

Notice of Application for a Planning Permit



The land affected by the application is located at:	L156 LP204979 V9754 F419 7 Cameron Way, Pakenham VIC 3810
The application is for a permit to:	Buildings and works for the construction of a second dwelling

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

32.08-7 Construct two or more dwellings on a lot

APPLICATION DETAILS

The applicant for the permit is:	[REDACTED]
Application number:	T250234

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.

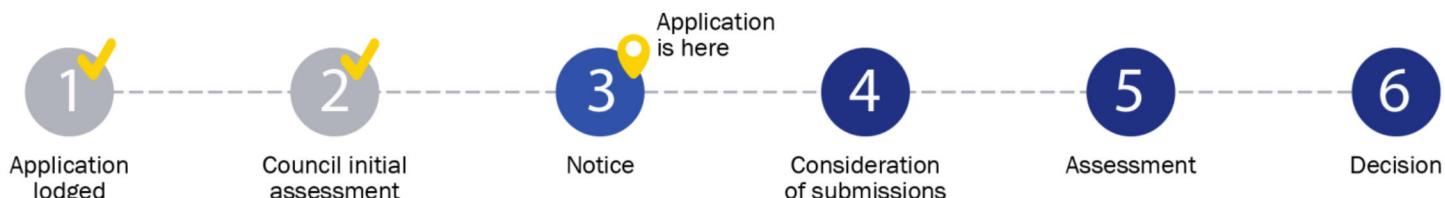
This can be done during office hours and is free of charge.

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





ePlanning

Application Summary

Portal Reference A22520HS

Basic Information

Proposed Use	two unit development existing to remain, infill single storey unit to rear.
Current Use	one single storey residence.
Cost of Works	\$400,000
Site Address	7 Cameron Way Pakenham 3810



ADVERTISED MATERIAL

Planning Application: T250234

Date Prepared: 22 January 2026

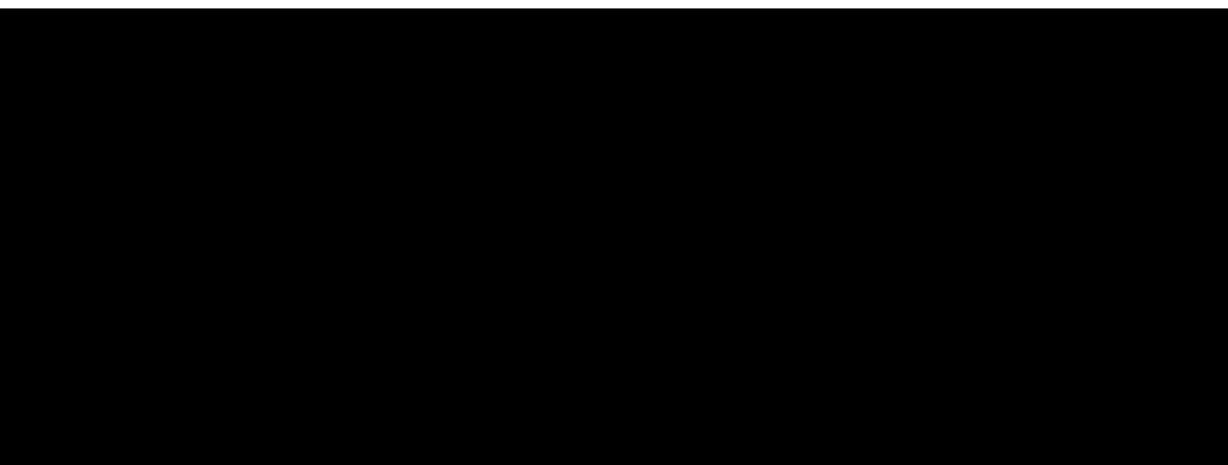
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Covenant Disclaimer

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

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

Contacts



Civic Centre
20 Siding Avenue, Officer, Victoria

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



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

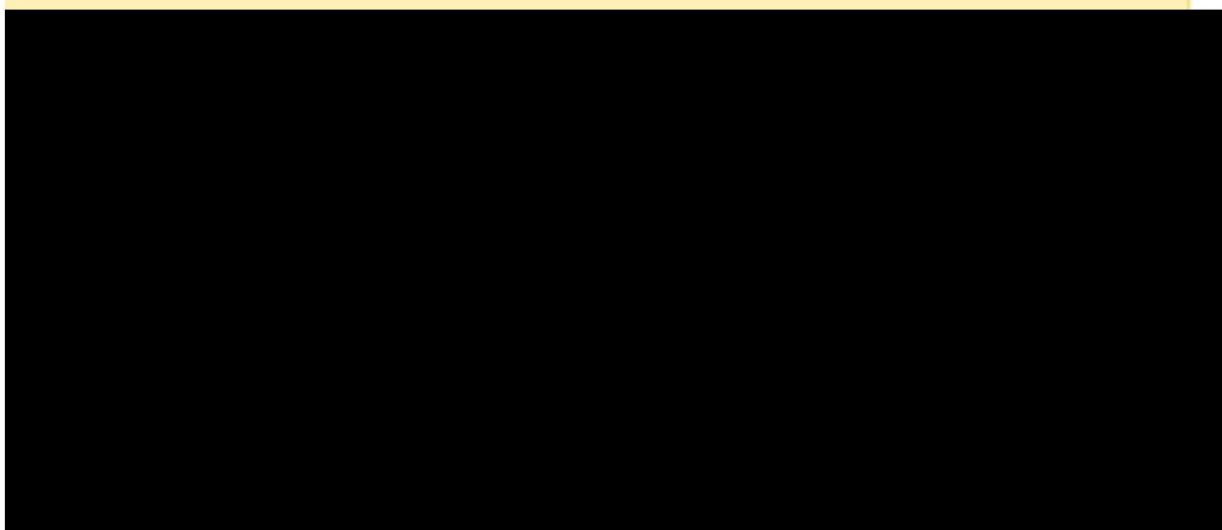


Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
30-04-2025	A Copy of Title	Land title.pdf
30-04-2025	Site plans	7 CAM TP3 - PLANS AND ELEVATIONS.pdf
30-04-2025	Existing floor plan	7 CAM TP1 - EXISTING SITE AREA ANALYSIS.pdf
30-04-2025	Design response	7 CAM TPO - WRITTEN RESPONSE.pdf
30-04-2025	Shadow Diagrams	7 CAM TP5 - SHADOW DIAGRAMS.pdf
30-04-2025	Landscape plans	7 CAM TP2 - SITE DESIGN RESPONSE.pdf
30-04-2025	Neighbourhood and Site Description	7 CAM TP4 - STATUTORY CALCULATIONS.pdf
30-04-2025	Additional Document	StormRatingReport 7 CAMERON WAY PAKENHAM.PDF

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



Purton Road, Pakenham, Victoria



Civic Centre
20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
Purton Road, Pakenham, 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.:	T250234	
Address of the Land:	7 Cameron Way, Pakenham VIC 3810	
		 Cardinia ADVERTISED MATERIAL Planning Application: T250234 Date Prepared: 22 January 2026 <small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
Address:	7 Cameron Way, Pakenham VIC 3810	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)		
Section 50 – Amendment to application at request of applicant before notice:		<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:		<input checked="" 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 type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Change to existing dwelling allocated parking area.		

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

DECLARATION

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

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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



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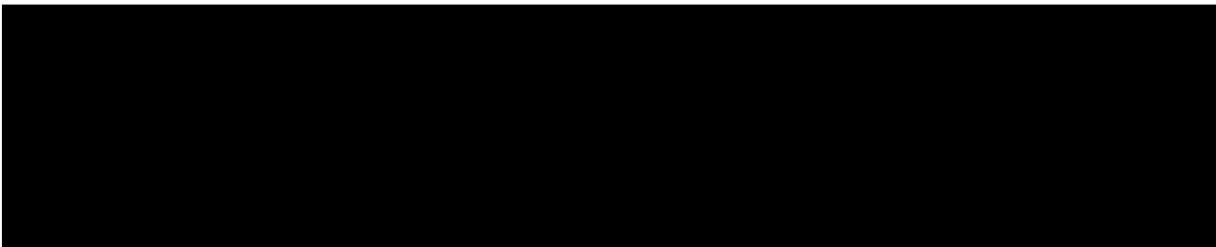
**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09754 FOLIO 419

Security no : 124128401297C
Produced 24/09/2025 08:19 PM**LAND DESCRIPTION**

Lot 156 on Plan of Subdivision 204979Y.
PARENT TITLE Volume 09744 Folio 509
Created by instrument LP204979Y 26/06/1987

REGISTERED PROPRIETOR

MORTGAGE AV075792L 30/11/2021
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument N185884T

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

DIAGRAM LOCATION

SEE LP204979Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 7 CAMERON WAY PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 30/11/2021

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP204979Y
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/09/2025 20:19

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7 CAMERON WAY, PAKENHAM

PROPOSED TWO (2) UNIT DEVELOPMENT.

(EXISTING RESIDENCE AT FRONT TO REMAIN, SINGLE STOREY INFILL UNIT PROPOSED AT REAR)

Low Rise Code Clause 55 Report

ZONINGS AND OVERLAYS.

The site is in a GENERAL RESIDENTIAL ZONE SCHEDULE 1 (GRZ 1)
There are no other statutory overlays over the site.

Street Setback Objective Standard B2-1

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure that the setbacks of buildings from a street respond to the existing or preferred neighborhood character and make efficient use of the site.
The proposal and its response to Standard B2-1
The existing residence at the front of the site will be retained. As such, Standard B2-1 does not apply.

Building Height Objective Standard B2-2

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure that the height of buildings responds to the existing or preferred neighborhood character.
The proposal and its response to Standard B2-2
The existing residence at the front of the site will be retained. It is single storey and approx. 4.3 metres high. The proposed rear unit is single storey. It has a max. height of 5.11 metres.

Side and Rear Setbacks Objective Standard B2-3

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighborhood character and limits the impact on the amenity of existing dwellings and small second dwellings.
The proposal and its response to Standard B2-3
The proposed rear unit's rear and side setbacks comfortably comply. Refer to TP3 elevations which incorporate the B2-3 template.

Walls on Boundary Objective Standard B2-4

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.
The proposal and its response to Standard B2-4
The proposed rear unit has walls built on the boundaries. The proposed rear unit is a single storey. The east boundary is an open structure with a max. height of 2.9 metres.

Site Coverage Objective Standard B2-5

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.
The proposal and its response to Standard B2-5
SITE AREA - 784.93 SQM
Existing Unit 1 - 118.77 sqm
Proposed Unit 2 - 184.82 sqm (including porch and efflorescence)
Total built on - 303.19 sqm - 38.63 % (GRZ1 requirement 65 %)

Access Objective Standard B2-6

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.
The proposal and its response to Standard B2-6
Not applicable as the existing vehicle crossover will be retained and left unadjusted.

Tree Canopy Objectives Standard B2-7

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objectives
To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape
To preserve existing canopy cover and support the provision of new canopy cover
To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.
The proposal and its response to Standard B2-7
SITE AREA - 784.93 SQM
TREE CANOPY OBJECTIVE - 10% OF SITE - 78.5 sqm
EXISTING TREE CANOPY TO REMAIN (excluding non-allowable encroachments) 22.66 sqm
PROPOSED TREE CANOPY (excluding non-allowable encroachments) 73.24 sqm
TOTAL TREE CANOPY - 95.96 sqm

Front Fences Objective Standard B2-8

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To encourage front fence design that responds to the existing or preferred neighbourhood character
The proposal and its response to Standard B2-8
No front fence is proposed to many existing conditions. There is a proposed 1200mm high by 1670mm wide brick mailbox and electric meter box housing to the front boundary only.

Dwelling Diversity Objective Standard B3-1

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Deemed to Comply
Objective
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
The proposal and its response to Standard B3-1
This does not apply to a development of less than 10 dwellings.

Parking Location Objective Standard B3-2

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objectives
To minimise the impact of vehicular noise within developments on residents
The proposal and its response to Standard B3-2
There are no habitable room windows at ground level facing the common driveway. Each of the two units (both existing and proposed) have 2 allocated car spaces each. Both have an undercover spot and tandem in front of it. They are both 3 bedroom units and as such the car parking provision allocated complies.

Street Integration Objective Standard B3-3

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Deemed to Comply
Objective
To integrate the layout of development with the street to support the safety and amenity of residents.
The proposal and its response to Standard B3-3
Mailboxes are provided for each dwelling with notations on the plan confirming their anticipated location and availability. Meter boxes are facing Cameron Way and will be accessible from the common driveway. This with and are thus well below the 30% maximum specified in the Standard. Lighting will need to be provided along the common driveway in accordance with 'AS/NZS 1158.3.1 (2020) - Pedestrian Lighting' and a note confirms this is proposed.

Entry Objectives Standard B3-4

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objectives?
Yes
Objectives
To provide each dwelling, apartment development or residential building with its own sense of identity.
To provide entries with weather protection, safe design, natural light and ventilation.
The proposal and its response to Standard B3-4
Proposed rear unit has a covered entry point with its porch measuring 1455mm wide by 1735mm deep (area - 2.52 sqm)

Private Open Space Objective Standard B3-5

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To provide adequate private open space for the reasonable recreation and service needs of residents.
The proposal and its response to Standard B3-5
Refer to TP4
EXISTING UNIT 1 PROPOSED UNIT 2
Secured private open space Secured private open space
min. width 3.0m min. width 3.0m
33.81 sqm 36.20 sqm
(standard requirement 25 sqm) (standard requirement 25 sqm)
Open space Open space
160 sqm 66 sqm
Total open space - 195.08 sqm Total open space - 102.20 sqm

Solar Access to Open Space Objective Standard B3-6

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To allow solar access into the secured private open space of new dwellings and residential buildings.
The proposal and its response to Standard B3-6
As both existing and proposed units are single storey in nature, their private open spaces enjoy substantial solar access. Both units have direct morning and midday sun.

Functional Layout Objective Standard B3-7

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure dwellings provide functional areas that meet the needs of residents.
The proposal and its response to Standard B3-7
Proposed unit 2
main bed - 3.9m x 3.175m 12.38 m²
bed 2 - 3.3m x 3.06m 9.90 m²
bed 3 - 3.45m x 3.4m 11.75 m²
Note, these bedroom dimensions are clean of any built in robes and walk in robes.
living - 4.865m x 4.365m 21.30 m²
meals - 3.50m x 4.365m 15.29 m²

Room Depth Objective Standard B3-8

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To allow adequate daylight into single aspect habitable rooms.
The proposal and its response to Standard B3-8
This only applies to single aspect spaces which in this development are confined to some bedrooms only which have depths of no more than 4m and are thus easily compliant.

Daylight to New Windows Objective Standard B3-9

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To allow adequate daylight into new habitable room windows.
The proposal and its response to Standard B3-9
All existing or new habitable room windows have a natural light source. It is noted the Standard allows eaves overhangs and indeed allows verandahs and even small adjacent rooms.
Note: note a window schedule is shown on TP3 detailing all proposed windows and doors, their location, size, elevation, area and operability.

Natural Ventilation Objectives Standard B3-10

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objectives?
Yes
Objectives
To encourage natural ventilation of dwellings.
To allow occupants to effectively manage natural ventilation of dwellings.
The proposal and its response to Standard B3-1
The proposed unit 2 has compliant breeze path which is depicted and measured on the floor plans (tp3).
Also note, a detailed window schedule is shown on TP3 detailing all proposed windows and doors, their location, size, elevation, area and operability.

Storage Objective Standard B3-11

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To provide adequate storage facilities for each dwelling.
The proposal and its response to Standard B3-11
Both existing front unit and proposed rear unit have been allocated external storage sheds.
These sheds are 1.0m deep x 3.0m wide x 2.0m high = 6.0 m³

Accessibility for Apartments Objective Standard B3-12

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure the design of dwellings meets the needs of people with limited mobility.
The proposal and its response to Standard B3-12
This is not an apartment development.
It is noted that, the proposed rear unit has a compliant disabled ramp access to the front entry, a disabled access bathroom, and all internal corridors at a min. 1000mm. Refer to TP3

Existing North Facing Objective Standard B4-2

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To allow adequate solar access to existing north-facing habitable room windows.
The proposal and its response to Standard B4-2
Not applicable as site is to the south of any neighbouring north facing windows.

Overshadowing Secluded Open Space Objective Standard B4-3

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure buildings do not significantly overshadow existing secluded private open space.

Overlooking Objective Standard B4-4

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To limit views into existing secluded private open space and habitable room windows.
The proposal and its response to Standard B4-4
No impact. Proposals is all single storey.
Note: elevations provided show existing side property fence lines to further establish the zero impact.

Internal Views Objective Standard B4-5

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Permeability & Stormwater Objectives Standard B5-1

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objectives?
Yes
Objective
To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.
To facilitate on-site stormwater infiltration.
To encourage stormwater management that maximises the retention and reuse of stormwater.
To contribute to urban cooling.

The proposal and its response to Standard B5-1
A STORM report has been prepared and is included on the plans which shows what parts of the roof water will be harvested from and what size water tanks are required to achieve a 100% score. Notations on the plans confirm these water tanks are part of the proposal and plumbed for grey water usage. Standard permit conditions ought require this and maintenance of same.

No full ESU required for submission, review by Council or imposition as a permit condition under new Clause 55 provisions.

Total Permeability - 285.90 sqm 36.42 %

Overshadowing Solar Energy Systems Objective Standard B5-2

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To ensure the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.

The proposal and its response to Standard B5-2
No impact. The entire development is single storey.

Rooftop Solar Generation Area Objective Standard B5-3

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

Solar Protection to North Windows Objective Standard B5-4

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objective?
Yes
Objective
To encourage external shading of north facing windows to minimise summer heat gain.
The shading devices are shown as in the form of fully wrap around shrouds are shown on windows 1,2 and 4. These are all north facing.
The shrouds protrude 550mm out (25% of the height of the affected windows). Refer to elevations and window schedule TP3

Waste and Recycling Objectives Standard B5-5

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objectives?
Yes
Objectives
To ensure dwellings are designed to facilitate waste recycling.
To ensure that waste and recycling facilities are accessible and of sufficient size to manage organic and general waste, and mixed and glass recycling.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

The proposal and its response to Standard B5-5
Both existing front unit and proposed rear unit have externally allocated bin areas at 1.80m². Refer to TP2

Energy Efficiency for Apartments Objectives Standard B5-7

Does the proposal meet the Standard?
Yes
Does the proposal meet the Objectives?
Yes
Objectives
To achieve energy efficient dwellings and buildings.
To ensure dwellings achieve adequate thermal efficiency.

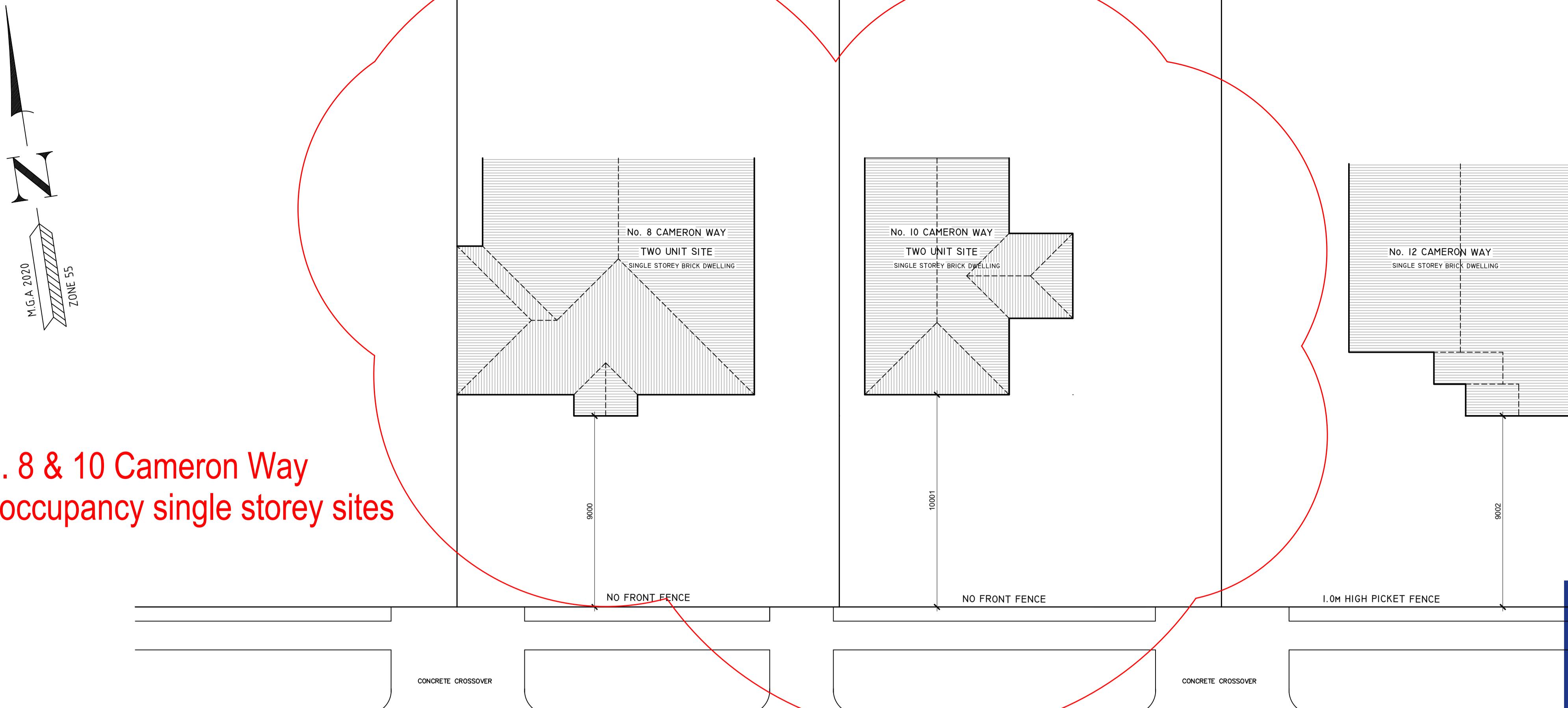
The proposal and its response to Standard B5-7
This is not an apartment development.

