53.02)

This section of the report describes how the proposed development responds to the requirements in Clause 53.02 of the Cardinia Planning Scheme.

Clause 53.02-3 (known as “Pathway 1”) applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3.

Clause 53.02-4.1 to 53.02-4.3 (known as “Pathway 2”) applies to all other applications for buildings and works.

Clause 53.02-4.4 (known as “Pathway 3”) applies to all subdivisions. It should be noted that the approved measures in Clause 53.02-4.4 refer back to some of the components in Clause 53.02-4.1 to 53.02-4.3.

Pathway 2 is the relevant pathway for this development.

A response to each of the applicable objectives for Pathway 2 is provided in the following section.



Landscape, siting and design objectives

The landscape, siting and design objectives at clause 53.02-4.1 of the Scheme are:

The development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

The development is sited to minimise the risk from bushfire.

*The development is sited to provide safe access for vehicles, including emergency vehicles.
The building design minimises vulnerability to bushfire attack.*

Measures listed in clause 53.02		
Type	Requirement	Used to meet objectives?
Approved Measure 2.1	The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.	Yes
Approved Measure 2.2	A building is sited to ensure the site best achieves the following: - The maximum separation distance between the building and the bushfire hazard. - The building is in close proximity to a public road. Access can be provided to the building for emergency service vehicles.	Yes
Approved Measure 2.3	A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	Yes

Response:

The landscape, siting and design objectives will be met via Approved Measures 2.1, 2.2 & 2.3.

The landscape risk is not extreme (**see BHLA on page 10**) and the likely fire behaviour would be well within the assumptions underpinning the bushfire protection measures required by the Bushfire Management Overlay. This means that the risk can be effectively reduced through the bushfire protection measures required by the BMO.

The new dwelling will be more central on the property, maximising the separation from offsite bushfire hazards. It will be slightly closer to the road and be generally in line with both neighbouring dwellings. The location of the dwelling has been located to ensure an acceptable amount of defensible space from the forested area to the east and south. It has also been sited to utilise the existing service connections and to still allow for some use of the flatter parts of the land for things like horses or other farm style uses.

The dwelling will be easily accessible for emergency services via the existing vehicle access arrangements (with some minor modifications). Fully compliant access with Table 5 at Clause 53.02 of the Scheme will be provided to the water supply outlet and dwelling (further explained in the response to the water supply and access objectives later in this report).

The new dwelling will be much safer than the existing dwelling on the property just by the fact that it will be constructed of new, more resilient materials. The gap sealing alone will be a substantial improvement to ember attack.

The building will be constructed to BAL-29, which will mean the materials used will be appropriate for the level of potential risk. Including from embers in the landscape.

Notwithstanding that, the building has the following elements that are responsive to the broader landscape risk:

- There will be a large non-combustible driveway on the northern side (a likely direction for embers to attack from).
- It will be constructed on a slab (excavation into the land rather than elevation).
- It will have a gable style roof constructed of steel.
- Brick will be used on much of the lower floor.
- Windows will be aluminium with both the fixed and openable portions screened.



Defendable space and construction objective

The defendable space and construction objective is:

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Measures listed in clause 53.02		
Type	Requirement	Used to meet objective?
Approved Measure 3.1	A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with defendable space in accordance with: - Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or - If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5. The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.	Yes
Approved Measure 3.2	A building used for accommodation other than a dwelling or small second dwelling), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is: - Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land. - Constructed to a bushfire attack level of BAL-12.5.	No
Alternative Measure 3.3	Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.	No
Alternative Measure 3.4	Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority	No
Alternative Measure 3.5	A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that: The lot has access to urban, township or other areas where:	No

	- o Protection can be provided from the impact of extreme bushfire behaviour. - o Fuel is managed in a minimum fuel condition. - o There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat. • Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment. • The dwelling is constructed to a bushfire attack level of BAL FZ. This alternative measure only applies where the requirements of AM 3.1 cannot be met.	
Alternative Measure 3.6	A building used for accommodation (other than a dwelling or small second dwelling), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that: • An integrated approach to risk management has been adopted that considers: - o The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. - o The intended frequency and nature of occupation. - o The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation. Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.	No

Response:

The defensible space and construction objective will be met via Approved Measure 3.1.

The required defensible space for each area of classified vegetation, having regard to the Bushfire Hazard Site Assessment (see Page 14), is shown in Table 4.

Table 4 – Bushfire Hazard Site Assessment Summary

Area	Vegetation classification	Distance to the area	Effective slope under the area	Defendable space required
1 North	Modified Vegetation	n/a	n/a	50 m (or to the boundary)
2 East	Modified Vegetation	n/a	n/a	50 m (or to the boundary)
3 East	Class A - Forest	106 m	Downslope 10-15 degrees	49 m (Column C)
4 South	Class A - Forest	50 m	Downslope 10-15 degrees	49 m (Column C)

Table 4 above requires that the dwelling be provided with 50 m of defendable space in all directions with a Bushfire Attack Level of 29 (BAL-29).

Provision of defendable space “or to the boundary” is acceptable as greater than 49 m of separation to all areas of Forest vegetation (areas “3 East” and “4 South”) will still be achieved.

All of the defendable space will be managed to the prescriptions in Table 6 at clause 53.02 of the Scheme. Those prescriptions are as followed:

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



Water supply and access objectives

The water supply and access objectives are:

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Measures listed in clause 53.02		
Type	Requirement	Used to meet objective?
Approved Measure 4.1	A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with: - A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5. - Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.	Yes
Approved Measure 4.2	A building used for accommodation (other than a dwelling or small second dwelling), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with: - A static water supply for firefighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres. - Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. - An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.	No

Response:

The water supply and access objectives will be met via Approved Measure 4.1.

The property is in an area of reticulated water but very much exceeds 1,000m² in size and the nearest fire hydrant is not within 120 m of the proposed dwelling. Therefore a 10,000-litre tank is required by Table 4 in clause 53.02 of the Scheme.

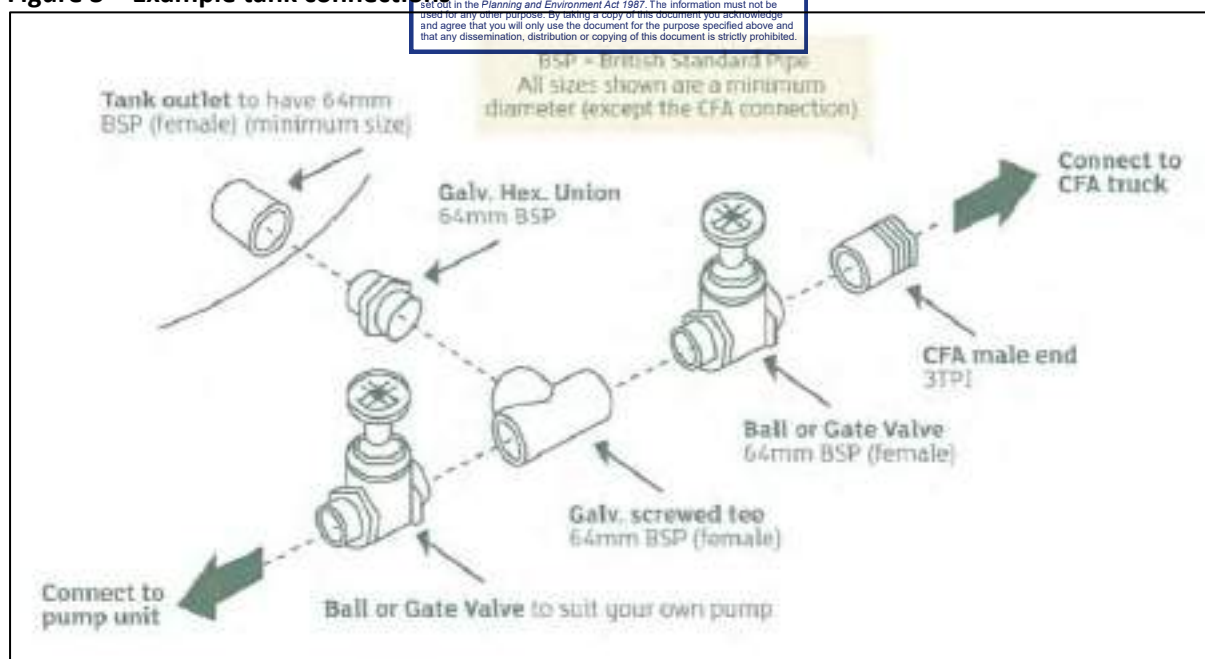
This will be in the form of a single 10,000 litre tank located on the eastern side of the dwelling. It will be within 4 m of the vehicle access.

The 10,000-litre firefighting water supply (tank) will comply with all other requirements in Table 4 at clause 53.02 of the Scheme, which include:

- (it will) Be stored in an above ground water tank constructed of concrete or metal.
- (it will) Have all fixed above ground water pipes and fittings required for firefighting purposes (being) made of corrosive resistant metal.
- (it will) Include a separate outlet for occupant use.
- (it will) Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- (it will) Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- (it will) Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

An example tank connection that is compliant with the above requirements is shown in Figure 3.

Figure 3 – Example tank connections¹⁴



¹⁴ Figure 21, page 34 – Planning for Bushfire Victoria (CFA, n.d.)

Vehicle access to the dwelling will be a length of approximately 100 m from O'Neil Road.

Turning provisions for larger trucks will be provided by a "Y" head to the east of the porte cochere.

All other vehicle access requirements in Table 5 at clause 53.02 of the Scheme will be met to both the dwelling and firefighting water supply. These requirements are as follows:

- (access will be) All-weather construction.
- (access will have) A load limit of at least 15 tonnes.
- (access will) Provide a minimum trafficable width of 3.5 metres.
- (access will) Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves (in the vehicle access) must have a minimum inner radius of 10 metres.
- The average grade (of vehicle access) must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips (in the vehicle access) must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

A 'loop' is being provided in the vehicle access, however, the vertical clearance under the porte cochere is less than the required 4.0 m. Lower appliances, such as Ultralight tankers, will be able to utilise this feature though.



Response to clause 13.02-1S

The bushfire planning policy (clause 13.02-1S) has the following objective:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The strategies to give effect to this include:

Give priority to the protection of human life by:

- Prioritising 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.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Response:

Clause 13.02-1S of the Scheme will be met for the following reasons:

The Bushfire Management Overlay is intended to give effect to Clause 13.02-1S of the Scheme. The framework of compliance with the Bushfire Management Overlay is through clause 53.02 of the Scheme. Therefore, compliance with clause 53.02, which has been demonstrated by this report, in all but locations of extreme risk will in most instances mean compliance with Clause 13.02-1S of the Scheme.

The Bushfire Hazard Landscape Assessment demonstrates that the development will not be in a location of extreme risk (**see Page 10**).

There is a relatively short distance to safety in the urban area of Beaconsfield and the assumptions that underpin the modelling in the defensible space distances are well within the likely bushfire behaviour given the fragmentation of fuels in the landscape.

A replacement dwelling in such a landscape in such a location prioritises the protection of life.

The response to Clause 53.02 of the Scheme (the Bushfire Management Statement) (**see Page 20**) in this report demonstrates that all the bushfire protection measures required by the BMO can and will be practically implemented for the new dwelling. This includes an acceptable site-based exposure (i.e. BAL), as demonstrated through the Bushfire Hazard Site Assessment (**see Page 14**).

For those reasons the objective of the objective of clause 13.02-1S will be met.



Applicability of any mandatory conditions

Clause 44.06-5 of the Cardinia Planning Scheme requires mandatory conditions to be included on any permit that may be issued. This depends on the type and specifics of the application.

Permit applications for subdivisions

The mandatory subdivision planning permit condition is not applicable as no subdivision of land is proposed.

Permit applications for buildings and works

The first mandatory condition for buildings and works would be applicable as buildings and works are proposed as part of the permit application. This would mean the following would need to be included as a condition on the planning permit:

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

“Pathway 1” is not relevant to this application and therefore the second mandatory condition for buildings and works would not be applicable.

Note: The mitigation measures described in this report are included on the Bushfire Management Plan included in Attachment 2 on the assumption that it could be endorsed as part of the permit¹⁵ (to support the above mandatory condition).



¹⁵ Consistent with CFA & FRV's standard planning permit conditions

Attachment 1 – BHSA supporting photos

Note: Photos 1-7 are included in the body of the report and not replicated in this attachment.

Map 8 – Photo locations



Photo 8 – South west corner of the existing dwelling looking east.

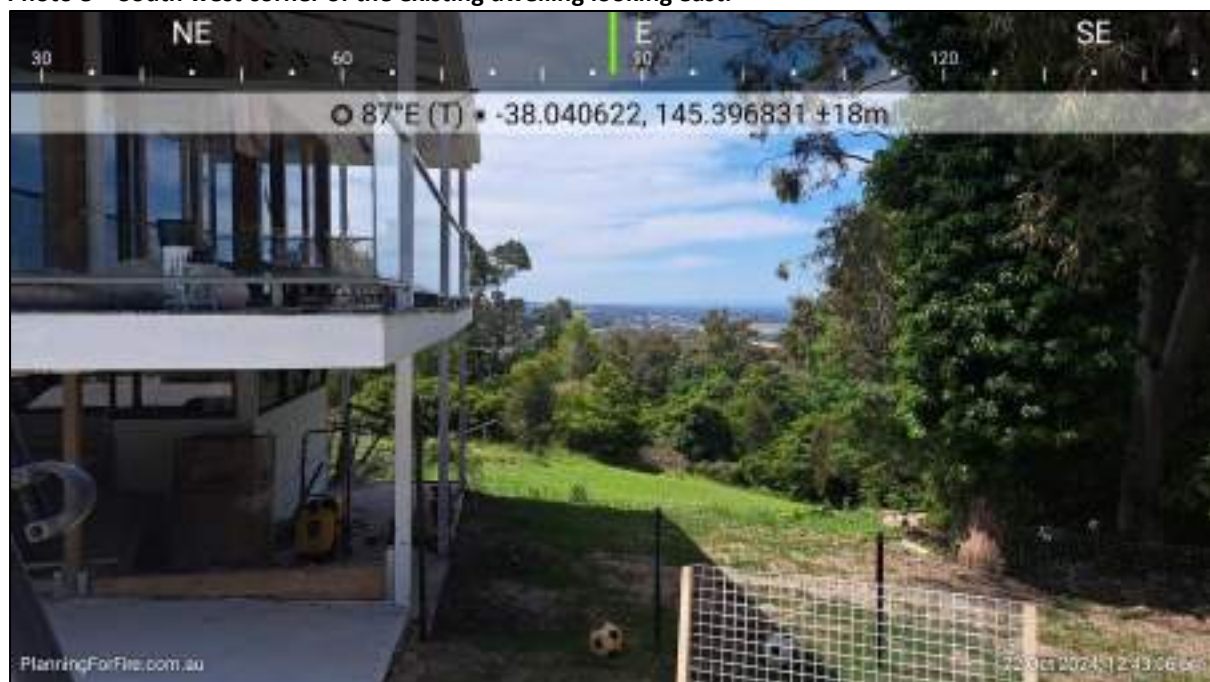


Photo 9 – Shed on the boundary with 248 O’Neil Road



Photo 10 – Looking into 248 O’Neil Road generally from the centre of the southern boundary.



Photo 11 – North west section of the property looking north east.



Photo 12 – North section of 248 O'Neil Road





Cardinia

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Date Prepared: 27 November 2023

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Photo 13 - Similar location to photo 12 but looking down the driveway of 248 O'Neil Road



Photo 14 – Looking into the grassy area at 248 O'Neil Road



Photo 15 – North west corner of the property looking west towards O’Neil Road.



Photo 16 – Looking north west down O’Neil Road



Photo 17 – Looking north east towards 275 O’Neil Road



Photo 18 – South east corner of 275 O’Neil Road



Photo 19 – Looking into 262 O’Neil Road



Photo 20 – Looking into the driveway at 262 O’Neil Road

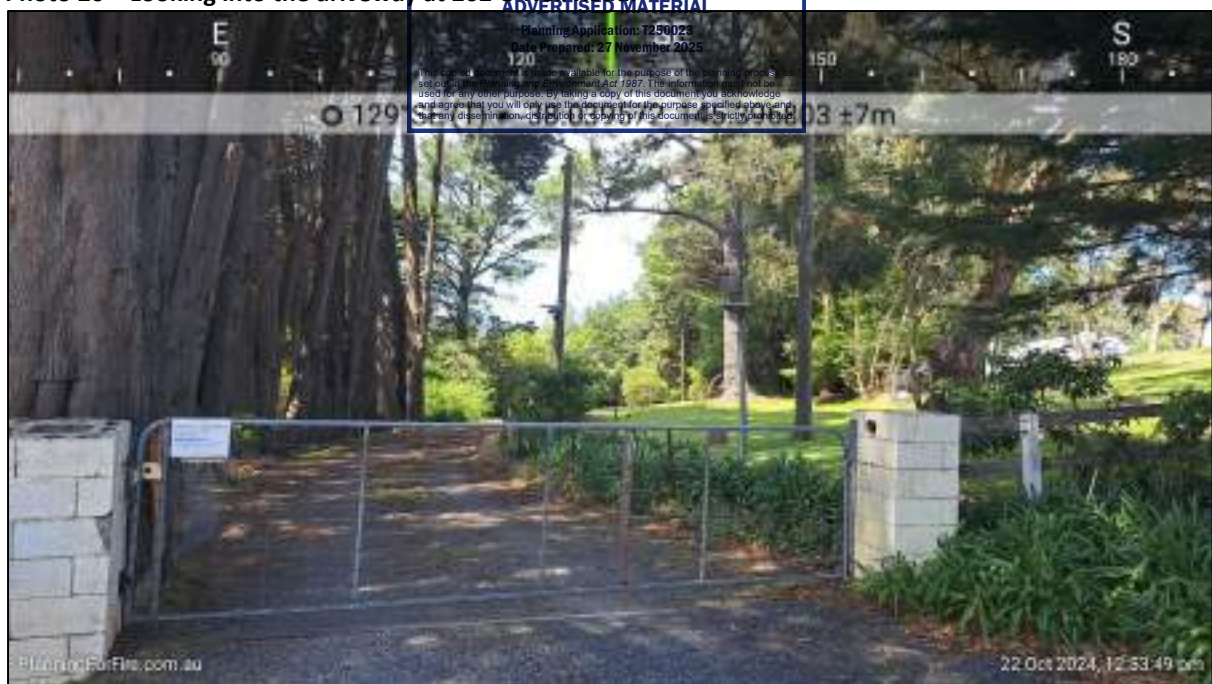


Photo 21 – North east corner of the property looking west/south west along the boundary.



Photo 22 – North east corner of the property looking south east along the boundary.

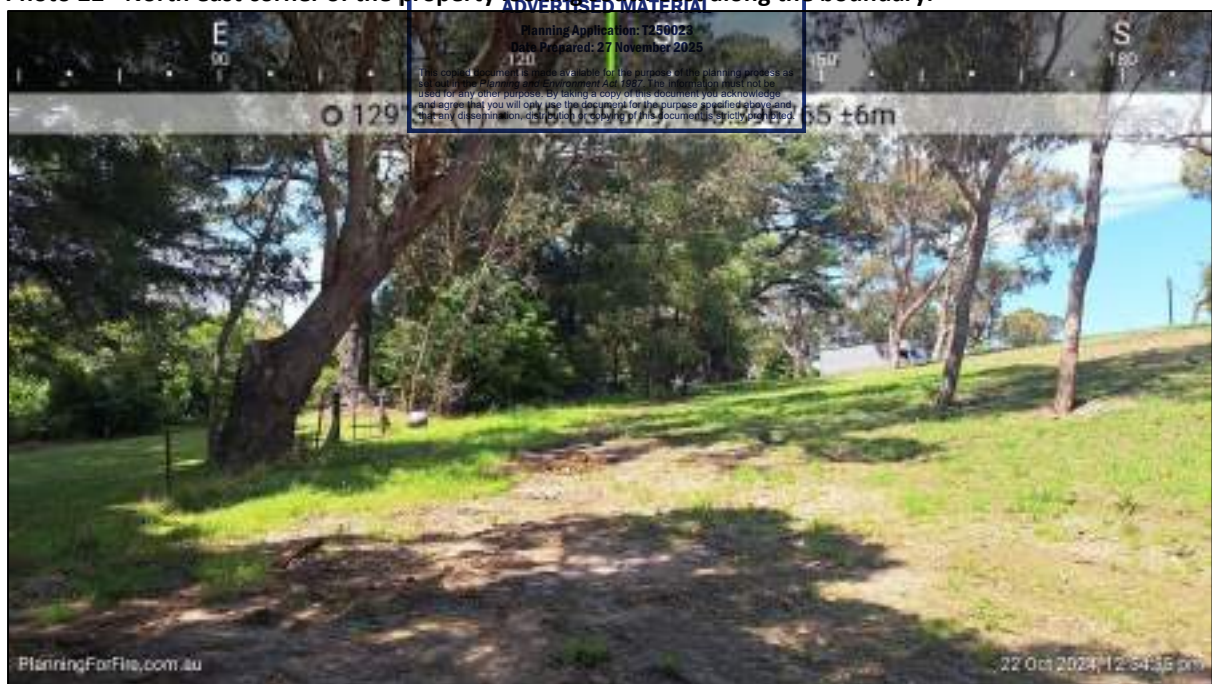


Photo 23 – Gardens at the front of 262 O’Neil Road



Photo 24 – Looking towards the house at 262 O’Neil Road from the property.



