

Notice of Application for a Planning Permit

Cardinia
ADVERTISED MATERIAL
Planning Application: T250488
Date Prepared: 12 January 2026

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The land affected by the application is located at:	L3 LP24952 V7960 F189 23 Garfield Road, Garfield VIC 3814
The application is for a permit to:	Subdivision of the land into three (3) lots, creation of an easement and variation of an easement

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

32.08-3	Subdivide land
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant

APPLICATION DETAILS

The applicant for the permit is:	Renee O'Brien Nobelius Land Surveyors
Application number:	T250488

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

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



HOW CAN I MAKE A SUBMISSION?

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

27 January 2026

WHAT ARE MY OPTIONS?

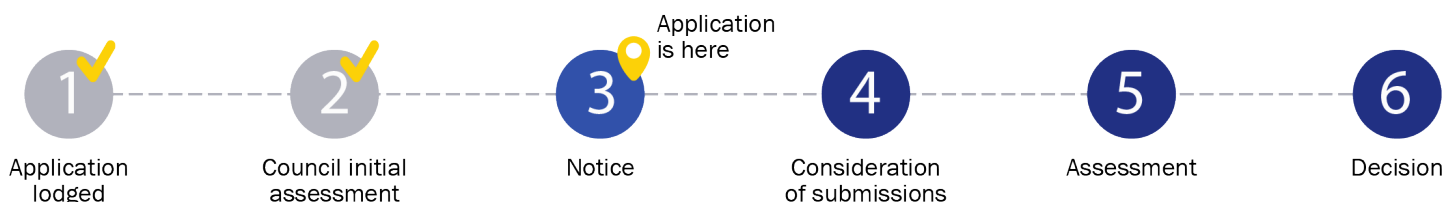
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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 A325989Y

Basic Information

Proposed Use The subdivision of the land into three (3) lots.

Current Use Developed with a single dwelling and associated outbuildings.

Site Address 23 Garfield Road Garfield 3814

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	Nobellus Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112
Preferred Contact	Nobellus Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112

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Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 20 To subdivide land (3 Lots)	\$1,496.10	100%	\$1,496.10
Total			\$1,496.10



Civic Centre
 20 Siding Avenue, Officer, Victoria

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

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

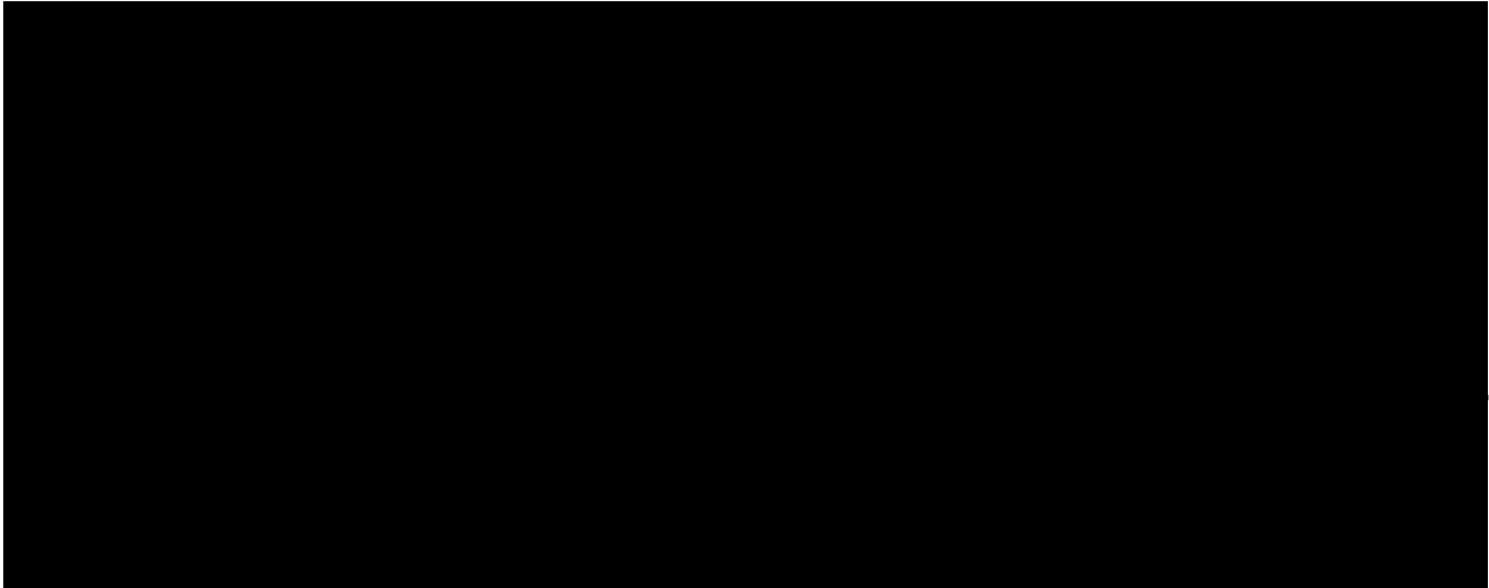
Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
13-08-2025	Subdivision Plan	Sub BN Ver 2.pdf
13-08-2025	Additional Document	Concept Plan Ver 8.pdf
13-08-2025	Additional Document	Copy of plan LP24952.pdf
13-08-2025	Additional Document	Copy of plan TP236739.pdf
13-08-2025	Additional Document	Copy of Title LP24952 31.7.25.pdf
13-08-2025	Additional Document	Copy of Title TP236739 13.08.25.pdf
13-08-2025	Additional Document	Town Planning Report - 23 Garfield Road, Garfield.pdf
13-08-2025	Explanatory Letter	Cover Letter - 23 Garfield Road, Garfield .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





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


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

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.:	T250488PA	 ADVERTISED MATERIAL Planning Application: T250488 Date Prepared: 12 January 2026 <small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
Address of the Land:	23 Garfield Road, Garfield	

APPLICANT DETAILS

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

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input checked="" type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after 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 checked="" 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.		
Amend the preamble to include the creation and variation of easements		
Amend planning response to address creation and variation of easements and permit trigger at clause 52.02		

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:	20/10/2025

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>	 <p>DISPERSED MATERIAL Planning Application: T250488 Date Prepared: 12 January 2026</p> <p><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></p>
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IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>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.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>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.</p> <p>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.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p>
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 07960 FOLIO 189

Security no : 124126728807A
Produced 31/07/2025 03:18 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 024952.
PARENT TITLE Volume 07179 Folio 766
Created by instrument 2461009 07/12/1951

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP024952 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: 23 GARFIELD ROAD GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL

eCT Control 21143G SARGEANTS BAYSIDE
Effective from 30/07/2021

DOCUMENT END



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

Page 1 of 1

VOLUME 08188 FOLIO 843

Security no : 124127084979G
Produced 13/08/2025 09:26 AM

LAND DESCRIPTION

Lot 1 on Title Plan 236739M.
PARENT TITLE Volume 08050 Folio 086
Created by instrument A525518 09/05/1958

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP236739M 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: 23 GARFIELD ROAD GARFIELD VIC 3814

ADMINISTRATIVE NOTICES

NIL

eCT Control 21143G SARGEANTS BAYSIDE
Effective from 30/07/2021

DOCUMENT END



Imaged Document Cover Sheet

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Document Identification	LP024952
Number of Pages (excluding this cover sheet)	2
Document Assembled	31/07/2025 15:18

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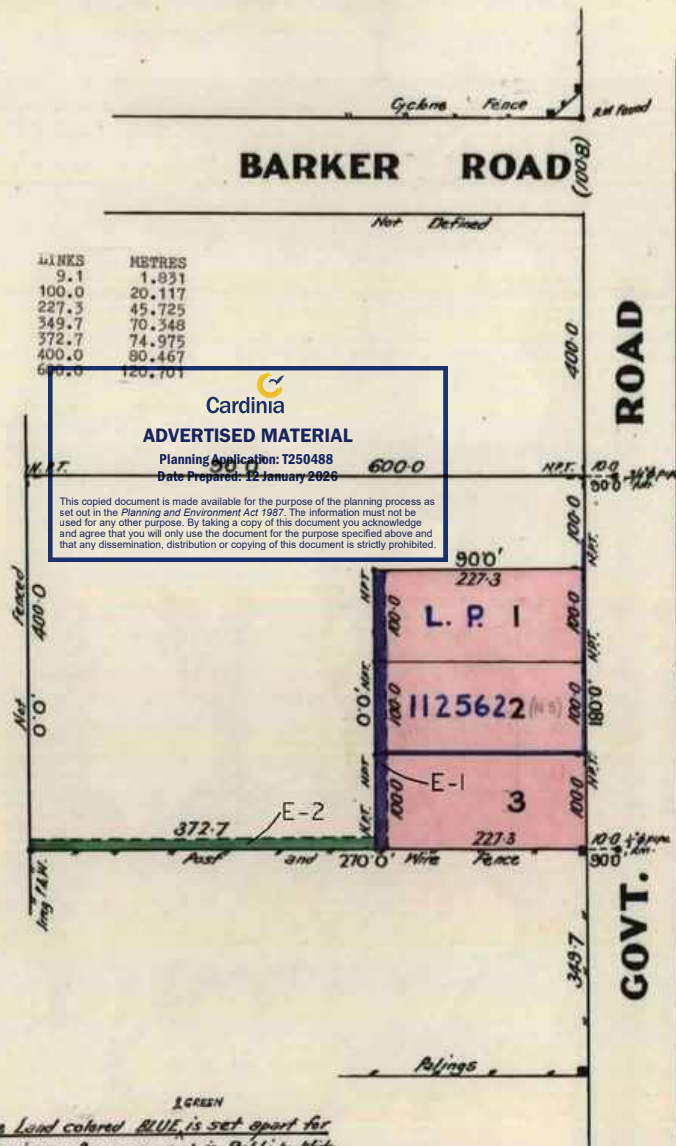
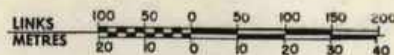
24952



SCLP024952-1-3

LP 24952
EDITION 1

PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENT 20
PARISH OF BUNYIP
COUNTY OF MORNINGTON



The Land colored BLUE is set apart for
Drainage Purposes and is 9 Links Wide

COLOUR CODE

- E-1= BLUE
- E-2= GREEN

FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

24952

24952

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 7179 F. 766

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY B. J. DUNN

DEALING No. 5173148 DATE 4 / 1 / 52

DECLARED BY R. E. ROSS

ON 20 / 11 / 51

COUNCIL SHIRE OF BERWICK

DATE OF CONSENT 17 / 12 / 51

PLAN MAY BE LODGED 21 / 1 / 53

PLAN APPROVED. DATE / / TIME a.m.
p.m.

THE LAND COLOURED BLUE & GREEN IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE

THIS IS THE BACK OF LP 24952

Cardinia

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PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE DATE

COLOURED *Libra* CHECKED *BD*

POSTED *20/10* CHECKED *BD*

24952

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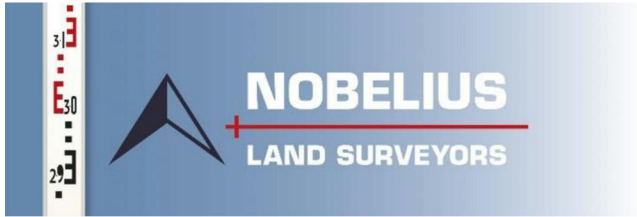
Document Type	Plan
Document Identification	TP236739M
Number of Pages (excluding this cover sheet)	1
Document Assembled	13/08/2025 09:26

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20 Henry Street
PO Box 461
Pakenham
VIC 3810

ABN: 25 006 181 344
PHONE: 03 5941 4112
EMAIL: mail@nobelius.com.au
WEB: www.nobelius.com.au

13th August, 2025

[REDACTED]
20 Henry Street, Pakenham VIC 3810
renee@nobelius.com.au
03 5941 4112

Attn: Statutory Planning Department
Cardinia Shire Council
Siding Ave, Officer VIC 3808

To Whom It May Concern,

RE: NEW PLANNING PERMIT APPLICATION
ADDRESS: 23 GARFIELD ROAD, GARFIELD 3814, L1 TP236739 & L3 LP24952
PROPOSAL: THE SUBDIVISION OF THE LAND INTO THREE (3) LOTS



The planning permit application has been prepared by Nobelius Land Surveyors on behalf of the landowners of 23 Garfield Road, Garfield in support of an application to Cardinia Shire Council seeking approval to subdivide the land into three (3) lots. A permit is sought pursuant to Clause 32.08-3 Subdivision (General Residential Zone).

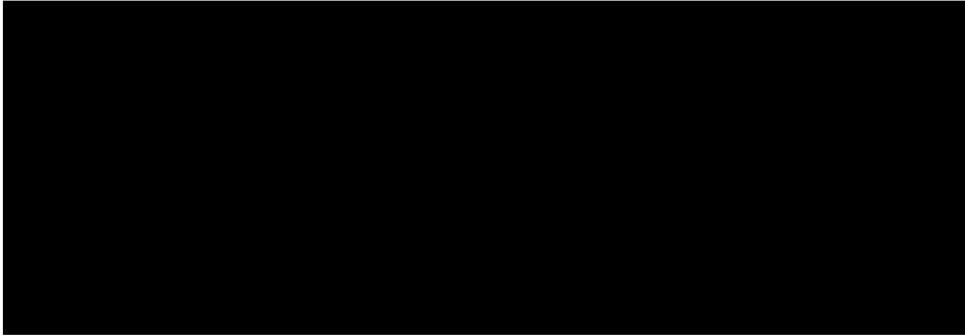
The proposal is considered an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme. Any restrictions/encumbrances have been identified and responded to accordingly.

The following documents are submitted to Council in support of this application:

- Copy of titles and plans
- Feature Survey Plan – *Nobelius Land Surveyors*
- Concept Plan – *Nobelius Land Surveyors*
- Proposed Plan of Subdivision PS 925923R – *Nobelius Land Surveyors*
- Arborist Report – *arbKey*

Please do not hesitate to contact me should require any further information or wish to discuss. We look forward to receiving further instructions from Council.

