

Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 PS325613 2850 Gembrook-Launching Place Road, Gembrook VIC 3783
The application is for a permit to:	Buildings and works (extension to 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 (Dwelling)
35.06-5	Construct a building within nominated setbacks
42.01-2	Remove, destroy or lop vegetation



APPLICATION DETAILS

The applicant for the permit is:	Property Change
Application number:	T250320

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.

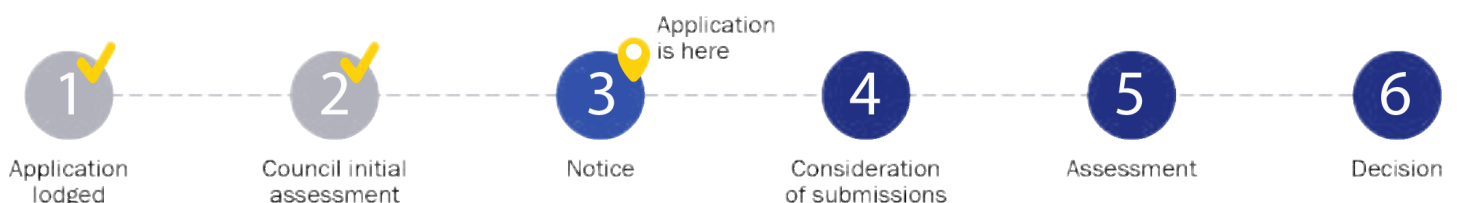
This can be done during office hours and is free of charge.

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.



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.:	T250320 PA
Address of the Land:	2850 Gembrook-Launching Place Road, Gembrook

APPLICANT DETAILS

Name:	
Organisation:	Property Change - Town Planners
Address:	28 Joynt Street, Macleod
Phone:	0438 941 783
Email:	lloyd@propertychange.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.		
See cover letter attached that responds to the RFI issued		

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:	1 October 2025

LODGEMENT

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

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

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

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
ADVERTISED MATERIAL
 Planning Application: T250320
 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 Summary

Portal Reference: A2251666

Basic Information

Proposed Use	Clause 35.06-5 Building and works as the extension exceeds 100 square metres. Clause 42.01-1 Remove, destroy or lop any vegetation, including dead vegetation in accordance with the Environmental Significance Overlay.
Current Use	Single-storey dwelling
Cost of Works	\$92,000
Site Address	2850 Gembrook-Launching Place Road Gembrook 3783

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	Property Change	28 Joynt Street, Mordialloc VIC 3085	W: 0438 941 783 E: illoyd@propertychange.com.au
Owner			
Preferred Contact	Property Change	28 Joynt Street, Mordialloc VIC 3085	W: 0438 941 783 E: illoyd@propertychange.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
Total			\$694.00


ADVERTISED MATERIAL
 Planning Application: T250320
 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.



Civic Centre
 20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
 Purton Road, Pakenham, Victoria

Postal Address
 Cardinia Shire Council
 P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
04-05-2025	A Copy of Title	00702574620012023091511200001.pdf
04-05-2025	Alteration statement	2850 Gembrook - Launching Place Road - Planning Report 070525.pdf
04-05-2025	Site plans	Scan 2025-5-7 (10,58,19).pdf
04-05-2025	Additional Document	Scan 2025-5-7 (11,2,41).pdf
04-05-2025	Encumbrance	00702574620212023091511200001.pdf
04-05-2025	A proposed floor plan	Scan 2025-5-7 (11,2,41).pdf
04-05-2025	Proposed elevation plan	Scan 2025-5-7 (10,57,31).pdf
04-05-2025	Additional Document	Vegetation Impact Assessment 19-12-23.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	Property Change - Town Planners - 3070	W: 0438-941-783 E: lloyd@propertychange.com.au
Submission Date	04 June 2025 - 12:31 PM	

Declaration

☒ By ticking this checkbox, 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

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



ADVERTISED MATERIAL
Planning Application: T250320
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.



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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

Page 1 of 1

VOLUME 10339 FOLIO 245

Security no : 124128498262E
Produced 29/09/2025 04:13 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 325613D.

PARENT TITLES :

Volume 05191 Folio 171 Volume 09396 Folio 396

Created by instrument PS325613D 30/07/1997

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS325613D 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: 2850 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783

DOCUMENT END



ADVERTISED MATERIAL

Planning Application: T250320
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.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS325613D
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/09/2025 16:13

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



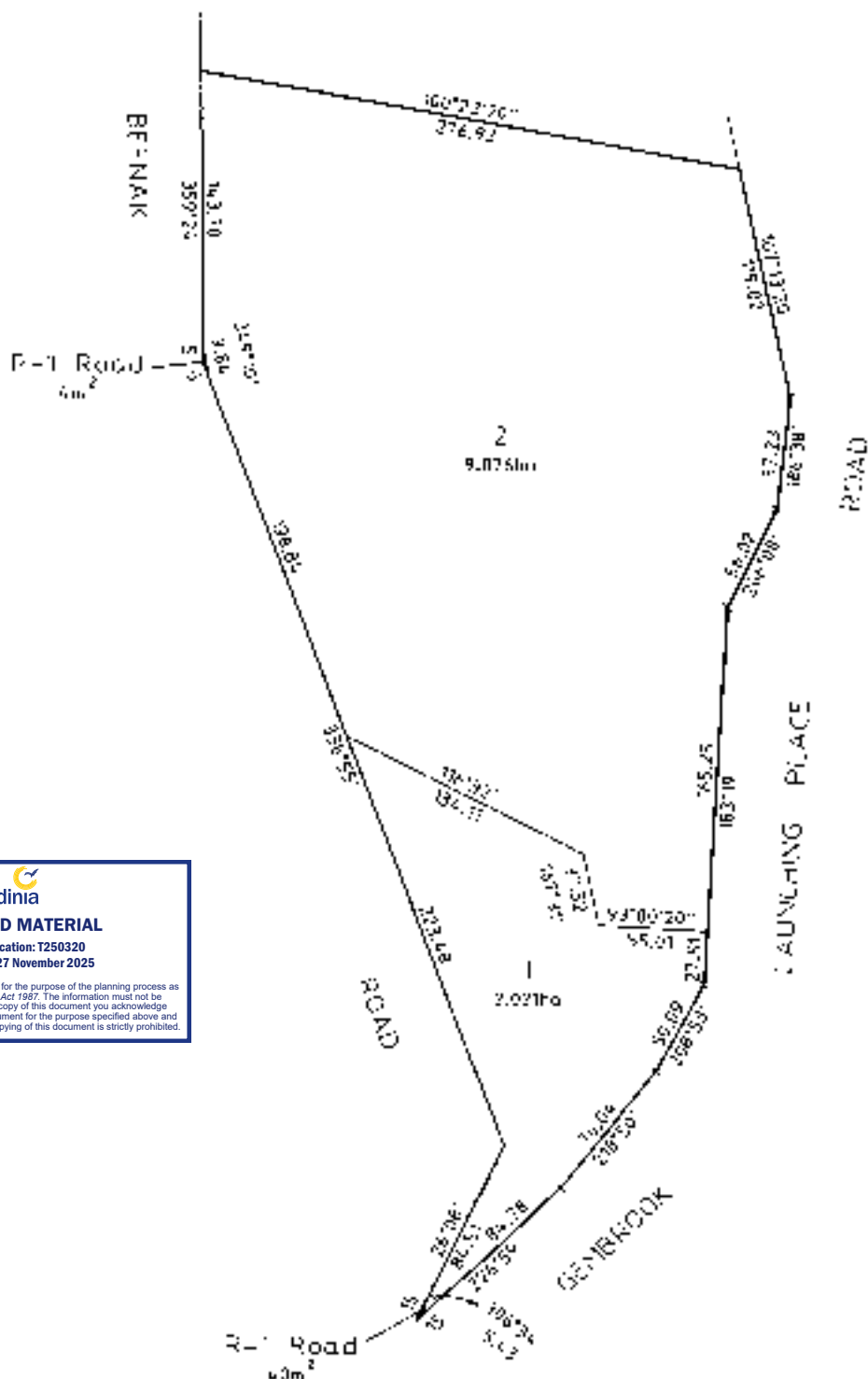
PLAN OF SUBDIVISION		STAGE No. 1	LTD USE ONLY EDITION 1	PLAN NUMBER PS325613D
LOCATION OF LAND PAR SH. <u>GEMBOOK</u> TOWNSHIP <u> </u> SECTION <u> </u> CROWN ALLOTMENT <u>1 & 14 (Part) & Former East Road (Part)</u> CROWN PORTION <u> </u> LTO BASE RECORD <u>Parish Litho</u> TITLE REFERENCES <u>C/T V5191 F311</u> <u>C/T V9336 F336</u> LAST PLAN REFERENCE/S. <u> </u> POSTAL ADDRESS: <u>Beenak Road</u> (At time of subdivision) <u>Gembrouk 2783</u> AMG Co-ordinates (of approx centre of land in plan) <u>E 375 150</u> <u>ZONE 55</u> <u>N 5 800 750</u>		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME <u>Cardinal Shire Council</u> RCF <u>5941107</u> 1. This plan is certified under section 6 of the Subdivision Act 2. This plan is certified under section 11(2) of the Subdivision Act 1988 <u>Date of original certification under Section 6: <u> </u></u> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage <u> </u>. Council Delegate Council Seal - <u> </u> Date <u>15/11/2024</u> Re-certified under Section 11(2) of the Subdivision Act 1988 Council Delegate Council Seal - <u> </u> Date <u> </u>		
VESTING OF ROADS AND/OR RESERVES LENDER <u>COUNCIL/BODY/PERSON</u> 4-1 Road <u>Cardinal Shire Council</u>				
MUTATIONS				
DEPTH LIMITATION <u>Nil</u>		STAGING <u>This is/ is not a staged subdivision.</u> <u>Planning Permit No. T950235</u>		
Cardinal ADVERTISED MATERIAL Planning Application: T250320 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.		SURVEY. THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOISI IN PROCLAIMED SURVEY AREA No. <u> </u>		
EASEMENT INFORMATION				
LEGEND E-Encumbering Easement A-Appurtenant Easement R-Encumbering Easement (Road)		LTD USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED ☒ DATE: <u>29/7/2024</u>		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
R-1	Way, drainage sewerage & the supply of water, electricity, gas & data transmission.	See Sheet 2	This plan	Entirety of this plan
SLATTERY CONSULTANT SURVEYORS PTY LTD 40 Henry Street, Pakenham Ph. 0551 41 1226 Fax. 0551 41 3435		LICENSED SURVEYOR <u>Thomas O'Brien Slattery</u> SIGNATURE <u> </u> DATE <u> </u> REF <u>1802/4</u> VERSION <u>1</u>		LTD USE ONLY PLAN REGISTERED TIME <u>3:30</u> DATE <u>29/7/2024</u> Assistant Registrar of Titles SHEET 1 OF 2 SHEETS DATE <u> </u> COUNCIL (if applicable) SIGNATURE <u> </u> ORIGINAL SHEET SIZE <u>A3</u>

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS325613D



ADVERTISED MATERIAL

Planning Application: T250320
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.

SLATTERY CONSULTANT SURVEYORS PTY LTD

40 Henry Street, Portarlington
Ph. 0599 61 1726 Fax. 0599 61 3635

SCALE

0 25 50 75 100 125
LENGTHS ARE IN METRES

ORIGINAL

SCALE 1:500

AD

LICENSED SURVEYOR (PRINT) Thomas T'Brien Slattery

SIGNATURE

DATE / /

PLI 1802/4

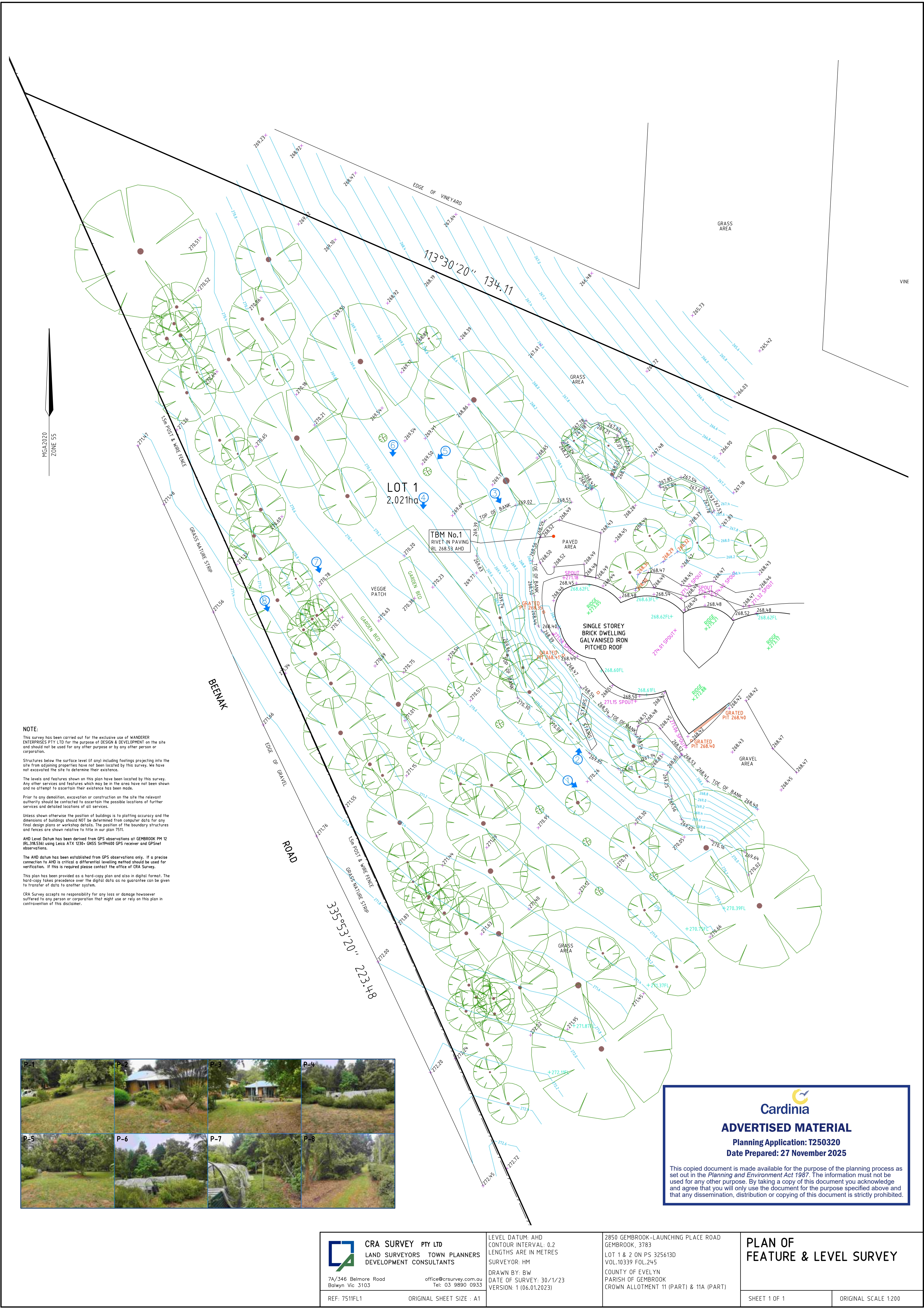
VERSION 1

SHEET 2 OF 2 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm



NOTE:

This survey has been carried out for the exclusive use of WANDERER ENTERPRISES PTY LTD for the purpose of DESIGN & DEVELOPMENT on the site and should not be used for any other purpose or by any other person or corporation.

Structures below the surface level (if any) including footings projecting into the site from adjoining properties have not been located by this survey. We have not excavated the site to determine their existence.

The levels and features shown on this plan have been located by this survey. Any other services and features which may be in the area have not been shown and no attempt is made to ascertain their existence has been made.

Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to ascertain the possible locations of further services and detailed locations of all services.

Unless shown otherwise the position of buildings is to plotting accuracy and the dimensions of buildings should NOT be determined from computer data for any final design plans or workshop details. The position of the boundary structures and fences are shown relative to title in our plan 751L.

AHD Level Datum has been derived from GPS observations at GEMSBROOK PM 12 (RL268.536) using Leica ATX 1230+ GNSS S5194600 GPS receiver and GPSnet observations.

The AHD datum has been established from GPS observations only. If a precise connection to AHD is critical a differential leveling method should be used for verification. If this is required please contact the office of CRA Survey.

This plan has been provided as a hard-copy plan and also in digital format. The hard-copy takes precedence over the digital data as no guarantee can be given to transfer of data to another system.

CRA Survey accepts no responsibility for any loss or damage howsoever suffered to any person or corporation that might use or rely on this plan in contravention of this disclaimer.





ADVERTISED MATERIAL

Planning Application: T250320

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.

 CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS 7A/346 Belmore Road Balwyn Vic 3103 office@craurvey.com.au Tel: 03 9890 0933	LEVEL DATUM: AHD CONTOUR INTERVAL: 0.2 LENGTHS ARE IN METRES SURVEYOR: HM DRAWN BY: BW DATE OF SURVEY: 30/1/23 VERSION: 1 (06.01.2023)	2850 GEMSBROOK-LAUNCHING PLACE ROAD GEMSBROOK, 3783 LOT 1 & 2 ON PS 325613D VOL.10339 FOL.245 COUNTY OF EVELYN PARISH OF GEMSBROOK CROWN ALLOTMENT 11 (PART) & 11A (PART)	PLAN OF FEATURE & LEVEL SURVEY	
			SHEET 1 OF 1	ORIGINAL SCALE 1:200



ADVERTISED MATERIAL

Planning Application: T250320
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.

