

# Notice of Application for a Planning Permit

|                                                     |                                                                                                          |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| The land affected by the application is located at: | PC372488 V11223 F250<br>28 Willam Street, Emerald VIC 3782                                               |
| The application is for a permit to:                 | Subdivision of land (re-subdivision of three existing lots into two lots) and native vegetation removal. |

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

|         |                |
|---------|----------------|
| 35.04-3 | Subdivide land |
| 44.06-2 | Subdivide land |
| 42.01-2 | Subdivide land |

  
**ADVERTISED MATERIAL**  
Planning Application: T250017  
Date Prepared: 01 December 2025

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## APPLICATION DETAILS

|                                  |               |
|----------------------------------|---------------|
| The applicant for the permit is: | Treedenvirons |
| Application number:              | T250017       |

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

Documents can also be viewed on Council's website at [cardinia.vic.gov.au/advertisedplans](http://cardinia.vic.gov.au/advertisedplans) or by scanning the QR code.



## HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:

**17 December 2025**

### WHAT ARE MY OPTIONS?

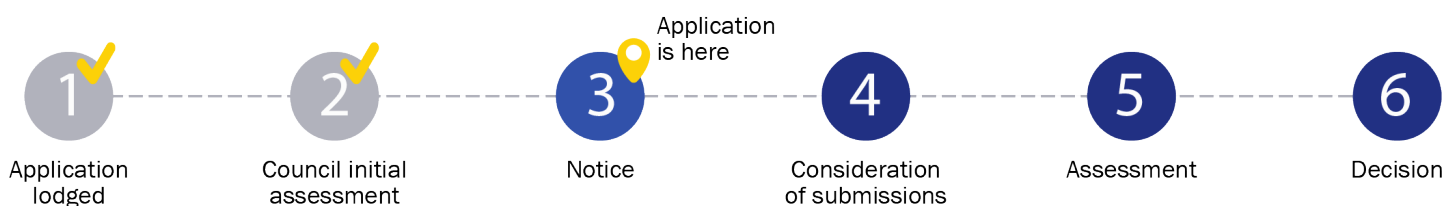
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



## Application Summary

Portal Reference A12564YW

## Basic Information

Proposed Use Resubdivision of existing Lots  
 Current Use Dwelling and Vacant Lot  
 Site Address 28 William Street Emerald 3782

## 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         | Treedenvirons | 10 Meadowview Lane, Emerald VIC 3782 | M: 0419-899-446<br>E: jeff@treedenvirons.com.au |
| Owner             |               |                                      |                                                 |
| Preferred Contact | Treedenvirons | 10 Meadowview Lane, Emerald VIC 3782 | M: 0419-899-446<br>E: jeff@treedenvirons.com.au |

## Fees

| Regulation Fee Condition |                                                                                              | Amount       | Modifier | Payable           |
|--------------------------|----------------------------------------------------------------------------------------------|--------------|----------|-------------------|
| 9 - Class 19             | To effect a realignment of a common boundary between lots or to consolidate two or more lots | \$1,453.40   | 100%     | \$1,453.40        |
|                          |                                                                                              | <b>Total</b> |          | <b>\$1,453.40</b> |

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 20 Siding Avenue, Officer, Victoria

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

**Postal Address**  
 Cardinia Shire Council  
 P.O. Box 7, Pakenham 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                                                  |
|------------|---------------------|-----------------------------------------------------------|
| 13-01-2025 | Subdivision Plan    | Title 1 & 2 TP 650196.pdf                                 |
| 13-01-2025 | Subdivision Plan    | Title CP 372488B.pdf                                      |
| 13-01-2025 | Subdivision Plan    | Plan CP 372488B.pdf                                       |
| 13-01-2025 | Subdivision Plan    | Plan Lots 1 & 2 TP 650196P.pdf                            |
| 13-01-2025 | Explanatory Letter  | 28 William Street 2 lot subdivision November 2024.pdf     |
| 13-01-2025 | Additional Document | 28 William Street 2 lot subdivision BMA November 2024.pdf |

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

Lodged By

|                 |                            |                                      |                                                 |
|-----------------|----------------------------|--------------------------------------|-------------------------------------------------|
| Site User       | <div>Treed environs</div>  | 10 Meadowview Lane, Emerald VIC 3782 | M: 0419-899-446<br>E: jeff@treedenvirons.com.au |
| Submission Date | 13 January 2025 - 06:22:PM |                                      |                                                 |

Declaration

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



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# 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.:     | T250017                   |
| Address of the Land: | 28 William Street Emerald |

## APPLICANT DETAILS

|               |                            |
|---------------|----------------------------|
| Name:         | [REDACTED]                 |
| Organisation: | Treed environs             |
| Address:      | 10 Meadowview Lane Emerald |
| Phone:        | 0419899446                 |
| Email:        | info@treedenvirons.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 <b>before</b> notice:              | <input checked="" type="checkbox"/> |
| Section 50A – Amendment to application at request of responsible authority <b>before</b> notice: | <input type="checkbox"/>            |
| Section 57A – Amendment to application <b>after</b> notice is given:                             | <input type="checkbox"/>            |

## AMENDMENT DETAILS

| What is being amended? (select all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------|
| What is being applied for <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Plans / other documents <input type="checkbox"/> | Applicant / owner details <input type="checkbox"/> |
| Land affected <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Other <input type="checkbox"/>                   |                                                    |
| Describe the changes. If you need more space, please attach a separate page.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                  |                                                    |
| Removal of native vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                  |                                                    |
| <div style="border: 1px solid black; padding: 5px;"> <br/> <b>ADVERTISED MATERIAL</b><br/>           Planning Application: T250017<br/>           Date Prepared: 01 December 2025<br/> <small>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.</small> </div> |                                                  |                                                    |

|                                                                                 |                                               |               |
|---------------------------------------------------------------------------------|-----------------------------------------------|---------------|
|                                                                                 |                                               |               |
|                                                                                 |                                               |               |
| Specify the estimated cost of any development for which the permit is required: |                                               |               |
| Not applicable <input type="checkbox"/>                                         | Unchanged <input checked="" type="checkbox"/> | New amount \$ |

## DECLARATION

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

Name:

Signature:

Date:

## LODGEMENT

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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

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

## IMPORTANT INFORMATION

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

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

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

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

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

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

  
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21 November 2024



**ADVERTISED MATERIAL**

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## Proposed re-subdivision of 28 William Street Emerald

### 1 Background:

28 William Street Emerald comprises 3 lots to east of William Street and north of Ulmer Road West as described below and shown on the following plan. Areas are subject to survey.

| Plan ID | Lot/Area                   | Use                                      | Access and Roads                                                                                                                       |
|---------|----------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| A       | Lot 2 TP 650196<br>0.05 ha | Vacant                                   | Adjoins gated fire access road (William Street) to the west of the lot just south of the southern end of William Street (open Road).   |
| B       | Lot 1 TP 650196<br>2.20 ha | Dwelling on the lot (28 William Street). | Vehicular access from Ulmer Road West to the south of the lot. Adjoins gated fire access road (William Street) to the west of the lot. |
| C       | PC 372488<br>1.28 ha       | Vacant.                                  | Adjoins unformed Ulmer Road West to the south of the lot.                                                                              |

#### 1.1 Proposed subdivision:

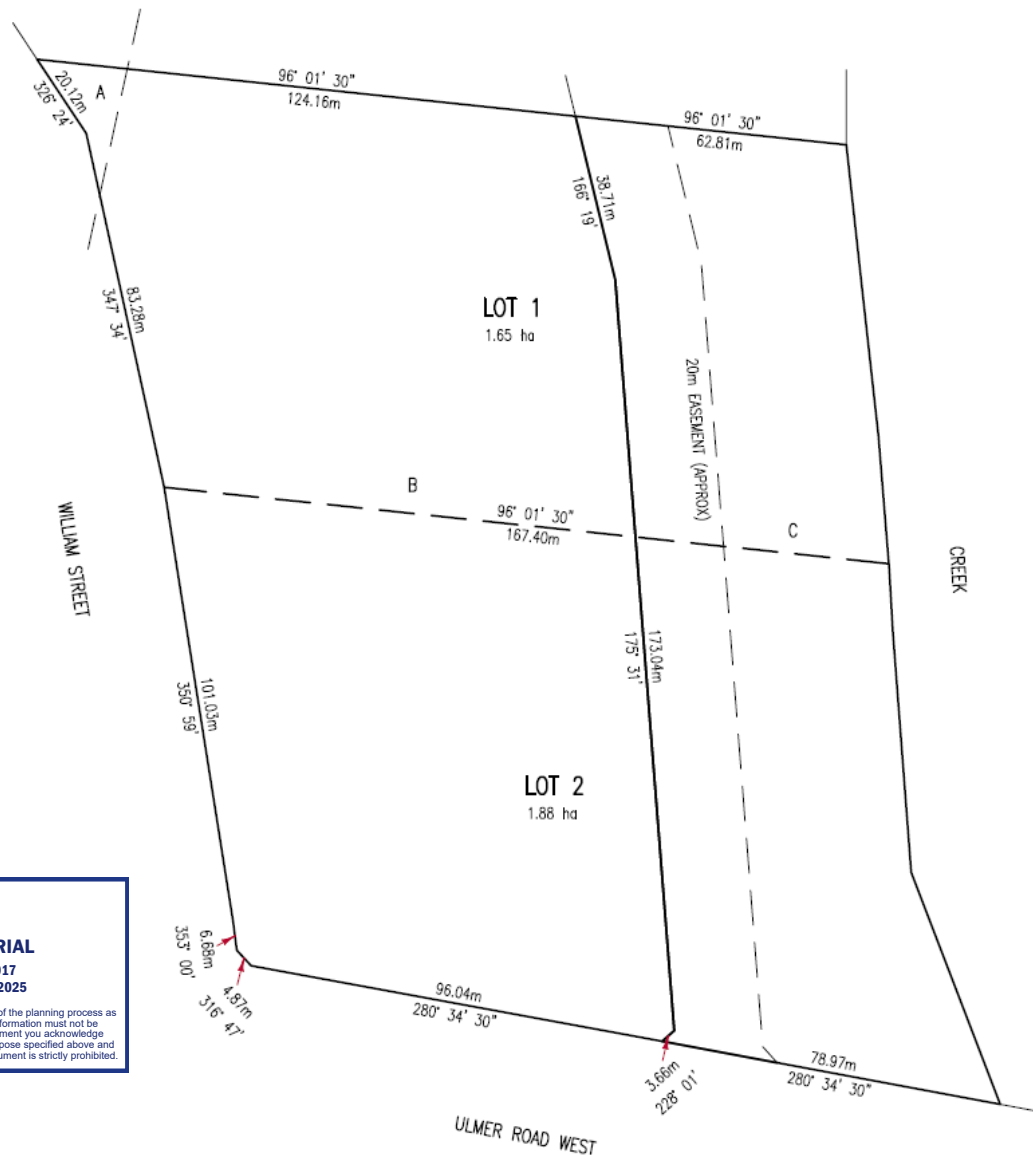
A planning permit application is proposed for re-subdivision of the three lots into two lots. Lot 1 being a vacant northern lot and Lot 2 containing the current dwelling known as 28 William Street. Areas subject to survey.

| Plan ID | Lot area | Use                                    | Access and Roads                                                                                            |
|---------|----------|----------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Lot 1   | 1.65 ha  | Vacant (North)                         | Proposed relocation of gate and forming of about 33 m of gravel access from southern end of William Street. |
| Lot 2   | 1.88 ha  | Existing dwelling (28 William Street). | Existing access from Ulmer Road West.                                                                       |



# Treed *environs*

The following plan shows the current and proposed lots.



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**SITE PLAN**  
 SCALE 1:1000 (A3)



**Plan showing existing and proposed lots**

▪ TREES ▪ NATIVE VEGETATION ▪ BUSHFIRE MANAGEMENT

TERRASTYLIS PTY LTD ACN 080 282 506 ATF The Holly Patch Trust ABN 68 452 276 207 Tas TREED ENVIRONS

10 Meadowview Lane Emerald VIC 3782 jeff@treedenvirons.com.au Phone 0419 899 446



## 2 Subdivision requirements:

### 35.04-3 Subdivision:

*A permit is required to subdivide land.*

*Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares. (Note the schedule specifies a minimum lot size of 15 ha.)*

*A permit may be granted to create smaller lots if any of the following apply:*

- **The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.**
- *The subdivision is by a public authority or utility service provider to create a lot for a utility installation.*

The part of clause 35.04-3 in bold above has two parts.

The first part is that the number of Lots will not be increased. The site comprises three lots being Lots 1 & 2 TP 650196 and PC 372488 and on registration of the plan of subdivision will comprise two lots, the proposed Lots 1 and 2. Hence the number of Lots drops from Three to Two and clearly the number of lots is not increased.

The second part relates to the number of dwellings that the land could be used for. In *Evans v Yarra Ranges SC* [2013] VCAT 270 (8 March 2013) the Tribunal considered the meaning of “**the number of dwellings that the land could be used**”. Member Peterson cited Deputy President Gibson in *Green Wedge Protection Group Inc v Nillumbik SC* [2006] VCAT 511 “Therefore, when clause 35.06-2 refers to “the number of dwellings that the land could be used for”, it is referring to the potential number of dwellings that exist and for which a permit could be granted. This does not necessarily mean that a permit would be granted. Always, the grant of a permit for a dwelling or a subdivision is subject to the exercise of discretion. This particular provision is referring to the legal possibility of a permit being granted not to whether a permit would necessarily be granted in the particular circumstances”.

What is the potential number of dwellings that exist and for which a permit could be granted? Clearly there is already a dwelling on Lot 1 TP 650196 and Lot 2 TP 650196 is vacant. Lots 1 & 2 TP 650196 are on the one certificate of title (V9999 F 658) and application has not been made for a separate certificate of title to be issued for each lot. It is assumed that only the existing dwelling can be on this lot. PC 372488 is vacant lot with frontage to Ulmer Road West.

The essence of the question is whether there is a legal possibility for a permit to be granted for a dwelling on PC372488 which has an area of about 1.3 hectares.

This lot, as is the remainder of the property, is zoned Green Wedge schedule 2. A permit is required for a dwelling but there is no minimum lot size. Providing the application meets the requirements of clause 35.04-2 Use of land for a dwelling then the lot could be used for a dwelling.



# Treed environs



Clause 35.04-2 A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the wastewater must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Could access be provided? Whilst PC 372488 has frontage to Ulmer Road West the road formation ends about 70 metres from the Lot and the road reserve could not provide practical access to the Lot. There is no doubt that access could be provided across Lot 1 TP 650196 that would meet all access requirements and a carriage way easement could be created for this purpose.

Could wastewater be suitably disposed of?

Sewer is not available to the site but is available in William Street to the northwest of the northwestern corner of the site. PC 372488 has an area of 1.3 ha and with installation of a treatment wastewater system all wastewater could be disposed of onsite.

Could potable water be supplied?

There is a fire hydrant on William Street and there is no reason why the vacant Lot 1 could not be connected to the water main. Reticulated water supply is not directly available to the Lot.2. Reticulated water could be supplied by an easement from the end of the water main in William Street. Alternatively, as the site is in a high rainfall area with annual rainfall being in the vicinity of 1000 mm per annum, the rain falling on the roof of the dwelling would provide adequate potable water for use as well as for firefighting purposes. With rainwater tanks suitable potable water could be provided for domestic use and firefighting purposes.

Could electricity be provided?

Reticulated High Voltage electricity is passes the site. The house on the proposed lot 2 is connected to electricity underground from Ulmer Road. 240 volt electricity is available about 60 metres north of the northwestern corner of Lot 1. Electricity supply could be provided by a underground service from the end of the 240 volt supply or through provision of a pole mounted substation on the electricity pole outside the site. With roof mounted solar panels and storage battery suitable electricity supply could be provided off grid



# Treed environs

## Conclusion

There is no doubt that there is a legal possibility of a permit being granted for a dwelling could be constructed on PC 650196 and hence for the second part of clause 35.04-3 the number of dwellings that the land could be used for is at least two and “A permit may be granted to create smaller lots”.

## Bushfire Management requirements:

The site is also within a Bushfire Management Overlay (clause 44.06) and a permit is required under the overlay for a dwelling.

The same logic as was applied to the subdivision requirements above was also applied to the BMO requirements. However, to assess the bushfire implications there must be a concept development. For the purpose of assessing the legal possibility of a permit being granted under the BMO the following concept it has been prepared:

- Access to the site is from the northern end of William Street with the road formation being extended southwards to approximately the fire hydrant.
- Access would be constructed in a carriage way easement to PC 372488.
- The dwelling would be approximately 200 m<sup>2</sup> (12 x 17 m) and positioned approximately 31 m from the northern boundary and 6 m from the western boundary of PC 372488. Defendable space of 31 m to north, east and south will be provided on the subject site with construction at BAL 40.