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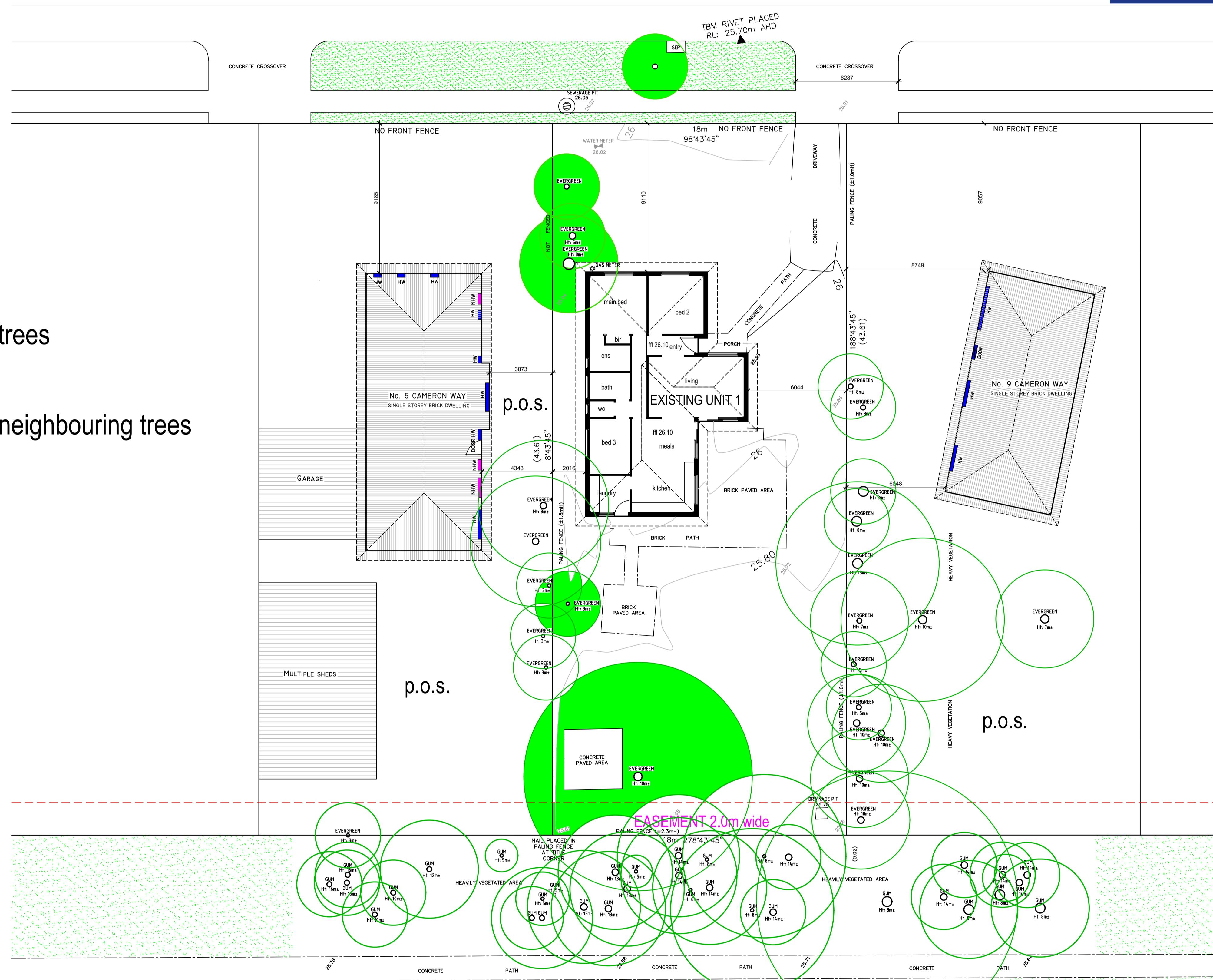
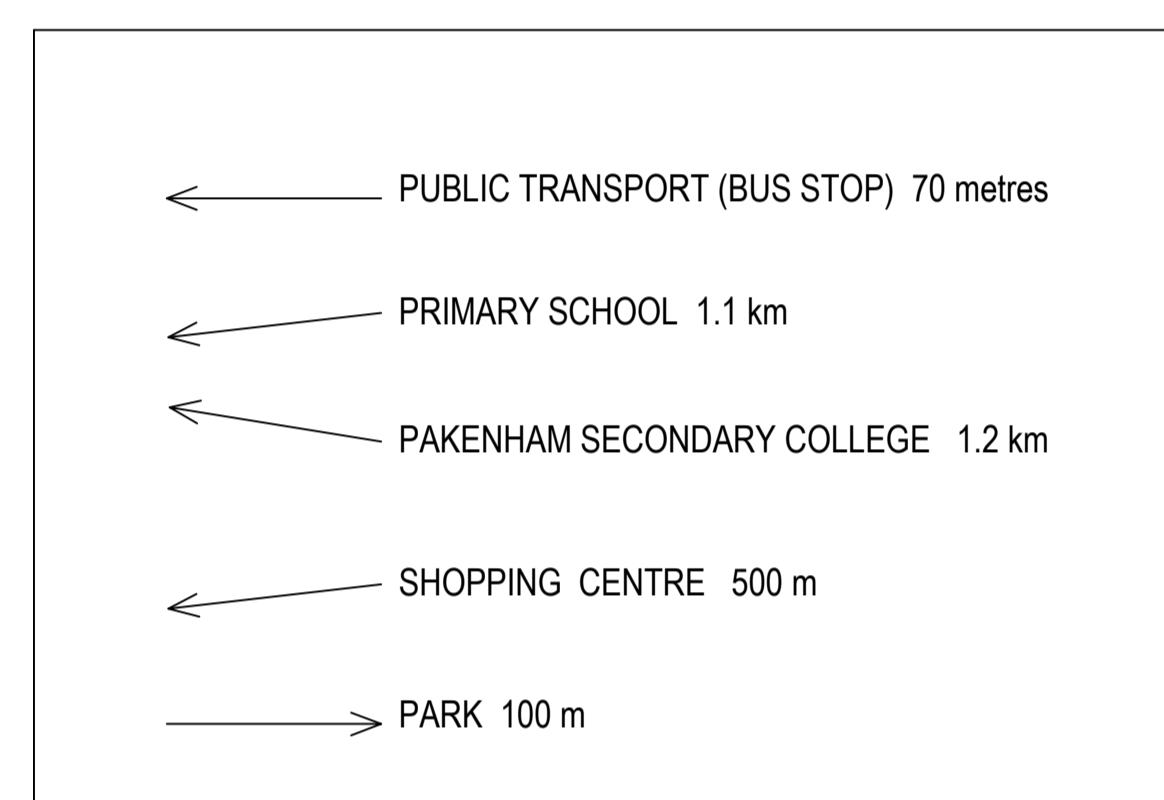


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CAMERON WAY



TOPOGRAPHY
Subject site has a slight fall from north west front corner to south east rear corner of 450 mm

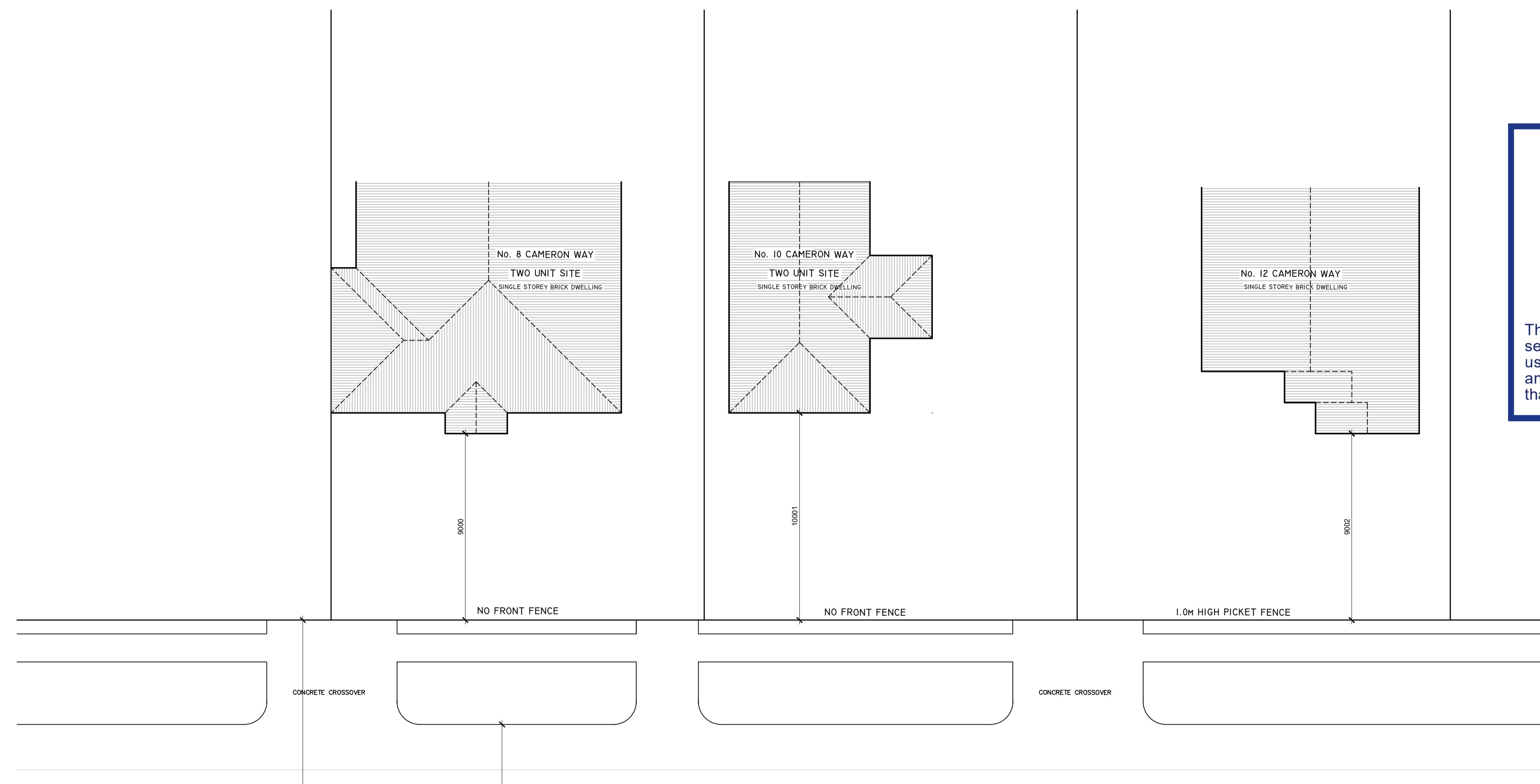
PAKENHAM CREEK LINEAR RESERVE (40 metres wide)

ZONINGS AND OVERLAYS.

The site is in a GENERAL RESIDENTIAL ZONE SCHEDULE 1 (GRZ 1)
There are no other statutory overlays over the site.

NOTE, ALL LEVELS TO AHD AS PER LAND SURVEY PLAN

N
M.G.A. 2020
ZONE 55



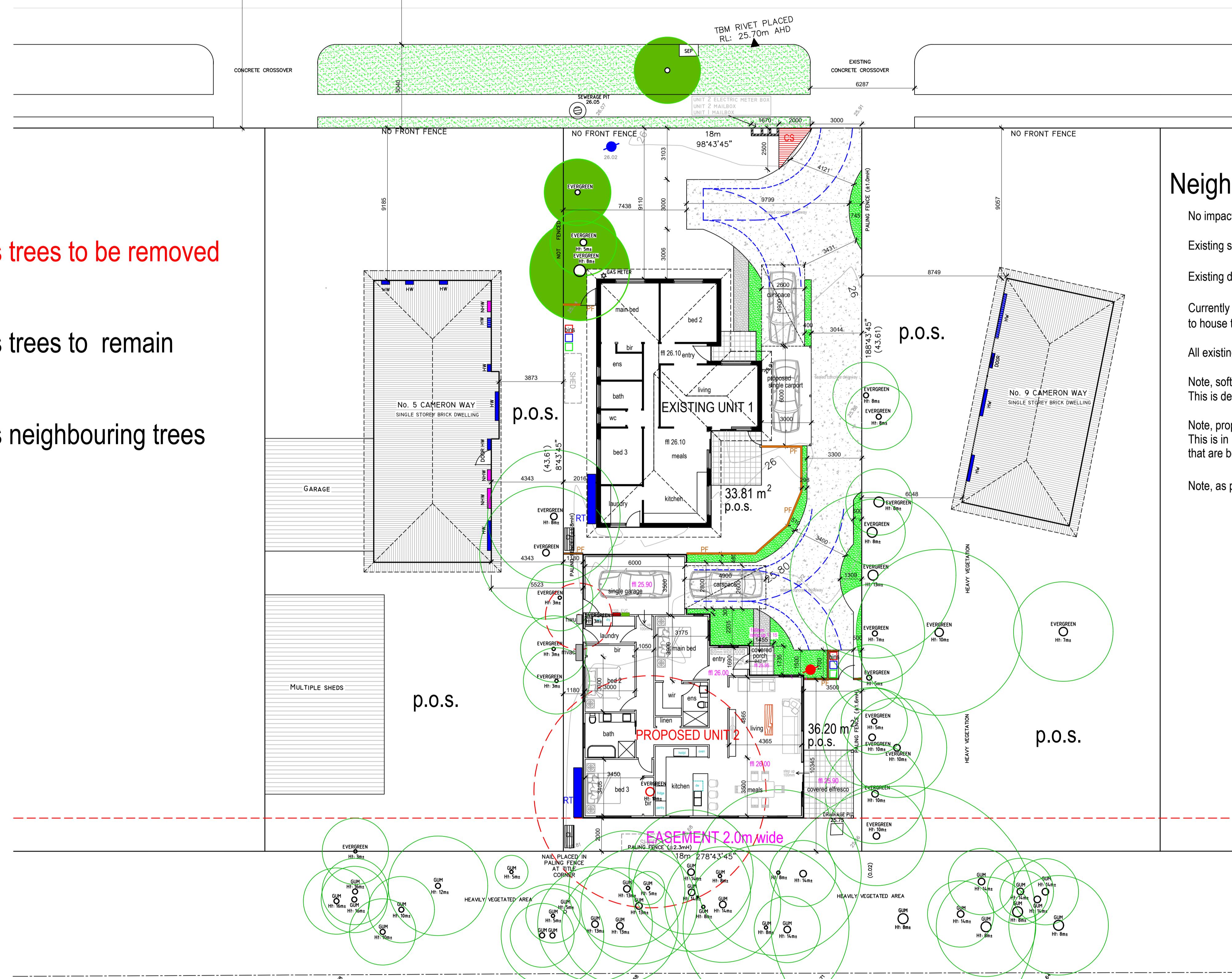
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CAMERON WAY

- Denotes trees to be removed (subject site)
- Denotes trees to remain (subject site)
- Denotes neighbouring trees



Neighbourhood character / Design response

No impact on existing streetscape.
Existing single storey house to front to remain.
Existing driveway crossover to remain in its current position.
Currently there is no front fencing. Proposed to add a brick pier at entry point of driveway to house the mailboxes and electric meter for the proposed rear unit.
All existing canopy trees in front setback to be retained.
Note, soft landscaping (900mm high) hedging at front in lieu of front fence. This is designed to screen dual carparking provided in front setback.
Note, proposed rear infill unit is directly behind the existing house and is also single storey. This is in keeping with No. 8 and 10 Cameron Way sites that are directly opposite the subject site that are both two unit developments, both of single storey construction.
Note, as proposed rear unit is single storey, there are no overlooking or overshadowing impacts.

PAKENHAM CREEK LINEAR RESERVE

(40 metres wide)

PWM	PROPOSED WATER METER (UNIT 2)
EWM	EXISTING WATER METER (UNIT 1)
GM	EXISTING GAS METER UNIT 1
ESB	ELECTRIC SWITCHBOARD UNIT 2
EVC	ELECTRIC VEHICLE CHARGING POINT UNIT 2
HWU	HOT WATER UNIT UNIT 2
MVAC	MECHANICAL VENTILATION/AIR CON. UNIT 2
RT	RAIN WATER TANK - 5000lt
CL	CLOTHES LINE
CS	CORNER SPLASH 2.5m DEEP INTO PROPERTY 2.0m ACROSS FOOTPATH NO VISUAL INTRUSION ABOVE 900mm HIGH
PF	PARTITION FENCES 1800mm HIGH PALING TIMBER
SHED	6 cub.m. EXTERNAL STORAGE SHED (1.0m x 3.0m x 2.0m high)

ZONINGS AND OVERLAYS.

The site is in a GENERAL RESIDENTIAL ZONE SCHEDULE 1 (GRZ 1)
There are no other statutory overlays over the site.