E OCT 2025 SCALES SHOWN IF PRINTED AT A3 SIZE OR A1 SIZE
D SEP 2025 ADDITIONS ALTERED AND MOVED CLOSER TO EXISTING HOUSE AGAIN AND SET 19.0 METRES OFF BOUNDARY FFL OF ADDITIONS LOWERED BY 600 MM. ALTERED DIMENSIONS OF ADDITIONS SHOWN

C MAY 2025 ADDITIONAL HABITABLE OUTBUILDING TO BE FILLED PROPOSED ADDITIONS TO EXISTING RESIDENCE
- ADDITIONS SHOWN CLOSER TO EXISTING HOUSE THAN PREVIOUS PROPOSED OUTBUILDING
- OVERALL DIMENSIONS OF ADDITIONS SHOWN
- CUT AND FILL LINES SHOWN
- THIS DRAWING NOW FULL FLOOR PLAN & PART SITE PLAN
B APRIL 2024 UPGRADE OUTBUILDING FROM BAL 29 TO BAL 40
- CHANGE FROM TIMBER CLADDING TO BLOCKWORK
- 10,000 LITRE WATER TANK NEXT TO OUTBUILDING

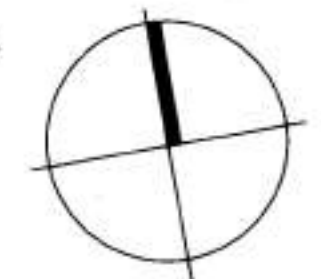
REVISION	DATE	DETAILS
A	DEC. 2023	DRAFT REVISIONS TO PLAN

RED BOX ARCHITECTS

T 0414 544 222
E michael@redboxarchitects.com.au
www.redboxarchitects.com.au

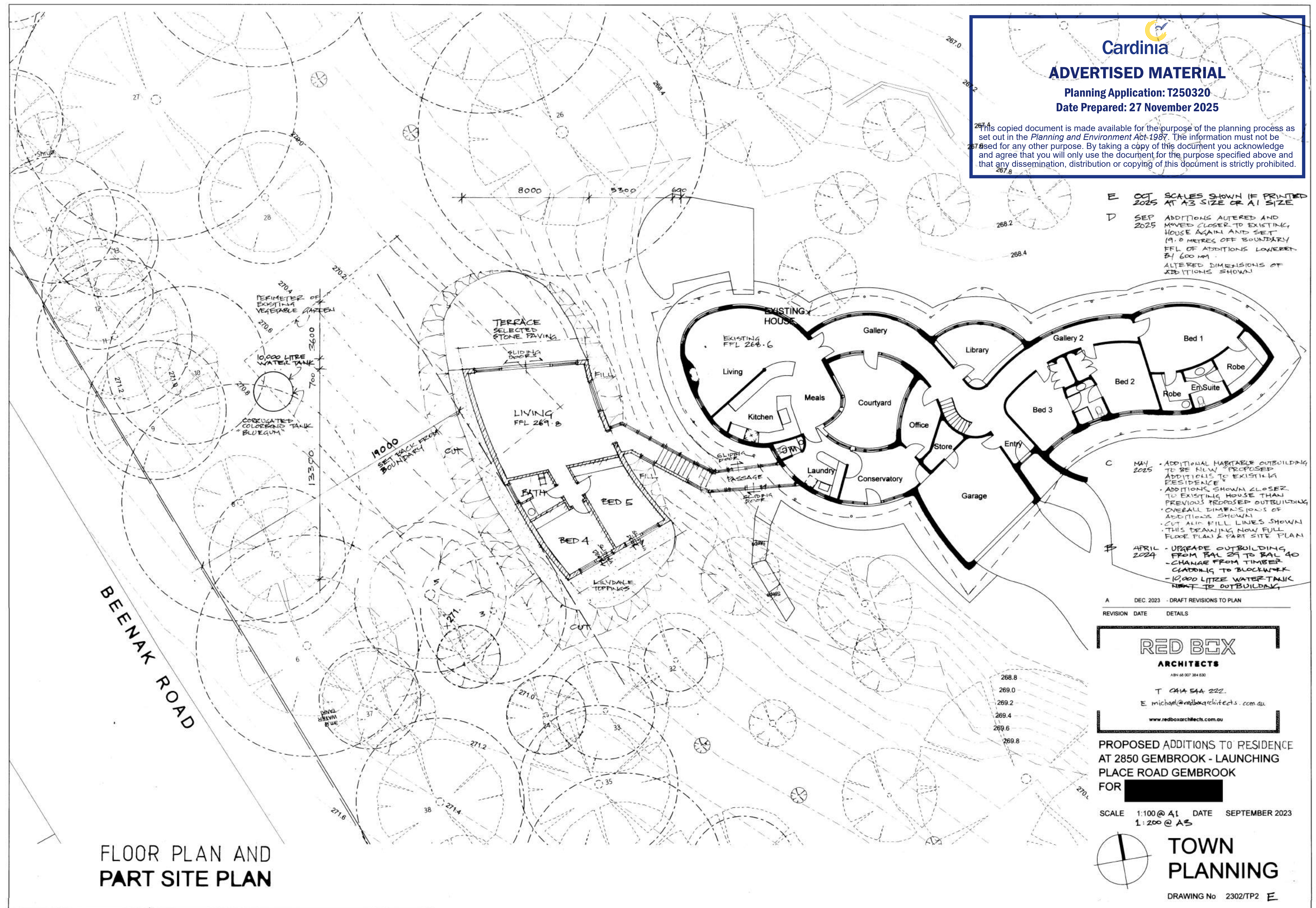
PROPOSED ADDITIONS TO RESIDENCE AT 2850 GEMBROOK - LAUNCHING PLACE ROAD GEMBROOK FOR [REDACTED]

SCALE 1:100 @ A1 DATE SEPTEMBER 2023
1:200 @ A3



TOWN PLANNING

DRAWING No 2302/TP2 E



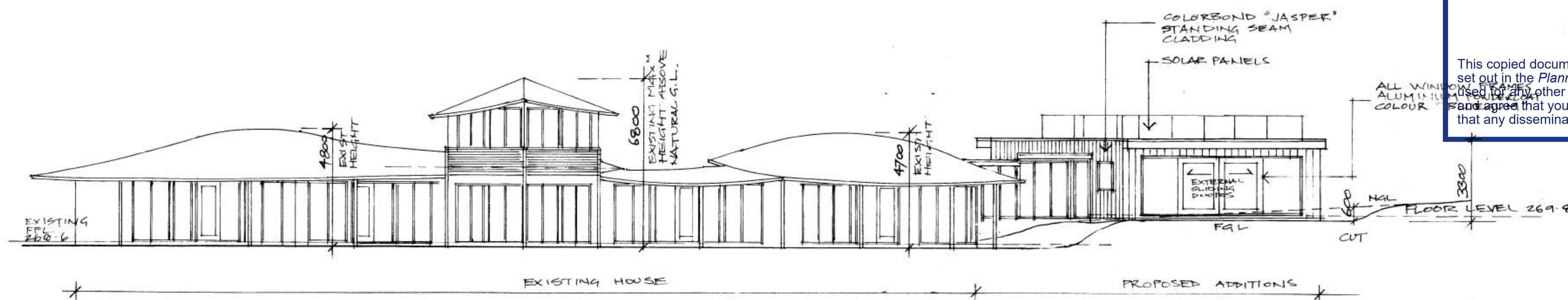
BEENAK ROAD

FLOOR PLAN AND PART SITE PLAN

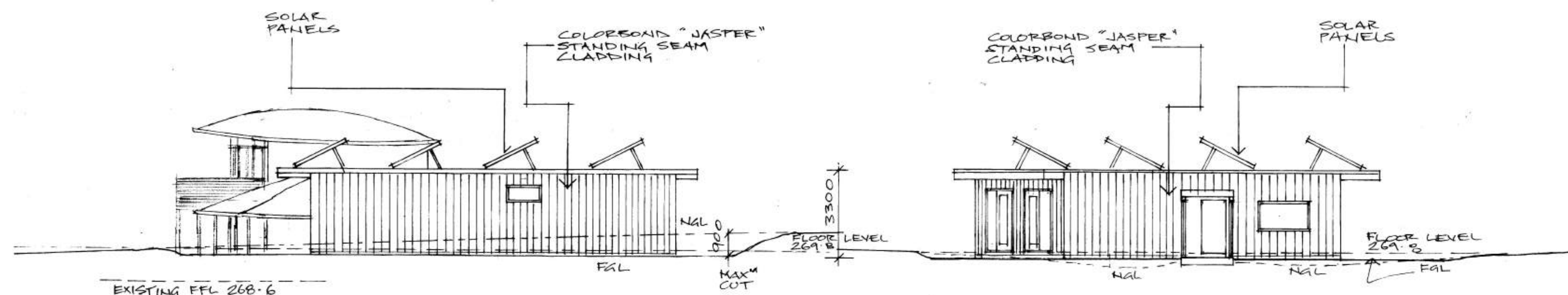
ADVERTISED MATERIAL

Planning Application: T250320
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.

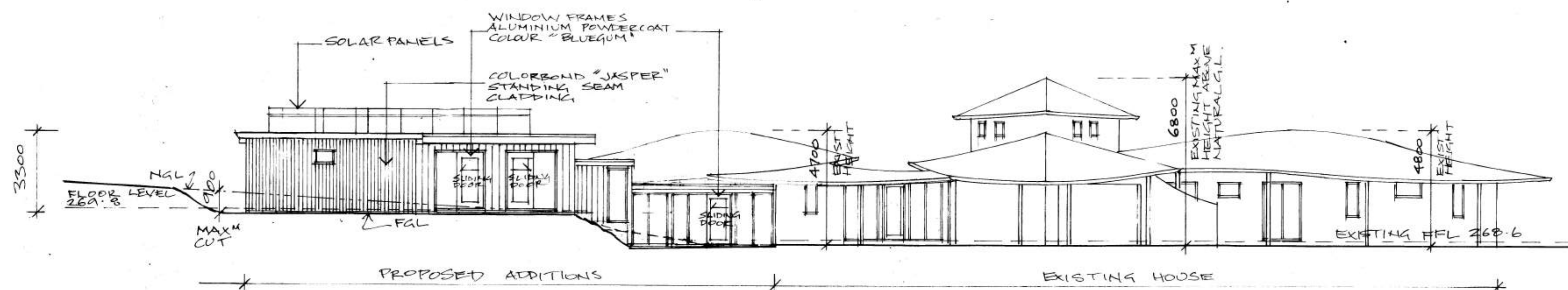


north elevation



west elevation

east elevation (additions)



south elevation

- E OCT 2025 HEIGHTS OF EXISTING ROOF SECTIONS SHOWN ABOVE NATURAL G.L. INCLUDING EXISTING MAXIMUM HEIGHT. SCALES SHOWN IF PRINTED AT A3 SIZE OR A1 SIZE
- D SEP 2025 ELEVATIONS ALTERED TO REFLECT CHANGE TO PLAN OF ADDITIONS. CLADDING TO ADDITIONS ALTERED TO COLORBOND STANDING SEAM. FLOOR LEVEL OF ADDITIONS REDUCED BY 600MM
- C MAY 2025 PROPOSED ADDITIONS TO EXISTING RESIDENCE TO REPLACE PREVIOUS PROPOSED HABITABLE OUTBUILDING. NEW ELEVATIONS DRAWN TO SHOW WHOLE OF PROPOSED HOUSE - EXISTING HOUSE AND PROPOSED ADDITIONS. FINISHES OF ADDITIONS SAME AS FOR PREVIOUS HABITABLE OUTBUILDING. FFL OF ADDITIONS 200MM LOWER THAN PREVIOUS HABITABLE OUTBUILDING
- B APRIL 2024 CHANGE BUILDING STRUCTURE AND ENVELOPE FROM BAL 29 TO BAL 40 - CHANGE FROM TIMBER CLADDING TO LIME WASHED BLOCKWORK. 10,000 L WATER TANK ADDED NEXT TO OUTBUILDING CFA COMPLIANT
- A DEC 2023 FLOOR AREA REDUCED. BUILDING DIMENSIONS & ROOM AREAS SHOWN. NUMBER OF BEDROOMS AND SIZE OF BEDROOMS ALTERED. GROUND LINES, FLOOR LEVEL, CUT AND FILL SHOWN

REVISION DATE DETAILS

RED BEX

ARCHITECTS

ABN 68 007 384 630

T 0414 544 222

E. michael@redboxarchitects.com.au

www.redboxarchitects.com.au

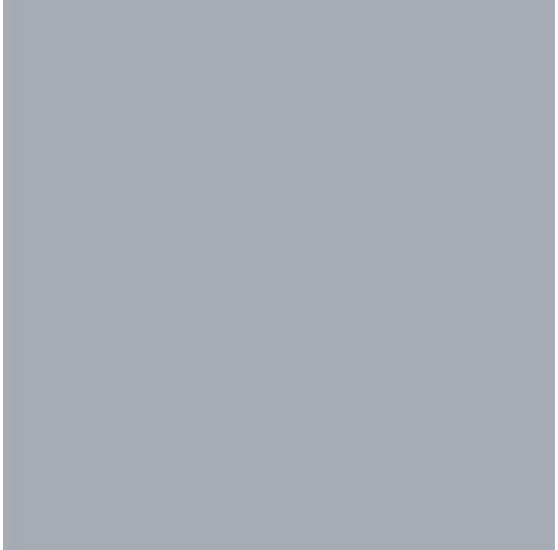
PROPOSED ADDITIONS TO RESIDENCE
AT 2850 GEMBROOK - LAUNCHING
PLACE ROAD GEMBROOK
FOR [REDACTED]

SCALE 1:100 @ A1 DATE SEPTEMBER 2023
1:200 @ A3

TOWN
PLANNING

DRAWING No 2211/TP 3 E

MATERIAL SCHEDULE

External Façade and Roof	Standing Seam Cladding Colorbond “Jasper”standing Seam 
Window Frames	Powdercoat Colour BlueGum 
Water Tank	Jasper Colour Steel tank to meet the needs of the bushfire report



ADVERTISED MATERIAL

Planning Application: T250320

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.

Our Ref: 150-GEM
Your Ref: T250320

1 October 2025

Attn: [REDACTED]
Senior Statutory Planner
Cardinia Shire Council


Cardinia
ADVERTISED MATERIAL
Planning Application: T250320
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.

Dear [REDACTED]

RFI RESPONSE IN RELATION TO PROPOSED ADDITIONS – GEMBROOK-LAUNCHING PLACE ROAD

In relation to the abovementioned, Property Change acts on behalf of applicant and landowner. Please find attached documents in response to the RFI dated 30 June 2025:

- Copy of recent title plan;
- Feature Survey;
- Updated planning report;
- Updated plans;
- Updated Vegetation Report; and
- Updated Bushfire Management Plan.

The following is a summary of the response to each component of the RFI:

Required information	RESPONSE
Provide a full and current Copy of Title for Lot 1 including details of any restrictive covenants or other restrictions registered on the Title (Electronic Instruments).	See attached updated title within 3 months of lodgment.
2. Estimated cost of works The submitted application form suggests an estimated cost of works as \$100,000. This seems too low to cover the costs of works proposed for this permit.	The cost of works was for the addition. Allow say \$5,000/m2 for the construction which rounds out to \$600,000. Add allowance for site preparation, alterations at connection to existing house at connection point, services alterations and miscellaneous items of \$100,000.

Council requests that quotes and/or an itemised list of costs is provided to demonstrate a feasible cost of works for the proposed development.	Total cost of works - \$700,000 Based on the discussion during the meeting the costs of works for this application is based on the addition due to the admin error. This was agreed upon during the meeting.
3. Planning Report	The proposal section has been updated to provide information about the use of the addition.
4. Feature and level survey	Given the size of the site only the relevant part of the site has been surveyed.
5. Site Plan	Gross floor area addition is 116 sq.m and the existing area of the house is 331 sq.m therefore the total area is now 447 sq.m. The new addition is 35% of the existing building footprint.
6. Floor Plan	Location and labels for all external doors on the new extension building and passage have been notated.
7 Elevations plans	All four sides of the development has been shown on the plans. Natural ground level has been nominated on the plans. Cut and fill has been nominated on the plans. Building height has been nominated on the plans. Terrace paving has been nominated on the floor plan. External doors have been shown.



	Location and labels for all external doors on the new extension building and passage. Materials and colour schedule, including swatches have been shown on the plans and in the attached schedule. Rainwater tank dimensions, colour and materials have been shown.
8. Vegetation assessment	See attached vegetation assessment and bushfire assessment.
9. Wastewater	The site plan shows the location of the current septic system. As shown on the plans the site has ample land that is suitable and available for land application of effluent for the additions. To treat domestic wastewater and allow dispersal of the treated effluent, it is recommend to use a primary treatment system that meets the Environment Protection Authority requirements. To suit the daily design flows from the residence on each lot, a 3000L septic tank should be adopted. The volume of the existing septic tank on the lot exceeds 3000L as outlined on the plans based on the previous permits issued it is around 6000L capacity exceeding EPA requirements.
10. Integration with existing dwelling	The distance between the addition and the main dwelling has been reduced and there are no doors between the existing and the proposed to reassure Council that the new extension is sufficiently integrated and is an extension to the main dwelling.



