

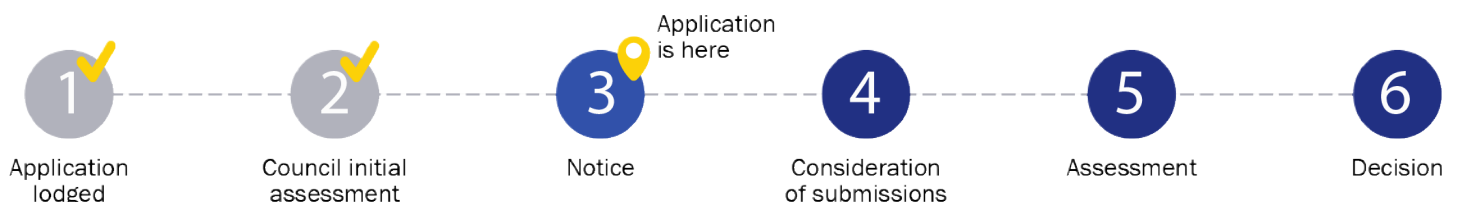


Notice of Application for a Planning Permit

The land affected by the application is located at:	L21 LP10407 25 Kings Road, Emerald VIC 3782	
The application is for a permit to:	Subdivision of Land into Two (2) Lots and Removal of One (1) Tree	
A permit is required under the following clauses of the planning scheme:		
32.09-3	Subdivide land	
42.02-2	Remove, destroy or lop vegetation	 ADVERTISED MATERIAL Planning Application: T250009 Date Prepared: 13 January 2026 <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>
43.02-3	Subdivide land	
44.06-2	Subdivide land	
APPLICATION DETAILS		
The applicant for the permit is:	M.J.Reddie Surveys Pty Ltd	
Application number:	T250009	
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:		29 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: <ul style="list-style-type: none">• 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 A1254CF

Basic Information

Proposed Use 2 lot subdivision
 Current Use Single residential dwelling
 Site Address 25 Kings Road Emerald 3782

Covenant Disclaimer

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

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

Co

Typ

App

Ow

Pre

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40



ADVERTISED MATERIAL

Planning Application: T250009
 Date Prepared: 13 January 2026

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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

Documents Uploaded

Date	Type	Filename
08-01-2025	Subdivision Plan	24-10-220 (PS V1) Model ().pdf
08-01-2025	Explanatory Letter	Form 1.pdf
08-01-2025	Additional Document	24-10-220 (SA) Model (1).pdf
08-01-2025	Additional Document	Clause 56.pdf
08-01-2025	Additional Document	24-10-220 (FS SUBN) Model (1).pdf
08-01-2025	Additional Document	TITLE Full.PDF



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



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20 Siding Avenue, Officer, Victoria

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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T250009
Address of the Land:	25 Kings Road, Emerald VIC 3782
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 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.		
planning permit Removal of Tree #8 identified in the Tree Impact Assessment		

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

IMPORTANT INFORMATION

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

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

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

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

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

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



ADVERTISED MATERIAL

Planning Application: T250009
Date Prepared: 13 January 2026

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

Page 1 of 1

VOLUME 05443 FOLIO 520

Security no : 124120607996F
Produced 12/12/2024 01:51 PM

LAND DESCRIPTION

Lot 21 on Plan of Subdivision 010407.
PARENT TITLE Volume 05431 Folio 009
Created by instrument 1347806 02/08/1928

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEONARD GEORGE PURTON of 42A EMERALD BEACONSFIELD ROAD EMERALD VIC 3782
AC256229X 11/08/2003

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 25 KINGS ROAD EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 01/05/2019

DOCUMENT END


Cardinia
ADVERTISED MATERIAL
Planning Application: T250009
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Document Type	Plan
Document Identification	LP010407
Number of Pages (excluding this cover sheet)	4
Document Assembled	12/12/2024 13:51

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



PLAN OF SUBDIVISION
PARTS OF CROWN ALLOTMENTS 1,2,3,9 & 10
SECTION A AND PARTS OF FORMER GOVT ROAD
TOWNSHIP OF EMERALD
PARISH OF GEMBROOK
COUNTIES OF EMERALD AND EVELYN

LP 10407

EDITION 3

PLAN MAY BE LODGED 19/8/24

COLOUR CODE

E-1 = BLUE

R1 & R2= BROWN

ROADS COLOURED BROWN

AS TO THE LAND MARKED E-2

AN EASEMENT FOR DRAINAGE CREATED

VIDE AT813619H IN FAVOUR OF

CARDINIA SHIRE COUNCIL

VOL 4773 FOL 518

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

Cardinia

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STREET NAME AMENDED

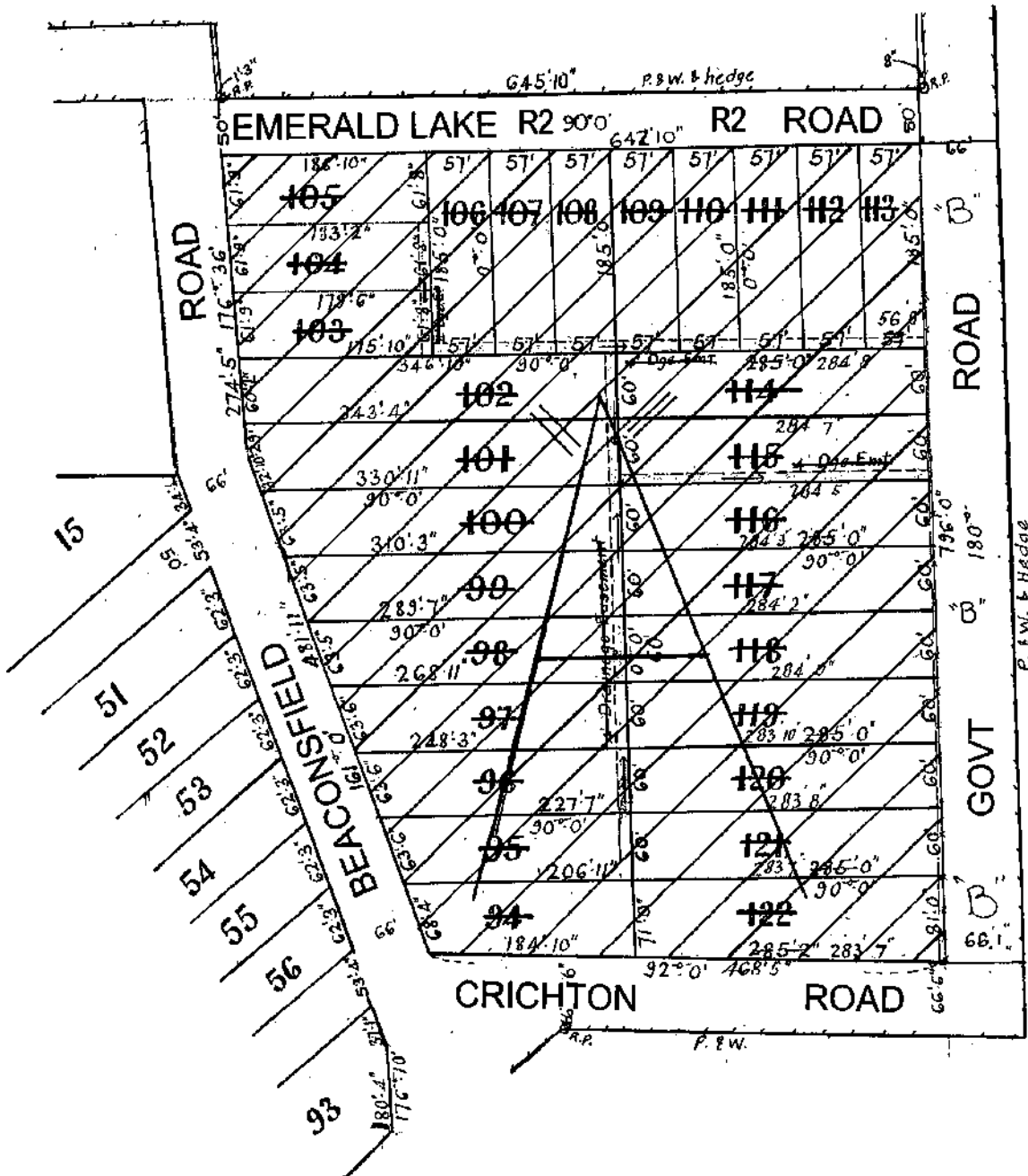
FROM: QUEENS AVENUE

TO: EMERALD LAKE

VIDE: CORR 63/14874

3 SHEETS
SHEET 1

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



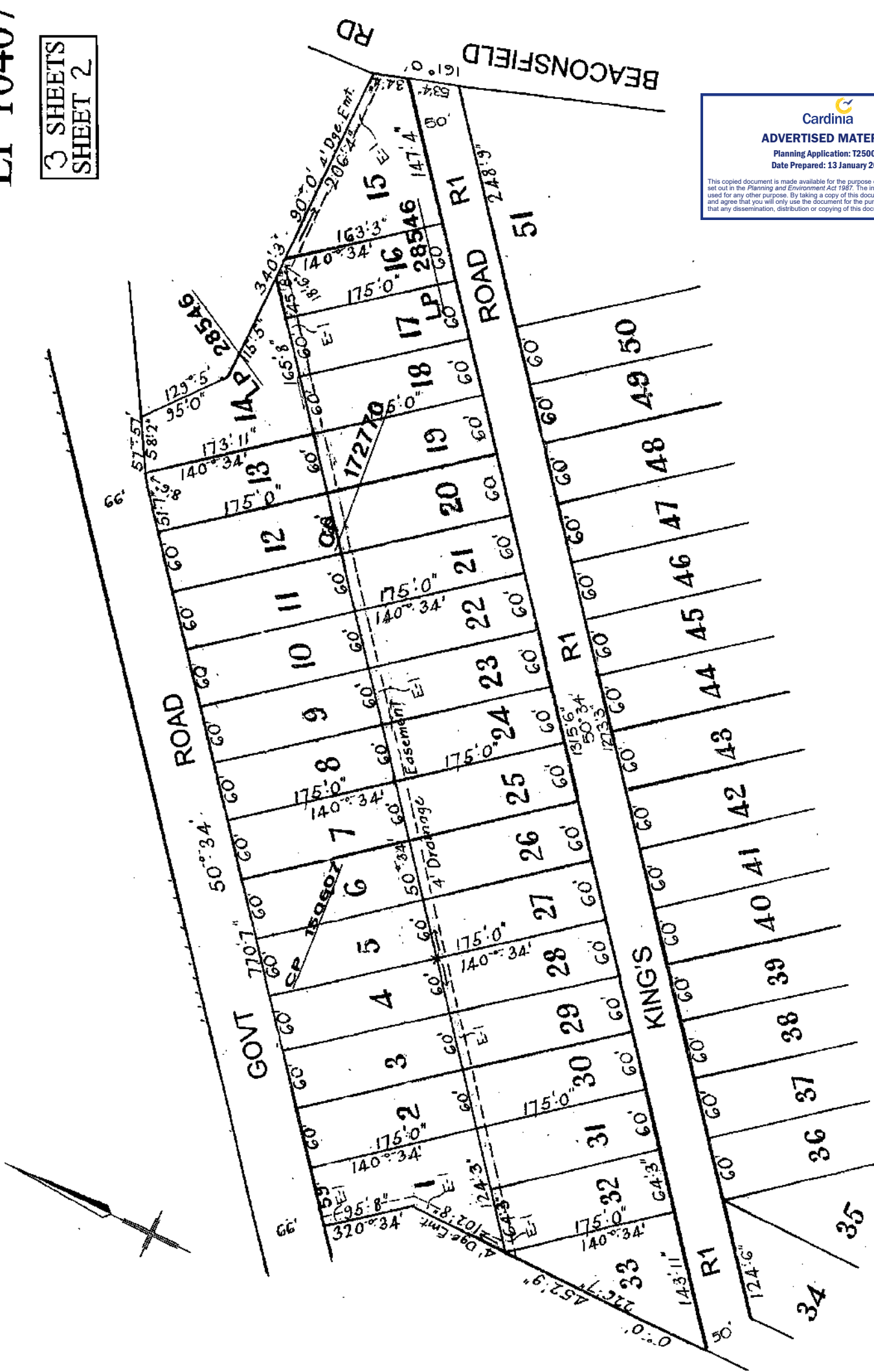
LP 10407

3 SHEETS
SHEET 2



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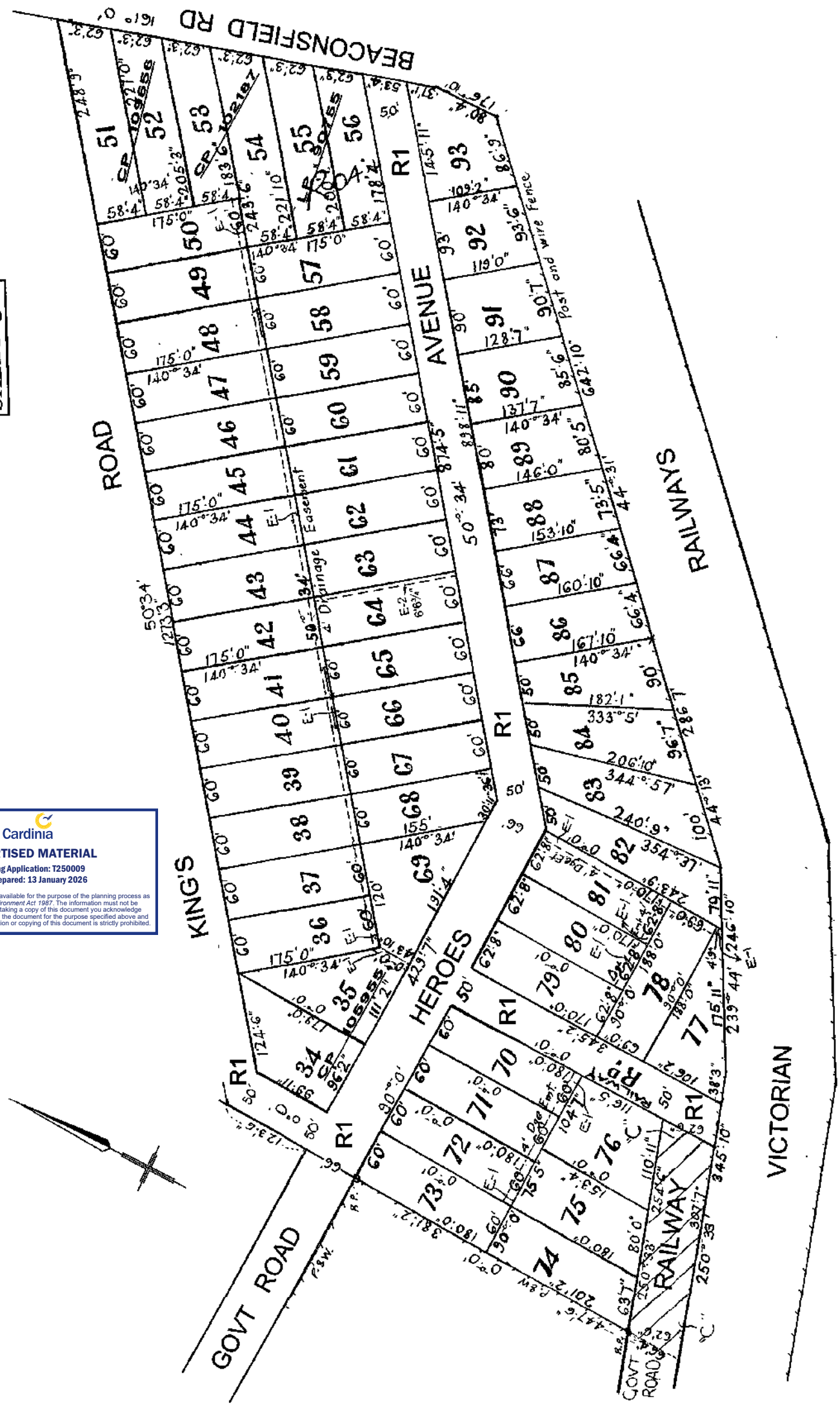
LP 10407

3 SHEETS
SHEET 3



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 10407

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
	"A"	EXCISED	C.O.42121			1	
	"B"	ROAD CLOSED	GOVT GAZ 1965 P.295			1	
	"C"	ROAD DISCONTINUED	L.G.D.4675			1	
LOT 53		DRAINAGE EASEMENT REMOVED	APP.1527 SEC.73			1	MLB
LOT 64	E-2	CREATION OF EASEMENT	AT813619H	27/11/2020		2	L.H
BEACONSFIELD ROAD		RECTIFICATION (AS TO BEARING)	PS848282H	26/03/2023		3	B.J.S.



ADVERTISED MATERIAL
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Date Prepared: 13 January 2026

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SUBDIVISION (PROCEDURES) REGULATIONS 2011 - SCHEDULE 1

SCHEDULE 1

FORMS

Sch. 1

FORM 1

[Regulation 6](#)

[Subdivision Act 1988](#)

APPLICATION FOR CERTIFICATION OF PLAN

PART A. [*All Applicants complete this Section*]

Plan No.: PS 928354P

To: Cardinia Shire Council

PO Box 7 Pakenham VIC 3810

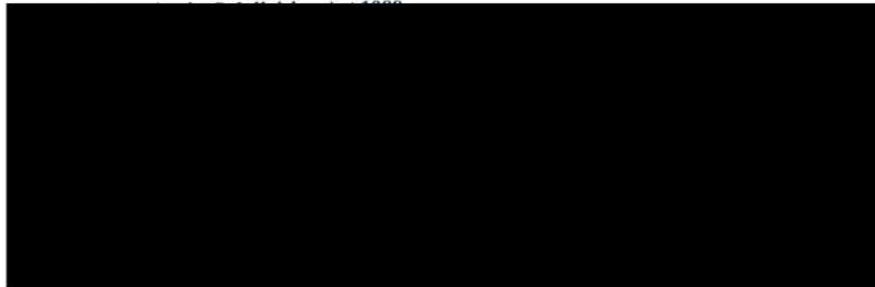


apply to have the attached:

*PLAN OF SUBDIVISION

*PLAN OF CONSOLIDATION

*PLAN OF CREATION/REMOVAL/VARIATION OF EASEMENT/RESTRICTION



ADVERTISED MATERIAL

Planning Application: T250009

Date Prepared: 13 January 2026

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Does the attached plan do anything requiring the unanimous resolution of the members of the owners corporation under Division 3 of Part 5 of the [Subdivision Act 1988](#) or an order of the Victorian Civil and Administrative Tribunal under section 34D of the [Subdivision Act 1988](#) ?

*YES [*provide details*]/*NO

If 'YES', have the members of the affected owners corporation passed a unanimous resolution to proceed with the alterations shown on the attached plan?

*YES/*NO

If 'NO', has the Victorian Civil and Administrative Tribunal made an order under section 34D of the [Subdivision Act 1988](#) ?

Sch. 1

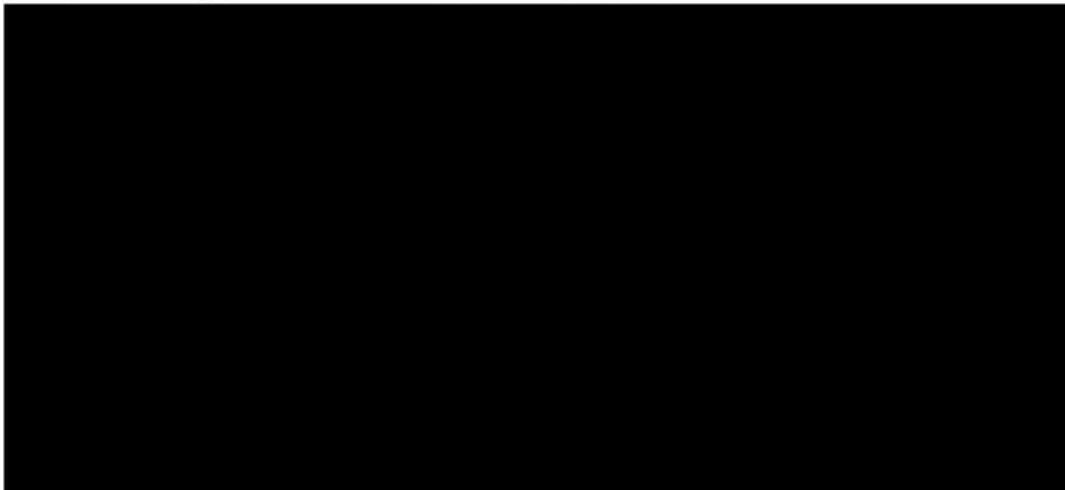
*YES/*NO

Signed:

[*Name and signature of Applicant*]

IF THE APPLICANT IS NOT THE OWNER, the owner must provide written consent under [section 5\(5\)](#) of the [Subdivision Act 1988](#) —

(a) if the application is made in paper form by signing the following—



M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

Office: 1 Horner St. Beaconsfield, 3807
Branch Office: 19 Evergreen Ave Inverloch, 3996
Email: luke@reddiesurveys.com.au

POSTAL ADDRESS:

P.O. BOX 268

BERWICK 3806

PHONE: 9707 4117

FAX: 9707 4428

8/07/2025

Address: 25 Kings Road, Emerald

Proposal: Subdivision of the land into 2 lots

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

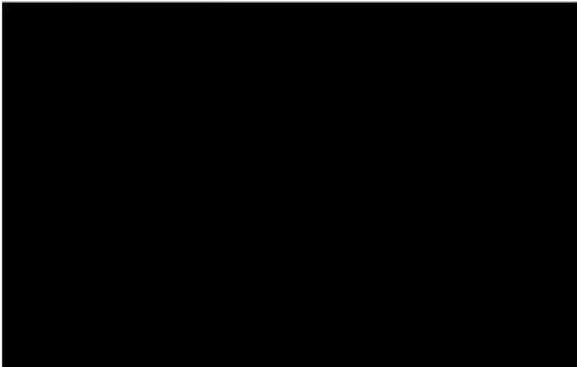
1. Arborist report
 - a. See attached Arborist report attached below.
2. Written statement related to the proposed subdivision
 - a. See written responses below responding to each statement.
3. Amended Feature Survey
 - a. There were no services located on the initial Feature Survey relating to drainage and sewerage, see attached Yarra Valley Water Sewer and Water plans for further details.
4. Amended Site Analysis Plan
 - a. See attached updated Site Analysis Plan, please note the statement above regarding the sewerage and drainage services for the property.

