




# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS906911 V12620 F302 13A Pinehill Drive, Pakenham VIC 3810	
The application is for a permit to:	Buildings and works for one (1) dwelling	
A permit is required under the following clauses of the planning scheme:		
43.02-2	Construct a building or construct or carry out works	 <b>ADVERTISED MATERIAL</b> Planning Application: T250679 Date Prepared: 10 February 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1967. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:		
Application number:	T250679	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
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:		<b>27 February 2026</b>
<b>WHAT ARE MY OPTIONS?</b> 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"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	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 A42523/4

**ADVERTISED MATERIAL**

Planning Application: T250679  
Date Prepared: 10 February 2026

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## Basic Information

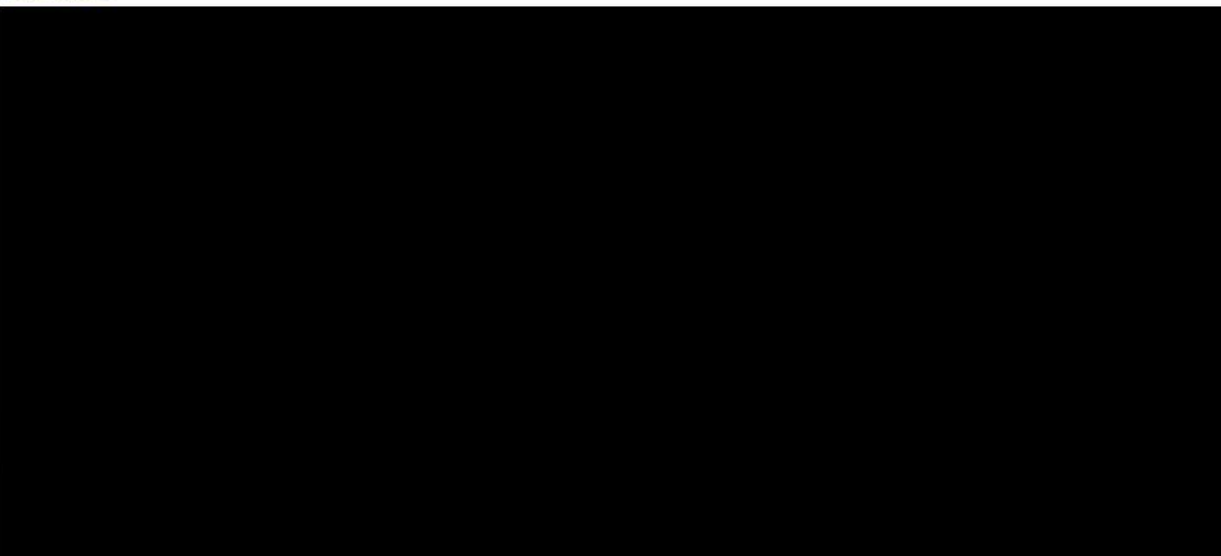
Proposed Use	SINGLE STORY DWELLING ON LOT WITH ATTACHED GARAGE- ENCROACHING ON BUILDING ENVELOPE SIDE SETBACKS.
Current Use	VACANT LAND
Cost of Works	\$800,000
Site Address	13 A PINEHILL DRIVE, PAKENHAM 3810

## 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? Yes, one or more encumbrances are breached

This proposal must include all details of request to change restrictive covenant, section 173 or other obligation to be considered.

## Contacts



**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](mailto:mail@cardinia.vic.gov.au)

**Monday to Friday 8.30am–5pm**

**Phone:** 1300 787 624

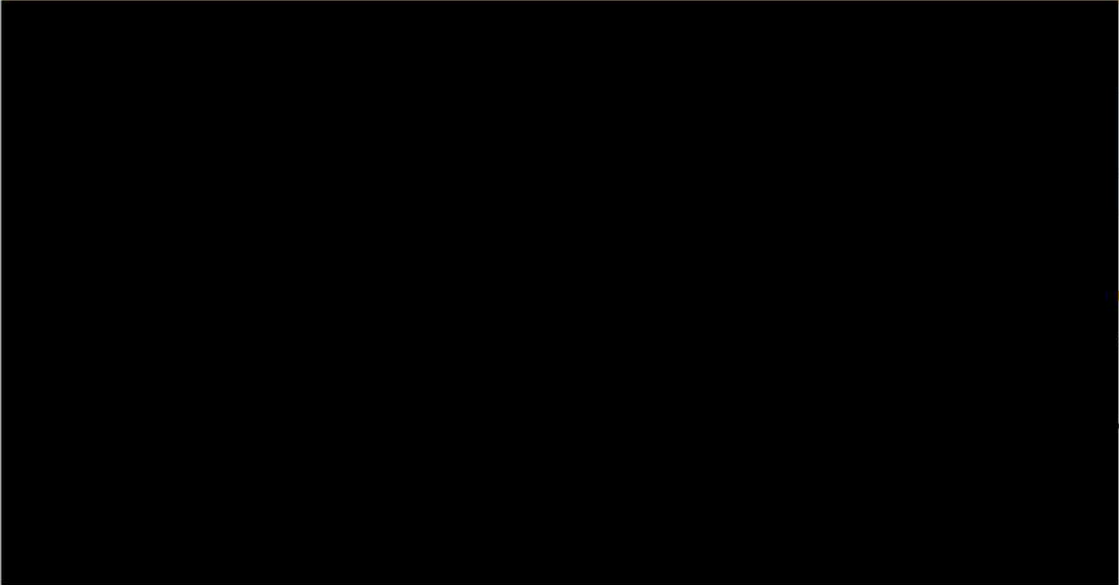
**After Hours:** 1300 787 624

**Fax:** 03 5941 3784

Documents Uploaded

Date	Type	Filename
03-11-2025	A Copy of Title	TITLE - Lot 1 No 13 Pinehill Drive, Pakenham 3810.pdf
03-11-2025	Encumbrance	POS - Lot 1 No 13 Pinehill Drive, Pakenham 3810.pdf
03-11-2025	Overlay Requirements	ARCH - Lot 1 No 13 Pinehill Drive, Pakenham - TOWN PLANNING_compressed.pdf
03-11-2025	A proposed floor plan	ARCH - Lot 1 No 13 Pinehill Drive, Pakenham - TOWN PLANNING_compressed.pdf
03-11-2025	Additional Document	SURVEY - Lot 1 No 13 Pinehill Drive, Pakenham 3810.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



Owner



**Cardinia**

**ADVERTISED MATERIAL**

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Date Prepared: 10 February 2026

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**Fax:** 03 5941 3784



# Request to amend a current planning permit application

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

## ADVERTISED MATERIAL

Planning Application: T250679  
Date Prepared: 10 February 2026

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## PERMIT APPLICATION DETAILS

Application No.:	T250679
Address of the Land:	13 A Pinehill Drive, Pakenham
Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant <b>before</b> notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority <b>before</b> notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application <b>after</b> notice is given:	<input type="checkbox"/>

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input 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.		
The overall building width has been reduced by 3 meters on the southern side to comply with minimum site setback requirements. The office has been relocated from the front and repositioned adjacent to the activity area. The mudroom has been relocated from the laundry to a position opposite the theatre. The main bedroom(Bed 1), living and dining areas have been slightly reduced while maintaining the original layout and functionality.		



The bedroom wing (Bedrooms 2, 3, and 4) has been adjusted to reduce the overall width, with wardrobes retained; as a result, the house has been extended lengthwise. Minor adjustments have been made to hallways and internal circulation spaces to accommodate the revised plan.

Specify the estimated cost of any development for which the permit is required:

Not applicable ☐

Unchanged ☒

New amount \$

## DECLARATION

## LODGEMENT

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

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

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

## IMPORTANT INFORMATION

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

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

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

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

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

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



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

Page 1 of 1

VOLUME 12620 FOLIO 302

Security no : 124128312786J  
Produced 22/09/2025 05:10 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 906911G.  
PARENT TITLE Volume 10136 Folio 524  
Created by instrument PS906911G 26/06/2025

  
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Planning Application: T250679  
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MORTGAGE AZ352298R 07/07/2025  
WESTPAC BANKING CORPORATION

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

### DIAGRAM LOCATION

SEE PS906911G FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS906911G (B)	PLAN OF SUBDIVISION	Registered	26/06/2025
AZ352297T (E)	TRANSFER	Registered	07/07/2025
AZ352298R (E)	MORTGAGE	Registered	07/07/2025

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

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

Street Address: 13A PINEHILL DRIVE PAKENHAM VIC 3810

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 07/07/2025

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS906911G</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>22/09/2025 17:10</b>

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



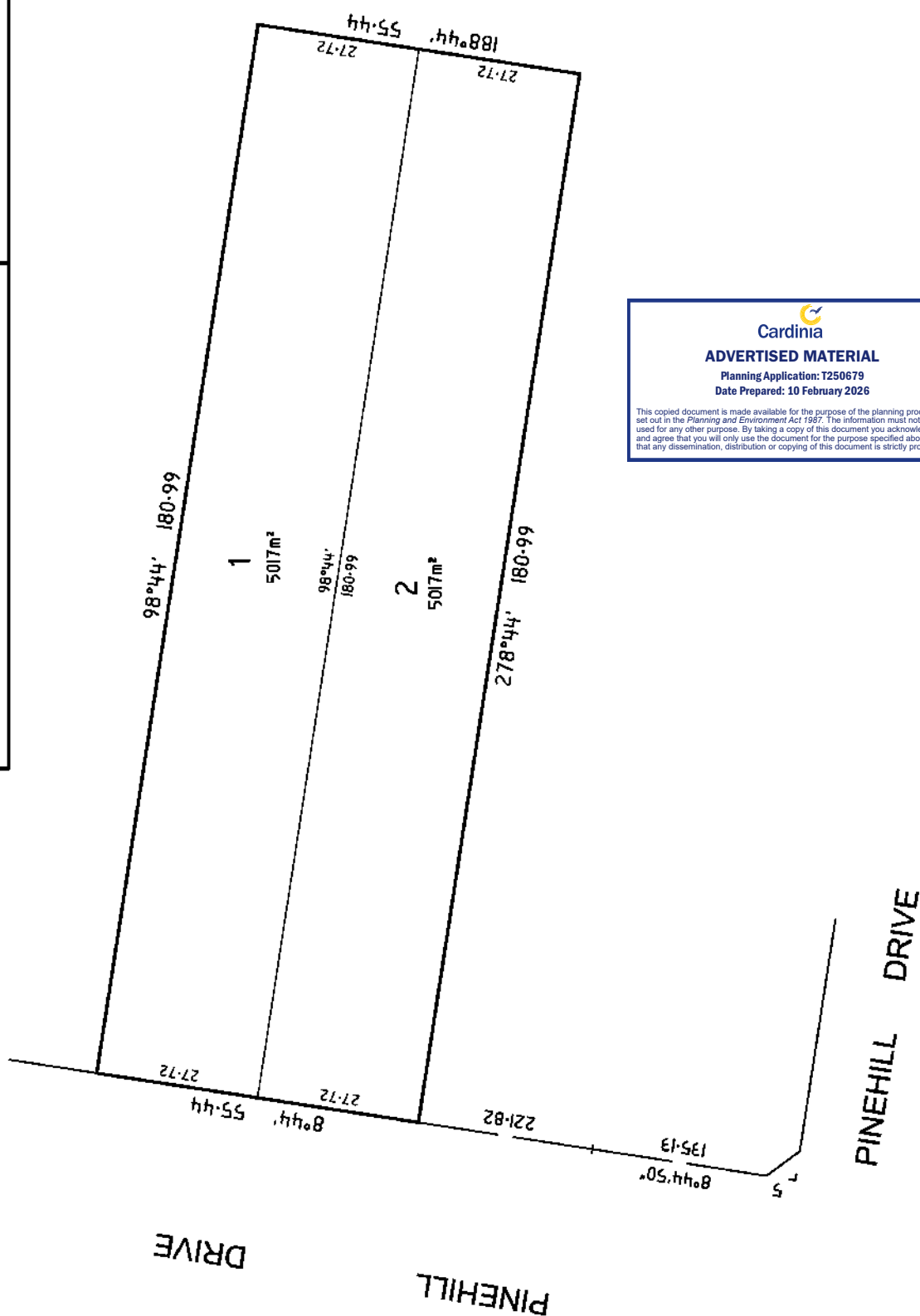
<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PLAN NUMBER PS906911G</b>
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p><b>Parish:</b> NAR NAR GOON</p> <p><b>Township:</b> -</p> <p><b>Section:</b> -</p> <p><b>Crown Allotment:</b> 37 A (PART)</p> <p><b>Crown Portion:</b> -</p> <p><b>Title Reference:</b> VOL 10136 FOL 524</p> <p><b>Last Plan Reference:</b> LOT 8 ON PS 320814U</p> <p><b>Postal Address:</b> 13 PINEHILL DRIVE, (at time of subdivision) PAKENHAM 3810</p> <p><b>MGA2020 Co-ordinates:</b> E 369 340      <b>Zone:</b> 55 (of approx. centre of land in plan)      N 5 784 330</p>			<p>Council Name: Cardinia Shire Council</p> <p>Council Reference Number: S22-095 Planning Permit Reference: T220143 SPEAR Reference Number: S197804P</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 03/02/2025</p> <p><b>Statement of Compliance</b> issued: 05/06/2025</p>	
<b>VESTING OF ROADS AND / OR RESERVES</b>			<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL / BODY / PERSON</b>			
NIL	NIL			
<b>NOTATIONS</b>				
<p><b>Depth Limitation:</b> DOES NOT APPLY</p> <p><b>Staging:</b> This is not a staged subdivision. Planning Permit No. T220143 PA</p> <p><b>Survey:</b> This plan is based on survey. This survey has been connected to permanent marks no(s) 279, 280 &amp; 807 In proclaimed Survey Area No. 71</p>			<div style="border: 1px solid black; padding: 10px; text-align: center;">   <b>Cardinia</b>  <b>ADVERTISED MATERIAL</b>            Planning Application: T250679            Date Prepared: 10 February 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> </div>	
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited / In Favour Of</b>
<b>Nilsson, Noel &amp; Holmes (Surveyors) Pty. Ltd.</b> A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Cadrigton Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au		Ref: <b>21-1176</b> Dwg No. <b>21-1176S</b> 29/01/2025  Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (2), 29/01/2025, SPEAR Ref: S197804P		<div style="border: 1px solid black; padding: 5px;"> <b>ORIGINAL SHEET</b>  <b>SIZE: A3</b> </div> <div style="border: 1px solid black; padding: 5px;"> <b>Sheet 1 of 2 sheets</b> </div> <div style="border: 1px solid black; padding: 5px;">         Land Use Victoria Plan Registered          07:25 PM          26/06/2025          Assistant Registrar of Titles       </div>