The BMO requires under clause 44.06-3 preparation of a:

- Bushfire hazard site assessment
- Bushfire hazard landscape assessment, and
- Bushfire management statement

The BMO (clause 44.06-4) also requires consideration of clause 53.02.

A bushfire management assessment has not been undertaken but a preliminary site assessment has revealed PC 372488 is partly:

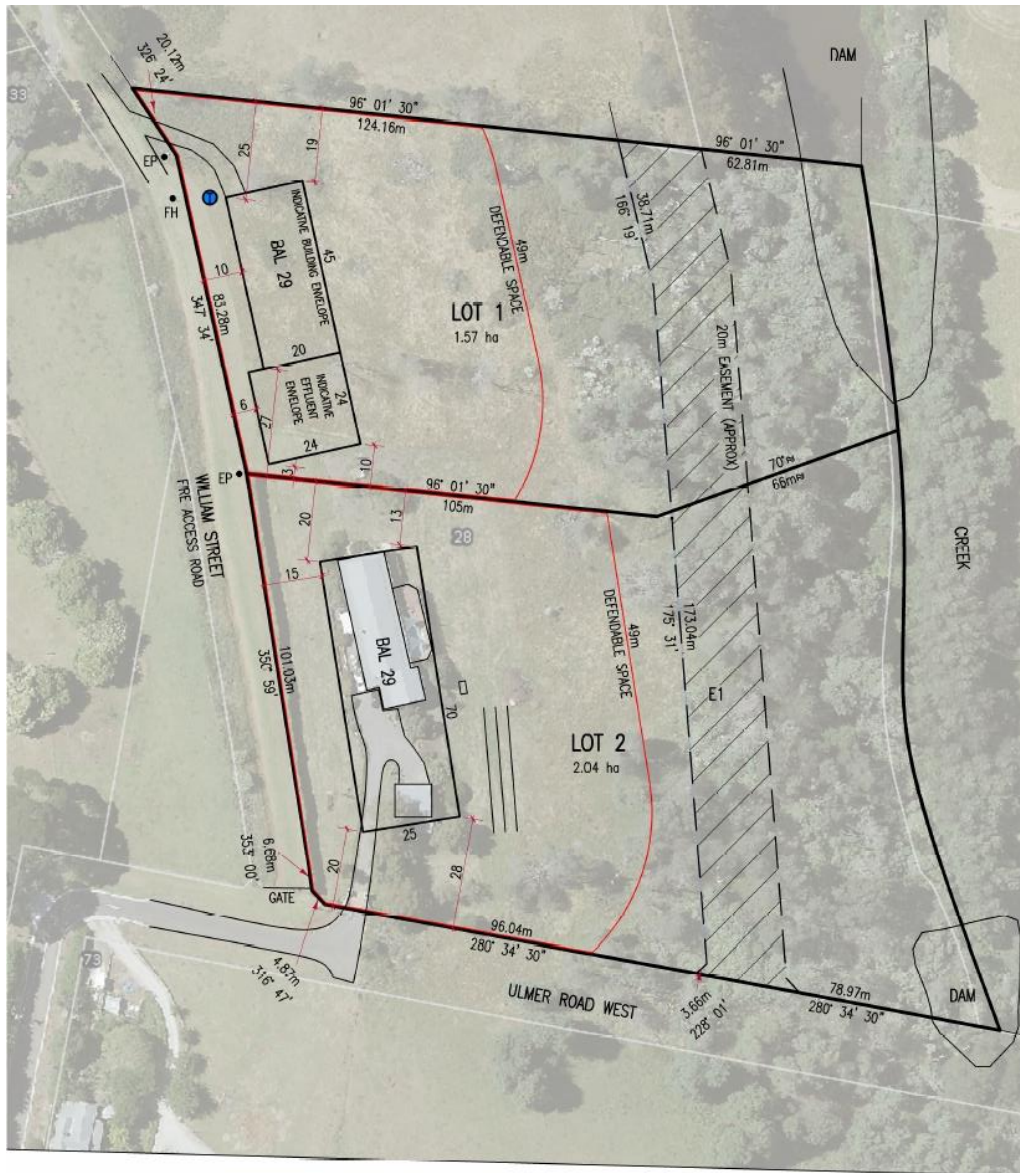
- Forest, with slope under the Forest of 10 to 15 degrees
- Grassland on the site, adjoining property to the north, east, south and west.

Bushfire hazard landscape assessment. The BHLA is likely to be category 2 with bushfire able to approach the site from more than one direction, bushfire fuel is not managed in a minimum fuel condition and access to appropriate shelter is not certain.

## Conclusion

There is a legal possibility of a permit being granted under the BMO for a dwelling to be constructed on PC 650196 and hence for the second part of clause 35.04-3 the number of dwellings that the land could be used for is at least two and “A permit may be granted to create smaller lots”.





## PROPOSED DEVELOPMENT PLAN

SCALE 1:1000 (A3)

Existing and indicative development plan. Existing development on Lot 2 is to remain. Indicative access, building envelope and effluent envelope on Lot 1 is shown. Red line is edge of defendable space. EP is electricity pole, FH is fire hydrant.

Cardinia

### ADVERTISED MATERIAL

Planning Application: T250017

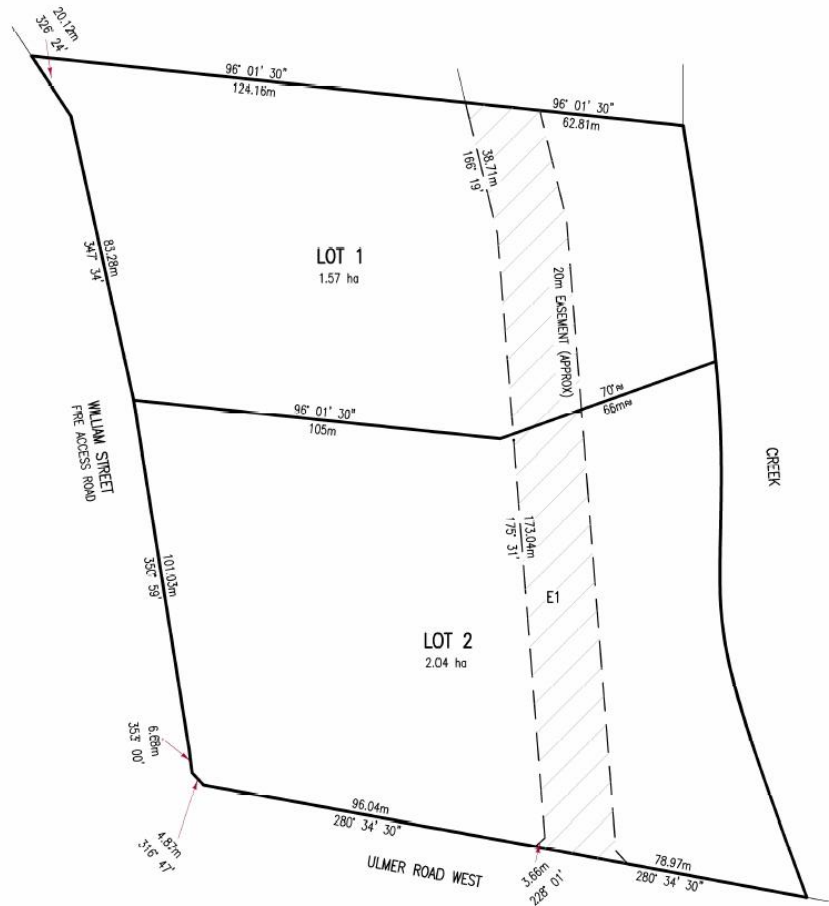
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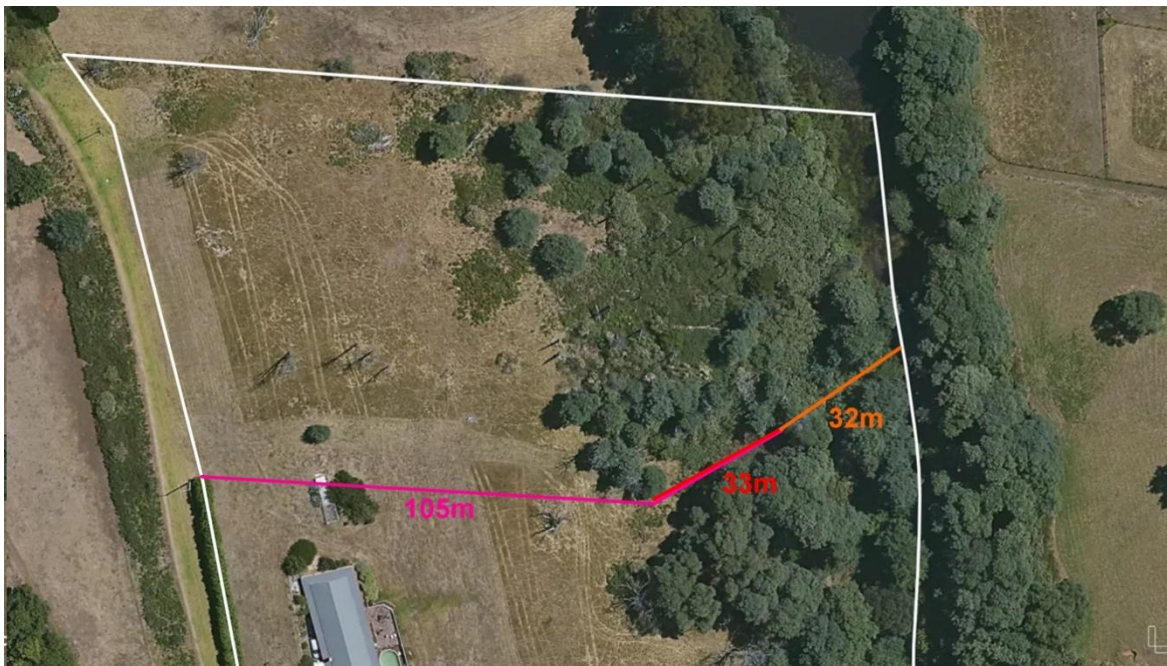
**PROPOSED LOT PLAN**

SCALE 1:1000 (A3)

| Plan ID | Area    | Use                          | Access, Roads and easements                                                                                                                                                                                                        |
|---------|---------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot 1   | 1.57 Ha | Vacant                       | Adjoins gated fire access road (William Street) to the west of the lot just south of the southern end of William Street (Public Road). Hatched encumbered by E1 in favour of Cardinia Shire Council under section 207C of LGA 1989 |
| Lot 2   | 2.04 Ha | Dwelling (28 William Street) | Vehicular from Ulmer Road West to the south of lot. Adjoins gated fire access road (William Street) to the west of the lot. Hatched encumbered by E1 in favour of Cardinia Shire Council under section 207C of LGA 1989            |



Red – Existing and proposed site boundaries  
 Black- Existing internal lot boundaries  
 Pink and Brown – Proposed new lot boundaries



Pink and Brown – Proposed new lot boundaries  
 Pink – Boundary not affecting native vegetation  
 Brown – Boundary not affecting native vegetation

**Cardinia**

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## EXISTING DEVELOPMENT PLAN

SCALE 1:1000 (A3)

Plan to be used in conjunction with Existing Lot Plan. Existing dwelling is located on southwestern corner of the site. Approximate position of existing septic tank is just east of the southeastern corner of the dwelling with effluent area (shown by 3 parallel lines) to the south. Dam positions are indicative.



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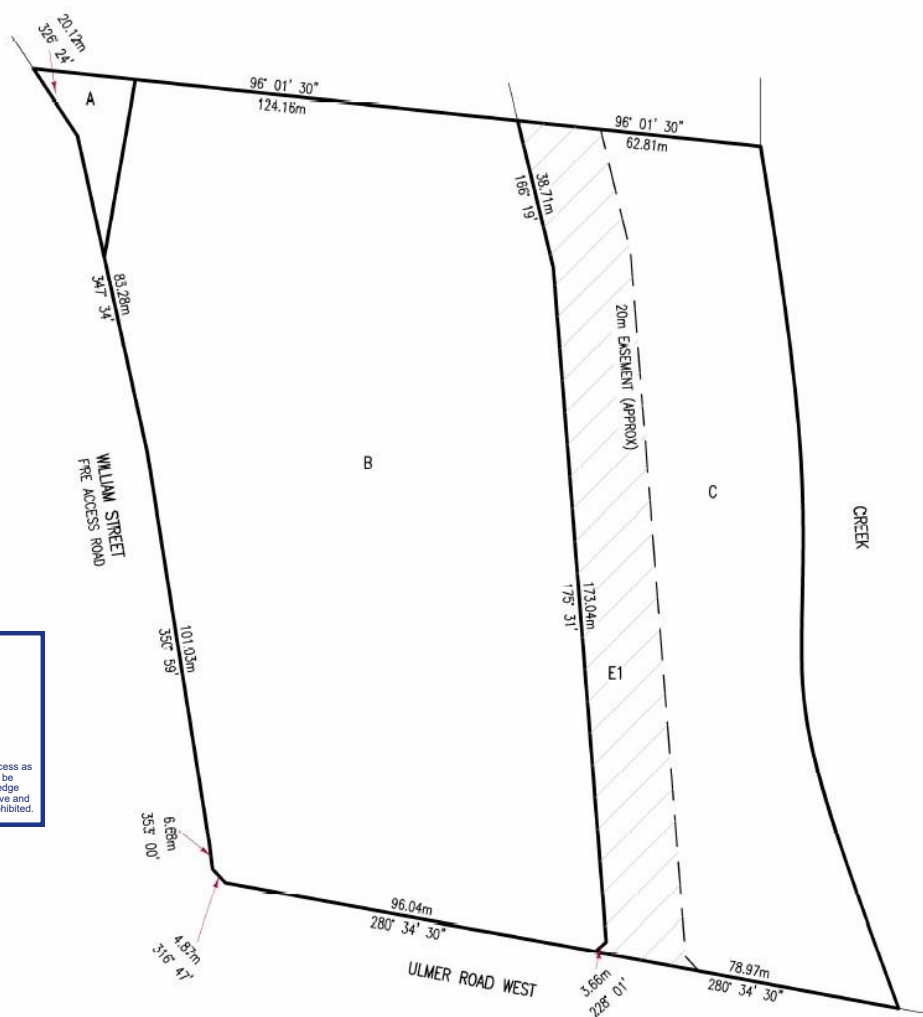
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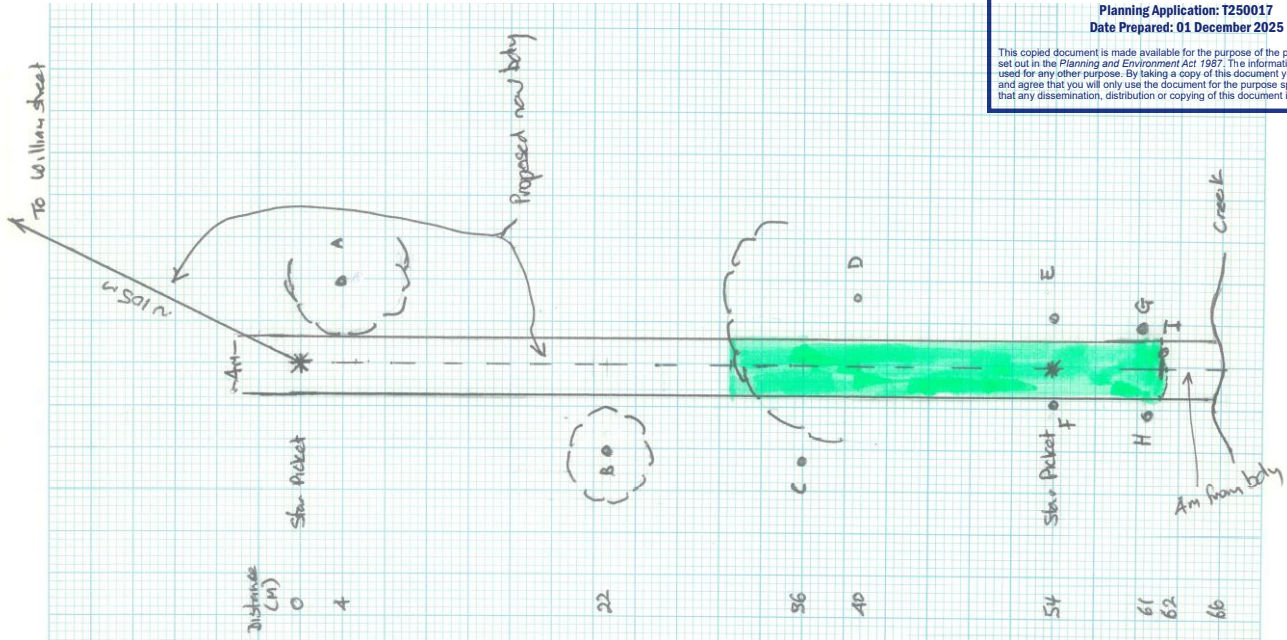
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### EXISTING LOT PLAN

SCALE 1:1000 (A3)

| Plan ID | Lot/Area                      | Use                          | Access, Roads and easements                                                                                                                                                                                                             |
|---------|-------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A       | Lot 2<br>TP 650196<br>0.05 Ha | Vacant                       | Adjoins gated fire access road (William Street) to the west of the lot just south of the southern end of William Street (Public Road)                                                                                                   |
| B       | Lot 1<br>TP 650196<br>2.20 Ha | Dwelling (28 William Street) | Vehicular from Ulmer Road West to the south of lot. Adjoins gated fire access road (William Street) to the west of the lot                                                                                                              |
| C       | PC 372488<br>1.28 Ha          | Vacant                       | Adjoins unformed Ulmer Road West to the south of lot. Hatched part encumbered by E1 in favour of Cardinia Shire Council under section 207C of LGA 1989. Eastern boundary of the site is the western bank of the creek as per PS 421417S |



## Consequential vegetation loss

The plan above is the eastern part of proposed new boundary showing approximate positions of adjoining trees. North is to top of page. Green toned area is part of a patch of native vegetation due to canopy cover from adjoining trees. Trees marked A, B, C, D, E, F, G, H and I are mature *Acacia dealbata* (Silver wattles). *Acacia dealbata* is not a canopy tree in the Ecological Vegetation Class (EVC 29 Damp Forest). Tree I is a *Acacia dealbata* that has collapsed to the south and is regrowing. This is the only tree that may be deemed lost under clause 52.17 of the planning scheme. As the western bank of the creek forms the site boundary, up to the last 4 metres of native vegetation may be exempt from requiring a permit for removal. 35 metres of the proposed boundary west from the site boundary (0.014 Ha) has been included in the offset report **NVRR ID: 311\_20250627\_Z1K** previously provided. The required offset is **0.004 General Habitat Units** with a **minimum strategic biodiversity value score of 0.12**.