Regarding the Councils Traffic Department request for further information, we have approached Craig Civil design to complete the required work however, engineering can be completed as part of the permit and If council want detailed engineering plans that we request it to be added as a permit condition.

I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.



Written Statements Addressing Council Concerns

6.1 A statement outlining whether a planning permit is required for creation of the proposed restriction (building envelope) under Clause 52.02 (Easements, Restrictions and Reserves) of the Scheme, and identifying the method by which the proposed restriction (building envelope) is proposed to be created, be it Section 23 of the Subdivision Act 1988 or an alternate method.

The following addresses the requirement under Clause 52.02 of the Planning Scheme for the creation of a proposed restriction in the form of a building envelope associated with a two-lot subdivision at 25 Kings Road, Emerald, Victoria.

The subject site is proposed to be subdivided into:

- **Lot 1:** 408 square metres, containing an existing dwelling; and
- **Lot 2:** 567 square metres, currently vacant, with a proposed building envelope of 278 square metres, as shown on the submitted building envelope plan (Ref: 24-10-220 Building Envelope Plan V2).

Clause 52.02 – Easements, Restrictions and Reserves

Clause 52.02 of the Planning Scheme requires a planning permit to create a restriction, unless the restriction is:

- Created by a condition of a planning permit; or
- Created under Section 23 of the *Subdivision Act 1988*.

Permit Requirement Assessment

In this instance, **a planning permit is *not required*** for the creation of the proposed building envelope restriction. The restriction is proposed to be created as part of the plan of subdivision process pursuant to **Section 23 of the *Subdivision Act 1988***, which provides for restrictions to be created and recorded on title during registration at Land Use Victoria.

6.2 A detailed response to Clause 53.18 – Stormwater Management in Urban Development and Standard C25 of Clause 56.

The proposed subdivision complies with the intent of Clause 53.18 through the following measures:

- 1. Minimal Site Disturbance:**
 - Lot 1 is already developed and connected to existing legal point of discharge infrastructure. No significant changes to the impervious area are proposed.
 - Lot 2 is currently vacant. The inclusion of a 278 m² building envelope on a 567 m² lot ensures substantial permeable space is maintained, supporting onsite infiltration and reducing runoff volumes.
- 2. Capacity for Onsite Stormwater Management:**
 - The size and layout of Lot 2 ensures there is ample opportunity for future development to incorporate Water Sensitive Urban Design (WSUD) elements, such as rainwater tanks, infiltration trenches, or rain gardens, to meet stormwater treatment objectives.
 - Future dwellings on Lot 2 will be required to connect to the legal point of discharge, with measures assessed and enforced at the building permit stage.
- 3. Protection of Water Quality:**

- The subdivision layout promotes a low-impact development model, with a building envelope size that avoids overdevelopment and allows effective stormwater management to be integrated at the individual lot scale.
- Stormwater quality performance objectives under Clause 53.18 will be met at the time of building development via conditions imposed through the building approval process, consistent with common residential infill development practice.

Standard C25 – Integrated Water Management (Clause 56.07-4)

Standard C25 requires that subdivision proposals:

- Provide for collection, treatment and disposal of stormwater,
- Prevent adverse impacts on the quantity and quality of water entering waterways and drainage systems.

Response:

The proposed subdivision satisfies Standard C25 as follows:

1. Connection to Infrastructure:

- The site is located within a serviced urban area with access to reticulated drainage infrastructure managed by the responsible authority.
- Lot 1 is already serviced. Lot 2 will be connected to a legal point of discharge in accordance with council engineering standards, at the time of development.

2. Site Responsiveness:

- The subdivision design responds to the existing site topography and drainage patterns. The building envelope for Lot 2 has been carefully located to optimise land usability while preserving surrounding open space for drainage management.

3. Future Development Considerations:

- Given the lot size and available open space outside the building envelope, there is sufficient room for implementation of WSUD measures in accordance with Clause 56.07-4 and council drainage requirements.
- Onsite detention and treatment measures can be installed at the time of construction to ensure that post-development stormwater discharge rates and quality meet relevant performance criteria.

Conclusion:

The proposed subdivision meets the objectives and requirements of **Clause 53.18** and **Standard C25 of Clause 56** by:

- Ensuring adequate land is available for effective stormwater collection and disposal,
- Providing capacity for future WSUD elements and stormwater treatment,
- Preventing adverse impacts on receiving systems through appropriate future connection to council infrastructure.

Should any additional drainage engineering detail be required, this can be addressed as a condition of certification or through the building permit stage for future development on Lot 2.

6.3 Whether the GI shed will be removed.

The GI Shed located in the proposed lot 2 of the subdivision is to be removed.



M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

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Email: luke@reddiesurveys.com.au

POSTAL ADDRESS:

P.O. BOX 268

BERWICK 3806

PHONE: 9707 4117

FAX: 9707 4428

3/09/2025

Address: 25 Kings Road, Emerald

Proposal: Subdivision of the land into 2 lots

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

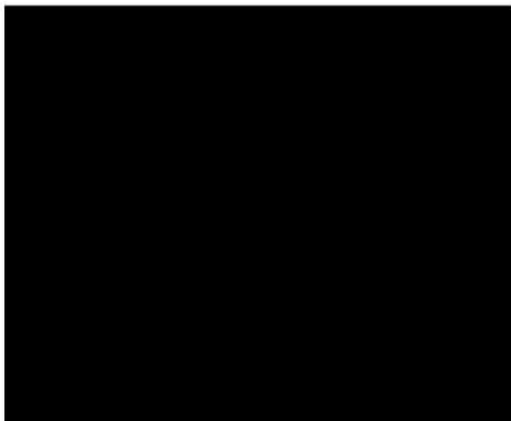
We will respond to each item in your letter below.

1. Amended BMP & BMS
 - a. See attached amended BMP attached below
2. Arborist report
 - a. See attached amended TIA attached below
3. Neighbourhood and Site Description Plan
 - a. See attached Site Analysis V4 attached below
4. Swept Path Analysis
 - a. See attached Preliminary Plans from CCD attached below
5. Crossover
 - a. The owner has advised the new crossover to Lot 2 will be constructed with concrete
6. Garden area calculation
 - a. See attached Building Envelope plans below

I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.



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Email: luke@reddiesurveys.com.au

POSTAL ADDRESS:

P.O. BOX 268

BERWICK 3806

PHONE: 9707 4117

FAX: 9707 4428

25/11/2025

Address: 25 Kings Road, Emerald VIC 3782
Proposal: Subdivision of the land into 2 lots

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

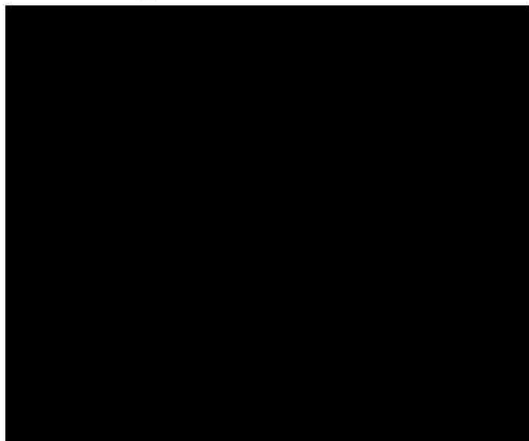
1. Amended Arborist Report
 - a. Please see attached Amended Arborist Report below
2. Written Statement required by Council
 - a. Please see attached Email Chain resolving the Written Statement
3. Stormwater Management & LPOD
 - a. Please see attached Preliminary Design Plans developed by Craig Civil Design in conjunction with Council Officer Ken White

I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

Kind Regards





TREE IMPACT ASSESSMENT

25 KINGS ROAD
EMERALD 3782

Prepared for: Len Purton
Prepared by: Paul Slinger: Habitat Ecology



ADVERTISED MATERIAL

Planning Application: T250009

Date Prepared: 13 January 2026

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BACKGROUND

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Disclaimer

Habitat Ecology has taken all necessary measures to ensure that an accurate document has been prepared. However, the company accepts no liability for any damages or loss incurred as a result of any errors or omission or the content and recommendations contained within the report.

The responses in the Arboricultural Assessment below are made on the basis of information provided and the state of the site at the time of investigation and inspection. In the event that circumstances, conditions, or additions are made to the information or there is a change in the conditions at the site that may materially affect the decision-making process inherent in this assessment then a review of the assessment may be required in light of those changes.

BACKGROUND

Paul Slinger has been actively working in the field of horticulture and natural resource management for over 40 years. He has a background in revegetation, restoration and management of bushlands, arboriculture, both native and exotic flora and fauna management and conservation.

Qualifications

P.Grad. Cert. Bushfire Planning & Management

P.Grad. Cert Applied Science (Ornithology)

B.App. Sci. Parks & Recreation (Wildlife)

Diploma of Sustainability

Diploma of Arboriculture

Certificate IV in Project Management Practice

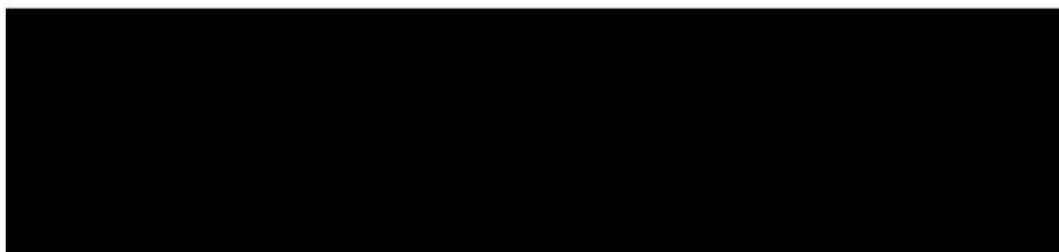
Certificate IV Training & Assessment

Certificate of Horticulture.

Certificate of Pest Management

International Society of Arboriculture (ISA 238320) TRAQ Accredited

Victorian Tree Industry (VTIO V10637)



Version	DATE	DETAILS
V1.0	15 th March 2025	Initial report to client for submission
V1.1	25 th April 2025	Updated with revised PoS & comments for RFI
V1.2	24 th June 2025	Updated information required in council RFI
V1.3	9 th August 2025	Updated information required by council
V1.4	30 th September 2025	Updated information required by council

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1.0 INTRODUCTION

Habitat Ecology was commissioned by M J Reddie Surveys on behalf of Len Purton to provide an assessment of trees at the 25 Kings Road Emerald 3782 (herein referred to as the subject site). The assessment was to provide advice on the status and condition of the trees on site and the potential impacts of the proposed subdivision of the property into two allotments as part of an application to Cardinia Shire Council.

2.0 OBJECTIVES

The objective of the assessment undertaken was to ascertain:

- A. Species origin (native, indigenous or exotic);
- B. To provide information on the species, height, girth, spread, approximate age, a statement regarding the health, structure and vigour of the tree that would determine the trees suitability for retention.
- C. Discussions regarding options for tree retention and management of trees on site based on the above assessment.
- D. Recommendations in respect of any tree retention, removal and protection



3.0 METHODOLOGY

3.1 Site Inspection

- A. A site inspection was initially carried out on Saturday 8th March 2025. A Ground Based Visual Tree Assessment was undertaken to assess the trees that had the potential to be impacted by the development. Free access to the subject site was available. Trees on adjacent properties were assessed from the subject site. Observations were made of the trees and their surrounds. The trees inspected were not climbed. No excavation/investigation of the root plate was undertaken other than a visual assessment.
- B. Were required and accessible foliage was obtained including, buds and fruit to confirm species identification. The assessed trees were not tagged.
- C. Observations were made to determine species and origin. Measurements were taken to establish crown height (measured with a Nikon Forestry Pro Laser Rangefinder), trunk diameter & radius were estimated due to access. Photos were taken using an Apple iPhone 14 Pro.
- D. Tree Protection Zone (TPZ) was determined using the Australian Standard AS 4970-2009 "Protection of trees on development sites" as a guide.
- E. Retention Values were determined using the "IACA significance of a Tree, Assessment Rating System (STARS)".

4.0 DOCUMENTATION

The site falls with the Cardinia Council Planning Scheme and there is only the one zone within the area assessed. This is the:

- Neighbourhood Residential Zone and Associated Schedule 1 (NRZ1)

There are two overlays associated with the site:

- Bushfire Management Overlay and Associated Schedule 1 (BM01)
- Vegetation Protection Overlay and Associated Schedule 2 (VPO2)
- Design & Development Overlay and Associated Schedule 2 (DDO2)

Documents reviewed included:

- Cardinia Council Planning Documents
- Cardinia Council Local Law Documents
- Plan of Subdivision by M J Reddie Surveys

5.0 OBSERVATIONS

5.1 Site Conditions

The subject site is a small residential property within the township of Emerald. Currently the property has an established house located towards the front of the site with gardens consisting of a mix of mature exotic trees and shrubs, (see Photo 1 & 2). Predominately the trees are located around the perimeter of the property and against the fencelines or close to the fences.

There is one mature street tree on the nature strip which is located under the powerlines with the front yard having numerous trees only shrubs and ground covers (see Photo 3). There were no trees on adjacent properties that required assessment as part of this project.

The property has a slight slope from front to back with a north westerly aspect.

Photo 1: View northern fenceline in front yard (right)





Photo 2: View into backyard looking south east (left)

Photo 3: View of front of property from roadside (right)



5.2 Tree Observation

An assessment of the site was undertaken on Saturday 8th March 2025. Nine trees were assessed during this site visit, all associated within the subject site, including one associated with the nature strip. Trees assessed were ones that had the potential to be impacted by the proposed subdivision of the property and the associated location of the new driveway. A building envelope has been allocated as detailed within the supplied plans. This will impact all trees within the subdivision except shrubs along the rear boundary and a tree along the southwestern boundary.

There are no plans to develop the site beyond the subdivision including the driveway. Assessment of trees is therefore required to determine the potential impacts of the development to meet the subdivision. Only trees were assessed, and shrubs and understory were excluded due to their size.

Data collected on the trees is contained within the Appendix. Owners of the property were present prior to the assessment to discuss the development. The assessment of retention values (see Table 1 below) found no high value trees present with only 1 medium retention value the remaining being of low retention value.

Origin	Low Retention	Medium Retention	High Retention
Indigenous			
Native			
Exotic	8	1	

Table 1: Retention value assessment for trees on site (left)

5.2.1 Tree #1

Tree #1 is a mature *Betula pendula* (Silver Birch) which is growing on the naturestrip of the subject site (see Photo 4). At the time of assessment, it was in full foliage and in fair health. However, the canopy has been extensively “hacked” over the years by tree pruners managing trees under the overhead powerlines. As a result, the tree has poor structure with multiple shoots within the canopy that are now reaching the powerlines.

The structure of the tree was assessed as poor with no signs of potential failures. Canopy is now predominately within the horizontal plane due to the extensive pruning over the years.

The DBH for this tree was assessed to be 0.46m which equates to a TPZ for this specimen being calculated to be 5.52 metres. The SRZ assessed to be 0.51m which equates to a SRZ for this specimen being calculated to be 2.49 metres. The canopy spread is in the 5-10 metre range with the height being around 6.0 metres.

Retention value for this tree has been assessed as low

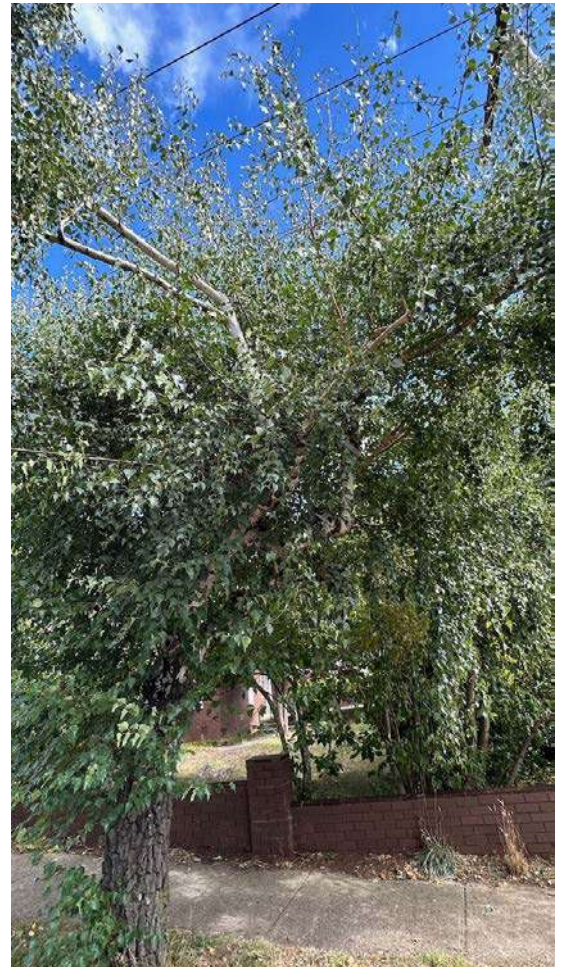


Photo 4: Tree #1 *Betula pendula* (Silver Birch) on naturestrip (left)





Photo 5: Tree #1 *Betula pendula* (Silver Birch) and extent of pruning (right).



5.2.2 Tree #2

Tree #2 is a mature *Pittosporum tenuifolium* (Kohuhu) which is along the eastern boundary tight up against the fence and is surrounded by smaller shrubs hiding the base of the tree. This tree has multiple trunks from around 1.0m. The canopy of this tree is predominately in the top 2/3rds of the tree and in fair condition. Structurally the tree has been assessed as having a fair structure.

The DBH for this tree was assessed to be 0.33m which equates to a TPZ for this specimen being calculated to be 3.96 metres. The SRZ assessed to be 0.28m which equates to a SRZ for this specimen being calculated to be 1.94 metres. The canopy spread is in the 0-5 metre range with the height being around 8.6 metres.

The retention value for this tree has been assessed as low. It can be removed under Clause 52.12-1 & 52.12-2



Photo 6: Tree #2
Pittosporum tenuifolium
(Kohuhu) surrounded by
smaller shrubs (left).



Photo 7: Tree #2 and
multiple trunks (right)



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Date Prepared: 13 January 2026

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5.2.3 Tree #3

Tree #3 is a mature *Prunus sp* (Cherry Tree) which is growing just inside the rear yard along the northeastern fence with # 23 Kings Road. This tree has been extensively pruned by the adjacent landholder and the canopy is lopsided as a result of this canopy management. Its location along the side of the house has also restricted the canopy spread. The trunk forks just above fence height. The health of this specimen is fair as is the structure.

The DBH for this tree was assessed to be 0.5m which equates to a TPZ for this specimen being calculated to be 6.0 metres. The SRZ assessed to be 0.48m which equates to a SRZ for this specimen being calculated to be 2.43 metres. The canopy spread is in the 5-10 metre range with the height being around 10.4 metres.

The retention value for this tree has been assessed as low. It can be removed under Clause 52.12-1 & 52.12-2

5.2.4 Tree #4

Tree #4 is a mature *Ulmus glabra "Lutescens"* (Golden Elm) which is growing several metres inside the fence line within the rear of the property (see Photo 10). This is a large tree with extensive canopy. The canopy is slightly biased by pruning by the neighbour with the canopy extending to almost half the width of the back yard. This specimen has multiple trunks from around 1.8m. The health of the tree has been assessed as good whilst the structure of this tree has been assessed as fair.

The DBH for this tree was assessed to be 0.63m which equates to a TPZ for this specimen being calculated to be 7.56 metres. The SRZ assessed to be 0.7m which equates to a SRZ for this specimen being calculated to be 2.85 metres. The canopy spread is in the 10-20 metre range with the height being around 10.4 metres.

The retention value for this tree has been assessed as medium. It can be removed under Clause 52.12-1.

Photo 8: Tree #3 *Prunus sp* (Cherry Tree) (right)

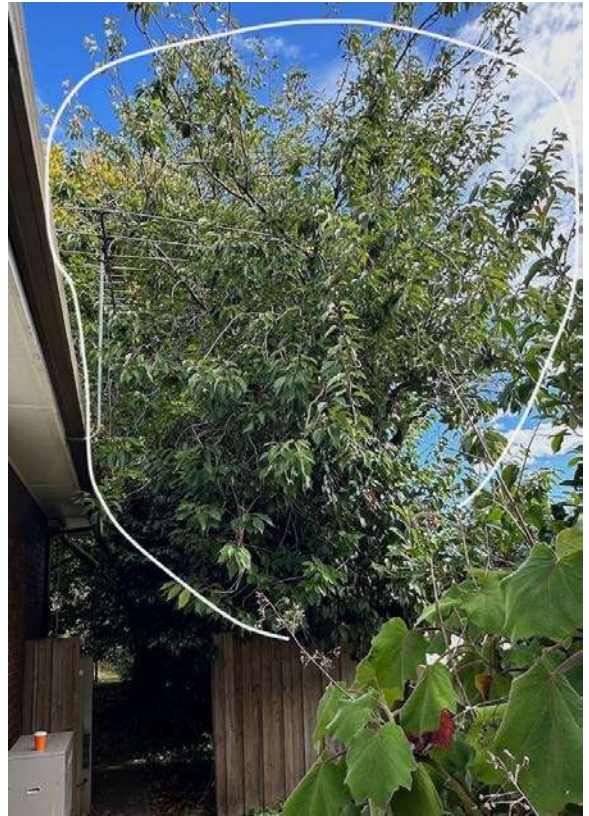
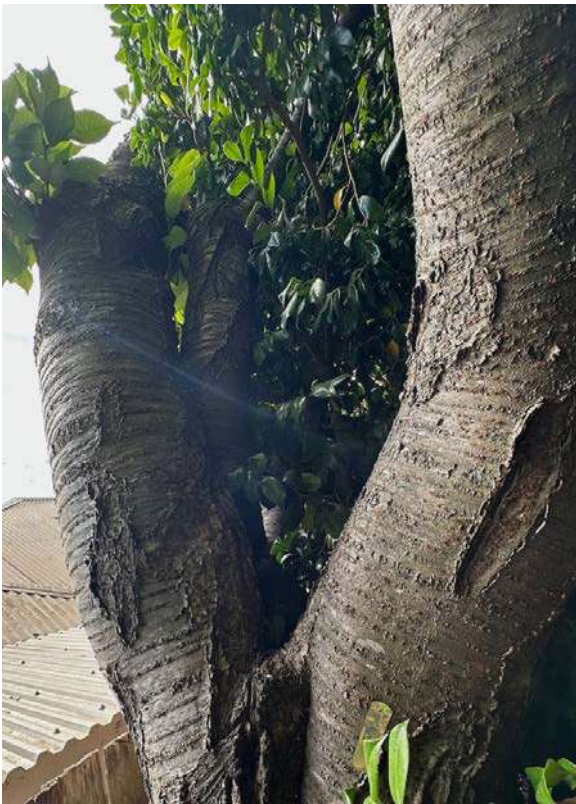


Photo 9: Tree #3 showing pruned branches and proximity to fence with #23 Kings Rd (left).