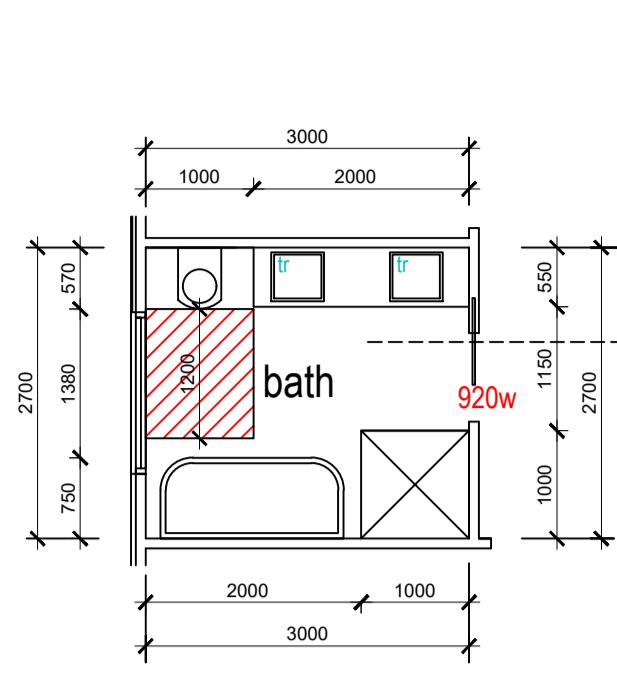
SITE AREA ANALYSIS

SITE AREA - 784.93 SQM
Existing Unit 1 - 118.27 sqm
Proposed Unit 2 - 184.82 sqm (including porch and effresco)
Total built on - 303.19 sqm 38.63 % (GRZ1 requirement 60 %)
Total Permeability - 285.90 sqm 36.42 % (GRZ1 requirement 20 %)

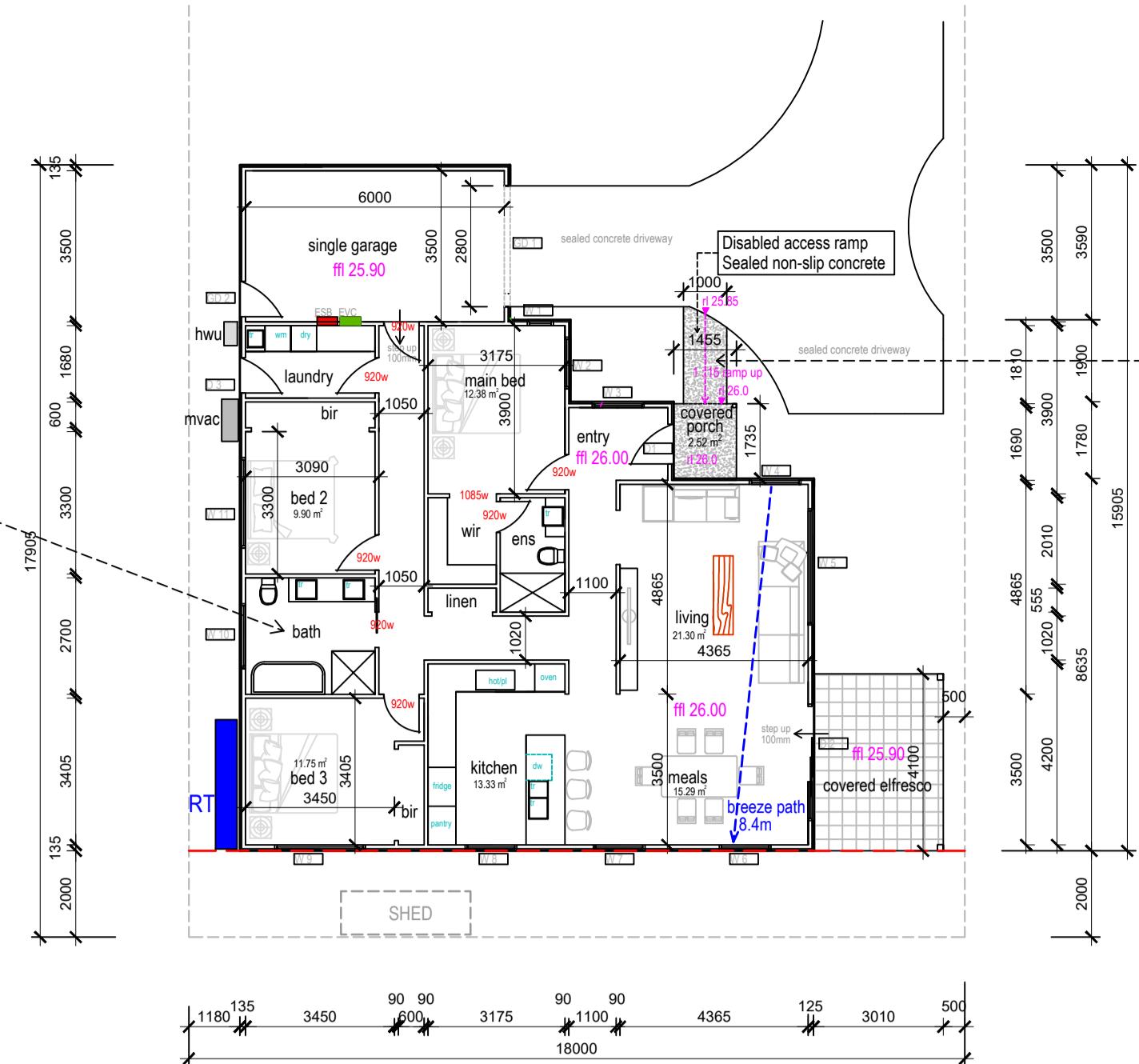
NOTE, ALL LEVELS TO AHD AS PER LAND SURVEY PLAN

PROPOSED UNIT 2 - FLOOR PLAN AND ELEVATIONS

Disabled accessible bathroom

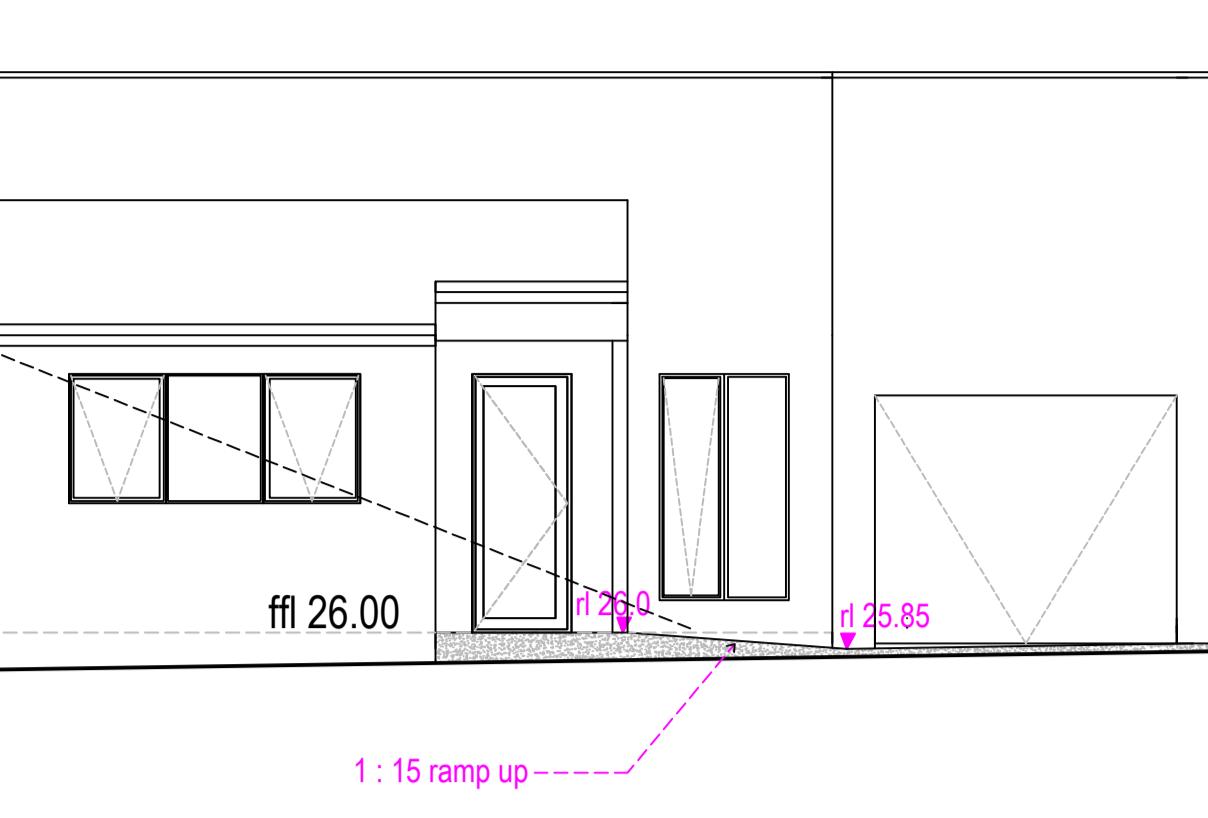


1. Hobless shower base (recessed)
2. Provision of timber frame back blocking to facilitate the fixing off future needs hand rails.
3. 920mm wide sliding cavity door
4. Min. clearance of 1200mm between toilet and bath tub



ESB ELECTRIC SWITCHBOARD UNIT 2
EVC ELECTRIC VEHICLE CHARGING POINT UNIT 2

Disabled ramp access to front entry door



1. Front entry door 920mm wide
2. No threshold on front door frame
3. Front porch landing same as it is (26.0)
4. Ramp to have a gradient of 1: 15 (150mm rise in height from driveway to porch)
5. Both porch and ramp to be sealed concrete exposed aggregate (non-slip)
6. Ramp width to be 1000mm



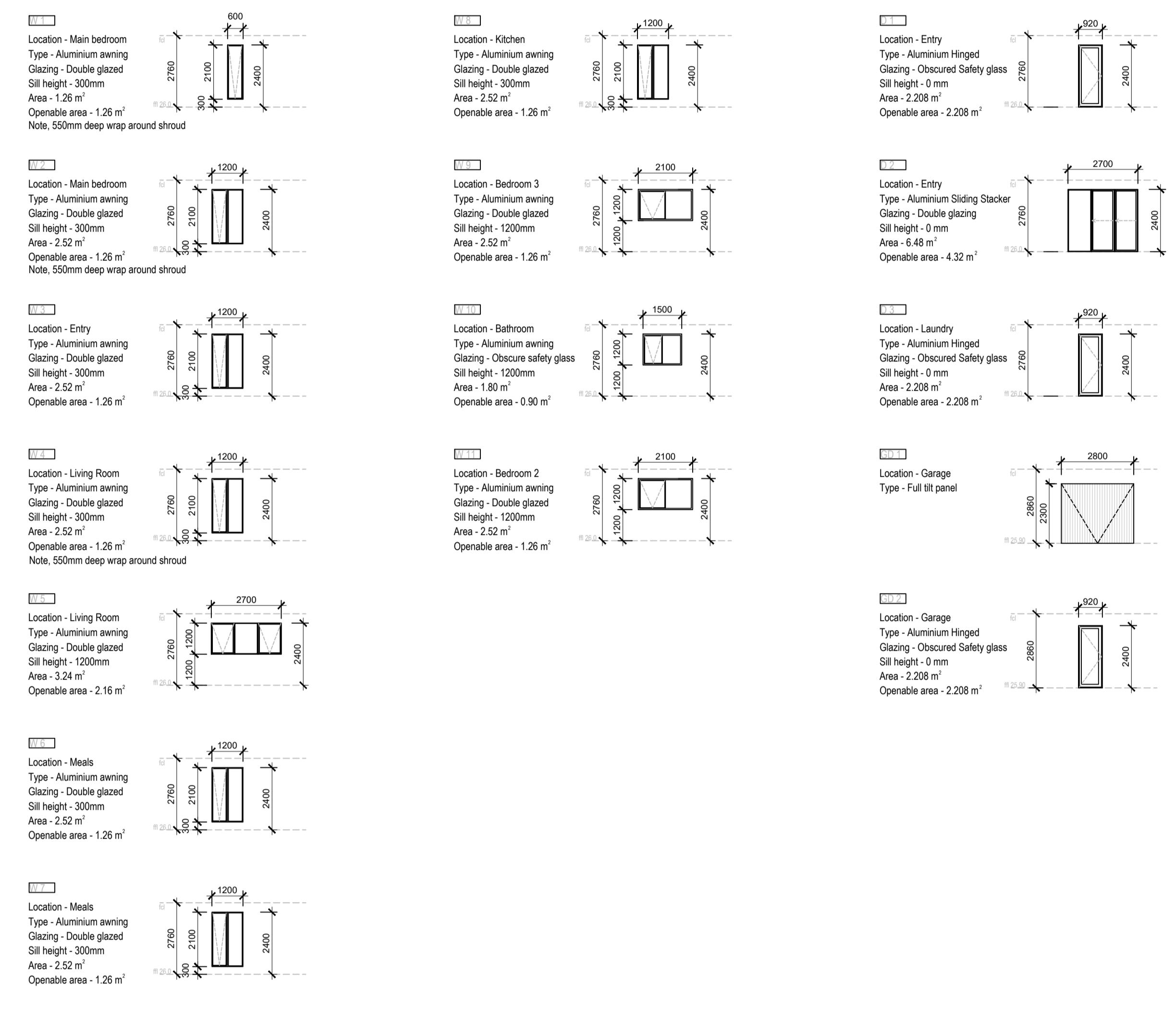
ADVERTISED MATERIAL

Planning Application: T250234

Date Prepared: 22 January 2026

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Window & door schedule Proposed Unit 2



Natural lighting and ventilation schedule (habitable rooms) Proposed Unit 2

Location - Main bedroom	Room area - 12.38 m ²	Location - Bed 2	Room area - 11.75 m ²
Type - Aluminium awning	Window area - 3.78 m ²	Type - Aluminium Hinged	Window area - 2.52 m ²
Glassing - Double glazed	Openable window area - 1.26 m ²	Glassing - Obscure Safety glass	Openable window area - 1.26 m ²
Sill height - 200mm	Area - 2.32 m ²	Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %
Area - 1.26 m ²	Operable area - 1.26 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 20.35 %
Note - 550mm deep wrap around shroud			
Location - Kitchen	Room area - 21.30 m ²	Location - Bed 3	Room area - 11.75 m ²
Type - Aluminium awning	Window area - 5.76 m ²	Type - Aluminium Hinged	Window area - 2.52 m ²
Glassing - Double glazed	Openable window area - 3.42 m ²	Glassing - Obscure Safety glass	Openable window area - 1.26 m ²
Sill height - 200mm	Natural lighting area (min. 10 %) - 27.05 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 58.90 %
Area - 1.80 m ²	Operable area - 2.08 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 16.05 %
Note - 550mm deep wrap around shroud			
Location - Entry	Room area - 1.30 m ²	Location - Meals	Room area - 13.33 m ²
Type - Aluminium Sliding Stackier	Window area - 0.32 m ²	Type - Aluminium Hinged	Window area - 2.52 m ²
Glassing - Double glazing	Openable area - 0.32 m ²	Glassing - Obscure Safety glass	Openable window area - 5.58 m ²
Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 0.32 m ²	Operable area - 0.32 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			
Location - Living room	Room area - 12.30 m ²	Location - Laundry	Room area - 3.25 m ²
Type - Aluminium awning	Window area - 3.78 m ²	Type - Aluminium Hinged	Window area - 0.90 m ²
Glassing - Double glazed	Openable window area - 1.26 m ²	Glassing - Obscure Safety glass	Openable window area - 0.90 m ²
Sill height - 200mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %
Area - 3.24 m ²	Operable area - 1.26 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 12.73 %
Note - 550mm deep wrap around shroud			
Location - Living Room	Room area - 12.30 m ²	Location - Kitchen	Room area - 13.33 m ²
Type - Aluminium awning	Window area - 3.78 m ²	Type - Aluminium Hinged	Window area - 5.04 m ²
Glassing - Double glazed	Openable window area - 1.26 m ²	Glassing - Obscure Safety glass	Openable window area - 2.52 m ²
Sill height - 200mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 3.24 m ²	Operable area - 1.26 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			
Location - Bed 3	Room area - 11.75 m ²	Location - Kitchen	Room area - 13.33 m ²
Type - Aluminium awning	Window area - 2.52 m ²	Type - Aluminium Hinged	Window area - 5.04 m ²
Glassing - Double glazed	Openable window area - 1.26 m ²	Glassing - Obscure Safety glass	Openable window area - 2.52 m ²
Sill height - 200mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 1.26 m ²	Operable area - 1.26 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			
Location - Laundry	Room area - 3.25 m ²	Location - Kitchen	Room area - 13.33 m ²
Type - Aluminium Hinged	Window area - 0.90 m ²	Type - Aluminium Hinged	Window area - 5.04 m ²
Glassing - Obscure Safety glass	Openable area - 0.90 m ²	Glassing - Obscure Safety glass	Openable window area - 2.52 m ²
Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 0.90 m ²	Operable area - 0.90 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			
Location - Garage	Room area - 2.08 m ²	Location - Kitchen	Room area - 13.33 m ²
Type - Full fit panel	Window area - 0.48 m ²	Type - Aluminium Hinged	Window area - 5.04 m ²
Glassing - Double glazing	Openable area - 0.48 m ²	Glassing - Obscure Safety glass	Openable window area - 2.52 m ²
Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 0.48 m ²	Operable area - 0.48 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			
Location - Garage	Room area - 2.08 m ²	Location - Kitchen	Room area - 13.33 m ²
Type - Full fit panel	Window area - 0.48 m ²	Type - Aluminium Hinged	Window area - 5.04 m ²
Glassing - Double glazing	Openable area - 0.48 m ²	Glassing - Obscure Safety glass	Openable window area - 2.52 m ²
Sill height - 0 mm	Natural lighting area (min. 10 %) - 30.53 %	Sill height - 0 mm	Natural lighting area (min. 10 %) - 37.81 %
Area - 0.48 m ²	Operable area - 0.48 m ²	Area - 0.48 m ²	Natural ventilation area (min. 5 %) - 18.90 %
Note - 550mm deep wrap around shroud			

External and internal storage Proposed Unit 2

TOTAL EXTERNAL STORAGE - 6.0 m³
TOTAL INTERNAL STORAGE - 25.17 m³
COMBINED TOTAL STORAGE - 31.17 m³

Location - External (rear yard)
Volume - 6 m³

Location - Main bedroom (w.i.r.)
Volume - 3.65 m³

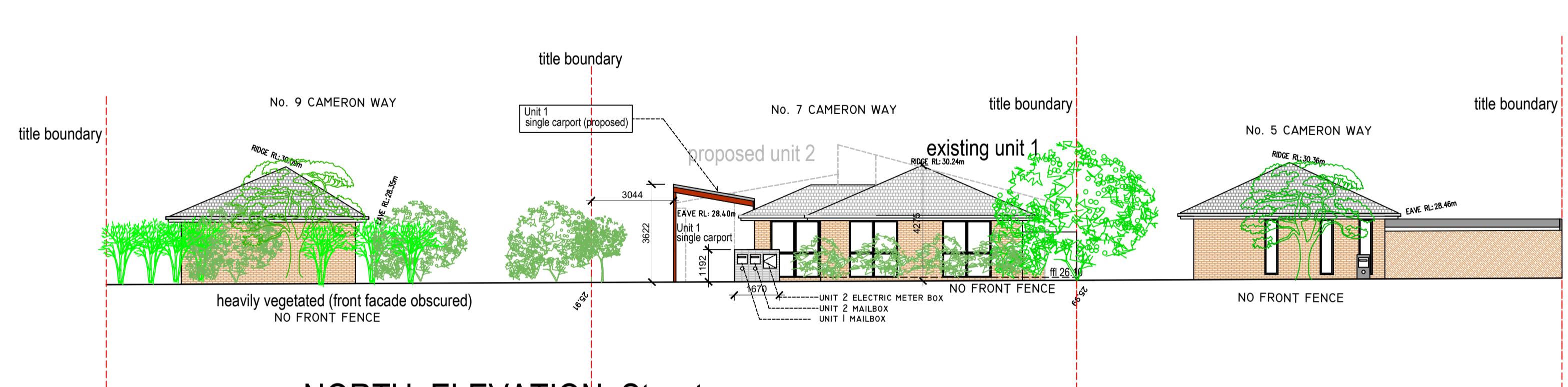
Location - Linen cupboard
Volume - 2.35 m³

Location - Bedroom 2 (b.i.r.)
Volume - 5.0 m³

Location - Laundry
Volume - 2.90 m³

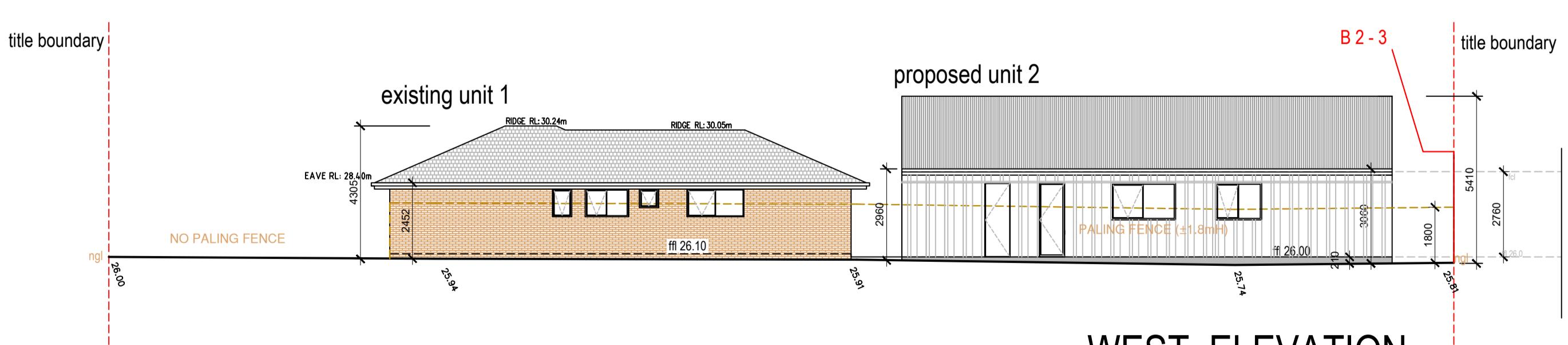
Location - Bedroom 3 (b.i.r.)
Volume - 3.75 m³