## Photographs



Western star picket & Tree A



Tree B



Tree C



Eastern star picket, Tree E and F (Tree ferns). Trees G, H & I behind.



Tree D



Base of Tree I plus Trees H & J behind



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Trees G, I & H



Creek environs



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[28 William Street, Emerald \(Lots 1 & 2 TP650196 & PC372488\)](#)

A flora survey of the proposed new boundary area with the following list species observed.

No trees are proposed to be removed or are deemed lost with the new boundary. This accompanies the provided NVR.

| Status | Botanical Name                    | Common Name                | Restricted to creek on property | Private land FFG Protected Flora | Public Land FFG Protected Flora |
|--------|-----------------------------------|----------------------------|---------------------------------|----------------------------------|---------------------------------|
|        | Acacia dealbata subsp. dealbata   | Silver Wattle              |                                 |                                  |                                 |
|        | Acacia melanoxylon                | Blackwood                  |                                 |                                  |                                 |
|        | Acaena novae-zelandiae            | Bidgee-widgee              |                                 |                                  |                                 |
| *      | Arctotheca calendula              | Cape Weed                  |                                 |                                  |                                 |
|        | Blechnum nudum                    | Fishbone Water-fern        |                                 |                                  | Restricted Use                  |
| *      | Cardamine spp.                    | Bitter Cress               |                                 |                                  |                                 |
|        | Carex fascicularis                | Tassel Sedge               | Yes                             |                                  |                                 |
|        | Cassinia aculeata subsp. aculeata | Common Cassinia            |                                 |                                  |                                 |
| *      | Cerastium glomeratum s.l.         | Common Mouse-ear Chickweed |                                 |                                  |                                 |
| *      | Cirsium vulgare                   | Spear Thistle              |                                 |                                  |                                 |
|        | Coprosma quadrifida               | Prickly Currant-bush       |                                 |                                  |                                 |
|        | Cyathea australis                 | Rough Tree-fern            |                                 | Yes                              | Yes                             |
| *      | Dactylis glomerata                | Cocksfoot                  |                                 |                                  |                                 |
|        | Dicksonia antarctica              | Soft Tree-fern             |                                 | Yes                              | Yes                             |
| *      | Ehrharta erecta                   | Panic Veldt-grass          |                                 |                                  |                                 |
|        | Eleocharis sphacelata             | Tall Spike-sedge           | Yes                             |                                  |                                 |
| *      | Galium aparine                    | Cleavers                   |                                 |                                  |                                 |
|        | Histiopteris incisa               | Bat's Wing Fern            |                                 |                                  | Restricted Use                  |
| *      | Holcus lanatus                    | Yorkshire Fog              |                                 |                                  |                                 |
| *      | Hypericum humifusum               | Trailing St John's Wort    | Yes                             |                                  |                                 |
| *      | Hypochaeris radicata              | Flatweed                   |                                 |                                  |                                 |



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|   |                                           |                       |     |  |                |
|---|-------------------------------------------|-----------------------|-----|--|----------------|
| * | Ilex aquifolium                           | English Holly         |     |  |                |
|   | Juncus procerus                           | Tall Rush             | Yes |  |                |
|   | Microlaena stipoides var. stipoides       | Weeping Grass         |     |  |                |
| * | Myosotis sylvatica                        | Wood Forget-me-not    |     |  |                |
|   | Olearia lirata                            | Snowy Daisy-bush      |     |  | Restricted Use |
|   | Ozothamnus ferrugineus                    | Tree Everlasting      |     |  |                |
| * | Phytolacca octandra                       | Red-ink Weed          |     |  |                |
| # | Pittosporum undulatum                     | Sweet Pittosporum     |     |  |                |
|   | Poa tenera                                | Slender Tussock-grass |     |  |                |
|   | Pteridium esculentum subsp. esculentum    | Austral Bracken       |     |  |                |
| * | Rubus fruticosus spp. agg.                | Blackberry            |     |  |                |
|   | Rytidosperma spp.                         | Wallaby Grass         |     |  |                |
| * | Senecio jacobaea                          | Ragwort               |     |  |                |
|   | Senecio minimus                           | Shrubby Fireweed      |     |  |                |
|   | Solanum aviculare                         | Kangaroo Apple        |     |  |                |
| * | Solanum mauritianum                       | Wild Tobacco Tree     |     |  |                |
| * | Solanum nigrum s.l.                       | Black Nightshade      |     |  |                |
|   | Solanum prinophyllum                      | Forest Nightshade     |     |  |                |
| * | Sonchus oleraceus                         | Common Sow-thistle    |     |  |                |
| * | Trifolium spp.                            | Clover                |     |  |                |
|   | Triglochin striata                        | Streaked Arrowgrass   | Yes |  |                |
| * | Salix species                             | Willow                | Yes |  |                |
|   | <b>LEGEND</b>                             |                       |     |  |                |
| * | Introduced                                |                       |     |  |                |
| # | Increased range since European settlement |                       |     |  |                |

I also checked whether the straight new boundary was a realistic alignment. An alignment like the original proposed alignment but not parallel to Cardinia would work without removal of any trees or any trees being deemed lost.

This option should only be considered if the new boundary close to the dam stored water was an issue.



# Treed *environs*

## BUSHFIRE MANAGEMENT ASSESSMENT

**28 WILLIAM STREET**  
**EMERALD**

**TWO LOT SUBDIVISION**



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Prepared on behalf of

November 2024

## Information to clients:

This bushfire management assessment and the included bushfire management statement have been prepared to inform the planning permit application for the subject property. The information contained in this report is dependent on:

- Site and adjoining conditions on the date of assessment. Changes to site or adjoining management may affect the assessed construction level or BAL rating.
- Development plans prepared by others. Changes to development plans including location may affect the development requirements.
- Vegetation on or adjoining the site has been assessed in accordance with section 2 of AS 3959 – 2009 (including amendments 1, 2 & 3) with clarification as required by reference to Country Fire Authority Land Use Planning FSG LUP 0003 Assessing vegetation in a Bushfire Management Overlay
- Construction level has been determined based on the vegetation assessment and slope under the assessed vegetation having regard to Table 2 and Table 3 of clause 53.02 of the planning scheme. As the site is within a Bushfire Management Overlay the construction level cannot be determined under AS 3959 and a separate BAL assessment will not be required for the issue of a building permit.

*Please Note: The construction standard of buildings and the management of the surrounding area as discussed in this document do not guarantee survival of the buildings or the occupants. You are strongly encouraged to develop and practice a bushfire survival plan. Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at <https://www.cfa.vic.gov.au/plan-prepare/fire-ready-kit> or through your local CFA office.*



# 1 Introduction and BMO requirements

The subject property is covered by a Bushfire Management Overlay (BMO) under the Planning Scheme and a permit is required under this overlay for certain developments or subdivision of the land. The site zone and overlay provisions and property details are shown in section 2.

The purpose of this report is to enable informed decisions to be made concerning bushfire implications regarding the proposed development of the site having regard to The BMO (Clause 44.06) and Bushfire Planning (Clause 53.02) of the planning scheme.

Bushfire Planning sets out several Objectives and Approved or Alternate measures that will meet the objectives. An application will need to meet various objectives depending on the pathway set out below.

## 1.1 Application Pathways

An application under the BMO must be assessed under Clause 53.02-1 unless the application meets all the requirements specified in an applicable schedule to that clause.

Clause 53.02-1 Application sets out two pathways for meeting objectives.

### 1.1.1 Pathway 1 Clause 53.02-3

This pathway applies to development of a single dwelling on an existing lot zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, or Rural Living Zone. Clause 53.02-3 Dwellings in existing settlements applies. Objectives may only be met by Approved Measures (AM).

### 1.1.2 Pathway 2 Clause 53.02-4

This pathway applies to all other building and works applications including applications that do not meet all the approved measures under clause 53.02-3. This pathway has two alternatives. A development application must meet objectives of clauses 53.02-4.1 to 4.3 both inclusive. A subdivision application must meet the objectives of Clause 53.02-4.4. This clause cross references to other provisions in clause 53.02-4.

Development must meet all the relevant objectives. Objectives may be met by Approved Measures (AM), Alternative Measures (AltM) or, if appropriate, Unspecified Alternative Measures (UAltM).



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## 1.2 Application requirements

Application requirements vary depending on the pathway of an individual application. A Bushfire hazard site assessment and a Bushfire management statement are required for a Pathway One application. A Bushfire hazard site assessment, a Bushfire hazard Landscape assessment and a Bushfire management statement are required for a Pathway Two application.

### 1.2.1 Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment (BHSA) provides information on the vegetation type and slope of land under the vegetation. Vegetation is classified in accordance with AS 3959:2009 Construction of buildings in bushfire prone areas. CFA Fire Services Guideline Land Use Planning FSG LUP 0003 Assessing vegetation in a Bushfire Management Overlay provides additional guidance on classifying vegetation. Assessment is required within 150 m of development. Slope under classified vegetation is recorded in 5-degree ranges.

### 1.2.2 Bushfire Hazard Landscape Assessment

The Bushfire Hazard Landscape Assessment (BHLA) provides information on bushfire hazards in the surrounding landscape. Landscape assessment characterises the landscape into one of 4 broader bushfire landscape categories.

### 1.2.3 Bushfire Management Statement

The Bushfire Management Statement (BMS) shows how the proposed development has responded to the bushfire hazard site and landscape assessment (if required) and documents how approved measures and justifies any alternate measures that have been applied in the proposed development and shows how the proposed development responds to the decision guidelines.



## 2 Property description and planning controls

### 2.1 Property location and details

|              |                                |
|--------------|--------------------------------|
| Address      | 28 William Street Emerald      |
| Directory    | Melways 127K7                  |
| Description  | PC372488<br>Lot 1 & 2 TP650196 |
| Municipality | Cardinia Shire Council         |
| Site area    | 3.5 hectares                   |

### 2.2 Planning controls

From planning property report DECCA (2024)

|                             |                                                                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Scheme             | Cardinia Planning Scheme                                                                                                                                                                                          |
| Zone                        | Green Wedge Zone & Schedule 2                                                                                                                                                                                     |
| Overlays and other controls | Bushfire Management Overlay (No schedule)<br>Environmental Significance Overlay (Schedule 1)<br>Significance Landscape Overlay (Schedule 1)<br>Clause 52.17 Native vegetation<br>Clause 52.12 Bushfire exemptions |

### 2.3 Bushfire Assessment

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Proposed development | Proposed two lot subdivision (resubdivision of existing lots) |
| Assessment pathway   | Clause 53.02-4                                                |
| Assessment by        |                                                               |
| Assessment date      | 2023                                                          |

**Cardinia**

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### 3 Bushfire Hazard Site Assessment

A BHSA documents the bushfire hazard on or within 150 metres of a development site by assessing and categorising vegetation types and slopes under classified vegetation in accordance with AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia 2009).

#### 3.1 Bushfire Hazard Site Assessment Plan

Vegetation on and within 150 metres of the site was classified in accordance with AS 3959-2009. The classified areas of vegetation are shown on Map 1 and described in the following table. Section 7 provides photographic records.

#### 3.2 Slope

The slope under the classified vegetation is relative to the development site.

#### 3.3 Bushfire Hazard Site Assessment Table

The following Table shows the vegetation and slope surrounding the proposed development based on the indicative building envelope shown on the proposed Lot 1 which would result from the subdivision.



| Direction                                              | NORTH                                           | EAST                                             | SOUTH                                           | WEST                                               |
|--------------------------------------------------------|-------------------------------------------------|--------------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| Classified Vegetation within the 150 m assessment area | Low Threat <input type="checkbox"/>             | Low Threat <input type="checkbox"/>              | Low Threat <input checked="" type="checkbox"/>  | Low Threat <input checked="" type="checkbox"/>     |
|                                                        | Modified <input type="checkbox"/>               | Modified <input type="checkbox"/>                | Modified <input type="checkbox"/>               | Modified <input type="checkbox"/>                  |
|                                                        | Forest <input type="checkbox"/>                 | Forest <input checked="" type="checkbox"/>       | Forest <input checked="" type="checkbox"/>      | Forest <input type="checkbox"/>                    |
|                                                        | Woodland <input type="checkbox"/>               | Woodland <input type="checkbox"/>                | Woodland <input type="checkbox"/>               | Woodland <input type="checkbox"/>                  |
|                                                        | Scrub (tall) <input type="checkbox"/>           | Scrub (tall) <input type="checkbox"/>            | Scrub (tall) <input type="checkbox"/>           | Scrub (tall) <input type="checkbox"/>              |
|                                                        | Shrubland (short) <input type="checkbox"/>      | Shrubland (short) <input type="checkbox"/>       | Shrubland (short) <input type="checkbox"/>      | Shrubland (short) <input type="checkbox"/>         |
|                                                        | Mallee <input type="checkbox"/>                 | Mallee <input type="checkbox"/>                  | Mallee <input type="checkbox"/>                 | Mallee <input type="checkbox"/>                    |
|                                                        | Rainforest <input type="checkbox"/>             | Rainforest <input type="checkbox"/>              | Rainforest <input type="checkbox"/>             | Rainforest <input type="checkbox"/>                |
|                                                        | Grassland <input checked="" type="checkbox"/>   | Grassland <input checked="" type="checkbox"/>    | Grassland <input checked="" type="checkbox"/>   | Grassland <input checked="" type="checkbox"/>      |
| Slope under classified vegetation (DS = Down Slope)    | Upslope / Flat <input type="checkbox"/>         | Upslope / Flat <input type="checkbox"/>          | Upslope / Flat <input type="checkbox"/>         | Upslope / Flat <input checked="" type="checkbox"/> |
|                                                        | 0 to 5° DS <input type="checkbox"/>             | 0 to 5° DS <input type="checkbox"/>              | 0 to 5° DS <input checked="" type="checkbox"/>  | 0 to 5° DS <input type="checkbox"/>                |
|                                                        | 5 to 10° DS <input checked="" type="checkbox"/> | 5 to 10° DS <input type="checkbox"/>             | 5 to 10° DS <input checked="" type="checkbox"/> | 5 to 10° DS <input type="checkbox"/>               |
|                                                        | 10 to 15° DS <input type="checkbox"/>           | 10 to 15° DS <input checked="" type="checkbox"/> | 10 to 15° DS <input type="checkbox"/>           | 10 to 15° DS <input type="checkbox"/>              |
|                                                        | 15 to 20° DS <input type="checkbox"/>           | 15 to 20° DS <input type="checkbox"/>            | 15 to 20° DS <input type="checkbox"/>           | 15 to 20° DS <input type="checkbox"/>              |
|                                                        | >20° DS <input type="checkbox"/>                | >20° DS <input type="checkbox"/>                 | >20° DS <input type="checkbox"/>                | >20° DS <input type="checkbox"/>                   |
| Distance (m) to Classifiable Vegetation                | Low adjoining                                   | Grassland adjoining, Forest 60 m                 | Grassland adjoining, Forest 80 m                | Grassland adjoining, Low threat 60 m               |



## 4 Bushfire Hazard Landscape Assessment

A BHLA describes the bushfire hazard in the vicinity of, but greater than 150 metres from, the proposed development and considers the Regional Bushfire Planning Assessment.