Photo 25 - Looking across the carport/shed at 262 O'Neil Road from the property.



Photo 26 – Looking towards the dwelling at 314 L Road



Photo 27 – Eastern section of the property looking north/north west.



Photo 28 – East of the existing dwelling, looking west/north west.



Photo 29 – Forested area to the south of the property.



Photo 30 – Forested area to the south of the property.



Photo 31 – Existing vehicle access looking west/north west towards the road.



Photo 32 – Further west than photo 31 looking west/north west towards the road.



Photo 33 – Existing turn around area near the existing dwelling.



Attachment 2 – Bushfire Management Plan

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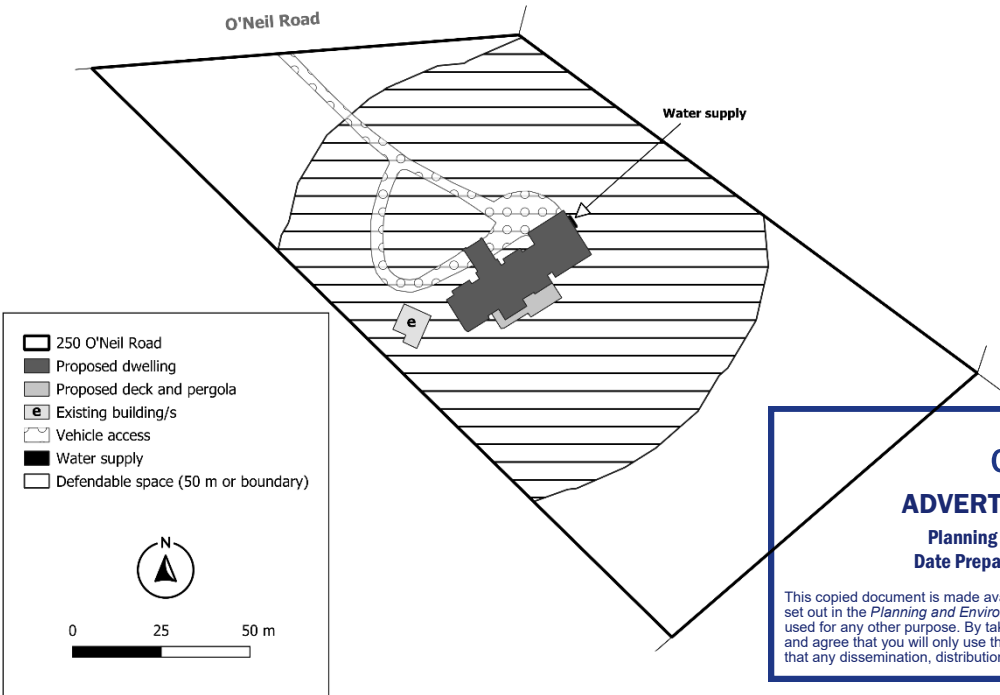


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Defendable space

Defendable space must be provided for a distance of 50 m around the dwelling (or to the property boundary if a lesser distance) where vegetation and other flammable materials will be managed in accordance with the following:

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

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Vehicle access to the dwelling and firefighting water supply must meet the following requirements:

- All-weather construction.
- Have a load limit of at least 15 tonnes.
- A minimum trafficable width of 3.5 metres.
- Clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves will have a minimum inner radius of 10 metres.
- The average grade will be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips will have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A ‘Y’ style turn around area appropriate for an Austroads 8.8 metre Service Vehicle will be provided close to the building.

Construction standards

The proposed dwelling, deck and pergola must comply with a Bushfire Attack Level of 29 (BAL-29).

Water supply

10,000 litres of firefighting water must be provided in accordance with the following:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).





BAXTER ECOLOGY — & ASSOCIATES —

Aborigiculture • Bushfire • Biodiversity • Sustainable Landscapes
Specialists in the Ecology of the Built Environment

Tree Health and Development Impact Assessment V2



250 O'Neil Rd, Officer
Shire of Shire of Cardinia



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11 / 09 / 2025

Tree Health and Development Impact Assessment Report prepared by Baxter Ecology Pty Ltd on behalf of [REDACTED] for Drake.

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Introduction

This report has been commissioned by [REDACTED] from Drake on behalf of their client to meet the permit requirements associated with the building of an additional residence on a property with one existing dwelling (Map 1 and 2). This triggers a review of the vegetation at the subject site and also vegetation adjacent to the title boundary which may be affected. This Arboricultural Impact Assessment identifies and reviews the impact of the proposed development on the trees at the subject site and on adjacent land within 3m of the title boundary.

This Arboricultural Impact Assessment is based on the *Australian Standard AS4970:2009 Protection of Trees on Development Sites* (hereafter AS4970:2009). The AS4970:2009 provides guidance on the principles for protecting trees on land subject to development. It follows, in sequence, the stages of development from planning to implementation.

Council planning context

The subject trees are situated in the Shire of Shire of Cardinia. A search of the Victorian Government's Department of Transport and Planning (DTP), [Planning Schemes Online](#), reveals that 250 O'Neil Rd, Officer, Council Property Number 1639050600, Lot 33 LP3145 is subject to the following planning overlays:

- Bushfire Management Overlay (BMO).
- Environmental Significance Overlay (ESO).
- Schedule 1 to the Environmental Significance Overlay (ESO1).

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Schedule 1 to Clause 42.01 Environmental Significance Overlay

The *Environmental Significance Overlay* primarily aims to ensure that development is compatible with environmental values. The *Schedule 1 to Clause 42.01 Environmental Significance Overlay* (ESO1) aims to protect and manage environmental values, including native vegetation. Under the ESO1, and related to this property, a permit is required to remove, destroy or lop any vegetation unless:

- The vegetation is a tree overhanging the roof of a building used for accommodation.
- The vegetation is dead as a result of natural circumstances. This does not apply to standing dead trees with a trunk diameter of 40 cm or more.
- The vegetation is an environmental weed contained in the Clause.

Cardinia Shire Council Township Street Tree Policy

Council street trees in the Shire of Cardinia are recognised as an important part of the urban landscape and are protected under the Cardinia Shire Council Township Street Tree Policy, where a person must not destroy, damage, lop, remove, or interfere with any trees or vegetation (whether living or dead) on any Council land or road (including a road reserve, footpaths or nature strip), without written consent of the Council.

Clause 52.17 Native Vegetation

As the site is greater than 0.4 hectares, native trees present are protected under *Clause 52.17 Native Vegetation*. This Clause ensures that a permit must be obtained for the removal, destruction, or lopping of

any native vegetation.

The purpose of the Native Vegetation Planning Provision is 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):

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.





Map 1: Tree location and retention value

250 O'Neil Rd, Officer, 3809



Trees (retention value): NRZ (retention value):

- | | |
|---------------|------------------------|
| ● Third party | ○ Third party |
| ● High | ○ High |
| ● Moderate | ○ Medium |
| ● Low | ○ Low |
| □ Tree groups | ○ Structural root zone |
| | □ Property boundaries |

0 15 30 m

DATE: 24/9/25

DATA SOURCES:
On-site data collection
NearMap aerial imagery
CRS: EPSG: 7855

TREE LOCATIONS:
Aligned to aerial imagery
& Feature Survey

Methodology

A site inspection was conducted at 250 O'Neil Road, Officer 3809 on 6/12/25. We assessed all trees which may be impacted by the proposed development, including neighbouring trees and Council trees. The extent of the assessment is limited to trees located within the title boundary and those on Council land and adjoining private property within 5 m of the title. We assessed all trees with heights ≥ 3 m.

Tree coordinates were collected using an Emlid Reach RX GNSS receiver connected to the AUSCORS virtual reference station network via NTRIP, achieving real-time kinematic (RTK) positional accuracy. Data was recorded in MGA2020 Zone 55 (EPSG:7855), with typical horizontal accuracy of ± 0.02 – 0.05 m under open sky conditions. Elevation accuracy may vary depending on local signal conditions.

The inspection was carried out in accordance with steps one and two of the visual tree assessment (VTA) methodology (Mattheck and Breloer, 1994; Harris et al., 2004; Lonsdale, 1999). No invasive or diagnostic tests were carried out. This assessment does not constitute an analysis of risk as defined by quantified tree risk assessment (QTRA) system. Trees were assessed based on size, location, health, structure, significance, management requirements, and local by-laws. Based on the above mentioned descriptors, trees are categorised as having a retention value of low, moderate, or high. Binoculars were used in the visual inspection, a clinometer was used to estimate tree height, and a tape measure was used to measure tree dimensions. Diameter at standard height (DSH) was measured at 1.4 m as per the AS4970-2025. Tree health and structure were assessed based on descriptors from the aforementioned arboricultural texts. Definitions of terms are in Appendix A.

We used the collected data to calculate the structural root zone (SRZ) and the notional root zone (NRZ) as per the AS4970-2025. The SRZ represents the area of structural roots, essential for the tree's stability. The NRZ represents the root area of a tree that is required to sustain the tree's health and viability. The NRZ is a calculated using the DSH and varies for each tree. There are three levels of encroachment:

1. Minor: $\leq 10\%$ into NRZ where roots are contiguous and outside SRZ.
2. Moderate: 11 - 20 % into NRZ and outside SRZ.
3. Major: $> 20\%$ into NRZ or inside the SRZ.

Moderate and major encroachments require design responses, tree sensitive construction techniques, and/or a non-destructive root investigation to protect the tree and conclusively prove to the responsible authority that the encroachment will not be detrimental to the tree.

The tree protection zone (TPZ) is an area designed to protect the tree crown, trunk, and roots during development. Establishing and maintaining a TPZ is the most effective tree protection measure during development.

Defendable space - Tree removal hierarchy

This property is subject to a Bushfire Management Overlay which requires 2 m canopy separation from the ground and 5 m between canopies to meet the defendable space requirements. The order of trees identified for removal to achieve defendable space (under Bushfire Management Overlay requirements), is as follows:

1. Exemptions under planning permits: example *Clause 52.12 Bushfire Exemptions*.

2. Remove trees within 10 m of the proposed dwelling.
3. Remove understorey species (defined as all species that do not contribute to canopy cover).
4. Remove weed species (plants listed on Council weed lists).

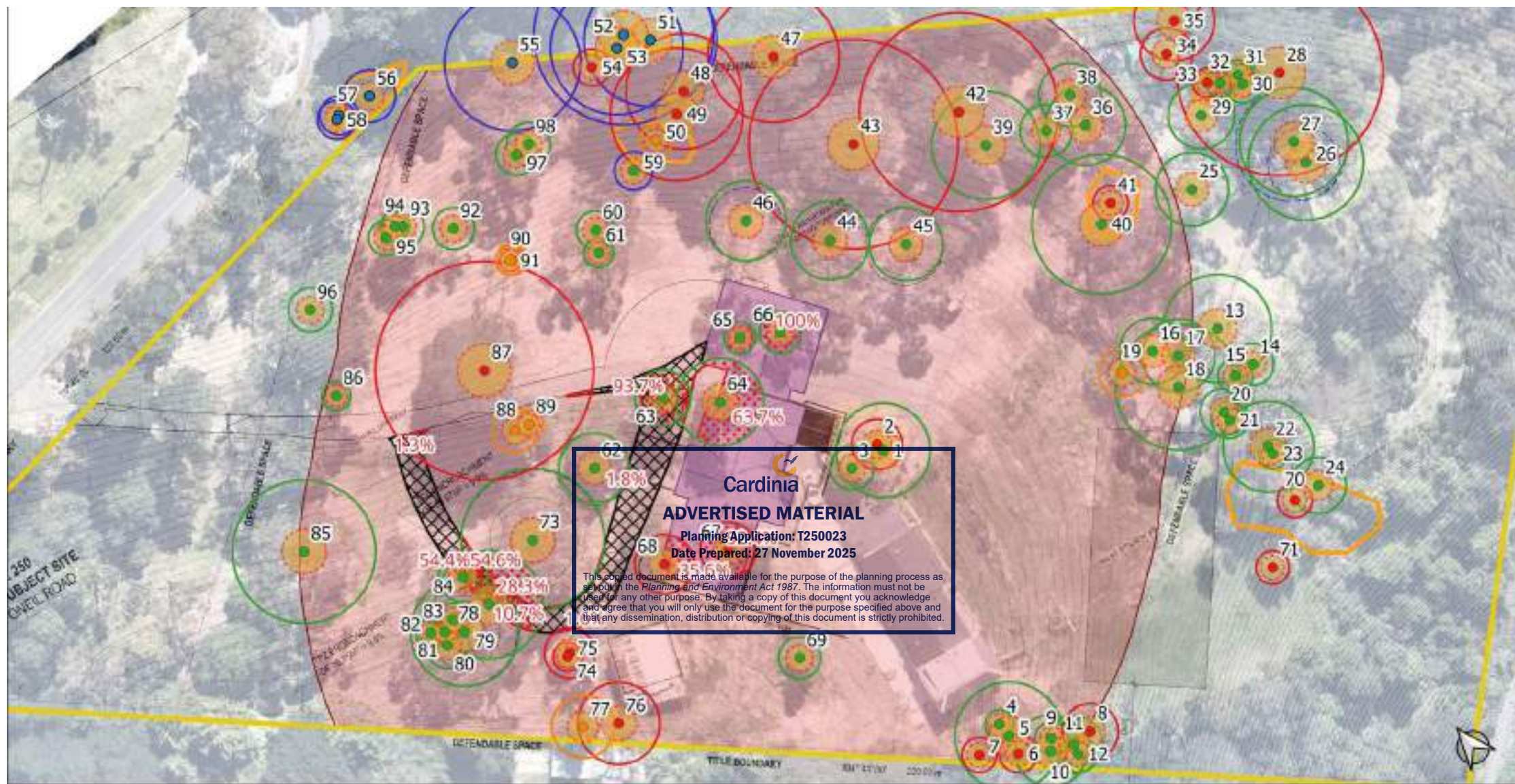
If not yet achieved compliance with *Table 6 Mandatory Guidelines*, then:

5. Remove trees with low health and/or structure.
6. Remove trees with low useful life expectancy (ULE).
7. Remove low value exotic species.

If not yet achieved compliance with *Table 6 Mandatory Guidelines*, then:

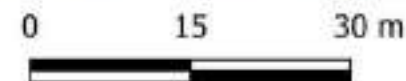
8. Proceed with complex analysis to achieve canopy separation that takes into account species, retaining species diversity, succession planning (e.g., seedlings, saplings, and old), Ecological Vegetation Class, health, structure, and ULE.





Map 2. Development impacts on trees

250 O'Neil Road, Officer, 3809



- | | | |
|---------------------------------|-------------------------------|-----------------------|
| Trees (retention value): | TPZ (retention value): | Tree groups |
| ● Third party | ○ Third party | □ Tree groups |
| ● High | ○ High | □ Property boundaries |
| ● Moderate | ○ Medium | □ Defendable space |
| ● Low | ○ Low | □ Proposed house |
| | ○ SRZ | □ Proposed driveway |
| | | □ TPZ incursions |

Findings & Recommendations

A total of 97 trees with a height > 3 m were assessed on and adjacent to the subject property within a 3 m buffer around the subject site (Table 1 - 3 and Map 1 - 3). Where the development encroaches into the SRZ or where it exceeds 20% into the NRZ, the tree is considered lost, unless mitigation of the impact can be demonstrated.

Protected trees to retain

52 trees are nominated for retention (Map 2). For all retained and protected trees:

- Earthworks and building envelopes must not trigger major encroachments (> 20%) into NRZ.
- Non-destructive root investigation (NDRI) where major encroachments from earthworks can not be avoided to clarify design viability that does not detrimentally impact on trees.
- Large roots (> 50 mm diameter) if encountered must be left intact. Consult the project arborist if large roots are encountered, exposed, accidentally damaged, require severance, or where design modifications cannot accommodate their protection.
- All works within NRZs must adopt low impact methods (e.g., above-grade surfacing, hydro-excavation, pier footings).
- Any pruning works are completed by a qualified arborist in accordance with *AS4373-2007 Pruning of Amenity Trees*.
- Induct all machinery operators and subcontractors to tree protection requirements.

Trees impacted by the development

The proposed development will require the removal of eight trees (Table 1) and will impact on the NRZ of a further 5 trees. A permit to remove these trees will be required for all under the ESO1 or Clause 52.17 except for an exotic tree (Tree 67) which is not protected by either and can be removed without a permit.



Driveways and crossovers

The proposed location of the new driveway will require the removal of three trees and will impact into the NRZ of a further six (6) trees (Table 1). We recommend:

- The removal of **trees 63, 78, and 84**. These trees are protected under the ESO1 and require an offset under Clause 52.17. Removal of trees 78 and 84 are also required to achieve canopy separation for defensible space.
- Install driveway and crossover above grade where the driveway or crossover encroaches into the NRZ of **trees 62, 73, and 79** (Map 2).
- Only remove 50 mm of turf or organic material to ensure excavations are minimal and do not impact further on root systems of adjacent trees.
- Consider using gravel in preference to hard surfacing.

Trees to remove

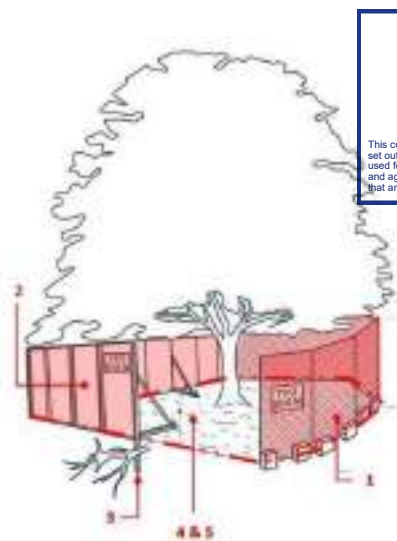
A total of 45 trees are nominated for removal for the development and to meet the requirements of defensible space (Table 2). Of these:

- 12 trees are exotic and 33 are native.
- 5 of the native trees are listed as environmental weeds in Cardinia.

- The majority of the trees (37) require removal to meet defendable space requirements
- 8 trees require removal for the development.
- 5 trees are exempt from an offset under the fence exemption related to defendable space.
- 30 trees require an offset under *Clause 52.17 Native Vegetation* and
- 32 trees will require a permit for removal under the ESO1.

Tree protection fencing

The most important part of protecting trees during development is establishing and maintaining a tree protection zone (TPZ). Tree protection fencing must be erected around all retained and protected trees at risk of development impacts, including **trees 1, 46, 62, 69, 73, 79, and 86** (Map 3). Tree protection fencing must be erected in accordance with *AS4970:2025* (Fig. 1). Tree protection fencing must be installed prior to the commencement of works and maintained for the life of the project. Tree protection fencing must isolate the entire NRZ (Table 1) or follow the area specified in this report, while still allowing pedestrian and vehicle access. No works should be undertaken in the TPZ, unless stipulated by the consulting arborist. Activities excluded from the TPZ include machine excavation (including trenching); excavation for silt fencing; cultivation; storage; preparation of chemicals (including cement); parking vehicles or plant; refuelling; dumping waste; wash down or cleaning chemicals; placement of fill; lighting fires; soil level changes; sign and utilities installation; and physical damage to trees. All works within the TPZ must adopt low impact methods (e.g., above-grade surfacing or pier footings).



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1. Chain wire mesh panels > 1.8 m in height held in place with concrete feet. Erect visible signs on the fence perimeter identifying the TPZ in compliance with *AS1319-1994 Safety Signs for the Occupational Environment*.
2. Alternatively, plywood or wooden paling fence panels.
3. Fence bracing is permissible where installation avoids damaging roots.
4. Maintain natural ground level and soil conditions.
5. Lay 10 cm deep mulch where no natural cover exists or where the ground has been or may be disturbed.

Figure 1. Tree protection fencing instructions.