## PLAN OF SUBDIVISION

PLAN NUMBER

PS906911G



**Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.**

A.C.N. 067 949 615

Surveyors, Engineers &amp; Town Planners

3A Codrington Street, Cranbourne 3977

Phone (03) 5996 4133 Email: [mail@nhsurveyors.net.au](mailto:mail@nhsurveyors.net.au)



**SCALE**

1:750

7.5	0	7.5	15	22.5	30
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LENGTHS ARE IN METRES

Ref: 21-1176 Dwg No. 21-1176S 29/01/2025

Digitally signed by: Grant Thomas Nappor, Licensed  
Surveyor,  
Surveyor's Plan Version (2),  
29/01/2025, SPEAR Ref: S197804P

ORIGINAL SHEET  
SIZE: A3

**SHEET 2**

Digitally signed by:  
Cardinia Shire Council,  
03/02/2025,  
SPEAR Ref: S197804P





IS RE-ESTABLISHMENT REQUIRED:	YES	COMMENT:
ARE ALL TITLE PEGS ON BLOCK:	NO	COMMENT: ALL EXCEPT FR
IF NOT, WHICH ONE IS MISSING:	YES	COMMENT:
IS SUBDIVISION COMPLETE:	NO	COMMENT:
IS THERE ANY REASON LEVEL MAY CHANGE:	NO	COMMENT:

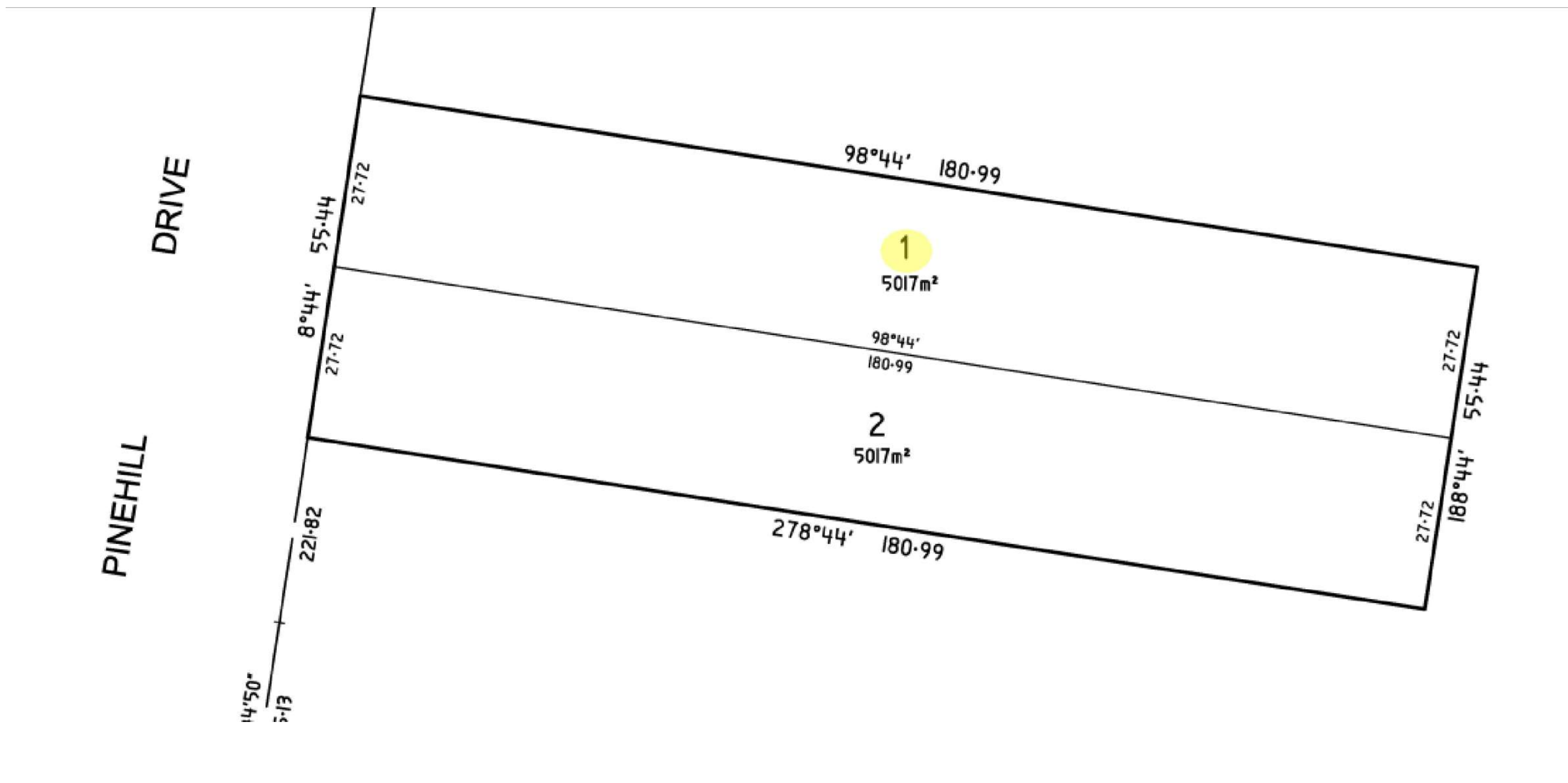
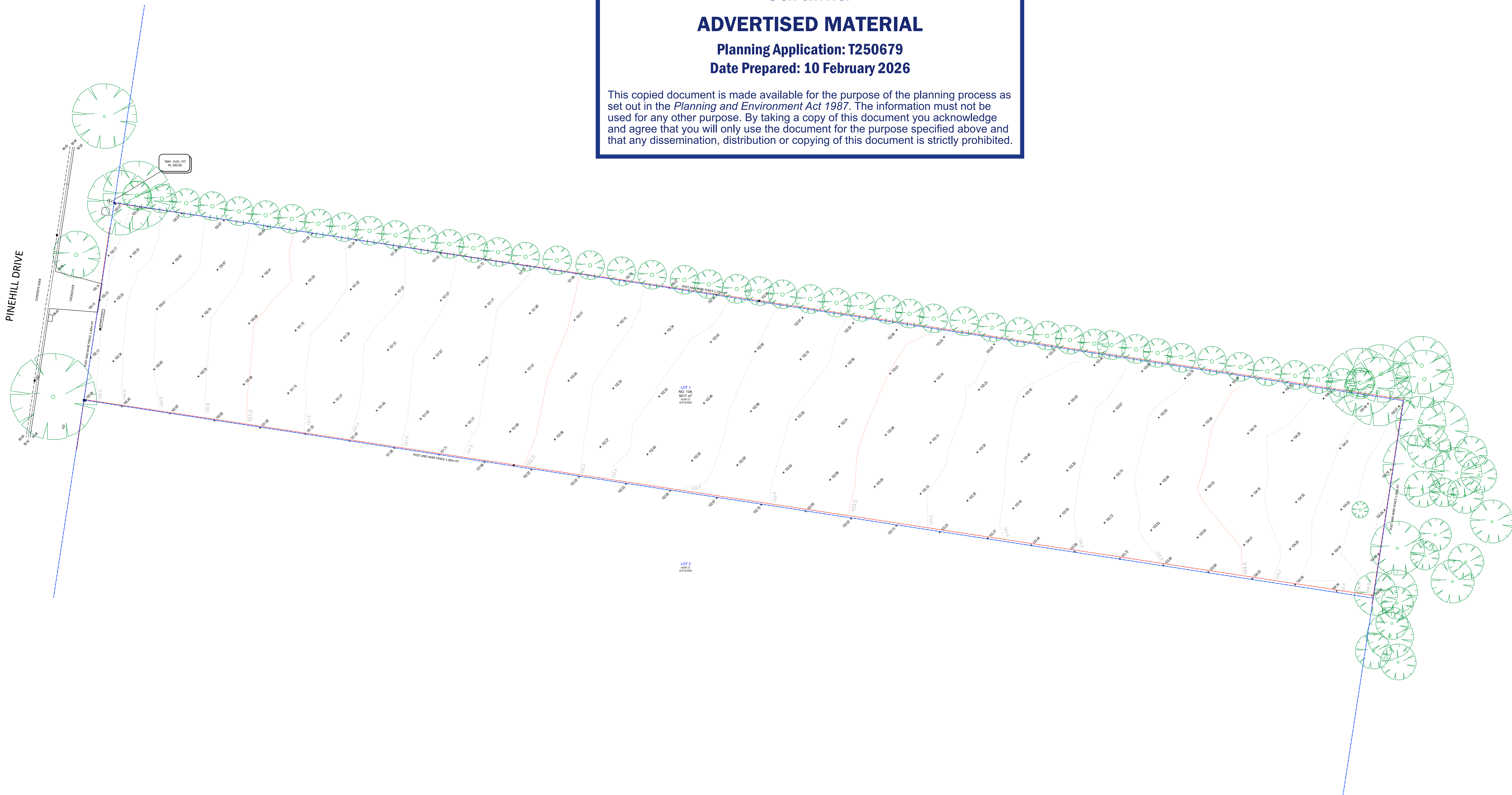


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DISCLAIMER:  
BOUNDARIES SHOWN BY THICK BLUE LINES ARE INDICATIVE ONLY. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY. PRIOR TO ANY PLANNING, CONSTRUCTION, OR DEMOLITION RELATING TO THIS SITE, IT IS STRONGLY RECOMMENDED THAT A TITLE RE-ESTABLISHMENT SURVEY BE CARRIED OUT TO DETERMINE THE EXACT LOCATION OF THE TITLE BOUNDARY WITH RESPECT TO THE EXISTING OCCUPATIONS.

PLAN OF FEATURE AND LEVEL SURVEY	RESKOM	LOCALITIES: BOUNDARIES SHOWN BY THICK BLUE LINES ARE APPROXIMATE ONLY. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY. PRIOR TO ANY PLANNING, CONSTRUCTION, OR DEMOLITION RELATING TO THIS SITE, IT IS STRONGLY RECOMMENDED THAT A TITLE RE-ESTABLISHMENT SURVEY BE CARRIED OUT TO DETERMINE THE EXACT LOCATION OF THE TITLE BOUNDARY WITH RESPECT TO THE EXISTING OCCUPATIONS.
LOT 1, 13A PINEHILL DRIVE, PAKENHAM	5017 m²	
PS 908911 G	SCALE AT 1:200	PAPER SIZE: A0
REFERENCE NUMBER: 2253626	VERSION A	
DATE: 23/05/2025		





**THE  
PROJECT  
ARBORIST**

Peter Bourke  
0488 670 006

[pete.bourke@theprojectarborist.com.au](mailto:pete.bourke@theprojectarborist.com.au)

ABN: 41 292 315 347

[www.theprojectarborist.com.au](http://www.theprojectarborist.com.au)

# Arboricultural Impact Assessment

Project Site Address:

**13A Pinehill Drive, Pakenham**

Report Commissioned by:

**Navtej Singh Bal**



Assessment conducted & Report prepared by:

**Peter Bourke**

Grad. Cert. VIII. Arb.  
AQF. Cert. V. Dip. Arb.  
AQF Cert. III. Arb.

**Tuesday, 9 December 2025**

**Ref: P0481 251209 AIA 13 Pinehill Dve Pakenham**



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## 1. Summary

This report was commissioned by Navtej Singh Bal to assess the condition of twenty-four (24) trees located either within, or on properties adjacent to, the project site at 13A Pinehill Drive, Pakenham.

This is an Arboricultural Impact Assessment (AIA) that is primarily designed to evaluate the impacts on these trees arising from the proposed development on the project site.

Of the trees assessed:

1. All twenty-four (24) trees assessed are located on properties adjoining the project site, or within the road reserve. Trees located outside the project site should be protected.
  - a. Trees 9 to 19 (11 trees) will incur a low impact from the proposed development and are likely to remain viable within the current design.
  - b. The remaining trees assessed are unlikely to be impacted by the proposed development – works outside NRZ.

## 2. Scope

All trees within 15.0m of the proposed works are assessed as part of this report, as requested in Item 4 of the Cardinia Shire Request for Further Information.

Specifically, the report addresses the following issues:

1. The health and structural condition of the tree.
2. Assessment of the amenity that the tree provides within the landscape and its retention value.
3. The impact of the proposed development within the project site on the tree.
4. Recommendations for the protection of these trees.
5. Relevant planning controls associated with the site as they relate to trees.



### 3. Methodology

Trading as The Project Arborist, conducted a visual assessment of the trees on Monday the 8<sup>th</sup> of December, 2025.

The Visual Tree Assessment (VTA) method was used for this assessment.

The following fields of information were documented for each tree assessed:

1. Genus / species & common name.
2. Height, canopy width and DSH (Diameter at Standard Height).
3. Origin of the species (Indigenous, Native, or Exotic).
4. Assessment of health, structure, and overall condition.
5. Estimate of Useful Life Expectancy (ULE).
6. Photos were taken of each tree assessed.
7. DSH measurements were taken using a diameter tape.
  - a. DSH measurements are estimated for trees where no access is available i.e – adjoining private land ect.
8. Distances and tree heights were estimated.

### 4. Revisions

Date	Reference	Revisions
09/12/2025	P0481 AIA	Original document (Arboricultural impact assessment)

### 5. Documents reviewed

It is assumed that all documents reviewed in the preparation of this report are current and accurate. This report may be invalidated and require revision where documents reviewed are found to be outdated or inaccurate.

Date	Title	Author	Company
21/10/2025	Feature & level survey (Ref: 2253626 Ver A)	KM	Rescom Consulting Engineers
22/04/2024	Proposed site plans & elevations (No Ref)	Not Stated	Not Stated



## 6. Planning controls

The project site falls within a Low Density Residential Zone (LDR22) within the Cardinia municipality. The following town planning overlays pertaining to trees are applicable to this site:

### 6.1. Designated Bushfire Prone Area.

### 6.2. Vegetation Protection Overlay – VPO1

A permit is required to remove, destroy or lop any vegetation. This does not apply if:

1. It is exempt under Clause 52.12 (Bushfire Protection: Exemptions) of this Planning Scheme.
2. The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
3. The vegetation is dead as a result of natural circumstances or as a result of the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
4. It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is with the written consent of the responsible authority.
5. It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
6. The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
7. It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
8. It is within 6 metres of an existing dwelling on a lot of less than 0.4 hectares.
9. It is necessary for works associated with the normal operation of the Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
10. The vegetation is required to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
11. The vegetation is an environmental weed contained in the table in this overlay; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table.
  - Trees 3-27 are **exempt** from requiring a permit under the VPO1.
    - These trees are exempt under Clause 52.12 (Bushfire Protection: Exemptions) – **Fence Line Rule**.
  - Trees 1 & 2 are located within the Council owned road reserve.