### 4.1 Regional Bushfire Planning Assessment

A BHLA describes the bushfire hazard in the vicinity of, but greater than 150 metres from, the proposed development. The Regional Bushfire Planning Assessment: Melbourne Metro Region (DPCD, 2012) provides the following area description for the Cardinia and Emerald:

“The Shire of Cardinia is located on the eastern fringe of metropolitan Melbourne, covering an area of approximately 1280 square kilometres. The main urban centre of Pakenham is located 55 kilometres south-east of the centre of Melbourne.

The northern sections of the municipality are located in the foothills of the Dandenong Ranges, which is an area of significant environmental value. The area accommodates varied landscapes that range from steep slopes to undulating hills, where extensive areas of vegetation contribute to bushfire hazard.

The population in the northern sections of the Shire are focused in the townships of Emerald, Clematis, Avonsleigh, Cockatoo, Gembrook, Upper Beaconsfield, Pakenham Upper and Maryknoll. A significant area of the northern part of the municipality comprises the Bunyip State Park and the Cardinia Reservoir.

The Princes Highway corridor runs east-west through the centre of the municipality, bisecting the hills in the northern part of the municipality and the alluvial plains to the south. The south-east growth corridor for metropolitan Melbourne extends east to Pakenham with development directed to occur around the townships of Pakenham, Beaconsfield and Officer. A number of townships exist to the east of Pakenham including Bunyip, Garfield, Tynong and Nar Nar Goon.

The Kooweerup Swamp and Western Port form the significant features of the southern part of the municipality. The landscape in this section of the municipality is generally flat and has been substantially cleared of vegetation, while the Kooweerup Swamp was drained and cleared for agriculture at the turn of the century. Settlements located in the southern part of the municipality include Kooweerup, Lang Lang, Bayles and Cardinia.

The population of the Cardinia Shire is approximately 73 300. Over the next decade, significant population increases will continue in designated growth areas across the municipality. Substantial parts of the municipality are identified as being of ecological significance, including areas of public land such as Bunyip State Park, Gembrook Regional Park, Cardinia Reservoir, Beaconsfield Reservoir and the northern coast of Western Port.

The Shire has been subject to a number of bushfires each decade largely in the northern part of the municipality, the most significant being the 1983 Ash Wednesday fire, when 27 people lost their lives in the Upper Beaconsfield and Cockatoo areas. More than 500 people lost their homes with over 10 000 hectares burnt. The Black Saturday fires of 2009 burnt through Bunyip State Park, eventually burning a total of 26,200 hectares and destroying 32 houses, one of which was in Cardinia. The large expanses of forest and woodland

vegetation in the municipality have the potential to support large intense bushfires with a high propensity for spotting and ember attack on adjacent communities.

Areas which contain multiple bushfire planning issues in Cardinia are predominantly located in the northern parts of the municipality. The landscape in this area is one which contains a mix of dispersed lots of varying sizes, topography and vegetation coverage containing dwellings in or around vegetated bushfire hazard areas. Notwithstanding the existence of a broad landscape susceptible to the effects of bushfire, there are settlements in and around the Cardinia Reservoir Catchment and Bunyip State Park which contain clusters of lots particularly exposed to bushfire.

Given the presence of significant vegetation, many of the established settlements are affected by environmental and landscape-based overlays seeking to protect vegetation.

The use of single access roads in bushfire hazard areas has been identified, due to the pattern of existing roads (both minor unsealed access roads and major arterial roads), being predominantly single carriageways following the topography and landscape which typically contains extensive roadside vegetation.”

| IDENTIFIED AREA CODE | LOCATION           | IDENTIFIED AREA DESCRIPTION                                                                                                                                                                                                                                                                                                                 |
|----------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11-001               | Clematis / Emerald | Multiple bushfire matters including:<br>Small lots in a bushfire hazard area. Hazard generated by the urban interface with Cardinia Reservoir to the south. Remnant vegetation exists surrounding and throughout the area generating bushfire hazard.<br>Various single access roads exist associated with established settlement patterns. |



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The Emerald Area has little bushfire history with the closest fire being the 1983 Ash Wednesday fires to the east. The town centre of Emerald has good access with 5 main roads leading into and out of the town centre. Worrell Reserve in Main Street is a declared Neighbourhood Safer Place. The subject site is located to the east of the main township and has characteristics quite different to the main town area. Cardinia Reservoir catchment area is recognised as a potential hazard to the residential areas north of the catchment. The reservoir forms a significant fire fuel break and there is little likelihood of a fire front continuing across the reservoir. The catchment area could pose a fire run of approximately 2.0km to the south. Wright Forest is to the east of the site and could provide a fire run of approximately 1.5 km. Wright Forest is subject to regular Fuel Reduction burning and Cardinia Reservoir catchment has been fuel reduced in recent years. Due to fuel management neither sites are likely to pose a significant risk to the site.

The locality corresponds to Broader Landscape Type Two, as per Practice Note 65 (DTPLI, 2014). It is possible that a local fire could ignite in the area, and under conditions of high temperatures, low humidity and strong south-westerly winds, approach the site from Cardinia Reservoir catchment. However, given the short fire run length, ready availability of water, emergency services access, such a scenario would not pose a significant threat. Extreme bushfire behaviour is unlikely, but the type and extent of vegetation could result in neighbourhood scale destruction of property closer to the catchment. Fuel reduction burns have been undertaken in the catchment area in recent years.

## 4.2 Broader Landscape types

The locality matches Broader Landscape Type Two, as per Technical Guide Planning Permit Applications Bushfire Management Overlay DELWP (2017). Refer to Map 2 for BHLA plan.

### 4.2.1 Broader Landscape Type 1

There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation).

- Extreme bushfire behaviour is not possible.
- The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.
- Immediate access is available to a place that provides shelter from bushfire.

### 4.2.2 Broader Landscape Type 2

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.

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

### 4.2.3 Broader Landscape Type 3

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.

- Bushfire can approach from more than one aspect.
- The site is located in an area that is not managed in a minimum fuel condition.
- Access to an appropriate place that provides shelter from bushfire is not certain.

### 4.2.4 Broader Landscape Type 4

The broader landscape presents an extreme risk.

- Fires have hours or days to grow and develop before impacting.
- Evacuation options are limited or not available.

## 4.3 Broader Landscape conclusion

The locality of the site is a Broader Landscape Type 2 area. The closest neighbourhood Safer Place (NSP) or Bushfire Place of Last Resort (BPLR) is Worrell Reserve approx. 2.7 km west of the site. The standard bushfire requirements of Defendable Space and



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Construction Level will provide protection suitable to the risk and additional safety measures should not be required. Embers should be anticipated prior to the main fire impacting the site.

## 5 Bushfire Management Statement – Subdivision Objectives

The permit application is for the subdivision of the existing three lots into two new lots. The proposed development has been assessed as Pathway Two (subdivision) as discussed on page 6. This bushfire management statement shows how the development responds to the bushfire hazard site assessment and applies the objectives and approved measures in Clause 53.02 – 4.4.

### 5.1 Clause 53.02-4.4 Subdivision objectives

- To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.
- To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

#### 5.1.1 Approved measure - AM 5.1

An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:

- The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.

*The site is sloping to the east at 10 to 15 degrees. The western (top) part of the site with the existing dwelling is well maintained and Low risk. The mid and northern part of the site is grassland that is slashed periodically for bushfire safety but does not meet Low risk category. The eastern part of the site is Forest, including some Modified Forest, on both sides of the creek. Defendable space of 49 m is proposed for the eveope around the existing dwelling and the indicative envelope on the vacant lot. This will provide for construction of a dwelling at BAL 29. The defendable space will extend from the building envelope approximately to the edge of the Forest and will be able to be readily maintained. Both the residential lot and the vacant lot will have defendable space in accortdance with Table 2 Column C and approved measures of clause 53.03 4.1 and 4.3*

#### 5.1.2 Approved measure - AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows: Each lot satisfies the approved measure in AM 2.1.

*As the site is zoned Green Wedge it is not zoned for residential or rural residential purposes. Due to the size of the proposed vacant lot and location at the residential area AM 5.2 has been considered in this assessment.*



**AM 2.1** The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:

- Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
- Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

Defensible space wholly contained within the boundaries of the proposed subdivision.

Defensible space may be shared between lots within the subdivision.

Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.

*Refer to AM 5.1 above. The proposed subdivision will create lots with defensible space wholly contained in the subdivision and for Column C (BAL 29) construction for Lot 1 and existing dwelling for Lot 2.*

**AM 2.2** A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.



*The indicative building envelope on Lot 1 (vacant lot) is positioned 10 metres from William Street which is currently a fire access road and about 60 m south of the fire access road gate. The indicative driveway onto the property is located 20 m past the gate and before the fire hydrant. The siting places the building envelope on a less sloping part of the site and with practical access to the residential William Street. The siting is as far from the hazard and as close to a public road as practical. The indicative building envelope on lot 2 contains the existing dwelling and garage and is not proposed to be altered.*

Water supply and vehicle access that complies with AM 4.1.

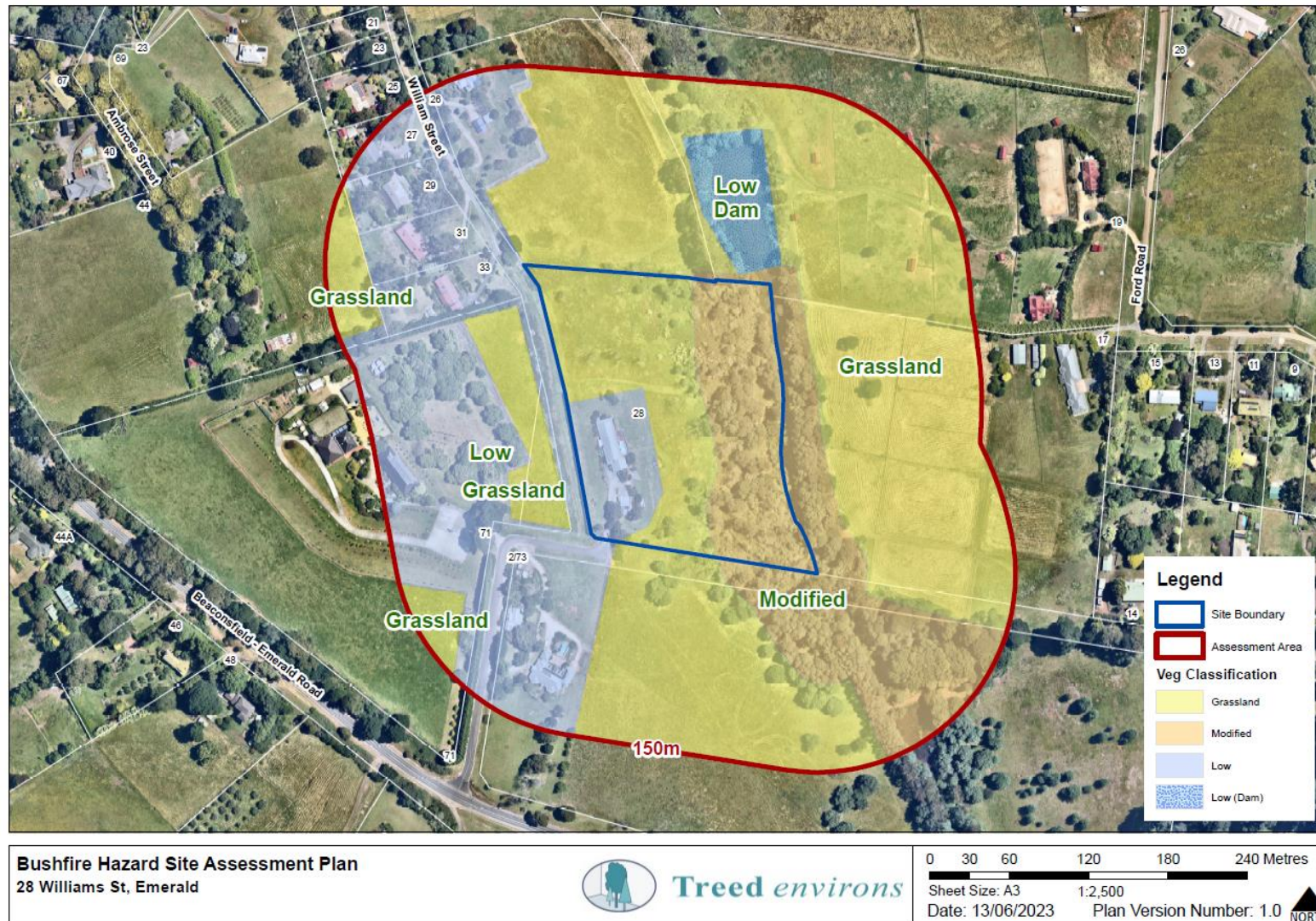
**AM 4.1** A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

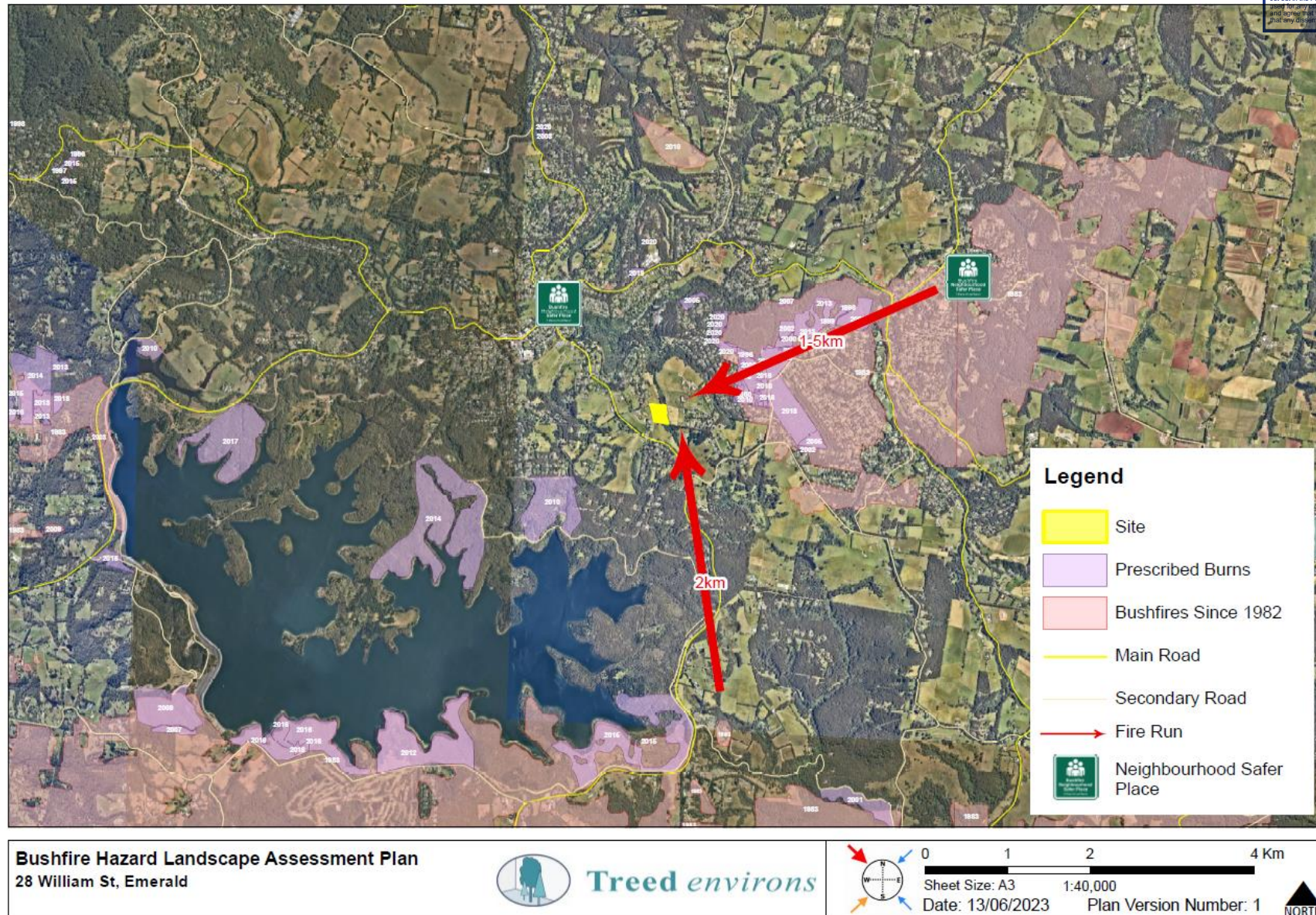
*A new driveway is proposed to the building envelope on lot 1 with a minimum of a 10,000 litre water storage being located between the site boundary and the proposed driveway and being less than 4 metres from the driveway. Existing access and water arrangements will apply for the existing dwelling on Lot 2.*

## 6 Site Plans



**Map 1: Bushfire Hazard Site Assessment Plan with aerial photograph**

Blue Line is Site boundary, Red line is 150 m assessment area  
Brown toned is Forest or modified Forest. Yellow toned is Grassland. Grey & Blue toned is Low.