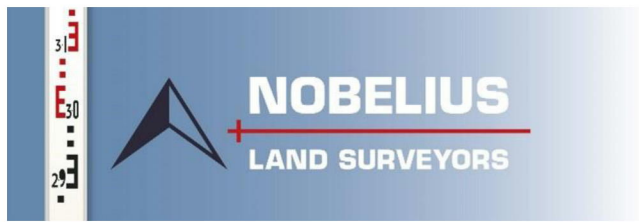
Warm Regards,



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20 Henry Street
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Pakenham
VIC 3810

ABN: 25 006 181 344
PHONE: 03 5941 4112
EMAIL: mail@nobelius.com.au
WEB: www.nobelius.com.au

29th September, 2025

Nobelius Land Surveyors
20 Henry Street, Pakenham VIC 3810
renee@nobelius.com.au


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Date Prepared: 12 January 2026

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Dear Jade,

Re: Response to S54 Request for Further Information
Application No.: T250488PA
Proposal: Subdivision of the land into three (3) lots
Location: L3 LP24952 V7960 F189, 23 Garfield Road, Garfield VIC 3814

We refer to the above application and thank you for your request for further information under section 54 of the *Planning and Environment Act 1987*. We wish to respond as follows:

FURTHER INFORMATION REQUIRED AS PART OF APPLICATION

1. The Town Planning Report amended to include an assessment against Clause 56.04-4 Street orientation objectives and Clause 56.04-5 Common area objectives.

Response:	The town planning report has been amended to address the above.
------------------	---

2. An Arboricultural Impact Assessment (AIA) prepared by a suitably qualified arborist. The assessment must address any trees or vegetation on the neighbouring property that may be impacted by the proposed works on the subject site, particularly in relation to the common property driveway and associated works.

Response:	Please find attached a Construction Impact Assessment report prepared by ArbKey in support of this application.
------------------	---

	<p>The proposed design reflects the findings of the Construction Impact Assessment:</p> <p>Offsite:</p> <ul style="list-style-type: none"> • The proposed envelope on Lot 2 has been sensitively designed to protect trees 29 - 34 on the adjoining lot to the north. • The proposed envelope on Lot 3 has been sensitively designed to protect trees 37 - 43 on the adjoining lot to the west. • The proposed common property driveway avoids major encroachment impacts to Trees 2, 3, 11, 12, 18 & 21 on the adjoining lot to the south. <p>Onsite:</p> <ul style="list-style-type: none"> • The proposed common property driveway will require the removal of trees 1, 2, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 19, 20, 23 and 25. No tree controls apply. • Trees 27 and 28 are proposed for removal as they are within the proposed easement on Lot 2. No tree controls apply. • Trees 33 and 26 are proposed for removal as they are within the building envelope on Lot 3. No tree controls apply.
--	---

INFORMATION REQUIRED IN RELATION TO PLANS

3. A separate plan drawn to a stated scale, clearly showing:
 - a. Indicative building envelopes for the proposed lots, to demonstrate how the proposed subdivision can practically accommodate future dwelling development.
 - b. An indicative turning path assessment, illustrating how vehicles could access and exit potential garage locations on each lot, to demonstrate that safe and efficient maneuvering can be achieved within the site.

Response:	<p>Indicative building envelopes have been added to the Concept Plan to demonstrate how each of the proposed lots can practically accommodate future dwelling development. The building envelopes respond to the site features, including easements, and ensure future dwellings can achieve POS with a minimum dimension of 3m and good solar orientation.</p> <p>An indicative turning path assessment has been prepared by NFK Civil to demonstrate that safe and efficient maneuvering can be achieved within the site. This assessment is provided as an attachment to this response for Council's review.</p>
------------------	---

The preliminary comments provided by Council are noted.



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TOWN PLANNING REPORT

SUBDIVISION OF THE LAND INTO THREE (3) LOTS & CREATION &
VARIATION OF EASEMENTS

AT 23 GARFIELD ROAD, GARFIELD 3814

Cardina

ADVERTISED MATERIAL

Planning Application: T250488

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PROPOSED BY:
NOBELIUS LAND SURVEYORS
20 Henry Street, Pakenham, VIC 3810

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



NOBELIUS
LAND SURVEYORS

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1. PRELIMINARY

ADDRESS	23 Garfield Road, Garfield 3814 Lot 1 TP236739 & Lot 3 LP24952			
RESPONSIBLE AUTHORITY	Cardinia Shire Council			
ZONE	General Residential Zone – Schedule 1			
OVERLAY	NA			
BUSHFIRE PRONE AREA	NA			
CULTURAL HERITAGE	NA			
EASEMENTS, RESTRICTIONS, ENCUMBRANCES	Both lots are encumbered by drainage easements. Please refer to plans.			
PROPOSAL	The subdivision of the land into three (3) lots and creation and variation of easements			
PERMIT TRIGGERS	Clause 32.08-3 Subdivision (GRZ) , a permit is required to subdivide land. Clause 52.02 Easements, Restrictions and Reserves , a permit is required to create, vary or remove an easement.			
SUBMITTED DOCUMENTS	Copy of title and plan Feature and Levels Plan – <i>Nobelius Land Surveyors</i> Concept Plan Ver 8 - <i>Nobelius Land Surveyors</i> Proposed Plan of Subdivision PS925923R – <i>Nobelius Land Surveyors</i> Arboricultural Impact Assessment- <i>Arbkey</i>			
NLS QUALITY SYSTEM	AUTHOR	DATE ISSUED	CHECKED BY	REVISION
	RO/HMS	12/08/2025	JB	1
	RO	10/09/2025	JB	2
	RO	20/10/2025	RO	3



2. INTRODUCTION

This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowners of 23 Garfield Road, Garfield and is submitted to Cardinia Shire Council in support of an application to subdivide the land into three (3) lots. A permit is sought under Clause 32.08-3 of the Cardinia Planning Scheme.

The subject site is a large GRZ lot of 2,429m² contained within an established residential area of Garfield. The full development potential of the site is yet to be realised, and this proposal provides an excellent opportunity for Council to support the creation of additional residential zoned lots in a well serviced location.

The purpose of this report is to assess the proposal against the relevant policies and objectives of the Cardinia Planning Scheme. This report will aim to demonstrate that the proposal:

- Is consistent with the Municipal Planning Strategy and the State and Local Planning Policy Framework, particularly policies that have regard for the better utilisation of existing urban land and infill development;
- Is consistent with the purpose and decision guidelines of the General Residential Zone;
- Has been informed by a comprehensive analysis of the site and surrounds;
- Will satisfactorily integrate into the existing pattern of subdivision; and
- Is entirely appropriate to be granted a planning permit and warrants Council's full support.



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3. SUBJECT SITE AND SURROUNDING LOCALITY

3.1 SITE ANALYSIS

23 Garfield Road, Garfield is comprised of two lots; Lot 3 on LP24952 in Vol 07179 Fol 766 and Lot 1 TP236739 in Vol 08188 Fol 843. The two lots form a large elongated shaped rectangular parcel of land, with a 20.12m frontage to Garfield Road to the east, maximum depth of 120 metres and a total area of 2,429m².

The land is developed with a single storey, weatherboard dwelling with a pitched tin roof and associated small outbuildings located in the eastern portion of the site. The dwelling is setback approximately 7.5 metres from the Garfield Road frontage and 3 metres from the northern boundary. There is an existing concrete crossover to Garfield Road in the north-eastern corner of the site. Ornamental vegetation is present on the eastern portion of the site. The balance of the land is predominately cleared.

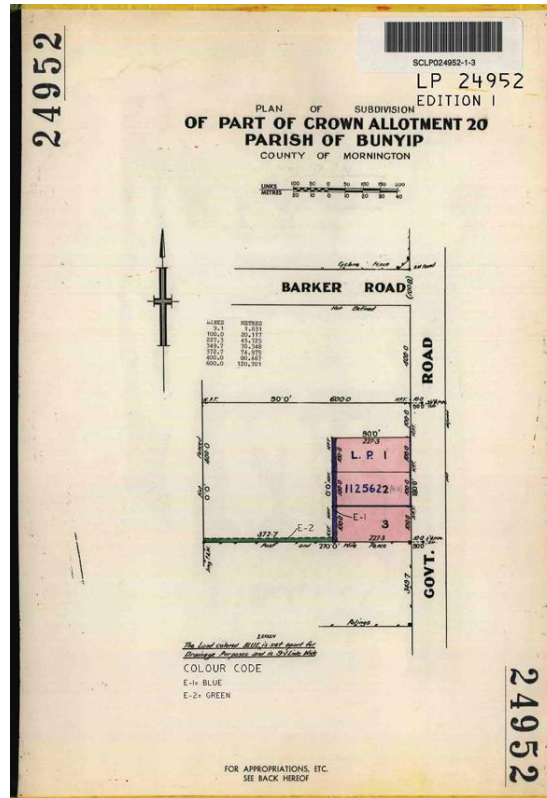
A recent aerial image of the subject site is provided below:



AERIAL IMAGE IDENTIFYING THE SUBJECT SITE (LASSI, 2025)

A review of the Certificate of Title and plan does not identify any covenants or restrictions. Two encumbering easements for drainage purposes are present - one along the southern boundary of Lot 1 TP236739M and one along the western boundary of Lot 3 LP24952:





EXTRACT OF LP24952

The image shows the Cardina logo, which consists of a stylized 'C' with a yellow and orange swoosh above the word 'Cardina' in a blue serif font. Below the logo, the text 'ADVERTISED MATERIAL' is written in a large, bold, black sans-serif font. Underneath that, 'Planning Application: T250488' and 'Date Prepared: 12 January 2026' are listed in a smaller, bold, black sans-serif font. At the bottom, a paragraph of disclaimer text is provided in a small, black sans-serif font.

TITLE PLAN		EDITION 1		TP 236739M							
Location of Land Parish: BUNYIP Township: Section: Crown Allotment: 20 (PT) Crown Portion: Last Plan Reference: LP8591 Derived From: VOL 8188 FOL 843 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue - THE EASEMENTS (if any) seemed to be included by virtue of Section 98 of the Transfer of Land -- Act 1954 in any transfer of a lot on Plan of Subdivision No.84962 lodged as aforesaid - - -			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/12/1999 VERIFIED: CL								
			COLOUR CODE BL = BLUE								
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">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 1992</td></tr><tr><td colspan="2">PARCEL 1 = LOT 12 (PT) ON LP8591</td></tr></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 1992		PARCEL 1 = LOT 12 (PT) ON LP8591	
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PARCEL 1 = LOT 12 (PT) ON LP8591											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet									
				Sheet 1 of 1 of sheet							

EXTRACT OF TP236739M

3.2 PERMIT HISTORY

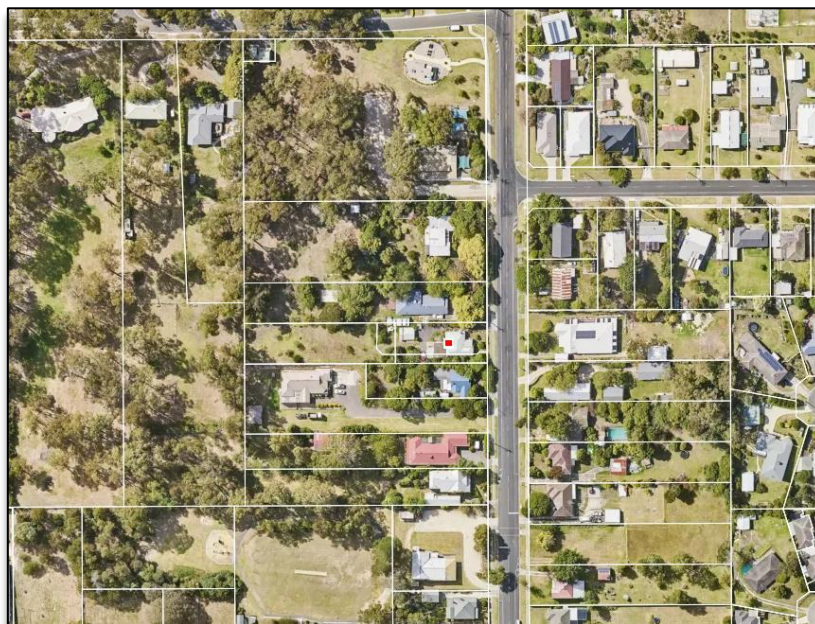
Planning permit T230281 (live) was issued 15/12/2023 which allowed for the re-subdivision of two lots including the creation and variation of easements. This permit is proposed to be abandoned in favour of this three-lot subdivision application.

3.3 SURROUNDS

Garfield is a railway town in the Cardinia Shire, located approximately 75 kilometres from the Melbourne CBD and approximately 14 kilometres from Pakenham. The subject site is contained within a GRZ area of Garfield characterised by standard residential land use and development. The site is accessed via Garfield Road, a main north-south road that provides connectivity between the Princes Highway to the north and Railway Avenue to the south. Garfield Road features concrete kerb and channel, on-street car parking on both sides, concrete single width crossovers, overhead powerlines, and a concrete footpath along the western side of the road.

Garfield is well serviced in terms of facilities, open space and public transport. The subject site is within 400m of the Garfield train station, and 1km of the main street. Garfield offers excellent access to the Princes Highway and the employment and recreation opportunities of the outer South-East and West Gippsland regions.