Location - Kitchen
Volume - 7.52 m³



EAST ELEVATION

PF PARTITION FENCES 1800mm HIGH PALING TIMBER



WEST ELEVATION

title boundary

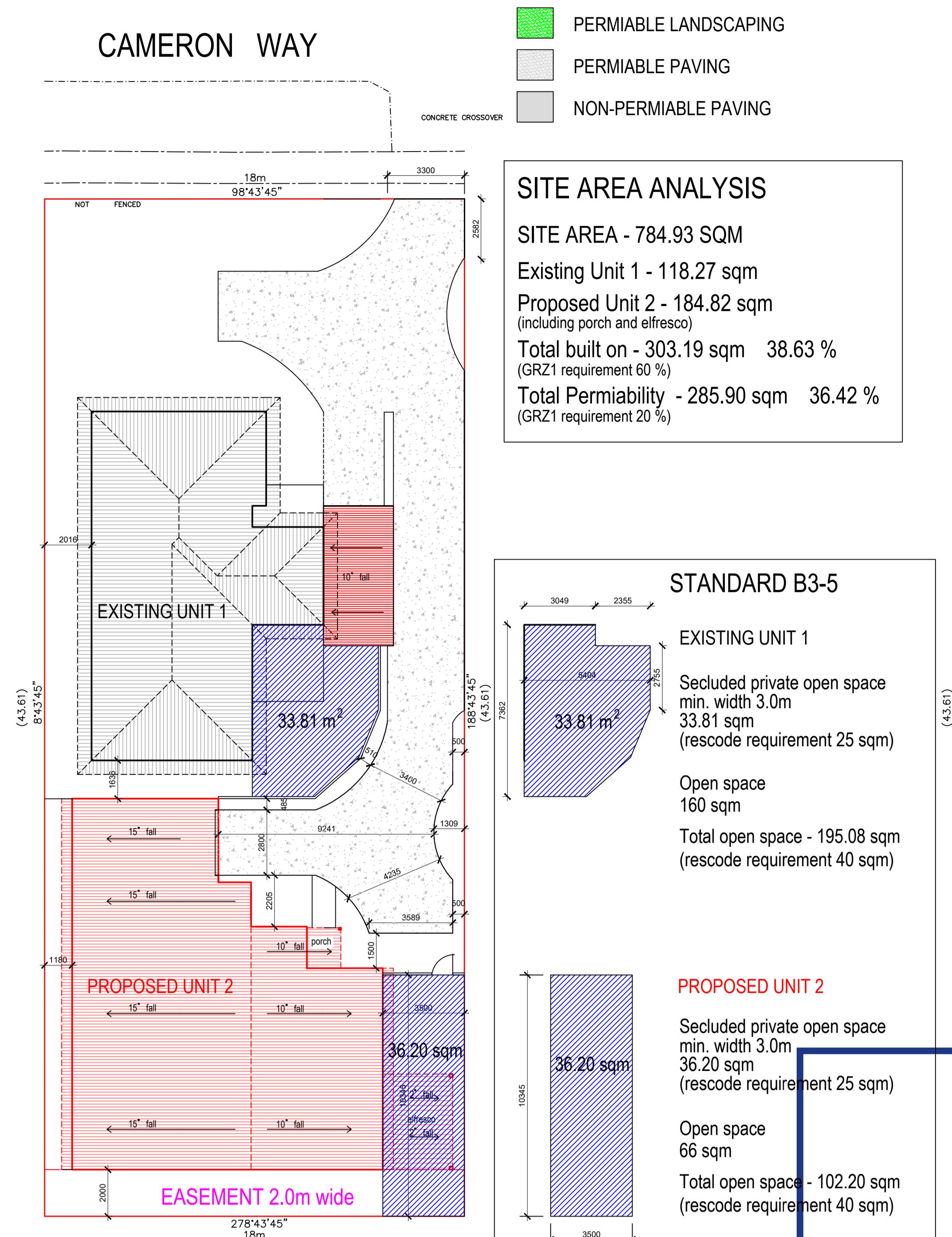
existing unit 1

proposed unit 2

title boundary

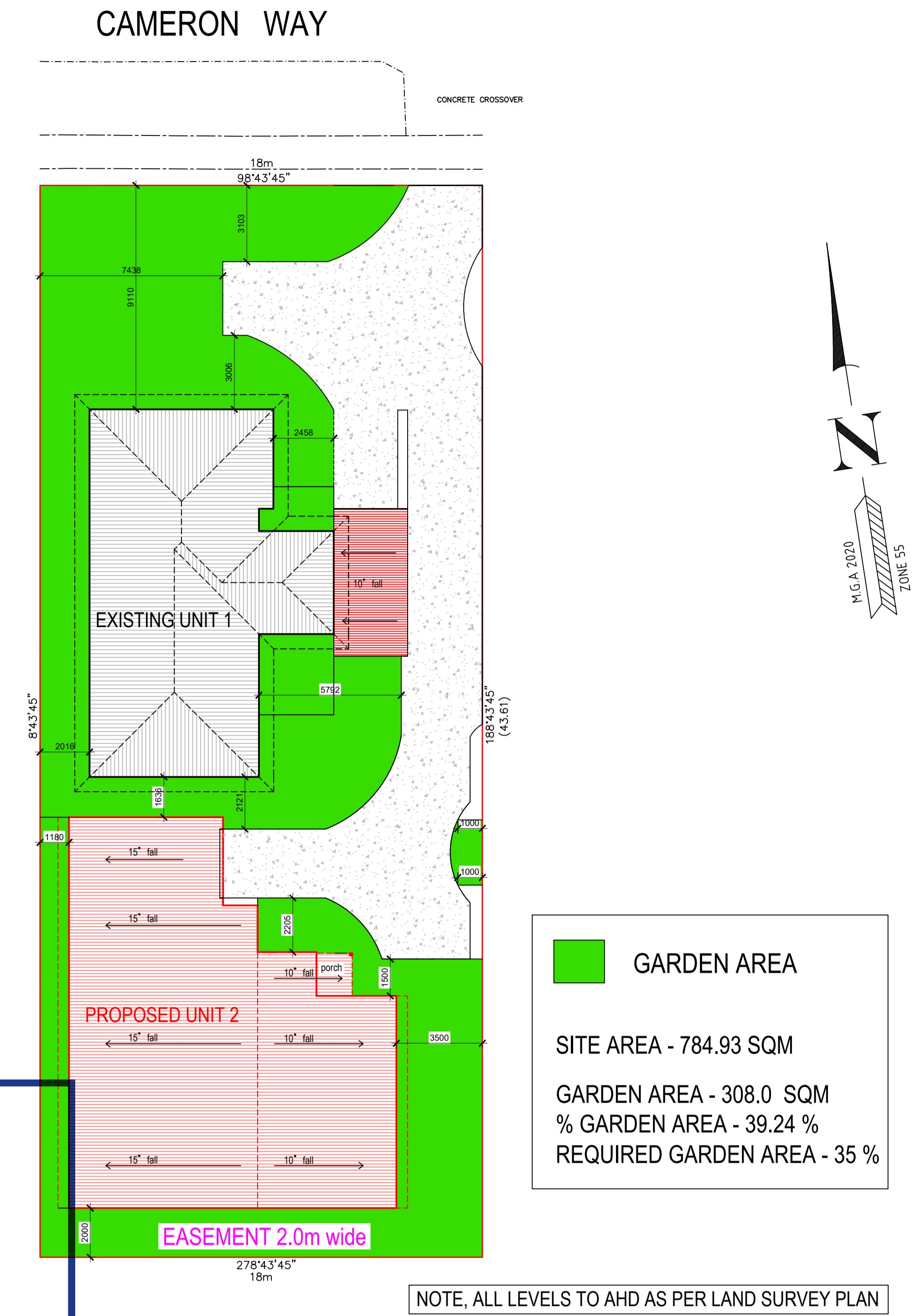
STANDARD B3-5

Garden area calculation

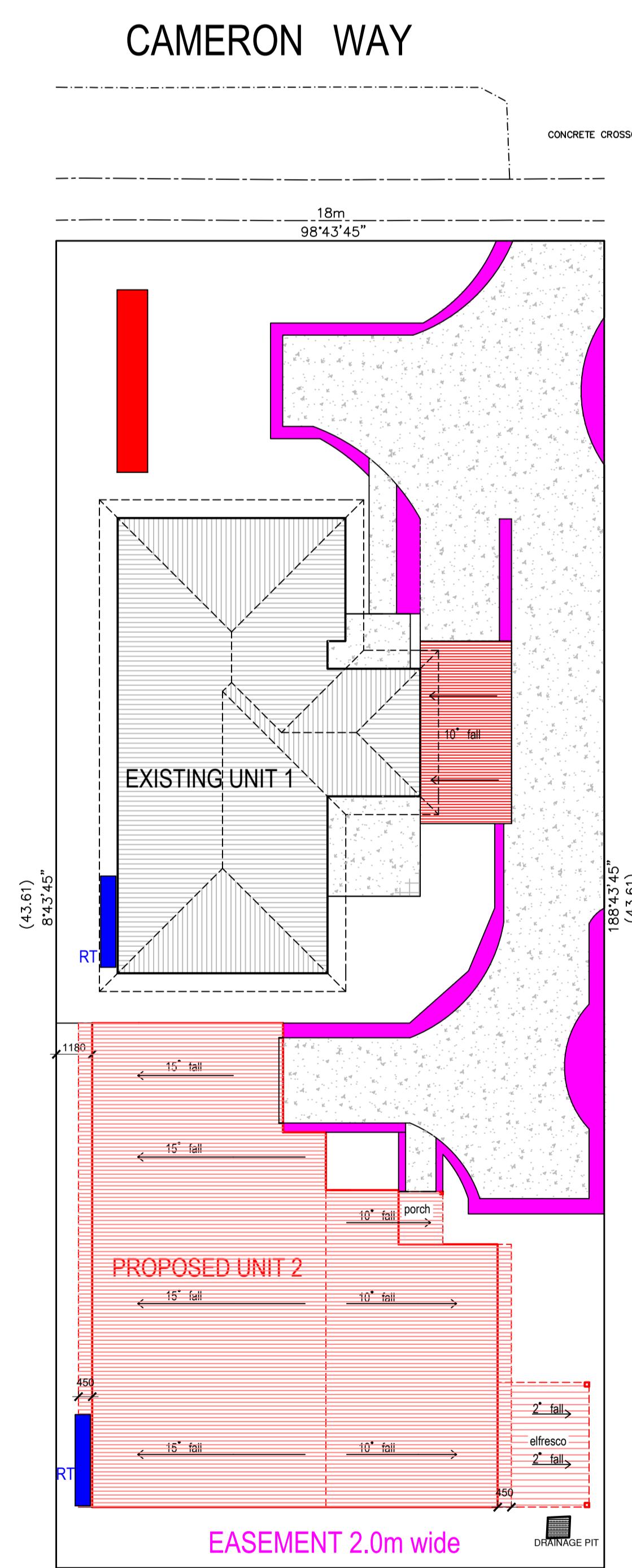


Cardinia
ADVERTISED MATERIAL
Planning Application: T250234
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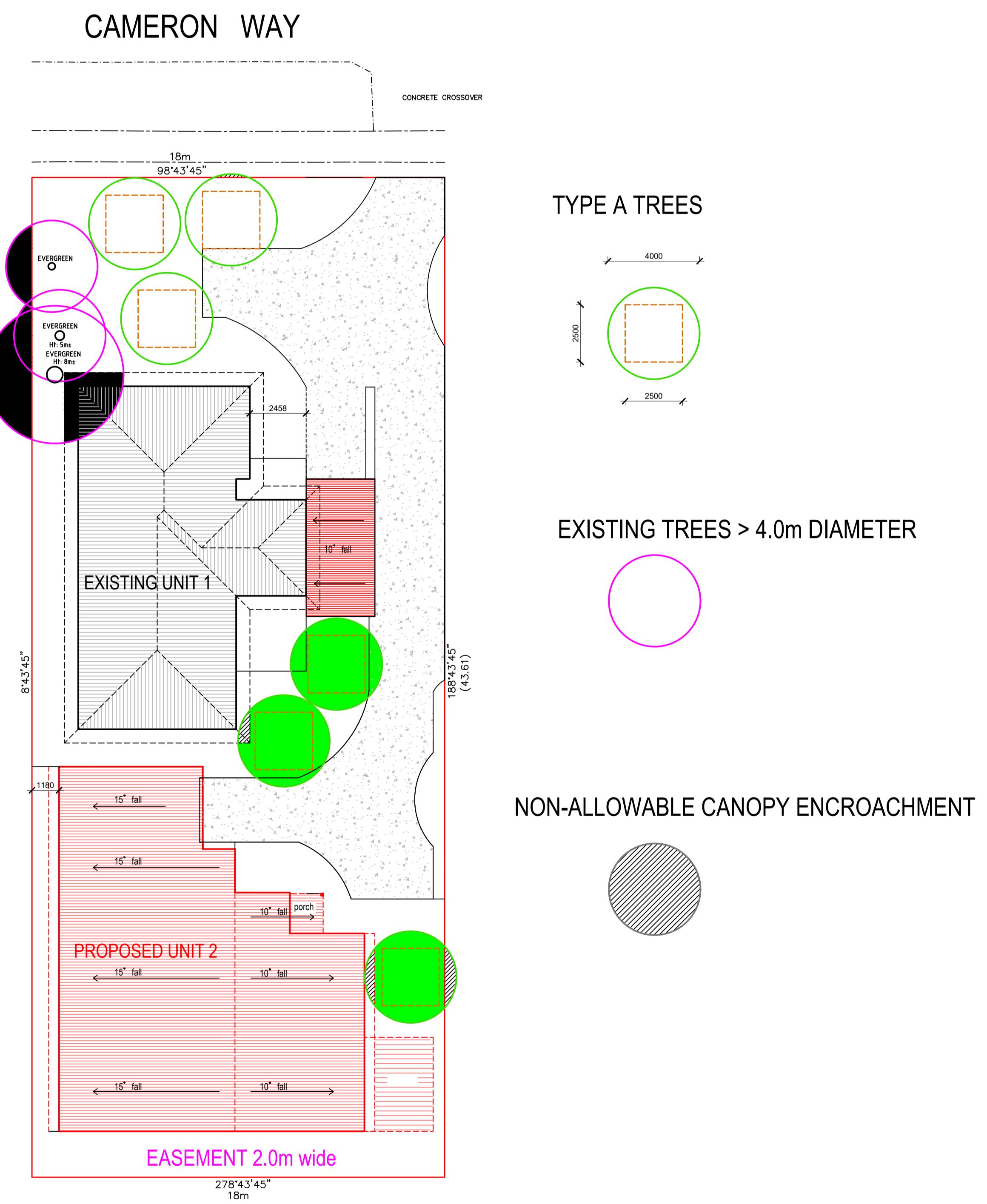


W.S.U.D.