Photo 10: Tree #4 *Ulmus glabra* “*Lutescens*” (Golden Elm) (right)

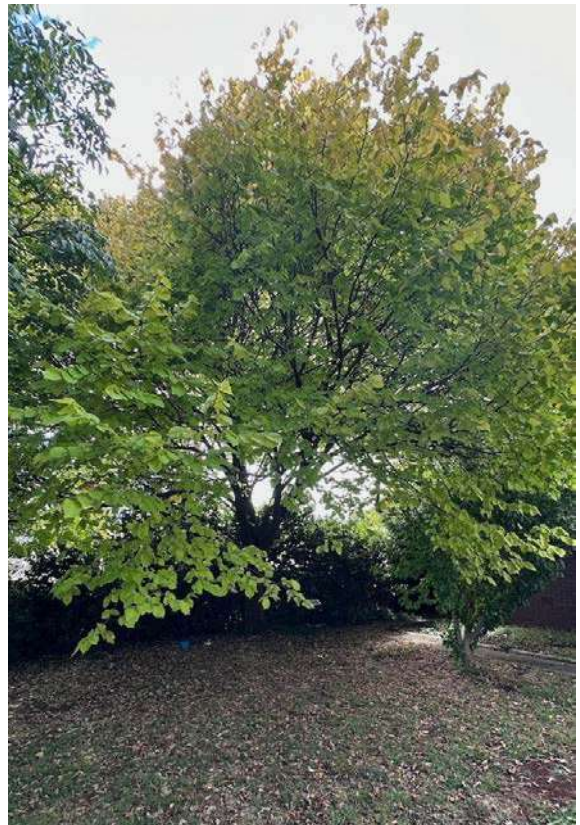




Photo 11: Base of Tree #4 showing branching (left)

5.2.5 Tree #5

Tree #5 is a mature *Acer pseudoplatanus* (Sycamore Maple) which is growing along the side fence with # 23 Kings Road tight up against the fence (see Photo 13). There has been some pruning of the canopy by the adjacent neighbours. The health of this specimen is good with the structure being assessed as fair.

The DBH for this tree was assessed to be 0.61m which equates to a TPZ for this specimen being calculated to be 7.32 metres. The SRZ assessed to be 0.61m which equates to a SRZ for this specimen being calculated to be 2.69 metres. The canopy spread is in the 5-10 metre range with the height being around 13.1 metres.

The retention value for this tree has been assessed as low as it is classified as a weed within Cardinia Shire. It can be removed under Clause 52.12-1.





Photo 12: Tree #5 *Acer pseudoplatanus* (Sycamore Maple) (left)



Photo 13: Base of Tree #5 and proximity to fence (right)

5.2.6 Tree #6

Tree #6 is a senescing *Malus sp.* (Apple Tree) which is growing several metres from the north eastern boundary. It is in decline with extensive decay and very little canopy present and what is present show very poor vigour (see Photo 14). The health of this specimen is poor with the structure being assessed as very poor.

The DBH for this tree was assessed to be 0.3m which equates to a TPZ for this specimen being calculated to be 3.6 metres. The SRZ assessed to be 0.34m which equates to a SRZ for this specimen being calculated to be 2.1 metres. The canopy spread is in the 0-5 metre range with the height being around 5.6 metres.

The retention value for this tree has been assessed as low.



Photo 14: Tree #8 *Malus sp.* (Apple Tree) (right)



Photo 15: Decaying trunk of Tree #6 (left)



5.2.7 Tree #7

Tree #7 is a mature *Prunus sp* (Cherry Tree) which is growing along to the northeastern boundary fence with #23 Kings Road. This specimen appears to be the result of previous pruning resulting in multiple stems from low down. This specimen has almost a “V” shape which runs parallel with the fence. The health of this specimen is poor as is the structure.

The DBH for this tree was assessed to be 0.62m which equates to a TPZ for this specimen being calculated to be 7.44 metres. The SRZ assessed could not be assessed due to the low branching of the trunks. The canopy spread is in the 5-10 metre range with the height being around 6.2 metres.

The retention value for this tree has been assessed as low. It can be removed under Clause 52.12-1.





Photo 16: Tree #7 *Prunus sp* (Cherry Tree) (right)



Photo 17: Base of Tree #7 and multiple trunks (right)

5.2.8 Tree #8

Tree #8 is a mature *Unknown sp.* which is located with the rear of the property several metres from the southwestern fence (see Photo 18). It is growing close to a pathway that it is lifting (see Photo 19). This specimen has multiple trunks from the base with some minor decay present. It has been assessed as having fair health and poor structure.

The DBH for this tree was assessed to be 0.47m which equates to a TPZ for this specimen being calculated to be 5.64 metres. The SRZ assessed to be 0.61m which equates to a SRZ for this specimen being calculated to be 2.69 metres. The canopy spread is in the 10-20 metre range with the height being around 6.6 metres.

The retention value for this tree has been assessed as low.

5.2.9 Tree #9

Tree #9 is a mature *Prunus sp.* (Plum Tree) which is located on the south eastern boundary fence (see Photo 20). This tree is in decline with extensive decay present within the trunks which are twisted and intertwined. It has been assessed as having fair health and very poor structure

The DBH for this tree was assessed to be 0.5m which equates to a TPZ for this specimen being calculated to be 6.0 metres. The SRZ was not obtained due to the proximity of branching from ground level. The canopy spread is in the <5 metre range with the height being around 6.8 metres.

The retention value for this tree has been assessed as low. It can be removed under Clause 52.12-1.



Photo 19: Base of Tree #8 showing multiple trunks and proximity to path (right)

Photo 18: Tree #8 Unknown species (left)



Photo 20: Tree #9 *Prunus sp.* (Plum Tree) (left)




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Photo 21: Decay pints along trunk of Tree #9 (right)

6.0 DISCUSSIONS

Habitat Ecology was commissioned by M J Reddie Surveys on behalf of Len Purton to provide an assessment of trees at the 25 Kings Road Emerald 3782 as part of an application to Cardinia Shire Council for a proposed subdivision of the property.

At this stage the intention is to **subdivide the property only** and to sell the newly establish allotment. There are no plans to develop the new property. However, as part of the subdivision new driveway is proposed to meet the access requirements to the new allotment and establish new boundary fences.

In order to provide access to the new allotment and establishment of the driveway the proposal will require access down the northeastern side of the property. This aspect has one tree and multiple shrubs within the front of the property and along that boundary which will require removal to meet the access requirements. The trees within the front of the property have been assessed as having low retention value.

Within the rear of the property there are seven trees that have been assessed for the proposed subdivision based on the supplied plans. With the exception of Tree #4 all have been allocated a low retention value with Tree #4 having a medium retention value. Based on the supplied plans all trees and shrubs along the northeastern fenceline would require removal to provide for the establishment of the proposed building envelope and future development. This includes Tree #4. Within the rear of the property and along the other aspects there are a number of shrubs and Tree #9 which could be retained as they are against fenceline and may not be impacted by any eventual building within the building envelope. Tree #8 would require removal as well as it is well within the building envelope.

On the nature strip is a mature street (*Betula pendula* - Silver Birch) which is severely impacted by pruning of the overhead powerlines with the tree

being

sprouting shoots into the powerlines. The shape of the tree has been severely impacted by this pruning activity although the tree remains relatively healthy.

Access to the new allotment, which will be down the northeastern side of the property will impact this tree as there is only 4.5 metres between the power pole on the property boundary and this street tree (see Photo 22). Based on the revised sub-division plans this street tree will require removal to meet the access requirements. Removal of other street trees along this side of the street has been undertaken outside adjacent properties (see Photo 23).

Based on the supplied plans all the trees on site except Tree #9 would require removal to facilitate the driveway and building envelope. Given the condition of Tree #9 however this should be removed as well to reduce the requirement to remove post development of the site. This species is an environmental weed as detailed in Schedule 2 to Clause 42.02 Vegetation Protection Overlay.

There are other shrubs and vegetation in green as detailed in 11.1 Assessed Tree Locations plan and identified as “Trees and Shrubs Not Requiring Assessment” They have not been assessed due to their size being small shrubs, and garden plants. They are within the new allotment and along the driveway and will need to be removed to meet access and building requirements. Some can be removed under Clause 52.12-2. All of these are of low retention value.

As the property is covered by a Bushfire Management Overlay the trees along the fence line can be removed under Clause 52.12 (Bushfire Protection: Exemption) relating to the 10/50 rule. This enables trees within 10m of a dwelling used for accommodation to clear any vegetation: within 10m of an existing building other than trees within 50m of an existing building. In addition, the section “Clearing along a fence line rule” would enable the removal of vegetation along the fence line to 1.0m given that the vegetation on the adjacent property of 27 Kings Road has had the vegetation cleared to the fence line to accommodate the new development on that property.



7.0 RECOMMENDATIONS

The following recommendation are made in respect to the tree assessed associated with the subject site at 25 Kings Road Emerald 3782:

1. That the proposed subdivision be allowed to proceed based on the supplied plans.
2. That the proposed building envelope will result in the need to remove all trees identified within the new allotment to facilitate the development.
3. Any smaller shrubs and vegetation along the driveway and within the new property boundary will require removal to facilitate construction works.
4. That the new driveway for the new allotment will require the removal of the street tree with a new tree planted more suited to the restricted conditions.
5. If any arboricultural work is to be undertaken that it should be undertaken by a suitably qualified arborist with a minimum of a Level III in arboriculture or under the supervision of a Level IV arborist.

8.0 ASSUMPTIONS & LIMITING CONDITIONS

1. Habitat Ecology does not assume responsibility for legal matters, and assumes that legal descriptions, titles and ownerships are correct and good.
2. Habitat Ecology assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. Habitat Ecology shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof, does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of Habitat Ecology.
6. All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of Habitat Ecology.
7. This report shall not be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of Habitat Ecology.
8. This report and any values expressed herein represent the opinion of Habitat Ecology and Habitat Ecology's fee is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Site plans, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Information in this report covers only those items that were examined in accordance with the "Objectives" and reflects the condition of those items that were examined at the time of the inspection.
11. The inspection is limited to visual examination of accessible components unless otherwise stated in the "Methodology".
12. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.



9.0 REFERENCES

Cardinia Shire Council (2025). *Cardinia Shire Planning Scheme: Planning Zones and Overlays as detailed above*. Cardinia Shire Council, Officer.

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Fleming's (2012) *Fleming's urban tree guide: Tree for our urban environment*. Fleming's Nurseries, Monbulk.

Standards Australia (2009a). *Australian Standard (AS 4373-2007): Pruning of Amenity Trees*. Standards Australia, Sydney

Standards Australia (2009b). *Australian Standard (AS 4970-2009): Protection of trees on development sites*. Standards Australia, Sydney.



10.0 GLOSSARY

ACCEPTABLE RISK:	Hazards and risk documented in this report are as perceived by the consulting arborist. All owners and managers of subject trees are responsible for making the final decision on the risk presented and what is or is not acceptable as well as the most appropriate management of that risk.
AGE CATEGORY:	<p>The age of the tree is represented as Dead (D), Juvenile (J), Semi-mature (SM), Mature (M) or Senescent (S)</p> <ul style="list-style-type: none"> Dead: A tree that is not capable of performing the normal functions of a tree. Juvenile: A young tree, given normal environmental conditions for that tree it will not yet flower or fruit. Semi-mature: Able to reproduce but not yet nearly the size of a mature specimen in that location. Mature: Has reached or nearly reached full size and spread for that species in the given location. Senescent: Has passed maturity, tree health in a state of decline.
AMENITY VALUE	A judgment of amenity and/or utility the tree provides based on factors such as species, size, age, health, structure and local environment. Amenity may be based on ecological or landscape value or both.
(RETENTION VALUE):	Documented as Nil, Low, Medium or High.
BOTANIC NAME:	Scientific name of the tree using the bi-nomial system (Genus and Species). If there are insufficient identifying features such as buds, fruit or leaves at the time of inspection for a positive identification the species name is substituted with sp. A '?' will be used if identity is not certain.
BRANCH ATTACHMENT:	Relates to the quality or apparent strength of a union
CALLIPER (DBH):	<p>The diameter of the trunk measured at or near 1.4m above ground level.</p> <p>Where there is more than 1 stem originating below 1.4m, the tree will be recorded as being Multi-stemmed (M/St, **cm); the measurement recorded is calculated as described in AS 4970-2009</p>
CAMBIUM LAYER:	A layer of cells between the bark and wood tissue that divide to form new cells. Usually, a slimy green layer just under the bark.
CANOPY SPREAD:	Overall size of the canopy as looking from a plan view. Recorded at the widest point. Diameter is recorded by the following fields 0-5m, 5-10m, 10-15m, 15-20m, >20m.
CO-DOMINANT STEMS:	Two stems of approximately the same thickness and height originating from the same position in the tree.
COMMON NAME:	A non-scientific name commonly used for that tree.
CROWN CLASS	<ul style="list-style-type: none"> Symmetrical: A balanced crown where there is even distribution of branches and the foliage crown around a vertical axis of the trunk Asymmetrical: An imbalance in the crown, where there is uneven distribution of branches and the foliage crown or root plate around a vertical axis of the trunk
CROWN WIDTH:	See 'Canopy spread'
DBH:	See 'Calliper'
DEAD (AS DEAD):	Cessation of all metabolic processes (or very soon to be)
DE-OXYGENATION:	A lack of oxygen, normally referring to the state of the soil
EPICORMIC SHOOTS:	Re-growth from the trunk or branches, originating from dormant buds under the bark, usually poorly attached, often an indicator of tree stress.

FAILURE EVENT:	Part or entire tree failing/falling.
GIRDLING	Usually used to describe a root that is not radial away from the trunk or root/s, and curves to encircle the trunk or root/s, constricting phloem or vascular cambium, causing dysfunction
HABITAT VALUE	<p>Habitat value has been assessed as the presence/absence of hollows that can be utilised by vertebrate fauna</p> <ul style="list-style-type: none"> Low: No obvious hollows present Medium: Numerous small hollows present High: Numerous hollows of various sizes present
HAZARD RATING:	<p>The risk the tree presents to people or assets (targets) and takes into consideration potential for failure, the likelihood and extent of injury or damage it may cause, and documented as Low, Medium or High</p> <ul style="list-style-type: none"> No Detectable Threat: The tree appears healthy, no apparent signs of disease or damage, or is not of a size, species or condition likely to pose a threat. Failure Unlikely: The tree appears healthy but is of a type or condition to potentially develop minor branch drop of live or dead wood. Failure Possible: Mature to aged tree in declining condition, and/or structure, and/or disease apparent, showing potential for branch drop. Failure Likely: The tree shows signs of over weighted limbs, significant disease, root damage, removal of adjacent tree, supported split trunk, supported fractured branch. Failure Certain: The tree has significant supporting root damage, removal of significant adjacent supporting tree, signs of recent tree movement, unsupported split trunk, unsupported fractured branch, hanging branch.
HAZARD TREE:	A tree that has been identified as being likely to present a higher than 'acceptable risk'
HAZARD:	Anything that has the potential to cause injury or damage
HEALTH:	<p>A trees vigour as exhibited by the crown density, leaf colour, seasonal extension growth, presence of stress indicators, ability to withstand diseases and pests, and the degree of dieback.</p> <ul style="list-style-type: none"> Dead: Cessation or near cessation of all metabolic processes Poor: Tree showing signs of poor health and severe stress and may display a range of attributes such as low foliage density, moderate to large, scale dieback, failure of wounds to heal, severe stress responses, rot, pathogen infestation and overall decline or a combination of the symptoms above. Fair: Showing signs of reduced health and may display a range of moderate responses affecting growth including; rot, pathogen infestations and stress and stunted growth or any combination of the above symptoms. Good: Better than usual for that species under normal conditions. Tree is showing no obvious signs of poor health or stress with a dense canopy. No signs of dieback present. There are no obvious signs of rot or pathogens.
HEIGHT:	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is determined using a height metre. Tree height is observed and recorded in the following ranges: 0-5m, 5-10m, 10-15m and >20m.
INCLUDED BARK UNION:	A union within a tree that has included bark, usually poorly attached and more likely to fail.
JUVENILE:	A young tree, not nearly having reached its full size in that location.
LEAN	A tree where the trunk grows or moves away from upright. A lean may occur anywhere along the trunk influenced by a number of contributing factors. A leaning tree may maintain a static lean or display an increasing, progressive lean over time. Slight lean = 0° - 15°. Moderate lean = 15° - 30°. Severe lean = 30° - 45°. Critical lean = > 45°

LOPPING / TOPPING:	The removal of parts of a tree giving no consideration to the trees own natural defence system.
MATURE:	A tree that has or very nearly has reached its full size and shape in that location
ORIGIN	Exotic: A trees with an origin from outside Australia and its territories.
	Native: Origin is from with Australia and its territories
	Indigenous: Local to the area being assessed
PATHOGEN:	Disease causing agent
RISK:	The chance or possibility of injury or loss presented by a hazard
RETENTION VALUE	A determination of the retention value of the tree based on assessment criteria determined by the Institute of Australian Consulting Arboriculturist (IACA)
	High - High significance within the landscape
	Medium - Medium significance within the landscape
	Low - Low significance within the landscape
ROOT FLANGE:	Flaring at the junction of the roots and trunk.
ULE:	Useful Life Expectancy
SCAFFOLD BRANCH/ROOT	A primary structural branch of the crown or primary structural root of the tree.
SPECIES:	A group of interbreeding individuals not interbreeding with another such group.
STRUCTURAL ROOT ZONE (SRZ):	The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in metres.
	This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area
STRUCTURE:	Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. The failure of small (<60mm calliper) live or dead limbs is normal and not considered here. The structure rating is based on the trees likelihood of failure but is not a hazard assessment.
	<ul style="list-style-type: none"> • Very poor: Clear indications that a significant failure is likely in the near future
	<ul style="list-style-type: none"> • Poor: Signs of structural weakness obvious and failure likely, one might expect a significant failure event within the next 5 years, possibly tomorrow
	<ul style="list-style-type: none"> • Fair: Signs of weakness present though not obviously significant, likely to become worse over time
	<ul style="list-style-type: none"> • Good: No obvious signs of structural weakness
TARGET:	People or property
TREE NUMBER:	Identifying number allocated to individual trees or groups of trees may be used to locate trees using site plans or tags on trees
TREE PROTECTION ZONE (TPZ):	An exclusion area that allows for protection of canopy and roots; both the structural roots that give the tree stability and the smaller absorption roots. The radius of the TPZ is calculated for each tree by multiplying the DBH x 12. The minimum distance will be 2m and maximum 15 as stipulated in the Australian Standard 4970-2009 – Protection of trees on development sites.
TYPE:	Reference to the origin of that species noted as: exotic, native or indigenous.
UNION:	The point where a branch or stem is attached to another branch or stem.
VIGOUR:	The ability of a tree to sustain its life processes. Can be categorised as normal, high, low or dormant

11.0 APPENDIX

11.1 Additional Photos



Photo 22: Distance between power pole and street tree (Tree#1)



Photo 23: View along Kings Rd where street trees have been removed (above)

11.2 Tree Assessment Data

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CLIENT NAME	LEN PURTON										
CONTACT NAME											
ADDRESS	25 KINGS ROAD EMERALD 3782										
REF#	RS060225PD										
DATE OF ASSESSMENT	Saturday, 8 March 2025										
TREE NUMBER	SPECIES NAME	COMMON NAME	ORIGIN	HEIGHT (m)	DBH (m)	DRB (m)	TPZ RADIUS (m)	SRZ RADIUS (m)	SPREAD (m)	LEAN	AGE
1	Betula pendula	Silver Birch	EXOTIC	5-10	0.46	0.51	5.52	2.49	5-10	NIL	MATURE
2	Pittosporum tenuifolium	Kohuhu	EXOTIC	5-10	0.33	0.28	3.96	1.94	0-5	NIL	MATURE
3	Prunus sp	Cherry Tree	EXOTIC	10-15	0.5	0.48	6.00	2.43	5-10	SLIGHT	MATURE
4	Ulmus glabra 'Lutescens'	Golden elm	EXOTIC	10-15	0.63	0.7	7.56	2.85	10-15	NIL	MATURE
5	Acer pseudoplatanus	Sycamore Maple	EXOTIC	10-15	0.61	0.61	7.32	2.69	5-10	NIL	MATURE
6	Malus sp.	Apple Tree	EXOTIC	5-10	0.3	0.34	3.60	2.10	0-5	SLIGHT	MATURE
7	Prunus sp	Cherry Tree	EXOTIC	5-10	0.62	NA	7.44	NA	5-10	SLIGHT	MATURE
8	Unknown sp	Unknown	EXOTIC	5-10	0.47	0.61	5.64	2.69	5-10	SLIGHT	MATURE
9	Prunus sp	Plum Tree	EXOTIC	5-10	0.5	NA	6.00	NA	5-10	SLIGHT	MATURE

HEALTH LEVEL	STRUCTURAL CONDITION	PESTS & DISEASES PRESENT	ULE	AMENITY VALUE	HABITAT VALUE	RETENTION VALUE	CLAUSE 52.12 REMOVAL	NOTES/ DEFECTS	TREE NUMBER
FAIR	POOR	NO	5 - 10	MEDIUM	N/A	LOW	NA	Severely pruned by power company. Multiple shoots rising into powerlines	1
FAIR	POOR	NO	10 - 20	MEDIUM	N/A	LOW	52.12-1	8.6m high. Growing against eastern fenceline. Multiple trunks from 1.0m	2
FAIR	FAIR	NO	5 - 10	LOW	N/A	LOW	52.21-1 & 52.12-2	10.4m high. Bifurcation at top of fence height. Overhanging branches severely pruned.	3
GOOD	FAIR	NO	10 - 20	HIGH	N/A	MEDIUM	52.21-1 & 52.12-3	10.4m high. Bifurcation from 1.8m. Large tree canopy biased by neighbours pruning.	4
GOOD	FAIR	NO	10 - 20	MEDIUM	N/A	LOW	52.12-2	13.1m high. Tight against boundary fence	5
POOR	VERY POOR	YES	< 5	NIL	N/A	LOW	NA	5.6m high. Poor condition with extensive decay	6
POOR	POOR	NO	5 - 10	LOW	N/A	LOW	52.12-2	6.2m high. Multiple trunks form the base potentially from regrowth.	7
FAIR	POOR	NO	10 - 20	LOW	N/A	LOW	NA	6.6m high. Located inside fenceline. Multiple trunks from low down. Signs of decay at base	8
FAIR	VERY POOR	YES	< 5	NIL	N/A	LOW	52.21-1 & 52.12-2	6.8m high. Located on southwestern fenceline. Multiple trunks with extensive decay.	9

Original Fence Built pre 2029

Tree #7 52.12-1

Tree #6

Original Fence Built pre 2029

Tree #5 52.12-1

Tree #8

Tree #4 52.12-1

Tree #3- 52.12-1 & 52.12-2

Other Vegetation 52.12-1

Tree #9 52.12-1

Other Vegetation 52.12-1

Fence Built 2023

Tree #2 52.12-1 & 52.12-2

Other Vegetation 52.12-1

Tree #1

BEACONSFIELD-EMERALD ROAD

KINGS ROAD

DRIVEWAY

BUILDING ENVELOPE

ASSESSED TREES PROPOSED FOR REMOVAL

TREES &/or SHRUBS NOT REQUIRING ASSESSMENT

DEAD STREET TREE

IMPORTANT NOTICE

This plan has been prepared for the purpose for which it was intended. Any variations to this plan must be notified to the author.