Garfield Road is characterised by east-west orientated residential allotments typically developed with on single storey detached dwelling. The subdivision pattern features a mix of lot sizes, and examples of battle-axe lots are common. Garages are predominately set back behind the dwelling. Vegetation is typically a mix of native vegetation and ornamental species or various heights contained within an informal garden setting. The existing subdivision pattern, building footprints and garden character of the neighbourhood immediately surrounding the subject site can be observed in the aerial image below:



AERIAL IMAGE OF SITE & SURROUNDS (METROMAPS, 26 FEB 2025)



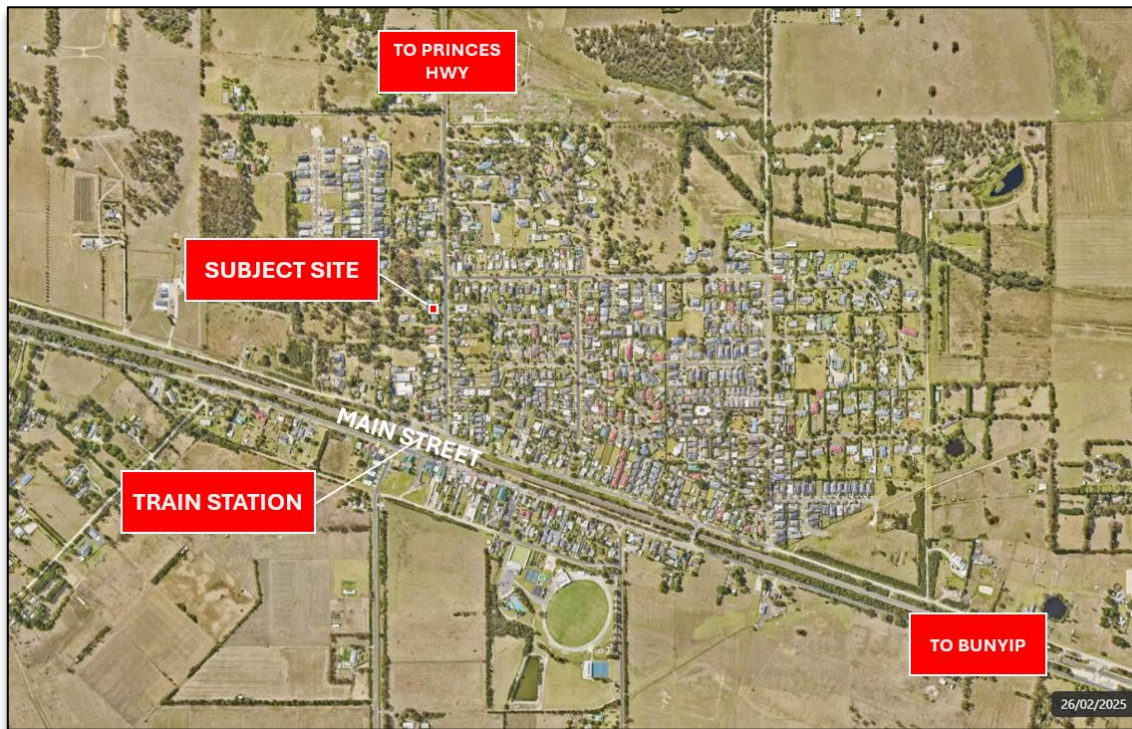
Cardinia

ADVERTISED MATERIAL

Planning Application: T250488

Date Prepared: 12 January 2026

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LOCALITY MAP (METROMAPS, 26 FEB 2025)

The land immediately adjoining the subject site has been summarised below:

NORTH	25 Garfield Road (Lot 2 LP112562), an elongated rectangular GRZ lot of 2,428m ² . Developed with a single storey brick dwelling and associated outbuilding.
EAST	Abuts Garfield Road.
SOUTH	21 Garfield Road (Lot 1 PS524531), a standard rectangular General Residential zoned lot of 1,044m ² . Developed with a single storey weatherboard dwelling and associated outbuildings. 19 Garfield Road (Lot 2 PS524531), an 'L' shaped General Residential zoned lot of 3,134m ² . Developed with a single storey brick dwelling and an associated outbuilding.
WEST	17 Barker Road (Lot 2 PS348972), a large General Residential zoned lot of 9,950m ² . Developed with a single dwelling. Future land use and development is subject to the DPO6 and VPO1.



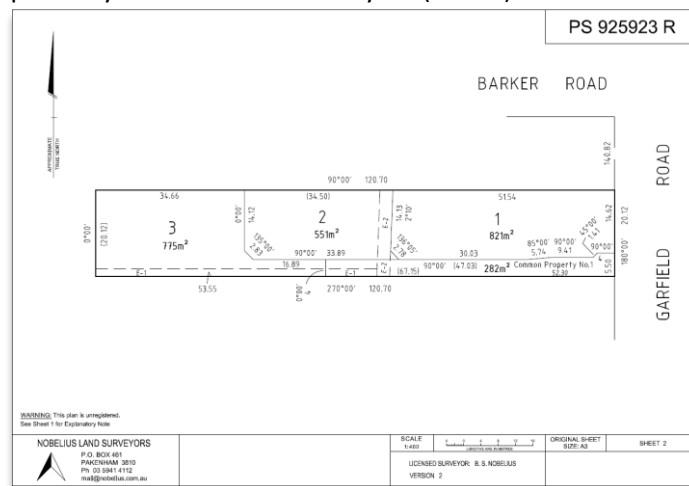
4. THE PROPOSAL

The applicant seeks approval for the subdivision of land into three (3) lots and to create and vary drainage and sewerage easements. A permit is required pursuant to:

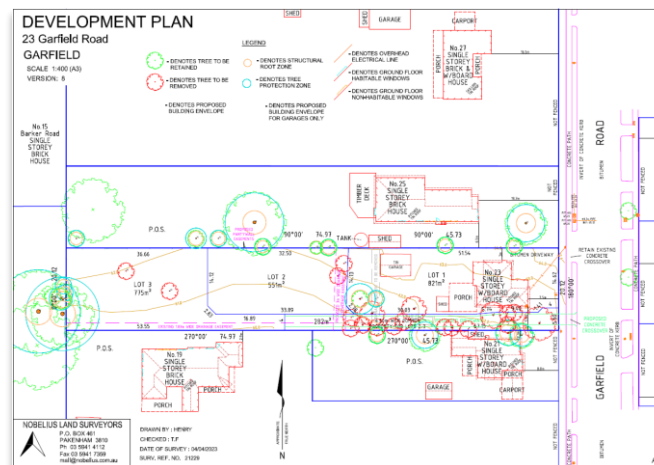
- **Clause 32.08-3 Subdivision**, a permit is required to subdivide land.
- **Clause 52.02 Easements, Restrictions and Reserves**, a permit is required to create, vary or remove an easement.

It is proposed to create three lots of 821m², 551m², and 775m². Proposed Lot 1 will retain the existing dwelling and associated outbuildings and be accessed via the existing crossover from Garfield Road. Proposed Lots 1 & 2 are vacant and will be accessed via a common property driveway along the southern boundary. A new crossover to Garfield Road is required to facilitate this. The proposal does not vary significantly from the configuration approved under T230281. It is also proposed to vary the existing E-1 easement and create new drainage and sewerage easements (E-2) to reflect the proposed subdivision layout. This has been detailed in our response to Clause 52.02 Easements, Restrictions and Reserves in section 8 of this report.

The proposed lot configuration and easements are as per the proposed Plan of Subdivision PS925923R and Concept Plan prepared by Nobelius Land Surveyors (below):



PROPOSED PLAN OF SUBDIVISION PS925923R (NLS, 2025)



EXTRACT OF CONCEPT PLAN (NLS, 2025)

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250488
 Date Prepared: 12 January 2026

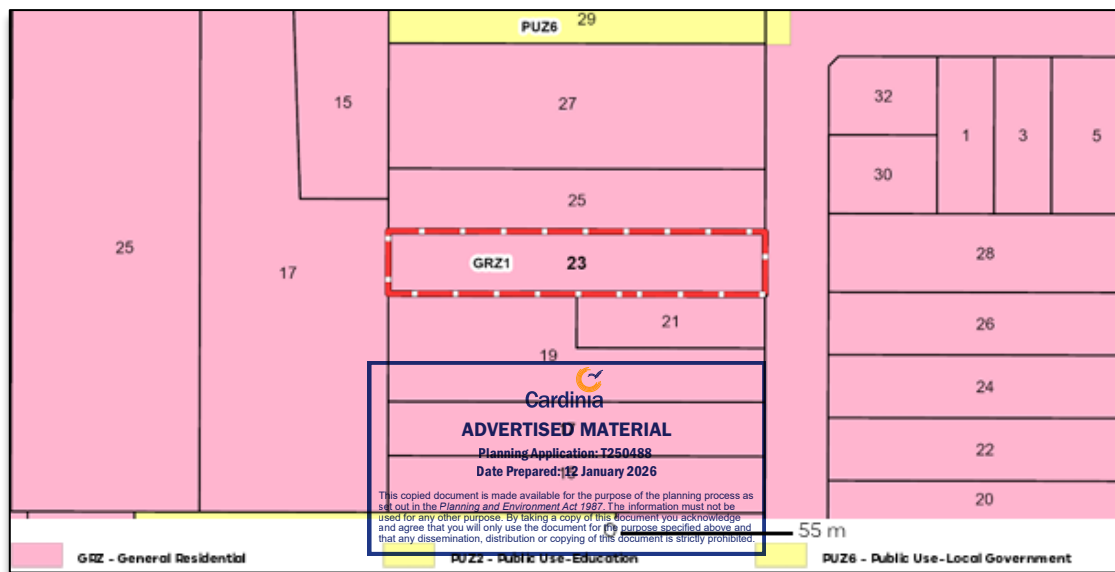
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5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

The subject site and all surrounding land is mapped within the **General Residential Zone- Schedule 1** (GRZ1) in the Cardinia Planning Scheme:



ZONING MAP (VICPLAN, 2025)

PURPOSE

Clause 32.08 General Residential Zone has the following purposes relevant to this proposal:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that is responsive to the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

PERMIT REQUIREMENT

Pursuant to **Clause 32.08-4** a permit is required to subdivide land.

SUBDIVISION REQUIREMENTS

An application to subdivide land into three (3) lots is required to meet all of the objectives and standards of Clause 56 except Clauses 52.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6. An assessment of the proposal against the above is provided in section 8 of this report.

DECISION GUIDELINES

The relevant decision guidelines contained in Clause 32.08 and Part 8.0 of the Schedule to the zone have been considered in the proposed design:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in General Residential Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

DESIGN RESPONSE

The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework, particularly policies that have regard for the better utilisation of existing residential land and urban consolidation.

The proposal is consistent with the purpose of the General Residential Zone and will provide additional residential zoned lots in a well serviced location. The proposed subdivision creates lots with areas and dimensions that will enable the siting of a future dwelling that can avoid overshadowing impacts to existing rooftop solar energy systems on dwellings on adjoining lots. The proposed lots will satisfactorily integrate within the existing pattern of subdivision and can support building envelopes that complement the existing rhythm and spacing of built form. An assessment of the proposal against the relevant objectives and standards of Clause 56 is provided in section 8 of this report.

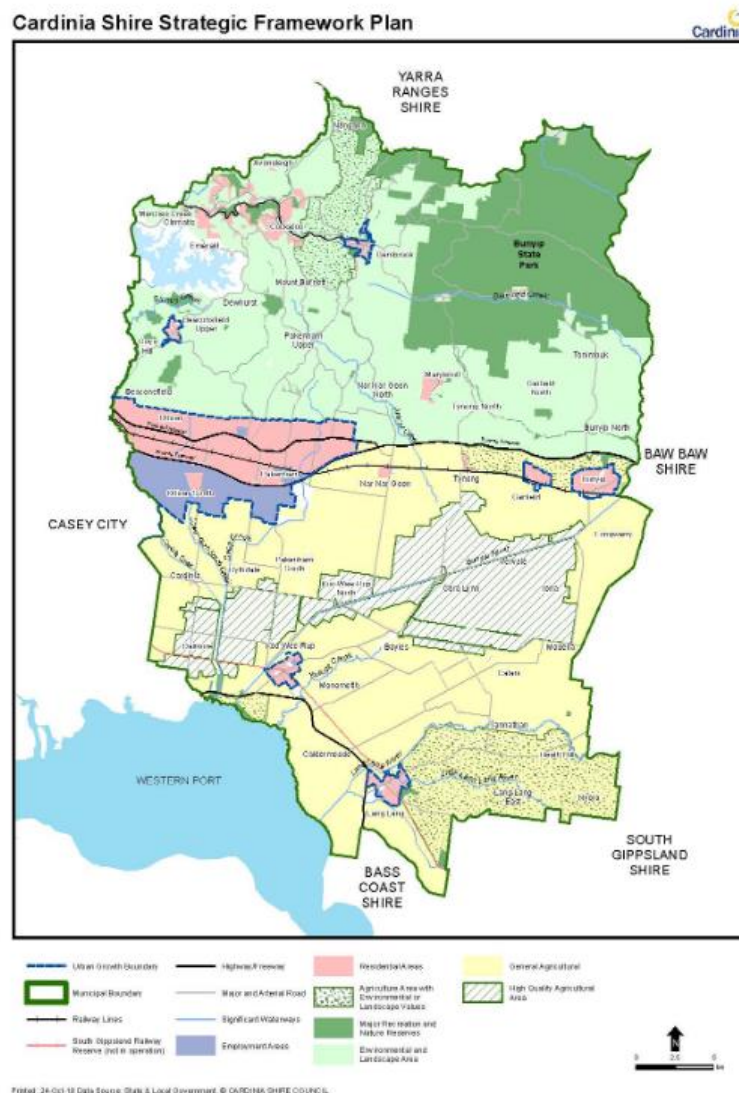


6. MUNICIPAL PLANNING STRATEGY

CLAUSE 21.01 CARDINIA SHIRE KEY ISSUES & STRATEGIC VISION

The proposal responds sensitively to the **key issues** facing the Shire, as listed at **Clause 21.01-3**, particularly those that have regard for settlement and housing. The proposal seeks to create two additional lots in a well serviced location in the urban growth boundary, thus helping to alleviate urban growth pressures on the Shire's sensitive green wedge areas. The proposal aligns with the **strategic vision** outlined at **Clause 21.01-4** by fostering economic growth associated with residential development, and through the enhancement and better utilisation of existing urban land within Garfield, which will bring social and economic benefits to the town and Shire.

The **Cardinia Shire Strategic Framework Plan** at **Clause 21.01-5** sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the Shire. Garfield is shown as being contained within the urban growth boundary and nominated to provide residential land use and development:



CARDINIA SHIRE STRATEGIC FRAMEWORK PLAN AT CL 21.01-5

Cardinia
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 Planning Application: T250488
 Date Prepared: 12 January 2026

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CLAUSE 21.03 SETTLEMENT AND HOUSING

Clause 21.03 describes housing within the Shire as being predominately detached in both urban and rural areas and outlines the need for housing diversity in the future to meet the needs of a changing population. The proposal responds sensitively to the key issues for settlement and housing, particularly the need to provide increased housing densities around activity centres. The subject site is within 400m of the Garfield Train Station and within 1km of the main street and is an appropriate location for infill development. The proposed subdivision will provide additional residential zoned lots with lot sizes that vary from those traditionally seen in the area to help meet the settlement and housing objectives.

Clause 21.03-4 Rural townships designates Garfield as a large rural township and sets out the key issues facing these settlements in the Shire. The proposal aligns with **Objective 1**, which seeks to *provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints*. Reticulated sewer is available and servicing does not pose a constraint to the subdivision of the site. The proposal is also sensitive to **Objective 2**, which seeks to *maintain and enhance the distinct character and environmental qualities of each township*. The proposed lots will integrate within the existing pattern of subdivision and are not foreseen to adversely impact on neighbourhood character.



7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1987. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 13 & 15. An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

CLAUSE 11 SETTLEMENT

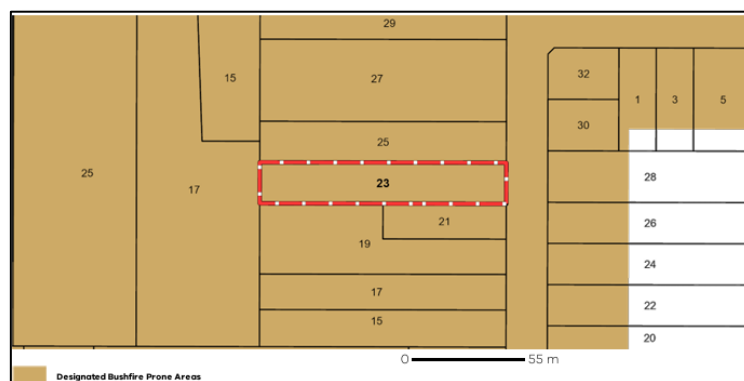
Clause 11.011-S Settlement, and **11.01-1R Settlement – Metropolitan Melbourne** have regard for the sustainable growth and development of Victoria and the maintenance of a permanent urban growth boundary around Melbourne. The proposal aligns with the settlement strategies that seek to provide for growth in population across the regional network and to limit urban sprawl and direct growth into existing settlements.