Table 1. Development impacts on trees and protections (13 Trees)

DSH: diameter at standard height, NRZ: notional root zone (radius), and SRZ: structural root zone (radius). Minor encroachment: $\leq 10\%$ into NRZ where roots are contiguous and outside SRZ. **Moderate encroachment: 11 - 20 % into NRZ and outside SRZ.** **Major encroachment: > 20% into NRZ or inside the SRZ.**

Tree ID	Species	Origin	DSH (cm)	Retention value	Incursion type	Tree Impact /NRZ incursion	Protected under ESO1	Protected under 52.17	Fence exempt
62	<i>Acacia mearnsii</i>	Native	40	High	Driveway	2%	Yes	Yes	No
63	<i>Acacia mearnsii</i>	Native	32	High	Driveway	94%	Yes	Yes	No
64	<i>Eucalyptus gonicalyx</i>	Native	50	High	Driveway	10%	Yes	Yes	No
65	<i>Acacia melanoxylon</i>	Native	18	High	House	64%	Yes	Yes	No
66	<i>Leptospermum lanigerum</i>	Native	24	High	House	100%	Yes	Yes	No
67	<i>Fraxinus oxycarpa</i>	Exotic	32	Low	House	92%	No	No	No
68	<i>Pittosporum undulatum</i>	Native	34	Low	House	36%	No	Yes	No
73	<i>Eucalyptus gonicalyx</i>	Native	82	High	Driveway	9%	Yes	Yes	No
74	<i>Eucalyptus sieberi</i>	Native	29	Low	Driveway	2%	Yes	Yes	No
78	<i>Eucalyptus gonicalyx</i>	Native	62	High	Driveway	48.7%	Yes	Yes	No
79	<i>Eucalyptus gonicalyx</i>	Native	62	High	Driveway	11%	Yes	Yes	No
84	<i>Acacia mearnsii</i>	Native	28	High	Driveway	55%	Yes	Yes	No

Tree ID	Species	Origin	DSH (cm)	Retention value	Incursion type	Tree Impact /NRZ incursion	Protected under ESO1	Protected under 52.17	Fence exempt
87	<i>Pinus radiata</i>	Exotic	128	Low	Driveway	1%	Yes	No	No

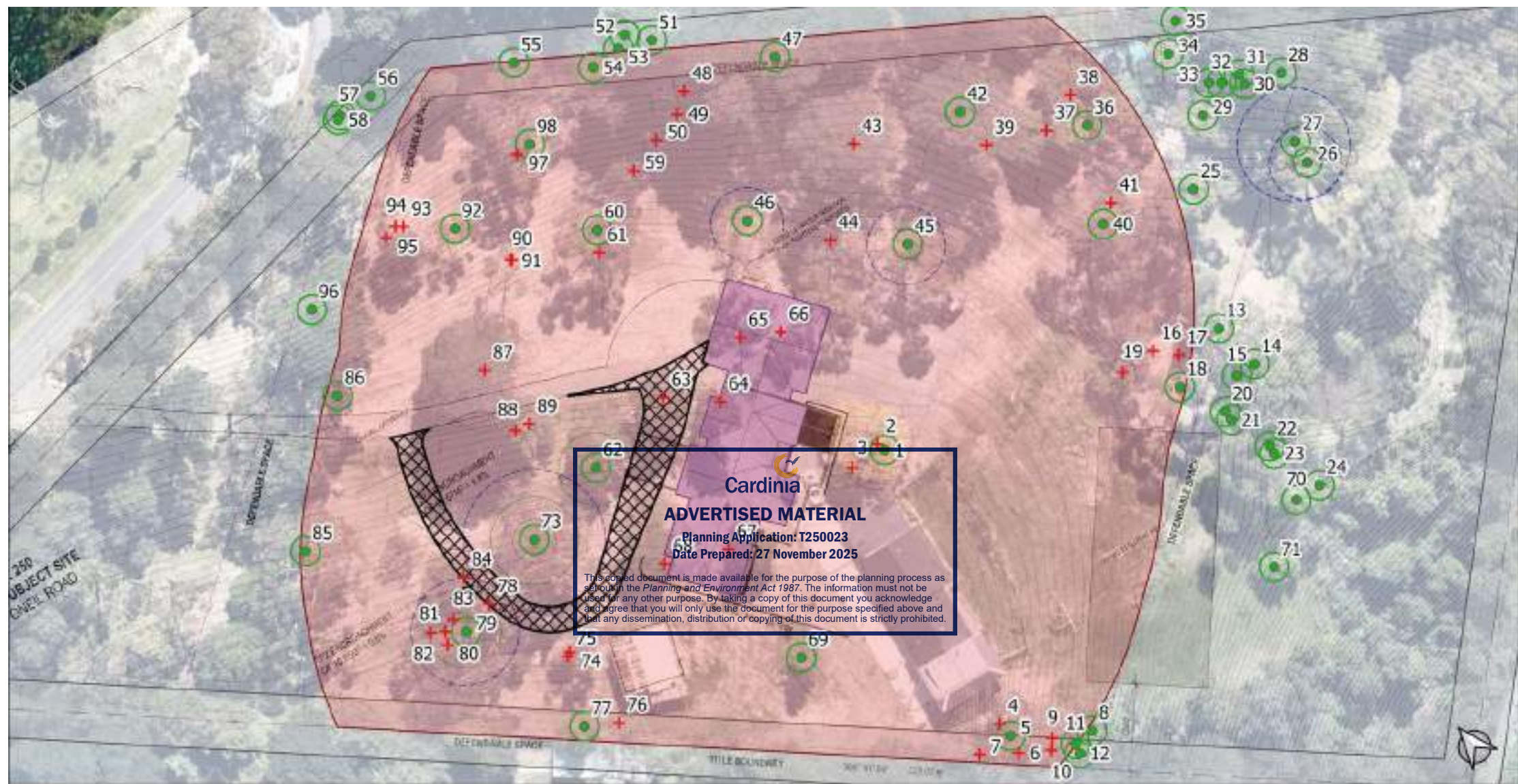


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0 15 30 m

Map 3. Trees to retain or remove for the development and defensible space

250 O'Neil Road, Officer, 3809



- | | | |
|--------------------------|---------------------|-------------------|
| Trees: | Tree groups | Proposed driveway |
| Remove | Property boundaries | Fence exemption |
| Retain | Defendable space | |
| Canopy of retained trees | Proposed house | |

DATE: 25/09/25
 DATA SOURCES:
 On-site data collection
 NearMap aerial imagery
 CRS: EPSG: 7855
 Feature Survey: Drake design
 TREE LOCATIONS:
 Aligned to aerial imagery
 & Feature Survey

Table 2. Trees to be removed, protections, and permit/offset requirements (45 trees)

DSH: diameter at standard height. Weeds are locally significant weeds to Cardinia Shire.

Tree ID	Species	Common name	Origin	DSH (cm)	Retention value	Protected under ESO1	Protected under 52.17	Fence exempt	Removal reason	Permit requirements
2	<i>Prunus cerasifera</i> 'Nigra'	Black Gum	Exotic	29	Low	No	No	No	Defendable space	No permit required
3	<i>Acer palmatum</i>	Japanese Maple	Exotic	25	High	No	No	No	Defendable space	No permit required
4	<i>Eucalyptus</i> sp.	Gum	Native	16	High	No	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (but weed)	22	Low	No	Yes	Yes	Defendable space	No permit required
7	<i>Fraxinus oxycarpa</i>	Narrow-leaf Ash	Exotic	20	Low	No	No	Yes	Defendable space	No permit required
9	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	19	High	Yes	Yes	Yes	Defendable space	Permit under ESO1
10	<i>Eucalyptus maidenii</i>	Maiden's Gum	Native	41	High	Yes	Yes	Yes	Defendable space	Permit under ESO1
16	<i>Eucalyptus obliqua</i>	Messmate	Native	38	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
17	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	42	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17


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Tree ID	Species	Common name	Origin	DSH (cm)	Retention value	Protected under ESO1	Protected under 52.17	Fence exempt	Removal reason	Permit requirements
19	<i>Malus sp.</i>		Exotic	27	Moderate	No	No	No	Defendable space	No permit required
37	<i>Acacia mearnsii</i>	Black Wattle	Native	30	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
38	<i>Acacia mearnsii</i>	Black Wattle	Native	36	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
39	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (but weed)	62	High	No	Yes	No	Defendable space	Permit under 52.17
41	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (but weed)	20	Low	No	Yes	No	Defendable space	Permit under 52.17
43	<i>Pinus radiata</i>	Monterey Pine	Exotic	120	Low	No	No	No	Defendable space	Permit under ESO1
44	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	45	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
48	<i>Pinus radiata</i>	Monterey Pine	Exotic	66	Low	Yes	No	No	Defendable space	Permit under ESO1
49	<i>Pinus radiata</i>	Monterey Pine	Exotic	76	Low	Yes	No	No	Defendable space	Permit under ESO1
50	Group of <i>Acacia melanoxylon</i>	Blackwood	Native	18	Moderate	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
59	<i>Eucalyptus sp.</i>	Gum	Native	22	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
61	<i>Eucalyptus sp.</i>	Gum	Native	12	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17


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Tree ID	Species	Common name	Origin	DSH (cm)	Retention value	Protected under ESO1	Protected under 52.17	Fence exempt	Removal reason	Permit requirements
63	<i>Acacia mearnsii</i>	Black Wattle	Native	32	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
64	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	50	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
65	<i>Acacia melanoxylon</i>	Blackwood	Native	18	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
66	<i>Leptospermum lanigerum</i>	Wooly Tea-tree	Native	24	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
67	<i>Fraxinus oxycarpa</i>	Narrow-leaf Ash	Exotic	32	Low	No	No	No	Development	No permit required
68	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (but weed)	34	Low	No	Yes	No	Development	Permit under 52.17
74	<i>Eucalyptus sieberi</i>	Silvertop Ash	Native	29	Low	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
75	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native (but weed)	6	Low	No	Yes	No	Defendable space	Permit under 52.17
76	<i>Fraxinus angustifolia</i>	Narrow-leaf Ash	Exotic	47	Low	No	No	Yes	Defendable space	No permit required
78	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	62	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
80	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	26	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17



Tree ID	Species	Common name	Origin	DSH (cm)	Retention value	Protected under ESO1	Protected under 52.17	Fence exempt	Removal reason	Permit requirements
81	<i>Exocarpus cupressiformis</i>	Cherry Ballart	Native	16	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
82	<i>Exocarpus cupressiformis</i>	Cherry Ballart	Native	15	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
83	<i>Eucalyptus sp.</i>	Gum	Native	19	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
84	<i>Acacia mearnsii</i>	Black Wattle	Native	28	High	Yes	Yes	No	Development	Permit under ESO1 and offset under 52.17
87	<i>Pinus radiata</i>	Monterey Pine	Exotic	128	Low	Yes	No	No	Defendable space	Permit under ESO1
88	<i>Fraxinus angustifolia</i>	Narrow-leaf Ash	Exotic	25	Moderate	No	No	No	Defendable space	No permit required
89	<i>Prunus sp.</i>		Exotic	15	Moderate	No	No	No	Defendable space	No permit required
90	<i>Eucalyptus sp.</i>	Gum	Native	18	Moderate	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
91	<i>Eucalyptus sp.</i>	Gum	Native	13	Moderate	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
93	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	24	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
94	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	12	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17


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Tree ID	Species	Common name	Origin	DSH (cm)	Retention value	Protected under ESO1	Protected under 52.17	Fence exempt	Removal reason	Permit requirements
95	<i>Acacia mearnsii</i>	Black Wattle	Native	20	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17
97	<i>Eucalyptus gonicalyx</i>	Long-leaf Box	Native	24	High	Yes	Yes	No	Defendable space	Permit under ESO1 and offset under 52.17



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Tree 1: *Robinia pseudoacacia*

Tree 18: *Eucalyptus radiata*

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Tree 19: *Malus species*

Tree 39: *Pittosporum undulatum*



Tree 67: *Fraxinus oxycarpa*



Tree 69: *Cedrus deodara*

Conclusions

The plans to develop the property at 250 O'Neil Rd, Officer under the current proposal shows appropriate consideration to the retention of valuable trees, particularly those on adjoining allotments. With the implementation of prescribed tree protection measures described in this report, we conclude that the existing tree stock can be preserved with little impact. If the reader has any queries or requires clarification of terms and/or concepts, please do not hesitate to contact the authors.



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Appendix

A - Table 3. All assessed trees

DSH: diameter at standard height, red DSH: multi-stemmed trees, ELE: expected life expectancy, NRZ: notional root zone (radius), and SRZ: structural root zone (radius). Weeds are locally significant weeds to Cardinia Shire.

Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
1	<i>Robinia pseudoacacia</i>	Black Locust	Exotic	54	10	8	Mature	Good	Good	Long	High	6.5	2.6
2	<i>Prunus cerasifera</i> 'Nigra'	Black Gum	Exotic	29	4	4	Mature	Good	Fair	Medium	Low	3.5	2.0
3	<i>Acer palmatum</i>	Japanese Maple	Exotic	25	5	5	Mature	Good	Good	Medium	High	3.0	1.8
4	<i>Eucalyptus</i> sp.	Gum	Native	16	18	5	Mature	Good	Good	Long	High	2.0	1.5
5	<i>Corymbia citriodora</i>	Lemon-scented Gum	Exotic	62	17	10	Mature	Good	Good	Long	High	7.4	2.7
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	22	6	5	Mature	Good	Good	Medium	Low	2.6	1.8
7	<i>Fraxinus oxycarpa</i>	Narrow-leaf Ash	Exotic	20	7	3	Mature	Good	Fair	Medium	Low	2.4	1.7
8	<i>Fraxinus oxycarpa</i>	Narrow-leaf Ash	Exotic	32	7	4	Mature	Good	Fair	Medium	Low	3.8	2.1
9	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	19	7	5	Mature	Fair	Fair	Medium	High	2.3	1.6

Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
10	<i>Eucalyptus maidenii</i>	Maiden's Gum	Native	41	10	5	Mature	Good	Good	Long	High	4.9	2.3
11	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	33	10	12	Mature	Good	Fair	Long	High	4.0	2.1
12	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	21	9	7	Semi-mature	Good	Fair	Long	High	2.5	1.7
13	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	62	12	7	Mature	Good	Fair	Long	High	7.4	2.7
14	<i>Acacia mearnsii</i>	Black Wattle	Native	24	10	5	Mature	Good	Good	Medium	High	2.9	1.8
15	<i>Eucalyptus radiata</i>	Narrow-leaf peppermint	Native	20	10	5	Mature	Good	Good	Medium	High	2.4	1.7
16	<i>Eucalyptus obliqua</i>	Messmate	Native	38	10	5	Mature	Good	Good	Medium	High	4.6	2.2
17	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	42	10	5	Mature	Good	Good	Medium	High	5.0	2.3
18	<i>Eucalyptus radiata</i>	Narrow-leaf peppermint	Native	72	10	10	Mature	Good	Good	Long	High	8.6	2.9
19	<i>Malus sp.</i>	Apple	Exotic	27	5	5	Mature	Good	Good	Medium	Moderate	3.2	1.9
20	<i>Eucalyptus radiata</i>	Narrow-leaf peppermint	Native	27	9	3	Semi-mature	Good	Good	Long	High	3.2	1.9
21	<i>Eucalyptus radiata</i>	Narrow-leaf peppermint	Native	21	9	3	Semi-mature	Good	Good	Long	High	2.5	1.7
22	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	52	13	7	Mature	Good	Good	Long	High	6.2	2.5


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Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
23	<i>Exocarpus cupressiformis</i>	Cherry Ballart	Native	15	7	4	Mature	Good	Good	Medium	High	2.0	1.5
24	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	32	14	7	Mature	Good	Good	Medium	High	3.8	2.1
25	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	42	13	7	Mature	Good	Good	Long	High	5.0	2.3
26	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	66	13	7	Mature	Good	Good	Long	High	7.9	2.8
27	<i>Eucalyptus obliqua</i>	Messmate	Native	62	13	7	Mature	Good	Good	Long	High	7.4	2.7
28	<i>Pinus radiata</i>	Monterey Pine	Exotic	118	20	12	Mature	Good	Fair	Long	Low	14.2	3.5
29	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	38	13	5	Mature	Good	Good	Long	High	4.6	2.2
30	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	22	8	5	Mature	Good	Good	Long	High	2.6	1.8
31	<i>Acacia mearnsii</i>	Black Wattle	Native	16	8	5	Mature	Good	Fair	Medium	High	2.0	1.5
32	<i>Acacia mearnsii</i>	Black Wattle	Native	11	6	3	Mature	Good	Fair	Medium	High	2.0	1.5
33	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	16	3	5	Mature	Good	Good	Medium	Low	2.0	1.5
34	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	30	12	5	Mature	Good	Good	Medium	Low	3.6	2.0
35	<i>Acacia mearnsii</i>	Black Wattle	Native	46	12	7	Mature	Good	Good	Medium	Low	5.5	2.4
36	<i>Acacia mearnsii</i>	Black Wattle	Native	46	12	7	Mature	Good	Good	Medium	High	5.5	2.4

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Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
37	<i>Acacia mearnsii</i>	Black Wattle	Native	30	12	5	Mature	Good	Fair	Medium	High	3.6	2.0
38	<i>Acacia mearnsii</i>	Black Wattle	Native	36	12	7	Mature	Good	Good	Medium	High	4.3	2.2
39	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	62	9	8	Mature	Good	Good	Medium	High	7.4	2.7
40	<i>Eucalyptus obliqua</i>	Messmate	Native	80	12	12	Mature	Good	Good	Long	High	9.6	3.0
41	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	20	5	7	Semi-mature	Good	Good	Medium	Low	2.4	1.7
42	<i>Pinus radiata</i>	Monterey Pine	Exotic	114	22	12	Mature	Good	Good	Medium	Low	13.7	3.5
43	<i>Pinus radiata</i>	Monterey Pine	Exotic	120	23	12	Mature	Good	Good	Medium	Low	14.4	3.6
44	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	45	12	11	Mature	Good	Good	Long	High	5.4	2.4
45	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	42	11	8	Mature	Good	Good	Long	High	5.0	2.3
46	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	46	13	8	Mature	Good	Good	Long	High	5.5	2.4
47	<i>Pinus radiata</i>	Monterey Pine	Exotic	75	18	8	Mature	Good	Good	Long	Low	9.0	2.9
48	<i>Pinus radiata</i>	Monterey Pine	Exotic	66	18	8	Mature	Good	Good	Long	Low	7.9	2.8
49	<i>Pinus radiata</i>	Monterey Pine	Exotic	76	18	8	Mature	Good	Good	Long	Low	9.1	2.9



Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
50	Group of <i>Acacia melanoxylon</i>	Blackwood	Native	18	8	8	Semi-mature	Good	Good	Medium	Moderate	2.2	1.6
51	<i>Pinus radiata</i>	Monterey Pine	Exotic	76	20	8	Mature	Good	Good	Medium	Third party	9.1	2.9
52	<i>Pinus radiata</i>	Monterey Pine	Exotic	103	20	8	Mature	Good	Good	Long	Third party	12.4	3.4
53	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	76	14	8	Mature	Good	Good	Long	Third party	9.1	2.9
54	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	21	8	5	Mature	Fair	Fair	Medium	Low	2.5	1.7
55	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	78	18	5	Mature	Good	Fair	Long	Third party	9.4	3.0
56	<i>Unknown sp.</i>	Unknown	Unknown	30	9	10	Semi-mature	Good	Fair	Medium	Third party	3.6	2.0
57	<i>Acacia mearnsii</i>	Black Wattle	Native	22	7	3	Mature	Good	Fair	Medium	Third party	2.6	1.8
58	<i>Acacia mearnsii</i>	Black Wattle	Native	22	7	3	Mature	Good	Fair	Medium	Third party	2.6	1.8
59	<i>Eucalyptus sp.</i>	Gum	Native	22	7	5	Mature	Good	Fair	Medium	High	2.6	1.8
60	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Native	22	10	10	Mature	Good	Good	Medium	High	2.6	1.8
61	<i>Eucalyptus sp.</i>	Gum	Native	12	10	10	Semi-mature	Fair	Fair	Medium	High	2.0	1.5
62	<i>Acacia mearnsii</i>	Black Wattle	Native	40	8	6	Mature	Good	Fair	Medium	High	4.8	2.3
63	<i>Acacia mearnsii</i>	Black Wattle	Native	32	10	5	Mature	Good	Fair	Medium	High	3.8	2.1

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Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
64	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	50	11	5	Mature	Good	Fair	Medium	High	6.0	2.5
65	<i>Acacia melanoxylon</i>	Blackwood	Native	18	9	3	Mature	Good	Fair	Medium	High	2.2	1.6
66	<i>Leptospermum lanigerum</i>	Wooly Tea-tree	Native	24	6	5	Mature	Fair	Fair	Medium	High	2.9	1.8
67	<i>Fraxinus oxycarpa</i>	Narrow-leaf Ash	Exotic	32	8	5	Mature	Good	Fair	Medium	Low	3.8	2.1
68	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	34	6	5	Mature	Good	Fair	Medium	Low	4.1	2.1
69	<i>Cedrus deodara</i>	Deodar Cedar	Exotic	24	7	3	Mature	Good	Good	Long	High	2.9	1.8
70	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	20	5	12	Mature	Good	Good	Medium	Low	2.4	1.7
71	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	19	6	5	Mature	Good	Good	Medium	Low	2.3	1.6
73	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	82	12	8	Mature	Fair	Fair	Long	High	9.8	3.0
74	<i>Eucalyptus sieberi</i>	Silvertop Ash	Native	29	10	4	Mature	Poor	Poor	Long	Low	3.5	2.0
75	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Native	6	3	2	Mature	Poor	Poor	Long	Low	2.0	1.5
76	<i>Fraxinus angustifolia</i>	Narrow-leaf Ash	Exotic	47	15	10	Mature	Poor	Poor	Medium	Low	5.6	2.4
77	<i>Fraxinus angustifolia</i>	Narrow-leaf Ash	Exotic	36	8	5	Mature	Good	Good	Long	Moderate	4.3	2.2
78	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	62	15	10	Mature	Fair	Fair	Long	High	7.4	2.7


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Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
79	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	62	10	6	Mature	Good	Good	Long	High	7.4	2.7
80	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	26	10	5	Mature	Good	Good	Long	High	3.1	1.9
81	<i>Exocarpus cupressiformis</i>	Cherry Ballart	Native	16	6	4	Mature	Fair	Fair	Medium	High	2.0	1.5
82	<i>Exocarpus cupressiformis</i>	Cherry Ballart	Native	15	6	3	Mature	Fair	Fair	Medium	High	2.0	1.5
83	<i>Eucalyptus sp.</i>	Gum	Native	19	10	4	Mature	Good	Fair	Long	High	2.3	1.6
84	<i>Acacia mearnsii</i>	Black Wattle	Native	28	10	6	Mature	Fair	Good	Medium	High	3.4	1.9
85	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	82	15	10	Mature	Good	Good	Medium	High	9.8	3.0
86	<i>Acacia melanoxylon</i>	Blackwood	Native	8	3	Juvenile	Good	Good	Good	Medium	High	2.0	1.5
87	<i>Pinus radiata</i>	Monterey Pine	Exotic	128	15	10	Mature	Good	Fair	Medium	Low	15.0	3.7
88	<i>Fraxinus angustifolia</i>	Narrow-leaf Ash	Exotic	25	8	6	Mature	Good	Good	Medium	Moderate	3.0	1.8
89	<i>Prunus sp.</i>	Plum	Exotic	15	7	4	Mature	Good	Good	Medium	Moderate	2.0	1.5
90	<i>Eucalyptus sp.</i>	Gum	Native	18	10	5	Senescent	Dead	Dead	Short	Moderate	2.2	1.6
91	<i>Eucalyptus sp.</i>	Gum	Native	13	8	2	Senescent	Dead	Dead	Short	Moderate	2.0	1.5
92	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	24	8	5	Mature	Good	Good	Long	High	2.9	1.8


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Tree ID	Species	Common name	Origin	DSH (cm)	Height (m)	Crown (m)	Age	Health	Structure	ELE	Retention value	NRZ (m)	SRZ (m)
93	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	24	8	3	Semi-mature	Good	Good	Long	High	2.9	1.8
94	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	12	6	2	Semi-mature	Good	Good	Long	High	2.0	1.5
95	<i>Acacia mearnsii</i>	Black Wattle	Native	20	8	6	Mature	Good	Good	Medium	High	2.4	1.7
96	<i>Acacia mearnsii</i>	Black Wattle	Native	25	10	8	Mature	Good	Good	Medium	High	3.0	1.8
97	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	24	12	6	Mature	Dead	Good	Long	High	2.9	1.8
98	<i>Eucalyptus goniocalyx</i>	Long-leaf Box	Native	25	12	8	Mature	Good	Good	Long	High	3.0	1.8



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B - Tree Assessment Terms

Age

- Juvenile: Young tree recently planted.
- Semi-mature: tree still growing.
- Mature: tree has reached expected size in current situation.
- Senescent: tree is over mature and in decline.