	In relation to bushfire we have moved the building 19m from the property boundary and have provided a bushfire report that demonstrates that we meet with the protection measures required for this addition and the previous concerns of the CFA.
--	--

If the plans are found to be unsatisfactory or are outstanding issues (i.e. new or significant variations are proposed, things are inconsistent etc.) then we request that you communicate that to us in another request for further information.

Please contact me on 0438 941 783 or via email at lloyd@propertychange.com.au.

Kind Regards



Director Property Change



ADVERTISED MATERIAL

Planning Application: T250320

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.



PLANNING REPORT

2850 Gembrook-Launching Place Road, Gembrook

September 2025

Executive Summary

Client:	[REDACTED]
Subject Site:	2850 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK
Legal Description:	Lot 1 on Plan of Subdivision 325613D
Planning Scheme:	Cardinia
Proposal:	Construction of additions/alterations (116 sq.m)
Permit Triggers:	Clause 35.06-5 Building and works as the extension exceeds 100 square metres. Clause 42.01-1 Remove, destroy or lop any vegetation, including dead vegetation in accordance with the Environmental Significance Overlay.
Title Restrictions:	Nil
Site Area:	2.021 hectare
Zoning:	Rural Conservation Zone – Schedule 2 (RCZ2)
Overlay(s):	• Bushfire Management Overlay (BMO) • Environmental Significant Overlay – Schedule 1 (ESO1)
CHMP Required:	CHMP is not required.

The design response and supporting documentation demonstrates that the proposed construction addition/alterations at 2850 Gembrook-Launching Place Road, Gembrook complies with the Cardinia Planning Scheme and is an **acceptable outcome**.



ADVERTISED MATERIAL

Planning Application: T250320

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.

Contents

1. Introduction	4
2. Subject Site & Surrounding Land	4
2.1. Subject Site	4
2.2. Title Restrictions	6
2.3. Site Context	6
3. The Proposal	7
4. Planning Permit Triggers	8
5. Zoning	8
Rural Conservation Zone (RCZ)	8
Schedule Requirements	9
6. Overlays	9
Bushfire Management Overlay	9
Environmental Significant Overlay - Schedule 1 (ESO1)	9
7. Particular Provisions	10
8. General Provisions	11
9. Planning Policy Framework	12
10. Local Planning Policy	13
11. Other documents	13
12. Assessment	13
12.1. Landscape Values	14
12.2. Environmental Values	14
12.3. Agricultural Values	14
13. Conclusion	14



1. Introduction

This planning report has been prepared by Property Change Pty Ltd on behalf of the owner in support of a planning permit application for addition/alterations (126sqm) at 2850 Gembrook-Launching Place Road, Gembrook **(the subject site)**.

This purpose of this report is to outline the planning merits of the proposal and its consistency with the relevant planning controls and policies of the Cardinia Planning Scheme. The application has been assessed against the relevant requirements of the Cardinia Planning Scheme including the State and Local Planning Policy Framework and the provisions set out in the Rural Conservation Zone affecting the site and surrounds.

For the reasons discussed within this report the proposed development is an appropriate response to the planning policies within the Cardinia Planning Scheme and surrounding context and is therefore an **acceptable outcome**.

The assessment provided in this report should be read in conjunction with the plans prepared by **Redbox Architects**.

2. Subject Site & Surrounding Land

2.1. Subject Site

The subject site is located on the intersection of Gembrook-Launching Place Road and Beenak Road. The subject site is an irregular shape with an overall site area of 2.021 ha.

Other particulars of the land include:

- The subject site is developed with a detached single-storey dwelling.
- The site slopes down in an easterly direction within the relevant area from levels of 270.77 to 269.77 from Beenak Road by approximately 1 metre.
- Vegetation is located throughout the site, including groups of trees around the dwelling. Most the trees have been planted by the owners over the years.

Photos of the site and immediate surrounds are included on the following pages.



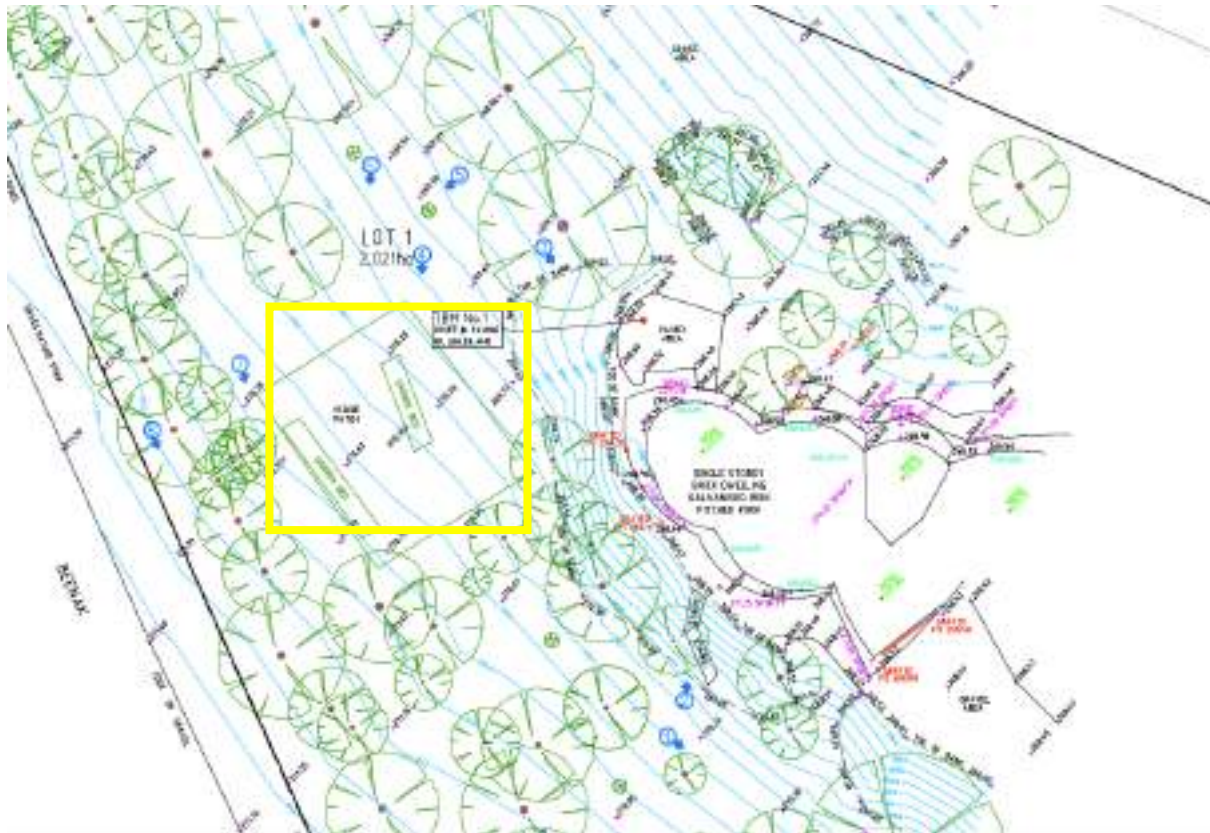


Figure 1 The subject site area where the existing garden bed is currently located.



Figure 2 - Photos of the subject site area



Cardinia

ADVERTISED MATERIAL

Planning Application: T250320

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 1967. 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.



Figure 3 - Aerial view of subject site and immediate context (yellow square represents proposed location of the outbuilding)

2.2. Title Restrictions

The subject site is described as Lot 1 on Plan of Subdivision 325613D on title. There are no restrictive covenants, agreements or easements affecting the land. A copy of the title and title plan is provided at Appendix 2.

2.3. Site Context

The site is located within a rural fringe location with a mix of farming and native vegetation. The Melway map below illustrates the range of community infrastructure available within the environs. The landscaping is undulating with dispersed tree coverage. The lot is irregular in shape and there is significant vegetation to the east, west and south of the site. A farm/vineyard is to the north.



Figure 4 - Melways Map of available services within the area

3. The Proposal

The application seeks a planning permit for the construction of the land for addition/alterations to the existing dwelling on the subject land. This section of the report should be read in conjunction with the accompanying architectural plans prepared by **Redbox Architects**. The floor plan consists of the following:

- A passage way connecting the existing dwelling to the additions;
- A living room;
- Two bedrooms;
- Bathroom;

The development is of a high-quality contemporary architectural design with a flat roof form.

The following additional information is as follows:

- The expected occupants are the family of the occupants of the existing dwelling. This would include the son and his family when they come to stay.
- The level of interaction is that the son would come and look after his mother as she is getting older and needs assistance. The existing dwelling on the site is small and does not have enough rooms for the extended family.
- The existing dwelling only has one living space. This addition provides for an additional living space to the main dwelling. These spaces are expected to be shared to have regard to the larger family.
- The notable exemption from the plans is any cooking/kitchen related elements that

would lend the proposal to being considered a second dwelling on the lot.

- The extension would be accessed by a covered walkway that connects to the existing dwelling by the laundry.

4. Planning Permit Triggers

The table below summarises the relevant planning controls including those which trigger the need for planning permission:

Clause 35.06-5	Building and works as the extension exceeds 100 square metres. The proposed addition is 126 sq.m.
Clause 42.01-1	Remove, destroy or lop any vegetation, including dead vegetation in accordance with the Environmental Significance Overlay

5. Zoning

Rural Conservation Zone (RCZ)

Purpose

The purpose of the RCZ 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 area. To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes 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.

Permit Requirement

Pursuant to Clause 32.08-6, a planning permit is required if:

An alteration or extension to an existing dwelling provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

Given that the building is less than 116 sq.m a planning permit is required having regard to the zone.

Decision Guidelines

The decision guidelines are assessed below.



ADVERTISED MATERIAL
 Planning Application: T250320
 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.

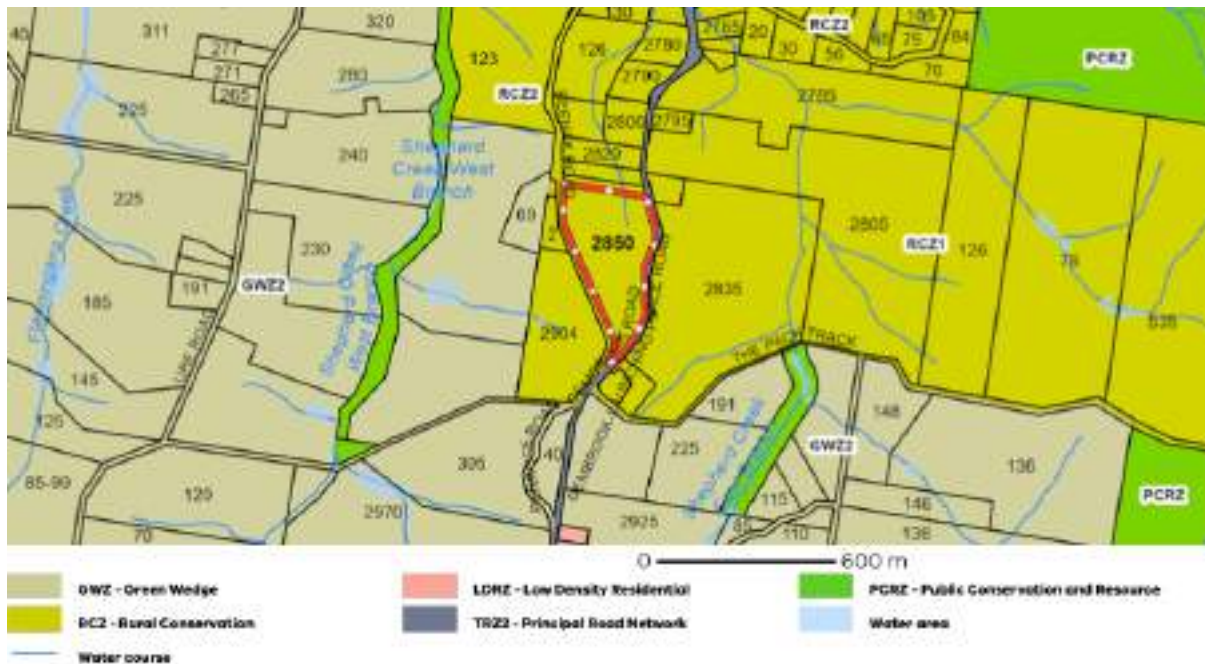


Figure 5 Zoning map (Source: Vicplan)

Schedule Requirements

The following are additional specific schedule requirements in addition to the zone:

CONSERVATION VALUES

- Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.

6. Overlays

Bushfire Management Overlay

Pursuant to Clause 44.06-2, a planning permit is required to carry out buildings and works on a site under the Bushfire Management Overlay. However, this does not apply under this overlay if:

"An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building."

The proposed development is an increase of 126 sq.m or 39.25% increase.

Environmental Significant Overlay - Schedule 1 (ESO1)

Purpose

The subject site is affected by the Northern Hills ESO1. The environmental objectives to be achieved:

- 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.

Permit Requirement

A permit is required given that:

- The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).

As per the attached vegetation assessment a permit is required to remove destroy or lop all vegetation associated with the project area.



8. General Provisions

Clause 65.01 – Decision Guidelines

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*



9. Planning Policy Framework

The following objectives and strategies of the Planning Policy Framework (PPF) are relevant to the consideration of this planning application:

PPF Clause:	Relevant Objective/Strategy:
Clause 12.01-2S Native Vegetation Management  ADVERTISED MATERIAL Planning Application: T250320 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.	- seeks to ensure no net loss of biodiversity in relation to native vegetation removal, including these strategies: Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the 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): - Avoid the removal, destruction or lopping of native vegetation. - Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided. - Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.
Clause 14.01-1S	Protect productive agricultural land from unplanned loss due to permanent changes in land use.
Clause 15.01-1S – Urban Design	To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity
Clause 15.01-2S – Building design	To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
Clause 15.02-1S – Energy and resource efficiency	- To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions. - Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.

PPF Clause:	Relevant Objective/Strategy:
Clause 16.01-3S Rural residential development	Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

10. Local Planning Policy

The following objectives and strategies of the Local Planning Policy Framework are relevant to the consideration of this planning application:

LPPF Clause:	Objective/ Strategy:
Clause 21.01 Cardinia Key Issues	Environment - The protection of environmentally significant areas including the northern hills and the Western Port coast. - The protection and management of biodiversity. - The maintenance and enhancement of existing significant landscapes. - The protection of life and property in terms of flooding and bushfire. - The reduction in greenhouse gas emissions and potable water usage. - The provision of a range of open space functions to meet community needs, encourage an active lifestyle and protect the environment.

11. Other documents

Clause 71.02-3 seeks to balance competing policies in favour of net community benefit and sustainability of present and future generations as part of the exercise of integrated decision making.

Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017) is a reference document to Clause 15.01-2S (Building Design policy).

12. Assessment

The rural conservation zone and the environmental significant overlay are concerned with ensuring that new development properly protect the landscape, environmental, agricultural values and bushfire protection measures. The site context and the details of the proposal mean that there is very little impact on these values on this site or nearby.

12.1. Landscape Values

The RCZ decision guidelines require consideration of the following landscape issues, as appropriate:

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.

Clause 15.01-6S design for rural areas seeks to ensure development respects valued areas of rural character. The addition of a single storey outbuilding, filtered by existing vegetation, will have very little impact on the landscape values of the area because the single storey form sits low on the site, with roadside vegetation intervening and remnant canopy trees. The building will be a minimal element in the overall landscape and will be comfortably absorbed.

12.2. Environmental Values

The RCZ decision guidelines require consideration of the following environmental issues, as per the conclusions of the attached vegetation assessment:

A permit is required to remove destroy or lop all vegetation associated with the project area.

The proposal will see the removal of planted native and exotic vegetation.

The site does not support and rare or threatened flora, fauna or communities.

The proposal will see the removal of some 0.001 ha of native vegetation.

The offsets for this removal equate to 0.002 general habitat units. The offset must have a minimum strategic biodiversity score of 0.752 and be located within the Port Phillip and Westernport CMA or Cardinia Shire Council.

Offsets can be achieved through a third-party broker.

The attached assessment in the vegetation report addresses the protection and enhancement of native vegetation.

12.3. Agricultural Values

The site has limited productive agricultural value, the proposed development is in a grassy section that is currently used for a vegetable garden for the existing house and more than 50% of the site is remnant vegetation. A large proportion of the subject land is covered by remnant vegetation, and the remaining grassy areas. As such agricultural values for this site are limited and this area is predominately used for the dwelling's vegetable garden.

13. Conclusion

The design response and supporting documentation demonstrates that the proposal complies with the relevant objectives, policies and decision guidelines of:

- The Planning Policy Framework (PPF).
- Rural Conservation Zone; and
- Environmental Significant Overlay.

The proposal achieves a high level of compliance with respect to the relevant objectives of

the Cardinia Planning Scheme. It is respectfully requested that the Council issue a planning permit for the proposed construction of addition/alterations (outbuilding) at 2850 Gembrook Launching Place Road, Gembrook.