### 6.3. Clause 52.17 – Native Vegetation.

1. Trees 1 & 2 have been identified as Native to Victoria but not Locally Indigenous.
  - a. Its is highly likely that these trees have been Planted.
2. Tree 3 has been assessed as Native to Australia, but not Victoria.
  - a. It is highly likely that this tree has been planted.
3. Trees 4-27 have been assessed as Planted Exotic species



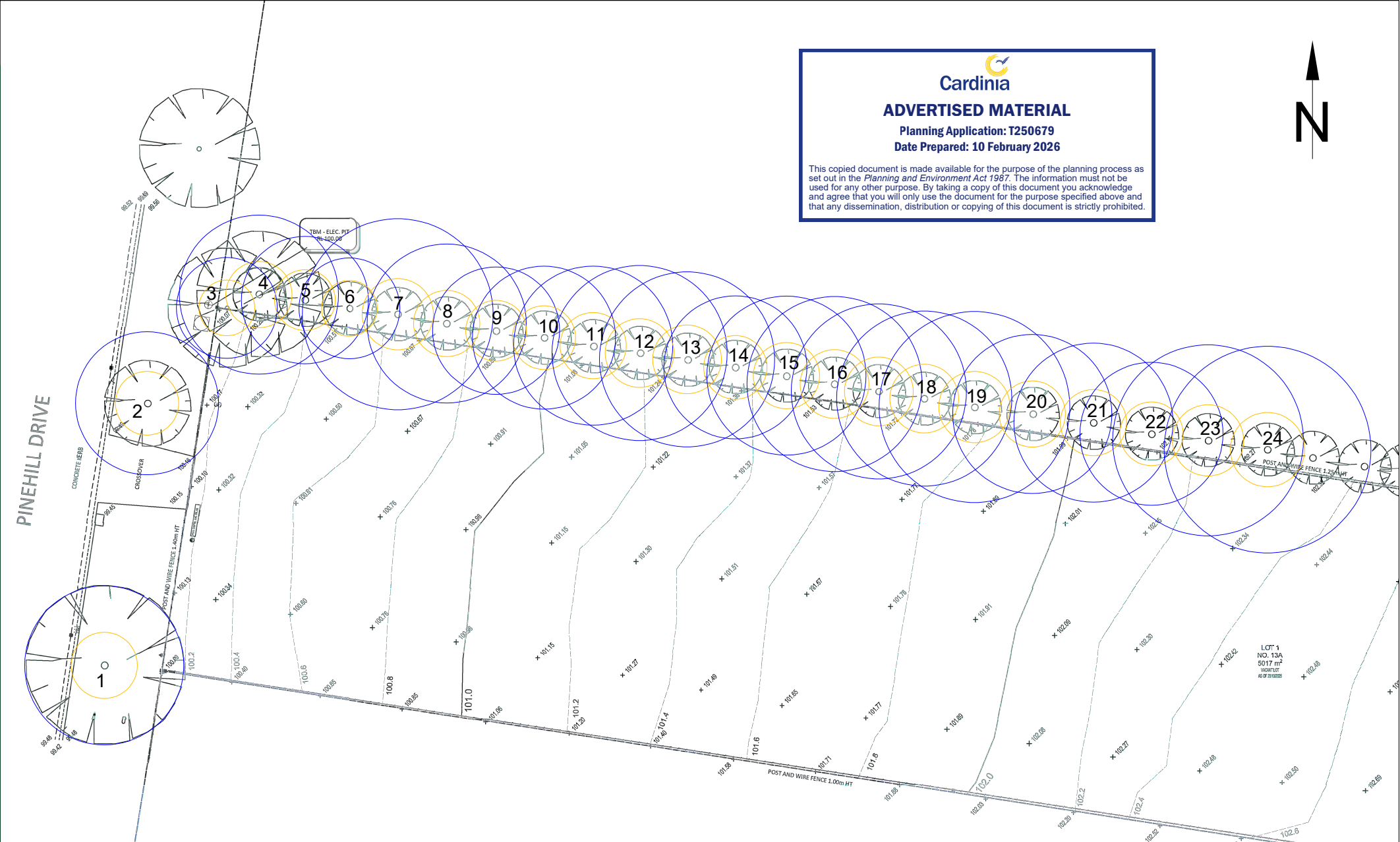


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LOT 1  
NO. 13A  
5017 m<sup>2</sup>  
MORTGAGE  
AS OF 2012/25

## Site Plan - Existing 13A Pinehill Dve, PAKENHAM

Drawn by: P. Bourke

Drawing 1 of 1

Date: 10/12/2025

Source Plan Ref: 2253626

Drawn by: Rescom

## Legend



NRZ



SRZ

\*NRZ/SRZ not shown for  
Low/Very Low RV trees



**THE  
PROJECT  
ARBORIST**

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E: [pete.bourke@theprojectarborist.com.au](mailto:pete.bourke@theprojectarborist.com.au)

A. B. N. 41 292 315 347

The Project Arborist 11/12/2025



COVERED SURFACES	255.54 m <sup>2</sup>	50.09 %
TOTAL	502.00 m <sup>2</sup>	100.00 %



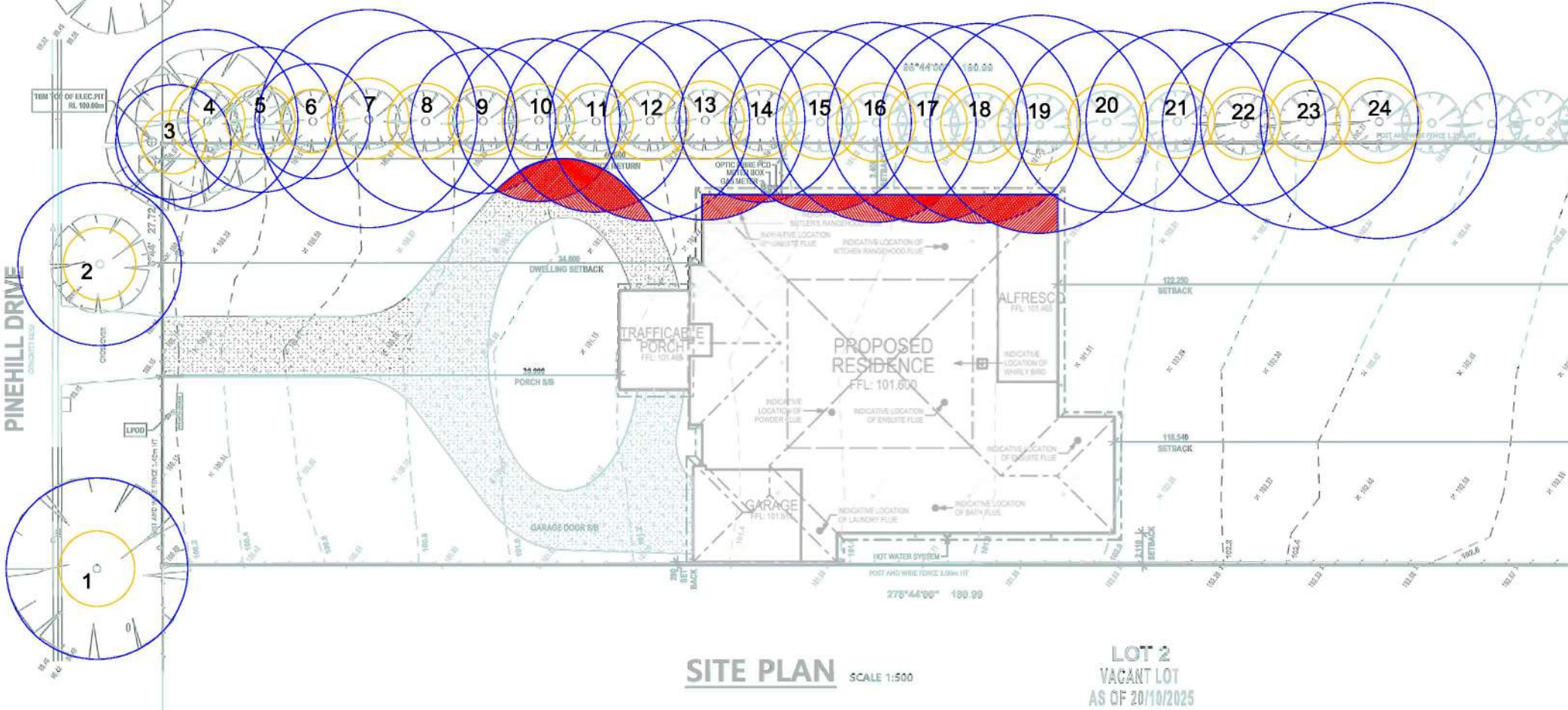
**Cardinia**

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**Site Plan - Proposed**

**13A Pinehill Dve, PAKENHAM**

Drawn by: P. Bourke

Date: 10/12/2025

Source Plan Ref: No Ref

Drawing 1 of 1

Drawn by: Not Stated


P0481 251209 AIA 13 Pinehill Dve Pakenham

**Legend**

NRZ

SRZ

\*NRZ/SRZ not shown for Low/Very Low RV trees



NRZ Encroachment



**THE PROJECT ARBORIST**

# 9. Tree assessment data

1. Tree height and canopy spread diameter in metres (m).

2. Diameter at Standard Height (DSH) in centimetres (cm).

3. Notional Root Zone (NRZ) and Structural Root Zone (SRZ) shown as a radius in metres (R)(m), as per AS4970 2025 - Protection of Trees on Development Sites.
- Number of trees: 24

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4. ULE = Useful Life Expectancy in Years.

5. Retention Value of "Remove" is based on the arboricultural attributes of the tree.

6. Trees off site or within the road reserve should be protected.
7. Origin.

MELB = Melbourne.

VIC = Victoria.

AUS = Australia

EXO = Exotic

ID	Genus / species	Common Name	Height	Canopy Spread	DSH	Health	Structure	ULE	NRZ	SRZ	Amenity	Retention Value	Origin	VPO1?	52.17?
1	Corymbia maculata	Spotted Gum	18	9	50	Good	Good	> 60	6	2.5	High	Council	VIC	Yes	No
2	Corymbia maculata	Spotted Gum	20	9	45	Good	Good	> 60	5.4	2.4	High	Council	VIC	Yes	No
3	Eucalyptus cladocalyx	Sugar Gum	10	6	32	Very poor	Poor	1 - 5	3.8	2.1	Very low	Off Site	AUS	No	No
4	x cupressocyparis leylandii	Leyland Cypress	12	6	50	Good	Fair	30 - 60	6	2.5	Low	Off Site	EXO	No	No
5	x cupressocyparis leylandii	Leyland Cypress	13	6	40	Good	Good	30 - 60	4.8	2.3	Moderate	Off Site	EXO	No	No
6	x cupressocyparis leylandii	Leyland Cypress	12	5	32	Good	Good	30 - 60	3.8	2.1	Low	Off Site	EXO	No	No
7	x cupressocyparis leylandii	Leyland Cypress	13	7	60	Good	Fair	30 - 60	7.2	2.7	Moderate	Off Site	EXO	No	No
8	x cupressocyparis leylandii	Leyland Cypress	13	7	50	Good	Fair	30 - 60	6	2.5	Moderate	Off Site	EXO	No	No
9	x cupressocyparis leylandii	Leyland Cypress	13	6	40	Good	Good	30 - 60	4.8	2.3	Low	Off Site	EXO	No	No
10	x cupressocyparis leylandii	Leyland Cypress	14	7	45	Good	Good	30 - 60	5.4	2.4	Moderate	Off Site	EXO	No	No
11	x cupressocyparis leylandii	Leyland Cypress	13	7	50	Good	Fair	30 - 60	6	2.5	Moderate	Off Site	EXO	No	No
12	x cupressocyparis leylandii	Leyland Cypress	13	7	55	Good	Fair	30 - 60	6.6	2.6	Moderate	Off Site	EXO	No	No
13	x cupressocyparis leylandii	Leyland Cypress	13	7	55	Good	Good	30 - 60	6.6	2.6	Moderate	Off Site	EXO	No	No
14	x cupressocyparis leylandii	Leyland Cypress	13	7	45	Good	Fair	30 - 60	5.4	2.4	Moderate	Off Site	EXO	No	No
15	x cupressocyparis leylandii	Leyland Cypress	14	7	50	Good	Good	30 - 60	6	2.5	Moderate	Off Site	EXO	No	No
16	x cupressocyparis leylandii	Leyland Cypress	14	7	55	Good	Good	30 - 60	6.6	2.6	Moderate	Off Site	EXO	No	No
17	x cupressocyparis leylandii	Leyland Cypress	14	7	55	Good	Fair	30 - 60	6.6	2.6	Moderate	Off Site	EXO	No	No
18	x cupressocyparis leylandii	Leyland Cypress	14	7	55	Good	Good	30 - 60	6.6	2.6	Moderate	Off Site	EXO	No	No
19	x cupressocyparis leylandii	Leyland Cypress	14	7	60	Good	Good	30 - 60	7.2	2.7	Moderate	Off Site	EXO	No	No
20	x cupressocyparis leylandii	Leyland Cypress	14	7	50	Good	Good	30 - 60	6	2.5	Moderate	Off Site	EXO	No	No
21	x cupressocyparis leylandii	Leyland Cypress	13	7	50	Good	Good	30 - 60	6	2.5	Moderate	Off Site	EXO	No	No

ID	Genus / species	Common Name	Height	Canopy Spread	DSH	Health	Structure	ULE	NRZ	SRZ	Amenity	Retention Value	Origin	VPO1?	52.17?
22	<i>x cupressocyparis leylandii</i>	Leyland Cypress	13	7	45	Good	Good	30 - 60	5.4	2.4	Moderate	<a href="#">Off Site</a>	EXO	No	No
23	<i>x cupressocyparis leylandii</i>	Leyland Cypress	14	7	60	Good	Good	30 - 60	7.2	2.7	Moderate	<a href="#">Off Site</a>	EXO	No	No
24	<i>x cupressocyparis leylandii</i>	Leyland Cypress	14	7	65	Good	Good	30 - 60	7.8	2.8	Moderate	<a href="#">Off Site</a>	EXO	No	No



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## 10. NRZ Encroachment

This section outlines the trees that are proposed to be retained that will incur an encroachment into the Notional Root Zone (NRZ) from the proposed development.

The recommendations of this report should be adopted and effectively implemented to minimize the impact on tree health and longevity from development proposed within the NRZ.

Under AS4970 2025 – *Protection of Trees on Development Sites*:

### MINOR NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **minor** if it is less than, or equal to, 10% of the NRZ area, has not had recent NRZ encroachments and is outside of the Structural Root Zone (SRZ).
  - a. Generally, it is unlikely that tree health, structure or longevity will be significantly impacted.

### MODERATE NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **moderate** if it is greater than 10% and less than, or equal to, 20% of the NRZ area and is outside the Structural Root Zone (SRZ). A project arborist shall be engaged to assess the impacts on the tree and demonstrate how the tree will remain viable.
  - a. Existing site conditions, design measures, construction methodologies and other tree related factors will be taken into consideration when determining the likely impact to the tree.