**Map 2: Bushfire Hazard Landscape Assessment Plan**

Yellow is subject site.

The main bushfire risks are from the Wright Forest area to the North East and Cardinia Reservoir area to the South west. Fuel management works undertaken in these areas are significant



**SITE PLAN**  
SCALE 1:1000 (A3)

**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250017  
Date Prepared: 01 December 2025

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### Map 3: Bushfire Management Plan (plan rotated north is to left)

Existing dwelling on Lot 2 is being retained as constructed.  
Lot 1: Indicative building envelope for construction of a dwelling at BAL 29  
Blue dot min 10,000 litre water storage with CFA coupling  
Black parallel lines is indicative access to CFA requirement  
Red outline defendable space of 49 m or to lot boundary.

## Schedule to Bushfire Management Plan (Lot 1)

### Construction standard

*A dwelling on Lot 1 must be constructed to a minimum Bushfire Attack Level of 29 (BAL-29).*

### Defendable space to site boundary

*The defendable space within 49 m of the building envelope or to the site boundary (whichever is lesser) is to be managed in accordance with the following requirements.*

- *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 other than the 6 mature trees (numbered 317, 322, 330, 339, 342 & 343), on the western corner of the site. These trees are to be retained without providing canopy separation. Shrub and ground layer vegetation management will apply.*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*



### Water storage

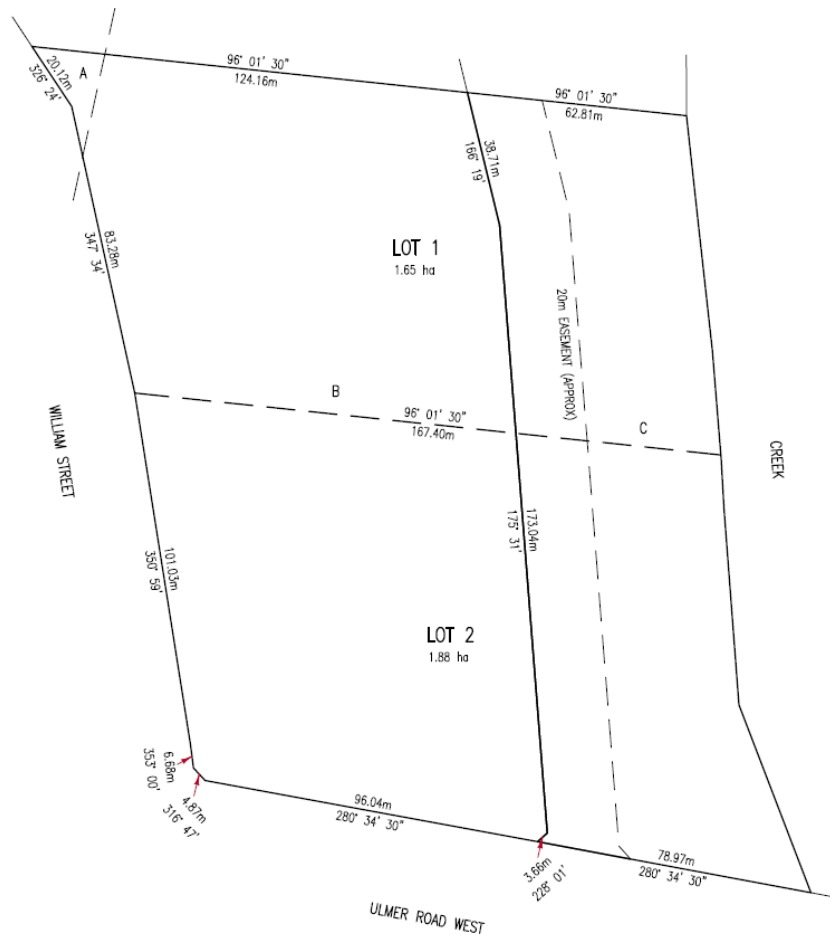
*Provide 10,000 litres effective water supply for fire fighting purposes which meets the following requirements:*

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

### Access (parallel black lines)

*Access to the dwelling and water supply must meet the following requirements:*

- *Curves must have a minimum inner radius of 10m.*
- *The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.*
- *Have a minimum trafficable width of 3.5m of all weather construction, Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.*
- *Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.*
- *Incorporate a turning area for fire fighting vehicles close to the building by one of the following:*
- *A turning circle with a minimum radius of eight metres OR A driveway encircling the dwelling 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 incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m*



**SITE PLAN**  
SCALE 1:1000 (A3)



## Description

The site comprises 3 lots.

Lot A in NW corner being 0.1 ha

Lot B adjoining William Street being 2.2 ha

Lot C adjoining creek being 1.3 ha.

The three lots are proposed to be subdivided into two lots.

Lot 1 being the vacant northern lot of 1.6 ha and Lot 2 being the southern residential lot of 1.9 ha.

All dimensions and areas are subject to survey.



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## 7 References

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DELWP (2023) Planning property report. Viewed online <http://services.land.vic.gov.au/maps/pmo.jsp>

Standards Australia (2009) AS 3959-2009 Construction of buildings in bushfire-prone areas, Standards Australia, North Sydney, New South Wales.

CFA Country Fire Authority  
DELWP Former Department of Environment Land Water and Planning  
DPCD Former Department of Planning and Community Development

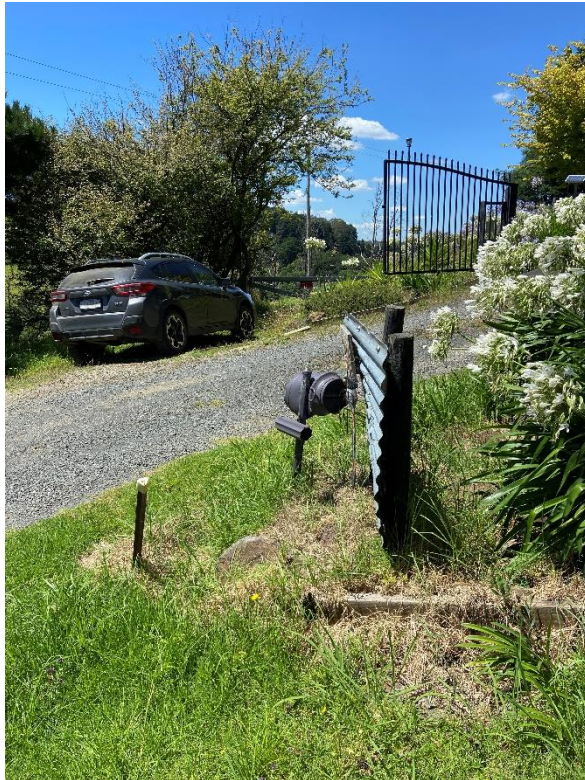
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## 8 Photographic record



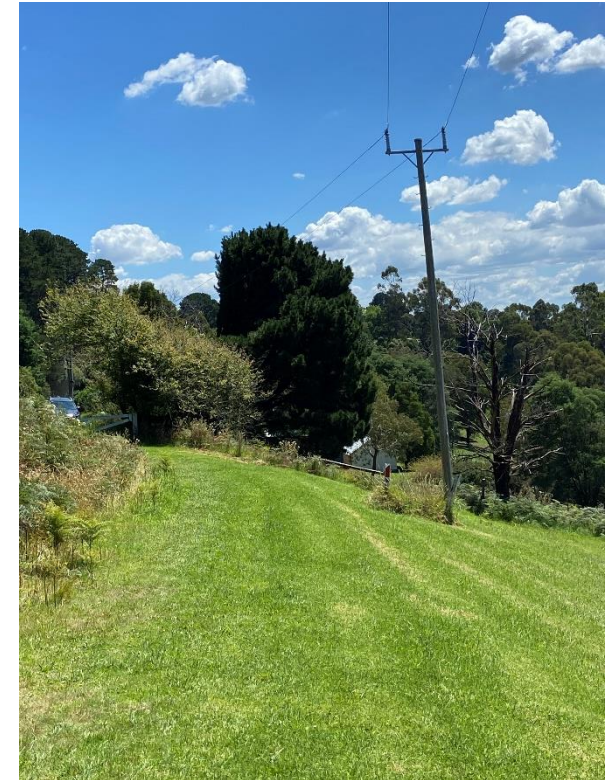
Southern end of Residential William Street



Fire access road gate



William Street looking south from gate (Fire access road)



William Street looking north to gate. Fire Hydrant near electricity pole.



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View across proposed Lot 1 to northern boundary



View across proposed Lot 1 to Existing dwelling on proposed Lot 2



Southern end of William Street (Fire access road) and access to 28 William Street.



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# Native Vegetation Removal Report



NVRR ID: 311\_20250627\_Z1K

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

## Report details

**Date created:** 27/06/2025

**Local Government Area:** CARDINIA SHIRE

**Registered Aboriginal Party:** Wurundjeri

**Coordinates:** 145.46100, -37.93980

**Address:** 28 WILLIAM STREET EMERALD 3782

### Regulator Notes

Removal polygons are located:

- Within a DEECA Mapped Wetland area

## Summary of native vegetation to be removed

| Assessment pathway                                                                               | Basic Assessment Pathway                                                                                                                                                                                                                                                                                                       |                                                   |       |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------|
| Location category                                                                                | Location 1<br>The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset. |                                                   |       |
| Total extent including past and proposed removal (ha)<br><i>Includes endangered EVCs (ha): 0</i> | 0.014                                                                                                                                                                                                                                                                                                                          | Extent of past removal (ha)                       | 0     |
|                                                                                                  |                                                                                                                                                                                                                                                                                                                                | Extent of proposed removal - Patches (ha)         | 0.014 |
|                                                                                                  |                                                                                                                                                                                                                                                                                                                                | Extent of proposed removal - Scattered Trees (ha) | 0.000 |
| No. Large Trees proposed to be removed                                                           | 0                                                                                                                                                                                                                                                                                                                              | No. Large Patch Trees                             | 0     |
|                                                                                                  |                                                                                                                                                                                                                                                                                                                                | No. Large Scattered Trees                         | 0     |
| No. Small Scattered Trees                                                                        | 0                                                                                                                                                                                                                                                                                                                              |                                                   |       |



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## Offset requirements if approval is granted

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

|                                                         |                                                 |
|---------------------------------------------------------|-------------------------------------------------|
| General Offset amount <sup>1</sup>                      | 0.004 General Habitat Units                     |
| Minimum strategic biodiversity value score <sup>2</sup> | 0.12                                            |
| Large Trees                                             | 0                                               |
| Vicinity                                                | Melbourne Water CMA<br>or<br>CARDINIA SHIRE LGA |

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

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



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

## Application requirements

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

### Application Requirement 1 - Native vegetation removal information

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

### Application Requirement 2 - Topographical and land information

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

The site slopes at approximately 15 degrees from William Street to the Creek. The upper slope is exotic pasture and areas maintained as garden around the existing dwelling. The Silver Wattle and some Messmate over a very heavy ground layer of Ink Weed and Tree Tobacco. The northern part of the valley is at least seasonally inundated but a dam on the adjoining property to the north. The proposed boundary will meet the existing boundary (western bank of creek) at about the southern end of the dam.

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

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

### Application Requirement 4 - Past removal

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

### Application Requirement 5 - Avoid and minimise statement

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

The proposed re-subdivision has been designed to minimise the impact on native vegetation. The design process has been iterative to determine the minimum native vegetation loss. A bend was placed in the new boundary to reduce the loss on native vegetation. Whilst this minimises loss of native vegetation it does result in the proposed boundary encroaching into mapped wetland area. The deemed loss of native vegetation is approximately 30 metres long and 4 metres in width (2 metres each side of the boundary). No canopy or under-storey trees are proposed to be removed or are deemed lost

### Application Requirement 6 - Property Vegetation Plan

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

No



### Application Requirement 7 - Defendable space statement

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

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

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

The permit application is for re-subdivision of existing lots. A bushfire assessment has been undertaken for the proposed vacant lot and a notional building envelope. This proposed construction at BAL 29 and defendable space to 49 m or to the site boundary which ever is lesser. The defendable space is within the exotic pasture area which is usually cut about the start of the fire danger period. No native vegetation will be lost as a result of a dwelling being constructed within the notional building envelope.

### Application Requirement 8 - Native Vegetation Precinct Plan

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

Does an NVPP apply to the proposal?

No

### Application Requirement 9 - Offset statement

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

The deemed loss of native vegetation associated with the new boundary will be offset by purchase of a native vegetation credit.



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## Next steps

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

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

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

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

### **Application Requirement 6 - Property Vegetation Plan**

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





## Appendix 1: Description of native vegetation to be removed

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

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

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

### Native vegetation to be removed

| Information provided by or on behalf of the applicant |       |          | Information calculated by NVR Map |                                 |               |                            |                     |                             |           |                       |
|-------------------------------------------------------|-------|----------|-----------------------------------|---------------------------------|---------------|----------------------------|---------------------|-----------------------------|-----------|-----------------------|
| Zone                                                  | Type  | DBH (cm) | EVC code (modelled)               | Bioregional conservation status | Large Tree(s) | Condition score (modelled) | Polygon extent (ha) | Extent without overlap (ha) | SBV score | General Habitat Units |
| 1                                                     | Patch | -        | HSF_0029                          | Least Concern                   | -             | 0.370                      | 0.014               | 0.014                       | 0.150     | 0.004                 |



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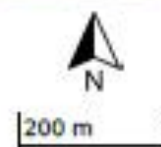
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## Appendix 2: Images of mapped native vegetation

### 1. Property in context



■ Proposed Removal  
■ Property Boundaries



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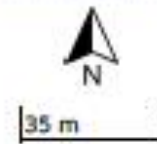
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## 2. Aerial photograph showing mapped native vegetation