Health

- Good: crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.
- Fair: tree is exhibiting one or more of the following symptoms: < 30% deadwood or minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators, e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.
- Poor: tree has > 30% deadwood and canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.
- Dead: tree is dead.

Structure

- Good: good branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch or over extension. No damage to structural roots and/or good buttressing present. No obvious root pests or diseases. Canopy full and symmetrical.
- Fair: some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species. Minor asymmetry or suppression. Considered typical for species in situation.
- Poor: major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic. Canopy suppressed, major asymmetry. Stump re-growth.
- Hazardous: tree poses immediate hazard potential that should be rectified as soon as possible.



Useful Life Expectancy

Useful Life Expectancy (ULE) in a planning context is the length of time a tree can be maintained as a useful amenity and not a liability. This is by far the most important long-term consideration. ULE is contingent on a number of management assumptions and the fundamental principles of public safety and usefulness in the landscape.

Retention value

Retention value is determined from the collation of data (species, size, age, health, structure, form, and site conditions etc.) in relation to the following retention descriptors:

- None: tree with severe health and/or structural defects that cannot be rectified through reasonably practicable arboricultural works. Tree may be interdependent with surrounding trees and will be unable to be retained once adjacent shelter trees are removed. Tree is classed as a noxious or environmental weed and is detrimental to the environment. Trees with no retention value are likely to require immediate removal prior to any development works.
- Low: tree contributes little to future landscapes because of poor health, structural condition, or species suitability in relation to unacceptable growth habit, or combinations of these characteristics. Tree is not significant due to its size and/or age and can be easily replaced. Tree is likely to have a ULE of under 10 years. Trees with low retention value may be able to be retained in the mid to short term if they do not require a disproportionate expenditure of resources (i.e. design modification).
- Moderate: tree has some attributes that may benefit the site in relation to botanical, horticultural, historical, or local significance but may be limited to some degree by their current health condition or future growth in relation to existing or future site conditions and/or immediate/future maintenance requirements. Tree is likely to tolerate changes in its environment and will respond to arboricultural treatments. Trees with moderate retention value should be considered for retention if reasonably practicable. Arboricultural works may be required but should remain within reasonable limits. Tree may have a ULE of over 10 years if managed appropriately.
- High: tree in good overall condition with the potential to positively contribute to the landscape in the mid to long-term if appropriately managed. Species is suited to its existing site conditions and is capable of tolerating certain changes in its environment. Ideally, trees with a high retention value should be retained and incorporated into any development plans. The tree is considered to be worthy of material constraint.



C - References

- AS4970 (2009) *Protection of Trees on Development Sites*.
- AS 4373 (2007) *Pruning of Amenity Trees*.
- Barrell, J. (2024), www.TreeAZ.com.
- Costermans L. (2007), *Native Trees of SE Australia*, Read New Holland.
- Draper D.B., & Richards P.A. (2009), *Dictionary for Managing Trees in Urban Environments*, CSIRO Publishing.
- Ellison M.J. (2004) *Quantified Tree Risk Assessment Used in the Management of Amenity Trees*.
- Harris R.W., Matheny N.P., & Clarke J.R. (1999), *Arboriculture; Integrated Management of Landscape Trees, Shrubs and Vines*, Pretence Hall Publishing.
- Lonsdale D. (1999), *Principles of Tree Hazard Management and Assessment*, TSO Publishing.
- Mattheck C. & Breloer H. (1994), *The Body Language of Trees*, TSO Publishing.
- Roberts J., Jackson N., & Smith M. (2006), *Tree Roots in the Built Environment*, TSO Publishing.



D - Limitations and Constraints

Tree assessment is based on external visual examination from ground level only. No internal decay diagnostic equipment was used, no excavation of the root plate undertaken, and no samples were removed for analysis unless otherwise stated. *Risk assessment* is provided only as an estimation of the potential of the tree(s) listed in this report as to their probability to cause damage to people and/or property and cannot be considered to constitute a prediction of future events.

Recommendations contained in this report are based on the measurements and observations prevalent at the time of inspection. Future changes or site development may render this report and recommendations invalid. Care has been taken to obtain all information from reliable sources. All data has been verified where possible, however *Baxter Ecology & Associates* can neither guarantee nor be responsible for the accuracy of the information provided by third parties. Any legal description, titles, and ownership of any property provided to the *consulting arborist* are assumed to be correct. No responsibility is assumed for matters legal in character.

Maps, diagrams, and photographs in this report are included as visual aids. They cannot be considered to be to scale and are not intended to be used to locate trees or in the place of structural and/or architectural plans. Loss or alteration of any part of this report invalidates the entire report.



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Specialists in the Ecology of the Built Environment

Native Vegetation Assessment & Offset Report V2



Proposal: New dwelling in a Bushfire Management Overlay

250 O'Neil Rd, Officer
Shire of Cardinia

Report prepared by: [REDACTED]

MSc (Forestry) BSc (NRM) Grad Cert (Bushfire) Dip (Arb)

0450 400 617

james@baxterecology.com

Report date: 25 September 2025



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Date Prepared: 27 November 2025

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Summary

This report has been prepared with regard to an extensive design and siting investigation to avoid and minimise native vegetation removal. The proposal to construct a new dwelling accords with the zoning and planning overlay objectives of the Shire of Cardinia planning scheme. The building envelope is sited in response to access and egress constraints but also to minimise impact to native vegetation values. The retention of locally endemic mature trees demonstrates the achievement of an avoid, minimise, and offset approach to the proposed development.

The proposed 'removal' of native vegetation as defined in the *Guidelines for the removal, destruction, or lopping of native vegetation* (hereafter 'the Guidelines') has been assessed as triggering an *Intermediate Assessment Pathway*. For the construction of the development and to achieve defensible space mandatory prescriptions, 33 small native trees are nominated for removal to achieve a 5 m crown separation. An arboricultural assessment by Baxter Ecology accompanies this report.

Context

The subject site area is not in a Melbourne Strategic Assessment Area identified in the Biodiversity Conservation Strategy. The subject site is in the Highland Southern Fall bioregion in Cardinia Shire. Past removal has been considered correctly, therefore the information presented in this Native Vegetation Removal Report addresses application requirement four. A Property Vegetation Plan (PVP) does not apply to the subject site. The subject site is not removing native vegetation from within an area covered by a Native Vegetation Precinct Plan (NVPP) and the proposed removals not identified as 'to be removed' within the NVPP.



Topographical and land information

The site has a small < 3 degree upslope increasing towards the north-west (Map 1). There are no ridges, hilltops, wetlands, or waterways on the subject site (Map 1). There are no low-lying areas, saline discharge areas, or areas of erosion (Map 1).



Map 1. Subject site with 10 m contours, and cadastre boundaries (LASSI, 2024).

Ecological Vegetation Class

The subject site is in Grassy Forest Ecological Vegetation Class (EVC 128) in the Highlands Southern Fall bioregion (Table 1 and Map 3). Dominant canopy trees include *Eucalyptus radiata*, *E. obliqua*, and *E. gonicalyx*. **The EVC benchmark is diameter at standard height (DSH) of 70 cm ("large tree")**, canopy cover of 30 %, and a density of 20 trees per hectare. While the modelled 2005 EVC map indicated that the subject site is remnant, site inspection revealed there were several canopy species characteristic of the EVC, including one benchmark *Eucalyptus obliqua*, two *E. gonicalyx*, and one *E. radiata*. The understorey species were limited, with many introduced mowed grasses (see photo library).

Table 1. Modelled 2005 Ecological Vegetation Class (EVC) at the subject site (NatureKit, 2024).

EVC name/number	Geographic occurrence	Conservation status
Grassy Forest (128)	Common	Vulnerable



Map 2. Map of modelled 2005 Ecological Vegetation Classes on and adjacent to the subject site (red box) (NatureKit, 2024). Green: Grassy Forest EVC, blue: Riparian Scrub/Swampy Riparian Woodland Complex EVC, and yellow: Lowland Forest EVC.

Native trees to be removed

Table 2. Native trees to be removed.

DSH: diameter at breast height, red DSH: EVC benchmark tree (DBH > 70 cm).

Tree ID	Species	DBH (cm)
4	<i>Eucalyptus sp.</i>	16
16	<i>Eucalyptus obliqua</i>	38
17	<i>Eucalyptus goniacalyx</i>	42
37	<i>Acacia mearnsii</i>	30
38	<i>Acacia mearnsii</i>	36
39	<i>Pittosporum undulatum</i>	33
41	<i>Pittosporum undulatum</i>	20
44	<i>Eucalyptus dives</i>	45
50	<i>Acacia melanoxylon</i>	18
59	<i>Eucalyptus sp.</i>	22
61	<i>Eucalyptus sp.</i>	12
63	<i>Acacia mearnsii</i>	32



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Tree ID	Species	DBH (cm)
64	<i>Eucalyptus goniacalyx</i>	20
65	<i>Acacia melanoxylon</i>	18
66	<i>Leptospermum lanigerum</i>	24
68	<i>Pittosporum undulatum</i>	24
74	<i>Eucalyptus sieberi</i> /Silvertop Ash	29
75	<i>Pittosporum undulatum</i> /Sweet Pittosporum	6
78	<i>Eucalyptus goniacalyx</i> /Long-leaf Box	62
80	<i>Eucalyptus goniacalyx</i> /Long-leaf Box	26
81	<i>Exocarpus cupressiformis</i> /Cherry Ballart	16
82	<i>Exocarpus cupressiformis</i> /Cherry Ballart	15
83	<i>Eucalyptus</i> sp.	19
84	<i>Acacia mearnsii</i> /Black Wattle	28
90	<i>Eucalyptus</i> sp.	18
91	<i>Eucalyptus</i> sp.	13
93	<i>Eucalyptus goniacalyx</i> /Long-leaf Box	24
94	<i>Eucalyptus goniacalyx</i> /Long-leaf Box	12

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Tree ID	Species	DBH (cm)
95	<i>Acacia mearnsii</i> /Black Wattle	20
97	<i>Eucalyptus gonicalyx</i> /Long-leaf Box	24



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Photo library of native trees to be removed



Tree 4



Tree 16



Tree 17



Tree 38



Tree 39



Tree 41



Tree 44



Tree 50



Tree 59



Tree 61



Tree 63



Tree 64



Tree 65



Tree 66



Tree 68



Tree 74



Tree 75



Tree 78



Tree 80



Tree 81
 Cardinia

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Tree 84



Tree 82



Tree 83



Tree 90



Tree 91



Tree 94

Tree 93
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Tree 95



Tree 97

Native Vegetation Removal Assessment

Clause 52.17 Native Vegetation: to determine offset obligations at this location, a summary of the native vegetation to be removed has been generated through the Native Vegetation Removal (NVR) tool (Table 3). Surrounding the building envelope “partial removal” by mowing in summer has been estimated at < 25 % removal of the native vegetation biomass within the defendable space area. Defendable space requirement in accordance with AS3959.2018 has been calculated at 50 m from the habitable structure (building footprint) or to the property boundary.

Table 3. Summary of native vegetation to be removed.

Risk-based pathway	Basic assessment pathway
Total extent of past plus proposed native vegetation removal	0.279 ha
Number of large trees	0
Number of small scattered trees	0
Location risk	Location category 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.
Minimum Strategic Biodiversity Score for all marked native vegetation	0.408

Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Native Vegetation Removal applicants guide provides information relating to this requirement (Table 4). Preliminary enquiries indicate that offsets are available through Cardinia Shire LGA or Melbourne Water CMA. Evidence can be provided upon approval of permit. On 5 August 2020 Amendment VC176 (Amendment) was gazetted, varying Clause 52.12 (Bushfire Protection Exemptions) of the Victorian Planning Provisions, including but not limited to: clarifying that no permit is required to remove vegetation for the construction of a dwelling, and alteration and extension to a dwelling, or the creation of its defendable space when approved under Clause 44.06 (Bushfire Management Overlay) (Amended Exemptions).

Offset requirements

Table 4. Summary of offset requirements.

Offset type	General Offset
Offset amount (units)	0.164 General Habitat Units
Vicinity	Cardinia Shire LGA or Melbourne Water CMA

Conclusion

The proposal to construct a second dwelling will result in the removal of native trees protected under various overlays. The General Application Requirements of *Clause 52.17* have been met in this report and offset requirements are detailed but exempt at VC176 (Amendment). Notwithstanding, considerable effort on the part of the client has been invested to avoid and minimise vegetation loss. The proposed removal of vegetation has been assessed as an Intermediate Assessment Pathway in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (2017) with an offset amount of 0.164 general habitat units.

References

- Department of Transport and Planning, Victorian Government (2024) *LASSI - Land and Survey Spatial Information*, <https://maps.land.vic.gov.au/lassi/LassiUI.jsp>.
- Department of Energy, Environment, and Climate Action, Victorian Government (2024), NatureKit, <https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>.
- Department of Energy, Environment, and Climate Action, Victorian Government (2024), Native Vegetation Removal tool, <https://mapshare.vic.gov.au/nvr/map/removal>



Native Vegetation Removal Report

NVRR ID: 311_20250924_LLW

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: 24/09/2025

Local Government Area: CARDINIA SHIRE

Registered Aboriginal Party: Bunurong

Coordinates: 145.39684, -38.03983

Address:

248 ONEIL ROAD OFFICER 3809

250 ONEIL ROAD OFFICER 3809

Regulator Notes

Removal polygons are located:



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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>	0.279	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.279
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

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	0.164 General Habitat Units
Minimum strategic biodiversity value score ²	0.408
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.

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.

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?

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 defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

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?

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.


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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)

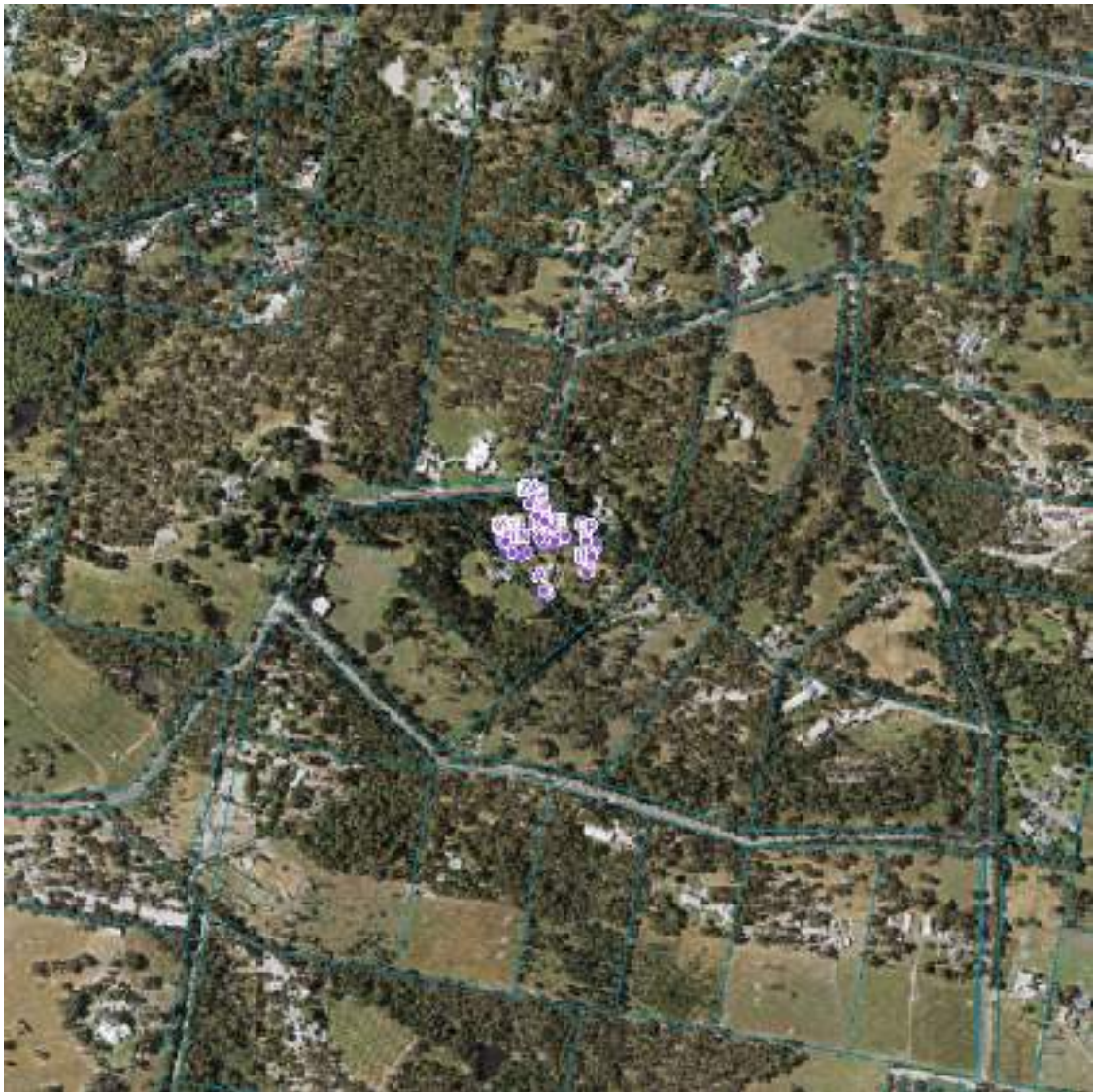
The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

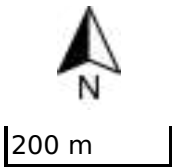
Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1	Patch	-	HSF_0128	Vulnerable	-	0.608	0.078	0.078	0.510	0.053
2	Patch	-	HSF_0128	Vulnerable	-	0.460	0.068	0.068	0.510	0.035
3	Patch	-	HSF_0128	Vulnerable	-	0.460	0.043	0.043	0.510	0.023
4	Patch	-	HSF_0128	Vulnerable	-	0.460	0.058	0.058	0.510	0.030
5	Patch	-	HSF_0128	Vulnerable	-	0.720	0.018	0.018	0.510	0.015
6	Patch	-	HSF_0128	Vulnerable	-	0.469	0.013	0.013	0.510	0.007

Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Property Boundaries





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2. Aerial photograph showing mapped native vegetation