Clause 11.02-1S Supply of urban land seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. The proposal responds to increased demand for residential land and housing in Garfield and is supported by the strategy to ensure that sufficient land is available to meet forecast demand.

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

Clause 13.01-1S Natural hazards and climate change seeks to prioritise risk-based planning to minimise the potential for impacts and natural hazards associated with climate change. The strategy to focus growth and development to low-risk locations is relevant to this proposal which seeks to subdivide land in a designated bushfire prone area (BPA) into three (3) lots, resulting in a net gain of two (2) lots. The proposal is considered appropriate given the sites residential context and location within the urban growth boundary. Bushfire risk has been further addressed below.

Clause 13.02-1S Bushfire Planning relates to land within a designated bushfire prone area, subject to the Bushfire Management Overlay (BMO), and/or proposed to be used or developed in a way that may create a bushfire hazard. The site is not subject to the intensified bushfire risk associated with the BMO, but is contained entirely within a designated BPA:



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

The objective of **Clause 13.02-1S** is *to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life and is achieved through strategies that prioritise the protection of human life over all other policy considerations; and directing population growth and development to low risk locations; and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.*

The subject site is located within the township boundary of Garfield where land in the immediate neighbourhood and wider context is modified for residential purposes, and access for emergency services to the site, and egress options from the site are consistent with the standards of **Clause 53.02** and the strategies of **Clause 21.02-4 Bushfire management**. As such, the proposal is considered to appropriately respond to the sites risk in terms of natural hazards and bushfire.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

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

Clause 15.01-3S Subdivision design is relevant to this application to subdivide land and seeks *to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*. The proposal aligns with the strategies that have regard for the creation of compact neighbourhoods that have walkable distances between activities, the provision of a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people, and reduced car dependency. The subject site is well serviced in terms of access to public transport and services, facilities and open space and the proposal seeks to create additional residential zoned lots that provide lot size diversity and choice in an area traditionally dominated by detached dwellings and large outer-suburban blocks.

Clause 15.01-5S Neighbourhood character has the objective *to recognise, support and protect neighbourhood character, cultural identity, and sense of place*. The proposed subdivision layout has been informed by a comprehensive site analysis and the proposed lots have areas and dimensions that will integrate within the existing and emerging pattern of subdivision. All lots can achieve building envelopes with setbacks that are consistent with those seen in the area. Vegetation is retained around the existing dwelling and there are further opportunities for landscaping within lots and the shared driveway. For these reasons, the proposal is considered to respond to and enhance the existing and emerging residential character in Garfield.



8. PARTICULAR PROVISIONS & INCORPORATED DOCUMENTS

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

- **Clause 52.02** Easements, Restrictions and Reserves
- **Clause 56** Residential Subdivision

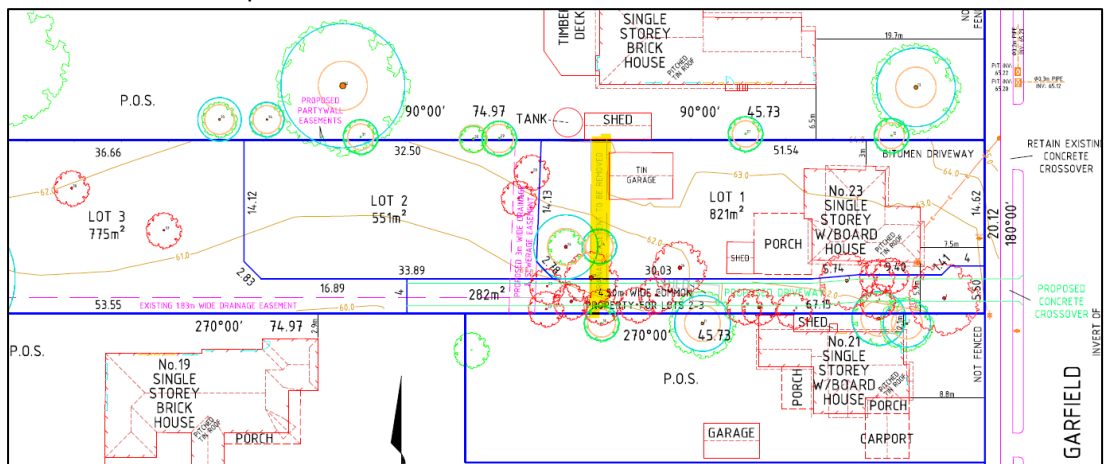
CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

Clause 52.02 Easements, Restrictions and Reserves has the purpose *to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

A permit is required before a person proceeds under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

Council approval is sought to:

- Create a 3m wide sewerage easement (E-2) in favour South East Water Corporation;
- Create a 3m wide sewerage easement (E-2) in favour of C/T Vol. 9052 Fol. 360 & C/T Vol. 9052 Fol. 361; and
- Vary existing drainage easement E-1 on LP24952 to remove a portion of the easement that is no longer required. This will be replaced by proposed E-2 drainage and sewerage easements (detailed above). The portion of the easement proposed for removal is highlighted on the extract of the Concept Plan below:

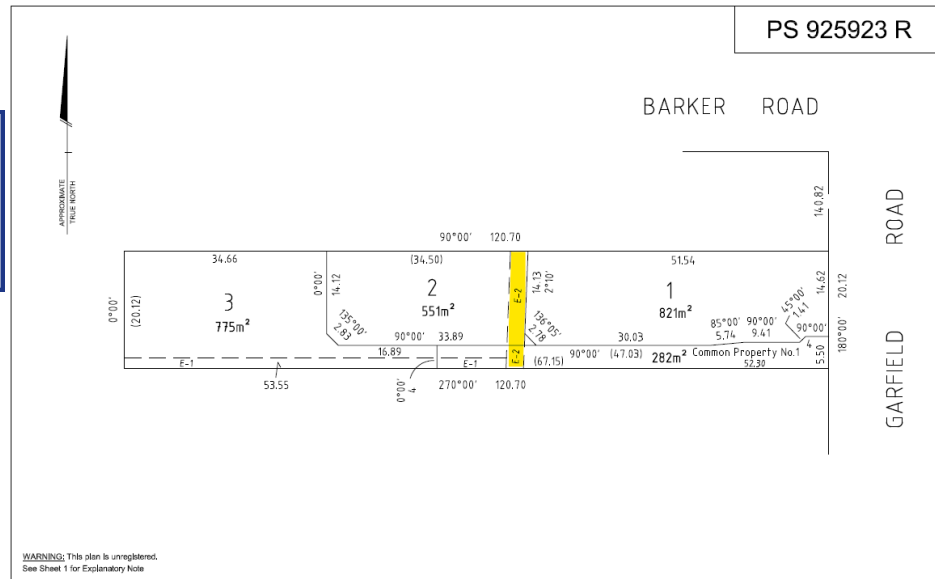


EXTRACT OF CONCEPT PLAN IDENTIFYING PORTION OF DRAINAGE EASEMENT FOR REMOVAL (NLS, 2025)



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250488
 Date Prepared: 12 January 2026

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EXTRACT OF PROPOSED PLAN OF SUBDIVISION PS925923R IDENTIFYING PROPOSED E-2 DRAINAGE & SEWERAGE EASEMENT (NLS, 2025)

The above is not foreseen to result in any adverse impacts to any affected people.

CLAUSE 56 RESIDENTIAL SUBDIVISION

Clause 56 is applicable to this proposal, and has the following purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriate respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.
 - To ensure residential subdivision design appropriately provides for:
 - Policy implementation
 - Liveable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.

Under **Clause 32.09 Neighbourhood Residential Zone**, all relevant objectives and standards of Clause 56 should be met, excluding Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 & 56.06-6.

An assessment of the proposal against the relevant objectives and standards contained within Clause 56 is provided below:

CLAUSE	RESPONSE
56.01 SUBDIVISION SITE & CONTEXT DESCRIPTION AND DESIGN RESPONSE	
56.01-1 Subdivision site and context description	The proposal has been informed by a comprehensive site analysis, including a feature survey and arboricultural assessment. This town planning report has provided a written response detailing the features of the site and surrounds, including information relating to the existing pattern of subdivision, the existing land uses, the location and use of existing buildings on adjoining land and details of abutting roads, and the location and type of significant vegetation on and adjoining the site.
56.01-2 Subdivision design response	This town planning report provides a detailed design response detailing how the proposed design derives from and responds to the site and context description, responds to any site and context features for the area identified in the Garfield Township Strategy and all relevant planning policies, objectives and strategies in the Cardinia Planning Scheme.
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	RESPONSE
56.03-5 Neighborhood character objective <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. Standard C6	Complies with the neighbourhood character objective and Standard C6. Please read in conjunction with our response to Clause 15.01-55 Neighbourhood character.
56.04 LOT DESIGN	RESPONSE
56.04-1 Lot diversity and distribution objectives <ul style="list-style-type: none"> To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distances of activity centres. <ul style="list-style-type: none"> To achieved increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. Standard C7	Complies with the lot diversity and distribution objectives and Standard C7. The proposed lot sizes and mix are appropriate for the zone and have regard for the prevailing character of the area and the existing pattern of subdivision.
56.04-2 Lot area and building envelopes objective <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. Standard C8	Complies with the lot area and building envelopes objectives and Standard C8. <p>The proposed subdivision layout provides lot dimensions and areas that can facilitate the appropriate siting and construction of a single dwelling on each lot. The proposed lots can support the siting and design of future dwellings that will provide side and rear setbacks that reflect those seen in the wider area, on-site parking, high amenity</p>

	private open space, and solar access that enables the dwelling to achieve the energy rating requirements of the Building Regulations.
56.04-3 Solar orientation of lots objective <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. Standard C9	Complies with the solar orientation of lots objective and Standard C9. The lots have been orientated to conform to the existing grid pattern, and the size and dimensions of the lots are adequate to protect solar access.
56.04-4 Street orientation objectives <ul style="list-style-type: none"> To provide a lot layout that contributes to community social interaction, personal safety and property security Standard C10	Complies with the street orientation objectives and Standard C10. All proposed lots have good visibility and surveillance to the common property driveway and to Garfield Road.
56.04-5 Common area objectives <ul style="list-style-type: none"> To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. 	Complies with the common area objectives and Standard C11. The proposed common property driveway is appropriate for this three-lot subdivision given the site width prevents all lots having individual frontages to Garfield Road. The proposed Owners Corporation Schedule has been provided to Council to demonstrate how this common property area will be managed.
56.05 URBAN LANDSCAPE	<u>RESPONSE</u>
56.05-1 Integrated urban landscape objectives <ul style="list-style-type: none"> To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of the new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. Standard C12	The integrated urban landscape objectives and standard C12 are not applicable to this application as no streets or public open space are created as part of the proposed subdivision. <div data-bbox="927 1449 1283 1626" data-label="Image"> </div>
56.06 ACCESS AND MOBILITY MANAGEMENT	<u>RESPONSE</u>
56.06-2 Walking and cycling network objectives <ul style="list-style-type: none"> To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. 	The walking and cycling network objectives and Standard C15 are not applicable to this application.

<ul style="list-style-type: none"> To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. <p>Standard C15</p>	
<p>56.06-4 Neighbourhood street network objective</p> <ul style="list-style-type: none"> To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. <p>Standard C17</p>	<p>The neighbourhood street network objective and Standard C17 are not applicable. No streets are proposed to be created as part of this subdivision.</p>
<p>56.06-5 Walking and cycling network detail objectives</p> <ul style="list-style-type: none"> To design and construct footpaths, shared paths and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. <p>Standard C18</p>	<p>The walking and cycling network detail objectives and standard c18 are not applicable. No walking or cycling infrastructure is proposed. Residents will take benefit from existing footpaths along Garfield Road and the existing street network.</p>
<p>56.06-8 Lot access objective</p> <ul style="list-style-type: none"> To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighborhood street network. <p>Standard C21</p>	<p>Complies with the lot access objectives and Standard C21. The proposed lots have vehicular street access consistent with those requirements for Access Street – Level 1 (Table C1). The crossovers will be designed and constructed to the satisfaction of Council.</p>
56.07 INTEGRATED WATER MANAGEMENT	RESPONSE
<p>56.07-1 Drinking water supply objectives</p> <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. <p>Standard C22</p>	<p>Complies with the drinking water supply objectives and Standard C22. The supply of drinking water will be designed and constructed in accordance with the requirements, and provided to the boundary of all lots, to the satisfaction of the relevant water authority.</p>
<p>56.07-2 Reused and recycled water objective</p> <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	<p>Complies with the reused and recycled water objective and Standard C23. Where available, the supply of reused and recycled water will be designed, constructed and managed in accordance with the requirements, and provided to the boundary of all</p>

Standard C23	lots where available to the satisfaction of the relevant water authority.
56.07-3 Wastewater management objective <ul style="list-style-type: none"> To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	Complies with the wastewater management objective and Standard C24. Wastewater systems will be designed, constructed and managed in accordance with the requirements, consistent with the relevant approved domestic wastewater management plan, and provided to the boundary of all lots to the satisfaction of the relevant water authority.
Standard C24	
56.07-4 Stormwater management objectives <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. 	Complies with the stormwater management objectives and Standard C25. The modest subdivision is not foreseen to adversely impact on adjoining properties or along Garfield Road, and drainage will be provided to the satisfaction of Council.
Standard C25	
56.08 SITE MANAGEMENT	RESPONSE
56.08-1 Site Management objectives: <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	Can comply with the site management objectives and Standard C26. Relevant mitigation measures will be employed to minimise the potential for any adverse impacts to the environmental or the amenity of adjoining land.
Standard C26	
56.09 UTILITIES	RESPONSE
56.09-1 Shared trenching objectives: <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. 	Can comply with the shared trenching objectives and Standard C27. Shared trenching will be implemented where practical.
Standard C27	
56.09-2 Electricity, telecommunications and gas objectives:	Complies with the electricity, telecommunications and gas objectives and Standard C28. Electricity, telecommunications and reticulated water supply systems will be provided in shared trenches where possible with the requirements of the relevant



<ul style="list-style-type: none"> • <i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i> • <i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i> <p>Standard C28</p>	<p>servicing agency stipulated in any planning permit issued and provided to the satisfaction of the relevant authority.</p>
--	--



Cardinia

ADVERTISED MATERIAL

Planning Application: T250488
Date Prepared: 12 January 2026

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9. GENERAL PROVISIONS

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

- **Clause 65** **Decision Guidelines**
- **Clause 65.01** **Approval of an Application or Plan**
- **Clause 65.02** **Approval of an application to subdivide land**

CLAUSE 65 DECISION GUIDELINES

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

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	RESPONSE
<i>The matters set out in Section 60 of the Act.</i>	To the best of our knowledge, the land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>Any significant effects the environment, including the contamination of the land, may have on the development.</i>	The planning considerations have been adequately addressed within this report in sections 4-6.
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	
<i>The purpose of the zone, overlay or other provision.</i>	
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	
<i>The orderly planning of the area.</i>	
<i>The effect on the environment, human health and amenity of the area.</i>	The proposed development does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area.
<i>The proximity of the land to any public land.</i>	The proposed development does not adversely impact any public land within the vicinity of the site.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.
<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	Stormwater will be directed to the LPOD to the satisfaction of the Responsible Authority.