WARNING

Features and widths which were identified on the site of survey have not been surveyed or shown on this plan. It is the responsibility of the client to ensure that any features identified on the site of survey are correctly shown on this plan.

WARNING

This plan is prepared for the purpose of assessing the impact of the proposed development on the trees and shrubs on the site and should not be used for any other purpose.

NOTATIONS

AND HEIGHTS HAVE BEEN COMPUTED FROM GDS DATA USING AUTOCAD. DATA WAS PROVIDED BY VISIONARY SURVEYING. ALL DATA IS BASED ON THE DATA PROVIDED BY VISIONARY SURVEYING. ALL DATA IS BASED ON THE DATA PROVIDED BY VISIONARY SURVEYING.

Level datum: AHD
Elevations shown: 0.2m
Central line: 0.2m
DISTANCE: 25 KINGS ROAD, EMERALD, 3782

DATE OF SURVEY 28/10/2024

DATE OF SURVEY 28/10/2024

IMPORTANT NOTICE THIS PLAN IS NOT THE RESULT OF A RE-EVALUATION SURVEY. A RE-EVALUATION SURVEY SHOULD BE COMPLETED FOR FURTHER DETAILS.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTIGUOUS THIN LINES

LAST PLAN REV: 001-21-UP 10407

PLAN OF FEATURE SURVEY

SCALE: 1:100

DATE: 28/10/2024

25 KINGS ROAD EMERALD 3782

TREE IMPACT ASSESSMENT

M. J. Reddie Surveys Pty Ltd

11 Home Street, Beaconsfeld, 3607

Phone: (03) 9707 4117 Fax: (03) 9707 4428

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HABITAT ECOLOGY

SEPTEMBER 2025

PLAN V.1.4



Property Address:

**25 KINGS ROAD
EMERALD 3782**

Date:

March 2025

Pathway Three Application

Two Lot Subdivision in a Bushfire Management Overlay (BMO)



Cardinia

ADVERTISED MATERIAL

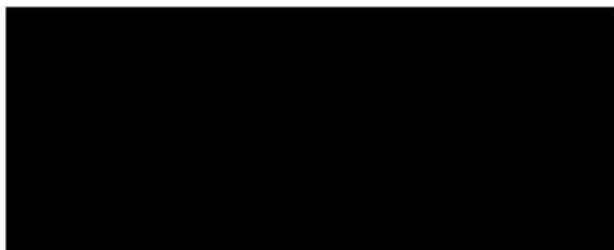
Planning Application: T250009

Date Prepared: 13 January 2026

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PREPARED FOR:	
Client Name:	Len Purton
Address:	25 Kings Road Emerald 3782

PREPARED BY:	
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REV	DATE	DETAILS
A	15/3/2025	Initial report for submission
B		
C		
D		

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Habitat Ecology has taken all necessary measures to ensure that an accurate document has been prepared. However, the company accepts no liability for any damages or loss incurred as a result of any errors or omission or the content and recommendations contained within the report.

The responses in the Bushfire Management Statement below are made on the basis of information provided and the state of the site at the time of investigation and inspection. In the event that circumstances, conditions, or additions are made to the information or there is a change in the conditions at the site that may materially affect the decision-making process inherent in this statement then a review of the statement may be required in light of those changes.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at www.cfa.vic.gov.au or through your local CFA Regional office.

Author:

Paul Slinger.

Habitat Ecology

P.Grad. Cert. Bushfire Planning & Management

P.Grad. Cert Applied Science (Ornithology)

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Diploma of Arboriculture

Certificate IV in Project Management Practice

Certificate IV Training & Assessment

Certificate of Horticulture.

Certificate of Pest Management

International Society of Arboriculture (ISA)

Victorian Tree Industry (VTIO)



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1.0 Introduction

This Bushfire Management Statement has been prepared to respond to the requirements of Clause 44.06 - Bushfire Management Overlay and associated Clause 53.02- Bushfire Planning.

This statement consists of two components:

1. **A Bushfire Hazard Site Assessment** provides factual information on the bushfire hazard within 150 metres of the proposed development, provides the defendable space and building construction requirements of Clause 53.02 and is informed by the Australian Standard AS3959, Building in Bushfire Prone Areas, site assessment methodology.
2. **A Bushfire Hazard Landscape Assessment** provides factual information on the bushfire hazard of the general locality more than 150 metres from the site and may include plans and photographs to describe the bushfire hazard.
3. **A Bushfire Management Statement** which details how the proposal has responded to the bushfire hazard site assessment documents how the approved measures contained in Clause 53.02 have been applied, justifies any alternative measures, responds to the relevant decision guidelines, and demonstrates to council that a permit should be granted.

1.1 Project Description

This proposal is for the 2 lot subdivision of 25 Kings Road, Emerald 3782. The proposed Lot 1 has an existing house which will remain. The property is in a Neighbourhood Residential Zone including a Schedule to the overlay There is also Schedule 1 Bushfire Management Overlay. As this proposal is for a subdivision, a full BMO report is required that includes a Bushfire Hazard Site Assessment, a Bushfire Hazard Landscape Assessment and a Bushfire Management Statement. This report addresses the objectives of Cl 44.06-2 and Cl 53.02-4.4. The assessment conducted and shown in this report concurs with the Schedule 1 BMO requirements. The site was assessed on Sunday 9th March 2025.

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under the Cardinia Shire Council Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

1.2 Notes Pertaining to the Report Compilation

A site assessment was undertaken on Sunday 9th March 2025 including the surrounding area.

A plan of the subdivision was available, which indicated a building envelope for the proposed residential dwelling.

1.3 Relevant Objectives

Objectives And Approved/Alternative Measure	Applicable	Provide Justification For Any Objective Which Are Considered Not Applicable
53.02-4.4 Subdivision Objectives	YES	Proposal is in a Neighbourhood Residential Zone
AM 5.1 Subdivision including AM 2.1 and 2.2	NO	AM5.2 applies as the property is in a Neighbourhood Residential Zone
AM 5.1 Subdivision including AM 2.1 and 2.2	NO	Proposal is in a Neighbourhood Residential Zone
53.02-4.1 Landscape, Siting and Design	YES	
<i>AM2.1 Broader Landscape</i>	YES	Applies as AM 5.2 applies to this subdivision.
<i>AM 2.2 Siting</i>	YES	Applies as AM 5.2 applies to this subdivision.
<i>AM 2.3 Building Design</i>	NO	
53.02-4.3 Water and Access Objectives	YES	Applies as AM 5.2 applies to this subdivision.
AM4.1 - A building used for a Dwelling a Dependent Persons unit, Industry office or retail premises	YES	Applies as AM 5.2 applies to this subdivision.
AM4.2 - A building used for accommodation (other than a dwelling or dependent persons unit), childcare centre, education centre, hospital, leisure and recreation or place of assembly.	NO	Proposal is for a 2 lot subdivision



2.0 Bushfire Hazard Site Assessment

2.1 The Subject Site

The following is a description of the bushfire hazard within 150m of the proposed development prepared in accordance with sections 2.2.3 and 2.2.5 of AS3959-2009 Construction of Buildings in Bushfire Prone Areas (SA 2009) excluding paragraph (a) Section 2.2.3.2.

2.1.1	Site Shape, Dimensions, Area, & Planning Controls
The shape of the site is:	An irregular polygon (see Figure 1 Appendix 7.2)
The dimensions of the site are:	(see Diagram 1 below)
The total area of the site is:	976m ² – Lot 1 = 404m ² Lot 2 = 572m ²
The zoning for the site is:	Neighbourhood Residential Zone and Associated Schedule 1 (NRZ1)
The overlay(s) that apply to the site are:	Bushfire Management Overlay and Associated Schedule 1 (BM01) Design & Development Overlay and Associated Schedule 2 (DDO2) Vegetation Protection Overlay & Associated Schedule 2 (VPO2)
Title description	Lot 21 LP10407
Subdivision	21\LP10407

2.1.2	Existing Use and Development on The Site
The current use of the site is:	Residential dwelling
The buildings or works located on the site	Residential dwelling associated with Lot 1 with no assets associated with Lot 2

2.1.3	Existing Access Arrangements
Access to the proposed Lot 2 is directly from Kings Road	

2.1.4	Existing Vegetation
The existing vegetation on the site consists of garden plants predominately exotic species.	





Figure 1: Existing Site property dimensions (above)

Photo 1: View of front of property (right)



Photo 2: View to rear of property from back of existing dwelling (left)

The following is an assessment of the vegetation that occurs within 150 metres of the proposed works, the slope under the classifiable vegetation and the distance to the classifiable vegetation.

Figure 2: 150m Assessment Area Plan (below)



Table 1: Vegetation type

	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
VEGETATION TYPE	Forest	Forest	Forest	Forest
	Woodland	Woodland	Woodland	Woodland
	Shrubland	Shrubland	Shrubland	Shrubland
	Scrub	Scrub	Scrub	Scrub
	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga	Mallee/Mulga
	Rainforest	Rainforest	Rainforest	Rainforest
	Grassland	Grassland	Grassland	Grassland
	Low Threat	Low Threat	Low Threat	Low Threat
	Modified	Modified	Modified	Modified

Table 2: Slope under vegetation

SLOPE UNDER VEGETATION	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
Flat/Upslope	YES	YES	YES	YES
Downslope	>0-5°	>0-5°	>0-5°	>0-5°
	>5-10°	>5-10°	>5-10°	>5-10°
	>10-15°	>10-15°	>10-15°	>10-15°
	>15-20°	>15-20°	>15-20°	>15-20°
	N/A	N/A	N/A	N/A

Table 3: Distance to classifiable vegetation

	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
DISTANCE TO VEGETATION (M)	NA	NA	NA	NA

Table 4: BAL assessment for each aspect

	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
CORRESPONDING BAL	12.5	12.5	12.5	12.5

BAL for Subject Site = BAL 12.5

Table 5: Defendable space distances

	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
DEFENABALE SPACE REQUIRED (m)	30m or Property Boundary	30m or Property Boundary	30m or Property Boundary	30m or Property Boundary



3.0 Bushfire Landscape Assessment

The following is an assessment of the broader bushfire hazard assessment beyond the 150m-assessment area. The landscape risk associated with a site is an important consideration when looking at mitigating any bushfire hazards. The landscape risk looks at a number of factors in the surrounding landscape. These include the vegetation extent, the area available for a landscape bushfire, the orientation of the ridgelines and steepness of the terrain, the accessibility to low threat areas and the type and quality of the road network surrounding the site.

3.1 Broader Landscape

3.1.1 Vegetation Associated with Broader Locality

The subject site is located within the township of Emerald and within the residential area. The properties within the immediate 150 area are established residential housing with domestic gardens that are dominated by exotic vegetation, various expanses of lawn and made roads and footpaths. Beyond the 150m area the landscape is similar with areas of extensive agricultural and recreational areas which also comprise a low threat. To the east is the Emerald Park Lake Park which is dominated by established exotic trees with a maintained grass area which is also considered a low threat. In the wider landscape there are areas of forest to the south west and northeast associated with Cardinia Reservoir and Wrights Forest. These are 1.5 and 2.0 kilometres away respectively. Wrights Forest is an isolated forest surrounded by agricultural land and residential developments

Figure 3: Broader landscape assessment



3.1.2 Existing Road Network

The proposed development is within an existing residential area within the township of Emerald. The road networks within the township are sealed with curb and channeling. Access to the subject site will be directly from the Kings Road. There are no areas of high-risk vegetation between the subject site and the township of Emerald.

3.1.3 Bushfire & Fuel Management History of Area

Since 1970 there have been bushfires within the local area to the west of the subject site around the township of Cockatoo associated with the 1983 Ash Wednesday Fires. Since that event there have been no recorded bushfires within the local area recorded on the DEECA Naturekit website (see Figure 4 below). This does not preclude presence of small bushfires within the area.

The subject site is within an area that has a management program for the management of fuel loads. Fuel reduction burns and management have been undertaken with the Cardinia Reservoir catchment and within Wrights Forest with later aimed at asset protection for the housing to the south of the forest (see Figure 5).



Figure 4: Bushfire history of the area since 1970 (below)

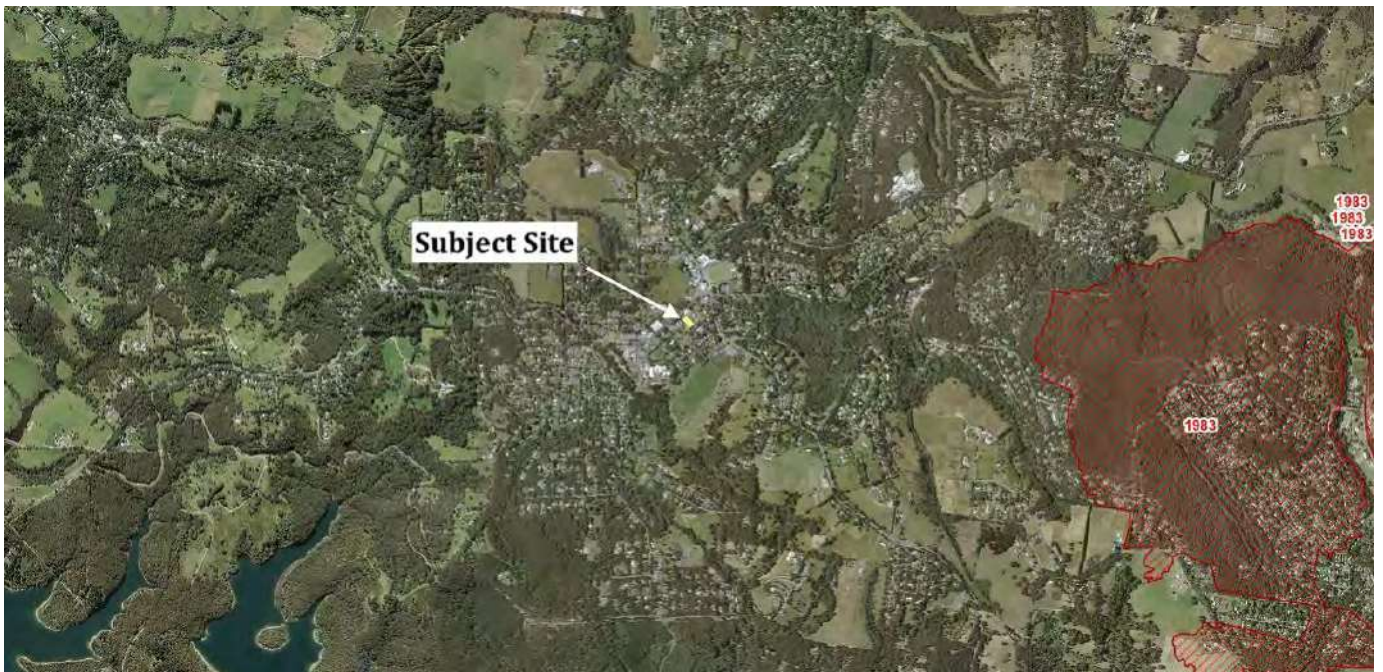
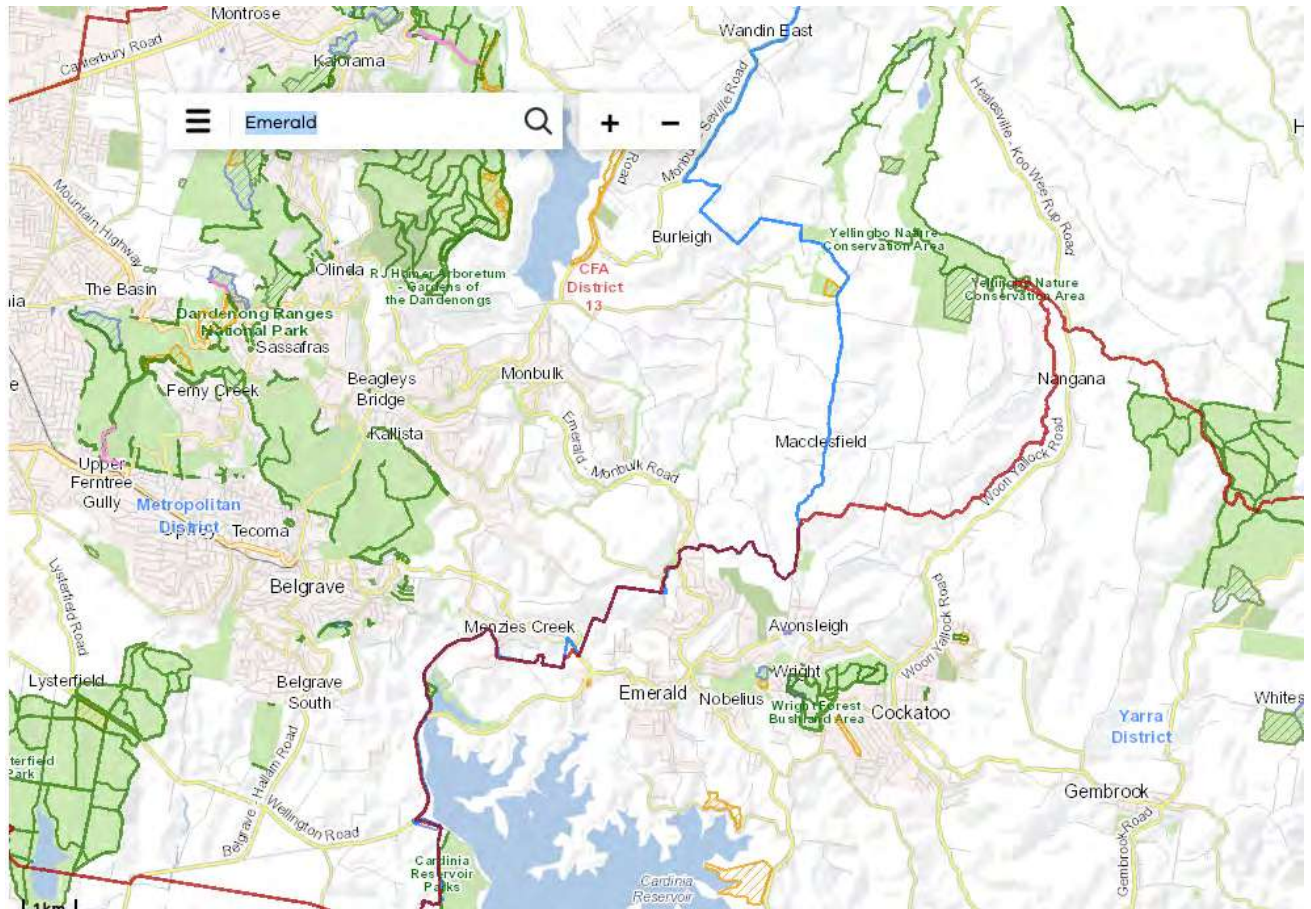


Figure 5: Planned burns in the local area since 1970 (below)





Legend

- 2024-25 Mechanical Fuel Treatments
- 2024-27 New Strategic Fuel Breaks
- Planned Burns**
- 2024-2025
- 2025-2026
- 2026-2027

Fire Management Zones

- 1 - Asset Protection Zone
- 2 - Bushfire Moderation Zone
- 3 - Landscape Management Zone
- 4 - Planned Burn Exclusion Zone
- CFA District Boundaries
- DELWP District Boundaries

Cardinia
ADVERTISED MATERIAL

Planning Application: T250009
Date Prepared: 10/01/2024

Figure 6: Planned burns and fuel management 2021-2024 (above)

3.1.4 Subject Site Proximity to Areas of Managed Fuel

The subject site is within the township of Emerald with developed residential properties within the area. There are areas of managed vegetation and low fuel loads within the immediate area of the subject site.