■ Proposed Removal



50 m



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3. Location Risk Map



Proposed Removal

Location 1

Location 2

Location 3



50 m



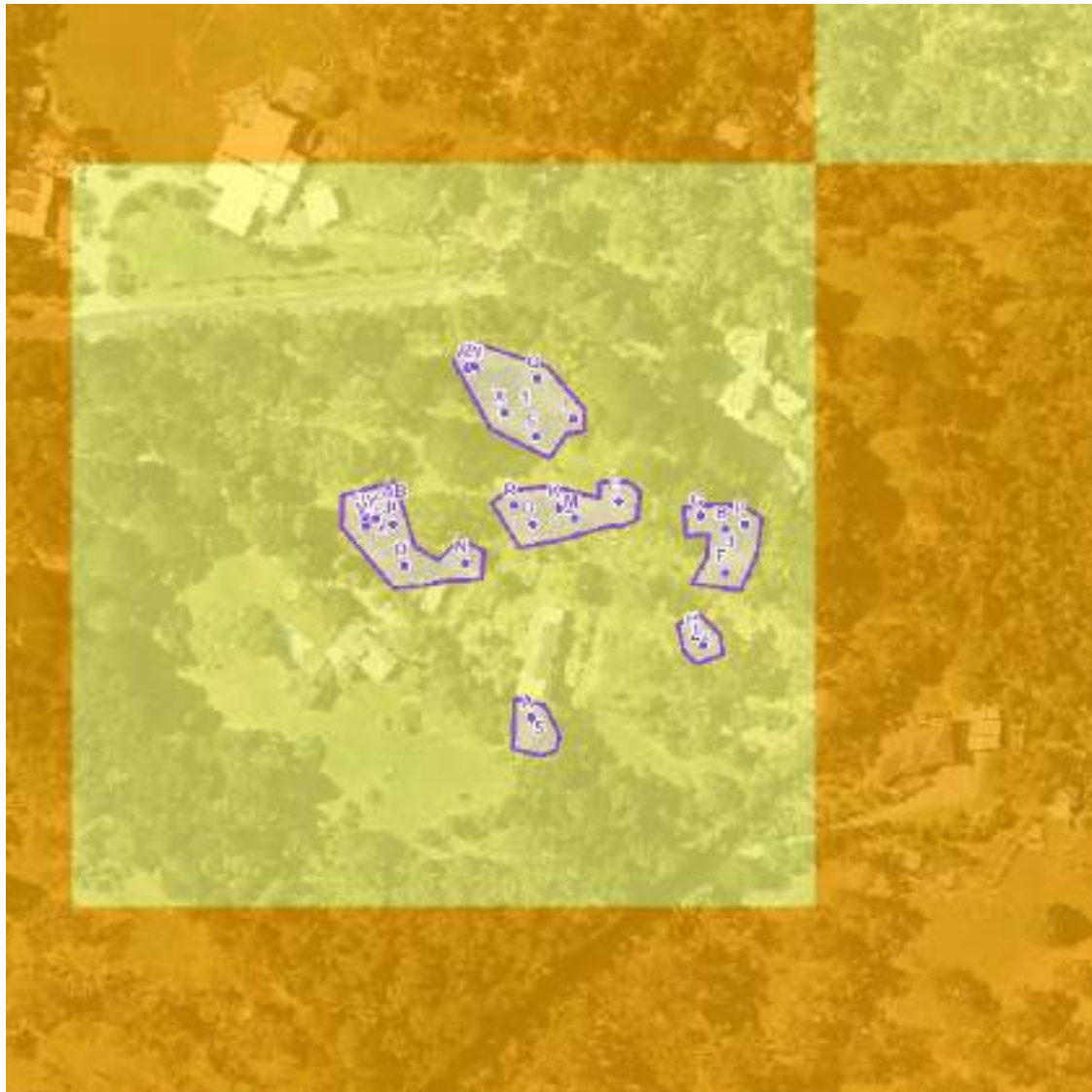
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4. Strategic Biodiversity Value Score Map



Proposed Removal

0.81 - 1.00

0.61 - 0.80

0.41 - 0.60

0.21 - 0.40

0.00 - 0.20



50 m



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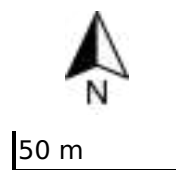
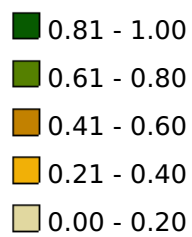
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5. Condition Score Map



Proposed Removal





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6. Endangered EVCs

Not Applicable

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Land Capability Assessment

250 O'Neil Road, Officer



Distribution

Land Capability Assessment

250 O'Neil Road, Officer

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Accreditation	Land Capability Assessment for On-site Wastewater Management Certificate CET, 2015
Experience	10 years' experience in geotechnical engineering and environmental assessments, with a focus on wastewater management across all states of Australia.

Edition	Description	Date
001	Version 1	04/10/2024
REV1	Updated wastewater loading and site plan	08/10/2025

1. SUMMARY:

The following summary table should be read in conjunction with the entire report.

<u>Designs wastewater load</u>	5 Bedroom dwelling	900 L/day
<u>Soils characteristics</u>	<u>Horizon A</u>	<u>Horizon B</u>
Soil category	3b Loam	5b Light clay
Indicative permeability	0.5-1.5 m/d	0.06-0.12 m/d
<u>Critical site features</u>	• High annual rainfall. • Low permeable clay soils.	
<u>Minimum treatment requirements</u>	Secondary	
<u>Disposal system</u>	<u>Suitability</u>	<u>Area required</u>
Absorption trenches	Not suitable	N/A
Wick trench (Primary treated wastewater	Not suitable	N/A
Wick trench (Secondary treated wastewater	Suitable	68 m (1.6 m wide trenches)
Subsurface irrigation	Suitable	580 m ²
ETA Beds	Suitable	110 m ²
Mound	Suitable	225 m ²
<u>Wastewater can be sustainably disposed to land</u>		Yes



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2. INTRODUCTION:

A.C. Geotechnical Pty Ltd (AC) have been engaged to undertake a Land Capability Assessment (LCA) for 250 O'Neil Road, Officer.

The objectives of the assessment was to determine the following:

- Sub-surface ground profile and geological setting.
- The depth to groundwater (if encountered).
- The permeability of the soil profile.
- The capability of the site to sustainably manage wastewater within the allotment boundaries.
- A management program that should be put into place to minimise health and environmental impacts of on-site wastewater management, including the impact on surface water and groundwater.

2.1 Proposed Development:

It is proposed to construct a new five (5) bedroom dwelling on the site.

3. SITE DESCRIPTION:

3.1 Site Location:

The subject site is located on the east side of O'Neil's Road, approximately 200 m south of the intersection with Armytage Road. The site is surrounded by similar size properties, the assumed land use of these properties is summarised in **Table 3.1**.



Table 3.1 -Surrounding land use

North	Low density residential
South	Low density residential
East	Low density residential
West	Low density residential

3.2 Site Topography and Condition:

The site currently contains a double storey dwelling, that is proposed to be demolished. The site has a gentle to moderate slope down to the east.

Vegetation on the site comprises open turf and scattered mature trees.

Site photographs are included in **Appendix B**.

3.3 Key Site Information:

A summary of site characteristic and wastewater loading are included in **Table 3.3**.

Table 3.3 -Key site features

Site Address	250 O'Neil Road, Officer
Owner/Applicant	
Local Council	Cardinia
Zoning	Rural Conservation (RCZ)
Total Land Area	Approximately 1.94 ha
Domestic Water Supply	Reticulated/Tank
Design Wastewater Load (Litres/Day)	EPA Guideline for onsite wastewater management, May 2024, Household with full water reduction fixtures: 150 L / person / day. Persons = no. bedrooms + 1 (5 + 1 = 6 persons) Design wastewater load, 6 x 150 = 900 L / day
Design Organic Material Load	EPA Guideline for onsite wastewater management, May 2024, 60 g per person per day (6 x 60) = 360 g/day
Availability of sewer	Sewer is not likely to become available to this area in the near future
Groundwater Quality	Groundwater is saline to brackish (3500 - 7000 mg/L TDS) www.vvr.org.au
Water Table	Local registered bore in the area suggest the ground water is held approximately 50 m below the surface
Climate	Average annual rainfall 1008.5 mm
Flood Potential	No flood potential
Water Catchment Area	N/A
Proximity to Waterways	None
Vegetation	Turf and scattered mature trees
Exposure	Generally open
Slope	Gentle to moderate slope down to the east
Landform	Hills
Erosion Potential	Negligible
Surface Drainage	Good
Rocks and Rock Outcrop	None

3.4 Site Geology:

According to the Geological Survey of Victoria, the site is in an area of Silurian aged sediments belong to Murrindindi Supergroup. An extract from GeoVic 3 is included in **Figure 3.4**.

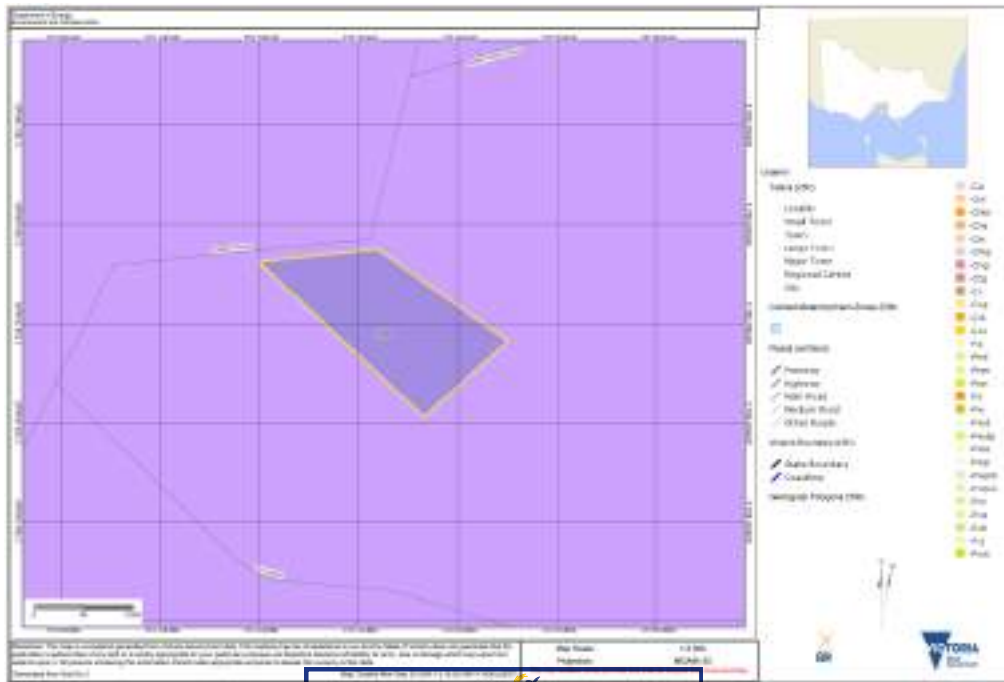


Figure 3.4 Extract of Geological from GeoVic 3

4. SOIL ASSESSMENT AND CONSTRAINTS:

4.1 Soil Profile:

The soil profile encountered during the investigation consisted of grey sandy silt overlaying medium plasticity, pale orange/brown silty clay, followed by siltstone rock.

The critical soil horizon are the medium plasticity silty clay and weathered siltstone.

No groundwater was encountered during this investigation. No abnormal moisture conditions were identified through this assessment.

Borelogs are included in **Appendix C**.

4.2 Site Exposure:

A general assessment of the site exposure is as follows:

The site is exposed to the prevailing winds. The proposed effluent disposal area is generally exposed to sun and wind all year round.

4.3 Soil Assessment:

Laboratory analysis on each sample collected included the following:

- Texture Analysis using ribboning technique.
- Modified Emerson Analysis.
- Electrical Conductivity.
- pH analysis.

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A summary of the analysis is included in **Table 4.3**.

Table 4.3 -Summary of soil assessment

BORE HOLE 1	SAMPLE DEPTH: 200mm	SAMPLE DEPTH: 600mm
<u>SOIL ASSESSMENT</u> <u>(AS1547-2012)</u>	<u>SOIL HORIZON: A</u>	<u>SOIL HORIZON: B</u>
Soil Colour	Grey	Pale orange/brown
Soil Texture	Sandy Loam	Light clay
Coarse Fragments (%)	None	None
Soil Structure	Weak	Moderate
Soil Dispersion	Non-dispersive	Non-dispersive
Soil Permeability	0.5-1.5 mm/d	0.06-0.12 mm/d
Soil Category	3b	5b
pH 1:5 Ratio Electronic Method	6.62	6.41
Electrical Conductivity	0.061 dS/m	0.050 dS/m
Salinity Hazard	Non-saline	Non-saline



Figure 4.3 Laboratory Analysis

4.4 Field Assessed Permeability:

In situ permeability testing with a constant head permeameter were undertaken in multiple locations across the site, see site plan for locations in **Attachment A**, in accordance with AS 1547-2012 using the constant-head test method. The field assessed permeability was calculated using the Talsma-Hallam constantly maintained head of water equation identified in AS 1547-2012.

$$K_{sat} = \frac{4.4 Q [0.5 \sinh^{-1}(H/2r) - \sqrt{\{(r/H)^2 + 0.25\}} + r/H]}{2\pi H^2}$$

Where:

K_{sat} = saturated hydraulic conductivity of the soil in cm/min.

4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation.

Q = rate of loss of water from the reservoir in cm³/min.

H = depth of water in the test hole in cm.

r = radius of the test hole in cm.

A summary of permeability results are included in **Table 4.4**. Permeability Calculations are included in **Appendix D**.

Table 4.4 -Summary of in situ permeability

Constant Head Permeability	
Indicative permeability (K_{sat})	0.09 m/day

Note: The results in the table above are based on average readings taken from the test holes.

The corresponding K_{sat} value of 0.09 m/day in EPA Onsite Wastewater Management – Code of Practice Publication No. 891.4 July 2016 Appendix A Table 9 is category 5 (light clay soil).

4.5 Critical site Features:

The critical site features are:

- High annual rainfall.
- Low permeable clay soils.



5. LAND CAPABILITY ASSESSMENT MATRIX:

Table 5.1 and **Table 5.2** includes a Land Capability Assessment (LCA) matrix in accordance with EPA Publication 746.1. The LCA has been developed for the whole site however soils information relates to soils within the vicinity of the proposed Land Application Area (LAA).

Table 5.1 -Land capability assessment matrix - Site

Land Features	Land Capability Class Rating					Site Rating	Comments	Mitigation
	Very Good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)			
General Characteristics								
Site drainage	No visible signs of dampness	Moist soil but no standing water		Visible signs of dampness i.e. water tolerant plants	Water ponding on surface	1	No high moisture conditions	N/A
Runoff	None	Low	Moderate	High	Very High	1	Large lot size	N/A
Flood / inundation potential (yearly return exceedance)	Never		< 1 in 100	>1 in 100 to < 1 in 20	> 1 in 20	1	No flood potential	N/A
Proximity to water courses	> 60 metres			< 60 metres		1	Graeter than 60 m	N/A
Slope (%)	0 - 2	2 - 8	8 – 12	12 – 20	> 20	3	Gentle to moderate slope down to the east	N/A


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Landslip	No potential for failure		Low potential for failure	High potential for failure	Present or Past Failure	1	No landslip potential	N/A
Groundwater table (m) seasonal watertable depth	>5.0	2.5 – 5.0	2.0 – 2.5	1.5 – 2.0	<1.5	1	Groundwater held at approximately 50 m below the surface	N/A
Rock Outcrops (% of land surface containing rocks >200mm)	0%	<10%	10-20%	20-50%	>50%	1	None encountered	N/A
Erosion Potential	No erosion potential	Minor	Moderate	High	Severe erosion potential	1	Negligible erosion potential	Maintain current level of surface cover where practical
Exposure	High sun and wind exposure		Moderate	Low sun and wind exposure		1	High exposure to sun and wind	N/A
Landform	Hill crests, convex side slopes and plains		Concave side slopes and foot slopes		Floodplains and incised channels			N/A
Vegetation Type (land application area)	Turf or pasture				Dense Forest	1	Turf and scattered mature trees	N/A
Fill	No Fill present		Fill Present			1	No fill encountered	N/A
Rainfall (mm/yr)²	<450	450 - 650	650 – 750	750 - 1000	>1000	5	Average annual rainfall on 1008.5 mm	LAA size to be determined by water balance calculations
Pan evaporation (mm/yr)³	>1500	1250 - 1500	1000 – 1250	-	<1000	3	Annual evaporation of 1197 mm	LAA size to be determined by water balance calculations



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Table 5.2 -Land capability assessment matrix - Soils

Soil Profile Characteristics								
Profile depth	>2.0m	1.5–2.0m	-	1.0–1.5m	<1.0m	2	Siltstone rock encountered at 1.5 m below the surface	N/A
Shrinkage* (%)	Low <4%	Moderate 4-12%	High 12-20%	Very High >20%		2	Medium plasticity clay soils	N/A
Permeability* (m/d)	0.15–0.30	0.08–0.15 0.30-0.60	0.06-0.08 0.60-1.50	- 1.50-2.00	<0.06 >2.00	2	Light clay soils	LAA size to be determined by water balance calculations
Soil Permeability Category ¹	2 and 3	4		5	1 and 6	4	Light clay soils	LAA size to be determined by water balance calculations
Coarse fragments* (%)	<10	10-20	20-40		>40	1	<10%	N/A
Emerson Test* (dispersion / slaking)	4,6,8	5	7	2,3	1	1	Non-dispersive	N/A
Electrical Conductivity (Ece) (dS/m)	<0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4.0	1	Non-saline	N/A
pH	6-8		4.5-6		<4.5, >8	1	Neutral soils	N/A

¹ Source: AS1547-2012

² Source BOM station – Beaconsfield Upper (086261)

³ Source BOM station – Scoresby Research Institute (086104) 2019

* Relevant to soil layer(s) associated with wastewater application


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6. MANAGEMENT PROGRAM:

The onsite wastewater system design and management program must suit the capability of the site and will consider the proposed development. The following sections discuss the inputs used to assess the suitability and requirements of EPA approved land based systems. Detailed design for the system is beyond the scope of this assessment.

Septic systems with a valid EPA certificate can be found on the EPA website:

<https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/onsite-wastewater-systems>

6.1 Treatment System:

Based on site conditions and constraints outlined in the previous sections, secondary treatment of effluent is considered necessary for sustainable management of wastewater.

Untreated domestic wastewater typically has values of 200-300mg/L biochemical oxygen demand (BOD5) and 200-300mg/L total suspended solids (TSS). Indicative target effluent quality for secondary treatment systems are < 20mg/L BOD5, < 30mg/L TSS and <10cfu/100mL E.Coli.

If secondary treatment of wastewater is preferred at this site, the two most common options capable of achieving the desired performance are aerated wastewater treatment systems (AWTS) and single pass sand filters. A summary of these systems is outlined below.

6.1.1 Aerated Wastewater Treatment System (AWTS):

AWTS are pre-fabricated or pre-engineered treatment systems designed to treat small wastewater flows. They are tank-based systems that typically employ the following processes:

- Settling of solids and flotation of scum in an anaerobic primary chamber.
- Oxidation and consumption of organic matter through aerobic biological processes.
- Clarification – secondary settling of solids; and
- Disinfection prior to disposal.

Good maintenance of AWTS (e.g. removal of sludge) is essential to ensure a consistently high level of performance. By law, AWTS are required to be serviced quarterly by an approved maintenance contractor.

6.1.2 Sand Filters:

Sand filters provide advanced secondary treatment to water that has already undergone primary treatment in a septic tank or similar device. They contain approximately 600mm depth of filter media (usually medium to coarse sand, but other media can be incorporated) within a lined excavation containing an underdrain system. Selection of the filter media is critical, and a carefully designed distribution network is necessary. A dosing well and pump is normally used to allow periodic dosing. Depending on the desired level of treatment, sand filters can be single pass or may incorporate partial recirculation.



6.2 Treatment System Location:

Based on requirements of EPA 891.4, above-ground and in-ground treatment systems must comply with the same setback distances to building footings and boundary fences as land application systems.

6.2.1 Septic Tank Sizing:

The minimum septic tank size should be 3,500 L.

6.3 Land Application:

A range of possible land application systems have been considered, such as absorption trenches/beds, evapotranspiration/absorption (ETA) beds, mound systems and sub-surface irrigation. AS1547:2012 outlines factors affecting the construction and operation of common land application systems and a guide to selecting a system taking into consideration site features, subsurface soil conditions and identified constraints. The suitability of EPA approved land based systems are discussed in **Table 6.3**.

Table 6.3 Land Application System

Land Application	Description	Site Suitability
Absorption Trenches	Trenches are the most common type of land application system and are generally used on lots which are reasonably flat and where water soaks into the soil readily in all weather conditions. Commonly, distribution pipes, self-supporting arch trenching or box trenching are laid in trenches filled with aggregate/rock. Effluent then soaks into the surrounding soil.	Not considered suitable, due to high annual rainfall and low permeable clay soils.
ETA Beds	Beds are shallower forms of trenches. Because beds have smaller sidewall area compared with trenches, the absorption provided by sidewall loading is reduced. This is compensated for by reducing the design loading rate.	Suitable
Wick trench	Wick trenches consists of an absorption trench with an adjoining shallow wicking bed. This system promotes high evaporation and transpiration by having a larger surface area than other trench / bed systems.	Suitable
Mound System	A mound system permits the absorption area to be sited in a location where the natural water table or impermeable rock approaches the ground surface. The mound is filled with medium-grade sand to provide suitable filtering before intercepting the natural soils. A pump/siphon dosing system distributes effluent uniformly through a bed of aggregate placed at the top of the mound. The sand media in the mound system acts as a secondary treatment system, removing the need for a separate sand filter or AWTS	Suitable – impractical size required
Sub-surface Irrigation	Subsurface drip irrigation requires secondary treated effluent dosing lines buried in the topsoil at shallow depth. Irrigation systems operate by both soil absorption and evapotranspiration from plants/trees	Suitable

6.3.1 Disposal systems:

Water balance modelling has been undertaken to calculate the minimum size of the LAA. The water balance takes into account the average annual rainfall, evaporation data, the daily effluent load, the design irrigation/loading rates for secondary treated effluent, the seasonal crop factor and the retained rainfall. The water balance model is designed so that the land application area is based upon a depth of saturated soil (i.e. water stored within indicative soil porosity) that meets the upper limits of acceptance for each land application method. The water balance must ensure that the soil can sustain growth during the summer months. The design system parameters used for the water balance calculations are summarised in **Table 6.3.1**.