<i>The extent and character of native vegetation and the likelihood of it's destruction.</i>	No native vegetation is proposed to be removed under the current design.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	
<i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i>	The subject site is not prone to inundation or intensified bushfire risk.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	Loading and unloading facilities are not relevant to this proposal.
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposal does not adversely impact on the current and future development and operation of the transport system.

CLAUSE 65.02 APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND	
DECISION GUIDELINES	RESPONSE
<i>The suitability of the land for subdivision.</i> <i>The existing use and possible future development of the land and nearby land.</i> <i>The availability of subdivided land in the locality and the need for the creation of further lots.</i>	<p>The land is zoned for residential purposes. Garfield is experiencing much infill residential development, the lot sizes of the proposed subdivision will integrate with and compliment the emerging character of the area.</p>
<i>The effect of development on the use or development of other land which has a common means of drainage.</i>	The proposal will not adversely affect the use and development of other land which has a common means of drainage.
<i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i>	The subdivision is responsive to the constraints and considerations posed by the site.
<i>The density of the proposed development.</i>	The density of the proposed development is appropriate for the locality and reflects the subdivision and development patterns seen on adjoining land.
<i>The area and dimensions of each lot in the subdivision.</i>	The proposed subdivision has achieved lots with areas and dimensions consistent with those seen in the surrounding area.
<i>The layout of roads having regard to their function and relationship to existing roads.</i>	Proposed Lot 1 will utilise the existing crossover from Garfield Road. Proposed Lots 2 & 3 will be accessed via a new crossover and shared driveway from Garfield Road.

<i>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</i>	The proposed access configuration enables the safe and efficient movement of vehicles and pedestrians within and around the development.
<i>The provision and location of reserves for public open space and other community facilities.</i>	Not applicable. No reserves or public open space are proposed as part of the subdivision. Garfield is well serviced in terms of public open space.
<i>The staging of the subdivision.</i>	Not applicable. This is not a staged subdivision.
<i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i>	Not applicable. No development is proposed.
<i>The provision of off-street parking.</i>	All lots can support on-site carparking in accordance with the requirements of Clause 52.06.
<i>The provision and location of common property.</i> <i>The functions of any body corporate.</i>	Proposed lots 2 & 3 will utilise a shared driveway that will be managed as common property.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i> <i>If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	The subject site is able to connect to all services, including reticulated sewer.
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	No native vegetation is impacted by the proposal.
<i>The impact the development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.



10. CONCLUSION

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

- The proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is consistent with the purpose and decision guidelines of the General Residential Zone;
- The proposed subdivision layout and lot sizes and dimensions will integrate satisfactorily within the existing pattern of subdivision;
- Vegetation impacts have been avoided where possible and the subdivision layout provides opportunities for further landscaping;
- The proposal has satisfied all relevant objectives and standards of Clause 56;
- The proposal responds to the site features and has been informed by a comprehensive site analysis; and
- Ultimately, the proposal provides an excellent opportunity to create additional residential zoned lots in a well serviced location.



Arboricultural Impact Assessment

Location:

23 Garfield Road, Garfield

Report Commissioned by:

Nobelius Land Surveyors

Author:

Lachlan Scott

Grad. Cert. Arb.

Arbkey ref: 22-09-27IMPACTGarfieldGarfield.docx

Date submitted: July 11, 2025



ADVERTISED MATERIAL

Planning Application: T250488
Date Prepared: 12 January 2026

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1 Introduction

Arbkey has been engaged by Nobelius Land Surveyors to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 23 Garfield Road, Garfield. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

- Identified and assessed the trees, providing their location, species, dimensions, useful life expectancy and health and structural condition.
- Allocated each tree an arboricultural value, indicating its merit for retention throughout nearby disturbance.
- Calculated the size of the Notional Root Zone (NRZ) in accordance with Australian Standard 4970, Protection of Trees on Development Sites.
- Calculated and provided comment regarding the impact of the proposed development to the trees NRZs and assessed the suitability for retention of all trees against the current development plans.
- Provided recommendations to protect any trees through the proposed developments.



2 Site Details

The subject site is a single occupancy residential property featuring a house building and ornamental garden in its eastern section and a lawn area with scattered trees within its western section (Figure 1). Mid to large size trees, greater than 5m in height, are not a significant feature of the subject site but are more common within the adjacent private properties.



Figure 1: Subject site

2.1 Development Proposal

Subdivision of the property into three (3) lots, and installation of a driveway and vehicle crossing is proposed.

2.2 Planning and Policy Context

The subject site is located within General Residential Zone – Schedule 1 of the Cardinia Planning Scheme (DEECA 2025). Tree protection related planning overlays or local law are not applicable to the site.

Due to their ownership, any trees within adjacent third-party owned property must remain viable throughout works at the subject site unless under agreement with the tree's respective owner. Modification of trees in adjacent property may also be subject to permit approval.

2.3 Site Map

A site map detailing existing conditions and tree locations has been provided in Appendix 1: Site Map

3 Methodology

On the 18 May 2023, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2025) likely to intersect the property at, 23 Garfield Road, Garfield. The following information was collected for the trees:

- Tree Species
- Tree Location
- Height (m)
- Crown Spread (m)
- Diameter at Standard Height (DSH) at 1.4m above ground level (cm)
- Diameter at Base (DAB) at just above the root flare (cm)
- Health
- Structure
- Significance
- Photographs of tree

Only a ground based visual inspection was undertaken of all trees according to the principles of Visual Tree Assessment and tree hazard assessment described in Harris, Clark and Matheny (1999) and Mattheck and Breloer (1994).

Tree location has been derived using a feature survey provided by the client or if not present aligned using an RTK corrected GNSS receiver.

Height was measured on site using an impulse laser accurate to +/- 30cm. Crown spread values or drawings are indicative of crown size only, not shape or form.

A diameter tape was used to measure DSH. To prevent trespass, DSH has been estimated on adjacent sites.

Health, Structure and Significance are qualitative values derived from visual indicators and the authors experience and qualifications.

Encroachment of NRZs by the development has been calculated using GIS software.

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



3.1 Documents Reviewed

Table 1: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
Development Plan Ver 8	21229	Nobelius Land Surveyors	Feature Survey	Nd (Survey 4 April 2023)

4 Observations

4.1 Tree Details

43 trees were assessed, 23 on the site itself and 20 within adjacent third-party managed property (Table 2). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 2: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Indigenous	4	37, 38, 39, 41
<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	3	2, 29, 31
<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	3	3, 40, 42
<i>Prunus persica</i>	Peach/Nectarine	Exotic	3	25, 28, 34
<i>Malus domestica</i>	Apple	Exotic	2	26, 27
Mixed Species			28	-

5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 3). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

Trees attributed an arboricultural value of 'Third Party Ownership' are located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a 'High' arboricultural value and requires its retention in the landscape.

Table 3: Overview of arboricultural value

Arboricultural Value	Count	Tree IDs
Medium	1	1
Low	21	4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 20, 22, 23, 24, 25, 26, 27, 28, 33, 36
None	1	19
Third Party Ownership	20	2, 3, 11, 12, 13, 18, 21, 29, 30, 31, 32, 34, 35, 37, 38, 39, 40, 41, 42, 43

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

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

5.2.1 NRZ and SRZ details

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

5.3 Arboricultural Impact, NRZ Encroachment and Viability

5.3.1 Tree removal

21 trees are proposed for removal under the current development plans (Table 4). Permit approval is not required for the removal of these trees.

Table 4: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DSH (cm)	DAB (cm)
1	Jacaranda mimosifolia	Jacaranda	Medium	8	34.79	35
4	Camellia japonica	Camellia	Low	4	8.25	14
5	Prunus cerasifera "Nigra"	Purple Cherry Plum	Low	3	3	4
6	Fraxinus angustifolia "Raywood"	Claret Ash	Low	4	4	5
7	Dicksonia antarctica	Soft Tree Fern	Low	6	28	35
8	Pittosporum tenuifolium	Kohuhu	Low	5	7	9
9	Syringa vulgaris	Lilac	Low	4	8.94	40
10	Tamarix aphylla	Athel Tree	Low	4	7.35	17
14	Solanum mauritianum	Tree Tobacco	Low	3	9	12
15	Rhododendron sp.	Rhododendron	Low	4	22	25
16	Ficus carica	Common Fig	Low	5	34.83	40
17	Prunus armeniaca	Apricot	Low	6	18.03	18
19	Ligustrum vulgare	European Privet	None	4	11.18	20
20	Cotoneaster pannosus	Cotoneaster	Low	6	14.9	30
22	Prunus cerasifera	Cherry Plum	Low	6	40	46
23	Ailanthus altissima	Tree of Heaven	Low	6	14	16
25	Prunus persica	Peach/Nectarine	Low	4	10	16
27	Malus domestica	Apple	Low	5	15.62	20
28	Prunus persica	Peach/Nectarine	Low	4	10.1	14
33	Nerium oleander	Oleander	Low	4	13.49	15
36	Solanum rantonnetii	Blue Potato Bush	Low	3	15	20

5.3.2 Impact of design on trees to be retained

To assess the viability of the trees proposed for retention throughout the design's implementation, their NRZ and SRZ has been calculated and mapped as per AS4970 (2025). Where a development's footprint overlaps a NRZ it is termed 'encroachment' within AS4970 (2025). AS4970 (2005) categorises NRZ encroachment into:

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

Three (3) of the trees proposed for retention have NRZ encroached by the proposed development's footprint (Table 5).

Table 5: Trees with NRZ encroached by the design footprint.

Tree ID	Genus Species	Common Name	NRZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
2	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	0.85	No	Minor
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	12.46	Yes	Moderate
11	<i>Betula pendula</i>	Silver Birch	12.42	Yes	Moderate

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

5.3.3 NRZ, SRZ and Encroachment Map

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

5.3.4 Mitigation measures

Trees 3 and 11 are third party managed trees with NRZ moderately encroached by the proposed driveway. Considering their relatively low NRZ encroachment of less than 15% and the reduced impact of the shallow excavation required for a driveway's installation, Trees 3 and 11 would remain viable throughout the works proposed within their NRZ with no encroachment mitigation measures required.

6 Conclusions and Recommendations

Subdivision of the property into three lots and installation of a driveway and vehicle crossing is currently proposed at 23 Garfield Road, Garfield. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 43 trees were assessed, 23 on the site and 20 within adjacent property. 21 of these trees are proposed for removal under the development plans. Permit approval is not required for the removal of these trees.

To assess the viability of the trees proposed for retention throughout the design's implementation, their notional root zone (NRZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2025). Where a development's footprint overlaps a NRZ it is termed 'encroachment' within AS4970 (2025). Three (3) of the trees proposed for retention have NRZ encroached by the proposed design footprint.

Table 6: Overview of trees with NRZ encroached by the design footprint.

Encroachment Classification (AS4970 2025)	Count	Tree ID
Minor (<=10% Encroachment) Generally Acceptable	1	2
Moderate (10% - 20% Encroachment) Generally Tolerable with Arborist Review	2	3, 11

Trees 3 and 11 are third party managed trees with NRZ moderately encroached by the proposed driveway. Considering their relatively low NRZ encroachment of less than 15% and the reduced impact of the shallow excavation required for a driveway's installation, Trees 3 and 11 would remain viable throughout the works proposed within their NRZ with no encroachment mitigation measures required.

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

7 References

AS 4373, 2007, Australian Standard, Pruning Amenity Trees, 2nd Edition Standards Australia