### MAJOR NRZ ENCROACHMENT

1. The proposed NRZ encroachment is considered **major** if it is greater than 20% of the NRZ area or is within the Structural Root Zone (SRZ). A project arborist shall be engaged to explore alternative design or construction measures to enable the tree to remain viable.
  - a. A more detailed investigation may be necessary for major encroachments if the design or construction methodology cannot be changed. This can include root investigation, soil analysis, historical records of the tree or site, relevant literature or examples of similar NRZ encroachments.

ID	Genus / species	Ret. Value	NRZ (R)(m)	SRZ (R)(m)	Distance to Works (m)	Comments	NRZ Enc%	Impact
9	<i>x cupressocyparis leylandii</i>	Off Site	4.8	2.3	4.1	Driveway outside SRZ.	3.0%	Low
10	<i>x cupressocyparis leylandii</i>	Off Site	5.4	2.4	2.6	Driveway outside SRZ. Build at grade using permeable surface.	14.0%	Low
11	<i>x cupressocyparis leylandii</i>	Off Site	6	2.5	2.6	Driveway outside SRZ. Build at grade using permeable surface.	16.0%	Low
12	<i>x cupressocyparis leylandii</i>	Off Site	6.6	2.6	4.4	Driveway outside SRZ.	8.0%	Low
13	<i>x cupressocyparis leylandii</i>	Off Site	6.6	2.6	4.8	Concrete slab on strip footing. Outside SRZ	4.0%	Low
14	<i>x cupressocyparis leylandii</i>	Off Site	5.4	2.4	4.7	Concrete slab on strip footing. Outside SRZ	2.0%	Low
15	<i>x cupressocyparis leylandii</i>	Off Site	6	2.5	4.6	Concrete slab on strip footing. Outside SRZ	5.0%	Low
16	<i>x cupressocyparis leylandii</i>	Off Site	6.6	2.6	4.6	Concrete slab on strip footing. Outside SRZ	8.0%	Low
17	<i>x cupressocyparis leylandii</i>	Off Site	6.6	2.6	4.6	Concrete slab on strip footing. Outside SRZ	9.0%	Low
18	<i>x cupressocyparis leylandii</i>	Off Site	6.6	2.6	4.6	Concrete slab on strip footing. Outside SRZ	9.0%	Low
19	<i>x cupressocyparis leylandii</i>	Off Site	7.2	2.7	4.6	Concrete slab on strip footing. Outside SRZ	8.0%	Low

Number of trees: 11

### 10.1. Tree 2

A new crossover has been installed within the NRZ of this tree as part of the recent subdivision. Excavation appears to have been limited to a maximum of 150mm in depth and is unlikely to impact significantly on tree health and longevity. Most of the soil volume around the NRZ is still available to this tree.

The crossover is an existing feature, and it is assumed this was considered during the sub-division application. Accordingly, NRZ encroachments have not be calculated for Tree 2.



## 10.2. Trees 9, 10, 11 & 12

The plans provided indicate that a new driveway is proposed within the NRZ of these trees.

The NRZ encroachment is less than 10% for Trees 9 & 12.

The NRZ encroachment for Tree 10 is 14.0% and Tree 11 is 16.0%.

These encroachments are not excessive and are outside of the SRZ. The impact from the proposed driveway could effectively be addressed by building the driveway at grade (100mm depth ground scrape) where it encroaches into the NRZ of Trees 10 & 11.

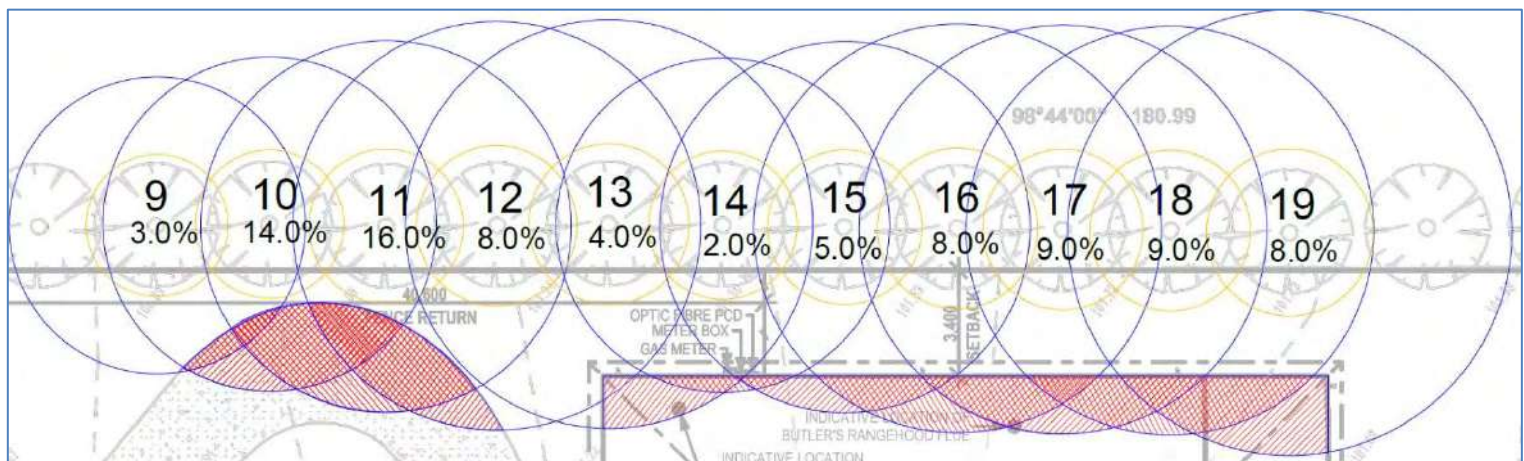
The health, structure and longevity of these trees are not expected to be significantly impacted by the works proposed within the NRZ.

## 10.3. Trees 13 to 19

The plans provided indicate that a new dwelling is proposed within the NRZ of these trees. It is understood that the house will be founded on a concrete slab, with strip footings, likely requiring excavation of approximately 300mm in depth.

The NRZ encroachments for these trees are less than 10% and are outside the SRZ.

Accordingly, the health, structure and longevity of these trees are not expected to be significantly impacted by the works proposed within the NRZ.





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## 11. Recommendations

The impact from the proposed development on trees to be retained could be reasonably addressed by the effective implementation of the following recommendations:

1. No strip or sheet excavation within the structural root zone (SRZ) of retained trees, unless it can be demonstrated that structural tree roots will not be impacted.
  - a. Structural tree roots are generally considered roots greater than 50mm diameter.
2. All services should be located outside of the NRZ of retained trees.
  - a. Where services cannot be located outside of the NRZ then they should be installed either by:
    - i. Directional boring under the NRZ, with the top of bore a minimum of 800mm below natural ground level (NGL).
    - ii. Hydro-vacuum excavation under arboricultural supervision – outside SRZ.
3. Any pruning works required to provide construction, vehicular or structure clearance should be conducted by a minimum AQF Level 3 arborist, in accordance with AS4373 2007 – Pruning of Amenity Trees.
4. A Tree Protection Specification (TPS) should be developed for the project site to ensure that construction is managed effectively within or around the NRZ of retained trees.

### 11.1. Trees 10 & 11

1. Excavation for the proposed driveway within the NRZ should be limited to a ground scrape of approximately 100mm in depth.
2. A permeable surface should be used for the driveway where it encroaches into the NRZ of these trees.

### 11.2. Trees 13 to 19

1. There should be no excavation or changes to soil levels within the NRZ between the proposed strip footings and the North boundary of the site.





## 12. Tree images

Total Number of Trees:

### Tree No: 1

Genus / species: *Corymbia maculata*

Common Name: Spotted Gum

Council



### Tree No: 2

Genus / species: *Corymbia maculata*

Common Name: Spotted Gum

Council



### Tree No: 3

Genus / species: *Eucalyptus cladocalyx*

Common Name: Sugar Gum

Off Site



### Tree No: 4

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

Off Site



### Tree No: 5

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

Off Site



### Tree No: 6

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

Off Site





**Tree No: 7**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 8**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 9**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 10**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 11**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 12**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



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### Tree No: 13

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



### Tree No: 14

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



### Tree No: 15

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



### Tree No: 16

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



### Tree No: 17

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



### Tree No: 18

Genus / species: *x cupressocyparis leylandii*

Common Name: Leyland Cypress

[Off Site](#)



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**Tree No: 19**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 20**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 21**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 22**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 23**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)



**Tree No: 24**

**Genus / species:** *x cupressocyparis leylandii*

**Common Name:** Leyland Cypress

[Off Site](#)





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### 13. General tree protection

The following general tree protection guidelines should be adopted and effectively implemented as appropriate to the project.

Specific tree protection measures should be detailed in a Tree Protection Specification (TPS).

1. Retained trees should be clearly marked as being retained on the site to avoid confusion during the tree removal phase.
2. The stumps of removed trees should be ground out rather than pulled to avoid injury to adjacent trees.
3. Construction specifications should include a plan showing the location of retained trees and their Notional Root Zone (NRZ), Tree Protection Zone (TPZ) and Structural Root Zone (SRZ).
4. Retained should be enclosed with a minimum 1.8-metre-high temporary chain link fence, in accordance with an endorsed Tree Protection Specification (TPS).
  - a. The fencing should be free-standing, with no part of the fencing attached to the trunk or branches of retained trees.
    - i. Tree protection fencing should enclose, at a minimum, the entire SRZ and as much of the Notional Root Zone (NRZ) as possible.
  - b. Access should be restricted within the areas of the TPZ enclosed with tree protection fencing for the duration of the project.
  - c. Tree protection fencing should be installed prior to demolition where practicable.
  - d. The TPZ area inside the fence should be mulched to a depth of approximately 75mm-100mm with mulch comprised of approximately 50% wood chip and 50% leaf matter.
5. Where construction clearance is required and areas of the Notional Root Zone (NRZ) cannot be fenced, ground protection should be installed.
  - a. Ground Protection should consist of any constructed platform that prevents point loads on the soil within the Notional Root Zone (NRZ). These could include:
    - i. TrakMat, MaxTrack or similar ground protection.
    - ii. 12 mm plywood joined together to form a platform.
    - iii. Timber rumble boards.
    - iv. GeoFabric base layer, 250mm layer of 200mm crushed rock, layer of compacted 200mm crushed rock.
  - b. Ground Protection should be constructed to remain effective for the entire construction process.
  - c. Ground Protection should be installed at the same time as the tree protection fencing.
6. Excavation within the Structural Root Zone (SRZ) should be avoided unless it can be demonstrated that structural tree roots will not be impacted.



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7. Excavation within the Notional Root Zone (NRZ) should be avoided unless specified in this report or the Tree Management Report/Plan.
  - a. Any excavation within the Notional Root Zone (NRZ) should be conducted under arboricultural supervision.
  - b. Any tree roots encountered should be documented and, where determined by the attending arborist, neatly pruned.
    - i. Roots should be pruned using sharp hand tools by the attending arborist, in accordance with AS4373 2007 – Pruning of Amenity Trees
8. Concrete and other washout or waste disposal areas should be kept well away from trees to be retained.
9. Where there is expected Notional Root Zone (NRZ) encroachment from the proposed development, the Notional Root Zone (NRZ) of retained trees should be irrigated as required throughout the project.
  - a. A fully automated drip irrigation system should be installed over the hotter and dryer months of the year.
10. Any pruning works that might be required to provide vehicular or construction clearance should be conducted by a minimum AQF Level 3 (or higher) qualified arborist.
  - a. Pruning should be conducted in accordance with AS 4373 2007 – Pruning of Amenity Trees.

## 14. References

- Coder, K.D 1996, Construction Damage Assessments, University of Georgia.  
<http://www.forestry.uga.edu/warnell/service/library/for96-039a/index.html>
- Harris, R.W., Clark, J.R. & Matheny, N.P. 2004, *Arboriculture: Integrated management of landscape trees, shrubs and vines*, 4<sup>th</sup> edn., Prentice Hall, New Jersey, USA.
- Hitchmough, J. D. 1994, *Urban Landscape Management*, Inkata Press, Chatswood, NSW.
- Society for Growing Australian Plants Maroondah, 1991, *Flora of Melbourne, a guide to the indigenous plants of the greater Melbourne area*, Society for Growing Australian Plants, Maroondah.
- Mattheck, C., Bethge, K. & Weber, K., 2015, *The body language of trees*, Karlsruhe Institute of Technology – Campus North, KS Druck GmbH, Germany.
- Standards Australia, 2025, *AS 4970 - 2025 Protection of trees on development sites*, Standards Australia, Sydney.

## 15. VTA

The assessment of the trees was carried out from the ground using the Visual Tree Assessment (VTA) methodology, developed by Claus Mattheck (*Mattheck, C*). The three stages of VTA are as follows:

1. Stage 1 – Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems, the assessment is concluded.
2. Stage 2 – If a defect is suspected based on the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
3. Stage 3 – If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated. This stage is beyond the scope of this assessment and further investigation may be required, including a separate climbing assessment.

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## 16. Tree root zones

### 16.1. Structural Root Zone (SRZ)

The Structural Root Zone (SRZ) is an estimate of the radius that is likely to contain the larger, scaffold roots of the tree. These roots are generally responsible for anchoring the tree in the ground. Encroachment into the SRZ should be avoided entirely as damaging these roots may increase the likelihood of uprooting failure. The SRZ is calculated based off the measured trunk diameter at the base (DAB).

### 16.2. Notional Root Zone (NRZ)

The Notional Root Zone (NRZ) is an estimate of the radius that is likely to contain the majority of the tree's root system that is responsible for the absorption of water and nutrients. The majority of the NRZ should be preserved so that tree health and longevity is not significantly impacted. The NRZ is calculated based off the measured trunk diameter at standard height (DSH).

### 16.3. Tree Protection Zone (TPZ)

The Tree Protection Zone (TPZ) defines the specified zone above and below ground at given offsets from the trunk set aside to protect a tree's roots, and crown, where they might be impacted/damaged from development. The TPZ is the *actual* area of a tree's root zone or crown projection that must be protected on the development site.

TPZ will be specified on the Tree Protection Specification (TPS) and Tree Protection Plan (TPP) (AS 4970 2025)

### 16.4. Construction impacts on trees

A level of tree root damage, or a change to the root zone, is almost inevitable where construction on development sites occurs around trees. The primary goal of providing construction impact analysis is to minimise root damage, or changes to root zones, to enable trees to be successfully retained within the proposed development over the long term.

Examples of negative impacts to trees from construction activities include:

- Root severance from trenching and grading activities. Damage to the transport and absorbing root system may deprive the tree of the ability to absorb nutrients and water and damage to the structural scaffold roots that support the tree may result in instability and uprooting. Depending on the percentage of the root plate affected and proximity to the tree, the affects can range from minor degradation of health through to total root plate failure (i.e. uprooting).
- Compaction and root injury. Most trees require a well aerated and friable soil to allow normal physiological processes to occur and to allow root growth. Soil compaction from pedestrian or vehicular traffic can result in direct injury to the roots, indirect injury through soil drainage changes, reduced soil aeration or decreased soil penetrability. If severe enough soil compaction can lead to a rapid decline in many tree species and may eventually result in instability and uprooting.
- Changes in drainage patterns. Changes in drainage patterns may result from hard surfacing, trenching, land shaping and other construction activities. These can result in either drought stress or waterlogging, both of which can cause a rapid decline in trees and may result in instability and uprooting.