There are a range of planned burns and fuel treatments proposed within the surrounding landscape within the 2024-2027 period (see above)

3.1.5 Proximity to Declared Shelter Options

There is a Neighbourhood Safer Places (NSP-BPLR) which is located at the Worrell Reserve on the main road leading into Emerald from Monbulk and Avonsleigh. This NSP is 700m from the subject site by road (see Figure 7)

There is no classifiable vegetation between the subject site and the NSP at Worrell Reserve. The roads are sealed bitumen roads in excellent trafficable condition.

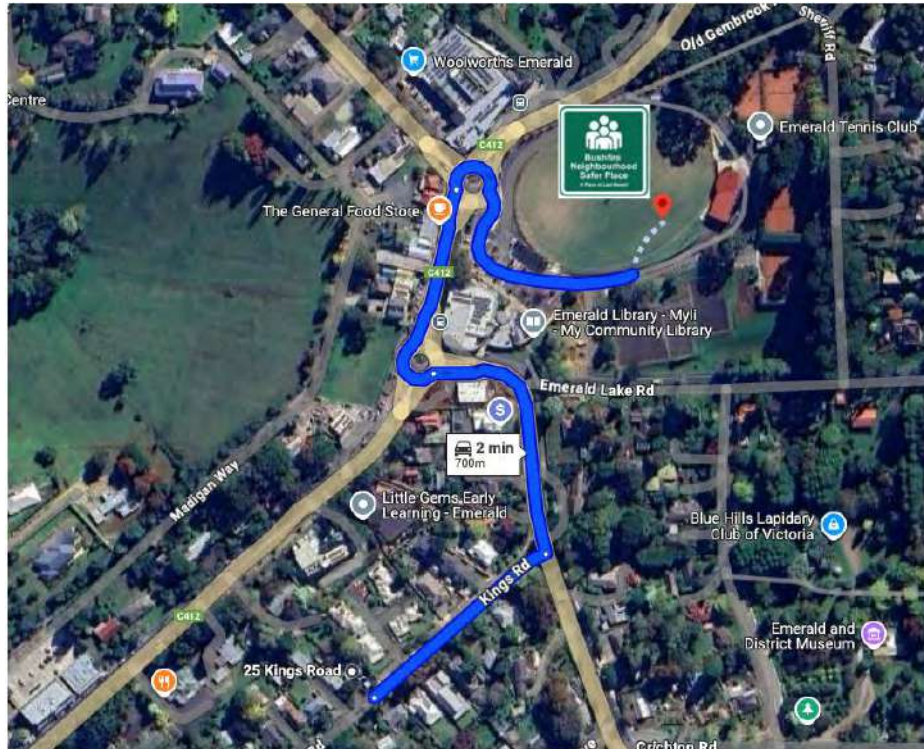


Figure 7:
Location,
distance, and
direction of
nearest NSP
(left)

3.1.6 Likely Bushfire Scenarios

There are no continuous long fire runs through high-risk vegetation adjoining the property. The closest continuous area of high-risk vegetation is associated with Wrights Forest which is frequently burnt and has managed fuel loads. Wrights Forest is around 2.0 kilometres to the east of the subject site.

Fires within the catchment of the Cardinia Reservoir which is to the southwest is likely to be responsible for a degree of ember attack from this area and surrounding pockets of forest vegetation and thick smoke. Extreme bushfire behaviour in the landscape is possible and occupants should monitor any fire in the area.



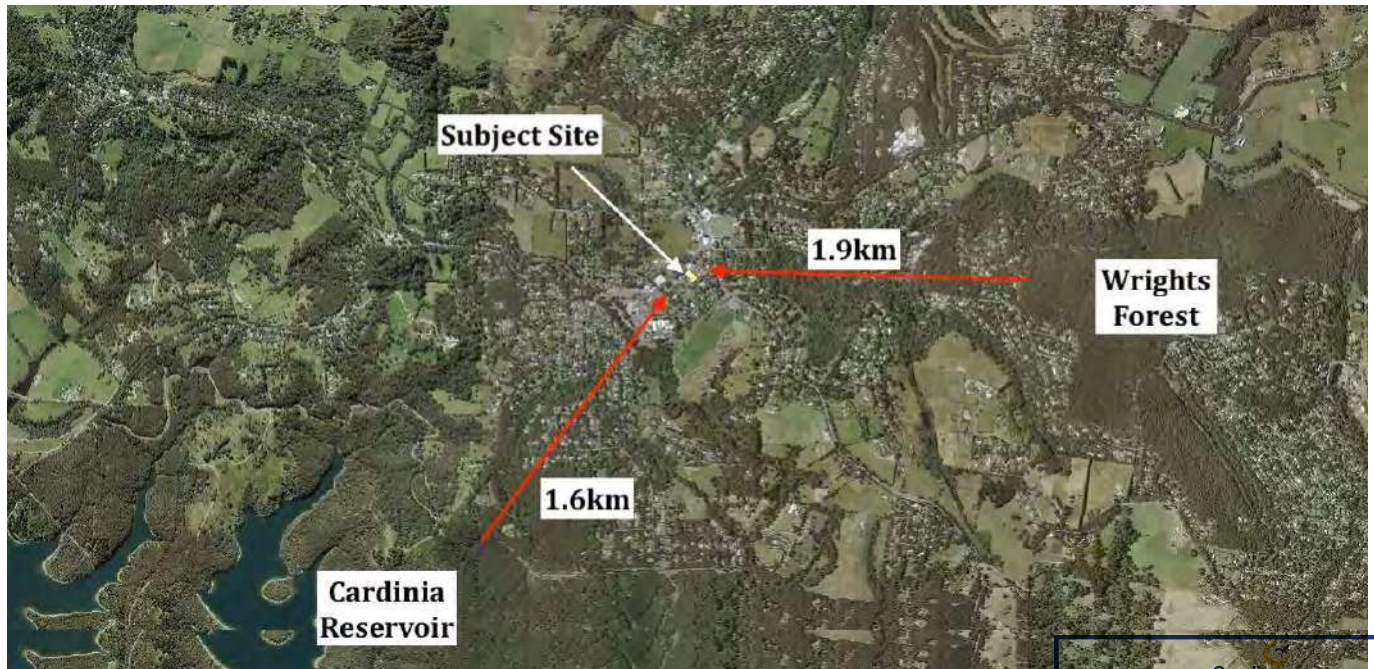


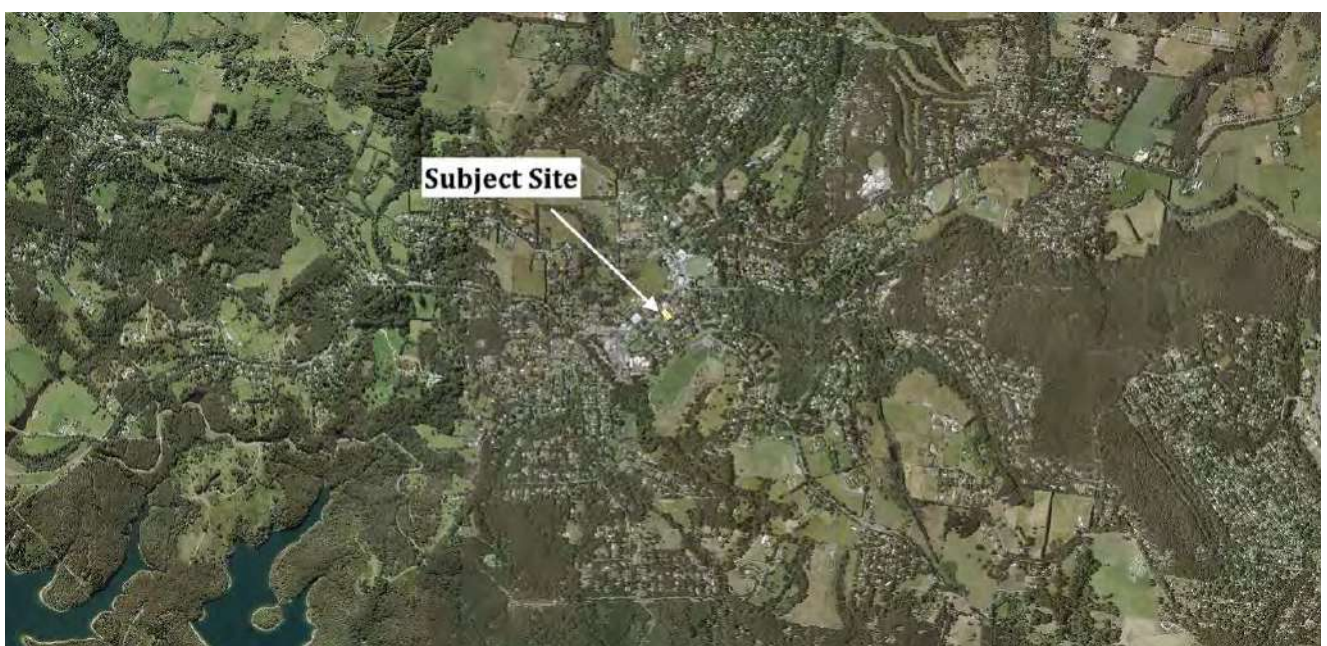
Figure 8: Potential fire runs (above)

3.2 Landscape Type

The landscape type can best be described as Type two based on the criteria within DELWP (2017) Planning Permit Application Bushfire Management Overlay – Technical Guide. The criteria are:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.
- Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.

Figure 9: Landscape Type 3 (below)



The landscape predominantly within 1km of the site is classifiable as Landscape Type 2. Beyond this there is Type 3 Landscape. There is one NSP's within the township and residents can access the Worrell Reserve NSP without having to travel through high-risk vegetation. The property is within the township of Emerald and is within a developed residential area. Residents in this area should have a bushfire safety plan and should be prepared for thick smoke and heavy embers. Leaving late is not an option as roads are not always trafficable during a fire event. Leaving early before fire threatens is always the safest option. Residents should also plan to have to shelter in place should they be caught out.



4.0 Bushfire Management Statement – Site Response to Applicable Sub-Clauses of 53.02

4.1 All Other Developments – Bushfire Protection Objectives

Bushfire Protection Objective 53.02-4.4	
Objectives	Response / Comments
<p>AM 5.2 An application to subdivide land zoned for residential or rural-residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; <p style="text-align: center;">or</p> Columns A, B or C of Table 2 for a subdivision that creates less than 10 lots. Defendable space wholly contained within the boundaries of the proposed subdivision. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space. Vegetation management requirements to implement and maintain the defendable space required under this approved measure. Water supply and vehicle access that complies with AM 4.1 	<p>The dwelling on Lot 2 can extend to the zone required property setbacks and meet the BMO requirements as the surrounding area has been assessed as Low Threat or Modified. The proposed lots are shown in Attachment 1. There is an existing building on Lot 1 and development of the single lot to the rear will not negatively impact the defendable space for this dwelling as the new Lot will need to be managed to defendable space requirements as a condition of the permit.</p> <p>Defendable Space must extend for 30m or to the property boundaries whichever is the lesser distance around the dwellings. See Attachment 3 for Defendable Space Requirements and Attachment 4 for Defendable Space. Defendable Space is wholly contained within the boundaries of the subdivision.</p> <p>Vegetation management will be required to provide access to the new allotment and the provision of the building envelope.</p> <p>When developed Lot 2 will require a 5,000lt water tank as the lot will be over 500m² and less than 1000m². CFA access and fittings will also be required.</p> <p>Access to Lot 2 will be down the eastern side of the existing house with a minimum width of 4.0m along that aspect to the rear of the property and will be suitable for emergency vehicle access.</p>



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Bushfire Protection Objective 53.02- 4.1	
<p>Approved Measure 2.1 – Broader Landscape The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Approved Measure 2.2 – Siting A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles. 	<p>Justification:</p> <p>The property is located within the urban area of Emerald and has direct access to the township.</p> <p>There are no long continuous runs through high-risk vegetation within 1km.</p> <p>Properties are developed and occupied urban allotments.</p> <p>The specifications in the BMO Schedule 1 have been supported in this assessment. BAL 12.5 with defensible space for 30m or to the property boundaries whichever is the lesser distance.</p> <p>Siting of the dwellings can be anywhere within the designated setbacks by council for the zone.</p>

Subdivision Objectives 53.02- 4.3	
	Response / Comments
<p>Approved Measure 4.1 A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:</p> <p>A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.</p> <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies (See Figure11).</p>	<p>Water Supply Mains water is available from hydrants outside #21 & #29 Kings Road.</p> <p>At the time of construction, a dedicated static water supply on Lot 2 must be provided and meet the following requirements:</p> <ul style="list-style-type: none"> • A minimum of 5,000 litres of on-site static storage must be provided on each lot and be maintained for firefighting: <p>The water supply must:</p> <ul style="list-style-type: none"> • Be stored in an above ground water tank constructed of concrete or metal. • Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal. • Include a separate outlet for occupant use. <p>Fire authority fittings are not required.</p>



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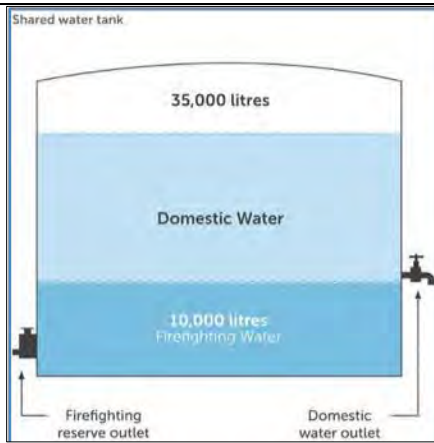


Figure 10: Water supply outlet example

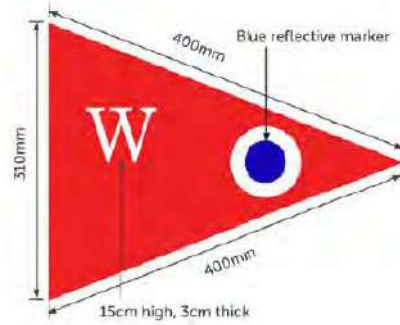


Figure 11: Tank location signage

Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02

Encroachments

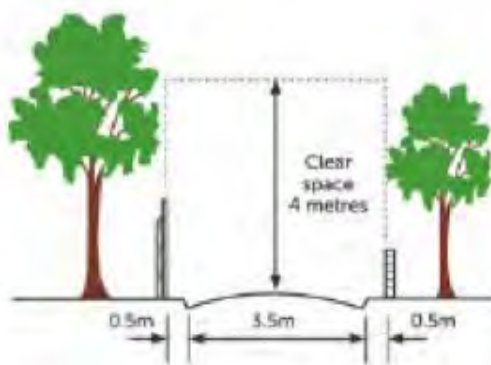


Figure 12: Overhead clearance and widths on road access

Access to site

The following design and construction requirements will apply from the road to within 4m of the water supply outlets on the tanks on Lot 2 to allow Emergency Vehicle access and also to the dwellings if they are further than 30m from Kings Road.

The minimum design requirements are as follows:

All weather construction

A load limit of 15 tonnes

Provide a minimum trafficable width of 3.5m

Be clear of encroachments for at least 0.5m on either side and at least 4m vertically.

Curves in a driveway must be a minimum inner radius of 10 metres

The average grade must be no more than 1 in 7 (14.4% or 8.1°) with a maximum of no more than 1 in 5 (20% or 11.3°) for no more than 50 metres

Dips must have no more than a 1 in 8 912.55 or 7.1° entry and exit angle (see Figure 13)

Access to Lot 2 will be down the eastern side of the existing house with a minimum width of 4.0m along the eastern aspect to the rear of the property and will be suitable for emergency vehicle access.



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5.0 Bushfire Management Summary

The development on the subject site should be allowed to proceed as the bushfire risk can be mitigated to an acceptable level through defensible space and construction applications.

The dwelling associated with Lot #2 must be constructed to a meet or exceed BAL 12.5 construction standards.

Defensible Space must be maintained to the property boundary as per Bushfire Management Plan in Appendix 7.4

DEFENDABLE SPACE	
NORTH	30m or to the property boundary whichever is the lesser distance
SOUTH	30m or to the property boundary whichever is the lesser distance
EAST	30m or to the property boundary whichever is the lesser distance
WEST	30m or to the property boundary whichever is the lesser distance

At the time of construction, a 5000 litre water tank is required for firefighting purposes on Lot #2.

Access must comply with the requirements on page 20 to within 4m of the tank outlets and to the dwelling if the dwelling is further than 30m from Kings Road. Access for emergency vehicles can be met within the site.

The BAL rating for the site is **BAL12.5** and the defensible space is as per Table 4.



5.0 References

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CFA (2018) Applying the bushfire hazard landscape assessment in a bushfire management overlay. CFA Guideline V.3. CFA, Melbourne.

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CFA (2023) Water supply requirements (Bushfire Management Overlay). Country Fire Authority, Melbourne

DELWP (2017) Technical Guide – Planning Permit Applications- Bushfire Management Overlay. Department of Environment Land Water and Planning. Melbourne.

DELWP (2024) Forest Fire Management Victoria: Planned Burns
<https://www.ffm.vic.gov.au/bushfire-fuel-and-risk-management/planned-burning-in-victoria>. Accessed March 2025

DELWP (2024) MapshareVic. <https://mapshare.vic.gov.au/mapsharevic/>
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DELWP (2024) NatureKit 2.0
<https://maps2.biodiversity.vic.gov.au/Html5viewer/index.html?viewer=NatureKit>
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Standards Australia (2011) AS 3959-2009 Construction of buildings in bushfire prone areas. SAI Global, Sydney.

VPP (2019), Particular Provisions, Clause 53.02; Bushfire planning. Victorian Government, Melbourne.

VPP (2019), Particular Provisions, Clause 44.06; Bushfire management overlay. Victorian Government, Melbourne.

Cardinia Shire Council (2024). *Cardinia Shire Council Planning Scheme: Planning Zones and Overlays as detailed above*. Cardinia Shire Council, Officer.



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REF: RS06023EPD V1.0

6.0 Appendices.

6.1 Appendix 1. Site Photos



Photo 3: NSP at Worrell Reserve (left)

Photo 4: View to rear of proposed Lot 2 (below)



Photo 5: View south along Kings Road from subject site (left)



Photo 6: View north along Kings Road from subject site (right)





Photo 7: Vegetation associated with Emerald Lake Park (left)

Photo 8: Main Street of Emerald (right)



Photo 9: Hydrant outside #27 Kings Road (left)



Photo 10: Hydrant outside #21 Kings Road (right)



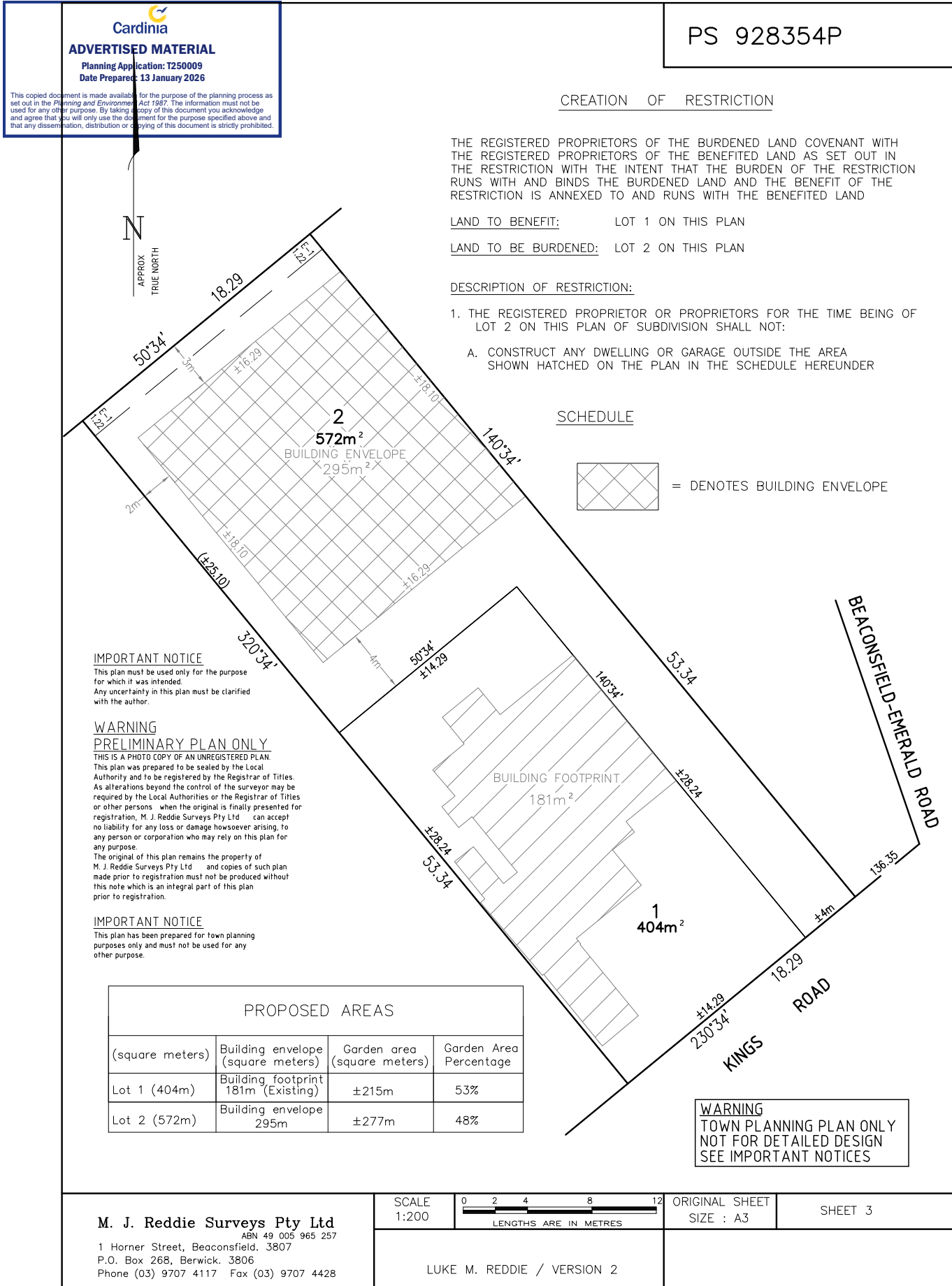
Cardinia

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7.2 Appendix 2. Proposed 2 Lot Subdivision



7.3 Appendix 3. Vegetation Management Requirements

Vegetation modifications and management required for defensible space

The vegetation within the defensible space must be modified and managed to ensure that it mitigates a bushfire as it approaches the structure. The following management prescriptions should be applied to any planning permit issues containing defensible space.