■ Proposed Removal

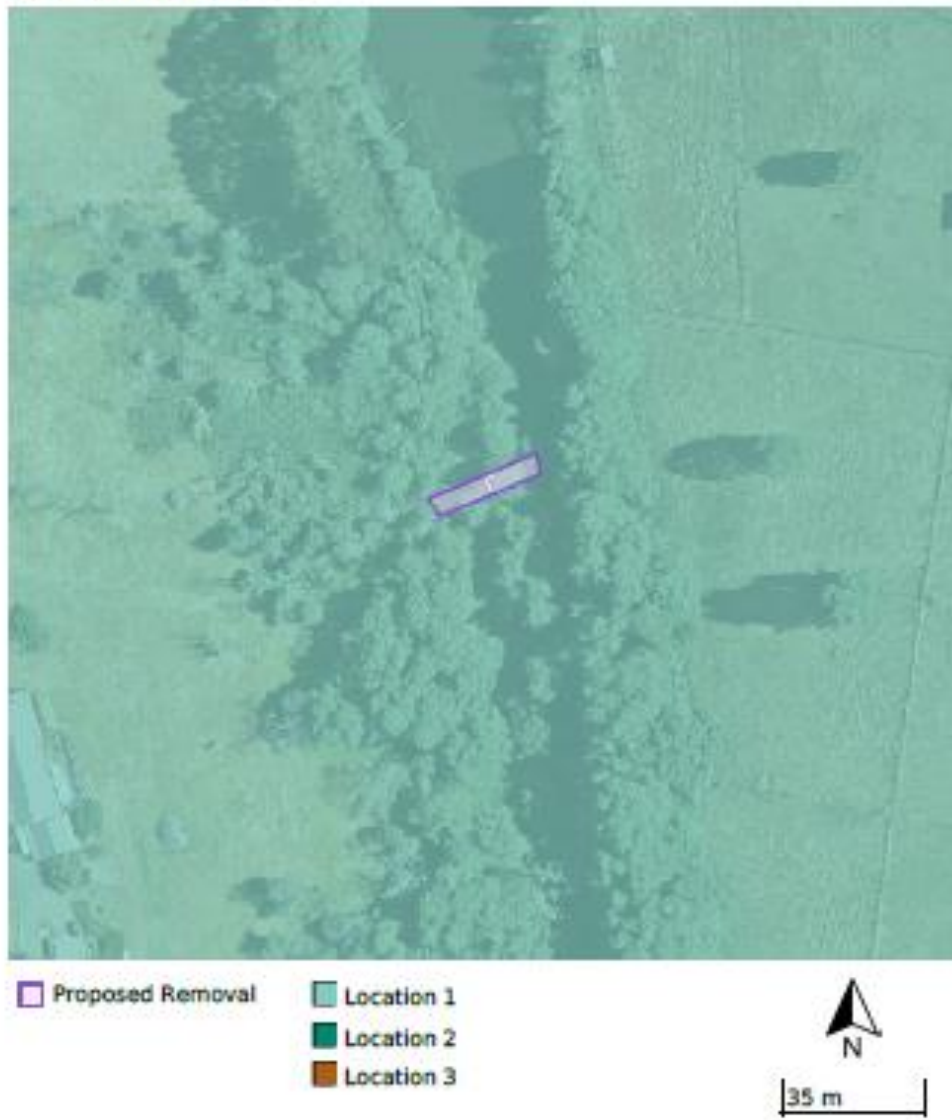


  
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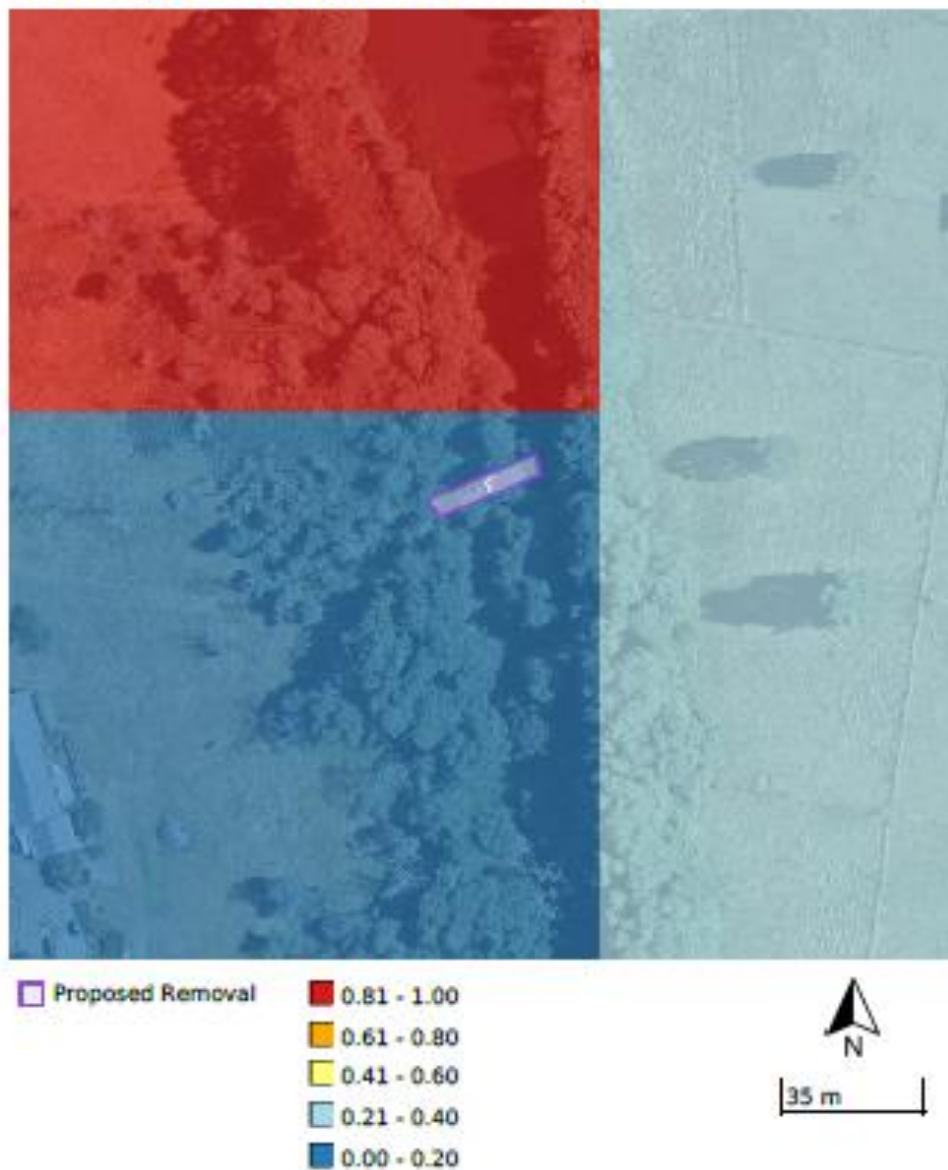
### 3. Location Risk Map



  
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#### 4. Strategic Biodiversity Value Score Map





**Cardinia**

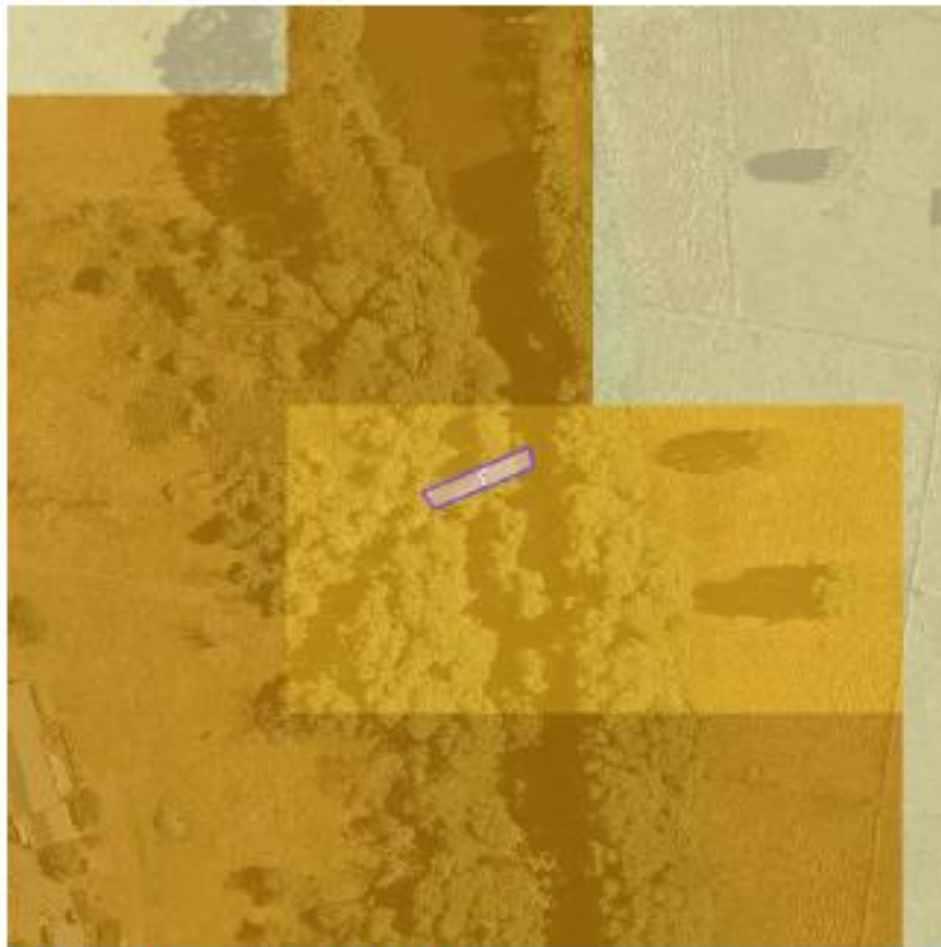
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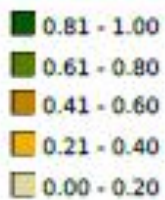
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## 5. Condition Score Map



■ Proposed Removal



  
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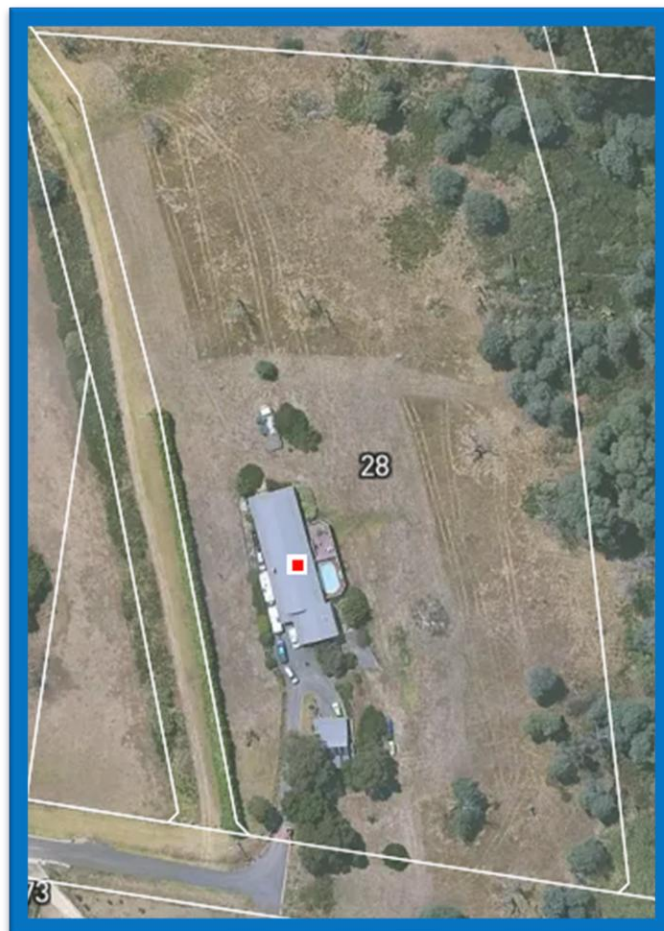
# Land Capability Assessment

**Report No: 20040**

**Location: 28 William Street, EMERALD**

**Client: Treed Environs**

**Date: 15/05/2025**



  
Cardinia

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1. **Owner/ Developer:** Treed Environs
2. **Zoning:** Green Wedge Zone 2(GWZ2)
3. **Overlays: (ESO)(ESO1)(BOM)(SLO)(SLO1)** This property is in a bushfire prone area.
4. **Allotment Size:** Lot 1 – 1.57ha.
5. **Anticipated Wastewater:** 900 l/d
6. **Number of Rooms Usable for Bedrooms:** Lot 1, is calculated for 3 bedrooms + study.  
Plans unsighted room numbers provided by client.



## 7. Site Plan:

Note: Plan not to scale



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## 8. Published Soil Information:

The site is situated within a geological area of Devonian Upper, Lysterfield Granodiorite. The site investigation confirmed this.



## 9. Site Key Features:

Table 1: Site Assessment

|   | Feature                | Description     | Level of Constraint | Mitigation Measures |
|---|------------------------|-----------------|---------------------|---------------------|
| A | Buffer Distances       | Waterway        | Moderate            | Yes                 |
| B | Climate                | High Rain       | Moderate            | Yes                 |
| C | Drainage               | Fair            | Minor               | Nil                 |
| D | Erosion & Landslip     | Nil             | Minor               | Nil                 |
| E | Exposure & Aspect      | Good Exposure   | Minor               | Nil                 |
| F | Flooding               | Less than 1-100 | Minor               | Nil                 |
| G | Groundwater            | Not encountered | Minor               | Nil                 |
| H | Imported Fill          | No              | Minor               | Nil                 |
| I | Land Available for LAA | Adequate        | Minor               | Nil                 |
| J | Landform               | Slope           | Moderate            | Yes                 |
| K | Rock Outcrops          | Nil             | Minor               | Nil                 |
| L | Feature                | Nil             | Minor               | Nil                 |
| M | Run-on & Runoff        | Slope           | Moderate            | Yes                 |
| N | Slope                  | ≤20%            | Moderate            | Yes                 |
| O | Surface Waters         | Waterway        | Moderate            | Yes                 |
| P | Vegetation             | Grass           | Minor               | Nil                 |

**A)** As the property is in the Yering Gorge Catchment, a minimum set back of 100m for secondary treated effluent as per table 5. EPA code of particle onsite wastewater management. This setback is the maximum available on this property.

**B)** Full water balance and conservative rates applied.

**J) M)** Divert Runoff away from Effluent area. Due to slope of approx. 20% wick trench and bed would need possible site cut and possible importation of good quality soil. Should only be installed by a professional competent in this type of install.

## 10. Soil Survey and Analysis:

Table 2: Soil Assessment

|   | Feature                                  | Assessment           | Level of Constraint | Mitigation Measures |
|---|------------------------------------------|----------------------|---------------------|---------------------|
| A | Electrical Conductivity                  | .34dSm <sup>-1</sup> | Minor               | Nil                 |
| B | Emerson Aggregate Class                  | 8                    | Minor               | Nil                 |
| C | pH                                       | 5.2                  | Minor               | Nil                 |
| D | Rock Fragments                           | <10%                 | Minor               | Nil                 |
| E | Soil Test Depth                          | 1.5m                 | Minor               | Nil                 |
| F | Soil Permeability & Design Loading Rates | Cat 5                | Moderate            | Yes                 |
| G | Permanent Watertable Depth               | <5m not encountered  | Minor               | Nil                 |

- Bore logs on page 9.

F) Category 5 soil, full water balance has been done and conservative rates applied.

## 11. Water Balance:

Mean Yearly Rainfall: 1169.7

Yearly Pan Evaporation: 1144.3

Daily water usage: 900 l/d



| Irrigation area sizing using Nominated Area Water Balance for Zero Storage |  |                                    |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
|----------------------------------------------------------------------------|--|------------------------------------|---------|----------------|--------------------------------------------------------------------------------------------------------------|-----------|--------|-------|-------|-------|-------|--------|-------|-------|-------|-------|--------|------|
| Site Address:                                                              |  | 28 Williams Sreet Emerald          |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Date:                                                                      |  |                                    |         |                |                                                                                                              | Assessor: |        |       |       |       |       |        |       |       |       |       |        |      |
| INPUT DATA                                                                 |  |                                    |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Design Wastewater Flow                                                     |  | Q                                  | 900     | L/day          | Based on maximum potential occupancy and derived from Table 4 in the EPA Code of Practice (2013)             |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Design Irrigation Rate                                                     |  | DIR                                | 3.0     | mm/day         | Based on soil texture class/permeability and derived from Table 9 in the EPA Code of Practice (2013)         |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Nominated Land Application Area                                            |  | L                                  | 267     | m <sup>2</sup> |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Crop Factor                                                                |  | C                                  | 0.6-0.8 | unitless       | Estimates evapotranspiration as a fraction of pan evaporation; varies with season and crop type <sup>2</sup> |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Rainfall Runoff Factor                                                     |  | RF                                 | 0.8     | unitless       | Proportion of rainfall that remains onsite and infiltrates, allowing for any runoff                          |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Mean Monthly Rainfall Data                                                 |  | Monbulk 86072                      |         |                | BoM Station and number                                                                                       |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Mean Monthly Pan Evaporation Data                                          |  | Scoresby Research Institute 086104 |         |                | BoM Station and number                                                                                       |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Parameter                                                                  |  | Symbol                             | Formula | Units          | Jan                                                                                                          | Feb       | Mar    | Apr   | May   | Jun   | Jul   | Aug    | Sep   | Oct   | Nov   | Dec   | Total  |      |
| Days in month                                                              |  | D                                  |         | days           | 31                                                                                                           | 28        | 31     | 30    | 31    | 30    | 31    | 31     | 30    | 31    | 30    | 31    | 365    |      |
| Rainfall                                                                   |  | R                                  |         | mm/month       | 67.1                                                                                                         | 49.1      | 65.9   | 97.5  | 108   | 124.3 | 123   | 131.7  | 101.9 | 122.2 | 100.6 | 78.4  | 1169.7 |      |
| Evaporation                                                                |  | E                                  |         | mm/month       | 173.6                                                                                                        | 154       | 124    | 81    | 52.7  | 39    | 43.4  | 58.9   | 78    | 105.4 | 132   | 102.3 | 1144.3 |      |
| Crop Factor                                                                |  | C                                  |         | unitless       | 0.80                                                                                                         | 0.80      | 0.70   | 0.70  | 0.60  | 0.60  | 0.60  | 0.60   | 0.70  | 0.80  | 0.80  | 0.80  |        |      |
| OUTPUTS                                                                    |  |                                    |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Evapotranspiration                                                         |  | ET                                 | ExC     | mm/month       | 139                                                                                                          | 123       | 87     | 57    | 32    | 23    | 26    | 35     | 55    | 84    | 106   | 82    | 848.34 |      |
| Percolation                                                                |  | B                                  | DIRxD   | mm/month       | 93.0                                                                                                         | 84        | 93.0   | 90.0  | 93.0  | 90.0  | 93.0  | 90.0   | 93.0  | 90.0  | 93.0  | 90.0  | 1095.0 |      |
| Outputs                                                                    |  |                                    | ET+B    | mm/month       | 231.9                                                                                                        | 207.2     | 179.8  | 146.7 | 124.6 | 113.4 | 119.0 | 128.3  | 144.6 | 177.3 | 195.6 | 174.8 | 1943.3 |      |
| INPUTS                                                                     |  |                                    |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Retained Rainfall                                                          |  | RR                                 | RxCF    | mm/month       | 53.68                                                                                                        | 39.28     | 52.72  | 78    | 86.4  | 99.44 | 98.4  | 105.36 | 81.52 | 97.76 | 80.48 | 62.72 | 935.76 |      |
| Applied Effluent                                                           |  | W                                  | (QxD)/L | mm/month       | 104.5                                                                                                        | 94.4      | 104.5  | 101.1 | 104.5 | 101.1 | 104.5 | 104.5  | 101.1 | 104.5 | 101.1 | 104.5 | 1230.3 |      |
| Inputs                                                                     |  |                                    | RR+W    | mm/month       | 158.2                                                                                                        | 133.7     | 157.2  | 179.1 | 190.9 | 200.6 | 202.9 | 209.9  | 182.6 | 202.3 | 181.6 | 167.2 | 2166.1 |      |
| STORAGE CALCULATION                                                        |  |                                    |         |                |                                                                                                              |           |        |       |       |       |       |        |       |       |       |       |        |      |
| Storage remaining from previous month                                      |  |                                    |         |                | mm/month                                                                                                     | 0.0       | 0.0    | 0.0   | 0.0   | 32.4  | 98.7  | 185.9  | 269.7 | 351.2 | 389.3 | 414.2 | 400.2  |      |
| Storage for the month                                                      |  |                                    |         | S              | (RR+W)-(ET+B)                                                                                                | mm/month  | -73.7  | -73.5 | -22.6 | 32.4  | 66.3  | 87.2   | 83.9  | 81.5  | 38.0  | 24.9  | -14.0  | -7.6 |
| Cumulative Storage                                                         |  |                                    |         | M              |                                                                                                              | mm        | 0.0    | 0.0   | 0.0   | 32.4  | 98.7  | 185.9  | 269.7 | 351.2 | 389.3 | 414.2 | 400.2  |      |
| Maximum Storage for Nominated Area                                         |  |                                    |         | N              |                                                                                                              | mm        | 414.31 |       |       |       |       |        |       |       |       |       |        |      |
|                                                                            |  |                                    |         | V              | NxL                                                                                                          | L         | 110594 |       |       |       |       |        |       |       |       |       |        |      |
| LAND AREA REQUIRED FOR ZERO STORAGE                                        |  |                                    |         |                | m <sup>2</sup>                                                                                               | 157       | 150    | 220   | 393   | 730   | 1934  | 1352   | 1214  | 428   | 351   | 235   | 249    |      |
| MINIMUM AREA REQUIRED FOR ZERO STORAGE:                                    |  |                                    |         |                | m <sup>2</sup>                                                                                               | 1935.0    |        |       |       |       |       |        |       |       |       |       |        |      |