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8 Appendix 1: Site Map

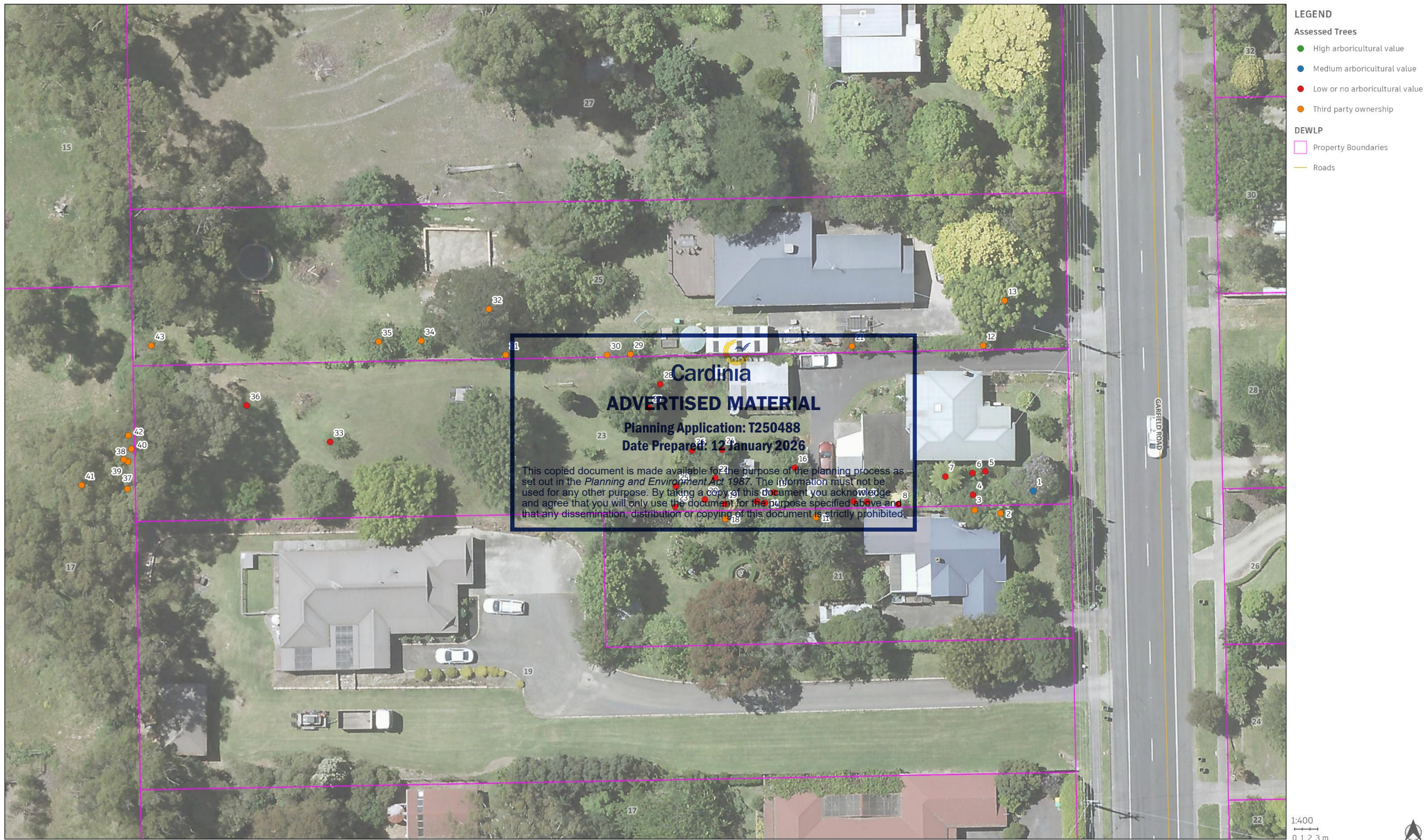


Figure 2: Site Map – Existing Condition

9 Appendix 2: Tree Details

Table 7: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
1	<i>Jacaranda mimosifolia</i>	Jacaranda	Exotic	8	8	34.79	35	Good	Fair	Mature	15 to 40	Medium	
2	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	Exotic	9	6	22.8	23	Good	Fair	Mature	15 to 40	Third Party Ownership	
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	7	6	26	32	Good	Fair	Mature	15 to 40	Third Party Ownership	
4	<i>Camellia japonica</i>	Camellia	Exotic	4	3	8.25	14	Good	Fair	Mature	15 to 40	Low	
5	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	Exotic	3	1	3	4	Good	Fair	Immature	15 to 40	Low	
6	<i>Fraxinus angustifolia</i> "Raywood"	Claret Ash	Exotic	4	1	4	5	Good	Fair	Immature	>40	Low	
7	<i>Dicksonia antarctica</i>	Soft Tree Fern	Australian Native	6	3	28	35	Fair	Good	Mature	15 to 40	Low	Vine infested
8	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	5	1	7	9	Good	Fair	Semi-mature	15 to 40	Low	
9	<i>Syringa vulgaris</i>	Lilac	Exotic	4	4	8.94	40	Fair	Fair	Mature	15 to 40	Low	
10	<i>Tamarix aphylla</i>	Athel Tree	Exotic	4	3	7.35	17	Fair	Fair	Semi-mature	15 to 40	Low	
11	<i>Betula pendula</i>	Silver Birch	Exotic	11	9	27	33	Good	Fair	Mature	15 to 40	Third Party Ownership	
12	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	Australian Native	4	2	10	14	Good	Good	Semi-mature	15 to 40	Third Party Ownership	
13	<i>Fraxinus excelsior</i> "Aurea"	Golden Ash	Exotic	10	13	38	44	Good	Fair	Mature	15 to 40	Third Party Ownership	
14	<i>Solanum mauritianum</i>	Tree Tobacco	Exotic	3	1	9	12	Fair	Fair	Mature	5 to 15	Low	
15	<i>Rhododendron</i> sp.	Rhododendron	Exotic	4	4	22	25	Good	Fair	Mature	5 to 15	Low	
16	<i>Ficus carica</i>	Common Fig	Exotic	5	5	34.83	40	Good	Fair	Mature	15 to 40	Low	
17	<i>Prunus armeniaca</i>	Apricot	Exotic	6	5	18.03	18	Fair	Fair	Mature	5 to 15	Low	
18	<i>Quercus robur</i>	English Oak	Exotic	6	5	15	18	Good	Good	Semi-mature	>40	Third Party Ownership	
19	<i>Ligustrum vulgare</i>	European Privet	Exotic	4	4	11.18	20	Fair	Poor	Mature	<5	None	
20	<i>Cotoneaster pannosus</i>	Cotoneaster	Exotic	6	5	14.9	30	Good	Fair	Mature	15 to 40	Low	
21	<i>Cotinus coggygria</i>	Smoke Bush	Exotic	4	4	10	16	Fair	Fair	Mature	5 to 15	Third Party Ownership	Up on retaining wall
22	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	6	5	40	46	Fair	Fair	Mature	5 to 15	Low	
23	<i>Ailanthus altissima</i>	Tree of Heaven	Exotic	6	2	14	16	Good	Fair	Semi-mature	>40	Low	Cluster of surrounding suckers

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DSH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Arboricultural Value	Comments
24	<i>Citrus xsinensis</i>	Orange	Exotic	4	4	14.04	18	Good	Fair	Mature	15 to 40	Low	
25	<i>Prunus persica</i>	Peach/Nectarine	Exotic	4	4	10	16	Fair	Fair	Mature	5 to 15	Low	
26	<i>Malus domestica</i>	Apple	Exotic	5	4	31	35	Good	Fair	Mature	15 to 40	Low	
27	<i>Malus domestica</i>	Apple	Exotic	5	3	15.62	20	Good	Fair	Mature	15 to 40	Low	
28	<i>Prunus persica</i>	Peach/Nectarine	Exotic	4	3	10.1	14	Good	Fair	Mature	15 to 40	Low	
29	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	5	3	14.35	19	Fair	Poor	Mature	<5	Third Party Ownership	Regrowth from lopped stump
30	<i>Prunus sp.</i>	Plum	Exotic	4	3	15	18	Dead	Fair	Over-mature	0	Third Party Ownership	
31	<i>Fraxinus angustifolia subsp. angustifolia</i>	Narrow Leaved Ash	Exotic	4	2	10	12	Fair	Poor	Semi-mature	5 to 15	Third Party Ownership	Regrowth from stump
32	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	16	13	60	70	Good	Good	Mature	15 to 40	Third Party Ownership	
33	<i>Nerium oleander</i>	Oleander	Exotic	4	3	13.49	15	Fair	Fair	Mature	5 to 15	Low	
34	<i>Prunus persica</i>	Peach/Nectarine	Exotic	4	4	15	18	Fair	Fair	Mature	15 to 40	Third Party Ownership	
35	<i>Malus domestica</i>	Apple	Exotic	5	5	21.05	21	Good	Fair	Mature	15 to 40	Third Party Ownership	
36	<i>Solanum rantonnetii</i>	Blue Potato Bush	Exotic	3	3	15	20	Fair	Fair	Mature	5 to 15	Low	
37	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Indigenous	23	11	75	90	Fair	Fair	Mature	>40	Third Party Ownership	
38	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Indigenous	11	3	17	30	Fair	Fair	Semi-mature	5 to 15	Third Party Ownership	Overshadowed
39	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Indigenous	12	7	24	45	Fair	Fair	Semi-mature	>40	Third Party Ownership	
40	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	2	1	2.83	6	Good	Fair	Immature	15 to 40	Third Party Ownership	
41	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	Indigenous	22	13	85	95	Fair	Fair	Mature	>40	Third Party Ownership	
42	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Australian Native	3	2	4	6	Good	Good	Immature	15 to 40	Third Party Ownership	
43	<i>Schinus molle</i>	Peppercorn Tree	Exotic	5	4	12.04	16	Good	Fair	Semi-mature	>40	Third Party Ownership	



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Planning Application: T250488

Date Prepared: 12 January 2026

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10 Appendix 3: NRZ and SRZ Details

Table 8: NRZ and SRZ details of assessed trees (AS4970 2025)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	NRZ radius (m) AS4970	NRZ Area AS 4970 (m2)
1	<i>Jacaranda mimosifolia</i>	Jacaranda	2.13	4.17	54.629
2	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.79	2.74	23.586
3	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.05	3.12	30.582
4	<i>Camellia japonica</i>	Camellia	1.5	2	12.566
5	<i>Prunus cerasifera</i> "Nigra"	Purple Cherry Plum	1.5	2	12.566
6	<i>Fraxinus angustifolia</i> "Raywood"	Claret Ash	1.5	2	12.566
7	<i>Dicksonia antarctica</i>	Soft Tree Fern	2.13	3.36	35.467
8	<i>Pittosporum tenuifolium</i>	Kohuhu	1.5	2	12.566
9	<i>Syringa vulgaris</i>	Lilac	2.25	2	12.566
10	<i>Tamarix aphylla</i>	Athel Tree	1.57	2	12.566
11	<i>Betula pendula</i>	Silver Birch	2.08	3.24	32.979
12	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	1.5	2	12.566
13	<i>Fraxinus excelsior</i> "Aurea"	Golden Ash	2.34	4.56	65.325
14	<i>Solanum mauritianum</i>	Tree Tobacco	1.5	2	12.566
15	<i>Rhododendron</i> sp.	Rhododendron	1.85	2.64	21.896
16	<i>Ficus carica</i>	Common Fig	2.25	4.18	54.891
17	<i>Prunus armeniaca</i>	Apricot	1.61	2.16	14.657
18	<i>Quercus robur</i>	English Oak	1.61	2	12.566
19	<i>Ligustrum vulgare</i>	European Privet	1.68	2	12.566
20	<i>Cotoneaster pannosus</i>	Cotoneaster	2	2	12.566
21	<i>Cotinus coggygria</i>	Smoke Bush	1.53	2	12.566
22	<i>Prunus cerasifera</i>	Cherry Plum	2.39	4.8	72.382
23	<i>Ailanthus altissima</i>	Tree of Heaven	1.53	2	12.566
24	<i>Citrus xsinensis</i>	Orange	1.61	2	12.566
25	<i>Prunus persica</i>	Peach/Nectarine	1.53	2	12.566
26	<i>Malus domestica</i>	Apple	2.13	3.72	43.475
27	<i>Malus domestica</i>	Apple	1.68	2	12.566
28	<i>Prunus persica</i>	Peach/Nectarine	1.5	2	12.566
29	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.65	2	12.566
30	<i>Prunus</i> sp.	Plum	1.61	1.61	8.143
31	<i>Fraxinus angustifolia</i> subsp. <i>angustifolia</i>	Narrow Leaved Ash	1.5	2	12.566
32	<i>Acacia melanoxylon</i>	Blackwood	2.85	7.2	162.86
33	<i>Nerium oleander</i>	Oleander	1.5	2	12.566
34	<i>Prunus persica</i>	Peach/Nectarine	1.61	2	12.566
35	<i>Malus domestica</i>	Apple	1.72	2.53	20.109
36	<i>Solanum rantonnetii</i>	Blue Potato Bush	1.68	2	12.566
37	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	3.17	9	254.469
38	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	2	2.04	13.074
39	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	2.37	2.88	26.058
40	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
41	<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum	3.24	10.2	326.851
42	<i>Pittosporum undulatum</i>	Sweet Pittosporum	1.5	2	12.566
43	<i>Schinus molle</i>	Peppercorn Tree	1.53	2	12.566

11 Appendix 4: NRZ, SRZ and Encroachment Map

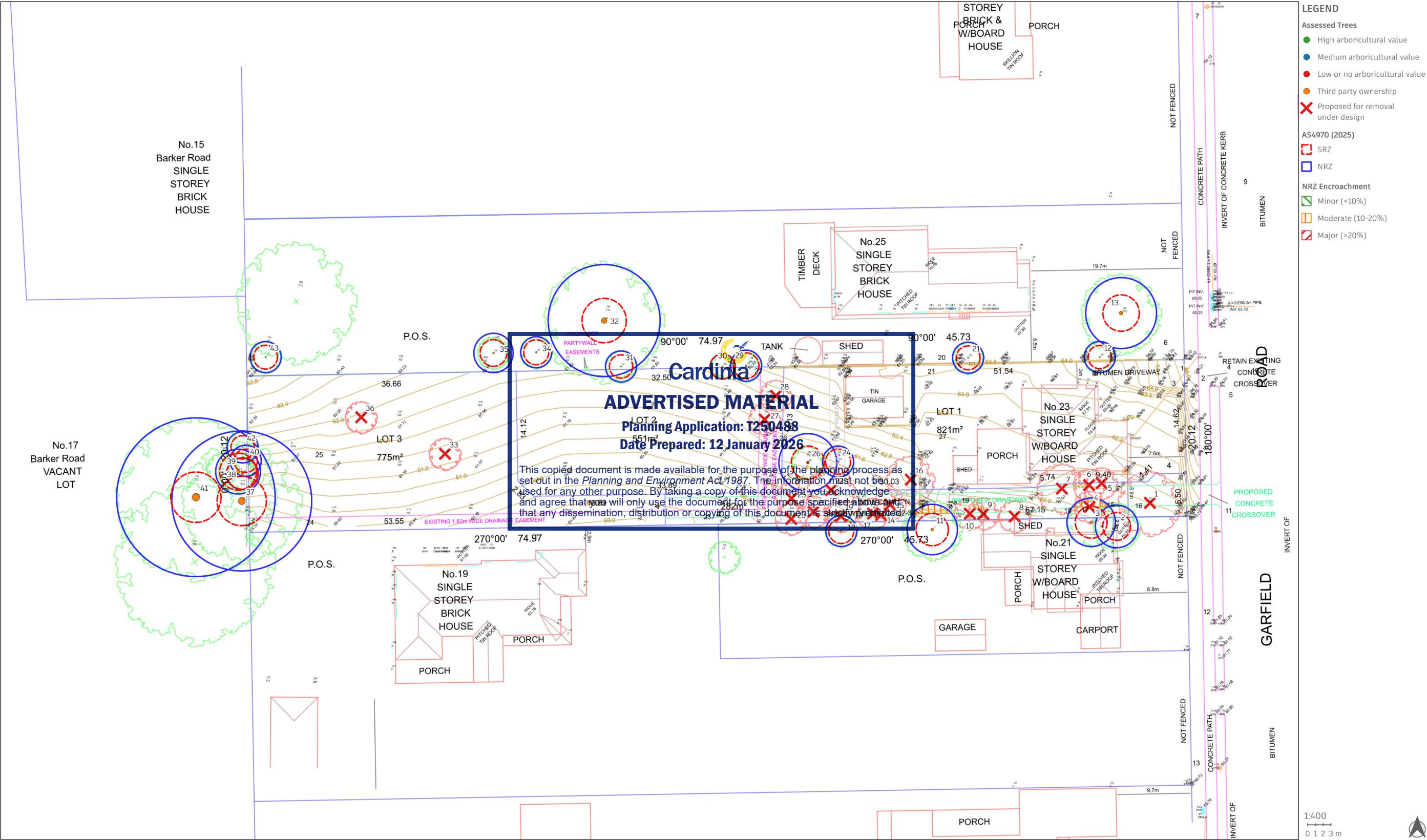


Figure 3: NRZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4



Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8





Cardinia

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Planning Application: T250488