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



7.4 Appendix 4. Bushfire Management Plan

NEXT PAGE



BUSHFIRE MANAGEMENT PLAN – LOT 2, 25 KINGS ROAD EMERALD 3782

Plan Version 1.1 3/08/2025

Vegetation Management for Defendable Space

Defendable space around the dwelling of Lot 2 where vegetation (and other flammable materials) will be modified and managed for 30m or to the property boundary whichever is the lesser distance in accordance with the following requirements:

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

Water Supply

A minimum of 5000 litres of on-site static storage must be provided on Lot2 and remain solely for firefighting

The water supply must:

- Be stored in an above ground water tank constructed of concrete or metal
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal
- Include separate outlet for occupant use

Access (Lot 2)

Access for firefighting purposes must be provided within lot 2 which meets the following requirements:

- Access must have a load limit of at least 15 tonnes.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Access abutting the existing lot must meet a trafficable width of at least 4m.

Construction Standards

The dwelling constructed on Lot 2 must be designed and constructed to a minimum Bushfire Attack Level of BAL12.5



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Construction to Minimum of BAL12.5

PS 928354P

N
APPROX
TRUE NORTH

Lot 2 defendable space
30m or to the property
boundary

Lot 1 defendable space
30m or to the property
boundary

5000lt Water Tank for Fire
Fighting Purposes
(indicative)

Minimum 4.0m
Clearance for Length
of Dwelling

BEACONSFIELD-EMERALD ROAD

KINGS
ROAD



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PROPOSED AREAS

(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (404m)	Building footprint 181m (Existing)	±215m	53%
Lot 2 (572m)	Building envelope 295m	±277m	48%

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

25 KINGS ROAD EMERALD 3782 BUSHFIRE MANAGEMENT PLAN

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E. info@habitatecology.com.au www.habitatecology.com.au



**MARCH
2025
PLAN V.1**



CLAUSE 56 –SUBDIVISION ASSESSMENT



25 Kings Road Emerald



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25 Kings Road Emerald

2 Lot Subdivision



1.0 Introduction

This submission has been prepared in support of an application to subdivide the land know as 25 Kings Road Road into 2 lots.

In the course of preparing this report the proposal has been assessed against the relevant town planning controls and policies contained within the Cardinia Planning Scheme.

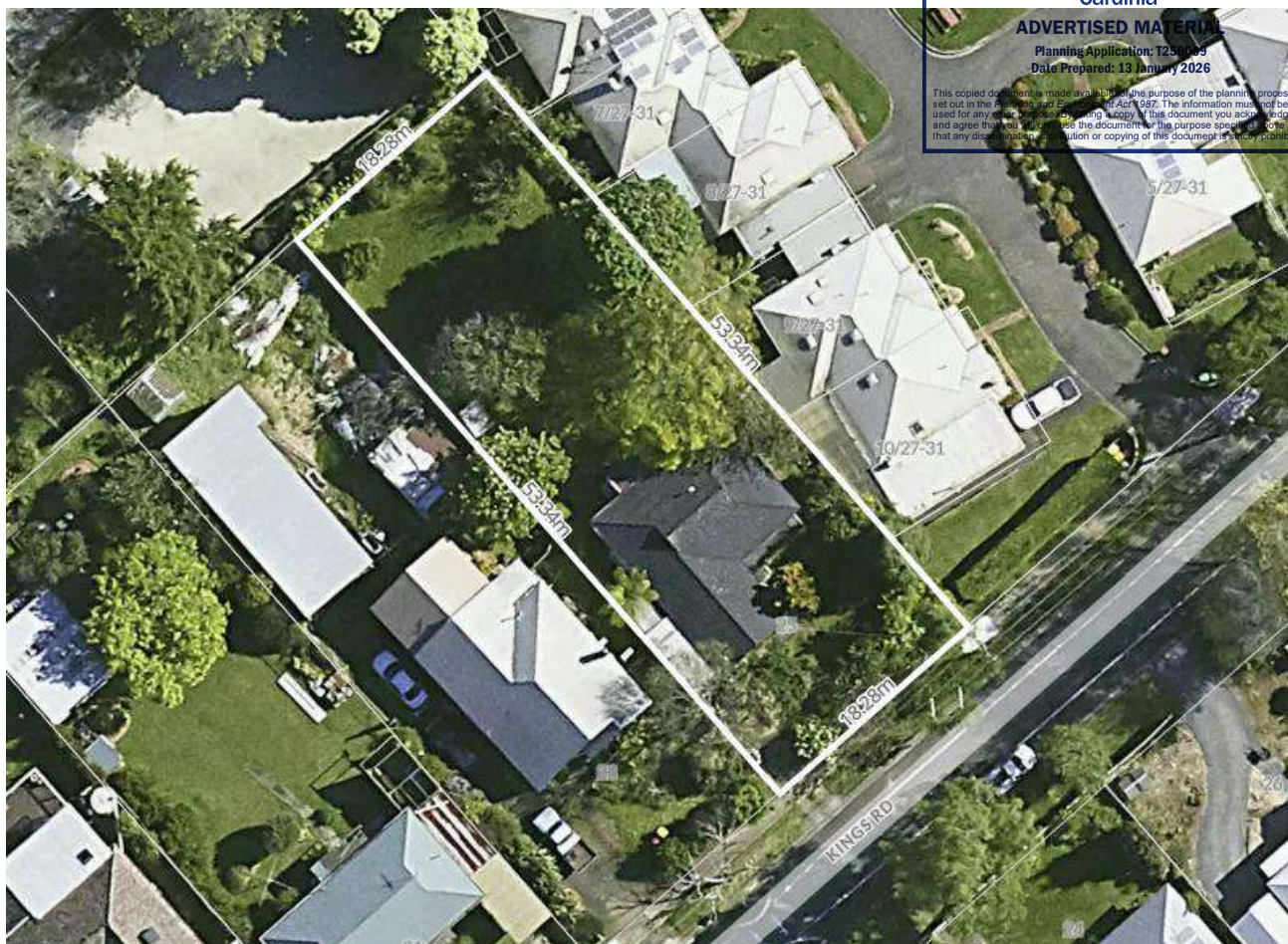
Parcel Details	Lot 47 on LP10407		
Planning Controls	ZONE:	Neighbourhood Residential Zone Schedule 1	
	OVERLAYS:	Significant Landscape Overlay – Schedule 1	
		Design and Development Overlay – Schedule 2	
		Vegetation Protection Overlay – Schedule 2	
		Bushfire Management Overlay – Schedule 1	
Development Proposal	TOTAL SITE AREA:	Approx. 976 sq meters	
	SUBDIVISION AREA:	Proposed Lot 1	404sqm
		Proposed Lot 2	572sqm
Planning Permit Trigger	Subdivide Land - Clause 32.09-3, 44.06, 43.02-3, 42.03-2, 42.02-2.		

2.0 SITE AND CONTEXT DESCRIPTION

Site Conditions

The site is currently located Kings Road. Lot 1 currently has an existing dwelling. Lot 2 is currently undeveloped land with a proposed building envelope.

See below aerial photography of the site configuration



Surrounding Area

The surrounding area can be characterised as residential in all directions occupied by a mixture of single dwellings and associated outbuildings. There are also multiple smaller subdivisions that have been completed in the Kings Road including those at Queens Place and Regal Close, 27-31 Kings Road, 35 Kings Road and 1 Kings Road. These existing subdivisions all have smaller lots to what is proposed at 25 Kings Road.

Kilvington Drive is located approximately 300m south west of the site. Kings Road has been substantially developed, the 2 lot subdivision will suit the neighbourhood character well.

3.0 PROPOSAL

The proposal seeks to subdivide the site into 2 lots, proposed lot 1 has an existing house on it while lot 2 has a building envelope. See Plan of Subdivision PS928354P prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 1 (existing dwelling) would have a frontage to Kings Road of 14.29m yielding a total area of 404sqm.
- Lot 2 would have a frontage to Kings Road of 4m to be used as a driveway, yielding an overall site area of 572sqm.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided.

4.0 PLANNING CONTROLS

The subject site is included in the Neighbourhood Residential Zone and is affected by multiple overlays.

Neighbourhood Residential Zone

The “purposes” of the Neighbourhood Residential Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.09-3 of the Cardinia Planning Scheme, a permit is required to subdivide land. The schedule to the zone does not specify a minimum lot size.

The Decision Guidelines of the Neighbourhood Residential Zone applicable to this proposal are:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in the 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 a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township 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.*

Response:

The proposed subdivision will result in additional infill housing supply in Emerald, whilst making use of existing infrastructure. The subdivision will implement a workable drainage scheme, provide access to existing walking/cycling paths for future occupants and will have convenient access to all necessary

amenities and services currently available in Emerald. The subdivision meets the requirements set out in the Neighbourhood Residential Zone and also meets the garden area requirements. The subdivision also meets the existing neighbourhood character of the area with multiple subdivisions occurring in the vicinity. It is obvious that Kings Road, with its central location in Emerald, is an area that can be subdivided to decrease fringe development.

Bushfire Management Overlay

The purpose of the overlay is to

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

RESPONSE:

If required by council or the CFA a bushfire management report will be completed and any other supporting documents need as per clause 44.06.

Design and Development Overlay

The design objectives of the DDO2 are:

- *To retain and protect the special character of the hills townships.*
- *To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.*
- *To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.*
- *To ensure that any development has regard to the environmental features and constraints of the land.*

RESPONSE:

The subdivision can include a restriction that only allows the building to be built out of materials that respect the appearance of adjacent buildings, streetscape and the Puffing Billy Corridor. The large garden areas proposed will allow for deep soil planting and will reduce the appearance of any dwellings from the street. Further, with no proposed changes to the front dwelling, visualisation from the street will be minimally impacted which will also contribute in protecting the special character of the hills township. The proposed building envelope also provides good solar access to the adjoining properties.



Significant Landscape Overlay

The purpose of the Significant Landscape Overlay are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

Vegetation Protection Overlay

The purposes of the VPO are:

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

RESPONSE:

The submission will need to remove minor vegetation for access into lot 2.

The subdivision will make use of re-planting vegetation and using the large front yard setback to help plant a vegetation buffer. This will promote the scenic corridor for the Puffing Billy Tourist Railway. The building will also meet the objectives of these guidelines. These large set backs will also allow for deep soil planting. When a new dwelling is proposed, a landscape plan can support the application to ensure adequate vegetation regrowth.

Emerald Township Strategy

The Emerald Township Strategy clearly states a need for an increase in housing to accommodate the projected increase of population. With minimal development sites capable of subdividing, the land in question will help meet these projections by completing a subdivision that meets the requirements of the planning scheme and is appropriate for development. The proposal contains residential development in an area which is already developed, within close proximity to Emerald main street and close proximity to shops, schools and public transport. The subdivision also has a large site coverage to allow for screen planting and revegetation.

The land is within close proximity to key facilities and infrastructure including:

- Emerald Primary School
- Emerald Secondary College
- Puffing Billy
- Kilvington Drive (Shop Corridor)
- The 695 bus route

- Worrel Reserve
- Emerald Lake

The strategy plan indicates Kings Road is located in precinct 4. Precinct 4's general guideline responses are as follows:

Site Planning

The subdivision does not intrusively disrupt the views from the street scape as there are no new proposed dwellings on lot 1. Furthermore the subdivision is considered small compared to the existing subdivisions in the street.

Landscape Response

An arborist report has been supplied with the application.

Setbacks/Address/Lot layout

The existing dwelling will be maintained so there is room for deep soil planting at the front of lot 1.

Access

We are proposing a new crossover to access lot 2 and the existing crossover will be used for lot 1. It is noted that 1 Kings Road has 3 crossovers to access the subdivision and that the proposed subdivision meets the neighbourhood character of the area.

5.0 PLANNING POLICY FRAMEWORK

The locational attributes for an increase in density accords with the general thrust of the Planning Scheme's policies as set out in the PPF. These policies encourage urban consolidation to accommodate for a variety of living arrangements and to respond to market demand for housing. The issue surrounding urban consolidation is the balancing of the 'status quo' against the various government policies, which clearly contemplate change in order to achieve broader urban consolidation benefits on a subject land such as this. The attributes of the site lend the property to a marginal increase in density and, ultimately, a change in built form to that currently found on the subject site. The proposal provides a residential subdivision which will result in appropriate family sized housing in an area where a level of change is clearly contemplated, within close proximity of a number of key facilities including shops, schools, major transport corridors and public open space.

It is clear that the subject site is in an area that can accommodate a modest level of change and increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the existing residential area of Emerald, incorporating an appropriate subdivision design that can reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties.

The subdivision will create additional residential development within a well serviced area with existing community facilities including road networks, public transport connectivity and open space.

Furthermore, the following is highlighted:

- As encouraged by the PPF the subject land is located in a residential area that is well serviced by various forms of social and physical infrastructure including public transport, commercial areas, parkland, schools and public transport. The proposed subdivision makes greater use of the land that is available on the subject land and concentrates development in an established residential area without adversely affecting surrounding properties or services.
- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the PPF as it:
 - Is generally well-designed in compliance with Clause 56 - ResCode.
 - Improves housing choice and diversity in the area.
 - Makes more efficient use of existing infrastructure and services.

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established urban area to reduce the pressure for fringe development.

Furthermore:

- It will facilitate an increase in population that is encouraged within a residential area.
- It will contribute to supporting and combating the predicted population growth within the municipality and changes of housing preferences of the population.
- It will provide a range of housing choice to meet the diverse needs of the community.
- It will not unduly affect the environmental or drainage features of the site and its surrounds.
- It will provide a form of housing with access to facilities and services.

The proposed subdivision responds to the objectives of the MSS by managing the consolidation of urban growth within a residential setting which complements the existing residential character of the area and by conserving and enhancing a highly valued landscape within the municipality.

6.0 GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution may be made only once for any of the land to be subdivided.

It is acknowledged that a public open space contribution has not been made on the land previously and will not need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

Clause 56 – Residential Subdivision



See **Appendix A** of this report for a full assessment against the relevant standards of Clause 56 (Residential Subdivision):

Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *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.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Cardinia Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for subdivision.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- Cardinia's strategic policies specifically designated this area as residential.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land.

Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

7.0 CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed residential subdivision. The subdivision has been designed in accordance with the Planning Policy Framework and in accordance with the requirements of the zoning and overlay controls which have been set out above. The proposed development will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.


For the reasons discussed above, we respectfully submit that the proposal should be supported and that a Planning Permit for this proposal be issued.

Clause 56 Assessment


Clause 56.03 - Liveable and Sustainable Communities		
<p>Clause 56.03-5</p> <p>Neighbourhood character objective</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. 	<p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>Complies</p> <p>A subdivision site and context description and design response plan have been provided as part of this application, as well as a detailed written description within the accompanying town planning submission, outlining the existing conditions of the subject site as well as its surrounding environs.</p>
<p>Clause 56.04-2</p> <p>Lot area and building envelopes objective</p> <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 	<p>Standard C8</p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres 	<p>Complies</p> <p>A building envelope has been provided for lot 2 and fulfils the minimum requirements of standard C8. Lot 1 has an existing dwelling on it.</p>


and the retention of significant vegetation and site features.	<p>by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p> <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	
<p>Clause 56.04-3</p> <p>Solar orientation of lots objective</p> <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	<p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>Complies</p> <p>Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.</p> <div data-bbox="1021 1406 1431 1603" data-label="Image"> </div>

<p>Clause 56.04-5</p> <p>Common area objectives</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 neighbourhood street network. • 	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>Complies</p> <p>No common property is proposed for the subdivision.</p> <div data-bbox="1031 752 1430 945" data-label="Image"> </div>
<p>Clause 56.06-8</p> <p>Lot access objective</p> <ul style="list-style-type: none"> • To provide for safe vehicle access between roads and lots. 	<p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover</p>	<p>Complies</p> <p>Access to lot 1 will remain unchanged from Kings Road. A proposed new crossover will need to be constructed to service lot 2 from Kings Road.</p>

	should meet the requirements of the relevant road authority.	<div data-bbox="1110 136 1501 331" data-label="Complex-Block">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250009 Date Prepared: 13 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> </div>
Clause 56.07 - Integrated Water Management		
Clause 56.07-1 Drinking water supply objectives <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. 	Standard C22 The supply of drinking water must be: <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	Complies The site currently enjoys access to reticulated water. The owner will enter into an agreement with South East Water for the provision of water supply to each lot.
Clause 56.07-2 Reused and recycled water objective <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	Standard C23 Reused and recycled water supply systems must be: <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	Complies The size of the subdivision and the number of lots involved is too small to implement any recycled water supply. <p>The use of water tanks and other water saving measures can be implemented into any future development.</p>

<p>Clause 56.07-3</p> <p>Waste water management objective</p> <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. 	<p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	<p>Complies</p> <p>Reticulated waste water (sewer) is currently available to the site. The owner will enter into an agreement with South East Water for the provision of sewer to each lot</p> <div data-bbox="1031 779 1430 972" data-label="Image"> </div>
<p>Clause 56.07-4</p> <p>Urban run-off management objectives</p> <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in 	<p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater 	<p>Complies</p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p> <p>The storm water discharged from hard standing or impervious surfaces is minimal compared to the size of the property.</p>

<p>stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff.</p>	<p>quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</p> <ul style="list-style-type: none"> Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject 	<div data-bbox="1031 985 1430 1178" data-label="Complex-Block">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250009 Date Prepared: 13 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> </div>
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	<p>to flooding meet the safety criteria $da V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and V_{ave} = average velocity in metres per second).</p> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	<div data-bbox="1031 927 1430 1122">  <p>ADVERTISED MATERIAL Planning Application: T250009 Date Prepared: 13 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> </div>
<p>Clause 56.08 - Site Management</p>		

<p>Clause 56.08-1</p> <p>Site management objectives</p> <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. 	<p>Standard C26</p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>Complies</p> <p>The level of construction on site is considered minimal for the 2 lot subdivision other than the relocation of services that may be required.</p> <p>It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.</p> <div data-bbox="1034 875 1437 1070" data-label="Image"> </div>
<p>Clause 56.09 - Utilities</p>		
<p>Clause 56.09-1</p> <p>Shared Trenching Objective</p> <ul style="list-style-type: none"> • To maximise the opportunities for shared trenching. • To minimise constraints on 	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies</p> <p>Most of the infrastructure is existing, however, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to works commencing.</p>

landscaping within street reserves.		
<p>Clause 56.09--2</p> <p>Electricity, telecommunications and Gas Objective</p> <ul style="list-style-type: none"> To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p>Standard C28</p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Complies</p> <p>The proposed subdivision will have access to all services presently enjoyed by other properties in this area. The owner will be required to enter into an agreement with the relevant service providers for the provision of such services.</p> <div data-bbox="1021 1180 1430 1375" data-label="Image"> </div>

Contact Details

Enquirer ID
3719417

Address
21 Olive Avenue
Harkaway VIC 3806



ADVERTISED MATERIAL
Planning Application: T250009
Date Prepared: 13 January 2026
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Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
13/06/2025	13/06/2025	13/06/2025	Private	Design	Both Road, Nature Strip, Footpath	Subdivision



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
25 Kings Road, Emerald - Subdivision	25 Kings Rd Emerald VIC 3782	Cardinia Council have requested the location of drainage and sewerage to be added to our survey plan. However we have been unable to locate any such services on site.

Your Responsibility and Duty of Care

- Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
256464844	AusNet Electricity Services Pty Ltd	1800 088 208	NOTIFIED
256464847	Multinet Gas	(03) 9535 8326	NOTIFIED
256464845	NBN Co VicTas	1800 687 626	NOTIFIED
256464846	Telstra VICTAS	1800 653 935	NOTIFIED
256464843	Yarra Valley Water Ltd	1300 853 811	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.



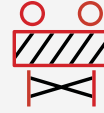
Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.



Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.



Protect

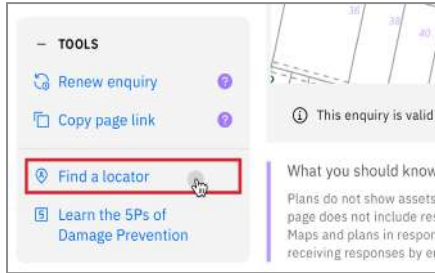
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.



Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



GET QUOTE

Use isseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

Use isseekplant to find trusted contractors near you today, visit:
blog.isseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BOOK NOW

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form



ADVERTISED MATERIAL

Planning Application: T250009
Date Prepared: 13 January 2026

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Existing Title

Proposed Title

Offset Water Main

Water Main

Water Reticulation Main

Asbestos Water Main

Blank End

Water Valve

Dialysis Patient

YVW / Council

Hydrant Below Ground

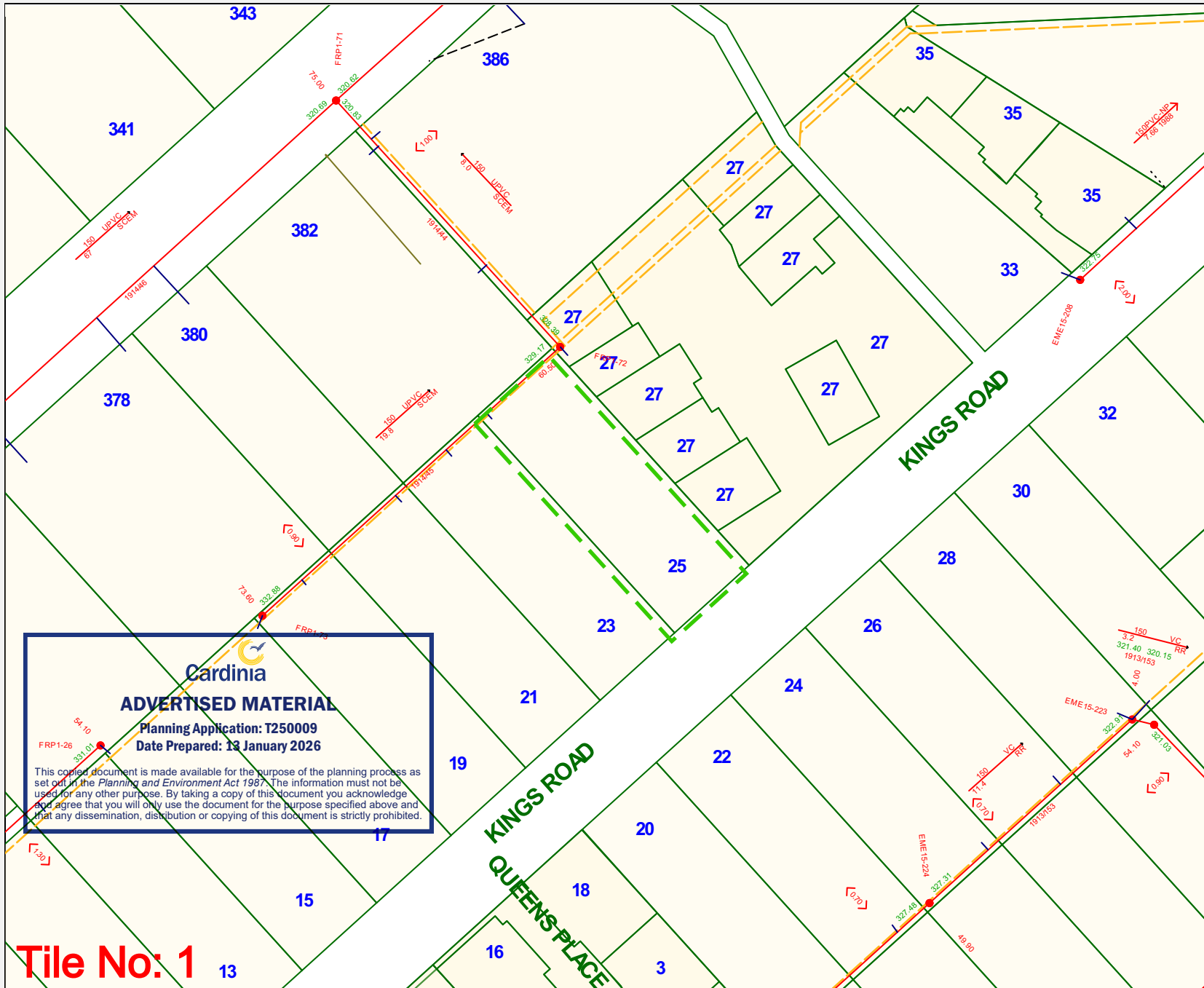
Hydrant Above Ground

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







N Scale: 1:1000

Expires: 11 Jul 2025

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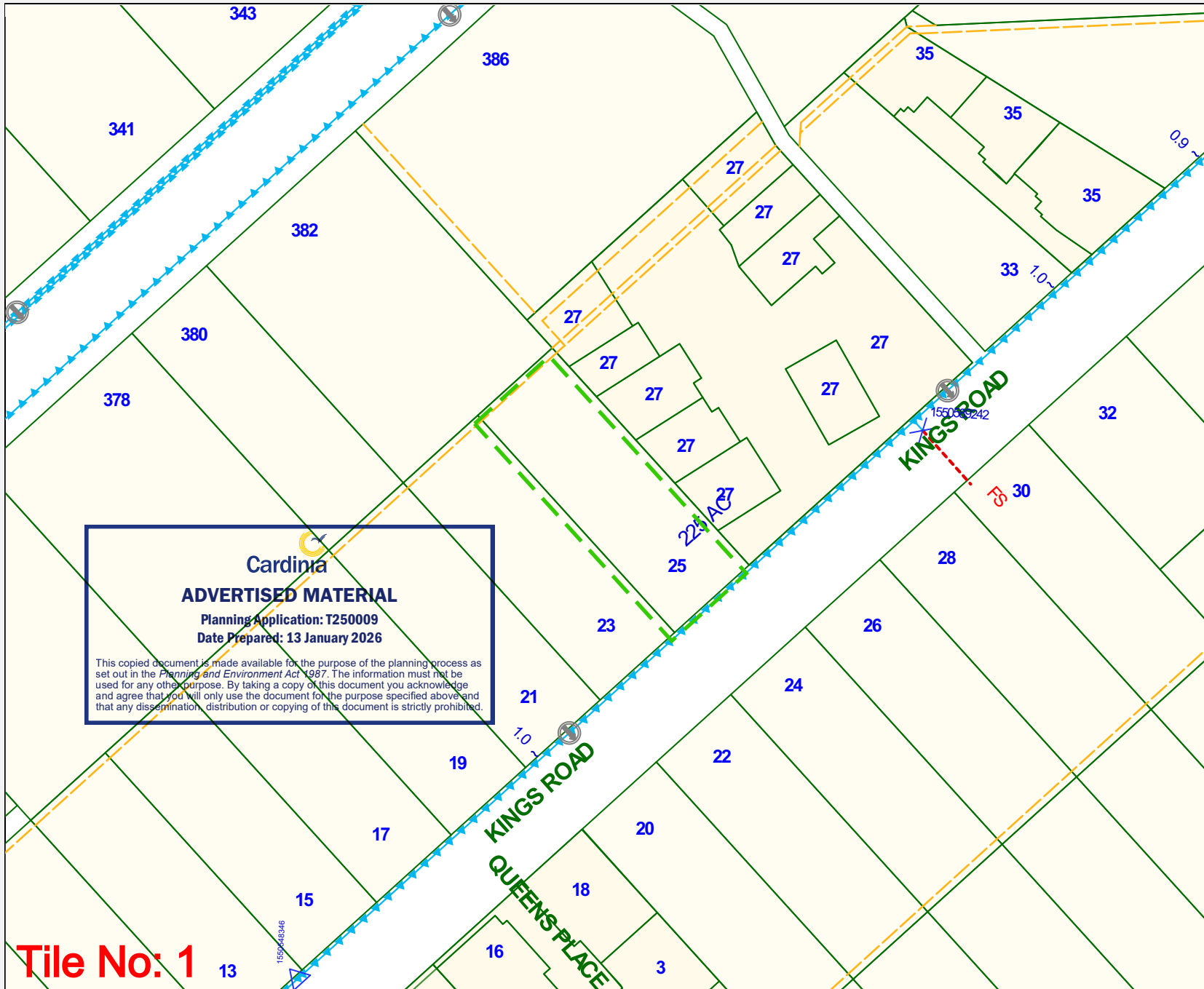
Legend

- Existing Title 
- Proposed Title 
- Existing Sewer 
- Asbestos Sewer 
- Offset Distance 
- Circular Access Point 
- Junction 
- Square Manhole 
- End of Pipe 
- Maintenance Shaft 
- Ventilation 
- Chambered Manhole 

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Legend

- Existing Title
- Proposed Title
- Offset Water Main
- Water Main
- Water Reticulation Main
- Asbestos Water Main
- Blank End
- Water Valve
- Dialysis Patient
- Hydrant Below Ground
- Hydrant Above Ground

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CRAIG CIVIL DESIGN					
STORMWATER COMPUTATIONS (as per EDCM 2019)					
Project No.	CCD 25053	Location	25 Kings Road, Emerald	Municipality	Cardinia Shire Council
Revision		A		Date	24/11/2025
Project Description		Permissible Site Discharge			

RETURN PERIOD	A	B	C	D	E	F	G
1	2.62216	-5.38E-01	9.19E-03	7.39E-03	-3.30E-03	-1.65E-04	8.06E-05
2	2.890895	-5.47E-01	9.75E-03	7.62E-03	-3.33E-03	-1.73E-04	8.40E-05
5	3.160985	-5.65E-01	1.11E-02	6.54E-03	-3.16E-03	2.16E-05	4.57E-05
10	3.305278	-5.75E-01	1.21E-02	6.09E-03	-3.14E-03	1.09E-04	3.19E-05
20	3.472133	-5.85E-01	1.25E-02	5.83E-03	-3.03E-03	1.70E-04	1.82E-05
50	3.668361	-5.95E-01	1.31E-02	5.36E-03	-2.94E-03	2.59E-04	6.98E-07
100	3.803612	-6.03E-01	1.38E-02	5.15E-03	-2.91E-03	3.11E-04	-8.96E-06

A	278.60	m ²	0.028	ha
Tc	9.7	min	0.045	n (Rough. Coeff)
I (1 in 5)	63.70	mm/hr	28.73	m (Length of Flow)
Cpre	0.40	-	8.53	S (Slope in %)
Cpost				
Calc PSD	0.0020	m ³ /s	1.97	Lps

Tc (Calc)	9.70	mins
I (1 in 100)	131.40	mm/hr
I (1 in 5)	63.70	mm/hr

Input Cell
Computation Cell

PERMISSIBLE SITE DISCHARGE

CRAIG CIVIL DESIGN	
STORMWATER DETENTION SYSTEM ORIFICE COMPUTATION	
Project No.	CCD25053
Project Location	25 Kings Road, Emerald
Municipality	Cardinia Shire Council
Application No.	-
Revision/Date	-

Input Cell
Computation Cell

Orifice Design	
Number of tanks (unit)	1.00
PSD (Permissible Site Discharge, m ³ /s) per tank	0.0020
Cd (Orifice Coefficient)	0.60
g (Gravitational Acceleration, m/s ²)	9.81
H (Trial Head, m)	0.60

Design Computation [Ao=PSD/{Cd*(2gH)^0.5}]	
Ao (Orifice Area, m ²)	0.00096
D (Orifice Diameter, m)	0.03492
D (Orifice Diameter, mm)	34.92
Design Adopted (Diameter, mm)	35

ORIFICE CALCULATION

STORAGE VOLUMES
1 OF 2500lt Slimline Tank for D=0.55

$$V_s = \left(\frac{\pi D^2 h}{4} + L \times W \times h \right) = \frac{\pi \times 0.55^2}{4} \times 1.780 + 2.150 \times 0.55 \times 1.780$$

$$V_s = 0.42 + 2.10$$

$$V_s = 2.52 \text{ m}^3 \text{ (2520ts)}$$

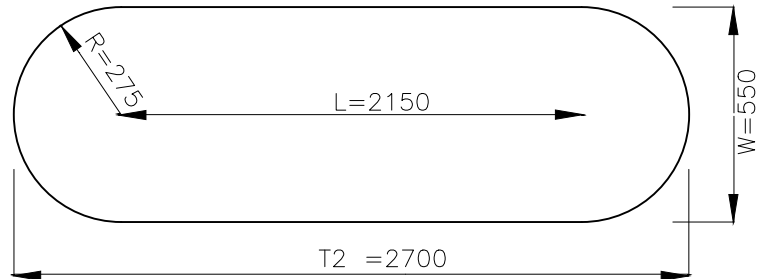
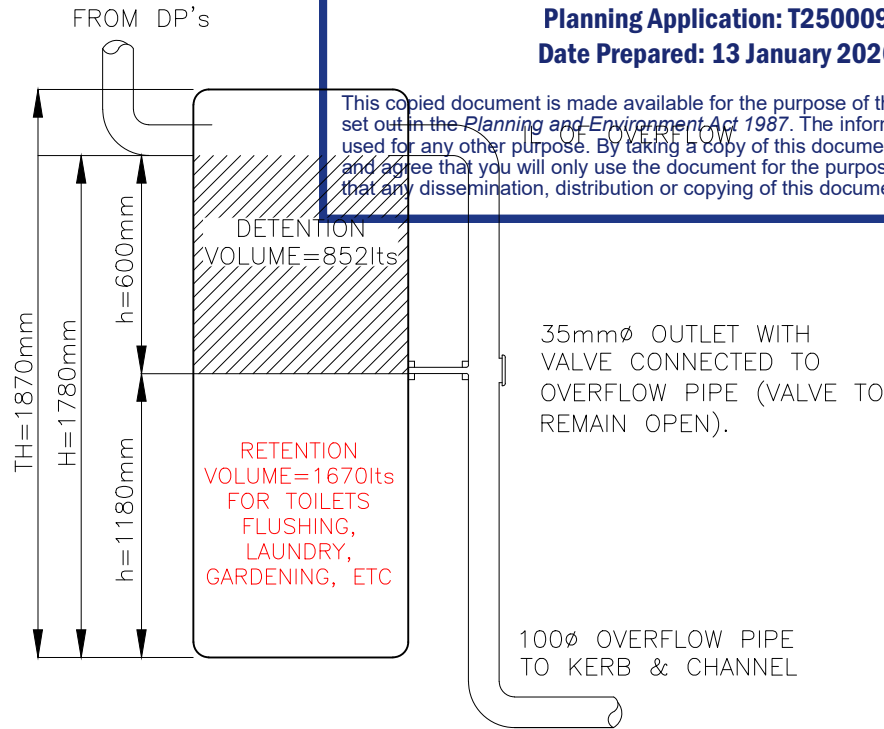


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Planning Application: T250009

Date Prepared: 13 January 2026

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RAINWATER TANK DETAIL



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03.09.2025	A	ISSUED FOR PERMIT APPLICATION RFI	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. —		DATE	NOV. 2025				2-LOT SUBDIVISION PRELIMINARY ACCESS DESIGN 25 KINGS ROAD, EMERALD		SHEET - 3 OF 7
04.09.2025	B	UPDATED VEHICLE CROSSING DETAILS	PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	EX. —		CHECKED	SC	APPROVED	SC		2500 lts STORAGE TANK DETAIL		REVISION - C
25.11.2025	C	UPDATED DRAINAGE DESIGN	EXISTING DRAINS AND PITS	TELE. CABLES AND PITS	EX. —		DATE	NOV. 2025	DATE	NOV. 2025		CCD REF. NO. - 25053		A3
			PROPOSED DRAINS AND PITS	ELEC. CABLES AND PITS	EX. —		DATUM	AHD	MELWAYS REF	127 F4		Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2025\25053 - 25 Kings Road, Emerald\Drawings\CCD Design\AR\25053 - Preliminary Access & Drainage - RevC.dwg; Editor: User		

A side-view diagram of a car with the following dimensions indicated by dimension lines and arrows:

- Total length: 5.20m
- Distance from front wheel to rear wheel: 3.05m
- Wheelbase (distance between front and rear axles): 0.95m

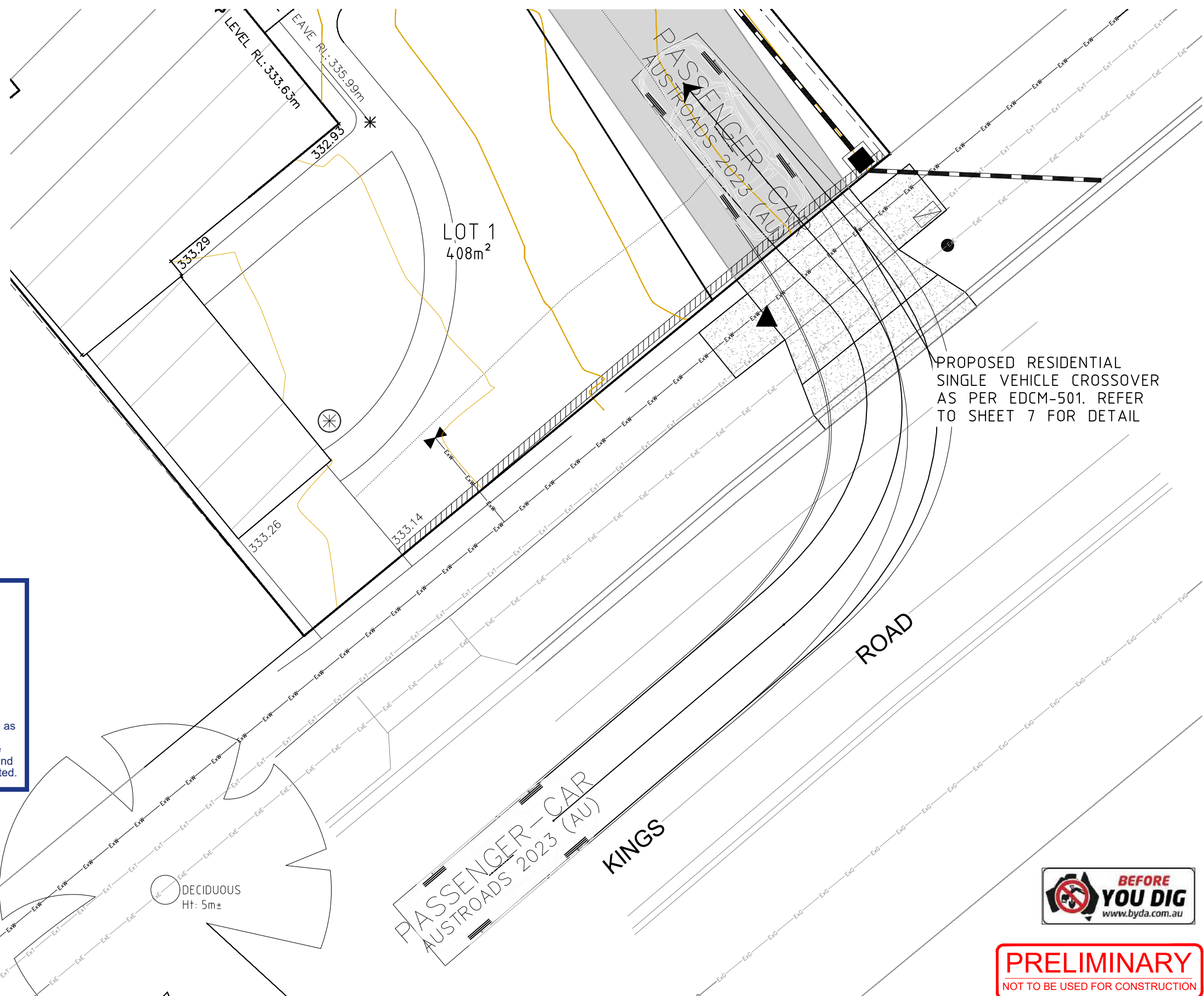
Width	=	1.94m
Track	=	1.84m
Lock to Lock Time	=	6.00m
Steering Angle	=	33.50













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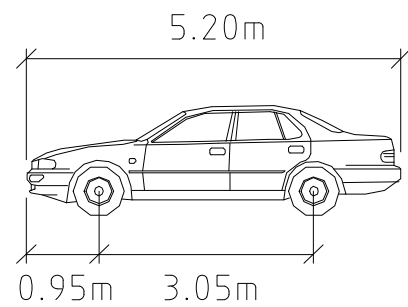
VEHICLE SWEEP PATH 1
SCALE 1:100 (A3)



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03.09.2025	A	ISSUED FOR PERMIT APPLICATION RFI	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. 		DATE	NOV. 2025						2-LOT SUBDIVISION PRELIMINARY ACCESS DESIGN 25 KINGS ROAD, EMERALD		SHEET - 4 OF 7	
04.09.2025	B	UPDATED VEHICLE CROSSING DETAILS	PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	EX. 		CHECKED	SC	APPROVED	SC				VEHICLE SWEEP PATH 1		REVISION - C	
25.11.2025	C	UPDATED DRAINAGE DESIGN	EXISTING DRAINS AND PITS 	TELE. CABLES AND PITS	EX. 		DATE	NOV. 2025	DATE	NOV. 2025				CCD REF. NO. - 25053	A3		
			PROPOSED DRAINS AND PITS 	ELEC. CABLES AND PITS	EX. 		DATUM	AHD	MELWAYS REF	127 F4				Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2025\25053 - 25 Kings Road, Emerald\Drawings\CCD Design\AR\25053 - Prelim.dwg			
			PROPOSED PROPERTY INLET 		PROP. 												