Appendices

1. Architectural plans
2. Current copy of title and title plan
3. Vegetation Report





California
ADVISORY BOARD
Planning and
Development
Date: September 17, November 2025

PROPERTY

C H A N G E

Vegetation Impact Assessment

2850 Gembrook - Launching Place Road, Gembrook



September 2025



Documentation

Report title	Vegetation Impact Assessment; 2850 Gembrook - Launching Place Road, Gembrook
Report for	
Report directed by	
Report written by	
Internal editing	
Previous versions	None
Project No.	1247
1 – Principal Consultant, Tree Wishes – MEnv; BAppSc (Bio. Resources Management); GDipSc (Land Rehab.)	
2 – Project Manager, Tree Wishes – BAppSc (Conservation), DAppSc (Conservation and Land Management)	
3 – General Manager, Tree Wishes – GDipSc (Environment); BAppSc (Biology)	

Document Review

Version	Date	Review (Internal/External)
Draft	28/9/2023	
Final	1/10/2023	
Final v2	19/12/2023	
Final v3	29/9/25	
Final v4	13/11/2025	

© Copyright: Except as permitted by the copyright law applicable to you, you may not reproduce or communicate any of the content on this report, without the permission of the copyright owner, Tree Wishes.

Disclaimer: Although Tree Wishes has taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report or its content.

Tree Wishes (Land Care Advice)
Head Office: 4 Sylvan Lane, Ocean Grove 3226
Phone: 0431 101 409
Visiting Offices: Mt Dandenong, Eltham and Lancefield
ABN 88367920299



Contents

1	Introduction	5
1.1	Project Background	5
1.2	Study Area	5
1.3	Scope of Assessment	5
2	Desktop Review	6
2.1	Native Vegetation Definition	6
2.2	NatureKit.....	6
2.2.1	Remnant Ecological Vegetation Classes (EVC)	6
2.3	Victorian Biodiversity Atlas	7
2.3.1	Threatened Flora and Fauna	7
2.4	EPBC Act Protected Matters	7
2.4.1	Threatened Flora	7
2.4.2	Threatened Fauna	7
2.4.3	Threatened Ecological Communities	7
	Table 1: Rare and Threatened Flora and Fauna, Status and Protections	8
2.5	Native Vegetation Information Management System.....	9
2.5.1	Assessment Pathway	9
2.5.2	Location Risk	9
2.5.3	Condition Score	9
2.5.4	Strategic Biodiversity Value Score	10
2.6	Other Reports.....	10
2.6.1	Bushfire Management Statement	10
3	Results	10
3.1	Landscape Context.....	10
3.2	Site Assessment.....	10
3.2.1	Remnant Vegetation.....	10



3.2.2	Planted Vegetation.....	12
3.3	Habitat Value.....	16
3.4	Threatened Species	16
3.5	Threatened Communities	16
4	Biodiversity Impacts.....	16
4.1	Native Vegetation Impacts	16
4.2	Planted Vegetation Impacts.....	16
4.3	Avoid and minimize.....	21
4.4	Offsets.....	21
4.5	Threatened Species	21
5	Relevant Legislation	22
5.1	Local Planning Scheme Vegetation Protections.....	22
	Clause 52.17 Native Vegetation	22
	Environmental Significance Overlay (ESO)	22
	Schedule 1 to the ESO.....	23
	Arboricultural Details	28
6	Conclusions.....	30



1 Introduction

1.1 Project Background

Plans to extend a dwelling at 2850 Gembrook - Launching Place Road, Gembrook are underway. The property supports an existing dwelling surrounded by domestic gardens. The southern section of the site supports forested native vegetation.

The extension will be located on the western side of the current dwelling. There will be some impacts to planted vegetation associated with the construction of the building and the associated voluntary defendable space.

The property lies within the Rural Conservation Zone - Schedule 1 (RCZ1) and is covered by a Bushfire Management Overlay (BMO) and an Environmental Significance Overlay - Schedule 1 (ESO1).

1.2 Study Area

Variable/Constant	Description
Location	2850 Gembrook - Launching Place Road, Gembrook
Size	Approximately 2.02 hectares
General Description of the Land	The site slopes north-easterly and is used for living and lifestyle purposes.
Municipality	Cardinia
Planning Zones	Rural Conservation Zone - Schedule 1 (RCZ1)
Overlays	Bushfire Management Overlay (BMO) Environmental Significance Overlay - Schedule 1 (ESO1)
Bioregion	Highlands - Southern Fall
Pre-1750 EVC	EVC 45 - Shrubby Foothill Forest (Least Concern)

1.3 Scope of Assessment

The objective of this report is to provide native vegetation and biodiversity planning advice on the impact associated with the works. The following steps were undertaken to determine the implications of development the proposed areas:

1. A detailed desktop review of existing reports, permits and documents
2. A site visit to survey native vegetation and biodiversity features (confirm desktop analysis and check for any anomalies).
3. A report providing advice on obligations with regard to environmentally appropriate development on site.

2 Desktop Review

2.1 Native Vegetation Definition

In Victoria, a planning permit is required to remove, destroy or lop native vegetation. Native vegetation is defined in the Victoria Planning Provisions as 'plants that are indigenous to Victoria, including trees, shrubs, herbs and grasses'. A planning permit is required to remove native plants that meet this definition, unless an exemption applies. The Guidelines for the removal, destruction or lopping of native vegetation (the Guidelines) classify native vegetation in two categories; remnant patches and scattered trees.

Remnant patch

A remnant patch of native vegetation is either:

- an area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native, or
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy

Scattered tree

A scattered tree is a native canopy tree taller than 3 metres that does not form part of a remnant patch.

2.2 NatureKit

NatureKit is a tool to display and produce maps of Victoria's biodiversity, native vegetation, and flora and fauna data.

NatureKit details information on Victoria's:

- Vegetation
- Biodiversity
- Planning
- Wetlands
- Marine and coast
- Disturbance
- Catchments
- Land administration and classification



2.2.1 Remnant Ecological Vegetation Classes (EVC)

A search of the DELWP's NatureKit revealed that one EVC was likely to be present across the property - EVC 45- Shrubby Foothill Forest.

2.3 Victorian Biodiversity Atlas

The VBA is a database of flora and fauna recordings across the state. It provides information about the location of species and how they have changed over time. As the tool relies on observations submitted by individuals and organisations, it does not necessarily reflect the diversity of species within an area, as some areas are yet to be surveyed.

2.3.1 Threatened Flora and Fauna

A search of the DELWP's Victorian Biodiversity Atlas (VBA) revealed that one threatened flora and several threatened fauna species had been recorded at or within one km of the site in the past ten years. This is likely due to a lack of information within the system, rather than the lack of threatened species within the biodiversity healthy region.

2.4 EPBC Act Protected Matters

The EPBC protected matters search tool generates reports that will help determine whether matters of national environmental significance or other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999* are likely to occur in the area of interest.

The tool was used to generate a report for the project area and a 0.5 km buffer around the project area.

2.4.1 Threatened Flora

The protected matters report detailed no flora species whose habitat is known to occur within the area.

2.4.2 Threatened Fauna

The protected matters report detailed listed five threatened species or species habitat which is known to occur within the area. The species which are known to occur, or their habitat is known occur, are listed in Table 1.

2.4.3 Threatened Ecological Communities

The EPBC protected matters report detailed no ecological communities which are known to occur within the area.



Table 1: Rare and Threatened Flora and Fauna, Status and Protections

Scientific Name	Common Name	Status	FFG	EPBC	Record
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Endangered	FFG	EPBC	Species or species habitat known to occur within area. Recorded within 500m in 1/01/2019
<i>Hirundapus caudacutus</i>	White-throated Needle-tail	Vulnerable	FFG	EPBC	Species or species habitat known to occur within area. Recorded within 500m in 1/01/2019
<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	FFG	EPBC	Recorded within 500m in 16/10/2014
<i>Neophema chrysostoma</i>	Blue-winged Parrot	Vulnerable	FFG	EPBC	Species or species habitat known to occur within area. Recorded within 500m in 1/01/2019
<i>Ninox strenua</i>	Powerful Owl	Vulnerable	FFG	EPBC	Recorded within 500m in 1/01/2019
<i>Ornithorhynchus anatinus</i>	Platypus	Vulnerable	FFG	EPBC	Recorded within 500m in 1/01/2019
<i>Petauroides volans</i>	Greater Glider (southern and central)	Endangered	FFG	EPBC	Species or species habitat known to occur within area. Recorded within 500m in 1/01/2019
<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)	Vulnerable	FFG	EPBC	Species or species habitat known to occur within area. Recorded within 500m in 1/01/2019
<i>Sminthopsis leucopus</i>	White-footed Dunnart	Vulnerable	FFG		Recorded within 500m in 16/10/2014
<i>Tyto tenebricosa</i>	Sooty Owl	Endangered	FFG		Recorded within 500m in 1/01/2019
<i>Varanus varius</i>	Lace Monitor	Endangered	FFG		Recorded within 500m in 1/01/2019
<i>Chiloglottis jeansesii</i>	Mountain Bird-orchid	Vulnerable	FFG		Recorded within 500m in 16/10/2014

2.5 Native Vegetation Information Management System

The Native Vegetation Information Management system (NVIM) is an online tool to access Victoria's native vegetation information. The tool is designed for accessing the information and generating reports required to apply for a permit to remove native vegetation using Victoria's permitted clearing regulations (Clause 52.16 and Clause 52.17 of the Victoria Planning Provisions).

The tool generates a report that can be submitted with an application for a permit to remove native vegetation. The tool also determines what assessment pathway an application will follow.

2.5.1 Assessment Pathway

The assessment pathway for an application to remove native vegetation reflects its potential impact on biodiversity and as shown below in Figure 3, is determined from the location and extent of the native vegetation to be removed. The three assessment pathways are:

- Basic – limited impacts on biodiversity.
- Intermediate – could impact on large trees, endangered EVCs, and sensitive wetlands and coastal areas.
- Detailed – could impact on large trees, endangered EVCs, sensitive wetlands and coastal areas, and could significantly impact on habitat for rare or threatened species.

ADVERTISED MATERIAL
Planning Application: T250320
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.

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Figure 3. Showing the template used to determine application pathway for any proposal based upon extent of native vegetation removal and location category.

2.5.2 Location Risk

According to the NVIM mapping the property is within Location 1, any impacts on less than 0.5 hectares will result in a permit application following a basic or intermediate pathway.

2.5.3 Condition Score

The native vegetation condition map is a modelled layer based on survey data combined with a benchmark model and a range of other environmental data. The condition score of native vegetation is a site-based measure of how close the native vegetation is to its mature natural state, as represented by a benchmark reflecting pre-settlement circumstances. Condition score is a score out of 100, with 100 being very good condition and 0 being no condition.

According to the NVIM mapping, any remnant native vegetation across the site would score between 21 and 80 points out of 100, suggesting that the cover and quality is variable across the site.

2.5.4 Strategic Biodiversity Value Score

The strategic biodiversity value score represents the complementary contribution to Victoria's biodiversity of a location, relative to other locations across the state. This score is the weighted average strategic biodiversity value score of the mapped native vegetation calculated using the Strategic biodiversity value map.

The strategic biodiversity score of any remnant native vegetation across the site ranges from 0.00 to 1.00. According to the NVIM mapping the strategic biodiversity value across the site is variable, with a range of 0.21 to 1.0.

2.6 Other Reports

2.6.1 Bushfire Management Statement

A Bushfire Management Statement was completed by Tree Wishes Land Care Advice dated the 29th of September 2025. This report details the voluntary defendable space required around the proposed extension.

3 Results

3.1 Landscape Context

The site lies on the northern edge of Gembrook past the eastern outskirts of Melbourne. The area is characterised by agricultural allotments, vineyards, hobby farms and lifestyle properties. Pockets of forested conservation land are present with Gilwell Park to the north-east and further east the Kurth Kiln Regional Park. Small pockets of remnant native vegetation persist on private properties, including this one.

3.2 Site Assessment

The site was assessed on foot by Tania Begg (VQA qualified assessor) in August 2023. many exotic deciduous trees were dormant at the time of assessment, making identification difficult.

The property supports a mixture of remnant forest in the southern section. An exotic treed garden with lawns and formal garden beds is present around the existing dwelling and proposed extension. The western boundary has been planted with a mixture of Australian native trees and shrubs to act as a screening.

The sections below detail the vegetation within the project area, that is the location of the proposed extension and associated voluntary defendable space.

3.2.1 Remnant Vegetation

Remnant vegetation was present in the form of a remnant patch along the western boundary fence line. The vegetation consisted of a thick strip of Saw-sedge (*Gahnia sp.*), Forest Wire-



Grass (*Tetrarrhena juncea*) and occasional Austral Bracken (*Pteridium esculentum*) approximately 75cm in width. Blackberry (*Rubus fruticosus species aggregate*) was also present growing through the remnant vegetation.

This vegetation belongs to EVC 45 - Shrubby Foothill Forest and is listed as Least Concern within the HSF Bioregion. Figures 1, 2, 5 and 6 show the location and nature of the patch of remnant vegetation.

Through responsive design, this vegetation is no longer within the project area – with the voluntary defendable space of the project ending at the property boundary.



Figure 1. Taken facing north-west along Beenak Road showing the remnant vegetation along the fenceline. The trees to the right are a mixture of planted species



Figure 2. Taken facing south-east along Beenak Road showing the remnant vegetation along the fenceline and the voluntary defendable space within property boundary to the left (blue arrow)



3.2.2 Planted Vegetation

A mixture of Australian Native and Exotic species have been planted at the site. Garden plantings including exotic deciduous trees dominate the area around the existing dwelling. Planted natives are present along the western fenceline and includes both trees and shrubs.

Species included Silver Birch (*Betula pendula*), Silver Banksia (*Banksia marginata*), Flowering Gum (*Corymbia ficifolia*), Willow-leaved Hakea (*Hakea salicifolia*) and Oak (*Quercus sp.*).

Table 2 details the trees and large shrubs present within the project area. Table 3 details other species recorded within the project area.



Figure 3. Taken facing north from the northern edge of the proposed extension showing the voluntary defendable space to the north and the current dwelling to the right.





Figure 4. Taken facing north towards the project site showing some of the planted trees south of the proposed extension.



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.

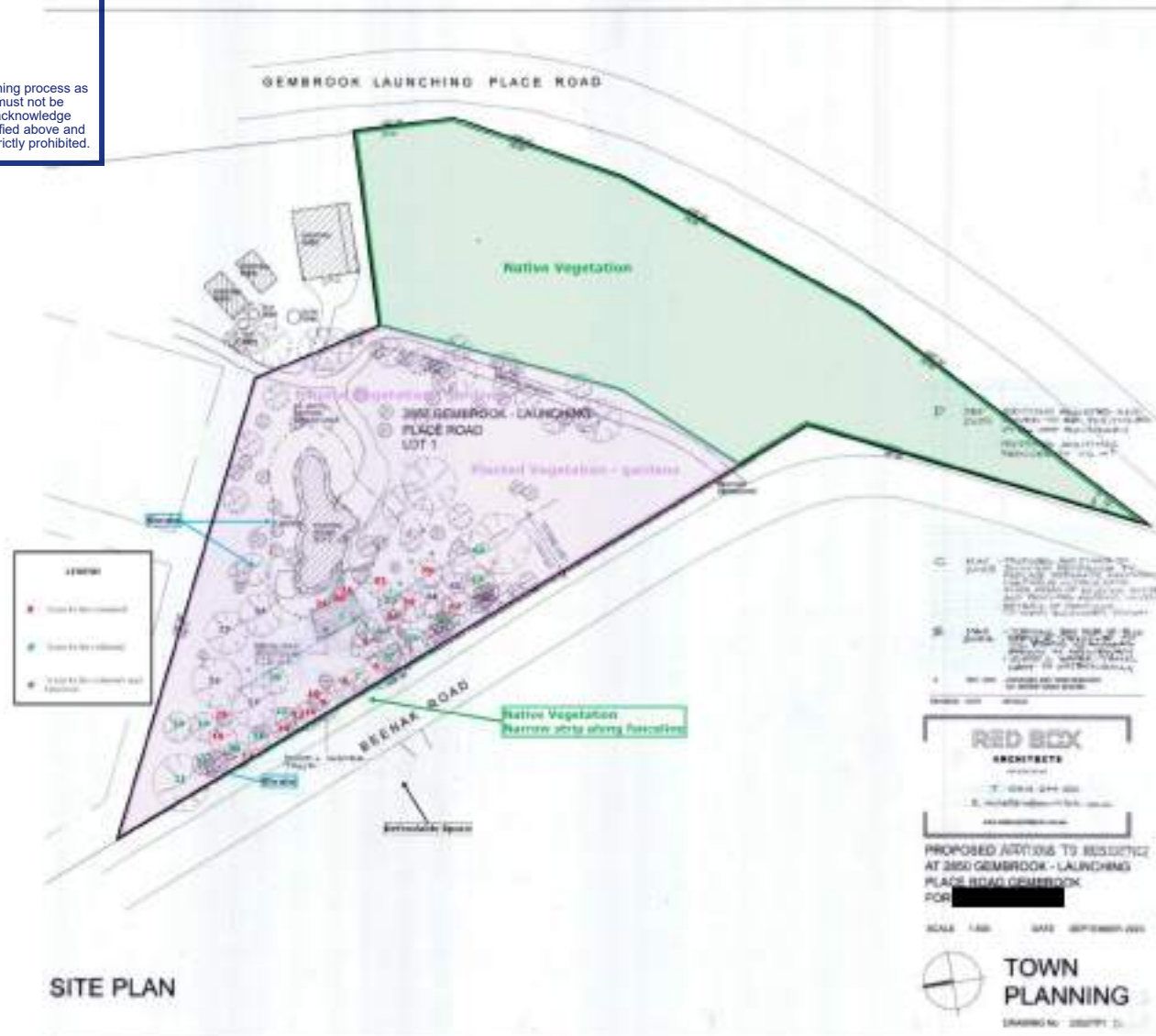


Figure 5. Overview of the general vegetation types across the site

3.3 Habitat Value

The property itself provides significant habitat value. The large area of forest in the southern part of the site providing high quality habitat with indigenous trees, understorey, logs and leaf litter.