Table 6.3.1 Design System Parameter

Treatment system	Application System	DIR / DLR	Runoff coefficient	Maximum storage depth
Primary treatment	Absorption trenches		<u>Not suitable</u>	
	Wick trench	<u>Not suitable</u>		
Secondary treatment	ETA Beds	10	25%	0 mm
	Wick trench	10	-	-
	Mound System	5	25%	0 mm
	Sub-surface irrigation	3	25%	0 mm

6.4 Land Application Outputs:

Minimum Land Application Area (LAA) sizing for each application method was calculated using water balance calculations. LAA sizing calculations are included in **Appendix D**. The minimum required disposal area for each system is summarised in **Table 6.4**.

Table 6.4 Required Land Application Area (LAA)

Dwelling Size	5 Bedroom Dwelling
Wastewater output	900 L / day
Disposal System	Minimum LAA required
Wick trench (Secondary treated wastewater)	68 m (1.6 m wide trenches)
Subsurface irrigation	580 m ²
ETA Beds	110 m ²
Mound	255 m ²

6.5 Preferred System:

The preferred system for this site involves secondary treatment of all wastewater through an AWTS or similar with disposal via 580 m² of subsurface irrigation.



6.6 Designated Area:

The Land Application Area (LAA) shall be located in a designated area to enhance evapotranspiration and shall:

- Not be used for purposes that compromise the effectiveness of the system or access for maintenance.
- Be used only for effluent application.
- Have boundaries clearly delineated by appropriate vegetation or other type of border.
- Have no run-off seepage or effluent beyond the designated area.

The site plan in **Appendix A** presents several potential areas suitable for LAA placement as well as setback areas from site features which must be maintained. Please note that the final LAA placement is the responsibility of the owner and should be included in a detailed design providing the minimum LAA and setback distances are maintained.

The required LAA will be smaller than that marked on the site plan. An appropriately sized LAA, as discussed in **Section 6.4**, must be located entirely within the area nominated on the site plan.

Setback distances for secondary treated wastewater disposal are included in **Section 6.6.1**.

6.6.1 Setback Distances:



The minimum setback distances for secondary treated wastewater are summarised in **Table 6.6.1**. The proposed LAA must adhere to these minimum setback distances.

Table 6.6.1 Minimum Setback Distances

Landscape feature or structure	Setback distance (m) (secondary treated wastewater)
<u>Building</u>	
Wastewater field up-slope of building	3
Wastewater field down-slope of building	1.5
Wastewater field up-slope of cutting/escarpment	15
<u>Allotment boundary</u>	
Wastewater field up-slope of Allotment boundary	3
Wastewater field down-slope of Allotment boundary	1.5
<u>Services</u>	
Water supply pipe	1.5
Wastewater field up-slope of potable supply channel	150
Wastewater field down-slope of potable supply channel	10
Gas supply pipe	1.5
In-ground water tank	7.5
Stormwater drain	3
<u>Recreational areas</u>	
Children's grassed playground	3
In-ground swimming pool	3
<u>Surface water – up-slope of</u>	
Waterway, non-potable creeks, dams, channels	30
<u>Groundwater bores</u>	
Category 2b to 6 soils	20

6.7 Monitoring, Operation and Maintenance:

The septic tank should be de-sludged every 3 years; however, this frequency may vary depending on the following conditions.

- whether the tank is an adequate size for the daily wastewater flow
- the composition of the household and personal care products
- the amount of organic matter, fat, oil and grease washed down the sinks
- the use of harsh chemicals such as degreasers
- overuse of disinfectants and bleaches
- the use of antibiotics and other drugs, especially dialysis and chemotherapy drugs
- whether any plastic or other non-organic items are flushed into the tank.

After pump-out, tanks must not be washed out or disinfected. They should be refilled with water to reduce odours and ensure stability of plumbing fixtures. A small residue of sludge will always remain and will assist in the immediate re-establishment of bacterial action in the tank.

To ensure the treatment systems function adequately, residents must:

- Use soapy water (made from natural unscented soap), vinegar and water or bi-carbonate of soda and water to clean toilets and other water fixtures and fittings.
- Read labels to learn which bathroom and laundry products are suitable for septic tanks. Generally plain, noncoloured, unscented and unbleached products will contribute to a well-functioning septic tank.
- Use detergents with low levels of salts (e.g. liquid detergents), sodium absorption ratio, phosphorus and chlorine (see www.ianfaxlabs.com.au).
- Wipe oils and fats off plates and saucepans with a paper towel and dispose of in the kitchen compost bin.
- Use a sink strainer to restrict food scraps entering the septic system.
- Ensure no structures such as pavements, driveways, patios, sheds or playgrounds are constructed over the tank or absorption trench area.
- Ensure the absorption trench area is not disturbed by vehicles or machinery.
- Engage a service technician to check the sludge and scum levels, pumps and alarms annually.
- Keep a record of the location of the tank and the trenches and all maintenance reports (including the dates of tank pump-outs, tank inspections and access openings) and ensure the service technician sends a copy of the maintenance report to the local Council.
- Have the tank desludged when the combined depth of the scum and sludge is equal to the depth of the middle-clarified layer.

Indications of failing septic tanks and soil absorption trenches

- Seepage along effluent absorption trench lines in the soil.
- Lush green growth down-slope of the soil absorption trench lines.
- Lush green growth down-slope of the septic tank.
- Inspection pits and/or the soil absorption trenches consistently exhibiting high water levels.
- Soil absorption trench lines become waterlogged after storms.
- General waterlogging around the land disposal area.

- Presence of dead and dying vegetation (often native vegetation) around and down-slope of the land disposal areas.
- A noxious odour near the tank and the land disposal area.
- Blocked water fixtures inside the house, with sewage overflowing from the relief point.
- High sludge levels within the primary tank (within about 150 mm of inlet pipe).
- Flow obstructed and not able to pass the baffle in the tank.
- The scum layer blocking the effluent outflow.

6.7.1 Storm Water Management:

All stormwater must be disposed of to the legal point of discharge.

Note: An agricultural drain (AG) must be installed on the high side of the wastewater envelope. The drain is to be installed a minimum of 100mm into the naturally occurring clay soils and allow sufficient fall to intercept and drain all overland and subsurface run-off to a legal point of discharge. If a legal point of discharge cannot be obtained, the drainage line may discharge directly to the surface soils, a minimum distance of 10 metres beyond the wastewater disposal area.

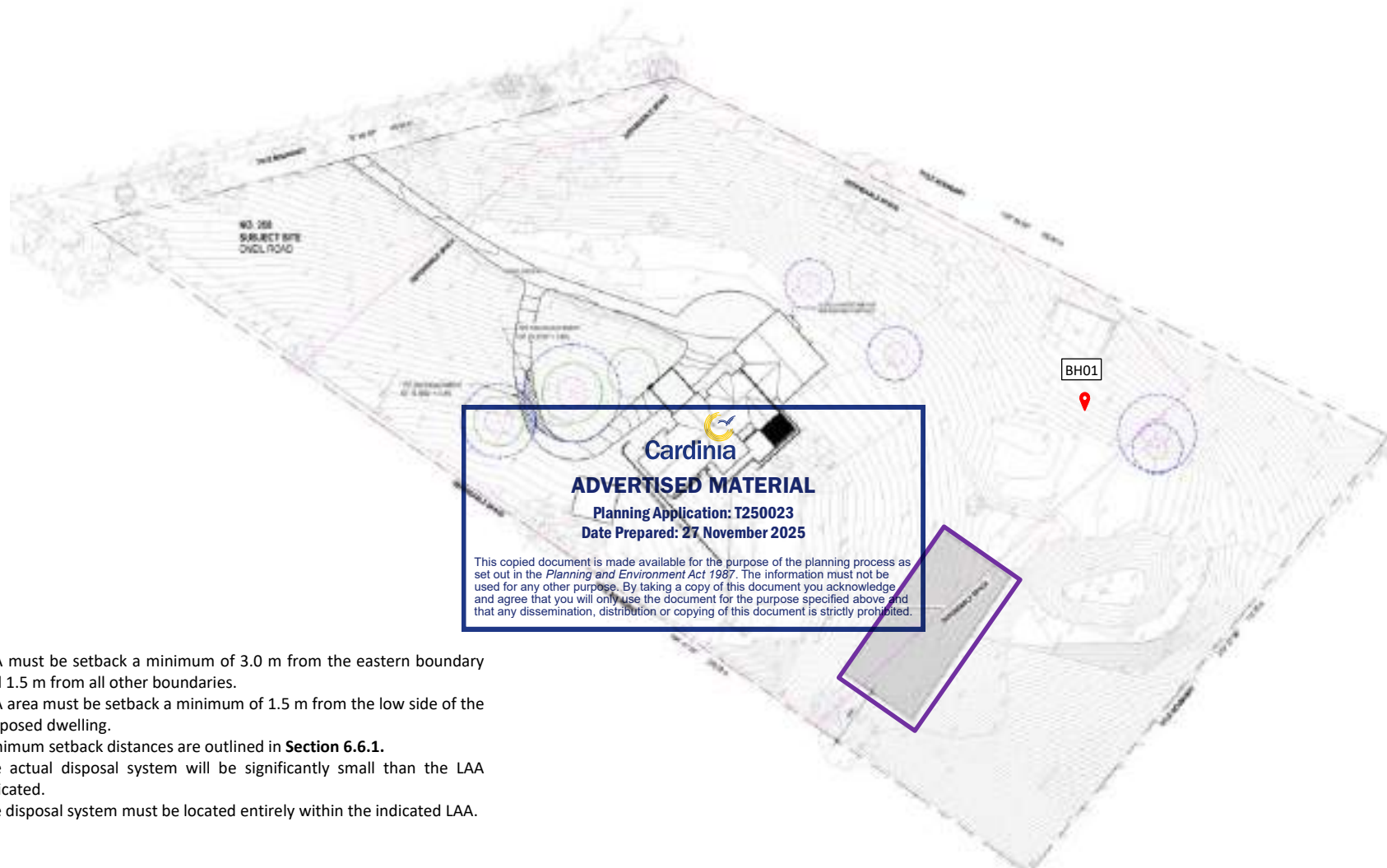
7. CONCLUSIONS:

From this investigation it is concluded that the use of an on-site wastewater treatment and disposal system is environmentally sustainable if the recommendations made in this report are followed.

8. REFERENCES:

- Environmental Protection Authority – Guideline for onsite wastewater management, May 2024,
- Municipal Association Victoria (MAV) January 2014, Model Land Capability Assessment Framework
- Australian/New Zealand Standard AS/NZS 1547-2012 – On-site domestic wastewater management.
- A.C. Geotechnical Pty Ltd - Field and Laboratory data (where applicable) collected and recorded.
- Environmental Protection Authority - “Code of Practice - Septic Tanks”, March 1996” ~ Publication 451.
- Environmental Protection Authority, Information Bulletin- “Land Capability Assessment for onsite Domestic Wastewater Management”, March 2003 ~ Publication 746.1.





Notes

1. LAA must be setback a minimum of 3.0 m from the eastern boundary and 1.5 m from all other boundaries.
2. LAA area must be setback a minimum of 1.5 m from the low side of the proposed dwelling.
3. Minimum setback distances are outlined in **Section 6.6.1**.
4. The actual disposal system will be significantly small than the LAA indicated.
5. The disposal system must be located entirely within the indicated LAA.

Appendix B

Site Photographs



ADVERTISED MATERIAL

Planning Application: T250023

Date Prepared: 27 November 2025

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Cardinal
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Planning Application: 7250023
Date Prepared: 27 November 2025
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Appendix C

Borelog



ADVERTISED MATERIAL

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Date Prepared: 27 November 2025**

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Borehole Record BH01



Page 1/1

Project Number	24336	Date	17/08/1966
Project Location	Land Capability Assessment 250 O'Neil Road, Officer	Drilling Method Logged	HA AC
Depth (m)	Description		
0.00	Sandy SILT (ML): grey, firm, moist.		
			Disturbed sample - 0.2 m
0.40	Silty CLAY (CI) Medium plasticity, pale orange/brown, stiff, moist, near plastic limit.		
			Disturbed sample - 0.6 m
1.50	SILTSTONE: Pale brown, extremely low strength, extremely weathered, moist.		
2.00	Borehole terminated - target depth achieved		



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Appendix D

Constant Head Calculations & Water Balance



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INSITU CONSTANT HEAD PERMEABILITY



Project Address:	250 O'Neil Road	Project Number:	24336_Rev1		
Location:	Officer	Date:	8/10/2025		
Client:					
INPUT DATA					
	Borehole		Reservoir		
Borehole diameter	100 cm	Diameter	97 mm		
Borehole Depth	500 cm	Base area	295.4426 mm2		
Water level from surface	250 cm				
Depth of water in hole	250 cm				
FIELD DATA					
	Test 1	Test 2	Test 3	Test 4	
Time Intervals (min)	Water depth in reservoir				
Initial Depth	200	200	200	200	
5					
10					
15					
20	192	194	194	193	
				Average	
Q (cm2/min)	11.817704	8.863278	8.863278	10.340491	9.97118775
Ksat (cm/min)	0.007595333	0.0056965	0.0056965	0.006645917	0.006408562
Ksat (m/d)	0.109372798	0.082029599	0.082029599	0.095701199	0.092283299



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WICK TRENCH SIZE CALCULATIONS



**A.C.
Geotechnical.**

(Secondary treated Wastewater)

Project Address:	250 O'Neill Road	Project Number:	24336_Rev1
Location:	Officer	Date:	8/10/2025
Client:			
INPUT DATA			
Daily flow allowance (per person)	150 L		
Daily wastewater volume	900 L		
Effluent quality	Secondary		
Soil texture	Light clay		
Soil structure	Moderate		
Soil category	5b		
Indicative Permeability	0.06-0.12 Ksat		
Design Loading Rate	10 mm/d		
Factor of Safety	1.2		
ABSORPTION TRENCHES			
$L = Q / (DLR \times (W/F))$ Where: L = length of trench Q = Design daily flow in L/day DLR = Design Loading rate in mm/d W = width of trench in m F = Factor of safety			
Width of trench	1.6 m	Width of trench	2.5 m
Length =	68 m	Length =	43.2



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**A.C.
Geotechnical.**

Project Address:	250 O'Neill Road					Project Number:		24336_Rev1						
Location:	Officer					Date:		8/10/2025						
Client:														
INPUT DATA														
Daily flow allowance (per person)	150 L													
Daily wastewater volume	900 L													
Effluent quality	Secondary													
Effective rainfall	0.75 %													
Soil texture	Light clay													
Soil structure	Moderate													
Soil category	0.06-0.12													
Indicative Permeability	0.06-0.1 Ksat													
ETA BEDS														
DLR	10 mm/d													
Porosity	40 %													
Maximum Storage Depth	0 mm													
Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85		
crop factors -Lucerne	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1		
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4		
Crop factor - woodlot	1				1	1	1	1	1	1	1	1		
Rainfall Data	Beaconsfield Upper	Cardinia Planning Application: 1250023 Date Prepared: 27 November 2025												
Evaporation Data	Scoresby Research	This copied document is made available for the purpose of the planning process as required by the 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 not use the document for the purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.												
Parameter	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		66.8	60.8	70.2	80.7	89.2	88.5	88	97.1	97.5	98.2	91.8	79.7	1008.5
Evaporation (mm)		174	154	124	81	53	39	43	59	78	105	132	155	1197
Output														
Evapotranspiration (mm)		147.9	130.9	105.4	48.6	31.8	23.4	25.8	35.4	46.8	89.25	112.2	131.75	929.2
Percolation (mm)		310	280	310	300	310	300	310	310	300	310	300	310	3650
Total Output (mm)		457.9	410.9	415.4	348.6	341.8	323.4	335.8	345.4	346.8	309.25	412.2	441.75	4579.2
Inputs														
Effective Rainfall (mm)		50.1	45.6	52.65	60.525	66.9	66.375	66	72.825	73.125	73.65	68.85	59.775	756.38
Application Rate (mm)		253.64	229.09	253.64	245.45	253.64	245.45	253.64	253.64	245.45	253.64	245.45	253.64	2986.4
Total Inputs (mm)		303.74	-410.9	306.29	305.98	320.54	311.83	319.64	326.46	318.58	327.29	314.3	313.41	3742.7
Storage Calculations														
Waste Loading (mm)		407.8	365.3	362.75	288.08	274.9	257.03	269.8	272.58	273.68	325.6	343.35	381.98	
Volume of Wastewater (mm)		27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Area		110 m2												
Width		3 m												
Length		22 m												

**A.C.
Geotechnical.**

Project Address:	250 O'Neil Road				Project Number:	24336_Rev1								
Location:	Officer				Date:	8/10/2025								
Client:														
INPUT DATA														
Daily flow allowance (per person)	150 L													
Daily wastewater volume	900 L													
Effluent quality	Secondary													
Effective rainfall	0.75 %													
Soil texture	Loam													
Soil structure	Weak													
Soil category	3b													
Indicative Permeability	0.5-1.5 Ksat													
SUBSURFACE IRRIGATION														
DLR	3 mm/d													
Porosity	45 %													
Maximum Storage Depth	0 mm													
Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85		
crop factors -Lucerne	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1		
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4		
Crop factor - woodlot	1				1	1	1	1	1	1	1	1		
Rainfall Data	Beaconsfield Upper	[REDACTED]												
Evaporation Data	Scoresby Research	[REDACTED]												
Parameter	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		66.8	60.8	70.2	80.7	89.2	88.5	88	97.1	97.5	98.2	91.8	79.7	1008.5
Evaporation (mm)		174	154	124	81	53	39	43	59	78	105	132	155	1197
Output														
Evapotranspiration (mm)		147.9	130.9	105.4	48.6	31.8	23.4	25.8	35.4	46.8	89.25	112.2	131.75	929.2
Percolation (mm)		93	84	93	90	93	90	93	93	90	93	90	93	1095
Total Output (mm)		240.9	214.9	198.4	138.6	124.8	113.4	118.8	128.4	136.8	182.25	202.2	224.75	2024.2
Inputs														
Effective Rainfall (mm)		50.1	45.6	52.65	60.525	66.9	66.375	66	72.825	73.125	73.65	68.85	59.775	756.38
Application Rate (mm)		48.103	43.448	48.103	46.552	48.103	46.552	48.103	48.103	46.552	48.103	46.552	48.103	566.38
Total Inputs (mm)		98.203	-214.9	100.75	107.08	115	112.93	114.1	120.93	119.68	121.75	115.4	107.88	1322.8
Storage Calculations														
Waste Loading (mm)		190.8	169.3	145.75	78.075	57.9	47.025	52.8	55.575	63.675	108.6	133.35	164.98	
Volume of Wastewater (mm)		27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Land area required		580 m2												

**A.C.
Geotechnical.**

Project Address:	250 O'Neil Road					Project Number:	24336_Rev1							
Location:	Officer					Date:	8/10/2025							
Client:														
INPUT DATA														
Daily flow allowance (per person)	150 L													
Daily wastewater volume	900 L													
Effluent quality	Secondary													
Effective rainfall	0.75 %													
Soil texture	Loam													
Soil structure	Weak													
Soil category	3b													
Indicative Permeability	0.5-1.5 Ksat													
MOUND SYSTEM														
DLR	5 mm/d													
Porosity	40 %													
Storage Depth	0 mm													
Crop Factor - standard pasture	0.85	0.85	0.85	0.6	0.6	0.6	0.6	0.6	0.6	0.85	0.85	0.85		
crop factors -Lucerne	0.95	0.9	0.85	0.8	0.7	0.55	0.55	0.65	0.75	0.85	0.95	1		
Crop factor - Shade	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4		
Crop factor - woodlot	1	1	1	1	1	1	1	1	1	1	1	1		
Rainfall Data	Beaconsfield Upper	[REDACTED]												
Evaporation Data	Scoresby Research	[REDACTED]												
Parameter	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Days in month		31	28	31	30	31	30	31	31	30	31	30	31	365
Rainfall (mm)		66.8	60.8	70.2	80.7	89.2	88.5	88	97.1	97.5	98.2	91.8	79.7	1008.5
Evaporation (mm)		174	154	124	81	53	39	43	59	78	105	132	155	1197
Output														
Evapotranspiration (mm)		147.9	130.9	105.4	48.6	31.8	23.4	25.8	35.4	46.8	89.25	112.2	131.75	929.2
Percolation (mm)		155	140	155	150	155	150	155	155	150	155	150	155	1825
Total Output (mm)		302.9	270.9	260.4	198.6	186.8	173.4	180.8	190.4	196.8	244.25	262.2	286.75	2754.2
Inputs														
Effective Rainfall (mm)		50.1	45.6	52.65	60.525	66.9	66.375	66	72.825	73.125	73.65	68.85	59.775	756.38
Application Rate (mm)		109.41	98.824	109.41	105.88	109.41	105.88	109.41	109.41	105.88	109.41	105.88	109.41	1288.2
Total Inputs (mm)		159.51	-270.9	162.06	166.41	176.31	172.26	175.41	182.24	179.01	183.06	174.73	169.19	2044.6
Storage Calculations														
Waste Loading (mm)		252.8	225.3	207.75	138.08	119.9	107.03	114.8	117.58	123.68	170.6	193.35	226.98	
Volume of Wastewater (mm)		27900	25200	27900	27000	27900	27000	27900	27900	27000	27900	27000	27900	328500
Cumulative Storage (mm)		0	0	0	0	0	0	0	0	0	0	0	0	
Basal Area														255 m2