LEGEND



CAR

Width = 1.94m
Track = 1.84m
Lock to Lock Time = 6.00m
Steering Angle = 33.50



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Date Prepared: 13 January 2026

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No. 27

PROPOSED RESIDENTIAL
SINGLE VEHICLE CROSSOVER
AS PER EDCM-501. REFER
TO SHEET 7 FOR DETAIL

PASSENGER CAR
AUSTROADS 2023 (AU)

LOT 1
408m²













ROAD

KINGS

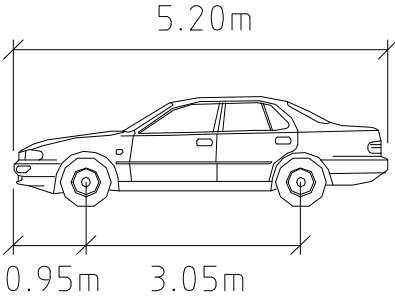
VEHICLE SWEEP PATH 2
SCALE 1:100 (A3)



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03.09.2025	A	ISSUED FOR PERMIT APPLICATION RFI	EXISTING KERB AND CHANNEL 	SEWER MAINS AND ENTITIES	EX. 		DATE	NOV. 2025				2-LOT SUBDIVISION PRELIMINARY ACCESS DESIGN 25 KINGS ROAD, EMERALD		SHEET - 5 OF 7	
04.09.2025	B	UPDATED VEHICLE CROSSING DETAILS	PROPOSED KERB AND CHANNEL 	GAS MAINS AND PITS	EX. 		CHECKED	SC	APPROVED	SC		REVISION - C			
25.11.2025	C	UPDATED DRAINAGE DESIGN	EXISTING DRAINS AND PITS 	TELE. CABLES AND PITS	EX. 		DATE	NOV. 2025	DATE	NOV. 2025		VEHICLE SWEEP PATH 2			
			PROPOSED DRAINS AND PITS 	ELEC. CABLES AND PITS	EX. 		DATUM	AHD	MELWAYS REF	127 F4		CCD REF. NO. - 25053			
			PROPOSED PROPERTY INLET 		EX. 							A3			
												Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2025\25053 - 25 Kings Road, Emerald\Drawings\CCD Design\AR\25053 - Preliminary Access & Drainage - RevC.dwg; Editor: User			

LEGEND



5.20m

0.95m 3.05m

CAR

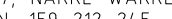
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Track	= 1.84m
Lock to Lock Time	= 6.00m
Steering Angle	= 33.50

Width	=	1.94m
Track	=	1.84m
Lock to Lock Time	=	6.00m
Steering Angle	=	33.50

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03.09.2025	A	ISSUED FOR PERMIT APPLICATION RFI	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. — ExD — PROP. — CD —		DATE	NOV. 2025					2-LOT SUBDIVISION PRELIMINARY ACCESS DESIGN 25 KINGS ROAD, EMERALD		SHEET - 6 OF 7	
04.09.2025	B	UPDATED VEHICLE CROSSING DETAILS	PROPOSED KERB AND CHANNEL				CHECKED	SC	APPROVED	SC			VEHICLE SWEEP PATH 3		REVISION - C	
25.11.2025	C	UPDATED DRAINAGE DESIGN	EXISTING DRAINS AND PITS	GAS MAINS AND PITS	EX. — ExD — PROP. — CD —		DATE	NOV. 2025	DATE	NOV. 2025			CCD REF. NO. - 25053		A3	
			PROPOSED DRAINS AND PITS	TELE. CABLES AND PITS	EX. — ExD — PROP. — CD —		DATUM	AHD	MELWAYS REF	127 F4			Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2025\25053 - 25 Kings Road, Emerald\Drawings\CCD Design\AR\25053 - Preliminary Access & Drainage - Rev.C.dwg; Editor: User			
			PROPOSED PROPERTY INLET	ELEC. CABLES AND PITS	EX. — ExD — PROP. — CD —											



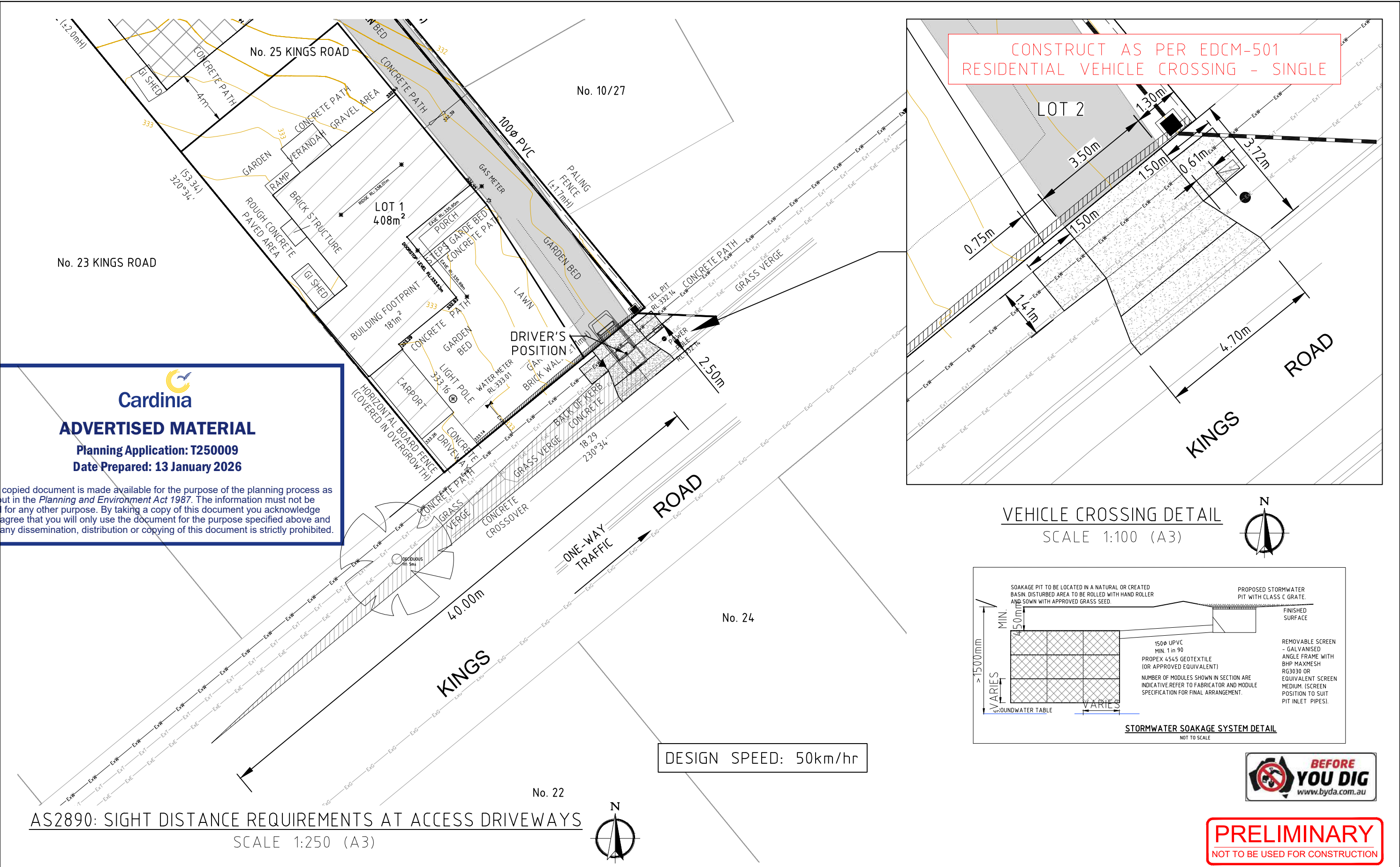
Cardinia

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Planning Application: T250009

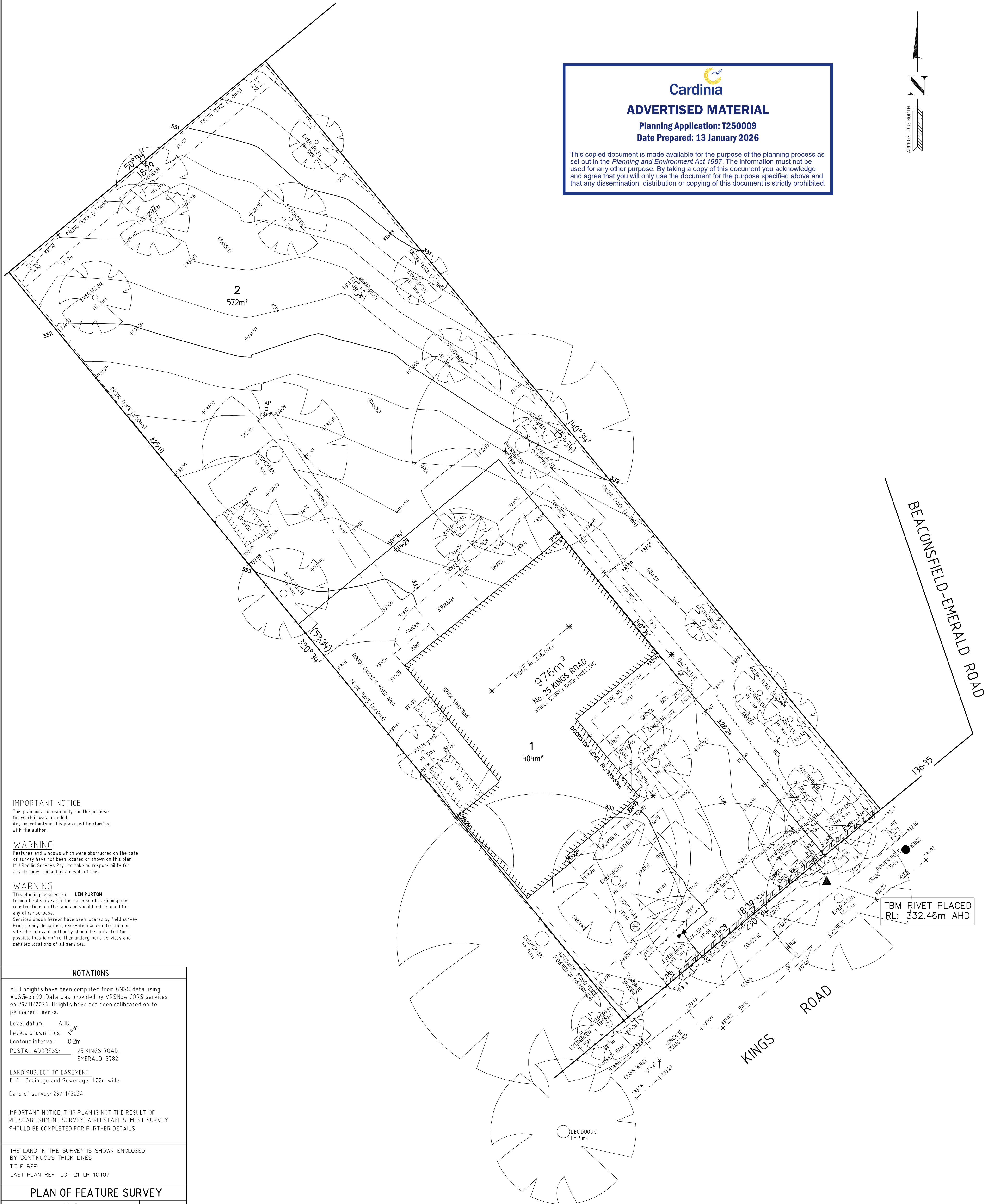
Date Prepared: 13 January 2026

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AS2890: SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS
SCALE 1:250 (A3)

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03.09.2025	A	ISSUED FOR PERMIT APPLICATION RFI	EXISTING KERB AND CHANNEL	SEWER MAINS AND ENTITIES	EX. — E-W		DATE	NOV. 2025				2-LOT SUBDIVISION PRELIMINARY ACCESS DESIGN 25 KINGS ROAD, EMERALD		SHEET - 7 OF 7
04.09.2025	B	UPDATED VEHICLE CROSSING DETAILS	PROPOSED KERB AND CHANNEL	GAS MAINS AND PITS	EX. — E-W		CHECKED	SC	APPROVED	SC		SIGHT DISTANCE, VEHICLE CROSSING DETAILS & SOAKAGE PIT DETAILS		REVISION - C
25.11.2025	C	UPDATED DRAINAGE DESIGN	EXISTING DRAINS AND PITS	TELE. CABLES AND PITS	EX. — E-W		DATE	NOV. 2025	DATE	NOV. 2025		CCD REF. NO. - 25053		A3
			PROPOSED DRAINS AND PITS	ELEC. CABLES AND PITS	EX. — E-W		DATUM	AHD	MELWAYS REF	127 F4		Dwg. Location: Z:\CRAIG CIVIL DESIGN\CURRENT PROJECTS\2025\25053 - 25 Kings Road, Emerald\Drawings\CCD Design\AR\25053 - Preliminary Access & Drainage - RevC.dwg; Editor: User		



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WARNING
Features and windows which were obstructed on the date of survey have not been located or shown on this plan.
M.J.Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

WARNING
This plan is prepared for **LEN PURTON**
from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose.
Services shown hereon have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid09. Data was provided by VRSSnow CORS services on 29/11/2024. Heights have not been calibrated on to permanent marks.

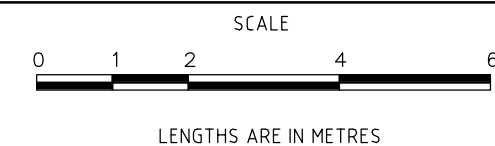
Level datum: AHD
Levels shown thus: \times AHD
Contour interval: 0.2m
POSTAL ADDRESS: 25 KINGS ROAD,
EMERALD, 3782

LAND SUBJECT TO EASEMENT:
E-1. Drainage and Sewerage, 122m wide.
Date of survey: 29/11/2024

IMPORTANT NOTICE: THIS PLAN IS NOT THE RESULT OF REESTABLISHMENT SURVEY; A REESTABLISHMENT SURVEY SHOULD BE COMPLETED FOR FURTHER DETAILS.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES
TITLE REF:
LAST PLAN REF: LOT 21 LP 10407

PLAN OF FEATURE SURVEY



ORIGINAL
SCALE
1:100
SHEET
SIZE
A1

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1
VICTORIA

SURVEYORS REF
24-10-220
VERSION 1
FILE: AR

LEGEND

- | | | | |
|--------------------|--------------------|---------------|---------------|
| ● ELECTRICITY PIT | ⊗ GAS METER | Ⓟ PHOTO POINT | ⚡ WATER METER |
| ● ELECTRICITY POLE | ⊞ GAS VALVE | ▲ T.B.M. | ▼ TAP |
| ● ELECTRICITY POLE | ⊙ LIGHT/LIGHT POLE | △ INSTRUMENT | ⚡ GATE |
| ● AND LIGHT | ⊙ SIGN | ● POINT | ⚡ TELSTRA PIT |
| ⊞ FIRE HYDRANT | ● SEWER PIT | ⊞ P.M. | ⊞ TREE |
| ⊞ SEWER INSP. PT. | ⊞ GRATED PIT | | |

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428



Cardinia
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Planning Application: T250009
Date Prepared: 13 January 2026

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Services shown hereon have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note is an integral part of this plan.


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This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
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NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

 TREE TO BE REMOVED & TREE PROTECTION ZONE

 TREE TO BE RETAINED

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN			
NOTATIONS		No. OF SHEETS IN PLAN 1	No. OF THIS SHEET 1
POSTAL ADDRESS: 25 Kings Road EMERALD 3782		SCALE  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A0
NOTE: See certificate of title for easement and Title details		SURVEYOR REFERENCE 24-10-220 VERSION 3 FILE KM924 SC 1	
NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only		M. J. Reddie Surveys Pty Ltd 1 Horner Street, Beaconsfield, 3807 P.O. Box 268, Berwick, 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	

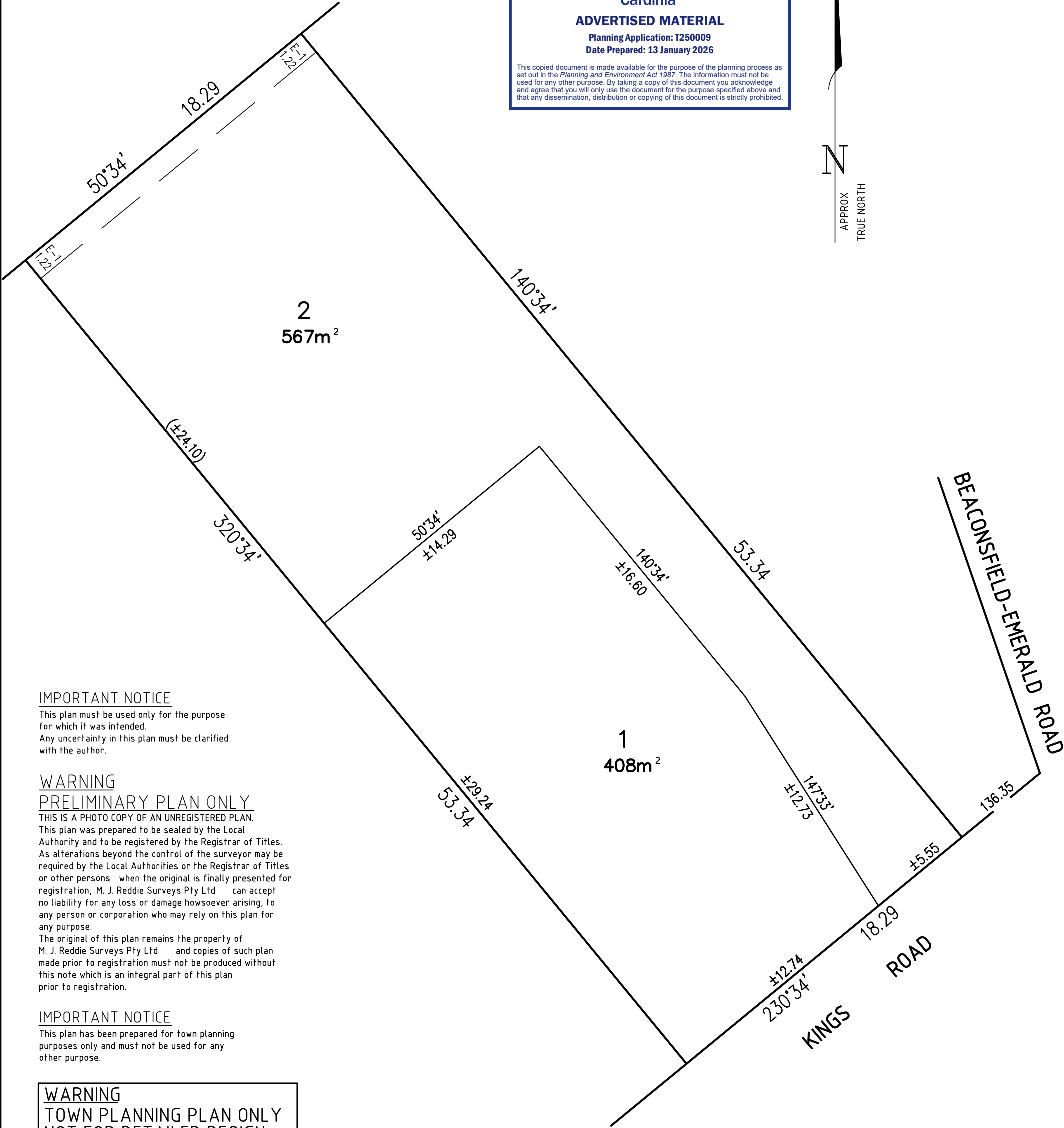
PLAN OF SUBDIVISION				EDITION 1		PS 928354P			
<div>LOCATION OF LAND</div> <div>PARISH: GEMBROOK</div> <div>TOWNSHIP: EMERALD</div> <div>SECTION: A</div> <div>CROWN ALLOTMENT: (PARTS) 1, 2, 3, 9 & 10</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCES: VOL 5443 FOL 520</div> <div>LAST PLAN REFERENCE/S: LOT 21 ON LP 10407</div> <div>POSTAL ADDRESS: 25 KINGS ROAD (At time of subdivision) EMERALD 3782</div> <div>MGA2020 CO-ORDINATES E 363 284 (of approx centre of land N 5 800 688 in plan) ZONE: 55</div>				<div><div><div></div><div>Cardinia</div></div><div>ADVERTISED MATERIAL</div><div>Planning Application: T250009</div><div>Date Prepared: 13 January 2026</div><div><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></div></div>					
VESTING OF ROADS AND/OR RESERVES				NOTATIONS					
IDENTIFIER		COUNCIL/BODY/PERSON		DEPTH LIMITATION: Does not apply					
NIL		NIL							
NOTATIONS				<div>WARNING</div> <div>TOWN PLANNING PLAN ONLY</div> <div>NOT FOR DETAILED DESIGN</div> <div>SEE IMPORTANT NOTICES</div>					
<div>SURVEY:</div> <div>This plan is/is not based on survey.</div> <div>STAGING:</div> <div>This is/is not a staged subdivision</div>									
EASEMENT INFORMATION									
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)									
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1	DRAINAGE AND SEWERAGE	1.22	LP 10407	LOTS ON LP 10407					
		<div>IMPORTANT NOTICE</div> <div>This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</div> <div>IMPORTANT NOTICE</div> <div>This plan has been prepared for town planning purposes only and must not be used for any other purpose.</div>		<div>WARNING</div> <div>PRELIMINARY PLAN ONLY</div> <div>THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</div>					
<div>M. J. Reddie Surveys Pty Ltd</div> <div>ABN 49 005 965 257</div> <div>1 Horner Street, Beaconsfield. 3807</div> <div>P.O. Box 268, Berwick. 3806</div> <div>Phone (03) 9707 4117 Fax (03) 9707 4428</div>		REF: 24-10-220		FILE: KMH924		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 3	
		LUKE M. REDDIE / VERSION 4							



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Planning Application: T250009
Date Prepared: 13 January 2026

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SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:200



ORIGINAL SHEET
SIZE : A3

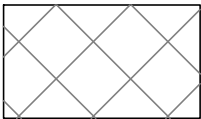
SHEET 2



ADVERTISED MATERIAL

Planning Application: T250009
Date Prepared: 13 January 2026

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= DENOTES BUILDING ENVELOPE

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PROPOSED AREAS

(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (408m)	Building footprint 181m (Existing)	±227m	55%
Lot 2 (567m)	Building envelope 278m	±289m	51%

WARNING

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ORIGINAL SHEET
SIZE : A3

SHEET 3

LUKE M. REDDIE / VERSION 3

Instructions for completing a statutory declaration

Please complete the following form using the notes in the left-hand margin for guidance. More guidance on making statutory declarations can be found at www.justice.vic.gov.au.

When making the statutory declaration the declarant must say aloud:

I, [full name of person making declaration] of [address], declare that the contents of this statutory declaration are true and correct.



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Statutory Declaration

of 42a Beaconsfield Emerald

and occupation (or
alternatively, unemployed
or retired or child) of
person making the
statutory declaration.

make the following statutory declaration under the **Oaths and Affirmations Act 2018**:

Re: Existing timber paling fences at 25 Kings Road, Emerald, Vic. 3782

Set out matter declared to
in numbered paragraphs.
Add numbers as necessary.

1. That the existing timber paling fences at my property at 25 Kings Road, Emerald, were constructed as follows.
2. When looking from the front of the property, standing on Kings Road. The fence on the right hand side (North-East) and the rear fence (North West) were constructed prior to my purchase of the property in 2003.
3. A fence of the same vintage on the left hand side (South West) was replaced last year after it collapsed during a storm.

I declare that the contents of this statutory declaration are true and correct and I make it knowing that making a statutory declaration that I know to be untrue is an offence.