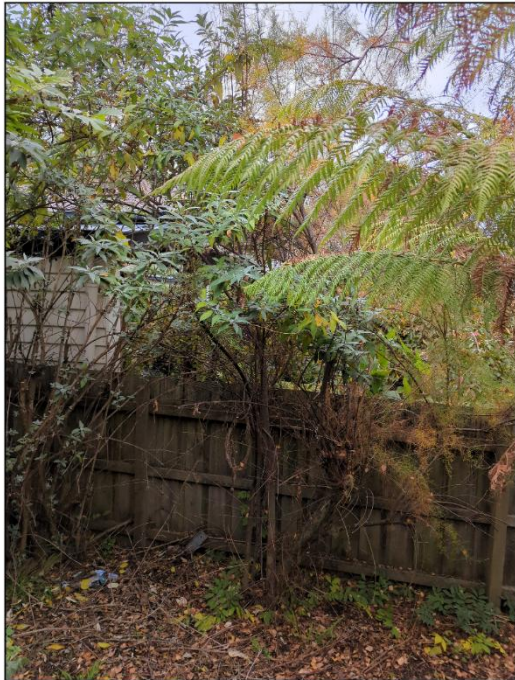
Date Prepared: 12 January 2026

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Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12





Cardinia

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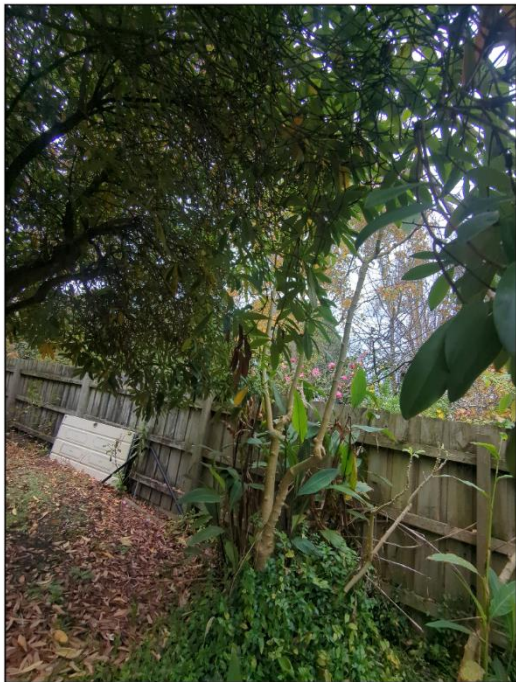
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Tree ID: 13



Tree ID: 14



Tree ID: 15



Tree ID: 16



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Tree ID: 17



Tree ID: 18



Tree ID: 19



Tree ID: 20



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Tree ID: 21



Tree ID: 22



Tree ID: 23



Tree ID: 24





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Tree ID: 25



Tree ID: 26



Tree ID: 27



Tree ID: 28





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Tree ID: 29



Tree ID: 30



Tree ID: 31



Tree ID: 32





Cardinia

ADVERTISED MATERIAL

Planning Application: T250488

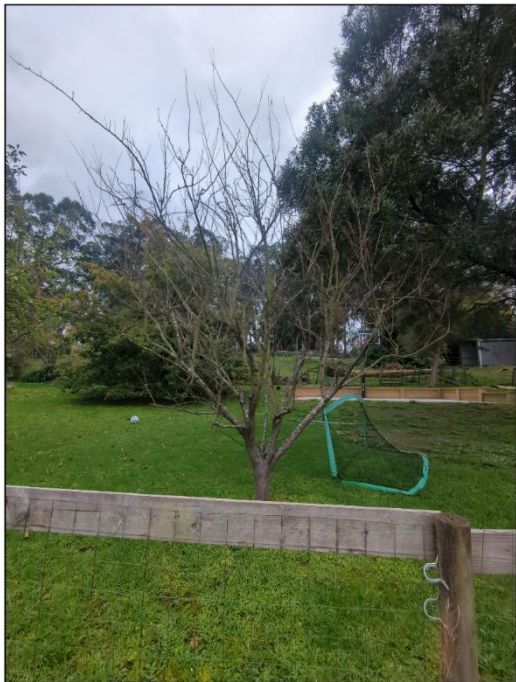
Date Prepared: 12 January 2026

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Tree ID: 33



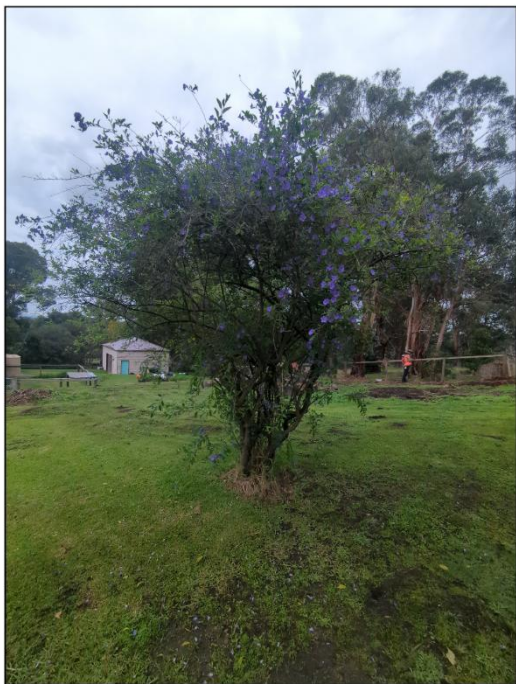
Tree ID: 34



Tree ID: 35



Tree ID: 36





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Tree ID: 37



Tree ID: 38



Tree ID: 39



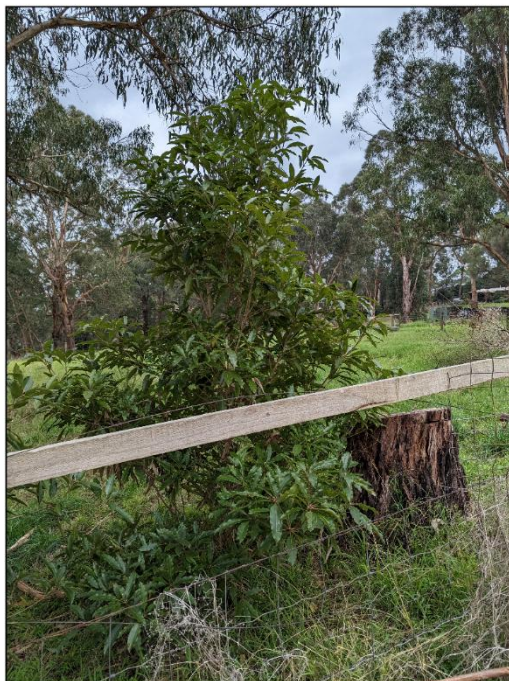
Tree ID: 40



Tree ID: 41



Tree ID: 42



Tree ID: 43



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13 Appendix 6: Data Definitions

DSH (Diameter at Standard Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2025).

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

Health summarises qualitative observations of canopy density, overall vigour and vitality made in the field:

- Good - Canopy is visually dense with less than 10% dieback and shows no, or only very minor nutrient deficiencies, pest and disease presence or stress-induced epicormic growth.
- Fair - Canopy is of average density, consists of between 10-30% dieback and shows a minor, or occasionally moderate, level of nutrient deficiency, pest and disease presence or stress-induced epicormic growth.
- Poor - Canopy is visually sparse, consists of more than 30% dieback and typically has significant nutrient deficiency, pest and disease presence or stress induced epicormic growth.
- Dead – No indication the tree is alive

Structure summarises qualitative observations of tree structure and stability made in the field:

- Good - The tree's form is optimal for the species. Typically trees of 'Good' structure have no or only very minor trunk leans or canopy asymmetry. These trees have parts that are not structurally compromised by decay, cracks, or other structural faults. Structural failure of these trees is only likely only under strong and unusual weather events
- Fair - The tree's structure includes minor structural defects that do not typically fail in light or moderate weather events. Typically trees of 'Fair' structure have minor trunk leans or slightly asymmetric canopies. These trees are likely to have parts that are partly compromised by decay or structural defects such as included bark.
- Poor - The tree's structure includes major structural defects. Failure of these trees is considered possible under light or moderate weather events. Typically trees of 'Poor' structure have major trunk leans or heavily asymmetric canopies. These trees are likely to have parts that are heavily compromised by decay or structural defects such as included bark.

Maturity summarises the life stage of the tree:

- Juvenile – The tree is in approximately the first 10% of its expected lifespan in its current environment
- Semi-mature – Tree is 10%-20% through its expected lifespan in its current environment and has not yet reached its mature dimensions.
- Mature – The tree is through 20%-90% of its expected lifespan in its current environment.
- Over-mature – The tree is through approximately 90% of its expected lifespan in its current environment

ULE (Useful Life Expectancy) indicates the anticipated remaining years of lifespan of the tree in its existing surroundings. The tree's lifespan is the time that it will continue to provide amenity value without undue risk or hazard and with a reasonable amount of maintenance.

Significance indicates the importance a tree may have on a respective site. The following descriptors are used to derive this value (adapted from IACA 2010):

High -

- Tree is good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant specimen or is rare or uncommon in the local area or of botanical interest or substantial age
- The tree is listed as a heritage item or threatened species or listed on a municipal significant tree register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions due to its size and scale. The tree makes a positive contribution to the local amenity.
- The tree supports social or cultural sentiments or spiritual associations or has commemorative values
- The tree is appropriate to the site conditions

Medium -

- The tree is in fair condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous taxa or a common species within the area.
- The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from a public space. The tree provides a moderate contribution to the amenity and character of the local area
- The tree is often partially restricted by above or below ground influences and/or resources.

Low -

- The tree is in fair condition and good or low vigour
- The tree has form atypical of the species.
- The tree is not visible or is partly visible from surrounding properties due to obstructions.
- The tree provides a minor contribution or has a negative impact on landscape amenity or character of the local area.
- The tree is a juvenile specimen that can easily be replaced.
- The tree's growth is severely restricted by above or below ground influences and/or resources.
- The tree has a feature that has potential to become structurally unsound.
- The tree is listed as a noxious or environmental weed under state, federal or municipal policy

Dead/Irreversible Decline -

- The tree is structurally unsound or unstable
- The tree is dead or in irreversible decline

Third Party Ownership

- The tree is located on adjoining land to the assessment.

A tree is to meet several or all the criteria in a category to be classified in that group

Arboricultural Value is a calculated value indicating the merit of the tree for retention through any nearby developments. It is a qualitative combination of the trees ULE and Significance Values (Table 9).

Table 9: Matrix for the calculation of Arboricultural Value

ULE	Significance Value					
		High	Medium	Low	Dead/Irreversible Decline	Third Party Ownership
	>40 years	High	Medium	Low	Low	Third Party Ownership
	15-40 years	High	Medium	Low	Low	Third Party Ownership
	5-15 years	High	Medium	Low	None	Third Party Ownership
	<5 years	Medium	Low	None	None	Third Party Ownership
	0 years	Low	None	None	None	Third Party Ownership

- High – Trees attributed a 'High' arboricultural value are generally of strong visual amenity and significant in the landscape. The utmost level of consideration should be given for the retention of these trees throughout development activities and/or nearby disturbance
- Medium – Trees attributed a 'Medium' arboricultural value are of moderate amenity value and have been attributed some value in the landscape. Trees attributed a 'Medium' arboricultural value should be retained and designed around during developments or nearby disturbance. If retention is not possible for these trees, removal and replacement can be often considered as an acceptable compromise.
- Low – Trees attributed a Low arboricultural value are of poor arboricultural merit. Removal and replacement is an acceptable compromise if designing around these trees is not possible.
- None – Trees attributed an arboricultural value of none have no arboricultural merit. Removal is usually acceptable or required for these trees.
- Third Party Ownership – The tree is located on adjacent land to the assessment. It is assumed that the owner of the tree attributes it a High arboricultural value and requires its retention in the landscape.

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

14.1 Structural Root Zone (SRZ)

The SRZ is an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2025) provides a method to calculate the SRZ of trees: The SRZ is calculated as

$$(DAB \times 50)^{0.42} \times 0.64$$

For grass like trees such as palms or tree ferns; SRZs are not calculated.

14.2 Notional Root Zone (NRZ)

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

$$12 * DSH$$

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

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

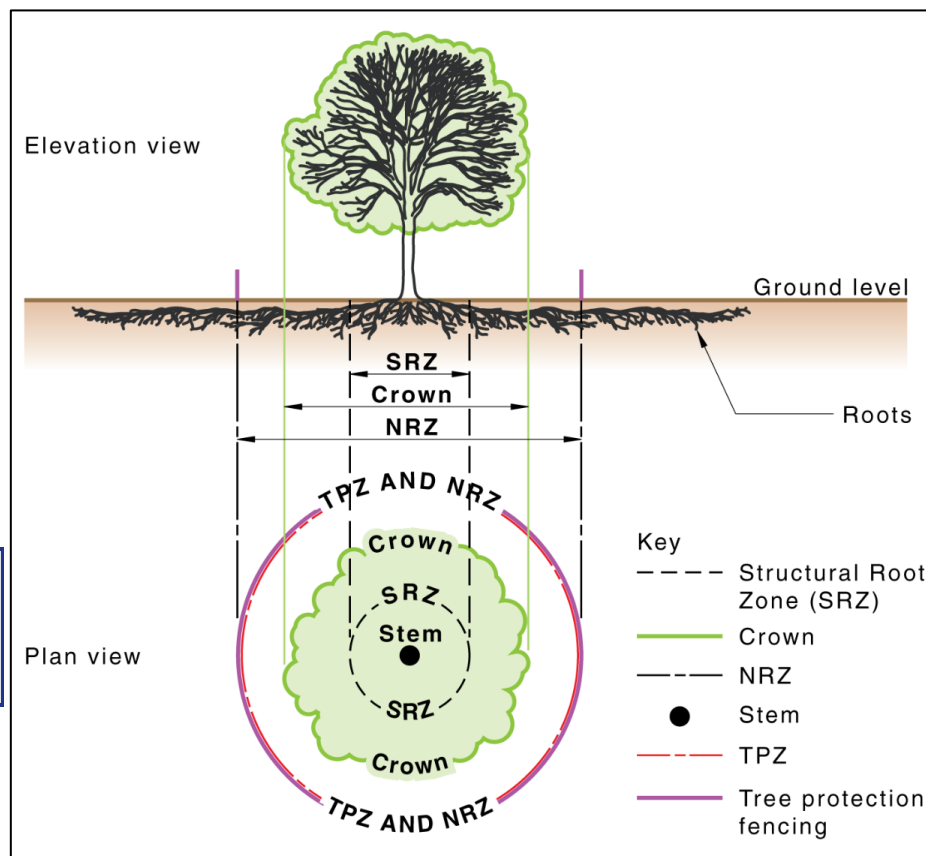


Figure 4: Diagram of NRZ and SRZ (AS 4970 2025)



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RESIDENTIAL SUBDIVISION
23 GARFIELD ROAD, GARFIELD - VIC 3814

ACCESS DRIVEWAY
VEHICLE SWEPT PATH ANALYSIS



LOCALITY PLAN
N. T. S.