NUTRIENT BALANCE



**A.C.
Geotechnical.**

Project Address:	250 O'Neill Road	Project Number:	24336_Rev1
Location:	Officer	Date:	8/10/2025
Client:			
Balance -Nitrogen			
Hydraulic Loading	900	l/day	
Effluent N concentration	25	mg/l	
Daily N loading	22500	mg/day	
Annual N loading	8212500	mg/year	
Denitrification loss	20	%	
Denitrification loss	6570000	mg/year	
Total annual N loading	6.57	kg/year	
Plant uptake	220	kg/ha/year	
Minimum area for uptake	299	m2	



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Appendix E

Property Reports



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Date Prepared: 27 November 2025**

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PROPERTY REPORT

From www.land.vic.gov.au at 30 September 2024 10:25 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 33 LP3145**
Address: **250 ONEIL ROAD OFFICER 3809**
Standard Parcel Identifier (SPI): **33\LP3145**
Local Government Area (Council): **CARDINIA**
Council Property Number: **1639050600**
Directory Reference: **Melway 212 E10**

www.cardinia.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 19356 sq. m (1.94 ha)

Perimeter: 625 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)



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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **PAKENHAM**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

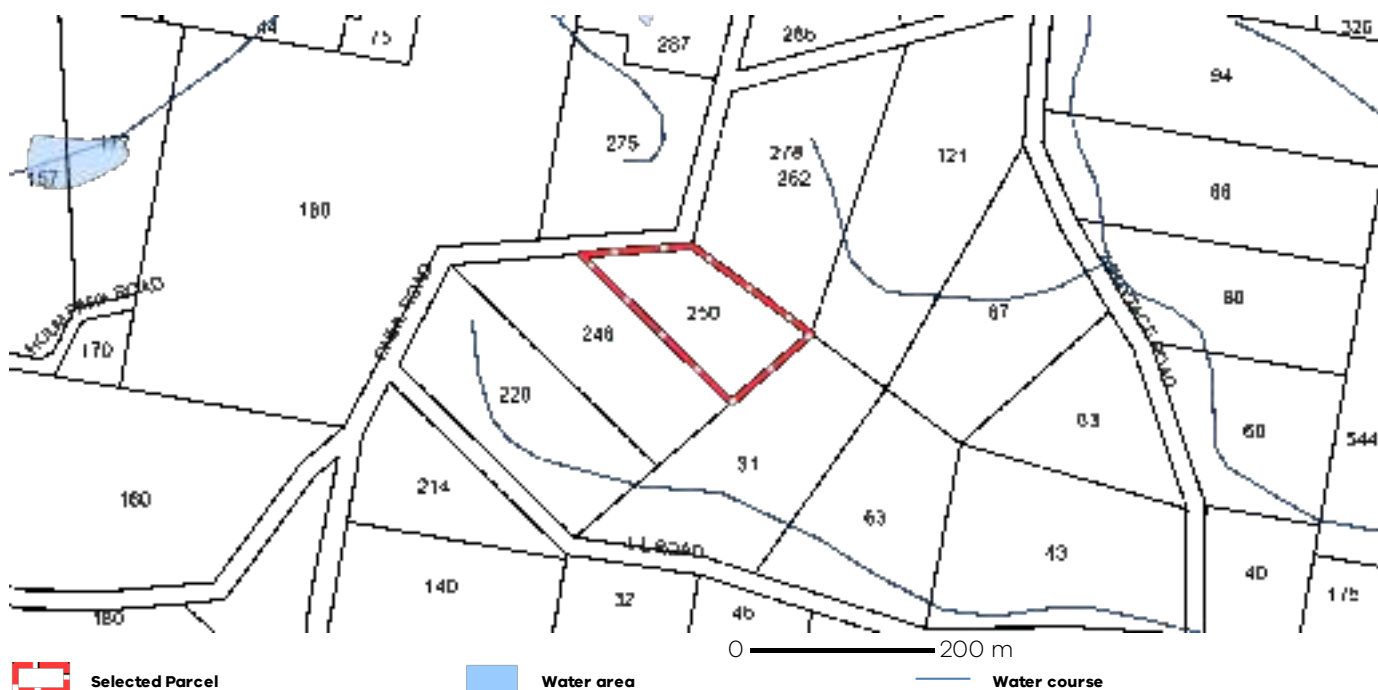
The Planning Property Report for this parcel can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 September 2024 10:25 AM

PROPERTY DETAILS

Address: **250 ONEIL ROAD OFFICER 3809**
Lot and Plan Number: **Lot 33 LP3145**
Standard Parcel Identifier (SPI): **33\LP3145**
Local Government Area (Council): **CARDINIA**
Council Property Number: **1639050600**
Planning Scheme: **Cardinia**
Directory Reference: **Melway 212 E10**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **PAKENHAM**

OTHER

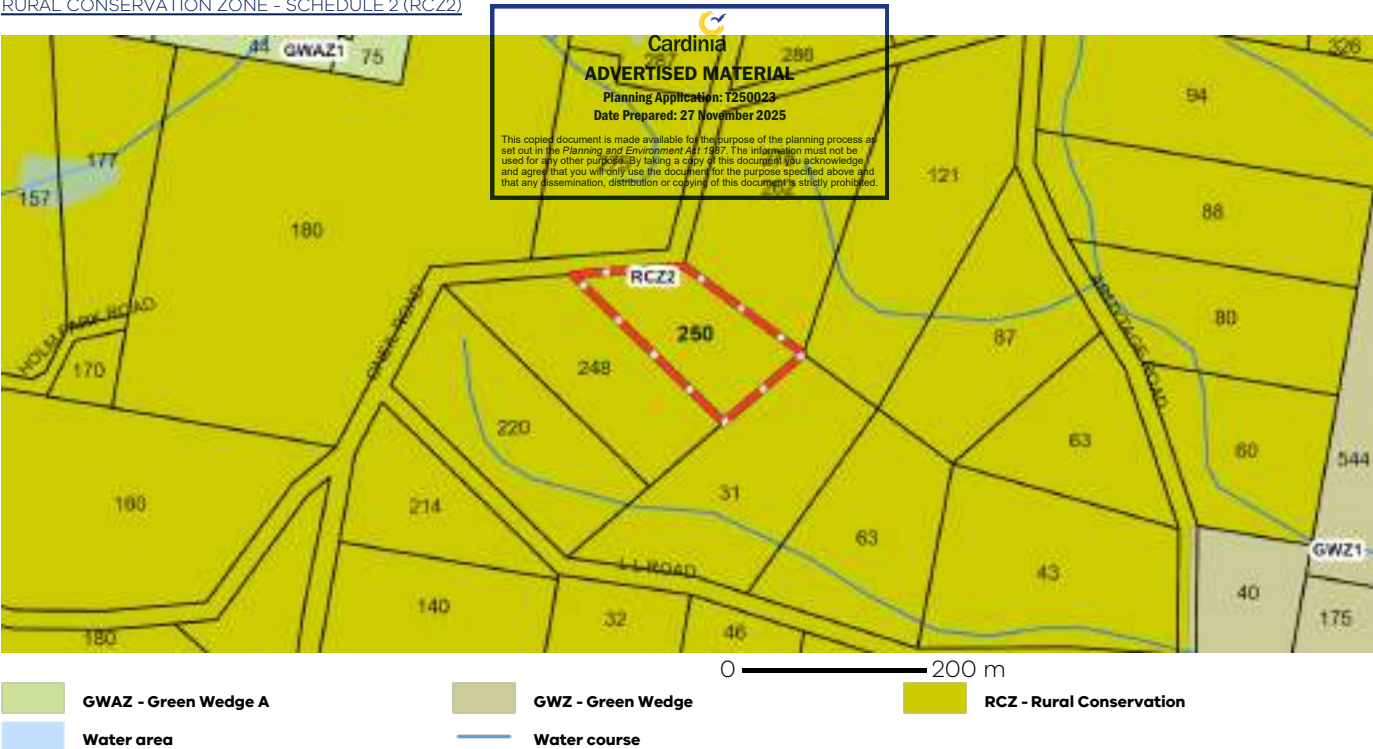
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

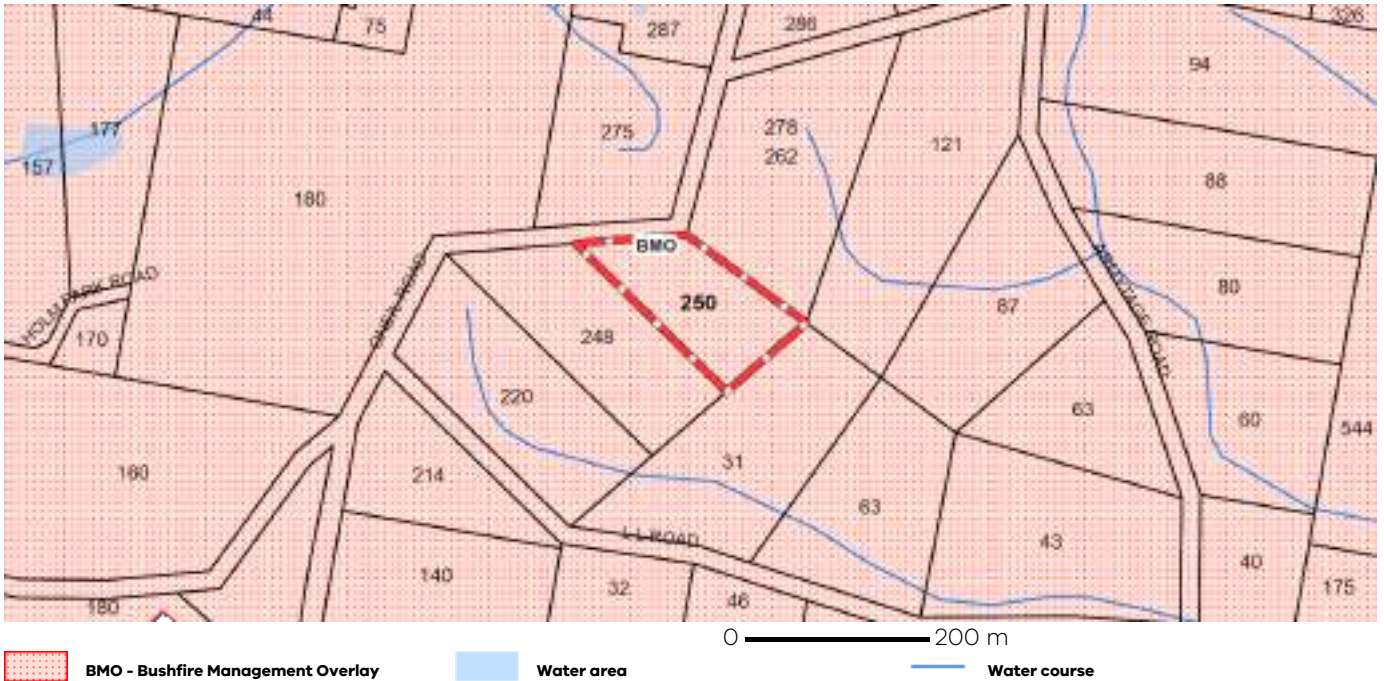
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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

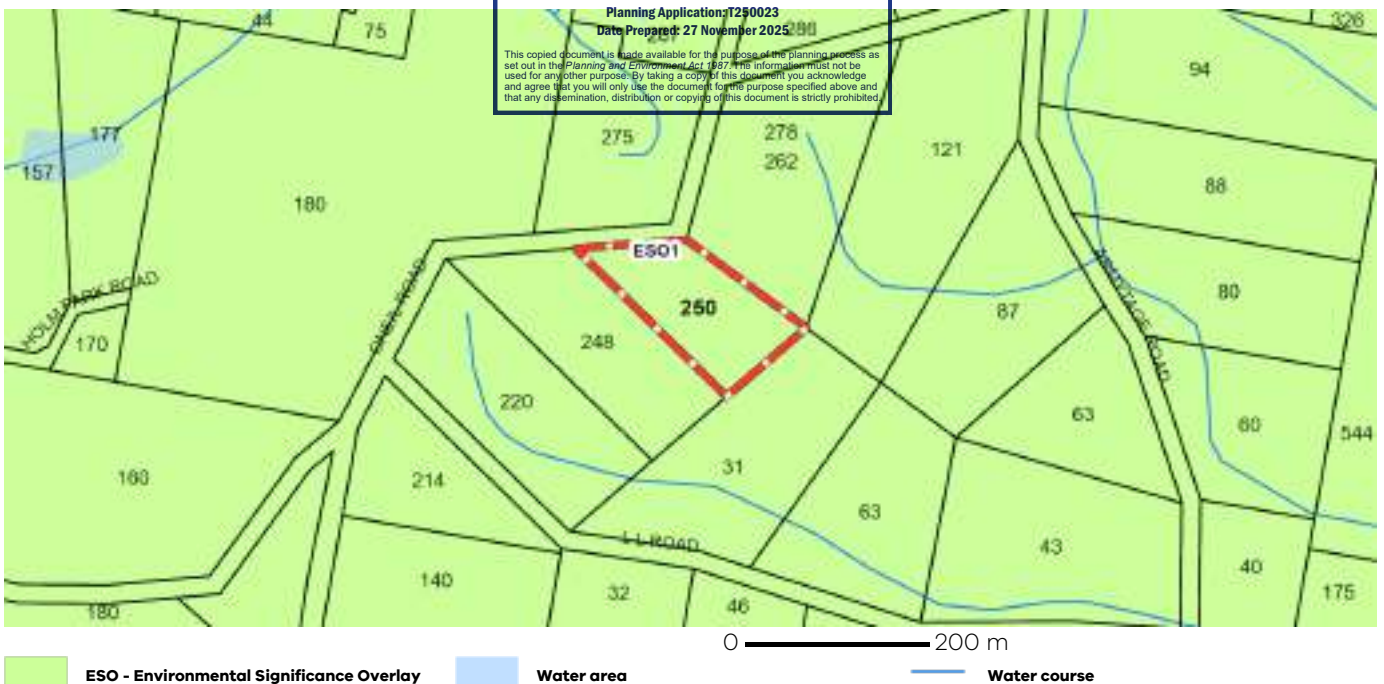
Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Water area

ADVERTISED MATERIAL

Planning Application: T250023

Date Prepared: 27 November 2025

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Further Planning Information

Planning scheme data last updated on 19 September 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

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

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

O'Neil Road

Proposed Dwelling

250 O' Neil Road
Officer 3809

Job No:23086



DRAKE DESIGN PTY LTD
Suite 2, Level 1, 2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
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www.drakedesign.com.au
ABN: 52 638 464 906 ACN: 121 878 331

Town Planning Issue



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Planning Application: T250023
Date Prepared: 27 November 2025

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Sheet List - TP

DWG NO.	TITLE	REVISION
TP000	Cover Sheet	C
TP101	Overall Existing Site Plan	C
TP102	Proposed Site Plan	C
TP103	Proposed Part Site Plan	C
TP201	Proposed Ground Floor Plan	C
TP202	Proposed First Floor Plan	C
TP203	Proposed Garage Floor Plan	C
TP501	Proposed Elevation	C
TP502	Proposed Elevation	C
TP601	Proposed Materials	C
TP701	Proposed Sections	C



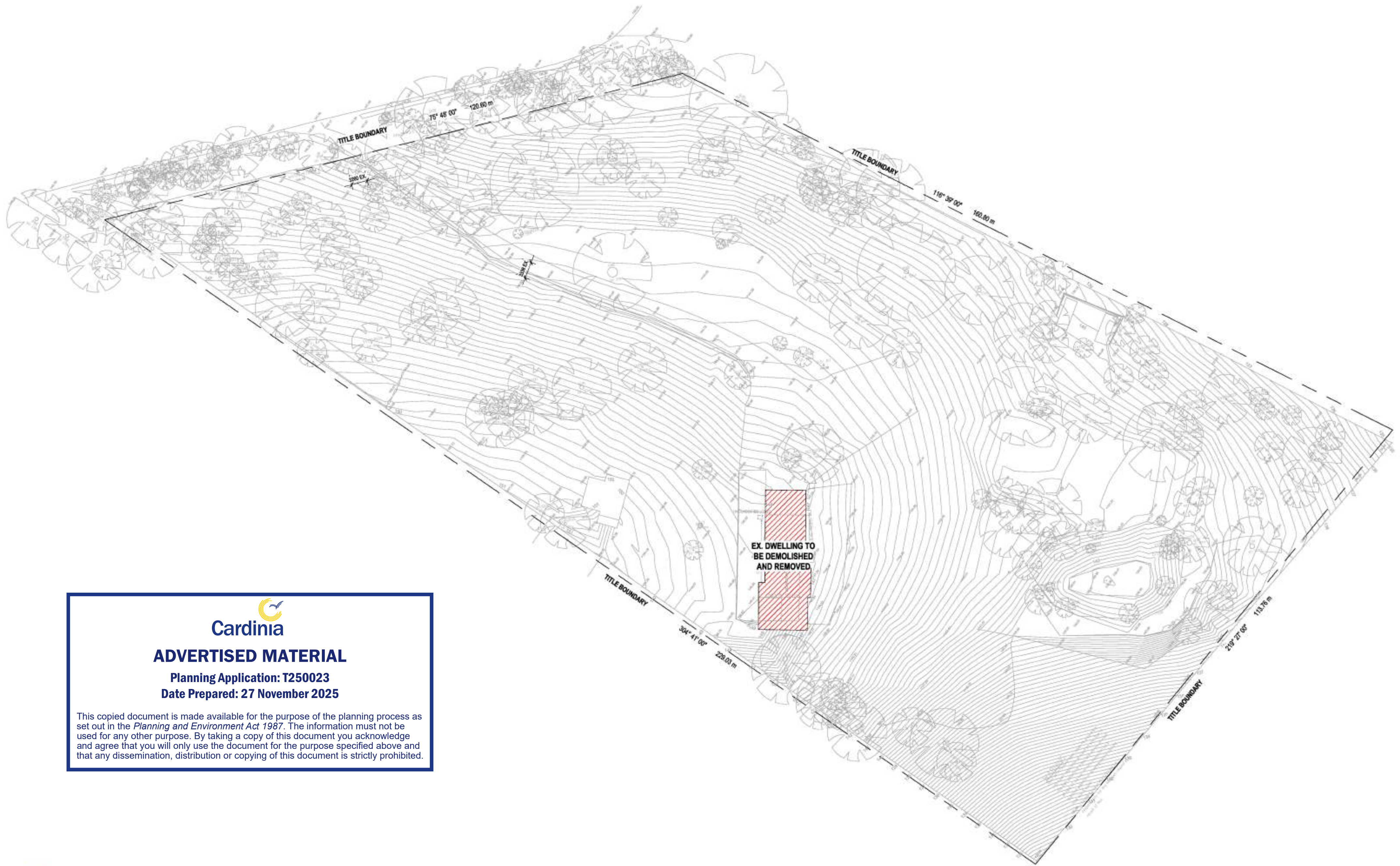
Proposed Dwelling
250 O' Neil Road Officer 3809

Job No:23086

Cover Sheet TP000 c

Date: JULY, 2025 Scale: @A2 Drawn by: RFM

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
B	Town Planning Issue - RFI	28-05-2025
C	Issue for Town Planning	10-09-2025



ADVERTISED MATERIAL

Planning Application: T250023

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Proposed Dwelling
250 O' Neil Road Officer 3809

Job No: 23086
Overall Existing Site Plan TP101 c

Date: JULY 2025 Scale: 1 : 500 @A2 Drawn by: RFM

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
B	Town Planning Issue - RFI	28-05-2025
C	Issue for Town Planning	10-09-2025