## 17. Explanation of terms

The assessment of Health, Structure, U.L.E. (Useful Life Expectancy), Retention Value and Origin are based on the following definitions. In the case of health and structure, these definitions encompass only the more common indicators for these assessments.

### 17.1. Health

<b>Good</b>	Crown full, with good foliage density. Foliage is entire with average colour, minimal or no pathogen damage. Above average growth indicators such as extension growth, leaf size and canopy density. Little or no canopy die-back. Generally, no dead wood on the perimeter of the canopy. Good wound wood development.
<b>Fair</b>	Tree may have more than 30% dead wood or may have minor canopy dieback. Foliage density may be slightly below average for the species. Foliage colour may be slightly lower than average, and some discolouration may be present. Typical growth indicators, e.g., extension growth, leaf size, canopy density for species in location. Average wound wood development.
<b>Poor</b>	Tree may have more than 30% dead wood and canopy die back may be present. Leaves may be discoloured and/or distorted, often small, and excessive epicormic growth may be present. Pathogens and/or stress agents may be present that could lead, or are leading to, the decline of tree. Poor wound wood development.
<b>Very Poor</b>	The tree has more than 30% dead wood. Extensive canopy die back is present. Canopy is very sparse. Pathogens and/or stress agents are present that are leading to the decline of the tree. Very poor wound wood development.
<b>Dead</b>	<b>Tree is dead and generally should be removed.</b>

### 17.2. Structure

<b>Good</b>	The tree has a well-defined and balanced crown. Branch unions appear to be strong with no defects evident in the trunk or the branches. The tree is unlikely to suffer trunk or branch failure under normal conditions.
<b>Fair</b>	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance and some branch unions may exhibit minor structural faults or have the potential to create faults. If the tree is single trunked, this may be on a slight lean or be exhibiting minor defects.  <b>These defects are not likely to result in catastrophic trunk or branch failure although some branch failure may occur under normal conditions.</b>
<b>Poor</b>	The tree has significant problems in the structure of the scaffold limbs or trunk. It may be lop-sided or have few branches on one side or have large gaps in the crown. Large branches may be rubbing or crossing over. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered significant root damage. The tree may have some degree of basal or trunk damage.  <b>These defects may predispose the tree to major trunk or branch failure.</b>
<b>Very Poor</b>	The tree has some very significant problems in the structure of the crown. It may be lop-sided or have few branches on one side or have large gaps in the crown. Branches may be rubbing or crossing over and causing damage to each other. Branch unions may be poor, and faults at the point of attachment or along the branches may be evident. The tree may have a substantial lean. The tree may have suffered major root damage. The tree may have extensive basal or trunk damage.  <b>These defects are likely to predispose the tree to trunk or scaffold limb failure.</b>



#### ADVERTISED MATERIAL

Planning Application: T250679

Date Prepared: 10 February 2026

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### 17.3. Useful Life Expectancy (ULE)

>60	The tree may be in good to excellent condition and a long-lived species. likely to provide useful amenity for up to 60 years.
30 - 60	Tree may be in fair to good condition with a moderate lifespan. Likely to provide useful amenity for up to 60 years.
15 - 30	Tree may be in moderate decline or a shorter-lived species. Unlikely to provide useful amenity for longer than 30 years.
5 - 15	Tree in decline or short-lived species. Unlikely to provide useful amenity for longer than 15 years.
1 - 5	Tree is dying or structurally defective. Unlikely to provide useful amenity for longer than 5 years.
0	Dead tree or presents an immediate and unacceptable hazard.

### 17.4. Retention value

<b>Very High</b>	Significant effort should be made to retain & protect tree.
<b>High</b>	Significant effort should be made to retain & protect tree if possible.
<b>Moderate</b>	Tree should be retained and protected if it does not significantly constrain development.
<b>Low</b>	Tree should not constrain development and should be removed if they conflict with the design.
<b>Very Low</b>	Tree less than 5.0m in height or exhibits poor condition. Should not constrain development.
<b>Remove</b>	Tree is not suitable for retention and should be removed.
<b>Off site or Council</b>	Council owned trees or trees located on adjoining properties should be protected.

Each tree assessed is assigned a Retention Value (RV). The Retention Value is based on several cumulative factors including:

- The size of the tree and the amenity it provides to the surrounding landscape.
  - Generally, the larger the tree, the higher the retention value.
- The overall condition of the tree.
  - Generally, trees that exhibit good health and structure would be assigned a higher retention value than trees in poor condition.
- The estimated Useful Life Expectancy (ULE).
  - Generally, trees with a longer expected life span would have a higher retention value.
- Where known, trees listed on a heritage or significant tree register will be noted in the report and assigned a higher retention value.
  - The overall condition of the tree will also be taken into account for these trees.

### 17.5. Origin

<b>Melbourne</b>	Native or Indigenous to the greater Melbourne metropolitan area as defined by the Flora of Melbourne (S. G. A. P. M., 1991).
<b>Victorian</b>	Native to Victoria but not Indigenous the greater Melbourne Metropolitan area.
<b>Australian</b>	Native to Australia but not Victoria.
<b>Exotic</b>	Not native to Australia.



## 18. Additional information.

<b><u>Notional Root Zone (NRZ)</u></b>	Is based on <i>AS 4970 2025 Protection of Trees on Development Sites</i> and is calculated by a radius of 12 times the Diameter at Standard Height (DSH). The NRZ is the primary trigger for arboricultural input on a development site. The NRZ aims to define the soil volume that is likely to be required to encompass enough of the trees absorbing root system to ensure the long-term survival of the tree. The radius specified as the NRZ is an estimate of the minimum distance from the tree that excavation or other activities that might result in root damage should occur to avoid negative impacts on the health and longevity of the tree. AS 4970 2025 states that intrusion of up to 10% of the surface area of the NRZ may occur without further assessment or analysis.
<b><u>Structural Root Zone (SRZ)</u></b>	Is based on <i>AS 4970 2025 Protection of Trees on Development Sites</i> and defines the likely spread of the trees scaffold root system. These roots are the primary anchoring roots for the tree and damage to these roots may render the tree liable to uprooting.  SRZ is based on measurement of the trunk above the root flare ( <i>AS 4970 2025</i> )
<b><u>Tree Protection Zone (TPZ)</u></b>	Is based on <i>AS 4970 2025 Protection of Trees on Development Sites</i> and defines the specified zone above and below ground at given offsets from the trunk set aside to protect a tree's roots, and crown, where they might be impacted/damaged from development.  TPZ will be specified on the Tree Protection Specification (TPS) and Tree Protection Plan (TPP) ( <i>AS 4970 2025</i> )
<b><u>DSH (Diameter at Standard Height)</u></b>	Is the diameter of the tree at approximately 1.4 meters above ground level. Where a trunk is divided at or near 1.4 meters above ground the DSH is generally measured at the narrowest point of the trunk between ground level and 1.4 meters. Alternatively, where a higher level of accuracy is required with multi stemmed trees, DSH is derived from the combined cross-sectional area of all trunks. The DSH of all accessible trees is measured unless otherwise stated in the Tree Data section of this report. The DSH of trees on adjoining properties is measured where access can be readily gained to the property, otherwise it is estimated.
<b><u>Height &amp; canopy spread</u></b>	Tree height is generally measured for moderate, high and very high value trees and is measured with a laser range finder. The height of low and very low value trees is usually estimated. Canopy width is specified as a diameter and is estimated unless otherwise stated.
<b><u>Genus / species</u></b>	The identification of trees is based on accessible visual characteristics and given that key identifying features are often not available at the time of assessment the accuracy of identification is not guaranteed. Where the species of any tree is not known, <b>sp.</b> is used.





## 19. Arborist details

22 Blackburn Road, Mooroolbark, 3138.

- AQF Certificate III Arboriculture. (NMIT)
- AQF Certificate V Diploma of Arboriculture. (Melbourne Polytechnic)
- Graduate Certificate of Arboriculture. (University of Melbourne)
- Quantified Tree Risk Assessment (QTRA) Registered User ID: 4876.
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ).
- 16 years' experience in arboriculture.
  - 7 years as a practical arborist for both local government and private industry.
  - 9 years as a consulting arborist.

Peter Bourke provides specialist technical advice in the field of arboriculture. This includes the provision of technical expertise relating to problem diagnosis, management programs, tree appraisal and valuation and the relationship between trees and the built environment.

Peter Bourke has, by training, education, experience and research, considerable knowledge relating to the care, maintenance, and management of trees in a wide variety of contexts.

Significant areas of operation and expertise include the provision of tree and built structure conflict reports, hazard assessment, tree condition appraisal and broad scale tree inventories.

Considerable effort is expended in research to remain current with the latest advances in all areas relating to tree care.

### 19.1. Declaration

"I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from this report."



Grad. Cert. VIII. Arb.  
AQF. Cert. V. Dip. Arb.  
AQF Cert. III. Arb.



13 DECEMBER 2025

Dear Sir/Madam,

**SEW Reference Case Number 51032188**  
**BYDA Sequence Number: 265660282**  
**Location: 13a Pinehill Dr Pakenham 3810**  
**SEW Order Number: 50428923**

Please find attached information regarding your application to Before You Dig Australia for Asset Information.

Care must be taken when digging in the vicinity between Water Main to meter as service pipes could exist and may not be shown on the plan.

**Any damage done to Utility assets will result in those responsible being billed for the repair work**

Any works within the vicinity of a South East Water asset must conform with the guidelines specified in the documents '[Protection of South East Water Supply Assets](#)' and/or '[Protection of South East Water Sewerage Assets](#)'. Formal consent from South East Water is required where works are planned within one metre of an asset. General conditions are outlined in the document [Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225 diameter](#).

Where works are planned within one metre of an asset, an application is required to be submitted through South East Water's online application portal, [PropertyConnect](#). Formal consent or advice will be provided in response after review of the application.

**IMPORTANT:**

South East Water shall not have any warranty and makes no representation or guarantee as to the accuracy or scale of these plans. South East Water does not accept any liability for any loss, damage or inquiry by any reason as a result of inaccuracy in these plans.

The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services. Internal private sewer drains marked on PSP's can be obtained through the SEW website.

Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S regulations.

Metallic water mains and associated fittings may pose an electrocution hazard if electrical earth wires have been connected to the property service or water main.



**ADVERTISED MATERIAL**

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Please be aware that works such as ground anchors, pile driving and site retention have special conditions and works must not commence without formal consent from South East Water.

Access to any South East Water asset i.e maintenance structure, must only be undertaken by an accredited contractor with prior consent.

For mobile maps SEWmap use our free downloadable mobile map app that provides access to our property, water, Sewer and recycling assets, look for it on the South East Water website.

If you have any enquiries, please contact Help Centre on 1300 390 376.

#### DISCLAIMER:

The plans accompanying this letter are issued solely for asset identification purposes and should not be used for any other purpose. South East Water provides the information it has on Sewer, Water and Recycled Water assets, but does not guarantee the accuracy of information and therefore the location of all assets must be proven on site prior to the commencement of any works.

South East Water will not accept claims associated with any incorrect or incomplete information being contained on the plan. Due to ongoing potential asset changes this plan should not be reused at a later date, a new plan should be obtained.

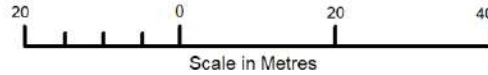




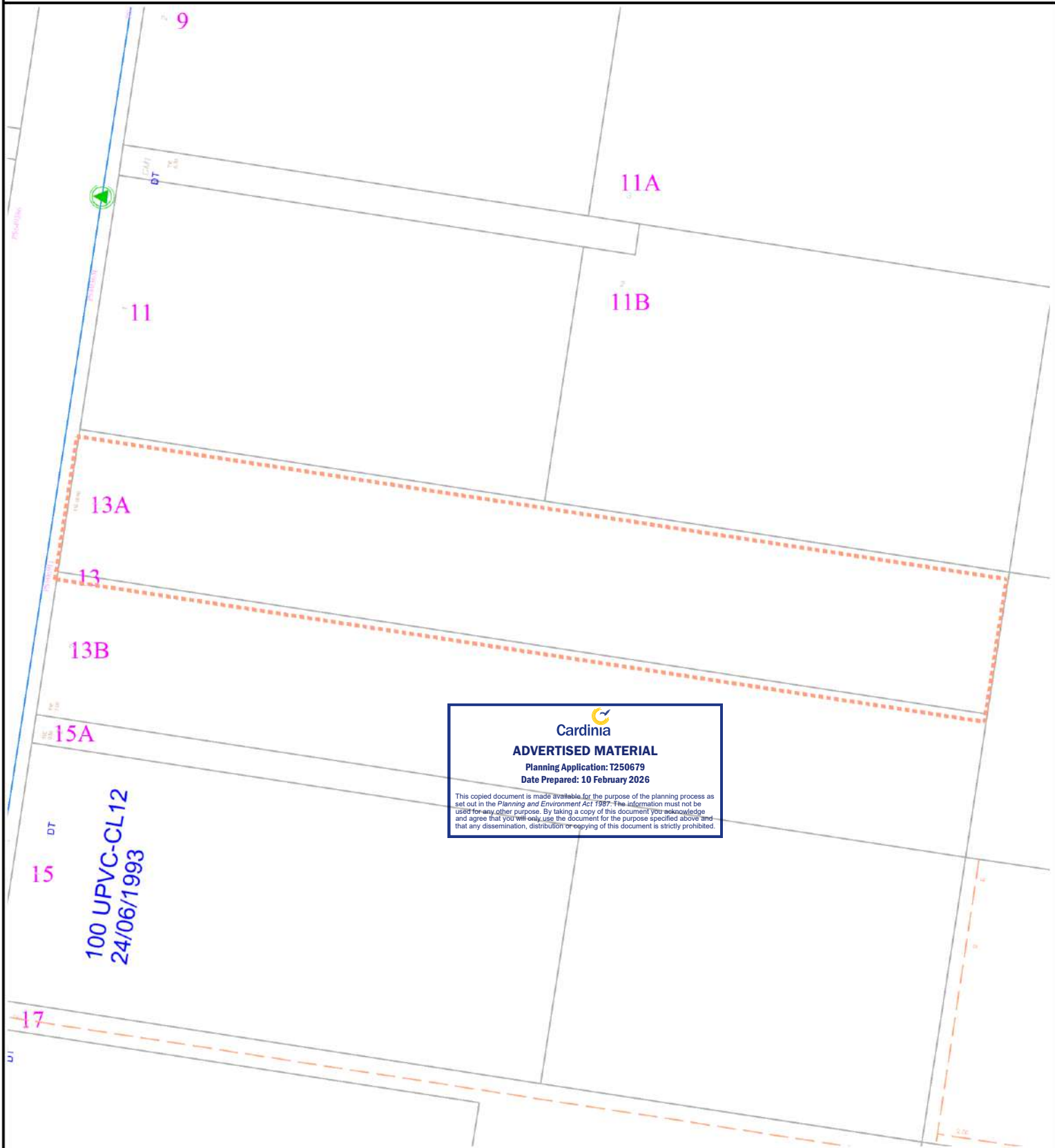
Property: 13a Pinehill Dr, Pakenham VIC 3810