The project area supports moderate quality habitat value. The vegetation is predominantly planted and dominated by exotic species, the understorey is mostly lawn which provides little biodiversity or structural diversity. The plantings to provide suitable foraging and nesting sites for avifauna such as birds and possums.

3.4 Threatened Species

No threatened species were recorded at the site, and it is not expected that the site would provide suitable habitat for any rare or threatened species.

3.5 Threatened Communities

No threatened communities were found to be present at the site.



4 Biodiversity Impacts

Impacts to vegetation will occur because of the building footprint and the associated voluntary defendable space.

4.1 Native Vegetation Impacts

Native vegetation impacts have been avoided as part of a redesign of the project. No native vegetation impacts will occur.

4.2 Planted Vegetation Impacts

To construct the dwelling and achieve the voluntary defendable space, several planted native and exotic species need to be removed. Table 2 below provides a list of the planted species proposed for removal. Table 3 details the trees which will be removed and the reason for their removal.

Table 2. Species proposed to be removed within the project area.

Common Name	Species Name
Coastal Wattle	<i>Acacia longifolia</i>
Sweet Vernal Grass	<i>Anthoxanthum odoratum</i>
Cape Weed	<i>Arctotheca calendula</i>
Wallum Banksia	<i>Banksia aemula</i>
Coast Banksia	<i>Banksia integrifolia</i>
Silver Birch	<i>Betula pendula</i>
Cape Chestnut	<i>Calodendrum capense</i>
Dogwood	<i>Cornus sp.</i>

Common Name	Species Name
Flowering Gum	<i>Corymbia ficifolia</i>
Spotted Gum	<i>Corymbia maculata</i>
Panic Veldt Grass	<i>Ehrharta erecta</i>
Annual Veldt grass	<i>Ehrharta longiflora</i>
Narrow-leafed Ash	<i>Fraxinus angustifolia</i>
Willow Hakea	<i>Hakea salicifolia</i>
Willow-leaved Hakea	<i>Hakea salicifolia</i>
Monterey Cypress	<i>Hesperocyparis macrocarpa</i>
Myrtle	<i>Kunzea sp.</i>
Myrtle	<i>Melaleuca sp</i>
Forget Me Not	<i>Myosotis sp.</i>
Crowngrass	<i>Paspalum sp.</i>
Ribwort Plantain	<i>Plantago lanceolata</i>
Fruit Tree	<i>Prunus sp.</i>
Oak	<i>Quercus sp.</i>
Blackberry	<i>Rubus fruticosus species aggregate</i>
Rosemary	<i>Salvia rosmarinus</i>



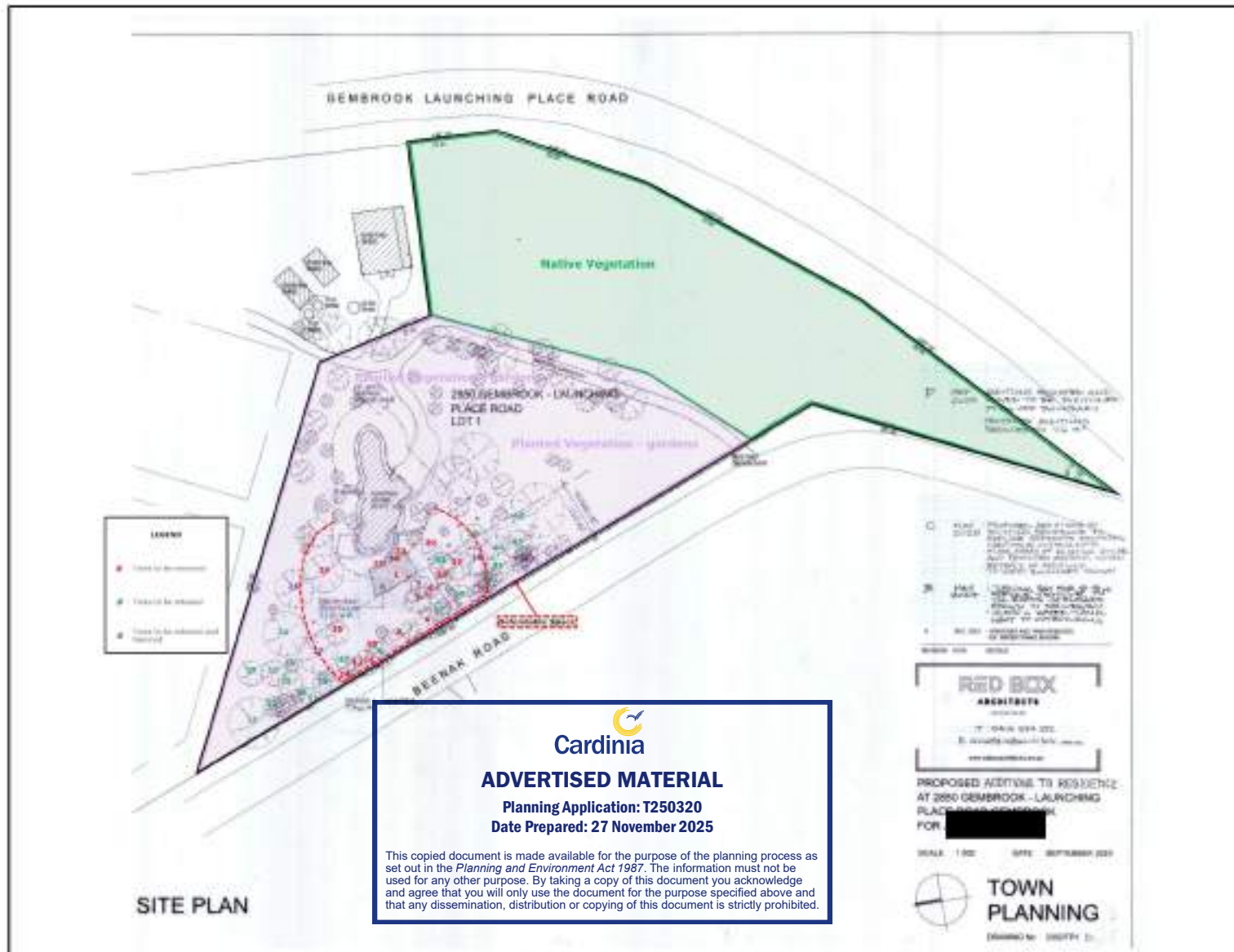


Figure 7. Location and proposal of trees within the project area of site.

Table 3. Tree details for the project area at 2850 Gembrook - Launching Place Road, Gembrook

No.	Common Name	Species Name	DBH (cm)	TPZ (m)	SRZ (m)	Height (9m)	Width (m)	Health	Structure	Proposal	Origin	TPZ Encroachment
1	Deciduous Shrub			2.0	1.5	2	4	F	F	Remove - extension	Exotic	Remove
2	Cumquat	<i>Citrus japonica</i>		2.0	1.5	1	2	F	F	Remove - extension	Exotic	Remove
3	Bay Laurel	<i>Laurus nobilis</i>	38.0	4.6	2.2	9	9	F	F	Remove - extension	Exotic	Remove
4	Wollemi Pine	<i>Wollemia nobilis</i>	15.0	2.0	1.5	8	1	F	F	Remove - defensible space	Australian Native	Remove
5	Dogwood	<i>Cornus sp.</i>	40.0	4.8	2.3	8	8	F	F	Remove - defensible space	Exotic	Remove
6	Monterey Cypress	<i>Hesperocyparis macrocarpa</i>	57.9	7.0	2.6	10	7	F	F	Remove - defensible space	Exotic	Remove
7	Silver Banksia	<i>Banksia marginata</i>	35.6	4.3	2.1	9	7	F	F	Retain	Victorian Native	0.00
8	Flowering Gum	<i>Corymbia ficifolia</i>	62.4	7.5	2.7	6	8	F	F	Remove - defensible space	Australian Native	Remove
9	Coast Banksia	<i>Banksia integrifolia</i>	36.6	4.4	2.2	6	10	F	P	Retain	Australian Native	0.00
10	Wallum Banksia	<i>Banksia aemula</i>	na	5.0	2.2	3	5	F	F	Remove - defensible space	Australian Native	Remove
11	Willow-leaved Hakea	<i>Hakea salicifolia</i>	40.7	4.9	2.3	9	7	F	F	Remove - defensible space (weed)	Australian Native	Remove
12	Coast Banksia	<i>Banksia integrifolia</i>	29.0	3.4	1.7	9	5	F	F	Remove - defensible space	Australian Native	Remove
13	Silver Banksia	<i>Banksia marginata</i>	28.3	3.4	1.7	9	5	F	F	Retain	Victorian Native	0.00
14	Unknown		na	4.0	2.1	3	5	F	F	Remove - defensible space	Exotic	Remove
15	Flowering Gum	<i>Corymbia ficifolia</i>	27.7	3.3	1.9	7	6	F	F	Retain	Australian Native	0.00
16	River Sheoak	<i>Casuarina cunninghamiana</i>	46.1	5.5	2.4	7	7	P	F	Retain	Australian Native	0.00
17	Willow-leaved Hakea	<i>Hakea salicifolia</i>	28.3	3.4	1.9	5	5	P	P	Retain	Australian Native	0.00
18	Oak	<i>Quercus sp.</i>	29.3	3.5	2.0	8	7	F	F	Retain	Exotic	0.00
19	Lemon-scented Gum	<i>Corymbia citriodora</i>	36.3	4.4	2.2	12	7	G	F	Retain	Australian Native	0.00
20	Water Gum	<i>Tristaniaopsis laurina</i>	80.0	9.6	3.1	5	10	F	F	Retain	Australian Native	0.00
21	Gum	<i>Eucalyptus sp.</i>	65.2	7.8	2.7	13	9	F	F	Retain	Australian Native	0.00
22	Coast Banksia	<i>Banksia integrifolia</i>	15.0	2.0	1.5	5	2	F	F	Retain	Australian Native	0.00
23	Deciduous Shrub		9.9	2.0	1.5	4	4	F	F	Retain	Exotic	0.00

No.	Common Name	Species Name	DBH (cm)	TPZ (m)	SRZ (m)	Height (9m)	Width (m)	Health	Structure	Proposal	Origin	TPZ Encroachment
24	Chinese Elm	<i>Ulmus parvifolia</i>	66.5	8.0	2.8	13	14	F	F	Retain	Exotic	0.00
25	Chinese Elm	<i>Ulmus parvifolia</i>	66.8	8.0	2.8	13	14	F	F	Retain - trim to achieve 5m canopy separation	Exotic	0.00
26	English Elm	<i>Ulmus procera</i>	75.7	9.1	2.9	15	12	F	F	Remove - defensible space - within 10m of existing dwelling	Exotic	Remove
27	Tulip Tree	<i>Liriodendron tulipifera</i>	73.8	8.9	2.9	15	12	F	P	Retain - trim to achieve 5m canopy separation	Exotic	0.00
28	Flowering Gum	<i>Corymbia ficifolia</i>	35.0	4.2	2.1	5	7	F	F	Remove - defensible space	Australian Native	Remove
29	Myrtle	<i>Melaleuca sp</i>	na	2.0	1.5	4	6	F	F	Remove - defensible space - within 10m of existing dwelling	Australian Native	Remove
30	Myrtle	<i>Kunzea sp.</i>	na	2.0	1.5	3	5	F	F	Remove - defensible space - within 10m of existing dwelling	Australian Native	Remove
31	Deciduous Tree		23.0	2.8	1.8	8	8	F	F	Remove - defensible space - within 10m of existing dwelling	Exotic	Remove
32	Fruit Tree	<i>Prunus sp.</i>	16.0	2.0	1.5	4	5	F	F	Remove - defensible space	Exotic	Remove
33	Silver Birch	<i>Betula pendula</i>	25.8	2.5	1.7	13	10	F	F	Retain	Exotic	0.00
34	Silver Birch	<i>Betula pendula</i>	20.7	2.5	1.7	13	10	F	F	Remove - defensible space	Exotic	Remove
35	Silver Birch	<i>Betula pendula</i>	42.0	5.0	2.3	14	10	F	F	Remove - defensible space	Exotic	Remove
36	Silver Birch	<i>Betula pendula</i>	52.2	6.3	2.5	13	10	F	F	Retain - trim to achieve 5m canopy separation	Exotic	0.00
37	Silver Banksia	<i>Banksia marginata</i>	27.0	3.2	1.9	10	5	F	F	Retain	Victorian Native	0.00
38	Silvertop Ash	<i>Eucalyptus sieberi</i>	44.0	5.3	2.3	15	9	F	F	Retain	Victorian Native	0.00
39	Cape Chestnut	<i>Calodendrum capense</i>	28.0	3.4	1.9	5	9	P	P	Retain	Exotic	0.00
40	Oak	<i>Quercus sp.</i>	30.0	3.6	2.0	12	12	F	F	Retain	Exotic	0.00
41	Coastal Wattle	<i>Acacia longifolia</i>	35.5	4.3	2.1	8	8	F	F	Retain	Australian Native	0.00
42	River Sheoak	<i>Casuarina cunninghamiana</i>	19.0	2.3	1.6	8	6	P	P	Retain	Australian Native	0.00
43	Spotted Gum	<i>Eucalyptus maculata</i>	36.9	4.4	2.2	12	9	F	F	Retain	Australian Native	0.00
44	Gum	<i>Eucalyptus sp.</i>	65.6	7.9	2.8	13	9	G	F	Retain	Australian Native	0.00

4.3 Avoid and minimize

Vegetation removals cannot be avoided while constructing an extension at this site. There is vegetation across all areas of the site.

Native vegetation impacts have been avoided by locating the proposed extension as far away from the area of forest as possible and including the defendable space within property boundary.

Impacts on planted vegetation have been minimised by locating the proposed extension close to the western side of the existing dwelling, which creates a cross-over for defendable space. The extension will have a BAL40 rating, reducing the vegetation removal required to achieve the voluntary defendable space.

4.4 Offsets

There are no offsets associated with this proposal.

4.5 Threatened Species

No threatened species have been recorded on the property. The development is unlikely to impact any threatened species.



5 Relevant Legislation

5.1 Local Planning Scheme Vegetation Protections

Clause 52.17 Native Vegetation

Clause 52.17 Native Vegetation of the Planning Scheme requires a permit for the removal of native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Response

No native vegetation removals are proposed.

Environmental Significance Overlay (ESO)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Relevant Permit requirements

A permit is required to:

- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - If the table to Clause 42.01-3 specifically states that a permit is not required.
 - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.



Schedule 1 to the ESO

Northern Hills

Statement of environmental significance

The hills to the northern part of the municipality (generally to the north of the Princes Highway) are an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Silurian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long-term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

Environmental objective to be achieved

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.



Permit Requirement

Table 4. A permit is not required to construct a building or construct or carry out works provided the following (vegetation) requirements are met:

Item	Response
The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (<i>Pittosporum undulatum</i>).	The building and associated voluntary defendable space will NOT require the removal of native vegetation. Furthermore, this vegetation is not within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment (or DEECA).

Table 5. In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:

Item	Response
The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building, and which is necessary for fire protection.	There is some vegetation around the existing dwelling that will be removed under this exemption.
The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.	Not applicable.
It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.	Not applicable.
It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.	Not applicable.
The vegetation is seedlings or regrowth less than 5 years old; the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.	Not applicable.
The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building, and which is necessary for fire protection.	There is some vegetation around the existing dwelling that may be removed under this exemption.
The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:	Not applicable.

Item	Response																		
- Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level. - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.																			
It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.	Not applicable.																		
It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.	Not applicable.																		
It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.	Not applicable.																		
The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.	Not applicable.																		
The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table: <u>(Only species present at the site have been listed here).</u> <table> <tr> <th>Botanical name</th><th>Common name</th></tr> <tr> <td><i>Anthoxanthum odoratum</i></td><td>Sweet Vernal Grass</td></tr> <tr> <td><i>Arctotheca calendula</i></td><td>Cape Weed</td></tr> <tr> <td><i>Corymbia maculata</i></td><td>Spotted Gum</td></tr> <tr> <td><i>Ehrharta erecta</i></td><td>Panic Veldt Grass</td></tr> <tr> <td><i>Ehrharta longiflora</i></td><td>Annual Veldt grass</td></tr> <tr> <td><i>Fraxinus angustifolia</i></td><td>Narrow-leafed Ash</td></tr> <tr> <td><i>Hakea salicifolia</i></td><td>Willow Hakea</td></tr> <tr> <td><i>Quercus spp.</i></td><td>Oak Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres</td></tr> </table>	Botanical name	Common name	<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	<i>Arctotheca calendula</i>	Cape Weed	<i>Corymbia maculata</i>	Spotted Gum	<i>Ehrharta erecta</i>	Panic Veldt Grass	<i>Ehrharta longiflora</i>	Annual Veldt grass	<i>Fraxinus angustifolia</i>	Narrow-leafed Ash	<i>Hakea salicifolia</i>	Willow Hakea	<i>Quercus spp.</i>	Oak Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres	The species listed in this table are present at or around the project site. An exemption applies to the removal of these species.
Botanical name	Common name																		
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass																		
<i>Arctotheca calendula</i>	Cape Weed																		
<i>Corymbia maculata</i>	Spotted Gum																		
<i>Ehrharta erecta</i>	Panic Veldt Grass																		
<i>Ehrharta longiflora</i>	Annual Veldt grass																		
<i>Fraxinus angustifolia</i>	Narrow-leafed Ash																		
<i>Hakea salicifolia</i>	Willow Hakea																		
<i>Quercus spp.</i>	Oak Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres																		



Table 6. Application requirements to remove, destroy or lop native vegetation:

Item	Response
A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.	No native vegetation is proposed for removal.
A description of the vegetation including the understorey to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.	No native vegetation is proposed for removal.
Location of any hollow bearing trees.	There are no hollow bearing trees at this site.
Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion.	
A written explanation of the steps that have been taken to: - Avoid the removal of vegetation, where possible. - Minimise the removal of vegetation. - Appropriately replace and/ or compensate the loss of vegetation, if required.	Native vegetation removal has been avoided as part of this updated proposal.
A copy of any property vegetation plan that applies to the site.	No property vegetation plans apply to this site.
Where the removal, destruction or lopping of vegetation is to create defensible space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to the creation of defensible space in conjunction with an application under the Bushfire Management Overlay.	This application includes the creation of voluntary defensible space in conjunction with an application under the Bushfire Management Overlay.
An environmental assessment report prepared by a suitably qualified person and to the satisfaction of the responsible authority.	This vegetation impact assessment fulfils this requirement.
A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation and the vegetation to be removed.	Section 3 details existing vegetation at the site and vegetation impacts are detailed within Section 4.
A description of the vegetation including the understorey to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.	Section 4 of this document details all vegetation to be impacted by the project.