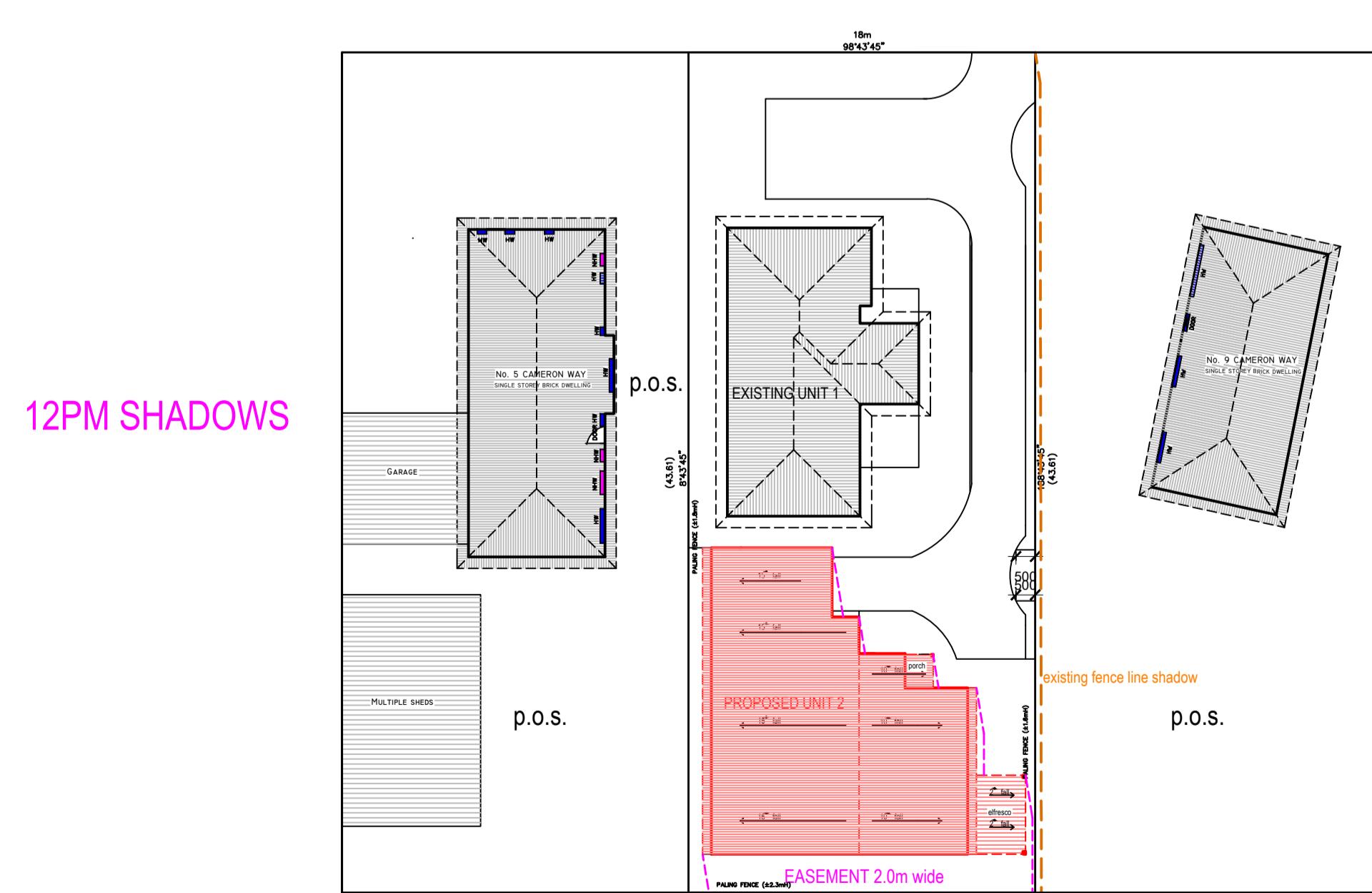
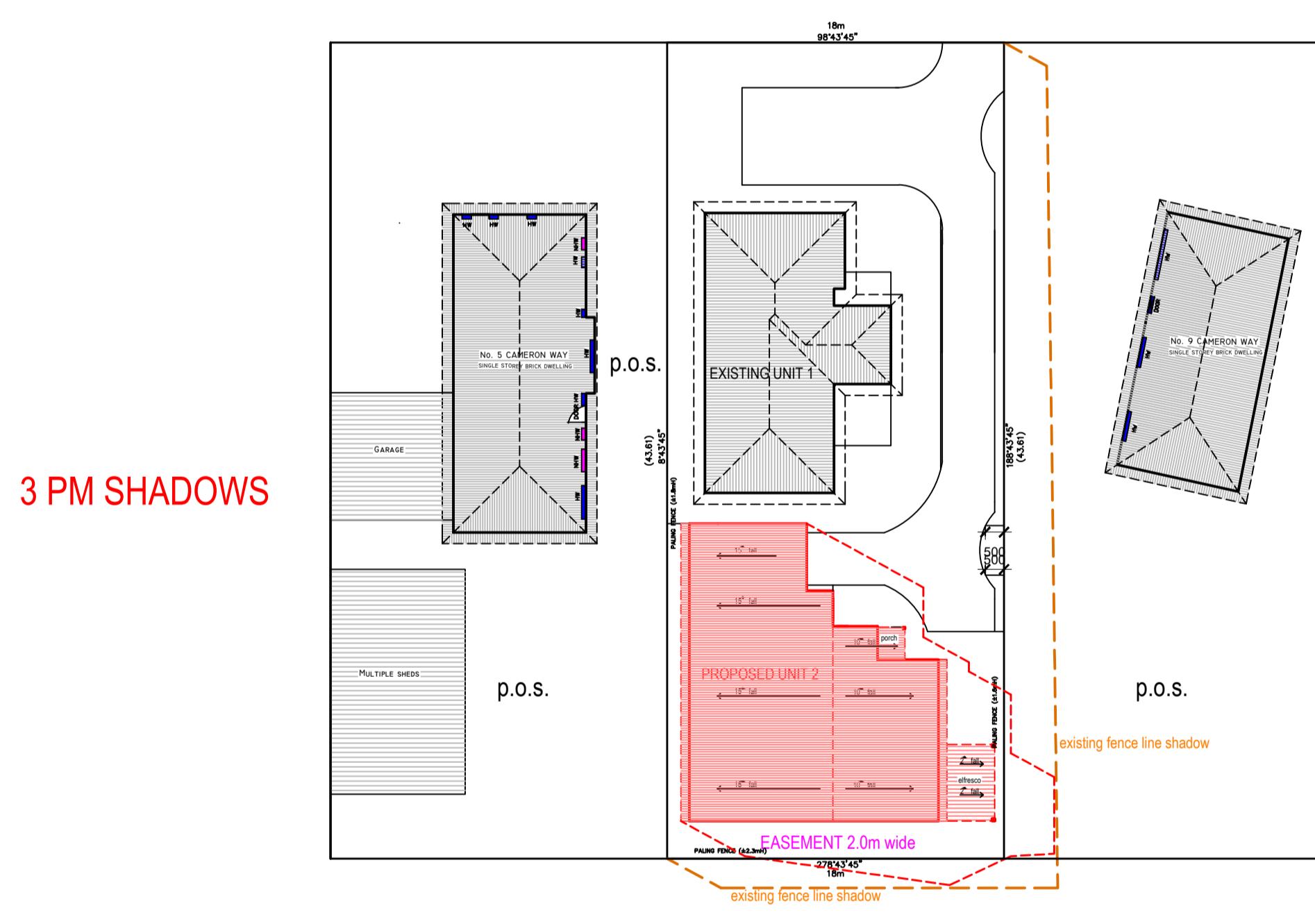
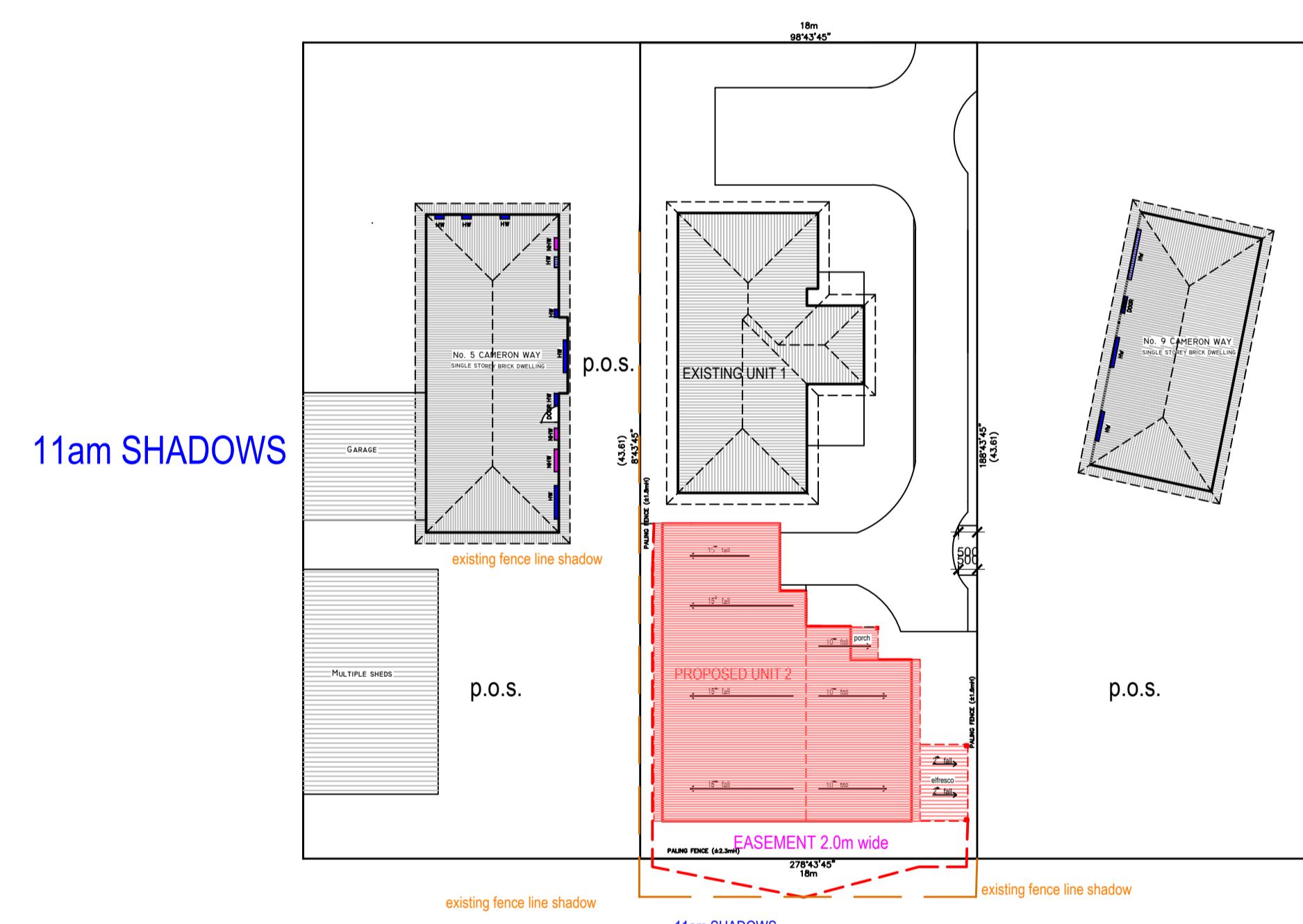
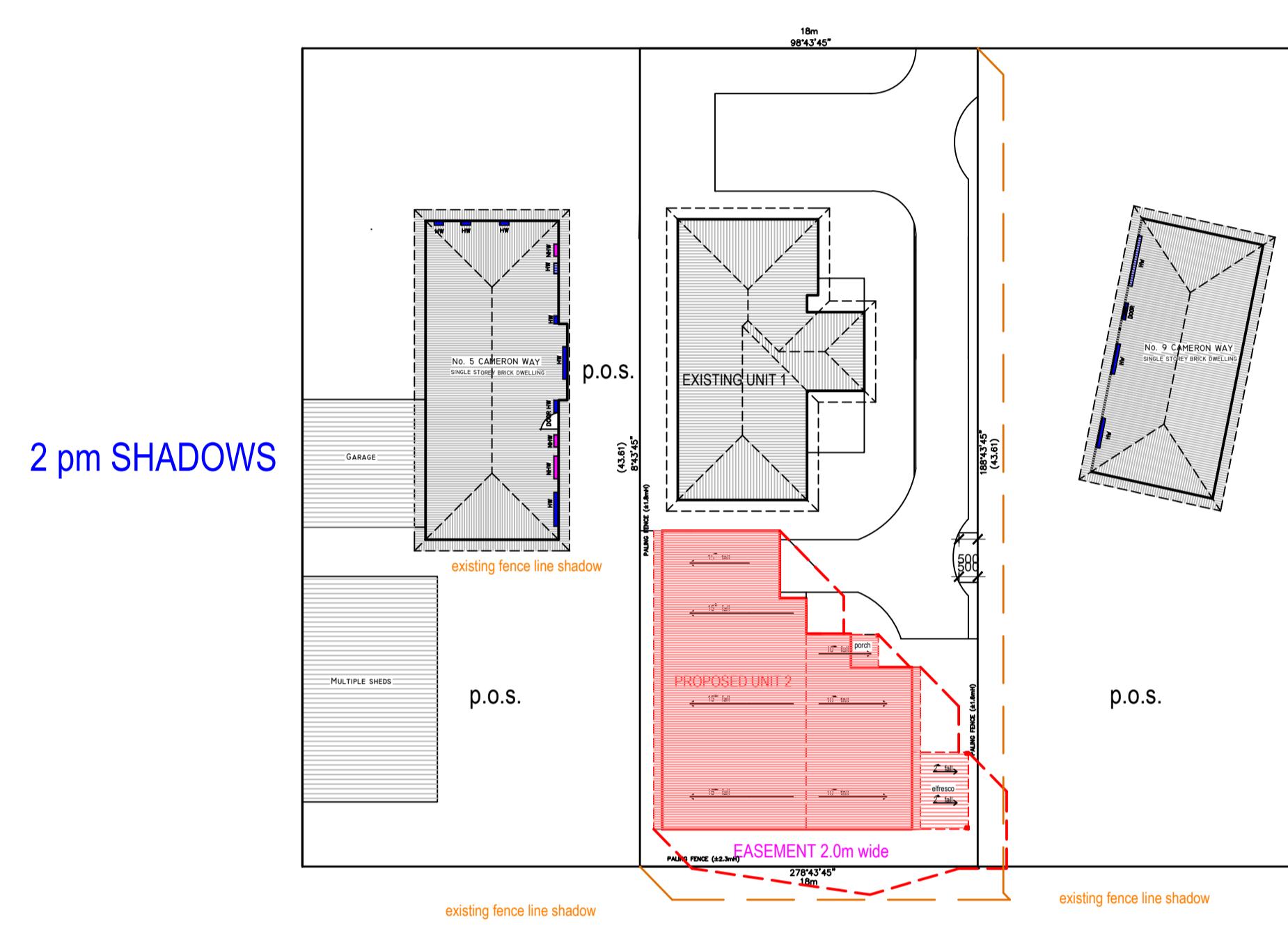
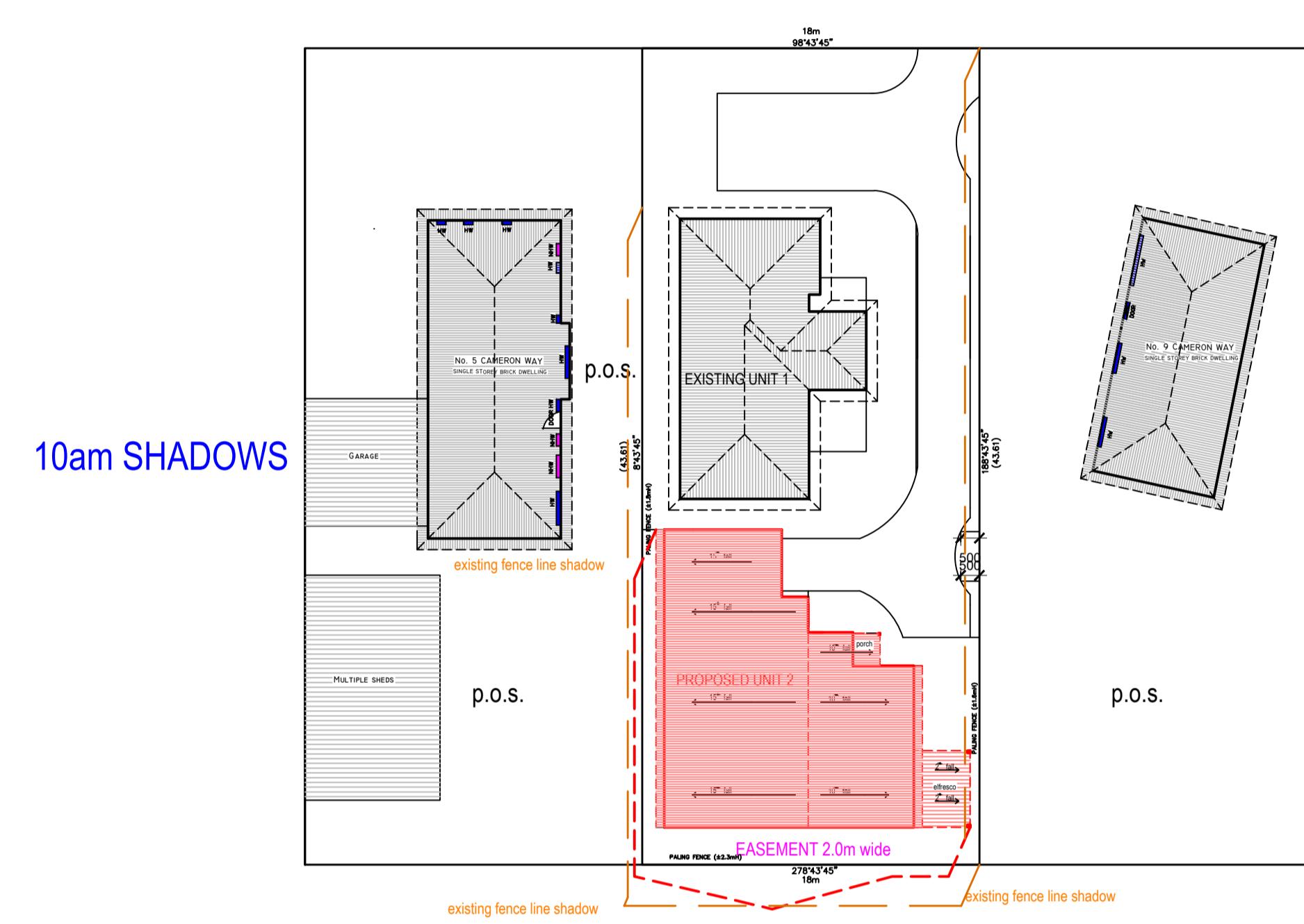
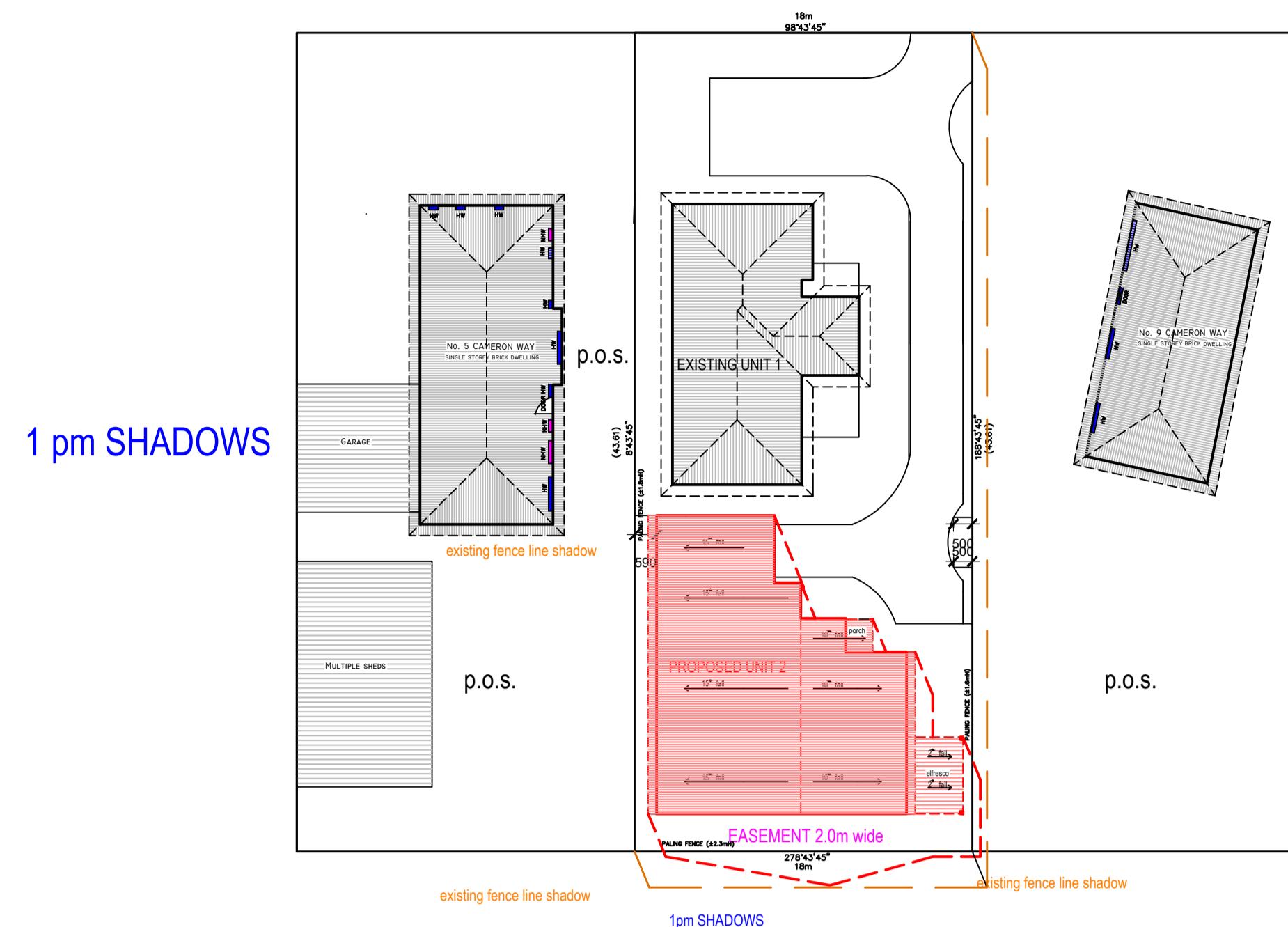
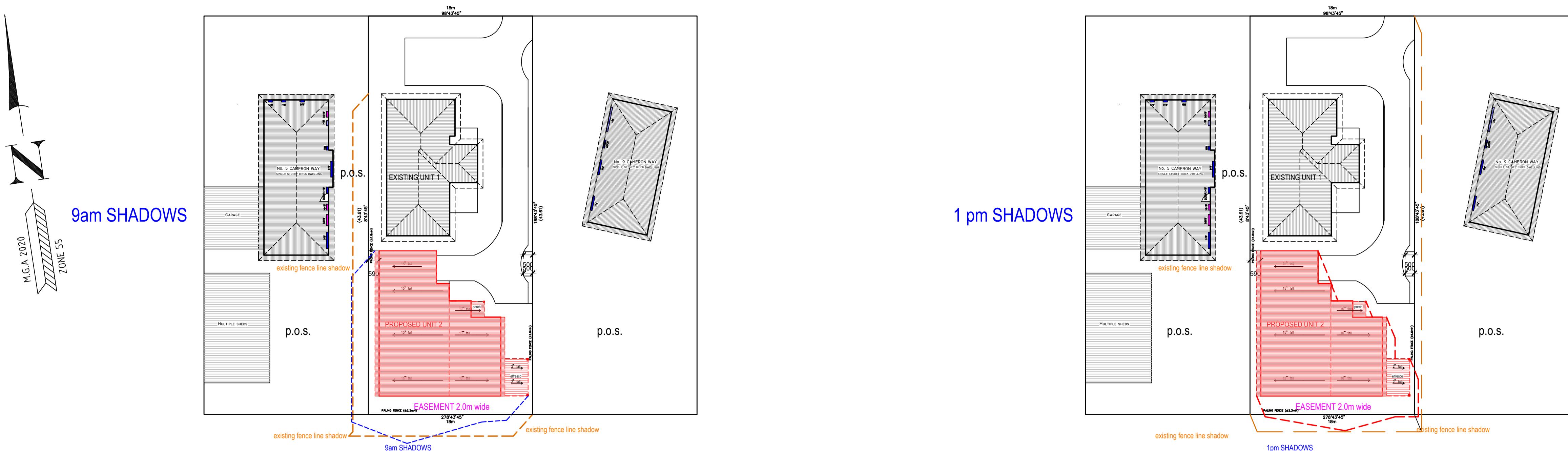
STORM CALCULATOR - 100 %

TREE CANOPY OBJECTIVE



NON-PERMIALE PAVING
RAIN GARDEN (6 sqm x 100mm deep)
RT 2 x 5000LTR RAIN TANKS
LANDSCAPE BUFFER STRIPS OFF NON-PERMIALE DRIVEWAY