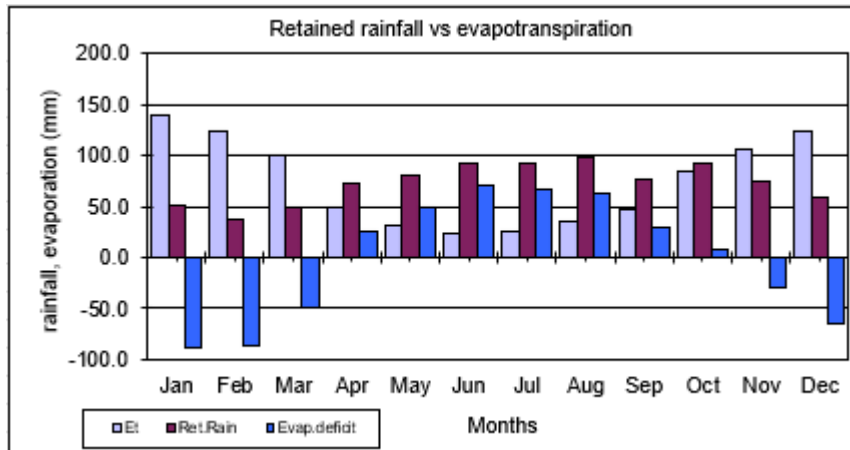
## 12. Wick and Trench Bed Table:

| 1     |       |           | 2      | 3      | 4        | 5         | 6      | 7          | 8         | 9       |
|-------|-------|-----------|--------|--------|----------|-----------|--------|------------|-----------|---------|
| Month | Days  | daily pan | Pan Eo | Et     | Rainfall | Retained  | LTAR*N | Disposal   | Effluent  | Size of |
|       | per   | Eo        |        | +Cf*Eo | P        | Rainfall  |        | rate/month | applied   | area    |
|       | month | (B.Met)   |        |        |          | Re=(1-r)P | 5      | (Et-Re)+   | per month | (8)/(7) |
|       |       |           |        |        |          |           |        | LTAR*N     | 900       |         |
|       |       | mm        | mm     | mm     | mm       | mm        | mm     | mm         | L         | m2      |
|       |       |           |        |        |          |           |        |            |           |         |
| Jan   | 31    | 5.6       | 173.6  | 139    | 67.1     | 50.3      | 155    | 243.6      | 27900     | 115     |
| Feb   | 28    | 5.5       | 154.0  | 123    | 49.1     | 36.8      | 140    | 226.4      | 25200     | 111     |
| Mar   | 31    | 4.0       | 124.0  | 99     | 65.9     | 49.4      | 155    | 204.8      | 27900     | 136     |
| Apr   | 30    | 2.7       | 81.0   | 49     | 97.5     | 73.1      | 150    | 125.5      | 27000     | 215     |
| May   | 31    | 1.7       | 52.7   | 32     | 108      | 81.0      | 155    | 105.6      | 27900     | 264     |
| Jun   | 30    | 1.3       | 39.0   | 23     | 124.3    | 93.2      | 150    | 80.2       | 27000     | 337     |
| Jul   | 31    | 1.4       | 43.4   | 26     | 123      | 92.3      | 155    | 88.8       | 27900     | 314     |
| Aug   | 31    | 1.9       | 58.9   | 35     | 131.7    | 98.8      | 155    | 91.6       | 27900     | 305     |
| Sep   | 30    | 2.6       | 78.0   | 47     | 101.9    | 76.4      | 150    | 120.4      | 27000     | 224     |
| Oct   | 31    | 3.4       | 105.4  | 84     | 122.2    | 91.7      | 155    | 147.7      | 27900     | 189     |
| Nov   | 30    | 4.4       | 132.0  | 106    | 100.6    | 75.5      | 150    | 180.2      | 27000     | 150     |
| Dec   | 31    | 5.0       | 155.0  | 124    | 78.4     | 58.8      | 155    | 220.2      | 27900     | 127     |
|       |       | Totals    | 1197   | 887    | 1169.7   | 877.3     |        |            |           |         |

| 1     | 2           | 3           | 4         | 5       | 6            | 7        | 8        | 9        | 10         | 11         | 12        |
|-------|-------------|-------------|-----------|---------|--------------|----------|----------|----------|------------|------------|-----------|
| month | first trial | application | Disposal  | (3)-(4) | Increase     | Starting | increase | computed | reset if   | equivalent | WARNING   |
|       | area        | rate        | rate      |         | depth of     | depth    | depth    | depth    | Et deficit | storage    | excess    |
|       | (m2)        | (8)/(2)     | per month |         | stored       | effluent | effluent | effluent | <0         | 10 x area  | depth     |
|       |             | (mm)        | (mm)      | (mm)    | effluent     | for      | +        | (X)      | (mm)       | (L)        | in trench |
|       |             | (mm)        | (mm)      | (mm)    | (5)/porosity | month    | (6)      | (mm)     | (mm)       |            |           |
| Dec   |             |             |           |         |              |          |          | 0.0      | 0          |            |           |
| Jan   | 300         | 93          | 244       | -151    | -430         | 0        | -430     | -430     | 0          | 0          | OK        |
| Feb   |             | 84          | 226       | -142    | -407         | 0        | -407     | -407     | 0          | 0          | OK        |
| Mar   |             | 93          | 205       | -112    | -319         | 0        | -319     | -319     | 0          | 0          | OK        |
| Apr   |             | 90          | 125       | -35     | -101         | 0        | -101     | -101     | 0          | 0          | OK        |
| May   |             | 93          | 106       | -13     | -36          | 0        | -36      | -36      | 0          | 0          | OK        |
| Jun   |             | 90          | 80        | 10      | 28           | 0        | 28       | 28       | 28         | 2948       | OK        |
| Jul   |             | 93          | 89        | 4       | 12           | 28       | 12       | 40       | 40         | 4211       | OK        |
| Aug   |             | 93          | 92        | 1       | 4            | 40       | 4        | 44       | 44         | 4641       | OK        |
| Sep   |             | 90          | 120       | -30     | -87          | 44       | -87      | -43      | 0          | 0          | OK        |
| Oct   |             | 93          | 148       | -55     | -156         | 0        | -156     | -156     | 0          | 0          | OK        |
| Nov   |             | 90          | 180       | -90     | -258         | 0        | -258     | -258     | 0          | 0          | OK        |
| Dec   |             | 93          | 220       | -127    | -363         | 0        | -363     | -363     | 0          | 0          | OK        |
| Jan   |             | 93          | 244       | -151    | -430         | 0        | -430     | -430     | 0          | 0          | OK        |
| Feb   |             | 84          | 226       | -142    | -407         | 0        | -407     | -407     | 0          | 0          | OK        |
| Mar   |             | 93          | 205       | -112    | -319         | 0        | -319     | -319     | 0          | 0          | OK        |
| Apr   |             | 90          | 125       | -35     | -101         | 0        | -101     | -101     | 0          | 0          | OK        |
| May   |             | 93          | 106       | -13     | -36          | 0        | -36      | -36      | 0          | 0          | OK        |

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

|                                         |                           |         |                                 |        |         |     |    |  |  |  |  |
|-----------------------------------------|---------------------------|---------|---------------------------------|--------|---------|-----|----|--|--|--|--|
| Variables<br>Table alter as<br>required | Porosity in disposal area | 35%     |                                 |        |         |     |    |  |  |  |  |
|                                         | Runoff Coeff =            | 0.25    | percentage runoff               |        |         |     |    |  |  |  |  |
|                                         | Summer Crop Factor =      | 0.8     | crop transpiration rate Oct-Mar |        |         |     |    |  |  |  |  |
|                                         | Winter Crop Factor        | 0.6     | crop transpiration rate Apr-Sep |        |         |     |    |  |  |  |  |
|                                         | LTAR or DLR =             | 5       | L/m2/day                        |        |         |     |    |  |  |  |  |
|                                         | Wastewater FLOWS=         | 900     | L/day                           |        |         |     |    |  |  |  |  |
| Estimated area of effluent drainfield = |                           | 300     | square metres                   |        |         |     |    |  |  |  |  |
| Maximum depth of stored effluent =      |                           | 44      | mm depth                        |        |         |     |    |  |  |  |  |
| Trench dimensions (mm)                  |                           | width = | 1600                            | mm     | depth = | 300 | mm |  |  |  |  |
| Length of trench required =             |                           |         | 150                             | metres |         |     |    |  |  |  |  |



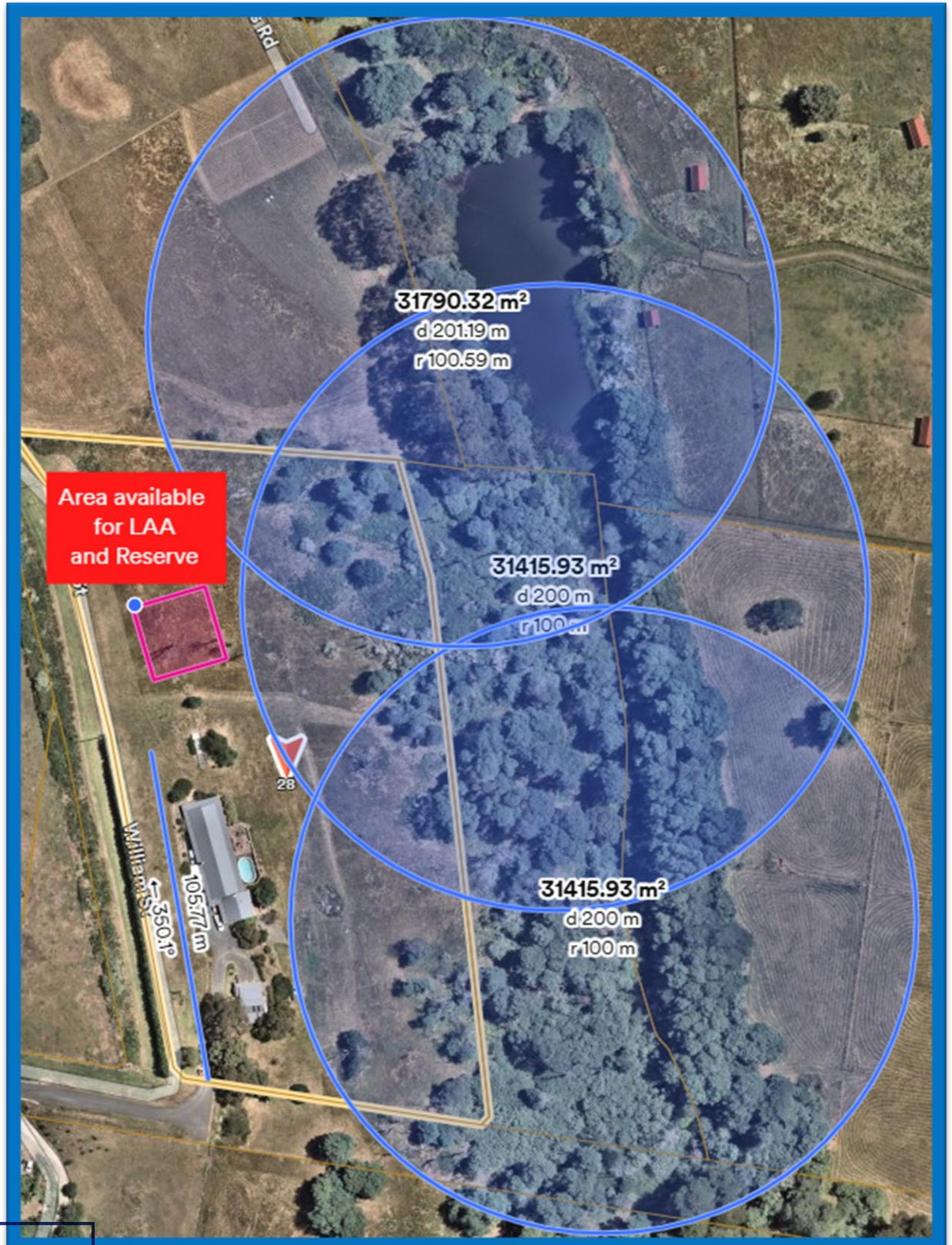
### Trench and Bed Sizing

| Wick Trench & Bed DLR | Wick Trench & Bed Length | Subsurface DIR | Subsurface Area    |
|-----------------------|--------------------------|----------------|--------------------|
| 5                     | 150m                     | 3              | 1935m <sup>2</sup> |

Calculated with Trench & Bed sizes. Trench - 400mm deep & 600mm wide.  
Bed - 200mm deep & 1m wide.

### 13. Location and Configuration System:

**Effluent Area:** EPA setbacks must be met.



## 14. Monitoring Operation and Maintenance:

- Have suitably trained and qualified contractor to service systems at the frequency required by council.
- Recommend use of AAA fixtures and appliances.
- Use cleaning products and toiletries suitable for septic systems.
- Maintain vegetation over effluent area.
- Keep livestock and vehicles off the effluent area to avoid compaction.

## 15. Conclusion:

Soil Test Express can recommend the use of a secondary treated system that uses Wick Trench and Bed for treating and maintaining wastewater within the site. Wick trench and bed system should be divided into trench and beds no longer than 20m.  
Sizing for lots 1 on page 6.

Maintain all EPA setbacks.

Vegetation must be maintaining over and around LAA at all times.

A reserve area of similar size should be set aside if trench system is selected.

The use of low sodium cleaning products recommended.