Response

Except for the vegetation addressed above, a permit is required to remove destroy or lop all vegetation associated with the project area. This report provides the necessary information required to apply for this removal. Table 7 below details the vegetation which requires a permit under ESO 1 (Trees 1, 2 , 4, 5, 6, 8, 10, 12, 14, 27, 28, 32, 34 and 35).

Table 7. Vegetation across the site which required a permit to remove under ESO1.

No.	Common Name	Species Name	Proposal	Origin	52.17	ESO1
1	Deciduous Shrub		Remove - extension	Exotic	No	Yes
2	Cumquat	<i>Citrus japonica</i>	Remove - extension	Exotic	No	Yes
3	Bay Laurel	<i>Laurus nobilis</i>	Remove - extension	Exotic	No	Yes
4	Wollemi Pine	<i>Wollemia nobilis</i>	Remove - defendable space	Australian Native	No	Yes
5	Dogwood	<i>Cornus sp.</i>	Remove - defendable space	Exotic	No	Yes
6	Monterey Cypress	<i>Hesperocyparis macrocarpa</i>	Remove - defendable space	Exotic	No	Yes
7	Silver Banksia	<i>Banksia marginata</i>	Retain	Victorian Native		
8	Flowering Gum	<i>Corymbia ficifolia</i>	Remove - defendable space	Australian Native	No	Yes
9	Coast Banksia	<i>Banksia integrifolia</i>	Retain	Australian Native		
10	Wallum Banksia	<i>Banksia aemula</i>	Remove - defendable space	Australian Native	No	Yes
11	Willow-leaved Hakea	<i>Hakea salicifolia</i>	Remove - defendable space (weed)	Australian Native	No	Exempt
12	Coast Banksia	<i>Banksia integrifolia</i>	Remove - defendable space	Australian Native	No	Yes
13	Silver Banksia	<i>Banksia marginata</i>	Retain	Victorian Native		
14	Unknown		Remove - defendable space	Exotic	No	Yes
15	Flowering Gum	<i>Corymbia ficifolia</i>	Retain	Australian Native		
16	River Sheoak	<i>Casuarina cunninghamiana</i>	Retain	Australian Native		
17	Willow-leaved Hakea	<i>Hakea salicifolia</i>	Retain	Australian Native		
18	Oak	<i>Quercus sp.</i>	Retain	Exotic		
19	Lemon-scented Gum	<i>Corymbia citriodora</i>	Retain	Australian Native		
20	Water Gum	<i>Tristaniopsis laurina</i>	Retain	Australian Native		
21	Gum	<i>Eucalyptus sp.</i>	Retain	Australian Native		
22	Coast Banksia	<i>Banksia integrifolia</i>	Retain	Australian Native		
23	Deciduous Shrub		Retain	Exotic		
24	Chinese Elm	<i>Ulmus parvifolia</i>	Retain	Exotic		
25	Chinese Elm	<i>Ulmus parvifolia</i>	Retain - trim to achieve 5m canopy separation	Exotic	No	No
26	English Elm	<i>Ulmus procera</i>	Remove - defendable space - within 10m of existing dwelling	Exotic	No	Exempt
27	Tulip Tree	<i>Liriodendron tulipifera</i>	Retain - trim to achieve 5m canopy separation	Exotic	No	Yes
28	Flowering Gum	<i>Corymbia ficifolia</i>	Remove - defendable space	Australian Native	No	Yes
29	Myrtle	<i>Melaleuca sp</i>	Remove - defendable space - within 10m of existing dwelling	Australian Native	No	Exempt
30	Myrtle	<i>Kunzea sp.</i>	Remove - defendable space - within 10m of existing dwelling	Australian Native	No	Exempt
31	Deciduous Tree		Remove - defendable space - within 10m of existing dwelling	Exotic	No	Exempt
32	Fruit Tree	<i>Prunus sp.</i>	Remove - defendable space	Exotic	No	Yes

No.	Common Name	Species Name	Proposal	Origin	52.17	ES01
33	Silver Birch	<i>Betula pendula</i>	Retain	Exotic		
34	Silver Birch	<i>Betula pendula</i>	Remove - defendable space	Exotic	No	Yes
35	Silver Birch	<i>Betula pendula</i>	Remove - defendable space	Exotic	No	Yes
36	Silver Birch	<i>Betula pendula</i>	Retain - trim to achieve 5m canopy separation	Exotic	No	No
37	Silver Banksia	<i>Banksia marginata</i>	Retain	Victorian Native		
38	Silvertop Ash	<i>Eucalyptus sieberi</i>	Retain	Victorian Native		
39	Cape Chestnut	<i>Calodendrum capense</i>	Retain	Exotic		
40	Oak	<i>Quercus sp.</i>	Retain	Exotic		
41	Coastal Wattle	<i>Acacia longifolia</i>	Retain	Australian Native		
42	River Sheoak	<i>Casuarina cunninghamiana</i>	Retain	Australian Native		
43	Spotted Gum	<i>Eucalyptus maculata</i>	Retain	Australian Native		
44	Gum	<i>Eucalyptus sp.</i>	Retain	Australian Native		

Arboricultural Details

Encroachment

There will be no encroachment or impact within any TPZ or SRZ of any trees proposed for retention. All trees will have their TPZ fenced prior to the start of works. Fencing must be in accordance with AS 4970-2009 **Protection of trees on development sites**.



Tree Removals

The extension has been designed to avoid and minimise impacts on garden vegetation. It has been located close to the existing dwelling, where larger trees and vegetation cover is lower, and maintained for voluntary defendable space.

An extension to this existing defendable space is occurring as part of a voluntary defendable space to ensure the safety of people and lives is prioritised. The specimens chosen for removal for this voluntary defendable space have been picked as they are of lower quality or viability compared to those surrounding.

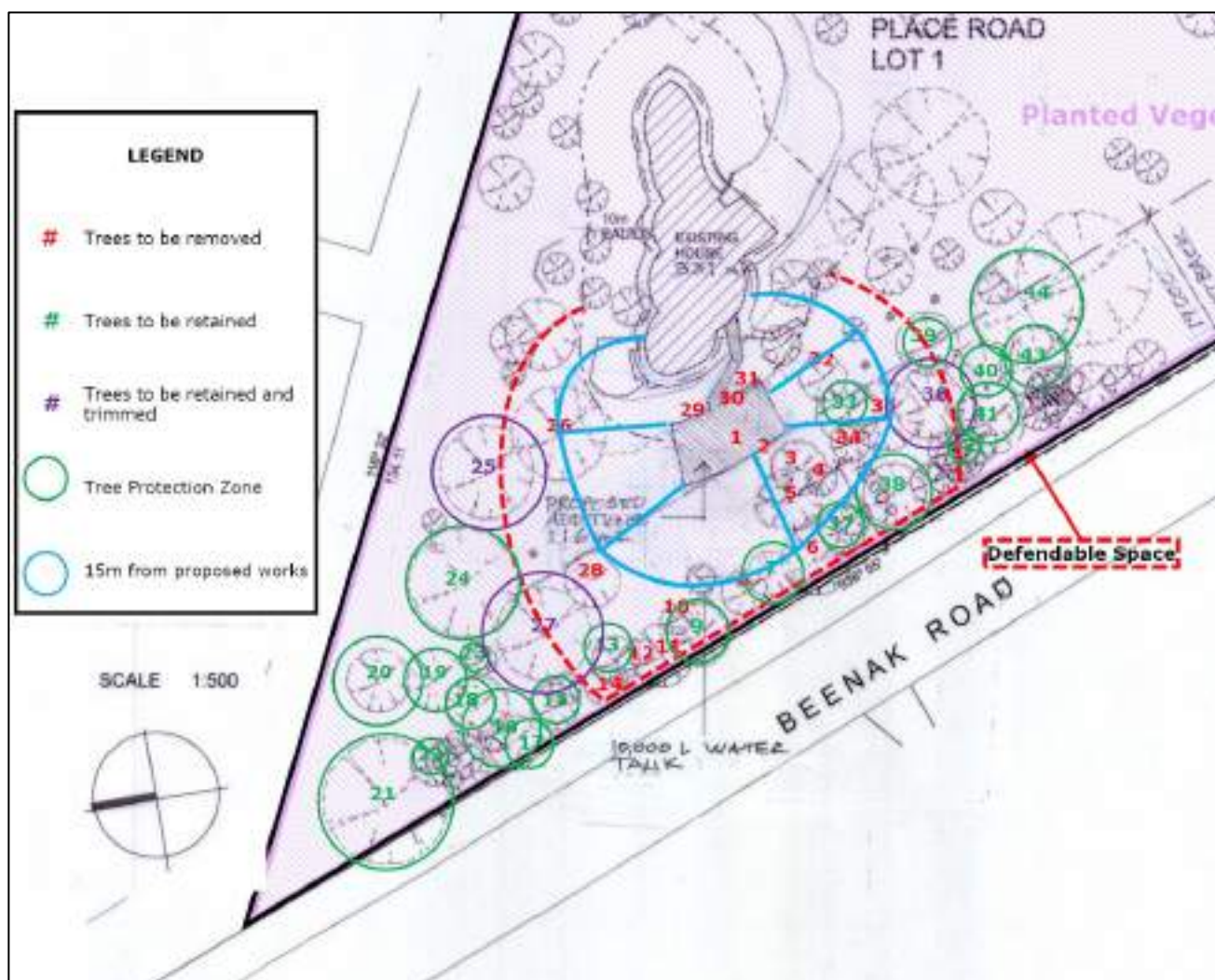


Figure 8. Tree removals and retentions, with Tree Protection Zones.


Cardina
ADVERTISED MATERIAL
 Planning Application: T250320
 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.

6 Conclusions

- There is a proposal to construct an extension to the western side of an existing dwelling at 2850 Gembrook - Launching Place Road, Gembrook.
- The site is currently used for living and lifestyle purposes.
- The site lies within the Rural Conservation Residential Zone - Schedule 1 and has two overlays - a Bushfire Management Overlay (BMO) and an Environmental Significance Overlay - Schedule 1 (ESO1).
- The site does not support rare or threatened flora, fauna or communities.
- The proposal will see not the removal of any native vegetation.
- The proposal will see the removal of planted native and exotic vegetation.
- A permit is required under ESO 1 to remove all vegetation.



Voluntary Bushfire Management Statement

Construction of an extension to an existing building in a Bushfire Management Overlay in the Rural Conservation Zone

2850 Gembrook - Launching Place Road, Gembrook



ADVERTISED MATERIAL

Planning Application: T250320
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.

Prepared by



Tree Wishes Land Care Advice

Documentation

Report Title	Voluntary Bushfire Management Statement; Construction of an extension to an existing building in the Bushfire Management Overlay in the Rural Conservation Zone, 2850 Gembrook - Launching Place Road, Gembrook																		
Report for	Property Change Planning																		
Report directed by																			
Report written by																			
Internal editing																			
Previous Versions	None																		
Project No.	1247																		
1 – Principal Consultant, Tree Wishes – MEnv; BAppSc (Bio. Resources Management); GDipSc (Land Rehab.)																			
2 – Project Manager, Tree Wishes – DAppSc (Conservation and Land Management)																			
3 – General Manager, Tree Wishes – GDipSc (Environment); BAppSc (Biology)																			
Cardina ADVERTISED MATERIAL Planning Application: T250320 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.																			
Document Review <table><thead><tr><th>Version</th><th>Date</th><th>Review (Internal/External)</th></tr></thead><tbody><tr><td>Draft V1</td><td>28-9-2023</td><td rowspan="6"> </td></tr><tr><td>Final</td><td>1-10-2023</td></tr><tr><td>Final v2</td><td>19-12-2023</td></tr><tr><td>Final v3</td><td>17-6-2024</td></tr><tr><td>Final v4</td><td>4-9-2024</td></tr><tr><td>Final v5</td><td>16-11-2025</td></tr></tbody></table> © Copyright: Except as permitted by the copyright law applicable to you, you may not reproduce or communicate any of the content on this report, without the permission of the copyright owner, Tree Wishes. Disclaimer: Although Tree Wishes has taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report or its content.				Version	Date	Review (Internal/External)	Draft V1	28-9-2023		Final	1-10-2023	Final v2	19-12-2023	Final v3	17-6-2024	Final v4	4-9-2024	Final v5	16-11-2025
Version	Date	Review (Internal/External)																	
Draft V1	28-9-2023																		
Final	1-10-2023																		
Final v2	19-12-2023																		
Final v3	17-6-2024																		
Final v4	4-9-2024																		
Final v5	16-11-2025																		

Table of Contents

Introduction.....	4
Application Details.....	7
Site Description	7
Bushfire Landscape Assessment.....	8
Bushfire Hazard Assessment	11
Bushfire Site Hazard Plan.....	12
Site Photos.....	13
Bushfire Management Statement	15
53.02-4.1 Landscape, Siting and design objectives.....	15
Approved Measure (AM) 2.1 - Landscape.....	15
Approved Measure (AM) 2.2 - Siting.....	16
Approved Measure (AM) 2.3 – Building Design	16
53.02-4.2 – Defendable Space and Construction Objective	17
Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space	17
53.02-4.3 – Water Supply and Access Objectives	20
Approved Measure (AM) 4.1 – Water Supply and Access.....	20



Introduction

This Voluntary Bushfire Management Statement has been prepared to address the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques maybe used to assist in describing the bushfire hazard.
3. A bushfire management statement describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.



A proposal to extend an existing building at 2850 Gembrook - Launching Place Road, Gembrook is underway. The site lies on the northern outskirts of Gembrook, on a rural block used for living and lifestyle purposes.

The site is zoned Rural Conservation Zone and is currently used for living, conservation and farming purposes. The site has a Bushfire Management Overlay (BMO). As a result of the BMO, this voluntary Bushfire Management Statement has been prepared.

Exemption to Clause 44.06

The extension of this dwelling is exempt under Clause 44.06, as the alteration or extension is less than 50 per cent of the gross floor area of the existing dwelling.

Figure 1. Proposed site layout at 2850 Gembrook - Launching Place Road, Gembrook.