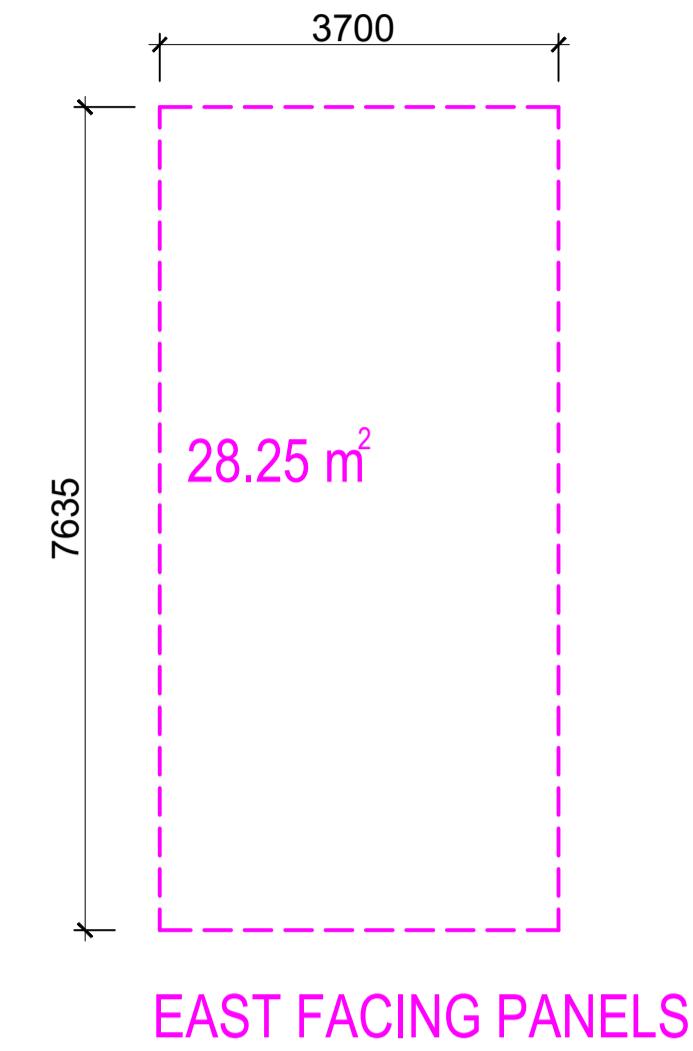
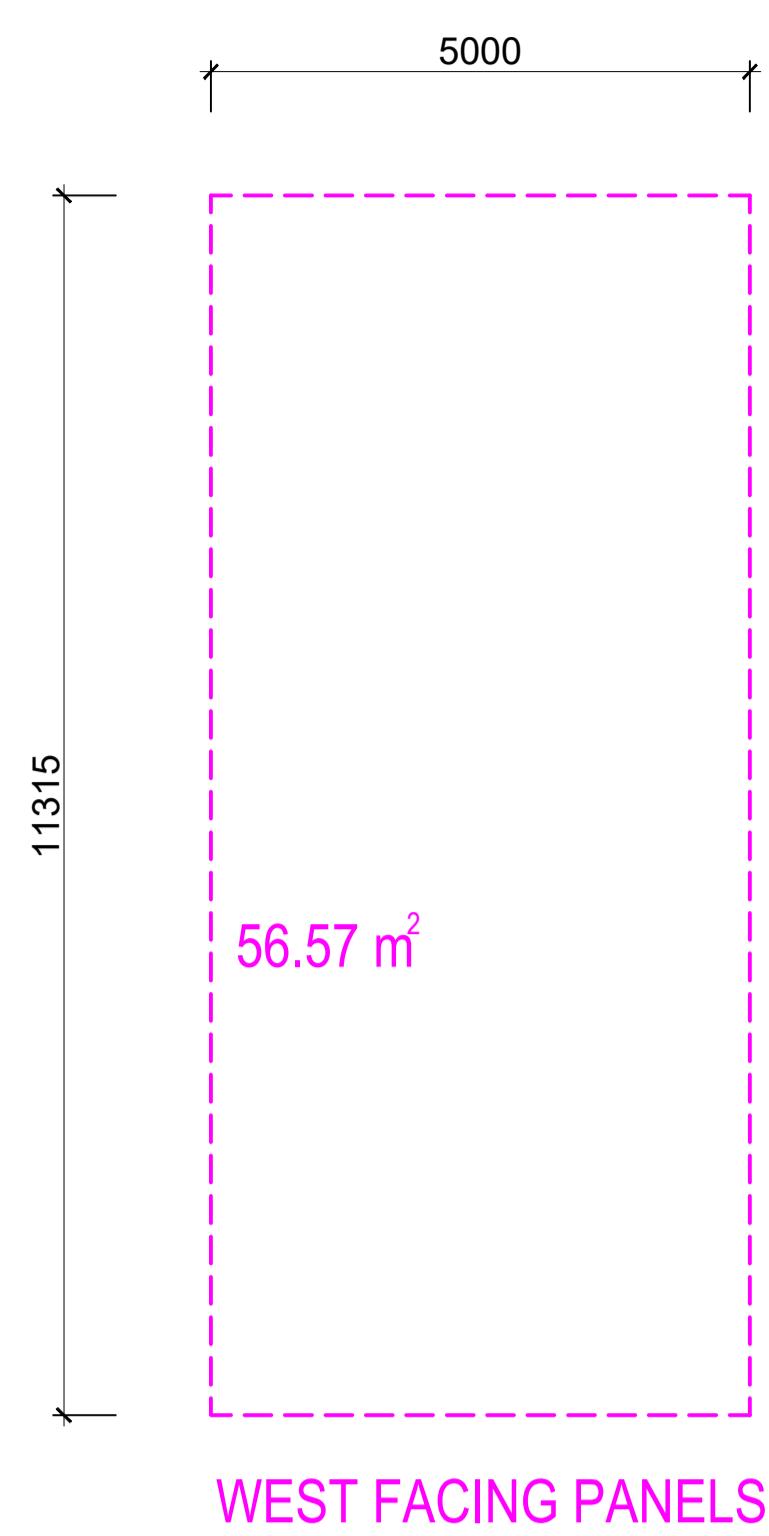
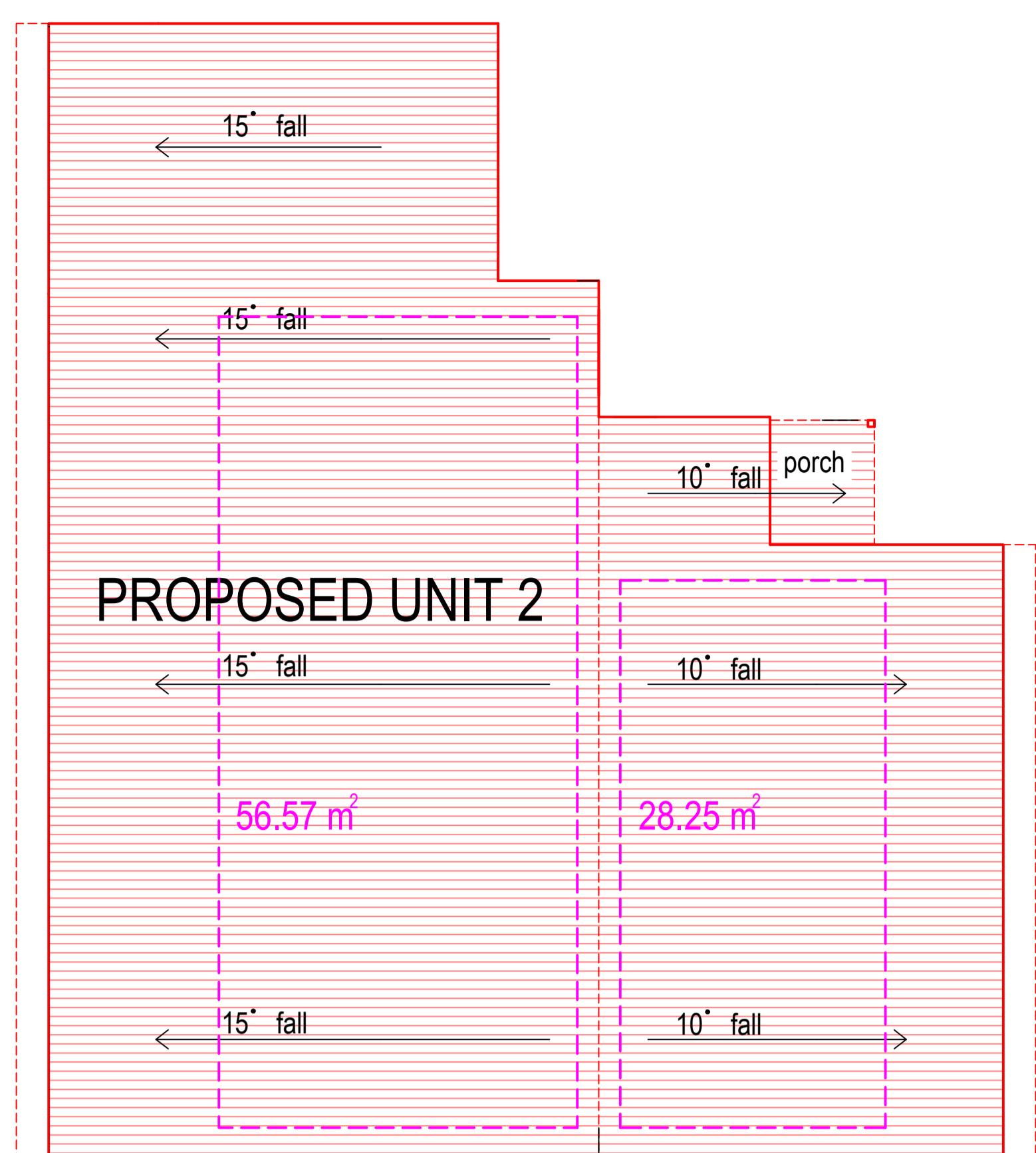
SITE AREA - 784.93 SQM
TREE CANOPY OBJECTIVE - 10% OF SITE - 78.5 sqm
EXISTING TREE CANOPY TO REMAIN (excluding non-allowable encroachments) 22.66 sqm
PROPOSED TREE CANOPY (excluding non-allowable encroachments) 73.24 sqm
TOTAL TREE CANOPY - 95.96 sqm




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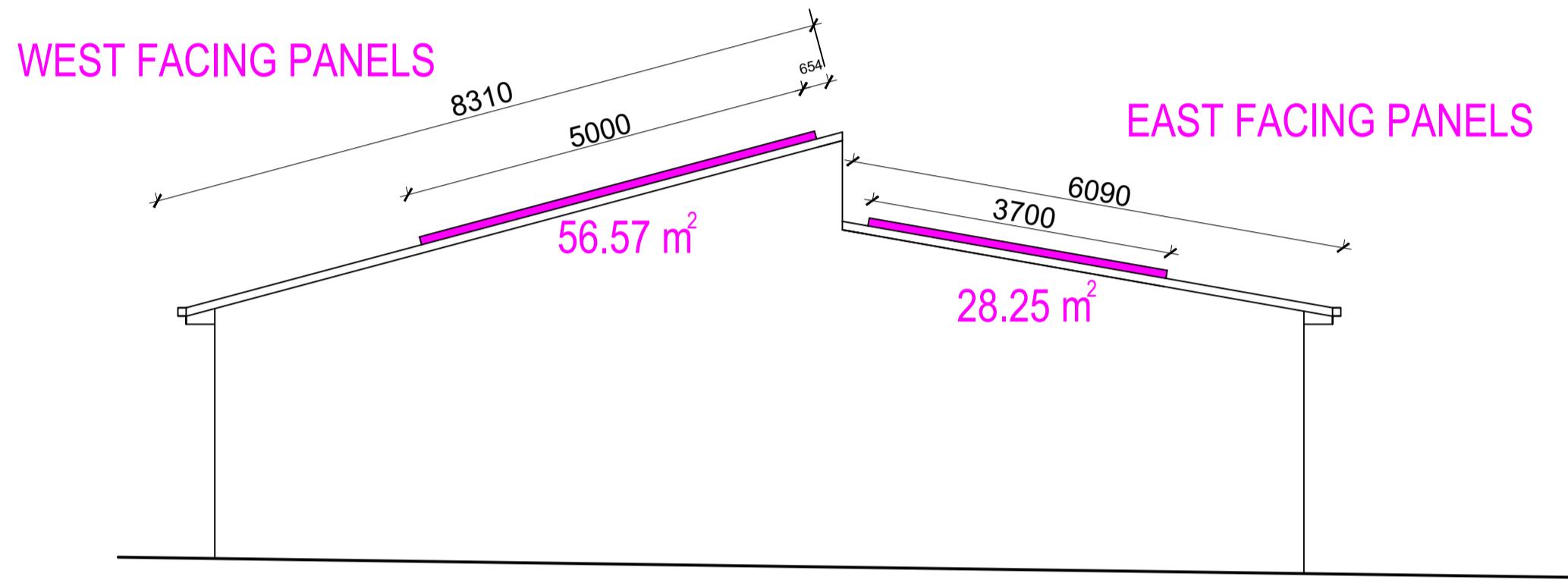
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SOLAR PANEL PROVISION



SOLAR PANEL PROVISION

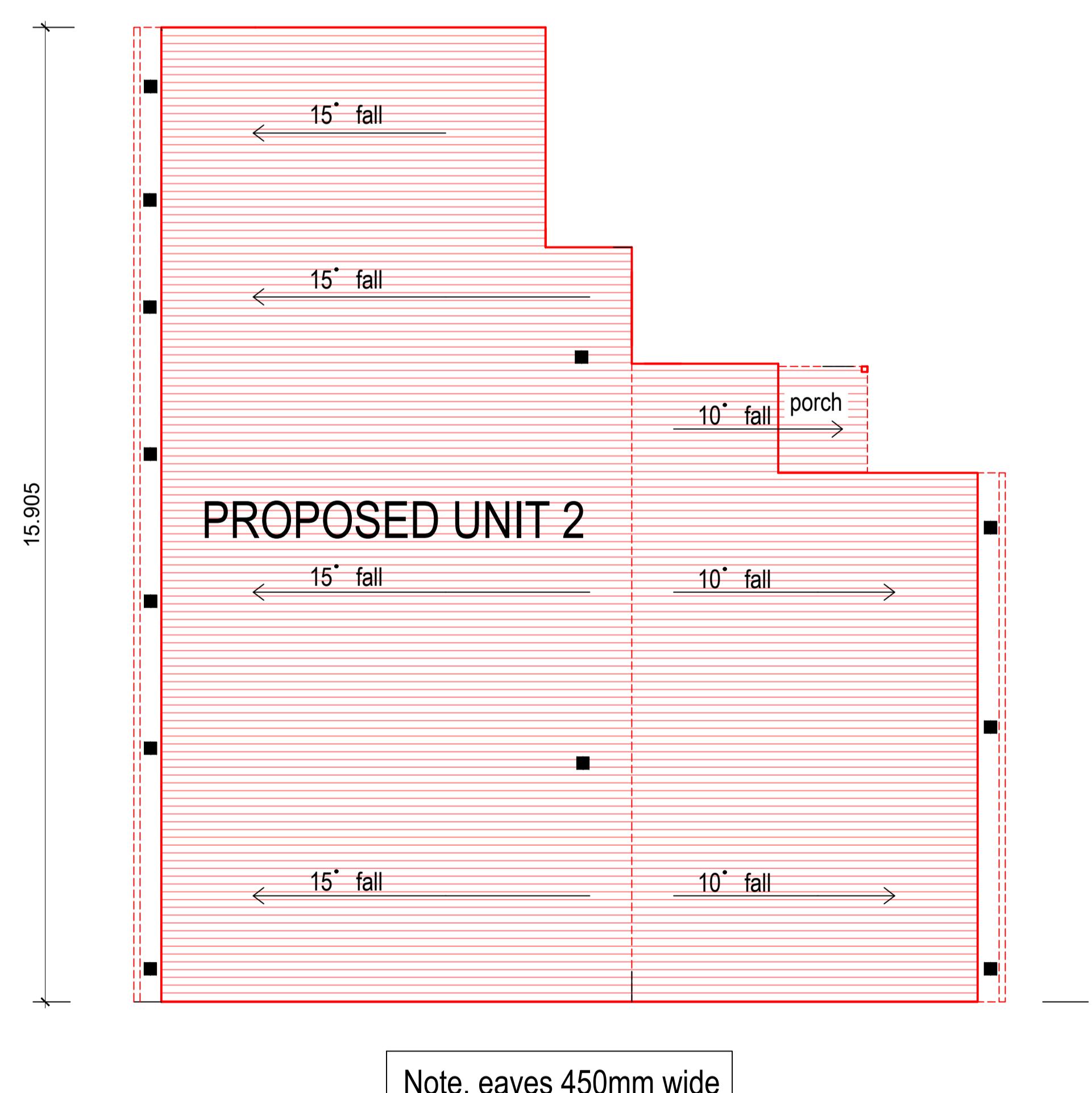
WEST FACING PANELS 56.57 m²
 EAST FACING PANELS 28.25 m²
 TOTAL PANELS 84.82 m²
 STATUTORY REQ. 26.0 m²




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ROOF SPACE VENTILATION



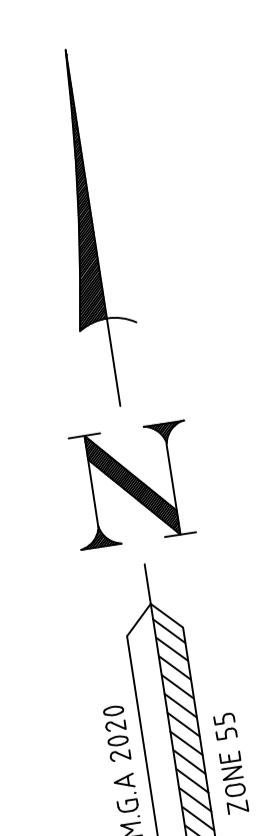
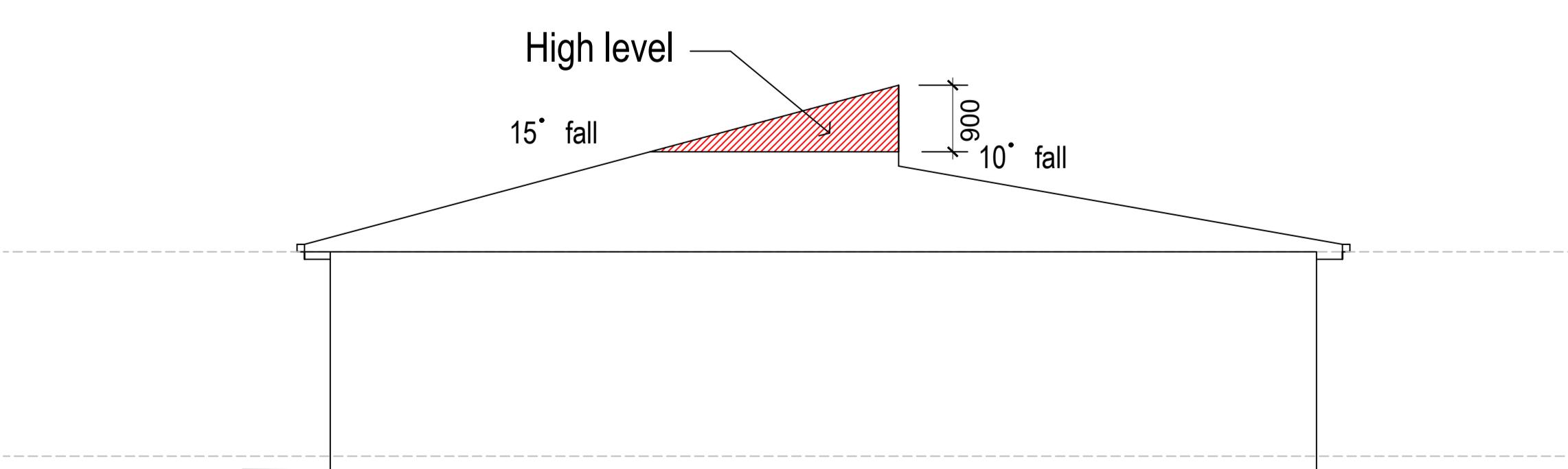
$\geq 10^\circ$ and $< 15^\circ$
 25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level

■ 200mm x 200mm VENT (40,000mm²)

Climate zone - 6,7 & 8
 Longest horizontal dimension - 15,905 mm

Low level ventilation :
 $25,000 \text{ mm}^2/\text{lm} \times 15.905 \text{ lm} = 397,625 \text{ mm}^2$
 $397,625 \text{ mm}^2 \text{ divided by } 40,000 \text{ mm}^2 \text{ (vent size)} = 9.94 \text{ vents}$
 Number of low level eave vents = 10

High level ventilation :
 $5,000 \text{ mm}^2/\text{lm} \times 15.905 \text{ lm} = 79,525 \text{ mm}^2$
 $79,525 \text{ mm}^2 \text{ divided by } 40,000 \text{ mm}^2 \text{ (vent size)} = 1.98 \text{ vents}$
 Number of high level roof vents = 2





STORM Rating Report

TransactionID: 0
Municipality: CARDINIA
Rainfall Station: CARDINIA
Address: 7
CAMERON WAY
PAKENHAM
VIC 3810
Assessor: GEORGE MANDALOS
Development Type: Residential - Multiunit
Allotment Site (m2): 785.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
ROOF	303.00	Rainwater Tank	10,000.00	6	105.60	98.50
DRIVEWAYS	150.00	Buffer Strip	45.00	0	66.00	0.00
PAVING	100.00	Raingarden 100mm	6.00	0	133.75	0.00



I, Glenn Waters, consent to having my personal information (name, initial, signature, photograph, and personal contact details) contained in this document submitted as part of any Planning Permit Application. My details can be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

Date of Report:

14 October 2025

Author Qualifications:

Bachelor Applied Science
Diploma of Horticulture
Advanced Certificate of
Arboriculture
Certificate of Tree Surgery
AQF - Level 9
Registered QTRA Assessor

Report ID:

25_122 / Version 1



ARBORICULTURAL IMPACT ASSESSMENT & REPORT

7 Cameron Way, Pakenham

GLENN WATERS | ARBORICULTURE

PO Box 88 | Torquay | Victoria | 3228

M | 0439 273 771

E | gw-arb@bigpond.com

Arboricultural Assessment & Report

7 Cameron Way, Pakenham

**ADVERTISED MATERIAL**

Planning Application: T250234

Date Prepared: 22 January 2026

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Introduction

Glenn Waters has been engaged to undertake an inspection and report for the subject site, neighbouring property and street trees at 7 Cameron Way, Pakenham.