Case Number: 51032188

Sequence Number: 265660282



Date: 13 December 2025



**WARNING :** This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations

— Title/Road Boundary	Chlorination Assembly	Hydrant	Electrolysis
- - - Proposed Title/Road	Water Main Valve	Fireplug/Washout	
- - - Easement	Water Main & Services	~ 1.0	Offset from Boundary

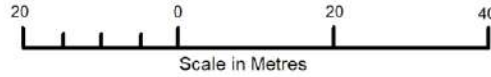




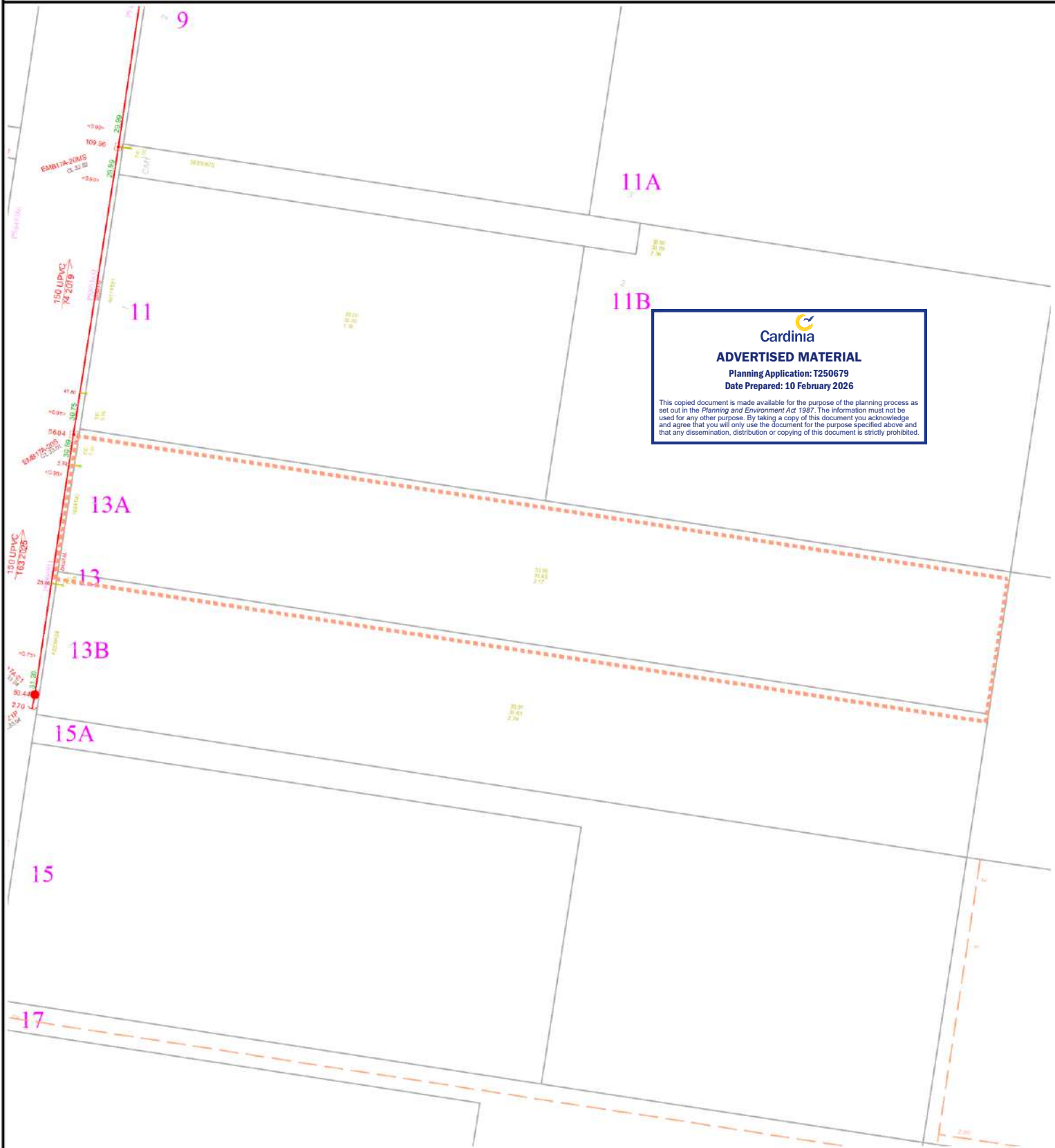
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Sequence Number: 265660282



Date: 13 December 2025



**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250679  
Date Prepared: 10 February 2026

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— Title/Road Boundary	→ End of Pipe	● Maintenance Hole
- - - Proposed Title/Road	— Sewer Main & Property Connections	■ Inspection Shaft
- - - Easement	← 225 VC 280 MOR Direction of Flow	<1.0> Offset from Boundary



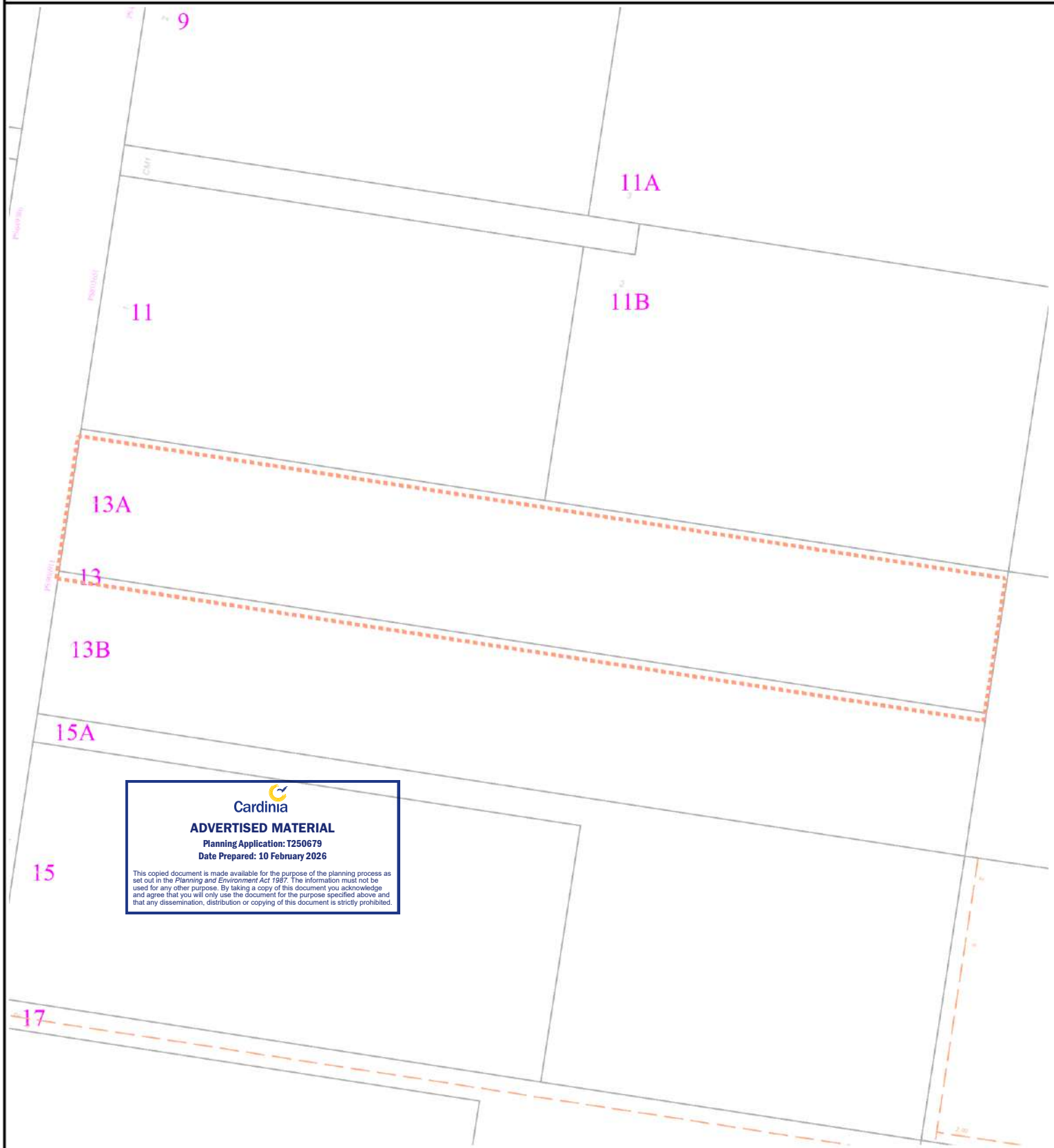
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— Title/Road Boundary	—★ Chlorination Assembly	⊗ ⊗ Hydrant
- - - - - Proposed Title/Road	—X Recycled Water Main Valve	⊗ ⊗ Fireplug/Washout
- - - - - Easement	100 CICL 26.9.1975 Recycled Water Main & Services	~ 1.0 Offset from Boundary



SITE AND FLOOR PLAN NOTES

**GENERAL**

- CLASSIFICATION OF BUILDING: 1
- CONSTRUCTION TYPE: DOMESTIC
- DESIGN OF ALL SERVICES ARE TO COMPLY WITH THE RELEVANT A.S. STANDARDS, CODES, B.C.A. & LOCAL COUNCIL AUTHORITY REQUIREMENTS.
- ALL LEVELS ARE ARBITRARY DATUM, & MUST BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING OF ANY WORK OR PRODUCING SHOP DRAWINGS.
- USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OR GUESS DRAWINGS. IF IN DOUBT ASK.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENG'S DRAWINGS & SPECIFICATIONS.
- BUILDER MUST COMPLY WITH LOCAL AUTHORITIES MUNICIPAL BY-LAWS, BUILDING SPECIFICATIONS, VICTORIAN REGULATIONS & THE BUILDING CODE OF AUSTRALIA (BCA).
- ALL WORK SHALL BE CARRIED OUT IN A TRADESMAN LIKE MANNER & COMPLY WITH RELEVANT CODES & TO THE SATISFACTION OF THE BUILDING SURVEYOR.
- DRAINS ARE TO BE LOCATED NO LESS THAN 800mm AWAY FROM SLAB REBATE. **NOTE:** WHEN THIS IS NOT ACHIEVABLE, DRAINS ARE TO BE PLACED AS CLOSE TO THE 800mm MINIMUM SETBACK AS POSSIBLE.
- NO STAR PICKETS ARE TO BE PLACED OVER 600mm FROM SLAB REBATE.

**EXCAVATION**

- EXCAVATE FOOTINGS AND DRAINS AS INDICATED ON PLANS. KEEP EXCAVATIONS DRY AND BACKFILL WITH APPROVED MATERIALS FREE OF ANY BUILDING DEBRIS.
- STORM WATER & AG LINE LAYOUT IS INDICATIVE ONLY & MAY BE REDIRECTED ON SITE BY DRAINAGE CONTRACTOR

**NOTE:** THIS SURVEY IS NOT A RE-ESTABLISHMENT SURVEY OF TITLE. PROPERTY BOUNDARIES ARE UNFENCED UNLESS NOTED. TREES UNDER 3m HIGH UNLESS NOTED. ONLY ADJACENT FEATURES TO 9m LOCATED.

**STORM WATER**

- ALL PIPE WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL AUTHORITIES, CODES & APPROVALS. THESE DRAWINGS ARE SCHEMATIC & DO NOT SHOW BENDS, FITTINGS, PIPE RUNS, INSPECTION POINTS ETC BUT DO INDICATE THE INTENT OF THE PROJECT. IT'S THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL APPROPRIATE AUTHORITIES & CODES.
- INSTALL 100 DIAM UPVC STORM WATER DRAIN TO MIN FALL OF 1 IN 100 WITH 300mm COVER TO LEGAL POINT OF DISCHARGE AS INDICATED ON PLAN.
- STORM WATER & AG LINE LAYOUT IS INDICATIVE ONLY & MAY BE REDIRECTED ON SITE BY DRAINAGE CONTRACTOR
- PROVIDE 100 DIAM SEWER GRADE SW DRAIN UNDER SLABS & DRIVEWAYS.
- PROVIDE 100x50 COLORBOND DOWNPIPES AT 12m MAX CTRS UNLESS NOTED OTHERWISE.
- SPREADERS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.3 & AS/NZS 3500.5 AND SHALL BE DISCHARGED TO A LOWER ROOF AREA SUBJECT TO THE FOLLOWING:
  - a) FOR A TILED ROOF THE LOWER SECTION SHALL BE SARKED A MINIMUM WIDTH OF 1800MM, EITHER SIDE FROM THE POINT OF DISCHARGE, AND EXTENDED DOWN TO THE EAVES GUTTER IN ACCORDANCE WITH AS 2050
  - b) FOR A CORRUGATED METAL ROOF A MINIMUM WIDTH OF 1800MM ON EITHER SIDE OF THE POINT OF DISCHARGE SHALL BE SEALED FOR FULL LENGTH OF SIDE LAPS

**NOTE:** TEMPORARY DOWNPIPES TO BE INSTALLED (WHERE REQUIRED AND SUBJECT TO SITE CONDITIONS) PRIOR TO DOWNPIPES BEING CONNECTED TO PREVENT PONDING NEXT TO THE SLAB GUTTER & DRAINAGE SYSTEMS TO BE IN ACCORDANCE WITH AS 3500

**FIRE RATINGS**

EXTERNAL WALLS ON BOUNDARY - FRL 60-60-60  
THERMAL INSULATION TO COMPLY WITH ENERGY REPORT

**BAL 12.5**  
SUBFLOOR SUPPORTS  
NO CONSTRUCTION REQUIREMENTS WHERE ENCLOSED WITH AN EXTERNAL WALL OR, WITH MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A 2MM MAX. APERTURE OR, A COMBINATION OF BOTH.

**FLOORS**  
CONCRETE SLAB ON GROUND OR, ENCLOSURE BY EXTERNAL WALL OR, METAL MESH AS ABOVE OR, A COMBINATION OF BOTH. WHERE UNENCLOSED, BEARERS AND JOISTS LESS THAN 400MM ABOVE FINISHED GROUND LEVEL TO BE NON-COMBUSTIBLE OR, BUSHFIRE-RESISTANT TIMBER OR, A COMBINATION OF BOTH. WHERE UNENCLOSED FLOORING LESS THAN 400MM ABOVE FINISHED GROUND LEVEL TO BE NON-COMBUSTIBLE OR, BUSHFIRE-RESISTANT TIMBER OR, PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION OR, A COMBINATION OF ANY OR, A SYSTEM CONFORMING WITH AS 1530.8.1.