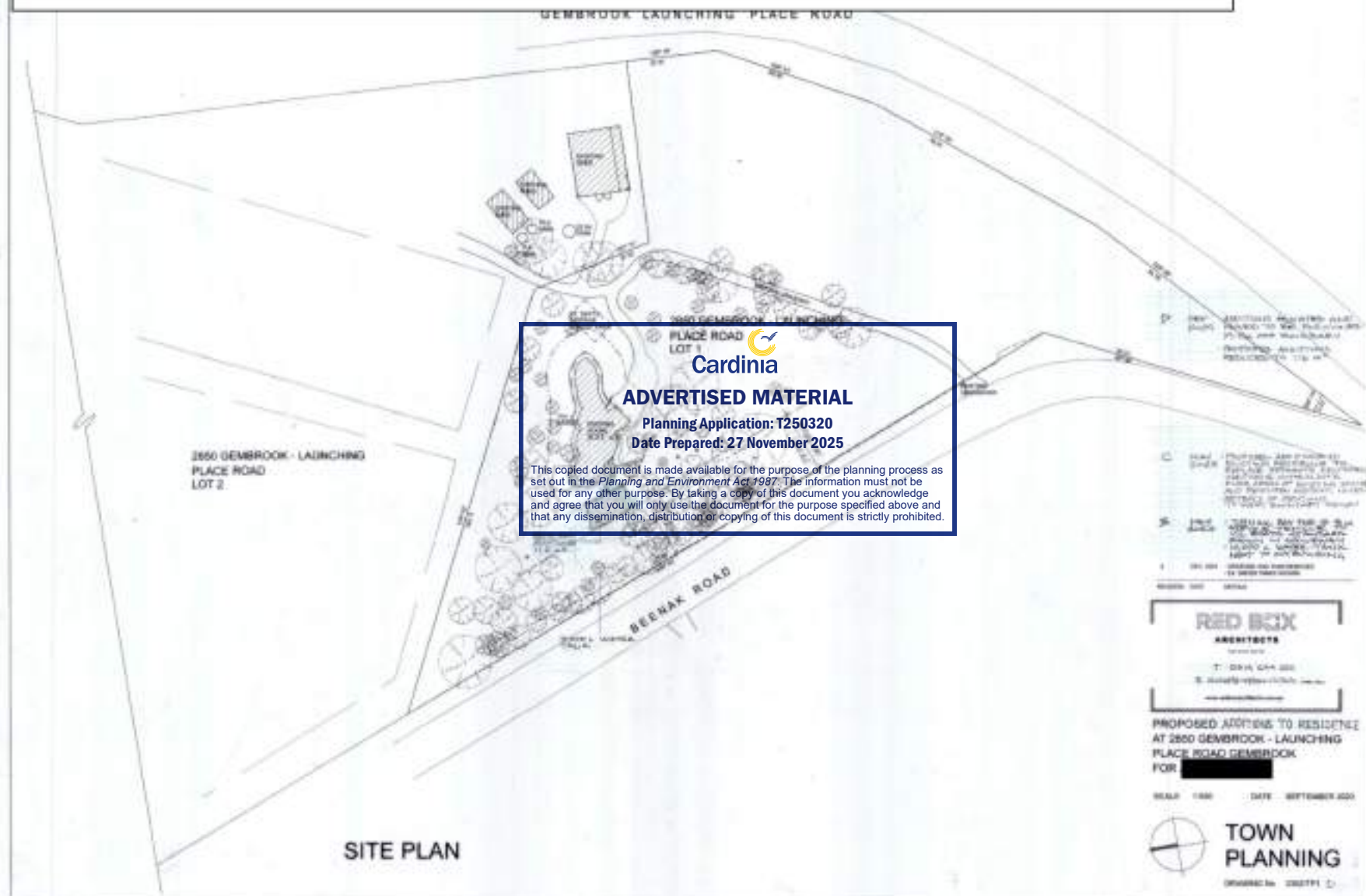
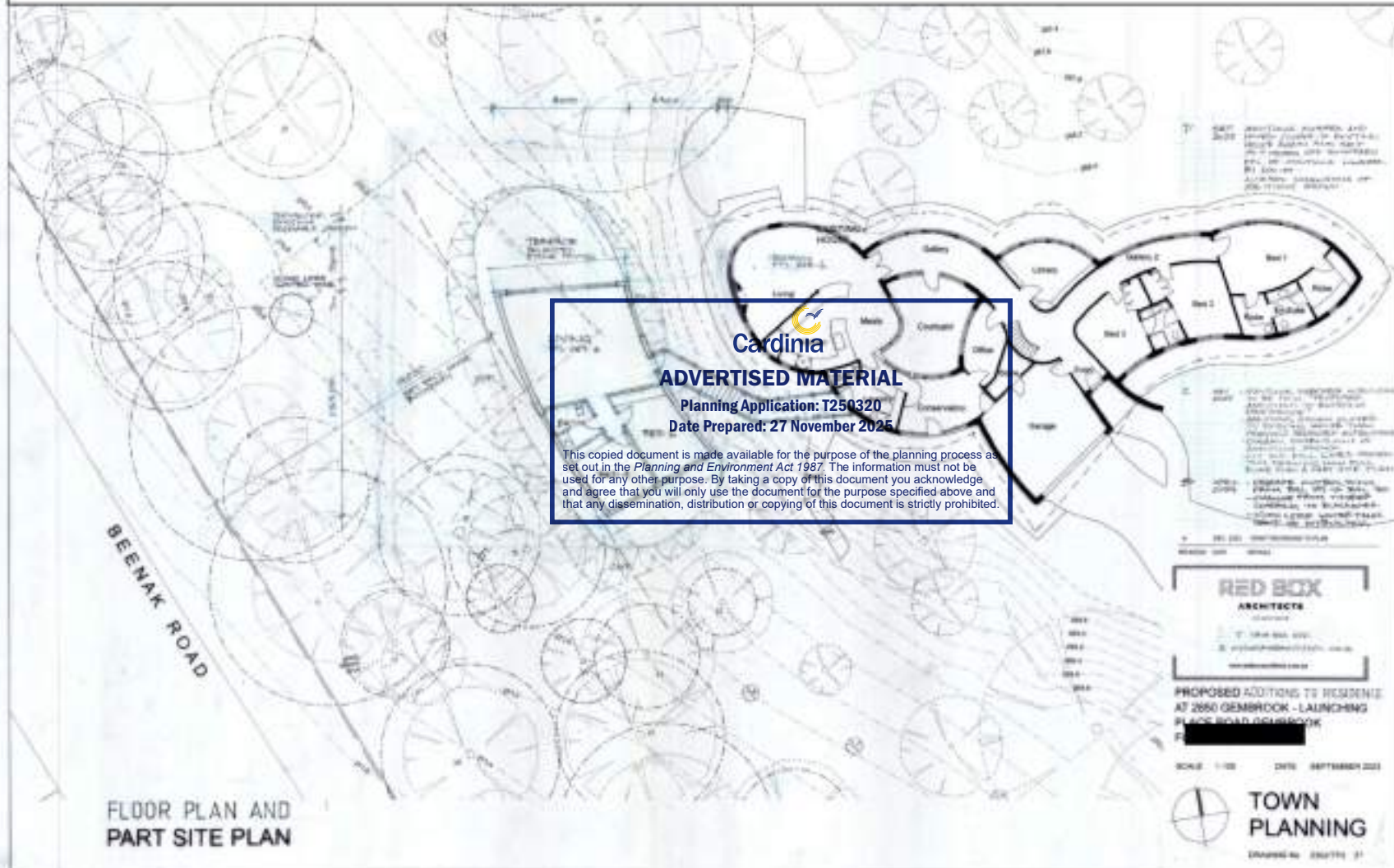


Figure 2. Proposed location of the extension in relation to current dwelling and driveway at 2850 Gembrook - Launching Place Road, Gembrook.



Application Details

Municipality:	Cardinia
Title description:	1\PS325613
Overlays:	Bushfire Management Overlay (BMO) Environmental Significance Overlay - Schedule 1 (ESO1)
Zoning:	Rural Conservation Zone - Schedule 2 (RCZ2)

Site Description

Site shape:	The lot is irregular in shape
Site Area:	The lot is approximately 2.02 hectares
Existing use and siting of buildings and works on and near the land:	The property supports an existing dwelling, sheds and gardens .
Existing vehicle arrangements:	There is an existing cross over into the site from Beenak Road.
Location of nearest fire hydrant:	N/A.
Any other features of the site relevant to bushfire considerations:	The property and its surrounds are a mixture of bushland, open paddocks, vineyards and modified vegetation. The site lies within a rural landscape.



Bushfire Landscape Assessment

Which landscape scenario represents the site?

The landscape scenario that represents this is Type Two.

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.

The vegetation more than 150m from the site is patchy to the north, south and west. There are patches and vegetated creek lines separated by open paddocks and farmland. To the east is patch for several kilometres then is continuous with the Bunyip State Park.

- Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.

Bushfire can only approach from the east, from the Bunyip State Park. Vegetation in other directions is dissected by open farmland and agriculture uses. The immediate areas are managed for fuel minimisation to protect dwellings and agricultural assets.

- Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.



There is a vineyard immediate to the north of the site, and cleared, open paddocks within the surrounding landscape that provide safety during a bushfire. The Gembrook township is only 2.5km from the property.

Bushfire History

The surrounding area was subject to patchy bushfires in 1983. Further east, some 4 kilometres away bushfires burnt through the Bunyip State Forest in 2019. Several planned burns have occurred within the region to the north and east as shown below on Figure 2.

Figure 3. Bushfire History

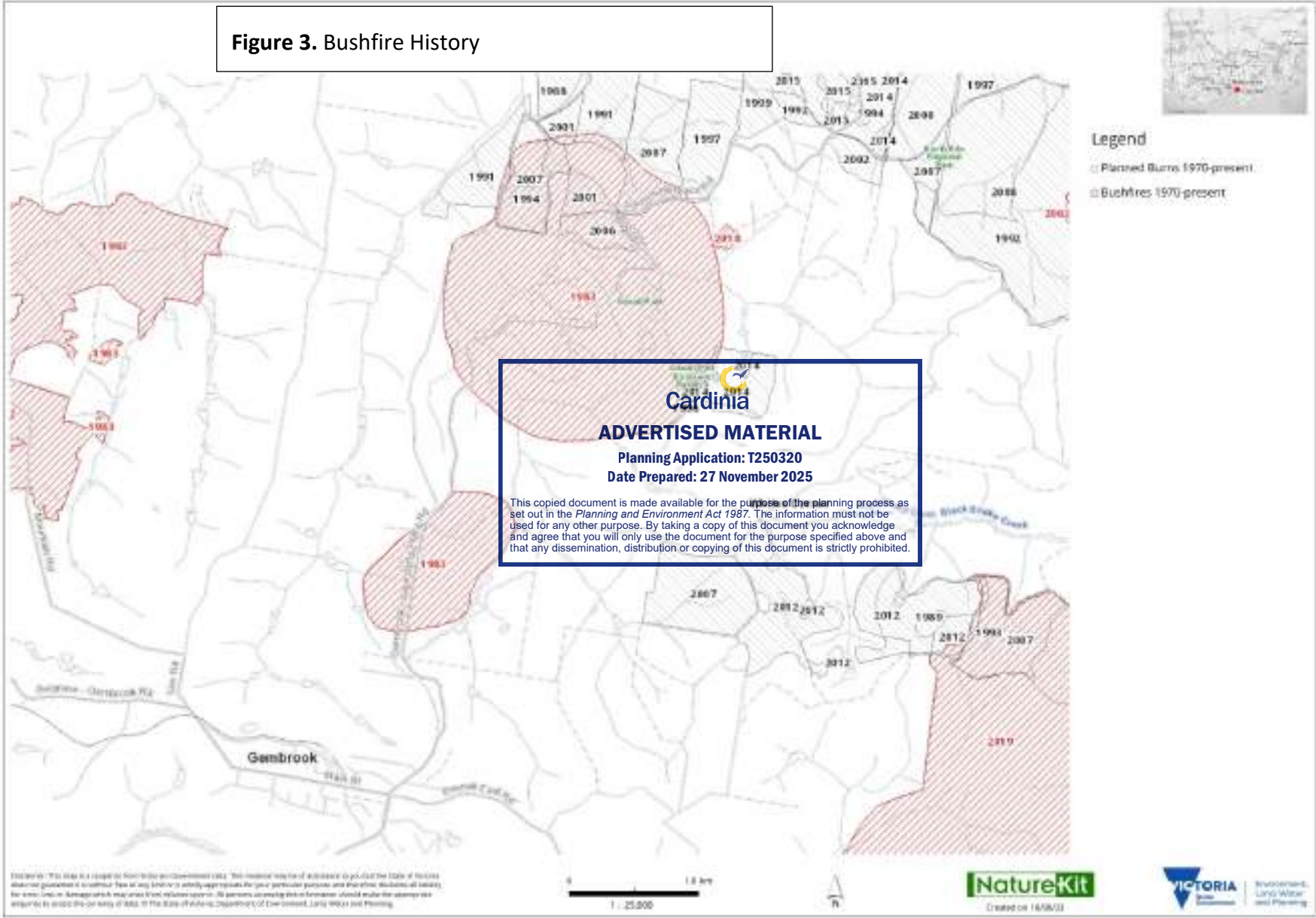
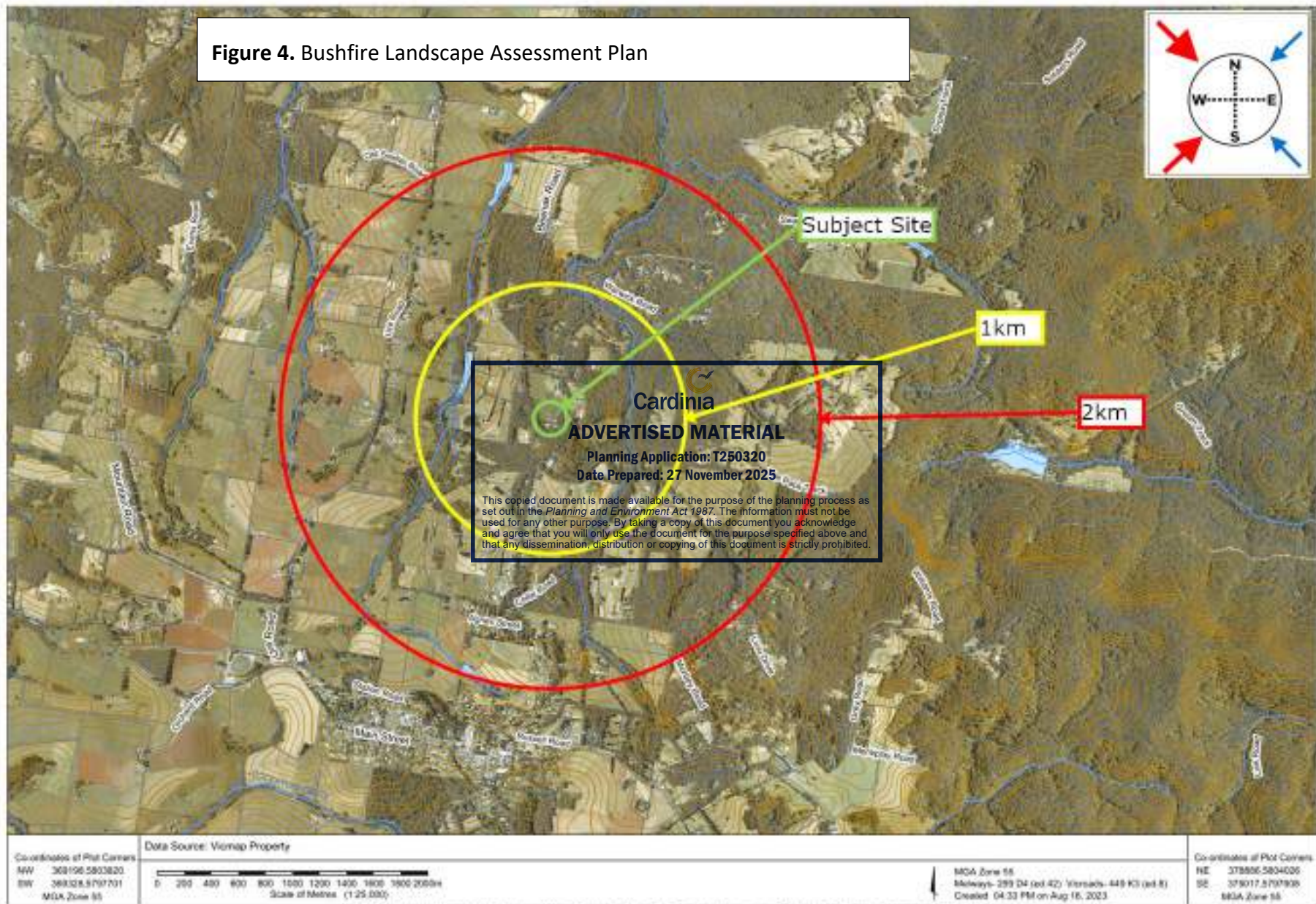