**Note: Recommendations outlined in this report are subject to council approval.**

**\*Due to the large area required for subsurface irrigation it would encroach into setback and has not been recommended.**

**\*Due to ESO and location in a catchment area secondary treatment recommended.**

**\*Slope of approx.20% may require site cut to install wick trench and bed. Should only be installed by someone competent in these site conditions.**

**\*Setback applied of 100m from waterway is the maximum available on these lots.  
(As per tables EPA code of practice onsite wastewater management)**

**SOIL TEST EXPRESS**



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

Page 1 of 1

VOLUME 09999 FOLIO 658

Security no : 124120026440G  
Produced 21/11/2024 11:54 AM

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 650196P (formerly known as part of Crown Allotment 43, part of Crown Allotment 44 Parish of Gembrook).  
PARENT TITLE Volume 07563 Folio 123  
Created by instrument R008764T 23/03/1989

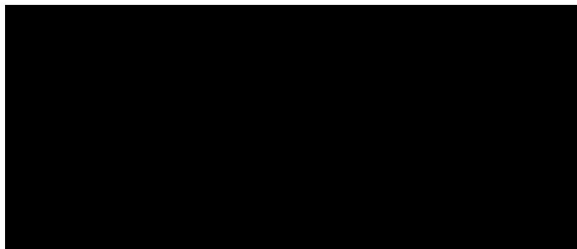
**REGISTERED PROPRIETOR**



  
**ADVERTISED MATERIAL**  
Planning Application: T250017  
Date Prepared: 01 December 2025

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**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 TP650196P 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: 28 WILLIAM STREET EMERALD VIC 3782

**ADMINISTRATIVE NOTICES**

NIL



DOCUMENT END

| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                                       |  | EDITION 1                                                                                                                                                                          | TP 650196P          |                             |                                                                                                                                                                             |                       |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| <b>Location of Land</b><br><br>Parish: GEMBROOK<br>Township:<br>Section:<br>Crown Allotment: 43(PT), 44(PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 9999 FOL 658<br>Depth Limitation: NIL                                                                                                                                                             |  | <b>Notations</b><br><br><br><br><br><br><br><br><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                |                     |                             |                                                                                                                                                                             |                       |                       |
| <b>Description of Land / Easement Information</b><br><br>ALL<br>THAT PIECE OF LAND IN THE PARISH OF GEMBROOK AND BEING PART OF CROWN ALLOTMENTS 43 AND 44 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN ON LP 13266 - - - - -                                                            |  | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 12/10/2000<br>VERIFIED: MP |                     |                             |                                                                                                                                                                             |                       |                       |
|                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| TOTAL AREA = 2.244 ha.                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| <table border="1"><thead><tr><th>TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td>PARCEL 1 = CA 43 (PT)</td></tr><tr><td>PARCEL 2 = CA 44 (PT)</td></tr></tbody></table> |  |                                                                                                                                                                                    |                     | TABLE OF PARCEL IDENTIFIERS | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | PARCEL 1 = CA 43 (PT) | PARCEL 2 = CA 44 (PT) |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                                      |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| PARCEL 1 = CA 43 (PT)                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| PARCEL 2 = CA 44 (PT)                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                    |                     |                             |                                                                                                                                                                             |                       |                       |
| LENGTHS ARE IN METRES                                                                                                                                                                                                                                                                                                                                                            |  | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                                                                | Sheet 1 of 1 sheets |                             |                                                                                                                                                                             |                       |                       |

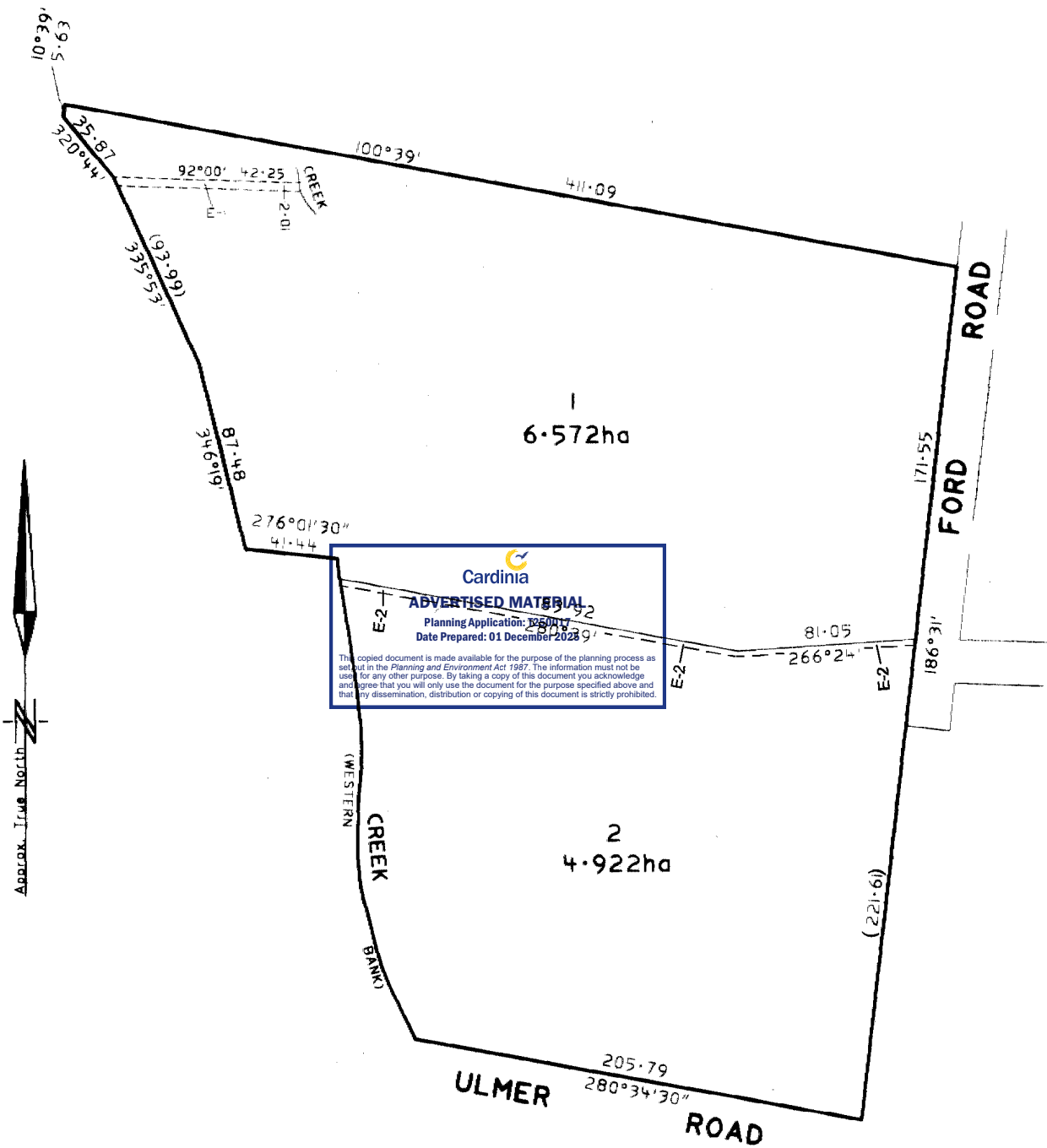
|                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                     | Stage No.<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | LTO use only<br>EDITION <b>3</b> | <b>PS 421417 S</b>                                                                   |
| <b>Location of Land</b><br>Parish: GEMBROOK<br>Township: _____<br>Section: _____<br>Crown Allotment: 44(PART)<br>Crown Portion: _____<br><br>LTO base record: CHART No. 2<br>Title References: VOL 10395 FOL 396<br>VOL 10395 FOL 397<br><br>Last Plan Reference: TP114928 LOTS 3+4<br>Postal Address: WILLIAM STREET<br>EMERALD<br><br>AMG Co-ordinates: E 364 800      Zone 55<br>(Of approx. centre of plan) N 5799 450 |                     | <b>Council Certification and Endorsement</b><br>Council Name: CARDINIA SHIRE COUNCIL      Ref: 598/068<br><br>1. This plan is certified under section 6 of the Subdivision Act 1988.<br><del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del><br><del>Date of original certification under section 6 / /</del><br><br>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.<br><br><b>Open Space</b><br>(i) A requirement for public open space under section 18 Subdivision Act 1988 <del>has</del> / has not been made.<br><del>(ii) The requirement has been satisfied.</del><br><del>(iii) The requirement is to be satisfied in Stage</del><br><br>Council Delegate<br><del>Council Delegate</del><br><br>Date <b>18/8/98</b>                                                                                                                                         |                                  |                                                                                      |
| <b>Vesting of Roads or Reserves</b>                                                                                                                                                                                                                                                                                                                                                                                        |                     | <b>Notations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                                                                      |
| Identifier                                                                                                                                                                                                                                                                                                                                                                                                                 | Council/Body/Person | <b>Staging</b><br>This <del>is</del> /is not a staged subdivision<br>Planning Permit No. _____<br><br><b>Depth Limitation:</b> Does not apply                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                                                                      |
| Nil                                                                                                                                                                                                                                                                                                                                                                                                                        | Nil                 | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <br/> <b>Cardinia</b><br/> <b>ADVERTISED MATERIAL</b><br/>           Planning Application: T250017<br/>           Date Prepared: 01 December 2025<br/> <br/> <small>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.</small> </div><br><b>Survey:-</b> This plan is / <del>is not</del> based on survey. REFER APPLn. 78898E & APPLn. 78899C SEC 103<br>To be completed where applicable.<br>This survey has been connected to permanent marks no(s).<br>In proclaimed Survey Area no. _____ |                                  |                                                                                      |
| <b>Easement Information</b>                                                                                                                                                                                                                                                                                                                                                                                                |                     | LTO use only _____<br>Statement of Compliance / Exemption Statement<br><br>Received<br><br>Date <b>28/8/98</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                      |
| <b>Legend:</b> A   Appurtenant Easement    E   Encumbering Easement    R   Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                                     |                     | LTO use only<br>PLAN REGISTERED<br>TIME <b>1:55 pm</b><br>DATE <b>2/10/98</b><br><br><br>Assistant Registrar of Titles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |                                                                                      |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                         | Purpose             | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Origin                           | Land Benefited/In Favour Of                                                          |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                        | DRAINAGE            | 2.01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LP 13266                         | LOTS ON LP 13266                                                                     |
| E-2                                                                                                                                                                                                                                                                                                                                                                                                                        | DRAINAGE            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AE663777B                        | CARDINIA SHIRE COUNCIL                                                               |
| <b>NICHOLAS PETRIS &amp; ASSOC. P/L</b><br>ACN 005 633 081<br>ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS<br>LAND SURVEYORS<br>Unit 1 1569 Burwood Highway, Belgrave 3160<br>Telephone: (03)9754 3930    Fax: (03)9752 5069                                                                                                                                                                                           |                     | LICENSED SURVEYOR (PRINT): <u>PETER CLYDE HANSEN</u><br><br>SIGNATURE _____ DATE <u>3/7/98</u><br><br>REF <b>3591/6</b> VERSION <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  | _____<br>DATE / /<br>COUNCIL DELEGATE SIGNATURE<br><br>Original sheet size <b>A3</b> |

# PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 421417 S



**NICHOLAS PETRIS & ASSOC. P/L**

ACN 005 633 981

ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS  
LAND SURVEYORS

Unit 1 1569 Burwood Highway, Belgrave 3160  
Telephone: (03)9754 3930 Fax: (03)9752 5069

SHEET 2 OF 2 SHEETS

| ORIGINAL                | SCALE                 |
|-------------------------|-----------------------|
| SHEET SIZE<br><b>A3</b> | 1:2000                |
|                         | 20 0 20 40 80         |
|                         | LENGTHS ARE IN METRES |

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

SIGNATURE \_\_\_\_\_ DATE 3/7/98

REF **3591/6**

VERSION **1**

DATE \_\_\_\_\_

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_



PC372488B

| <h2 style="margin: 0;">PLAN OF CONSOLIDATION</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                   | <p>LR USE ONLY</p> <h2 style="margin: 0;">EDITION 1</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>10/08/2010 \$596.40 PC</p>     |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------|--------|-----------------------------|-----|---------------------------------------------------|----------|-----------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>LOCATION OF LAND</b></p> <p>PARISH: GEMBROOK</p> <p>TOWNSHIP: _____</p> <p>SECTION: _____</p> <p>CROWN ALLOTMENT: 43 (PART)</p> <p>CROWN PORTION: _____</p> <p>TITLE REFERENCE: VOL. 7563 FOL. 126<br/>VOL 11191 FOL 721</p> <p>LAST PLAN REFERENCE: TP 904419J, LOT 1 &amp;<br/>TP 750728Y, LOT 1</p> <p>POSTAL ADDRESS: 28 WILLIAM STREET,<br/>(at time of subdivision) EMERALD. 3782</p> <p>MGA94 Co-ordinates E 364 750<br/>(of approx. centre of land in plan) N 5799 700<br/>ZONE: 55</p>                                                                  |                                                   | <p><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: CARDINIA SHIRE COUNCIL REF: <b>3101050</b></p> <ol style="list-style-type: none"> <li>This plan is certified under section 6 of the Subdivision Act 1988.</li> <li><del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del><br/><del>Date of original certification under section 6 / /</del></li> <li>This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</li> </ol> <p>Council Delegate <b>cmurphy</b><br/>Council Seal _____<br/>Date <b>30/3/10</b><br/><del>Re-certified under section 11(7) of the Subdivision Act 1988</del><br/><del>Council Delegate</del><br/><del>Council Seal</del><br/><del>Date / /</del></p> |                                   |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p><b>EASEMENT INFORMATION</b></p> <p>LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>AS PROVIDED FOR IN SEC. 207(C) OF THE L.G.A. 1989</td> <td>See Dia.</td> <td>SECTION 207(C) OF THE L.G.A. 1989</td> <td>CARDINIA SHIRE COUNCIL</td> </tr> </tbody> </table> |                                                   | Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Purpose                           | Width (Metres)              | Origin | Land Benefited/In Favour Of | E-1 | AS PROVIDED FOR IN SEC. 207(C) OF THE L.G.A. 1989 | See Dia. | SECTION 207(C) OF THE L.G.A. 1989 | CARDINIA SHIRE COUNCIL | <p><b>LR USE ONLY</b></p> <p>STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT</p> <p>Received <input checked="" type="checkbox"/> Date <b>10/ 8 / 10</b></p> <p><b>LR USE ONLY</b></p> <p>PLAN REGISTERED</p> <p>TIME 11:34</p> <p>DATE 27/ 8 / 10 S. Bobko<br/>Assistant Registrar of Titles</p> <p><b>NOTATIONS</b></p> <p>DEPTH LIMITATION: DOES NOT APPLY.</p> <p><b>SURVEY</b></p> <p>THIS PLAN IS NOT BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s)<br/>IN PROCLAIMED SURVEY AREA No.</p> |  |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Purpose                                           | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Origin                            | Land Benefited/In Favour Of |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AS PROVIDED FOR IN SEC. 207(C) OF THE L.G.A. 1989 | See Dia.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SECTION 207(C) OF THE L.G.A. 1989 | CARDINIA SHIRE COUNCIL      |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p><b>KIRKPATRICK &amp; WEBBER PTY. LTD.</b><br/>A.C.N. 004 997 371<br/>LAND SURVEYORS PLANNING CONSULTANTS</p> <p>15 MAROONDAH HIGHWAY, CROYDON. 3136<br/>TELEPHONE 9870 4422<br/>FACSIMILE 9870 5287</p>                                                                                                                                                                                                                                                                                                                                                             |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p>ORIGINAL SCALE</p> <p>SCALE SHEET SIZE</p> <p>1:1500 A3</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                   | <p>LENGTHS ARE IN METRES</p> <p>15 0 15 30 45 60</p> <p>LICENSED SURVEYOR (PRINT) <b>GREGORY ROBERT O'NEILL</b></p> <p>SIGNATURE _____ DATE <b>18/3/10</b></p> <p>REF 8266C VERSION 1</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p>SHEET 1 OF 1 SHEETS</p> <p><b>cmurphy</b></p> <p>DATE <b>30/3/10</b></p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                   | <p>KWCONT06.DWG</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                             |        |                             |     |                                                   |          |                                   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |

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

Page 1 of 2

VOLUME 11223 FOLIO 250

Security no : 124120026227N  
Produced 21/11/2024 11:51 AM

### LAND DESCRIPTION

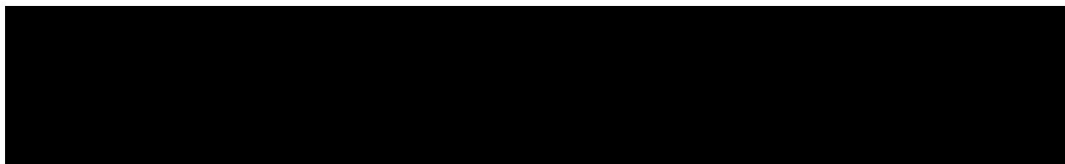
Land in Plan of Consolidation 372488B.

PARENT TITLES :

Volume 07563 Folio 126      Volume 11191 Folio 721

Created by instrument PC372488B 27/08/2010

### REGISTERED PROPRIETOR

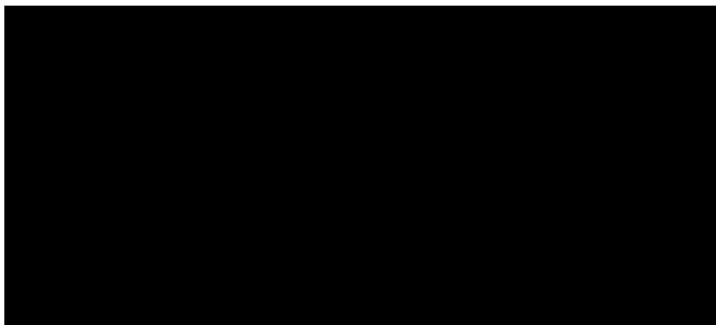




**ADVERTISED MATERIAL**  
Planning Application: T250017  
Date Prepared: 01 December 2025

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### 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 PC372488B 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: 28 WILLIAM STREET EMERALD VIC 3782

### ADMINISTRATIVE NOTICES

NIL