**EXTERNAL WALLS**  
PARTS LESS THAN 400MM ABOVE GROUND, DECK, ETC. TO BE NON-COMBUSTIBLE MATERIAL OF 90MM MIN. THICKNESS (MASONRY, BRICK VENEER, MUD BRICK, AERATED CONCRETE, PRECAST CONCRETE, ETC.) OR, CLADDING OF NON-COMBUSTIBLE MATERIAL OR, 6MM MIN. FIBRE-CEMENT OR, BUSHFIRE-RESISTANT TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, A COMBINATION OF ANY.

**EXTERNAL WINDOWS**  
PROTECTED BY BUSHFIRE SHUTTER OR, COMPLETELY SCREENED EXTERNALLY WITH CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A 2MM MAX. APERTURE WITHIN A FRAME OF METAL OR, METAL-REINFORCED UPVC OR, BUSHFIRE-RESISTING TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, WINDOW ASSEMBLY CONSISTING OF BUSHFIRE-RESISTING TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, METAL OR, METAL- REINFORCED UPVC, GLAZING WHERE LESS THAN 400MM ABOVE GROUND, DECK, ETC. TO BE GRADE A SAFETY GLASS OF 4MM MIN. OR, GLASS BLOCKS AND, OPENABLE PORTION OF WINDOWS METAL SCREENED WITH CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A 2MM MAX. APERTURE WITHIN A FRAME OF METAL OR, METAL-REINFORCED UPVC OR, BUSHFIRE- RESISTING TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY.

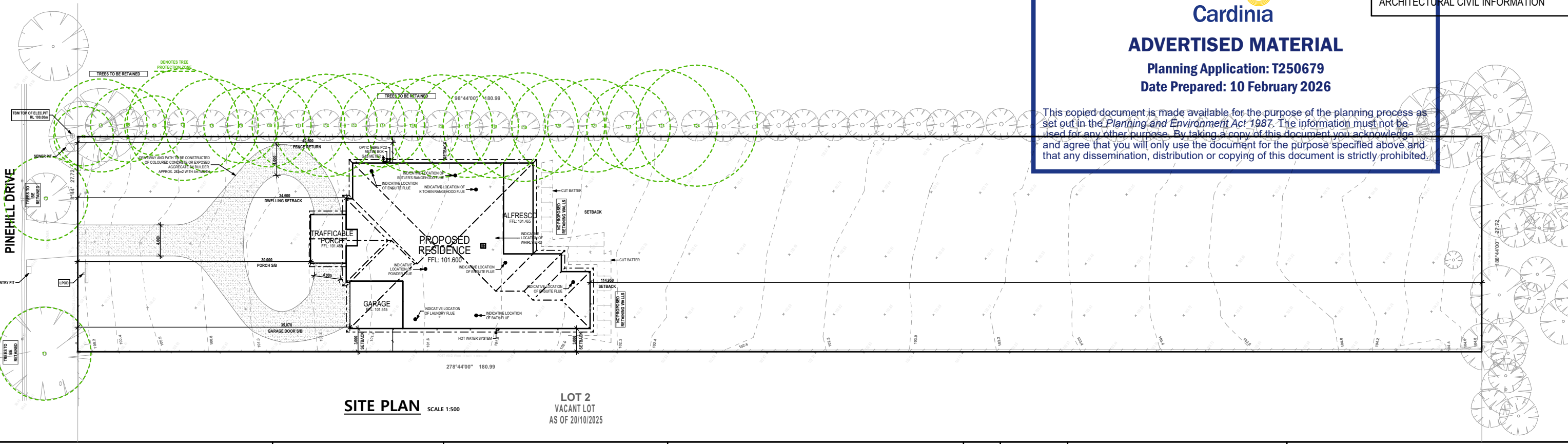
**EXTERNAL DOORS**  
PROTECTED BY BUSHFIRE SHUTTER OR, COMPLETELY SCREENED EXTERNALLY AS PER WINDOWS ABOVE OR, DOOR ASSEMBLY BEING NON-COMBUSTIBLE OR, 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD, TIGHT-FITTING TO DOOR FRAME AND/OR ABUTTING DOOR WITH SEALS AND WEATHER STRIPS INSTALLED; INCLUDE A FRAME OF BUSHFIRE-RESISTING TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, METAL OR, METAL-REINFORCED UPVC, GLAZING TO BE GRADE A SAFETY GLASS OF 4MM MIN.


**ROOFS**  
NON-COMBUSTIBLE COVERING AND FULLY SARKED. ROOF/WALL AND ROOF/ROOF JUNCTIONS SEALED OR, SCREENED WITH MESH OR PERFORATED MATERIAL WITH A 2MM MAX. APERTURE. VENTILATION OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A 2MM MAX. APERTURE. EAVES LIGHTING TO BE ADEQUATELY SEALED.

**VERANDA, DECK, ETC.**  
ENCLOSED SUB-FLOOR SPACE - NO CONSTRUCTION REQUIREMENTS FOR MATERIALS EXCEPT WHERE WITHIN 400MM OF GROUND. NO CONSTRUCTION REQUIREMENTS FOR SUPPORTS OR FRAMING. DECKING, ETC. WITHIN 300MM HORIZONTALLY FROM GLAZED ELEMENTS AND 400MM VERTICALLY ABOVE FINISHED DECK OR GROUND LEVEL TO BE NON-COMBUSTIBLE MATERIAL OR, BUSHFIRE-RESISTANT TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, A COMBINATION OF ANY. VERANDA POSTS TO BE TIMBER MOUNTED ON GALVANISED STIRRUPS WITH 75MM MIN. CLEARANCE ABOVE ADJACENT FINISHED GROUND LEVEL OR, WHERE LESS THAN 400MM ABOVE FINISHED DECK OR GROUND LEVEL TO BE NON-COMBUSTIBLE MATERIAL OR, BUSHFIRE-RESISTANT TIMBER OR, A TIMBER SPECIES OF MIN. 750KG/M3 DENSITY OR, A COMBINATION OF ANY. TRANSLUCENT OR TRANSPARENT MATERIAL IS PERMITTED WHERE ROOF IS SEPARATED FROM MAIN ROOF BY AN EXTERNAL WALL AS PER EXTERNAL WALLS ABOVE.

**OTHER**  
VENTS AND WEEPHOLES IN EXTERNAL WALLS SCREENED WITH A MESH MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A 2MM MAX. APERTURE. ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED.

ID NO.	TREE PROTECTION ZONE Species/Common Name	DSH (cm)	TPZ (cm)	ID NO.	TREE PROTECTION ZONE Species/Common Name	DSH (cm)	TPZ (cm)
1	Corymbia maculata/Spotted Gum	50	600	13	Cupressocyparis leylandii/Leyland Cypress	55	660
2	Corymbia maculata/Spotted Gum	45	540	14	Cupressocyparis leylandii/Leyland Cypress	45	540
3	Eucalyptus cladocalyx/Sugar Gum	32	384	15	Cupressocyparis leylandii/Leyland Cypress	50	600
4	Cupressocyparis leylandii/Leyland Cypress	50	600	16	Cupressocyparis leylandii/Leyland Cypress	55	660
5	Cupressocyparis leylandii/Leyland Cypress	40	480	17	Cupressocyparis leylandii/Leyland Cypress	55	660
6	Cupressocyparis leylandii/Leyland Cypress	32	384	18	Cupressocyparis leylandii/Leyland Cypress	55	660
7	Cupressocyparis leylandii/Leyland Cypress	60	720	19	Cupressocyparis leylandii/Leyland Cypress	60	720
8	Cupressocyparis leylandii/Leyland Cypress	50	600	20	Cupressocyparis leylandii/Leyland Cypress	50	600
9	Cupressocyparis leylandii/Leyland Cypress	40	480	21	Cupressocyparis leylandii/Leyland Cypress	50	600
10	Cupressocyparis leylandii/Leyland Cypress	45	540	22	Cupressocyparis leylandii/Leyland Cypress	45	540
11	Cupressocyparis leylandii/Leyland Cypress	50	600	23	Cupressocyparis leylandii/Leyland Cypress	60	720
12	Cupressocyparis leylandii/Leyland Cypress	55	660	24	Cupressocyparis leylandii/Leyland Cypress	65	780





## ADVERTISED MATERIAL

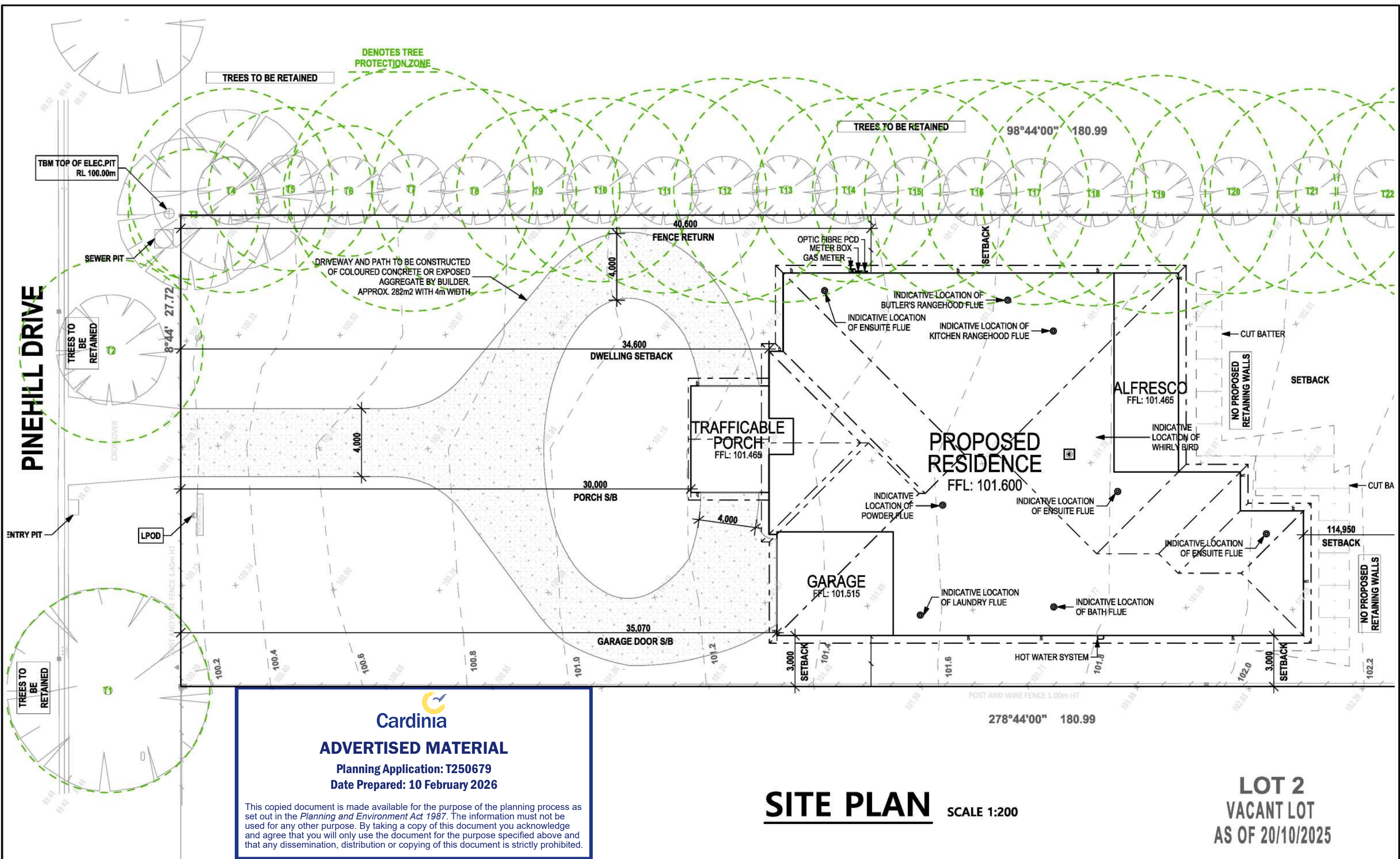
Planning Application: T250679  
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**NOTE:**  
CIVIL ENGINEERING PLANS TO OVER-RIDE ARCHITECTURAL CIVIL INFORMATION

HOUSE TYPE:  NEW MASTER	<div>Areas</div> <table><tr><td></td><td>m²</td><td>Sqrs</td></tr><tr><td>GROUND FLOOR:</td><td>480.03</td><td>51.67</td></tr><tr><td>GARAGE:</td><td>41.66</td><td>4.48</td></tr><tr><td>FRONT PORCH:</td><td>31.83</td><td>3.43</td></tr><tr><td>ALFRESCO:</td><td>44.46</td><td>4.78</td></tr><tr><td colspan="2">597.98 m²</td><td>64.36 sqrs</td></tr></table>		m²	Sqrs	GROUND FLOOR:	480.03	51.67	GARAGE:	41.66	4.48	FRONT PORCH:	31.83	3.43	ALFRESCO:	44.46	4.78	597.98 m²		64.36 sqrs	PROPOSED RESIDENCE FOR  HARPREET KAUR BAL & NAVTEJ SINGH BAL  LOT 1 NO 13A PINEHILL DRIVE PAKENHAM VIC 3810			No.	DATE	AMENDMENTS		
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-	-	-																									
W. DRWG DATE: 22.04.24							JOB No:	MEL. REF.:	SHEET No: 3 of 9																		