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION MUST BE PROVEN ON SITE, NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

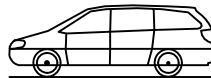
ABN: 87 686 141 679
35 Annette Court,
Endeavour Hills VIC 3802



CLIENT: NOBELIUS LAND SURVEYORS
PROJECT TITLE: RESIDENTIAL SUBDIVISION - ACCESS DRIVEWAY
SITE ADDRESS: 23 GARFIELD ROAD, GARFIELD - VIC 3814
DRAWING TITLE: COVER SHEET AND VEHICLE DETAILS

DESIGNED	NK	DRAWN	NK
CHECKED	EA	NO. OF SHEETS	210F 2
SCALE	N.T.S.	DATE STARTED	25.09.2025
SITE ID & JOB No.	190132	REV.	
DRAWING No.	VSP-01		A

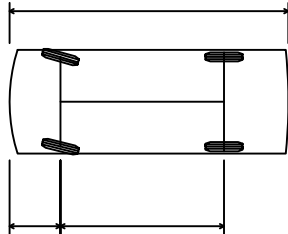
Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details Ref: 

Vehicle Name: Passenger vehicle (5.2 m)
Type: Passenger car
Category: Autodesk
Classification: Autodesk

Source: Austroads Publication AP-G34-13 (2013)

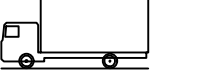
Description: Same as Australian Standards AS 2890.1-2004, B99 (99.8th percentile) vehicle, Unchanged since 2006 version of Austroads (Austroads Publication AP-G34/06)



Passenger vehicle (5.2 m)
Overall Length: 5.200m
Overall Width: 1.940m
Overall Body Height: 1.804m
Min Body Ground Clearance: 0.295m
Track Width: 1.840m
Lock-to-lock time: 4.00s
Curb to Curb Turning Radius: 6.300m

DESIGN VEHICLE

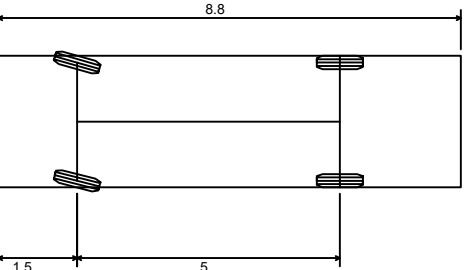
Vehicle Tracking v23.00 - Pool

Vehicle Tracking Vehicle Details Ref: 100024 

Vehicle Name: Service Vehicle (8.8 m)
Type: Rigid vehicle
Category: Autodesk
Classification: Autodesk

Source: Austroads Publication AP-G34-13 (2013)

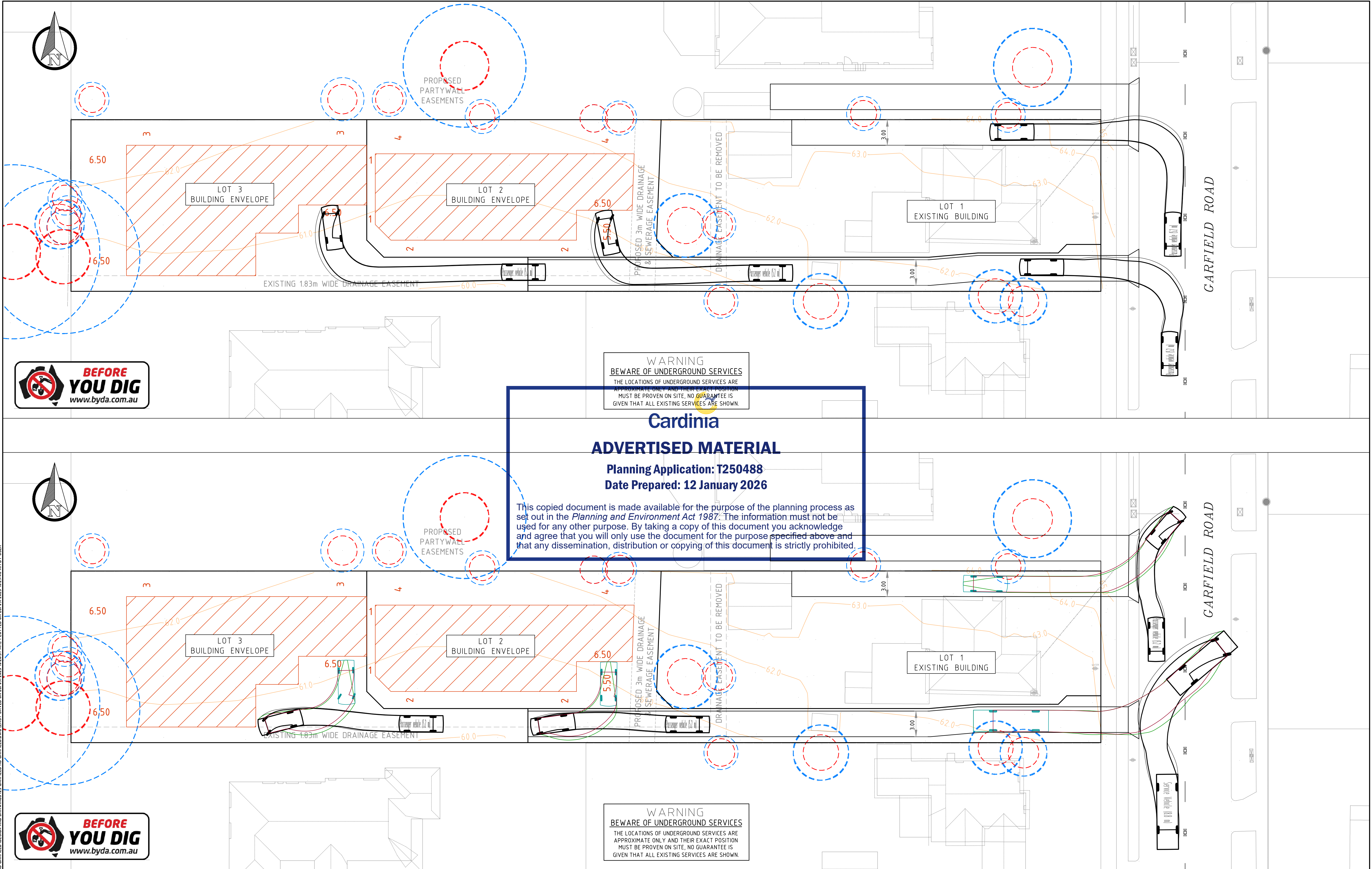
Description: Design vehicle. Unchanged since 2006 version of Austroads (Austroads Publication AP-G34/06)



Service Vehicle (8.8 m)
Overall Length: 8.800m
Overall Width: 2.500m
Overall Body Height: 4.300m
Min Body Ground Clearance: 0.427m
Track Width: 2.500m
Lock-to-lock time: 4.00s
Curb to Curb Turning Radius: 12.500m

CHECKING VEHICLE

DRAWING C:\PROJECTS\1323 GARFIELD RD GARFIELD\DRAWING LAST SAVED ON 26/09/2025 10:34:55 AM PLOTTED ON 26/09/2025 10:34:55 AM BY USER



DRAWING C:\PROJECTS\13 GARFIELD RD GARFIELD.DWG LAST SAVED ON 26/09/2025 10:28:51 AM PLOTTED ON 26/09/2025 10:29:46 AM BY USER

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A	ISSUED FOR PLANNING SUBMISSION	26.09.25	NK	EA			
REV	DESCRIPTION	DATE	INT	APP			

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

ABN: 87 686 141 679
35 Annette Court,
Endeavour Hills VIC 3802



CLIENT: NOBELIUS LAND SURVEYORS
PROJECT TITLE: RESIDENTIAL SUBDIVISION - ACCESS DRIVEWAY
SITE ADDRESS: 23 GARFIELD ROAD, GARFIELD - VIC 3814
DRAWING TITLE: VEHICLE SWEEP PATH ASSESSMENT

DESIGNED	NK	DRAWN	NK
CHECKED	EA	NO. OF SHEETS	2 OF 2
SCALE	1:200 @ A1 (UNO.)	DATE STARTED	25.09.2025
SITE ID & JOB No.	190132	REV.	
DRAWING No.	190132		
			A

DEVELOPMENT PLAN

23 Garfield Road

GARFIELD

SCALE 1:400 (A3)

VERSION: 9

LEGEND

- DENOTES TREE TO BE RETAINED

- DENOTES TREE TO BE REMOVED

- DENOTES PROPOSED BUILDING ENVELOPE

- DENOTES STRUCTURAL ROOT ZONE

- DENOTES TREE PROTECTION ZONE

- DENOTES OVERHEAD ELECTRICAL LINE

- DENOTES GROUND FLOOR HABITABLE WINDOWS

- DENOTES GROUND FLOOR NON-HABITABLE WINDOWS

No.15
Barker Road
SINGLE
STOREY
BRICK
HOUSE

P.O.S.

Cardinia

ADVERTISED MATERIAL

Planning Application: T250488
Date Prepared: 12 January 2026

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NOBELIUS LAND SURVEYORS

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DRAWN BY : HENRY

CHECKED : T.F

DATE OF SURVEY : 04/04/2023

SURV. REF. NO. 21229

APPROXIMATE
TRUE NORTH
N

A3

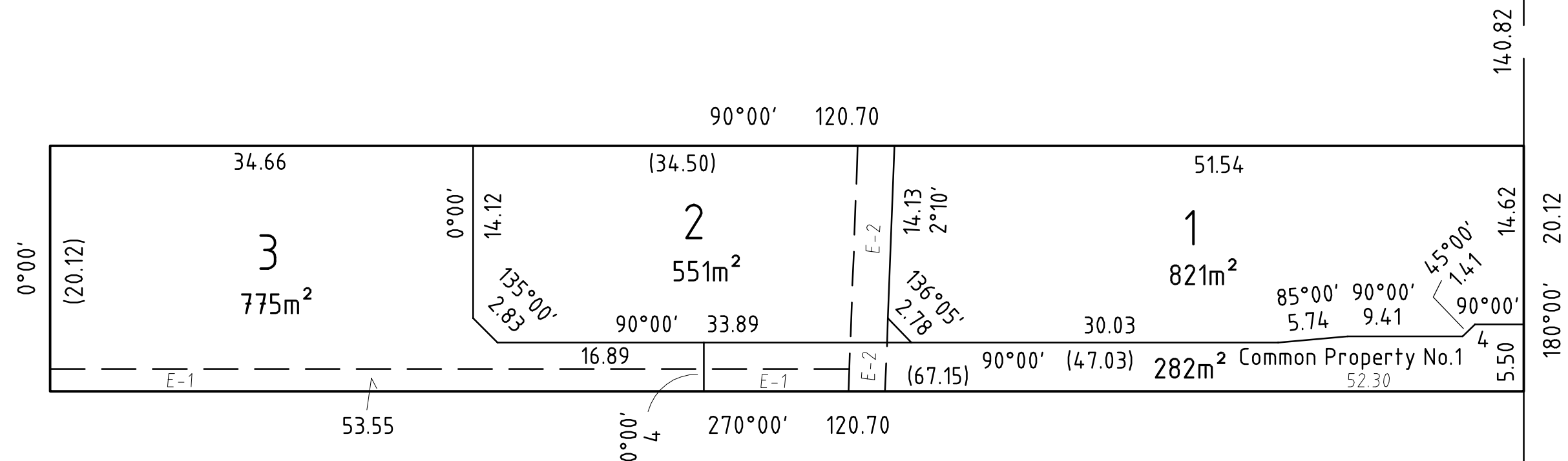
PLAN OF SUBDIVISION			EDITION 1	PS 925923 R	
<div>LOCATION OF LAND</div> <div>PARISH: Bunyip</div> <div>TOWNSHIP: ---</div> <div>SECTION: ---</div> <div>CROWN ALLOTMENT: 20 (PT)</div> <div>CROWN PORTION: ---</div> <div>TITLE REFERENCE: Vol. 8188 Fol. 843 & Vol. 7960 Fol. 189</div> <div>LAST PLAN REFERENCE: Lot 1 TP 236739 M & Lot 3 LP 24952</div> <div>POSTAL ADDRESS: 23 Garfeild Road, Garfield 3814</div> <div>MGA CO-ORDINATES: E: 383 740 ZONE: 55</div> <div>(at time of subdivision) N: 5 783 560 GDA 2020</div> <div>(of approx centre of land in plan)</div>			<div>Council Name: Cardinia Shire Council</div> <div>EXPLANATORY NOTE:</div> <div>WARNING: This plan is unregistered.</div> <div>Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.</div> <div><div><div><div>Cardinia</div><div>ADVERTISED MATERIAL</div><div>Planning Application: T250488</div><div>Date Prepared: 12 January 2026</div></div><div><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></div></div>		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		<div>Other Purpose of Plan</div> <div>1. Removal of part of the Easement shown as E-1 & the Easement shown as E-2 on LP 24952, both being a Drainage Easement in favour of all lots on LP 24952, created in LP 24952.</div> <div>Grounds for Removal</div> <div>Cardinia Shire Council Planning Permit No.</div> <div>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, OR ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</div>		
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION: DOES NOT APPLY					
<div>SURVEY:</div> <div>This plan is based on survey.</div> <div>STAGING:</div> <div>This is not a staged subdivision.</div> <div>Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s).</div> <div>In Proclaimed Survey Area No. ---</div>					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all of the land in this plan.					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	Drainage	1.83	LP 24952	All Lots on LP 24952	
E-2	Sewerage	3	This Plan	South East Water Corporation	
E-2	Drainage	3	This Plan	C/T Vol. 9052 Fol. 360 & C/T Vol. 9052 Fol. 361	
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 21229		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
<div><div></div><div>P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</div></div>		LICENSED SURVEYOR: B. S. NOBELIUS VERSION 2			

PS 925923 R



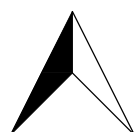
BARKER ROAD

GARFIELD ROAD



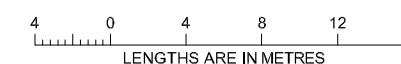
WARNING: This plan is unregistered.
See Sheet 1 for Explanatory Note

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SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET 2

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VERSION 2