This report is considered to be a 'Preliminary Tree Assessment' and a 'Preliminary Arboricultural Report' under the Australian Standard AS 4970:2025 *Protection of trees on development sites* and the purpose of this assessment is to provide quantitative and qualitative information on the trees and is the basis for deciding which trees are suitable for retention.

This report will provide comment on the individual site, neighbouring property and street trees in question and provide advice regarding the species, condition and suitability for retention of the existing site trees and also provide advice regarding the future management of the trees.

Objectives

- To inspect the sites and existing trees located within site at 7 Cameron Way, Pakenham including any nearby neighbouring property or street trees that may be impacted by the proposed development of the subject site.
- To collect data on the individual site, neighbouring property and street trees (where required) and provide a tree number plan that corresponds to the report tree data.
- To provide an arboricultural report that provides advice and solutions for the future management of the site, neighbouring property and street trees (as required).

Method

- Trees or shrubs under 3.0 metres in height were not assessed as they do not meet the criteria for a 'tree' under the Australian Standard AS 4970-2025 *Protection of trees on development sites* and these trees may have symbols on the plan with no number.
- No aerial climbing assessment was done. No samples of tree or site soil were taken and no diagnostic testing was undertaken as part of this assessment.
- The diameter at standard height (DSH) of trees was measured using a diameter tape at 1.4m above ground level in accordance with AS-4970.
- Heights and spreads of canopies were measured using a laser height meter.
- Where direct access to the trees was not possible (eg: neighbouring property trees) DBH, heights and spreads have been estimated.
- Where leaves, buds and fruit of a tree are inaccessible, botanical identification is as accurate as is possible.

Observations

The subject site is located at 7 Cameron Way, Pakenham and the site inspection and assessment captured data on twenty-four (24) individual trees including twelve (12) neighbouring property trees and eight 9*) neighbouring reserve trees.

The street tree sited in front of the subject site is now completely dead.



Discussion

Local Government Vegetation Controls:

The project site is located within a General Residential Zone – (GRZ1) of the Cardinia Planning Scheme. The site is subject to the following overlays:

Table 1: Vegetation Protection Controls

Vegetation Controls/ Exemptions	Applies to Site	Applies to Tree	Reason
Heritage Overlay (HO)	No	No	No Overlay on subject site
Significant Landscape Overlay (SLO)	No	No	No Overlay on subject site
Environmental Significant Overlay (ESO)	No	No	No Overlay on subject site
Vegetation Protection Overlay (VPO)	No	No	No Overlay on subject site
Clause 52:17 'Native Vegetation'	No	No	All trees are considered to be planted or are no-Victorian Native species
Clause 52:12 'Bushfire Protection; Exemptions'	No	No	Site is not within a Bushfire Prone Area (BPA)
Local Law or Significant Listing	No	No	No Local Law

General Tree Retention Discussion:

The Australian Standard AS 4970:2025 Protection of trees on development sites has been used to calculate the NRZ (Nominal Root Zones) for the neighbouring property trees.

The NRZ is calculated based on trunk (stem) diameter (DSH: diameter at Standard Height), measured at ~1.4 metres up from ground level. The radius of the NRZ is calculated by multiplying the trees DSH by 12.

The method provides a NRZ that addresses both the stability and growing requirements of a tree. NRZ distances are measured as a radius from the centre of the trunk at (or near) ground level.

The Australian Standard AS 4970: 2025 Protection of trees on development sites identifies the *"The presence of existing or past structures, obstacles affecting root growth or recent encroachments'* and it is areas of NRZ that are currently covered by hard surfaces or buildings where tree root growth is unable to occur. Such areas should not be included in the final TPZ area and are not considered to be a current encroachment.

Encroachment into the NRZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ. Moderate encroachment (10-20%) will require a Project Arborist to undertake any necessary investigations (root investigation, etc.) to demonstrate how the tree will remain viable.

Major NRZ encroachment (<20%) will require a Project Arborist to explore alternative designs to demonstrate that the tree will remain viable. Relevant factors to be considered by the Project Arborist are:

- Location and distribution of the roots.
- The potential loss of root mass resulting from the encroachment: number and size of roots.
- Tree species and tolerance to root disturbance.
- If the works will result in a temporary (e.g. service trench) or permanent (e.g basement car park) loss of available root zone.
- Age, health, current size and projected size of the tree.
- Presence of other trees with overlapping NRZ or grafted roots.
- Proposed staging and timing of excavation or root cutting.
- Proposed tree maintenance and tree care activities.
- Lean and stability of the tree.
- Soil characteristics and volume, topography and drainage.
- The presence of existing or past structures or obstacles affecting root growth or recent encroachments.
- Proposed construction measures that reduce the impact on trees.
- Whether a root investigation is required. Location and distribution of the roots to be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared.

The Structural Root Zone (SRZ) is a notional area required for tree stability. A larger area is required to maintain a viable tree. The SRZ formula does not apply to palms and other monocots, cycads and tree ferns. The SRZ shall be calculated when major encroachment (greater than 20%) into a NRZ is proposed.



Table 2: Discussion regarding the Neighbouring Property & Subject Site Trees:

No	Common Name	dbh (cm)	Age	Value	TPZs	SRZs
1	Cherry Plum	30	Dead	None		
2	Liquidambar	23	Semi-mature	Low		0
3	Brush Cherry	35,30, 26	Maturing	Low-Moderate		0
4	Kohuhu	multi	Semi-mature	Low	2.2m	1.7m
5	Monterey Cypress	multi	Semi-mature	Low	3.5m	2.0m
6	Monterey Cypress	20,18	Semi-mature	Low	3.2m	1.9m
7	Sweet Pittosporum	20,15	Maturing	Low-Moderate	3.0m	2.0m
8	Small-leaf Priver	multi	Semi-mature	Low	2.0m	1.6m
9	Common Lemon	multi	Semi-mature	Low	2.0m	1.6m
10	Desert Ash	35	Maturing	Low		0
11	Sugar Gum	28	Maturing	Moderate	3.4m	2.1m
12	Sugar Gum	18	Maturing	Moderate	2.2m	1.8m
13	Sugar Gum	22	Maturing	Moderate	2.6m	1.9m
14	Sugar Gum	22	Maturing	Moderate	2.6m	1.9m
15	Silver Wattle	25	Maturing	Low-Moderate	3.0m	2.0m
16	Silver Wattle	25	Maturing	Low-Moderate	3.0m	2.0m
17	Sugar Gum	28	Maturing	Moderate	3.4m	2.1m
18	Silver Wattle	35,25	Mature	Low-Moderate	5.2m	2.5m
19	Sweet Pittosporum	multi	Semi-mature	Low	2.4m	1.8m
20	Callery Pear	25,20	Maturing	Low-Moderate	3.8m	2.3m
21	Silky Oak	45,25	Maturing	Low-Moderate	6.1m	2.6m
22	Cherry Plum	multi	Mature	Low	3.2m	2.2m
23	Chilean Willow	multi	Maturing	Low-Moderate	5.4m	2.4m
24	Weeping Bottlebrush	multi	Semi-mature	Low-Moderate	2.5m	1.8m

Tree Impact Assessment

Table 3: Tree Impact Assessment:



No	Common Name	Construction Issues	Encroachment & Comments
1	Cherry Plum	Tree is dead	0% encroachment and no impact
2	Liquidambar	No change within the NRZ	0% encroachment and no impact
3	Brush Cherry	No change within the NRZ	0% encroachment and no impact
4	Kohuhu	No change within the NRZ	0% encroachment and no impact
5	Monterey Cypress	No change within the NRZ	0% encroachment and no impact
6	Monterey Cypress	No change within the NRZ	0% encroachment and no impact
7	Sweet Pittosporum	No change within the NRZ	0% encroachment and no impact
8	Small-leaf Priver	New garage to within 1.5m	10% minor encroachment and no real impact. Tree is a environment weed
9	Common Lemon	New garage to within 1.5m	10% minor encroachment and no real impact.
10	Desert Ash	Tree to be removed for the current design	Removed
11	Sugar Gum	NRZ is outside of the subject site	0% encroachment and no impact
12	Sugar Gum	NRZ is outside of the subject site	0% encroachment and no impact
13	Sugar Gum	NRZ is outside of the subject site	0% encroachment and no impact
14	Sugar Gum	NRZ is outside of the subject site	0% encroachment and no impact
15	Silver Wattle	NRZ is outside of the subject site	0% encroachment and no impact
16	Silver Wattle	New dwelling to within 2.5m inside NRZ	4.0% minor encroachment and no impact
17	Sugar Gum	New dwelling just on NRZ	<1% encroachment and no impact
18	Silver Wattle	NRZ is outside of the subject site	0% encroachment and no impact
19	Sweet Pittosporum	Alfresco just within NRZ	1% encroachment and no impact
20	Callery Pear	NRZ is outside of the subject site	0% encroachment and no impact



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No	Common Name	Construction Issues	Encroachment & Comments
21	Silky Oak	Proposed dwelling and driveway well within the NRZ	Dwelling is a 1.5% minor encroachment. To avoid additional encroachment, the driveway will have to be constructed using permeable paving laid with no excavation of the root zone
22	Cherry Plum	Proposed driveway well within the NRZ	To avoid encroachment, the driveway will have to be constructed using permeable paving laid with no excavation of the root zone
23	Chilean Willow	Proposed driveway well within the NRZ	To avoid encroachment, the driveway will have to be constructed using permeable paving laid with no excavation of the root zone
24	Weeping Bottlebrush	Proposed driveway well within the NRZ	To avoid encroachment, the driveway will have to be constructed using permeable paving laid with no excavation of the root zone

Tree Retention & Removal:

- All off-site neighbouring property trees will be retained and protected during demolition and construction.
- The subject site tree #10 is to be removed, however no permit is required for its removal.

Standard Tree Protection Measures:

Appendix 1 lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.

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Appendix 1: Tree Protection During Development

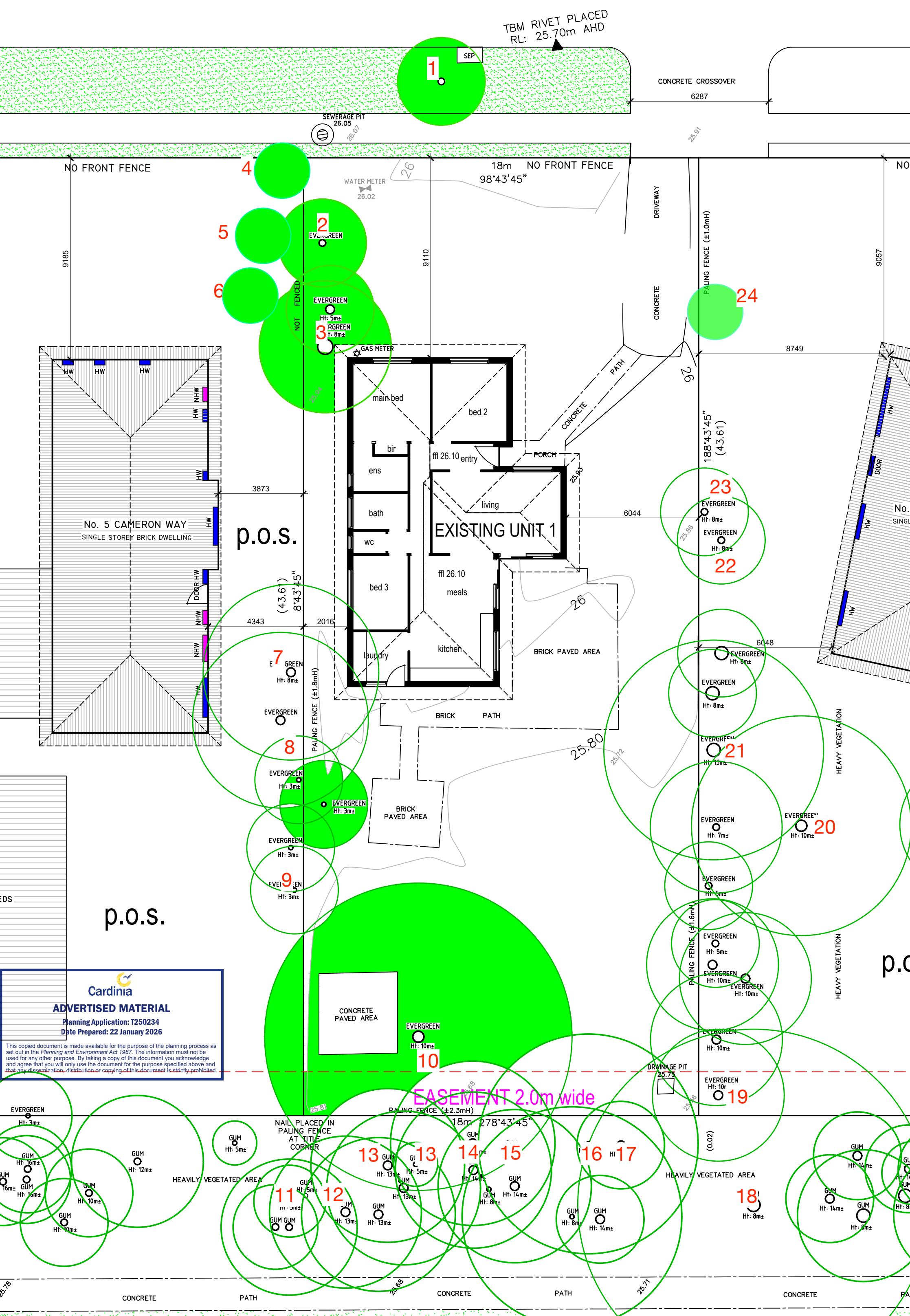
The following are guidelines that must be implemented to minimise the impact of the proposed construction works on the retained trees.

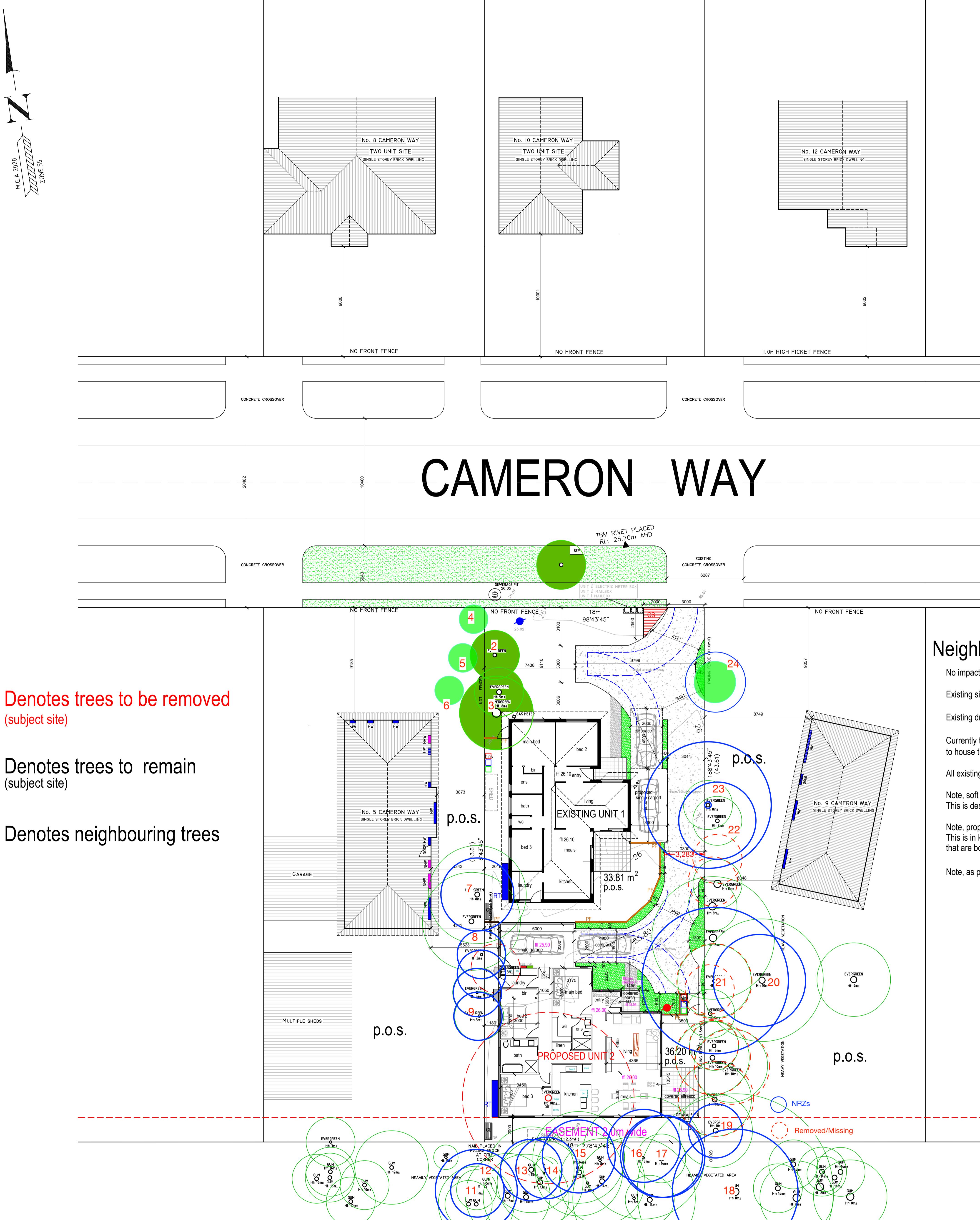
- The Tree Protection Zone (TPZ) is fenced and clearly marked at all times. This fence should deter the placement of building materials, entry of heavy equipment and vehicles and also the entry of workers and/or the public into the TPZ. Australian Standard AS 4687 - 2007 *Temporary fencing and hoardings*, specifies appropriate fencing requirements. Existing perimeter fencing can be incorporated into the protective fencing. Shade cloth should be attached to reduce the movement of dust and other particulates into the TPZ. Signs identifying the TPZ are to be placed on the fencing.
- If the area within the TPZ is to be accessed during the construction phase then the area will need ground protection. Measures may include a permeable membrane, such as a geotextile, to cover the TPZ area beneath a 100 mm layer of crushed rock below rumble boards.
- Contractors and site workers should receive written and verbal instruction as to the importance of tree protection and preservation within the site. Successful tree preservation occurs when there is a commitment from all relevant parties involved in designing, constructing and managing a development project.
- The Project Arborist is on-site to supervise excavation works around the existing trees where the TPZ will be encroached.
- There is no immediate requirement for mulching within the TPZ. There is benefit to maintaining existing site conditions within the TPZ and is more analogous to proposed completion conditions. Monitoring of the trees in-line with prevailing weather conditions will indicate if mulching will be required. The same approach is to be used in providing supplemental irrigation.
- No persons, vehicles or machinery to enter the TPZ without the consent of the consulting arborist or site manager.
- Any underground service installations within the allocated TPZ should be bored and utility authorities should common trench where possible.
- No fuel, oil dumps or chemicals shall be allowed in or stored on the TPZ and the servicing and refuelling of equipment and vehicles should be carried out away from the root zones. No storage of material, equipment or temporary building should take place over the root zone of the tree. Nothing whatsoever should be attached to the tree including temporary services wires, nails, screws or any other fixing device.
- Any pruning that is required must be carried out by trained and competent arborist who has a thorough knowledge of tree physiology and pruning methods and carry out pruning to the Australian Standard – AS 4373 – 2007 *Pruning of Amenity Trees*.
- All excavation within the Tree Protection Zone must be carried out by hand digging or with the use of 'NDD-Excavation' techniques and only when supervised by the Project Arborist. Where the Project Arborist identifies roots to be pruned within the TPZ, they should be pruned with a final cut to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