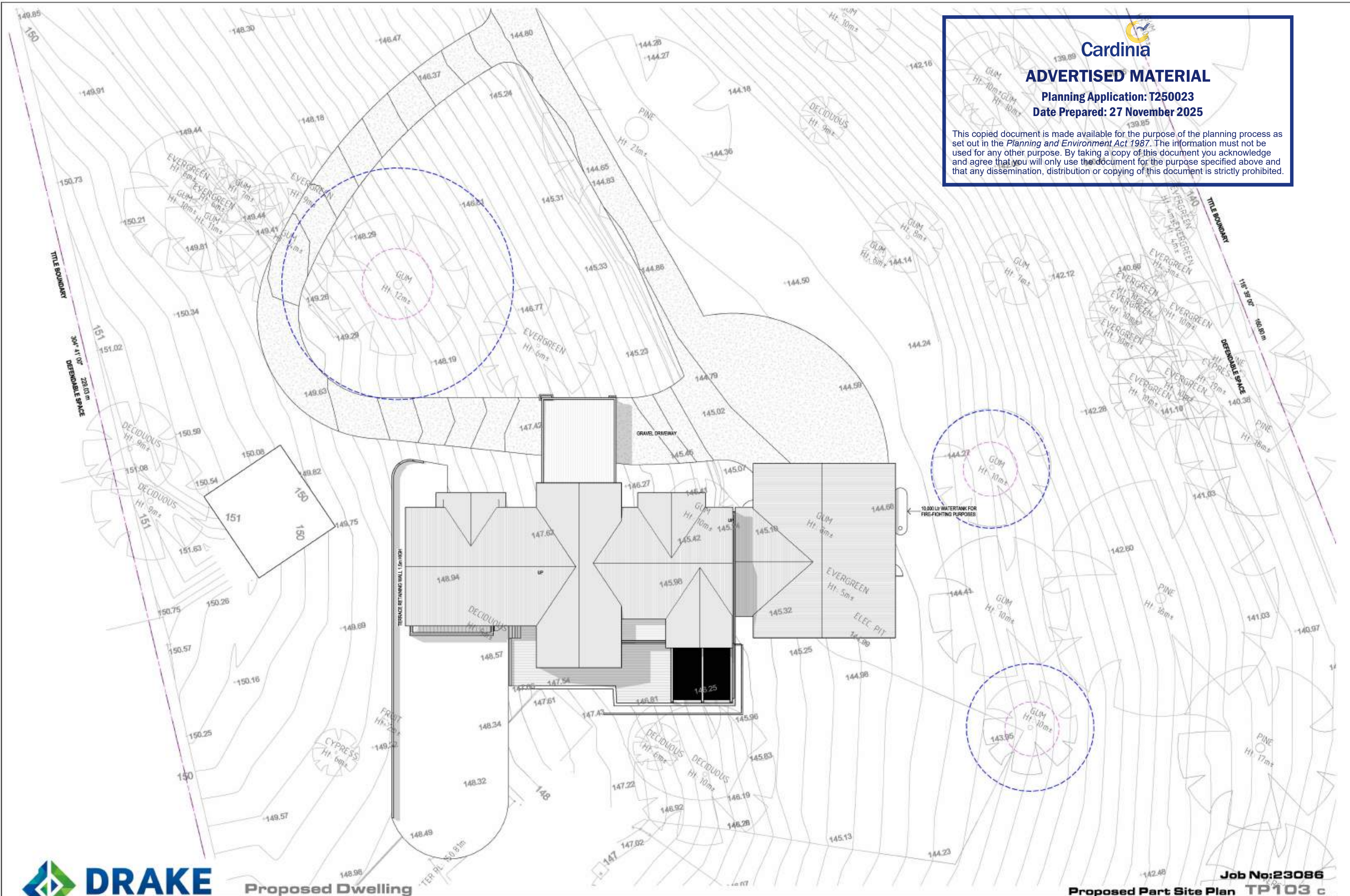


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Planning Application: T250023

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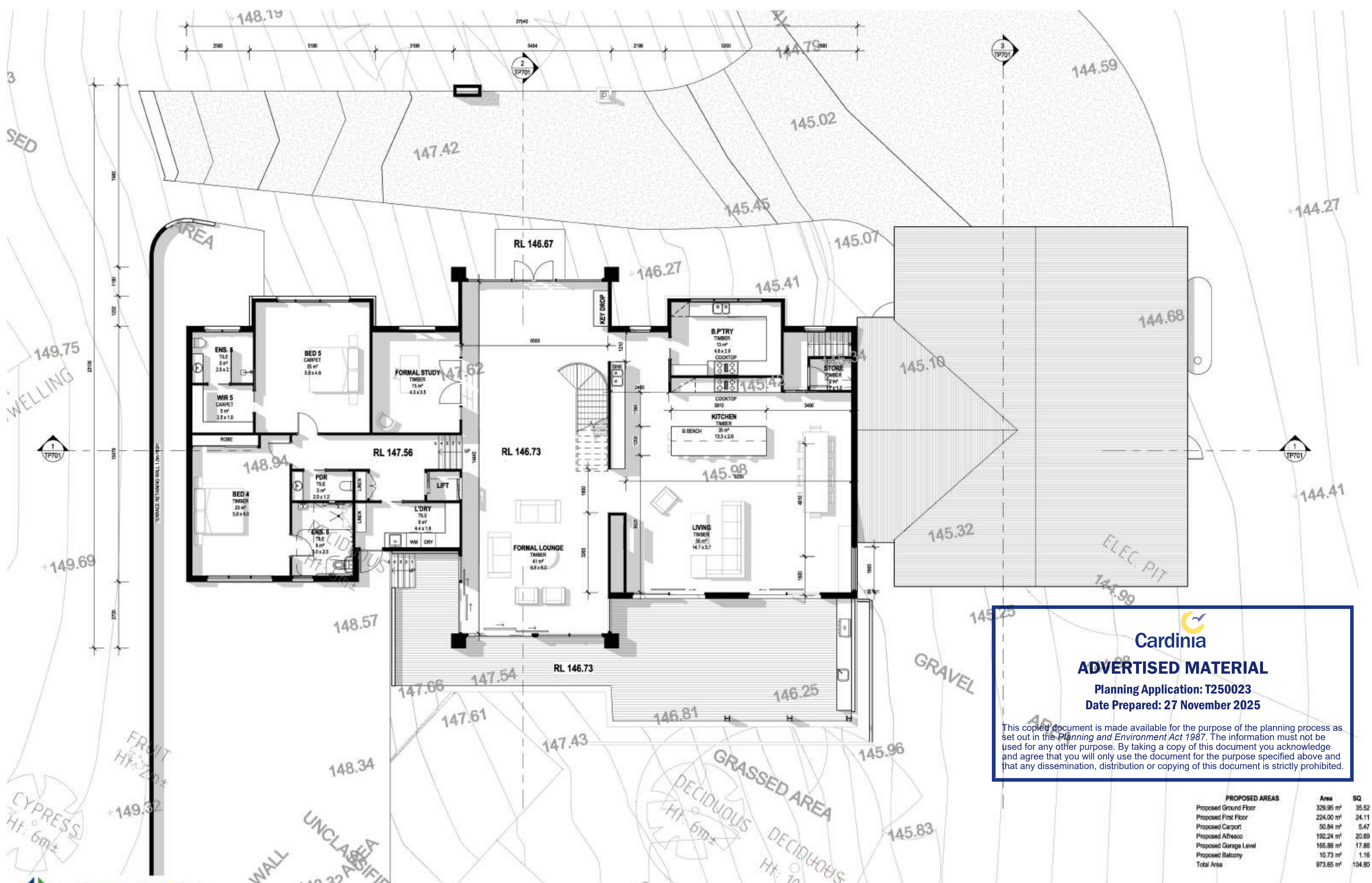


Proposed Dwelling
250 O' Neil Road Officer 3809

Job No: 23086
Proposed Part Site Plan TP103 c

Date: JULY, 2025	Scale: 1 : 200 @A2	Drawn by: RFM
Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
B	Town Planning Issue - RFI	28-05-2025
C	Issue for Town Planning	10-09-2025







Cardinia

ADVERTISED MATERIAL

Planning Application: T250023

Date Prepared: 27 November 2025

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PROPOSED AREAS		Area	SQ
Proposed Ground Floor		329.95 m ²	35.52
Proposed First Floor		224.00 m ²	24.11
Proposed Carport		50.84 m ²	5.47
Proposed Adhesoo		192.24 m ²	20.69
Proposed Garage Level		165.88 m ²	17.86
Proposed Balcony		10.73 m ²	1.16
Total Area		973.65 m ²	104.80



DRAKE

DESIGN

Drake Design Pty Ltd
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VIC 3207
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Email: info@drakedesign.com.au
www.drakedesign.com.au

REGISTERED
Building Practitioner

Proposed Dwelling
250 O'Neil Road Officer 3809

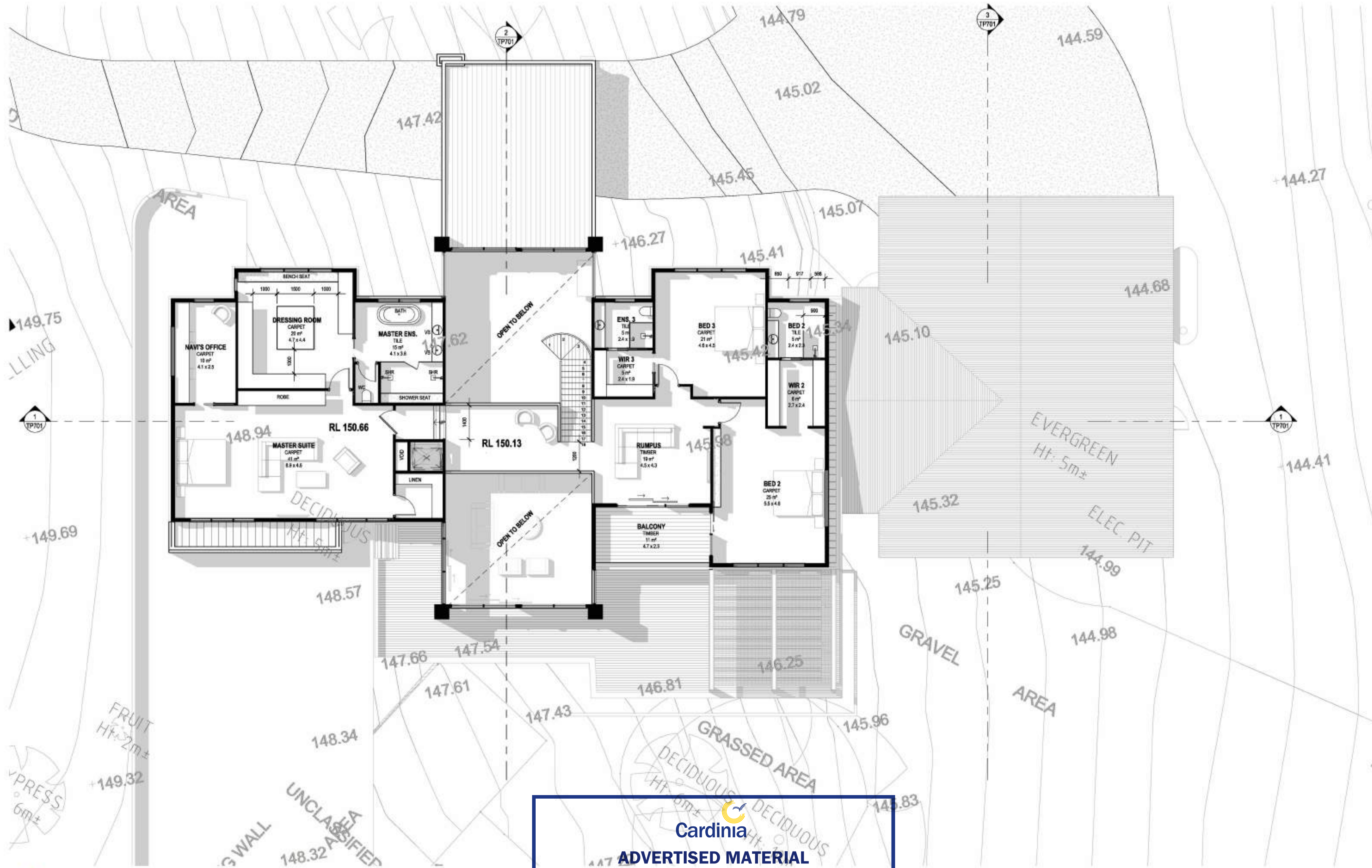
Job No: 23086

Proposed Ground Floor Plan TP201 c

Date: JULY. 2025 Scale: 1:100 @A2 Drawn by: RFM

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
B	Town Planning Issue - RFI	28-05-2025
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Proposed Dwelling
250 O'Neil Road Officer 3809

Cardinia
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Planning Application: T250023
Date Prepared: 27 November 2025

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Job No: 23086
Proposed First Floor Plan TP202 c

Date: JULY. 2025 Scale: 1:100 @A2 Drawn by: RFM

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
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C	Issue for Town Planning	10-09-2025



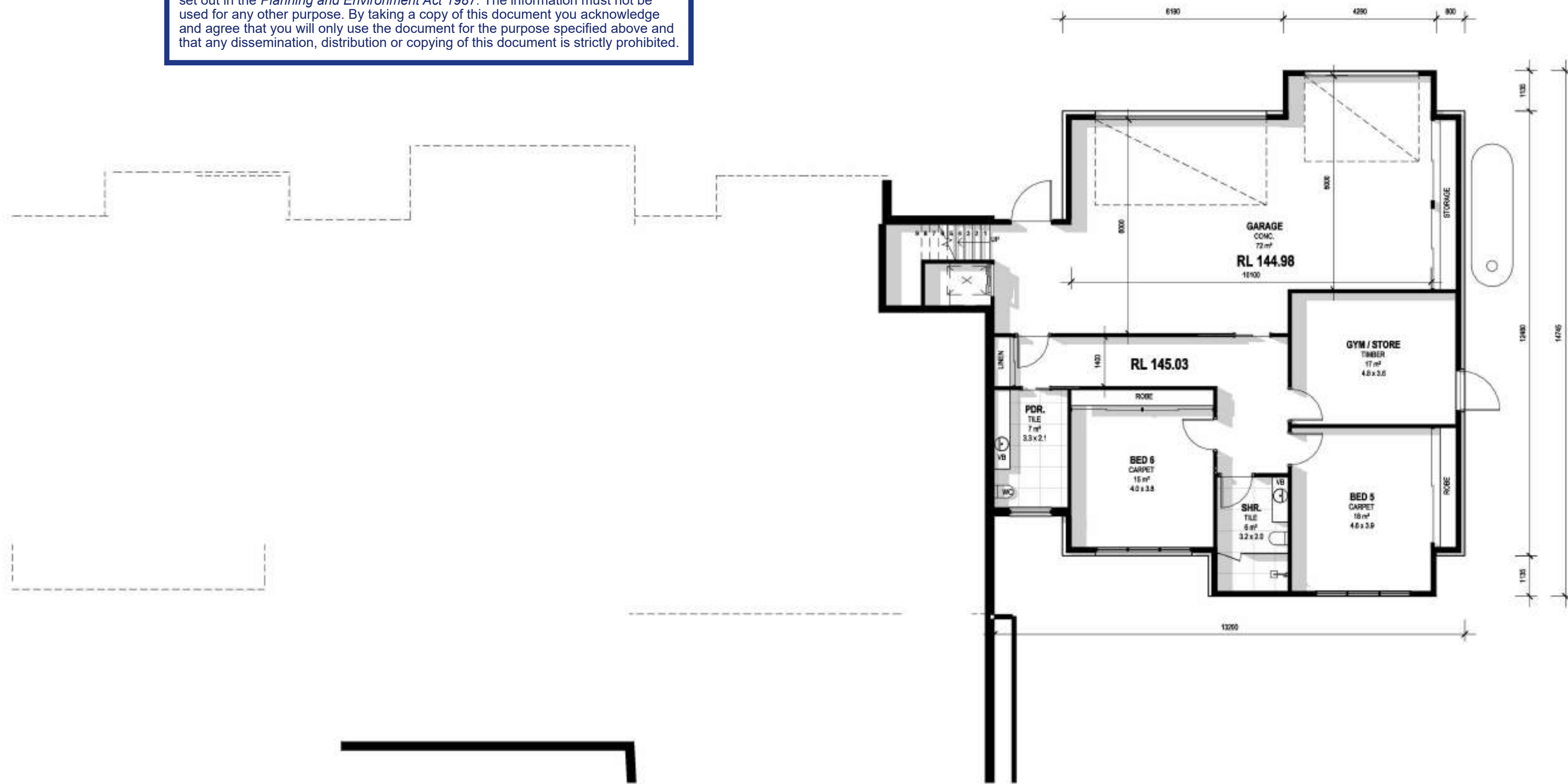


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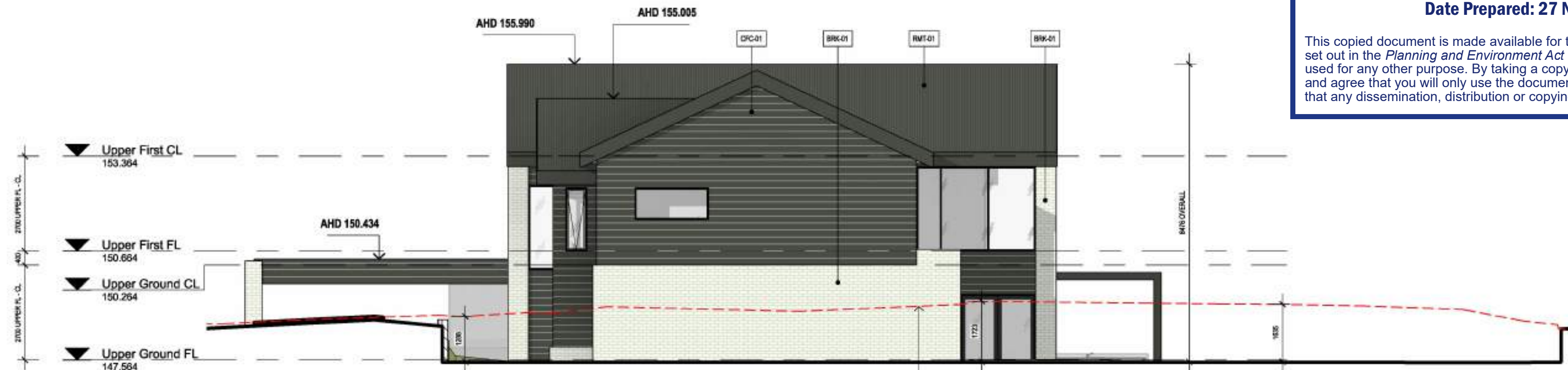


Proposed North Elevation (Front)

1:100

Cardinia
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 Planning Application: T250023
 Date Prepared: 27 November 2025

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Proposed East Elevation

1:100



Proposed Dwelling
250 O' Neil Road Officer 3809

Job No:23086
Proposed Elevation TP501 c

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
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C	Issue for Town Planning	10-09-2025

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Schedule - External Material				
Code	Description	Manufacturer	Model	Image
BRK-01	BRICKWORK: Off White 'Ghost' or similar	Krause Brick		
CFC-01	CLADDING: Horizontal Cladding - Painted Colorbond 'Wallaby' or similar	James Hardie		
PDC-01	WINDOWS & DOORS: Powdercoat Colorbond 'Night Sky' or similar	<varies>		
PDM-01	GUTTERS, FASCIA, DP: Pressed Metal Colorbond 'Woodland' or similar	Stratco or similar		
RMT-01	ROOF: Klip-loc Colorbond 'Woodland Grey' or similar	<varies>		
TIM-01	TIMBER COLUMNS: Spotted Gum or similar	BY BUILDER		
TMB-01	TIMBER BATTENS: Spotted Gum or similar	BY BUILDER	Batten Size 'XX'	



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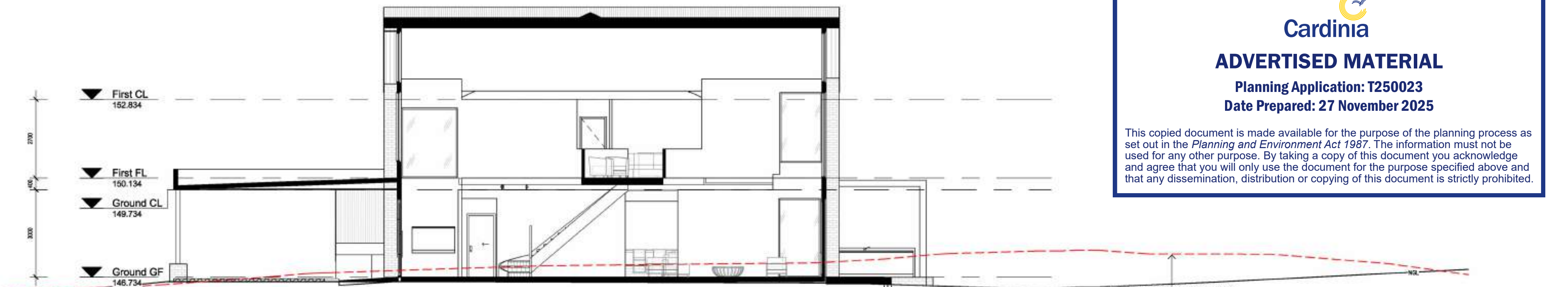
Planning Application: T250023

Date Prepared: 27 November 2025

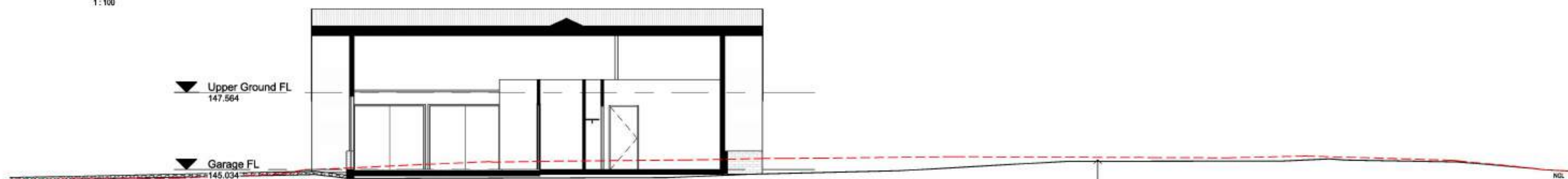
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Section A
1:100



Section B
1:100



Section C
1:100



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Proposed Dwelling
250 O' Neil Road Officer 3809



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Job No:23086

Proposed 3D Views TP901 c

Rev No.	Description	Date
A	Preliminary Town Planning Issue	14-01-2025
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Proposed Dwelling
250 O' Neil Road Officer 3809



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T250023
Date Prepared: 27 November 2025

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Job No:23086

Proposed 3D Views TP902 c

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A	Preliminary Town Planning Issue	14-01-2025
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C	Issue for Town Planning	10-09-2025