Figure 4. Bushfire Landscape Assessment Plan

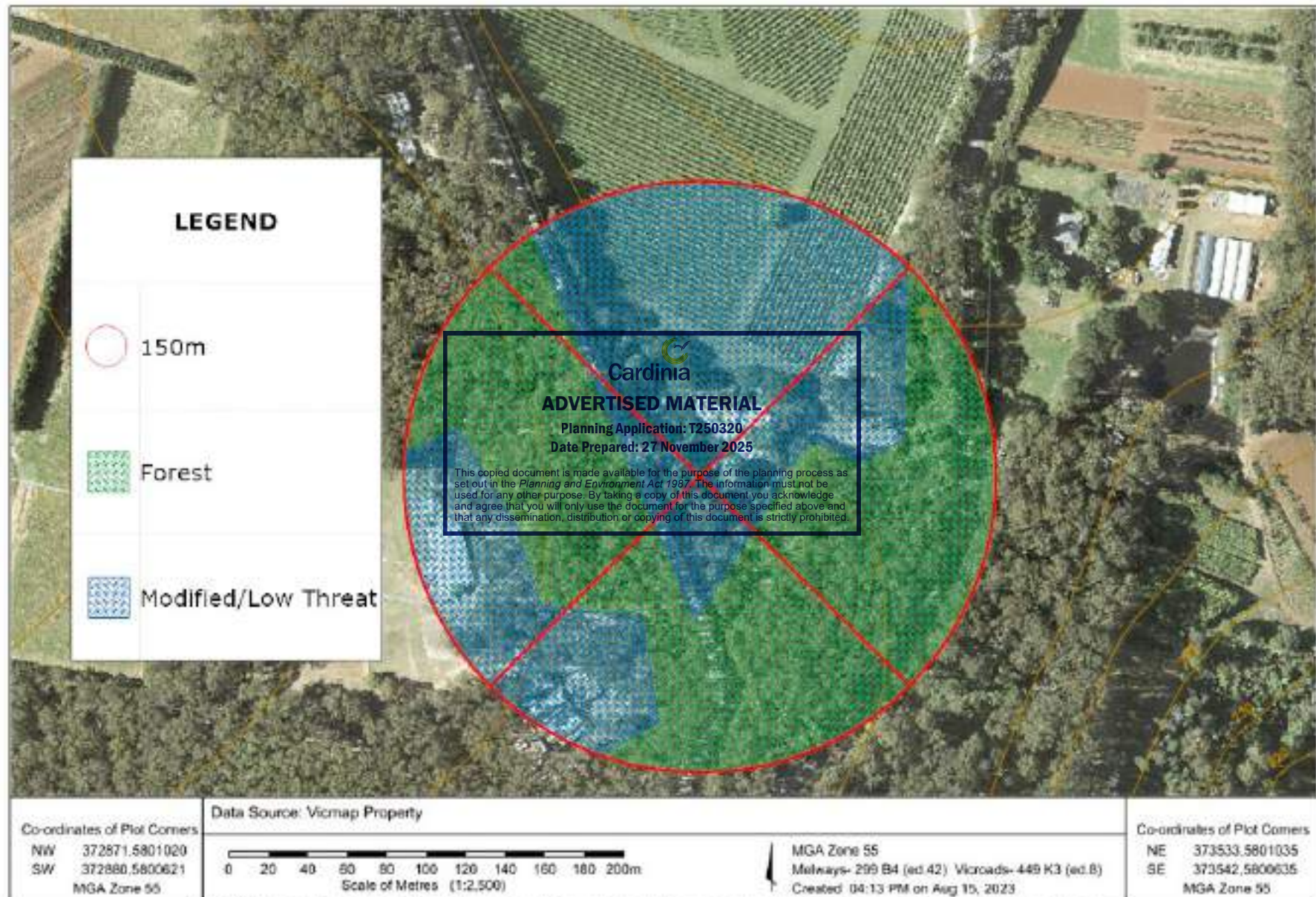


Bushfire Hazard Assessment

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat ☐	Excludable / Low Threat ☐	Excludable / Low Threat ☐	Excludable / Low Threat ☐
	Modified ☐	Modified ☐	Modified ☐	Modified ☐
	Forest ☒	Forest ☒	Forest ☒	Forest ☒
	Woodland ☐	Woodland ☐	Woodland ☐	Woodland ☐
	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐	Scrub (tall) ☐
	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐	Shrubland (short) ☐
	Mallee ☐	Mallee ☐	Mallee ☐	Mallee ☐
	Rainforest ☐	Rainforest ☐	Rainforest ☐	Rainforest ☐
	Grassland ☐	Grassland ☐	Grassland ☐	Grassland ☐
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☒ DOWNSLOPE	Upslope / Flat ☐ DOWNSLOPE	Upslope / Flat ☒ DOWNSLOPE
	>0 to 5° ☒	>0 to 5° ☐	>0 to 5° ☒	>0 to 5° ☐
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐	>10° to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐
	>20° ☐	>20° ☐	>20° ☐	>20° ☐
Defendable Space (BAL40)	24m	19m	N/A – existing building, existing 10/50 rule	19m



Figure 5. Bushfire Site Hazard Plan



WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Site Photos




Cardinia
ADVERTISED MATERIAL
Planning Application: T250320
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.

Photo 1. Taken facing north showing the defendable space between the extension and Beenak Road (left).



Photo 2. Taken facing northerly showing the location of the proposed extension, with the existing dwelling to the right.



Photo 3. Taken facing north from the northern edge of the proposed extension showing the defensible space to the north and the current dwelling to the right.



Cardinia

ADVERTISED MATERIAL

Planning Application: T250320

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.

Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 - Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The bushfire risk to the development is at an acceptable level. The proposal is to add an extension to an existing dwelling which has an existing defensible space under the 10/50 rule.

Dwellings are also present to the east, on the opposite side of Beenak Road and within the landscape. The forested vegetation within the immediate region is broken up by open paddocks, vineyards, homes and roads.

The risk from the landscape can easily be mitigated to an acceptable level.

Has Approved Measure AM 2.1 been fully met?

Yes



No



Approved Measure (AM) 2.2 - Siting

Requirement

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

The bushfire risk within the property lies in the southern part of the site, and to the west outside the boundaries of the site. The proposed extension is located in the north-western part of the site, within an area of maintained gardens. The existing dwelling which has existing defendable space. The proposed extension has been situated on the side of the dwelling that is as far from the forested area to the west as possible.

Several modifications have been made to locate the extension away from the bushfire threat. The extension has been sited to provide the maximum distance between it and the bushfire hazard.



Has Approved Measure AM 2.2 been fully met?

Yes



No



Approved Measure (AM) 2.3 – Building Design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

The extension will be constructed to a BAL40, and located on the side of the existing dwelling with the lowest bushfire threat, to ensure bushfire risk is minimised.

Has Approved Measure AM 2.3 been fully met?

Yes



No



53.02-4.2 – Defendable Space and Construction Objective

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

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 53.02-5 and is managed in accordance with Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.

The building will be provided with defendable space in accordance with Column C.

The defendable space distance required for a BAL 40 extension at this site is 19 metres to the south and west, and 24 metres to the north. Existing defendable space under the 10/50 rule applies to the remainder of the dwelling.

Table 6 of Clause 53.02-5 – **Vegetation management requirement:**

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
- 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.

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

Yes ☐ No ☒ Not Applicable ☐

A 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. The building will be constructed to BAL 40

The extension will be constructed to a BAL 40.

Is the defendable space wholly contained within the boundaries of your property?

Yes ☒ No ☐ If no, See Alternative Measure 3.3



There is existing defendable space using the 10/50 rule for the existing dwelling. The extension will increase the defendable space to the north, south and west, with the existing building to the east.

Defendable space for the building at BAL40 is 19m to the west and south, and 24m to the north. The extension will be 19m from the property boundary, as such the defendable space is fully contained within the property boundary.

Has Approved Measure (AM) 3.1 been met?

Yes ☒ No ☐



Photo 4. Taken facing the existing dwelling with the proposed extension out of view to the left, and the defensible space to the south of the extension in blue.



Cardinia

ADVERTISED MATERIAL

Planning Application: T250320

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.

53.02-4.3 – Water Supply and Access Objectives

- 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.

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises service station or warehouse is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 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.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	☐
500 – 1000	Yes	5,000	No	☐
500 – 1000	No	10,000	Yes	☐
1001 and above	Not Applicable	10,000	Yes	☒

Note: a hydrant is available if it is located within 120 metres of the rear of the building

Confirm Static Water Supply meets the following requirements	✓	Is stored in an above ground water tank constructed of concrete or metal
	✓	All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.
	✓	Include a separate outlet for occupant use
	The following additional requirements apply when 10,000 litres of static water is required:	
	✓	Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
	✓	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 access way and unobstructed
✓	Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.	

	✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)
--	--

Details

A new water tank dedicated for fire fighting purposes will be located west of the dwelling. There will be a remote water outlet for the tank next to the existing access way. This outlet will be unobstructed and clearly signed, and is located within 4 metres of the existing dwelling and access way on the site.

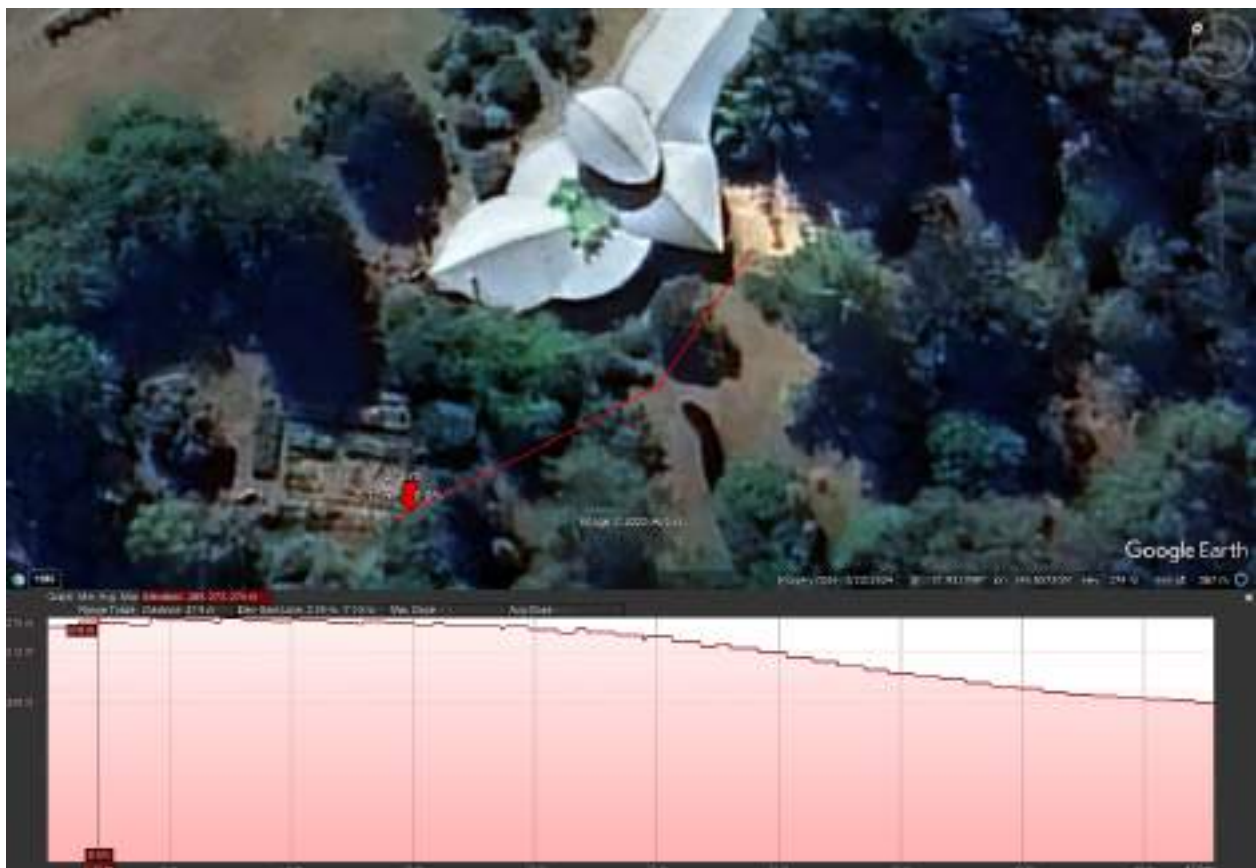


Figure 6. Elevation profile from the tank location to the remote water outlet showing a drop of 5 metres from the tank to the outlet.

Has Approved Measure AM 4.1 (Water Supply) been fully met?	Yes	✓	No	☐
--	-----	---	----	--------------------------

Access Requirement



ADVERTISED MATERIAL

Planning Application: T250320
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.

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

Details

There is existing access to the current dwelling from Beenak Road. The drive is approximately 150m long. The existing drive has a T head for turning to the east of the dwelling, and site plans have shown there is adequate space for a fire truck to turn around.



Column A	Column B
Length of access is less than 30 metres	☐ There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	☒ Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: ☒ All weather construction ☒ A load limit of at least 15 tonnes ☒ Provide a minimum trafficable width of 3.5 metres ☒ Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically ☒ Curves must have a minimum inner radius of 10 metres ☒ The average grade 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 must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: ☐ A turning circle with a minimum radius of eight metres ☐ A driveway encircling the dwelling ☒ The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	☐ Passing bays must be provided at least every 200 metres. ☐ Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

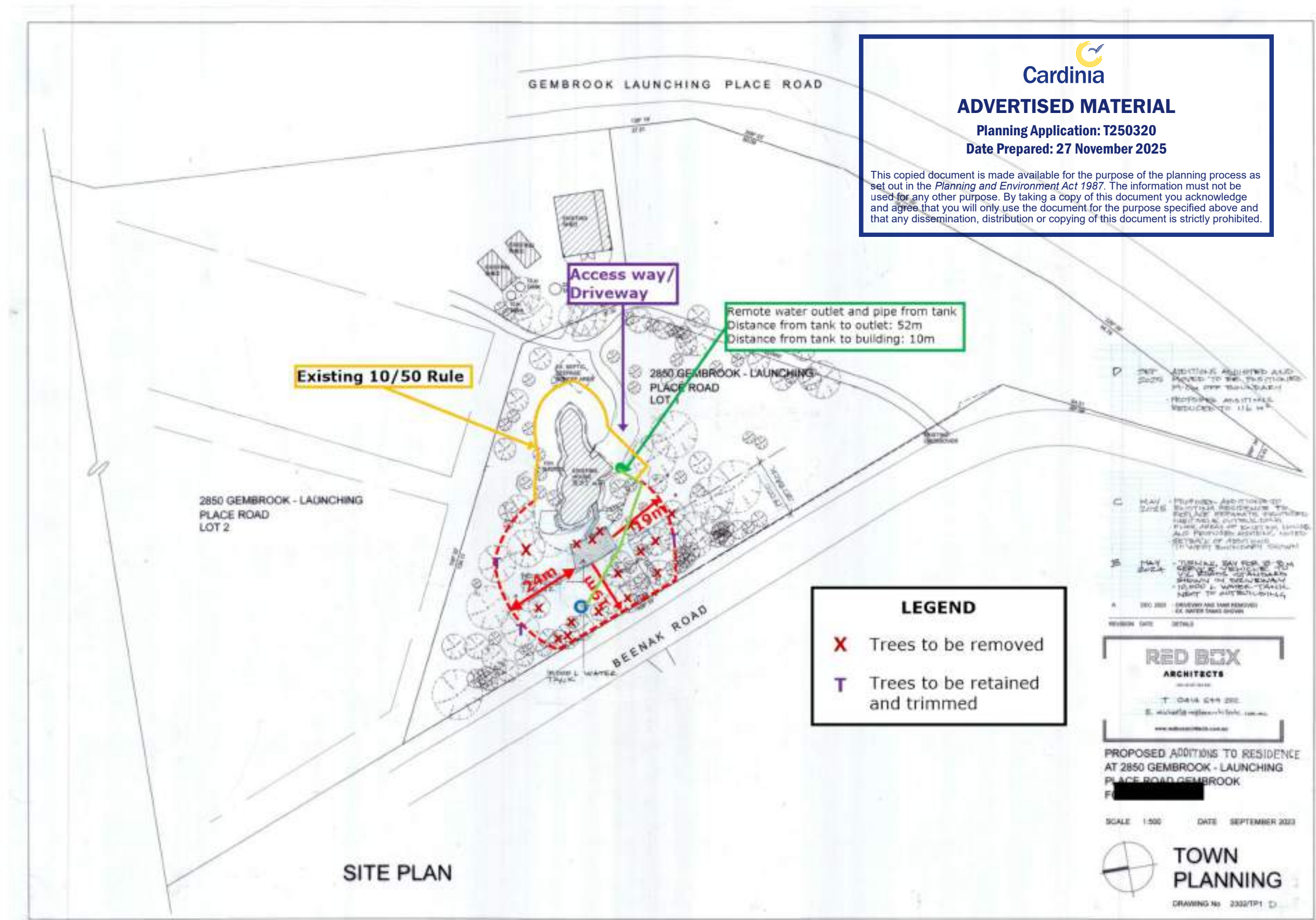
Has Approved Measure AM 4.1 (Access) been fully met? Yes



No



Bushfire Management Plan – 2850 Gembrook -Launching Place Road, Gembrook



Bushfire Protection Measures

a) Defendable Space

Defendable space is provided for a distance of 19metres to the south and west, 24 metres to the north (existing 10/50 rule for the remainder of the building), and 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.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 40

c) Water Supply

10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must be provided with an outlet for CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- The location of the CFA outlet, pipework between the tank and the CFA outlet must be shown. It must be within 4m of the driveway (or other suitable ‘hardstand’) and 60m of the building,
- The CFA outlet must be located to achieve gravity feed from the static water supply (the CFA outlet must be lower than the pipework outlet of the tank).
- The static water supply must include a separate outlet for private use of the owner/occupier of the land that incorporates a ball or gate valve.be provided with an outlet for outlet which incorporates a ball or gate valve.
- All water pipes and fittings including the tank outlet to the remote CFA outlet must be a minimum pipe size of:
 - a) 100mm PVC (Class 12) or Copper (Class A) **OR** 125mm HDPE (PN12.5)
- All fixed above ground water pipes and fittings must be made of corrosive resistant metal.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be:
 - a) Easily accessible by a firefighter in the event of a bushfire,
 - b) Clear of all vegetation for a distance of 1.5 metres,
 - c) Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres,
 - d) Oriented horizontally.
- The centreline of the CFA outlet must be a minimum of 300mm and maximum 600mm in height above the finished ground level.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- The CFA outlet must be easily identifiable from the building or signage must be provided that meets the following requirements:
 - a) Has an arrow pointing to the location of the fire authority outlet,
 - b) Has dimensions of not less than 310mm high and 400mm long,
 - c) Is red in colour, with a blue reflective marker attached, and
 - d) Is labelled with a ‘W’ that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
 - a) Is fixed to the post supporting the fire authority outlet riser.
 - b) Has a minimum height of at least 1m from the ground surface level.
 - c) Includes the words “FIRE WATER TANK OUTLET” in lettering that is a minimum of 50mm in height and written in a colour contrasting that of the signage background.
 - d) Includes the capacity of the water supply (in litres) in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the signage background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign.
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface; 300mm for pipes subject to vehicle traffic; 75mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations.

d) Access

Access Required: No ☐ Yes ☒ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade 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 must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ☒ No ☐

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☒

Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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

Prepared By: Tania Begg, Tree Wishes Land Care Advice

Version: 6.0, Date: 29/09/2025



ADVERTISED MATERIAL

Planning Application: T250320

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.