No	Species	Common Name	DSH	DAB	H x S	Health	Structure	Age	Arb Value	NRZ	SRZ	Origin	Comments
1	<i>Prunus cerasifera</i>	Cherry Plum	30	35	4 x 6	No Value	No Value	Dead	None		0	Exotic Deciduous	street tree
2	<i>Liquidambar styraciflua</i>	Liquidambar	23	30	10 x 5	Poor	Poor	Semi-mature	Low		0	Exotic Deciduous	some decline
3	<i>Syzygium paniculata</i>	Brush Cherry	35,30,26	60	12 x 8	Poor	Very Poor	Maturing	Low-Moderate		0	Aust. Native	multiple bifurcations
4	<i>Pittosporum tenuifolium</i>	Kohuhu	multi	20	5 x 4	Fair	Poor	Semi-mature	Low	2.2m	1.7m	Exotic Evergreen	neighbouring tree
5	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	multi	30	6 x 6	Fair-Poor	Poor	Semi-mature	Low	3.5m	2.0m	Exotic Conifer	neighbouring tree
6	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	20,18	28	6 x 6	Fair-Poor	Poor	Semi-mature	Low	3.2m	1.9m	Exotic Conifer	neighbouring tree
7	<i>Pittosporum undulatum</i>	Sweet Pittosporum	20,15	30	7 x 8	Fair-Poor	Fair	Maturing	Low-Moderate	3.0m	2.0m	Vic. Native	neighbouring tree
8	<i>Ligustrum sinense</i>	Small-leaf Privet	multi	18	4 x 3	Fair-Poor	Very Poor	Semi-mature	Low	2.0m	1.6m	Exotic Weed	neighbouring trees x 3
9	<i>Citrus limon</i>	Common Lemon	multi	18	3.5 x 4	Fair-Poor	Fair-Poor	Semi-mature	Low	2.0m	1.6m	Exotic Evergreen	neighbouring tree
10	<i>Fraxinus angustifolia</i>	Desert Ash	35	45	8 x 8	Fair-Poor	Fair-Poor	Maturing	Low		0	Exotic Deciduous	
11	<i>Eucalyptus cladocalyx</i>	Sugar Gum	28	35	16 x 9	Fair-Poor	Fair	Maturing	Moderate	3.4m	2.1m	Aust. Native	neighbouring reserve tree
12	<i>Eucalyptus cladocalyx</i>	Sugar Gum	18	25	15 x 5	Fair-Poor	Fair	Maturing	Moderate	2.2m	1.8m	Aust. Native	neighbouring reserve tree
13	<i>Eucalyptus cladocalyx</i>	Sugar Gum	22	28	15 x 5	Fair-Poor	Fair	Maturing	Moderate	2.6m	1.9m	Aust. Native	neighbouring reserve tree
14	<i>Eucalyptus cladocalyx</i>	Sugar Gum	22	28	15 x 5	Fair-Poor	Fair	Maturing	Moderate	2.6m	1.9m	Aust. Native	neighbouring reserve tree
15	<i>Acacia dealbata</i>	Silver Wattle	25	30	9 x 8	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	3.0m	2.0m	Vic. Native	neighbouring reserve tree
16	<i>Acacia dealbata</i>	Silver Wattle	25	30	15 x 10	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	3.0m	2.0m	Vic. Native	neighbouring reserve tree
17	<i>Eucalyptus cladocalyx</i>	Sugar Gum	28	35	16 x 9	Fair-Poor	Fair	Maturing	Moderate	3.4m	2.1m	Aust. Native	neighbouring reserve tree
18	<i>Acacia dealbata</i>	Silver Wattle	35,25	50	14 x 14	Fair-Poor	Poor	Mature	Low-Moderate	5.2m	2.5m	Vic. Native	neighbouring reserve tree
19	<i>Pittosporum undulatum</i>	Sweet Pittosporum	multi	25	6 x 5	Very Poor	Poor	Semi-mature	Low	2.4m	1.8m	Vic. Native	neighbouring tree
20	<i>Pyrus calleryana</i>	Callery Pear	25,20	40	12 x 15	Fair-Poor	Fair-Poor	Maturing	Low-Moderate	3.8m	2.3m	Exotic Deciduous	neighbouring tree
21	<i>Grevillea robusta</i>	Silky Oak	45,25	58	16 x 14	Poor	Fair-Poor	Maturing	Low-Moderate	6.1m	2.6m	Aust. Native	neighbouring tree
22	<i>Prunus cerasifera</i>	Cherry Plum	multi	38	6 x 8	Poor	Poor	Mature	Low	3.2m	2.2m	Exotic Deciduous	neighbouring tree
23	<i>Salix chilensis</i> 'Fastigata'	Chilean Willow	multi	48	12 x 8	Poor	Poor	Maturing	Low-Moderate	5.4m	2.4m	Exotic Deciduous	neighbouring tree
24	<i>Callistemon viminalis</i>	Weeping Bottlebrush	multi	25	7 x 6	Fair	Poor	Semi-mature	Low-Moderate	2.5m	1.8m	Aust. Native	neighbouring tree



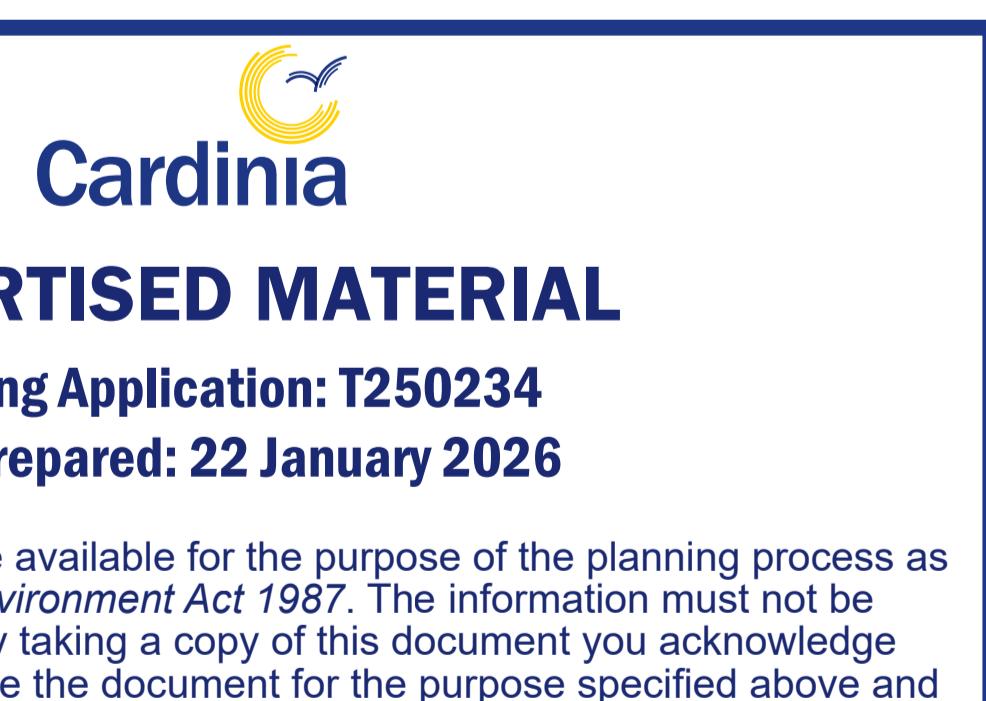
CAMERON WAY





PAKENHAM CREEK LINEAR RESERVE

(40 metres wide)



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PWM	PROPOSED WATER METER (UNIT 2)
EWM	EXISTING WATER METER (UNIT 1)
GM	EXISTING GAS METER UNIT 1
ESB	ELECTRIC SWITCHBOARD UNIT 2
EVC	ELECTRIC VEHICLE CHARGING POINT UNIT 2
HWU	HOT WATER UNIT UNIT 2
MVAC	MECHANICAL VENTILATION/AIR CON. UNIT 2
RT	RAIN WATER TANK - 5000lt
CL	CLOTHES LINE
CS	CORNER SPLAY 2.5m DEEP INTO PROPERTY 2.0m AROSS FOOTPATH NO VISUAL INTRUSION ABOVE 900mm HIGH
PF	PARTITION FENCES 1800mm HIGH PALING TIMBER
SHED	6 cub m EXTERNAL STORAGE SHED (1.0m x 3.0m x 2.0m high)

ZONINGS AND OVERLAYS

The site is in a GENERAL RESIDENTIAL ZONE SCHEDULE 1 (GRZ 1)
There are no other statutory overlays over the site

SITE ARFA ANALYSIS

SITE AREA - 784.93 SQM
Existing Unit 1 - 118.27 sqm
Proposed Unit 2 - 184.82 sqm
(including porch and elfresco)
Total built on - 303.19 sqm 38.63 %
(GRZ1 requirement 60 %)
Total Permiability - 285.90 sqm 36.42 %

NOTE: ALL LEVELS TO AHD AS PER LAND SURVEY PLAN



STREET TREE #1



TREE #2



TREE #3

Cardinia

ADVERTISED MATERIAL

Planning Application: T250234

Date Prepared: 22 Janua

NEIGHBOURING TREE #4

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NEIGHBOURING THE #5 & #6



NEIGHBOURING TREE #7



NEIGHBOURING TREES #8



NEIGHBOURING TREE #9



TREE #10



RESERVE TREE #11 & #12



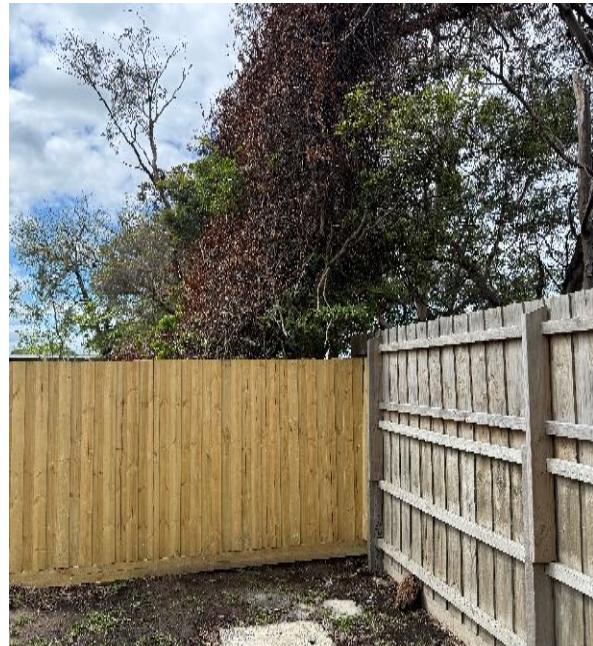
RESERVE TREES #12, #13 & #14



RESERVE TREES #15, #16 & #17



RESERVE TREE #18



NEIGHBOURING TREE #19



NEIGHBOURING TREE #20 & #21



NEIGHBOURING TREE #22 & #23



NEIGHBOURING TREE #24



Tree Descriptors - Version 11 (June 2021)

The typical assessment of a tree evaluates the factors of health and structure. The descriptors of health and structure attributed to a tree evaluate the individual specimen as compared to what could be considered [typical for that species growing in its location](#). The two factors are completely separate and it is possible to have a tree in good health with very poor structure or, conversely, a tree in very poor health with good structure. These two factors are used as a guide to the overall tree condition at the time of inspection.

[Tree No:](#)

A unique identifier, normally a number and often associated with a plan or map reference and used to identify an individual tree or tree group.

[Species:](#)

Provides botanical name, (genus, species, variety and cultivar) according to accepted international codes of taxonomic classification (where possible).

[Common Name:](#)

Provide the most well-known non-scientific name by which the tree is generally known.

[DBH \(trunk diameter, measured at 1.4m from ground\):](#)

Indicates the trunk diameter (expressed in centimetres) of an individual tree measured at 1.4m above the existing ground level. Multi-stemmed trees may be measured below the 1.4m or at the tree base. DBH measurements are usually undertaken with foresters diameter tape or builders tape.

It is used to calculate the Tree Protection Zone (TPZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

DBH in the tree data followed by an * are where the dbh has been estimated due to not having access to the tree (usually neighbouring properties).

[Basal Trunk Diameter:](#)

This is the trunk diameter measured as the base of the trunk immediately above the root buttress or trunk flare. It is used to calculate the Structural Root Zone (SRZ) as outlined in the Australian Standard AS 4970-2009 *Protection of trees on development sites*.

[H x W \(Height x Width or Canopy Spread\):](#)

Indicates the height and width of the individual tree; dimensions are expressed in metres. Height is measured with a clinometer/height-meter where possible. Tree heights may be estimated in line with previous clinometer readings in conjunction with author's experience. Crown widths are generally paced (estimated) at the widest axis or averaged.



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Tree Type:

Describes the general geographic origin of the species and its type (e.g. deciduous or evergreen).

Category	Description
Indigenous	Occurs naturally in the area or region of the subject site
Victorian native	Occurs naturally within some part of the State of Victoria (not exclusively) but is not indigenous
Australian native	Occurs naturally within Australia but is not a Victorian native or indigenous
Exotic deciduous	Occurs outside of Australia and typically sheds its leaves during winter
Exotic evergreen	Occurs outside of Australia and typically holds its leaves all year round
Exotic conifer	Occurs outside of Australia and is classified as a gymnosperm
Native conifer	Occurs naturally within Australia and is classified as a gymnosperm
Palm	Woody monocotyledon

Age:

Relates to the physiological stage of the tree's life cycle.

Category	Description
Young	Sapling tree and/or recently planted
Semi-mature	Tree rapidly increasing in size and yet to achieve expected size in situation
Maturing	Specimen approaching expected size in situation, with reduced incremental growth
Mature	Specimen at its expected size in its situation
Over-mature	Tree is over-mature and in decline
Dead	Tree is dead

Health:

Assesses a range of attributes to describe the overall health of the tree.

Category	Growth Indicators	Decline symptoms/ Deadwood	Foliage density, colour, size, intact- ness	Pests and/or disease
Good	Above typical	None or minimal	Better than typical	None or minimal
Fair	Typical	Typical or expected	Typical	Typical, within damage thresholds
Fair to Poor	Below typical	More than typical	Exhibiting deficiencies	Exceeds damage thresholds
Poor	Minimal	Considerable amount/ size	Exhibiting severe defi- ciencies	Contributing to decline
Very Poor	Below minimal	Significant amount and size	Significantly below typi- cal	Extreme
Dead	N/A	N/A	N/A	N/A


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250234
 Date Prepared: 22 January 2026

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Structure:

Assesses principal components of tree structure.

Descriptor	Root plate & lower stem	Trunk	Primary branch support	Outer crown and roots	Lean from vertical
Good	No damage, disease or decay; obvious basal flare / stable in ground	No damage, disease or decay; well tapered	Well formed, attached, spaced and tapered	No damage, disease, decay or structural defect	Low or none
Fair	Minor damage or decay	Minor damage or decay	Typically formed, attached, spaced and tapered	Minor damage, disease or decay; minor branch end-weight or over-extension	Minor / natural
Poor	Moderate damage or decay; minimal basal flare	Moderate damage or decay; approaching recognised thresholds	Weak, decayed or with acute branch attachments; previous branch failure evidence	Moderate damage, disease or decay; moderate branch end-weight or over-extension	Moderate
Very Poor	Major damage, disease or decay; fungal fruiting bodies present	Major damage, disease or decay; exceeds recognised thresholds; fungal fruiting bodies present	Decayed, cavities or has acute branch attachments with included bark; excessive compression flaring; failure likely	Major damage, disease or decay; fungal fruiting bodies present; major branch end-weight or over-extension	Acute
Hazardous	Excessive damage, disease or decay; unstable / loose in ground; failure probable	Excessive damage, disease or decay; cavities	Decayed, cavities or branch attachments with active split; failure imminent	Excessive damage, disease or decay; excessive branch end-weight or over-extension	Excessive – root plate failure or stem failure probable

The lowest or worst descriptor assigned to the tree in any column is generally the overall rating assigned to the tree. The assessment for structure is limited to observations of external and above ground tree parts. It does not include any exploratory assessment of underground or internal tree parts unless this is requested as part of the investigation.

Trees are assessed and given a rating for a point in time. Generally, trees with a poor or very poor structure are beyond the benefit of practical arboricultural treatments. The management of trees in the urban environment requires appropriate arboricultural input and consideration of risk.



Arboricultural / Retention Value Rating:

Relates to the combination of previous tree rating factors, including health, structure and form (arboricultural merit), and also conveys an amenity value. This rating relates to the trees biological, functional and aesthetic characteristics within an urban landscape context.

Category	Description
Significant	<p>Tree of better than high quality and will be an outstanding example of the species due to factors such as age, size, outstanding example, rare in cultivation, etc.</p> <p>Retention of these trees should be a priority for the site.</p>
High	<p>Tree of high quality in good to fair condition. Generally a prominent arboricultural feature.</p> <p>Tree is capable of tolerating changes in its environment.</p> <p>These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.</p>
Moderate	<p>Tree of moderate quality, in fair or better condition. Generally contributes to the landscape.</p> <p>Tree may have a condition, and or structural problem that will respond to arboricultural treatment.</p> <p>Tree is capable of tolerating changes in its environment.</p> <p>These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.</p>
Low-Moderate	<p>Trees with indicators that sit between Low and Moderate</p>
Low	<p>Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure.</p> <p>Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it. Tree may be beyond the benefit of practical arboricultural treatments.</p> <p>Tree is not significant for its size and/or young. These trees are easily replaceable.</p> <p>Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained.</p> <p>Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.</p>
None	<p>Tree has a severe structural defect and/or health problem that cannot be sustained with practical arboricultural techniques and the loss of tree would be expected in the short term.</p> <p>Tree whose retention would be impractical after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimate to severe alterations to surrounding environment – removal of adjacent shelter trees)</p> <p>Tree has a detrimental effect on the environment, for example, the tree is a woody weed.</p> <p>These trees should be removed on the basis of sound arboricultural management.</p>



Useful Life Expectancy

Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community.

The assessment is based on the site conditions not being significantly altered and that any prescribed maintenance works are carried out (site conditions are presumed to remain relatively constant and the tree would be maintained under scheduled maintenance programs).

ULE Rating	Description
< 1 year	Tree may be dead or mostly dead. Tree may exhibit major structural faults. Tree may be an imminent failure hazard. Excessive infrastructure damage with high risk potential that cannot be remedied.
1 - 5 years	Tree is exhibiting severe chronic decline. Crown is likely to be less than 50% typical density. Crown may be mostly epicormic growth. Dieback of large limbs is common (large dead-wood may have been pruned out). Over-mature and senescing. Infrastructure conflicts with heightened risk potential. Tree has outgrown site constraints.
6 - 10 years	Tree is exhibiting chronic decline. Crown density will be less than typical and epicormic growth is likely to present. The crown may still be mostly entire, but some dieback is likely to be evident. Dieback may include large limbs. Over-mature and senescing or early decline symptoms in short-lived species. Early infrastructure conflicts with potential to increase regardless of management inputs.
10-25 years	Trees displaying normal growth characteristics. Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity.
25+ years	Tree may be growing in restricted environment (e.g. streetscapes) or may be in late maturity. Generally juvenile and semi-mature trees exhibiting normal growth characteristics in parks or open space. Could also be maturing, long-lived trees. Tree well suited to the site with negligible potential for infrastructure conflicts.



Tree Risk Assessment

A primary goal of tree risk assessment is to provide information about the level of risk posed by a tree over a specific time period. This is accomplished in qualitative tree risk assessment by first determining the categories for likelihood and consequences of tree failure. These factors are determined by:

1. Evaluating the structural conditions that may lead to failure; the potential loads on the tree; and the trees' adaptations to weaknesses—to determine the likelihood of failure.
2. Evaluating the likelihood that a tree or branch could strike people or property or disrupt activities.
3. Assessing the injury, damage or disruption—to estimate the consequences of failure.

A matrix-based, qualitative approach to tree risk assessment is used to define the level of risk. The factors collected during the tree assessment, particularly with regard to the tree's structure are used in this determination.

The risk category is then compared to the level of risk that is acceptable to the client, controlling authority, or societal standards. If the risk category defined for the tree risk exceeds the level of acceptable risk, mitigation is recommended.

Risk Assessment Matrix

Likelihood of Failure	Likelihood of Failure (Target/Consequence)			
	Unlikely	Somewhat Likely	Likely	Very Likely
Imminent (Very Poor Structure)	Low	Moderate	High	Extreme
Probable (Poor Structure)	Low	Moderate	High	High
Possible (Fair-Poor Structure)	Low	Low	Moderate	Moderate
Improbable (Fair Structure)	Low	Low	Low	Low



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Unless otherwise stated within this report, all trees have been viewed from ground level using non-invasive techniques. Visually hidden crown or trunk defects, in particular where they are above a reachable or visually adequate height or where trees are covered in other vegetation (ivy, climbing plants, etc.) or in areas of reasonably impassable ground vegetation cannot be adequately reported. However, all obvious and visible defects have been reported.

Unless expressly stated, the contents of this report are not considered to be a detailed tree safety appraisal. Comments upon evident issues of tree safety relate to the condition of the individual tree observed at the time of the inspection only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. However, it should be recognised that tree health and structure integrity is subject to significant change, for example due to the effects of a storm event, disease, decay, development or construction works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of a severe storm event should action a timely re-assessment in the context of such changes and/or incidents.

Where trees are located wholly or partially on neighbouring third-party land, the then said land has not been accessed and our inspection is therefore restricted to what can reasonably be seen from within the subject site unless the neighbouring property is a public park, reserve or road reserve. Any subsequent size estimates, comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only and sizes (eg: trunk diameter) are best estimates only.

Unless otherwise stated, the potential influence of subject site or neighbouring trees upon existing or proposed buildings or other structures, resulting from the effects of their roots physically lifting or removing soil water from shrinkable load-bearing soils, is not considered herein.



ADVERTISED MATERIAL

Planning Application: T250234
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