**Cardinia**

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# SITE PLAN

SCALE 1:200

## LOT 2

### VACANT LOT

AS OF 20/10/2025

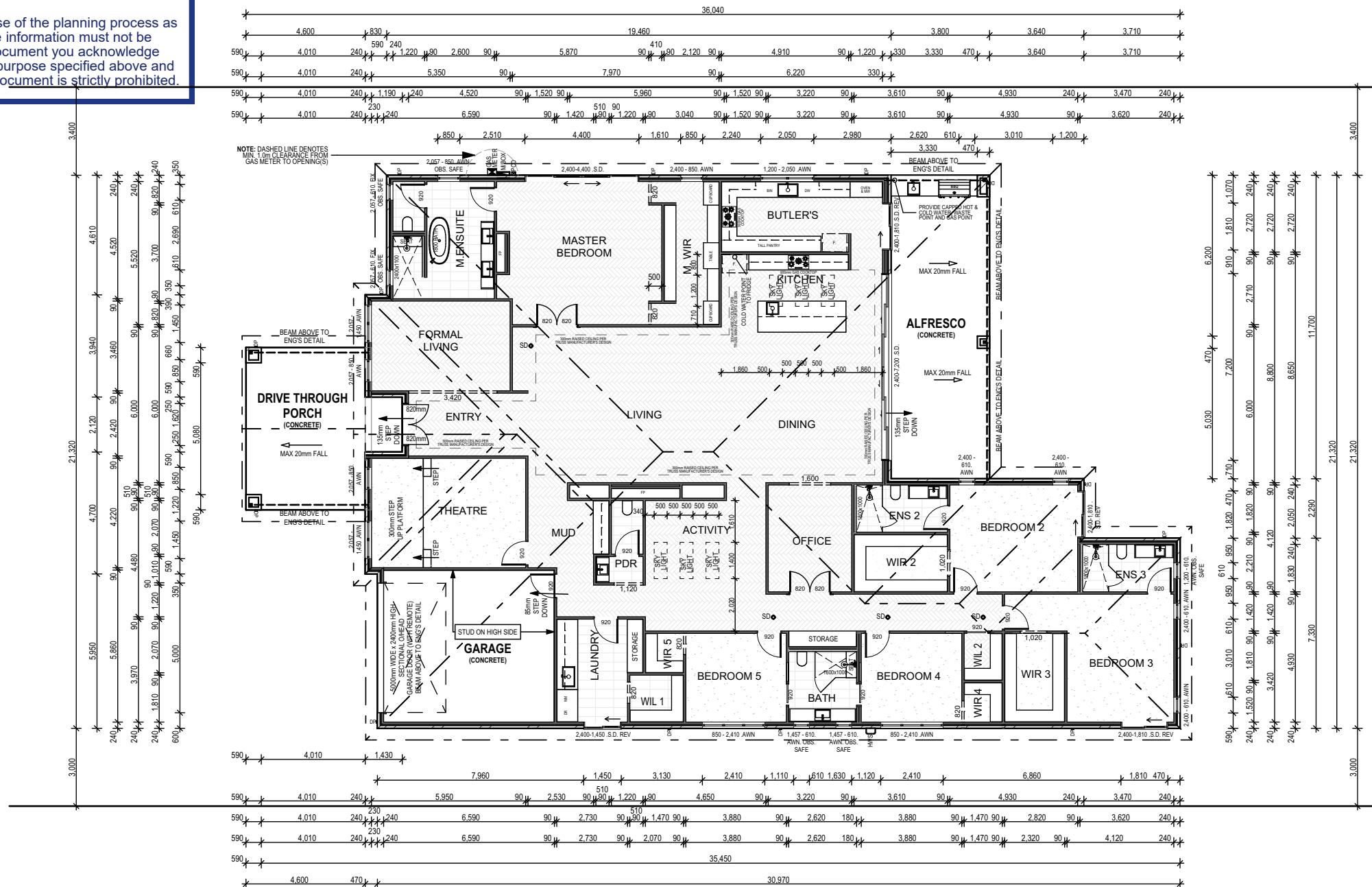
	HOUSE TYPE:  <b>NEW MASTER</b>	<b>Areas</b>			DATE	AMENDMENTS				
			<b>m²</b>	<b>Sqrs</b>						
		GROUND FLOOR:	480.03	51.67		BANK SET				
		GARAGE:	41.66	4.48		TOWN PLANNING SET				
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	ALFRESCO:	44.46	4.78		TOWN PLANNING SET - VERSION 3 - 23.01.2026					
		597.98 m²	64.36 sqrs		-	-				
			PAKENHAM VIC 3810				W. DRWG DATE: 22.04.24	JOB No:	MEL. REF.:	SHEET No: 4 of 9



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# GROUND FLOOR PLAN

**SCALE 1:200**

**NOTE: GARAGE ACCESS DOOR INTO DWELLING TO BE FITTED WITH SEAL TO RESTRICT AIR INFILTRATION IN ACCORDANCE WITH PART 13.4.4 OF THE BCA 2022 VOL.2.**

**NOTE: ALL GLAZING TO BE IN ACCORDANCE WITH AS1288 & AS2047**

**NOTE:** ALL GLAZING IN KITCHENS, BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURES, AND ASSOCIATED WINDOWS AND DOORS (INCLUDING CABINET DOORS), WHERE THE LOWEST SIGHT LINE IS LESS THAN 2.0 M ABOVE THE HIGHEST ABUTTING FINISHED LEVEL OF THE FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE, MUST—

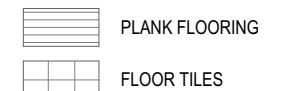
A) FOR FRAMED PANELS, BE GLAZED WITH GRADE A SAFETY GLAZING MATERIAL IN ACCORDANCE WITH TABLE 8.4.2; OR

B) FOR PANELS OR DOORS WITH ANY EDGE EXPOSED, BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 8.4.6 WITH A MINIMUM NOMINAL THICKNESS OF 6 MM.

**KITCHEN RANGE HOOD EXHAUST: MIN 40L/s BATHROOM/  
ENSUITE EXHAUST: MIN 25L/s  
AS PER NCC 10.8.02**

**WATER STOPS AS PER AS3740**

**LEGEND:**



**WET AREAS:**  
TO HAVE IMPERVIOUS FLOOR & WALL TILE FINISH  
AS PER PLAN

**DOWNPIPES:**  
TO BE PROVIDED AT 1 PER 60m2 OF ROOF AREA  
& NO MORE THAN 12m CENTRES MAX. EXCLUDING  
BOX GUTTER AND RAINHEADS. TEMPORARY DOWNPIPES  
TO BE INSTALLED (WHERE REQUIRED AND SUBJECT TO  
SITE CONDITIONS) PRIOR TO DOWNPIPES BEING  
CONNECTED TO PREVENT PONDING NEXT TO THE SLAB

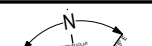
**CONDUIT UNDER SLAB:**  
DRAINAGE COMPANY TO SUPPLY & INSTALL 100mm  
UPVC SLEEVE FROM NEAREST INTERNAL STUD  
WALL OR TO ISLAND BENCH.

**ALL WRITTEN DIMENSIONS TAKE  
PRECEDENCE OVER SCALED DIMENSIONS**

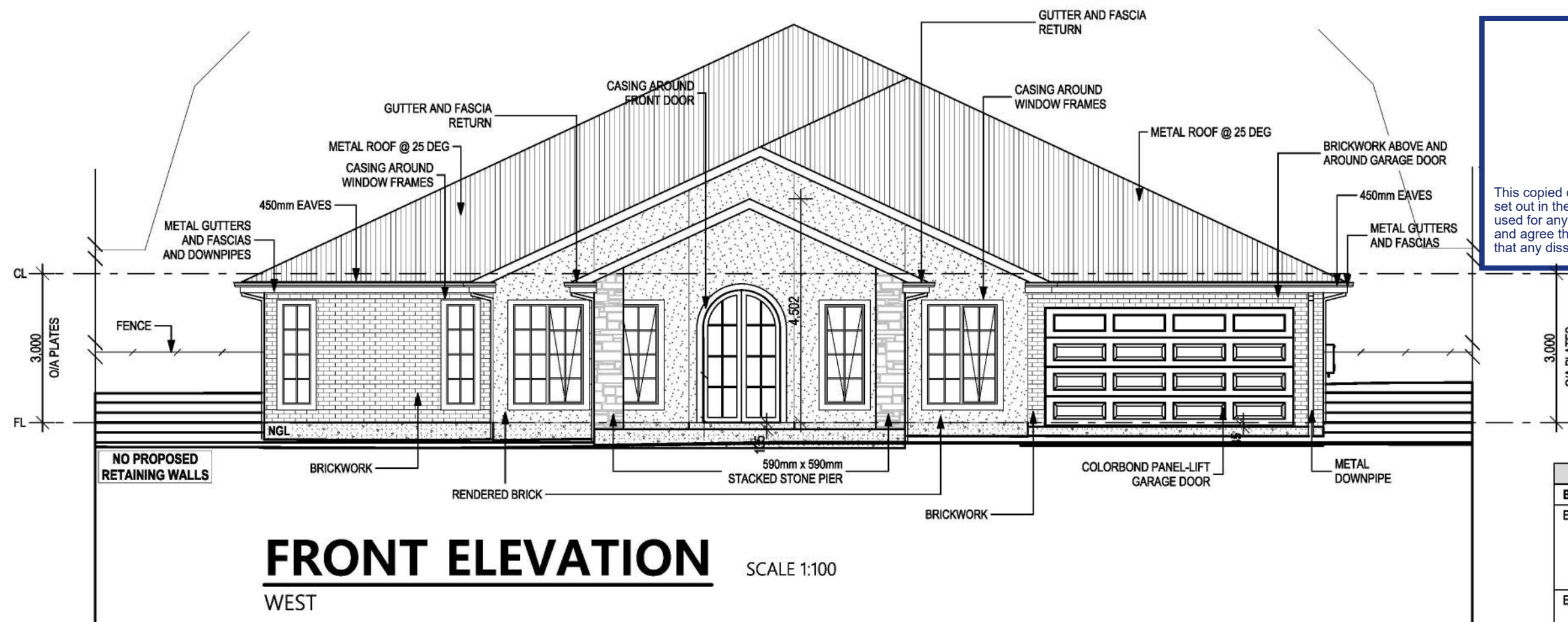
**NOTE:**  
- REFER TO STRUCTURAL DRAWINGS,  
DETAILS & COMPUTATIONS FOR ALL  
STRUCTURAL MEMBER LOCATIONS & SIZES.  
- REFER TO STRUCTURAL DRAWINGS FOR ARTICULATION  
JOINT LOCATIONS AND DETAILS.

**NOTE: PROVIDE WEEPHOLES AT 960MM MAXIMUM CENTRES WITH CONTINUOUS FLASHING WHERE THE BRICKWORK EXTENDS OVER THE OPENINGS**

WEEP HOLES AT 1.2 METRE SPACING AND ABOVE WINDOWS MORE THAN 1.0 METRE WIDE.

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	ALFRESCO:	44.46	4.78				TOWN PLANNING SET - VERSION 3 - 23.01.2026				
	597.98 m²		64.36 sqrs		-	-	-				
					W. DRWG DATE: 22.04.24			JOB No:	MEL. REF.:	SHEET No: 5 of 9	

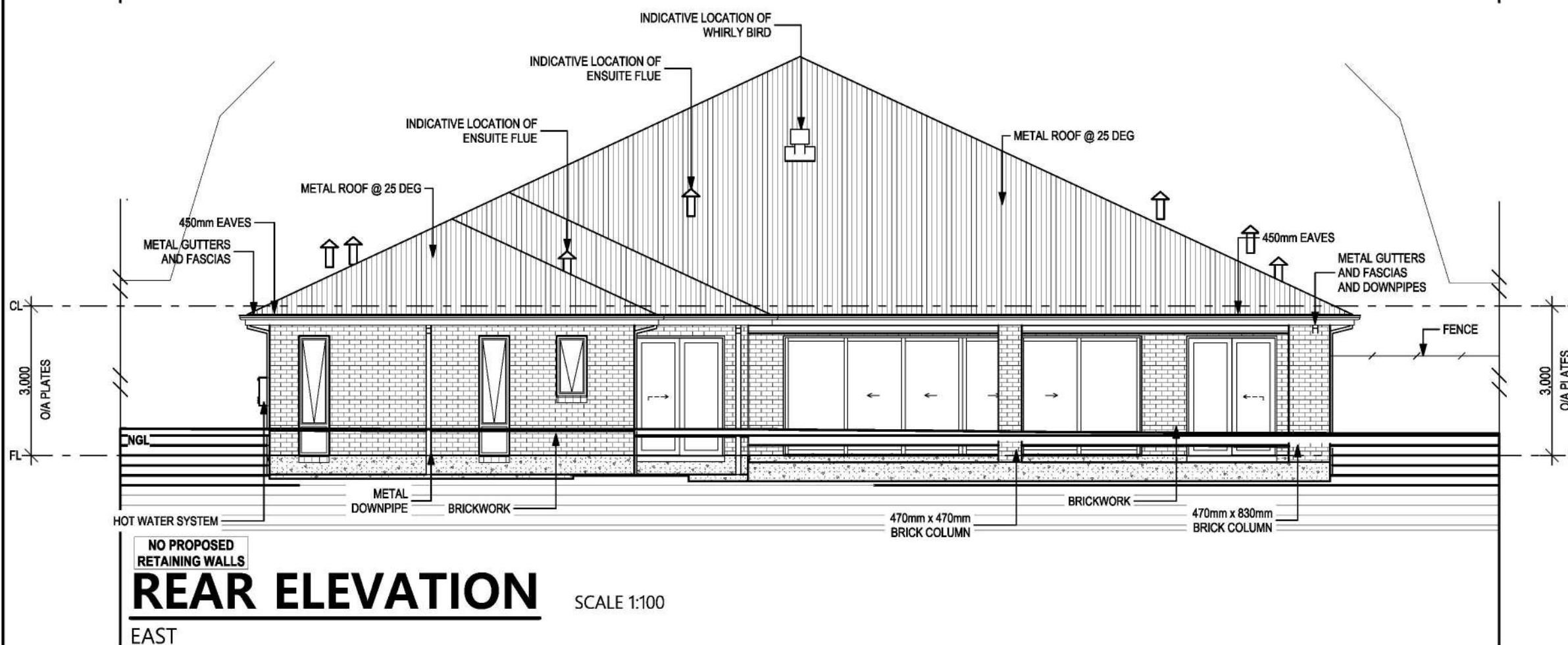
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## FRONT ELEVATION

WEST



SCALE 1:100



## REAR ELEVATION

EAST

SCALE 1:100

COLOUR SCHEDULE			
BUILDING PART	FINISH	DESCRIPTION	COLOUR
EXTERNAL WALLS	FEATURE STACK STONE TO FACADE PILLARS	TBC	
EXTERNAL WALLS	RENDERED BRICK	HOG BRISTLE HALF	
EXTERNAL WALLS	REAR BRICK	TBC	
EXTERNAL WALLS	WINDOW AND DOOR CASING/TRIM	DOVER WHITE	
ROOF	COLORBOND	PAPERBARK	
FASCIA, GUTTER, DOWNPIPE	COLORBOND	DOVER WHITE	
ALUMINIUM WINDOW FRAMES	ALUMINIUM WITH COLONIAL BARS AS PER CLIENT SELECTION	WHITE	
GARAGE DOOR	COLORBOND WITH TRANSPARENT PANELS AS PER CLIENT SELECTION	DOVER WHITE	
FRONT ENTRY DOOR	ALUMINIUM OR STEEL ARCHED DOUBLE DOOR AS PER CLIENT SELECTION	BLACK - TRANSLUCENT GLASS	

HOUSE TYPE:

NEW MASTER

## Areas

	m <sup>2</sup>	Sqrs
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GARAGE:	41.66	4.48
FRONT PORCH:	31.83	3.43
ALFRESCO:	44.46	4.78
	597.98 m <sup>2</sup>	64.36 sqrs

No.

DATE

AMENDMENTS

	BANK SET
	TOWN PLANNING SET
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	TOWN PLANNING SET - VERSION 3 - 23.01.2026

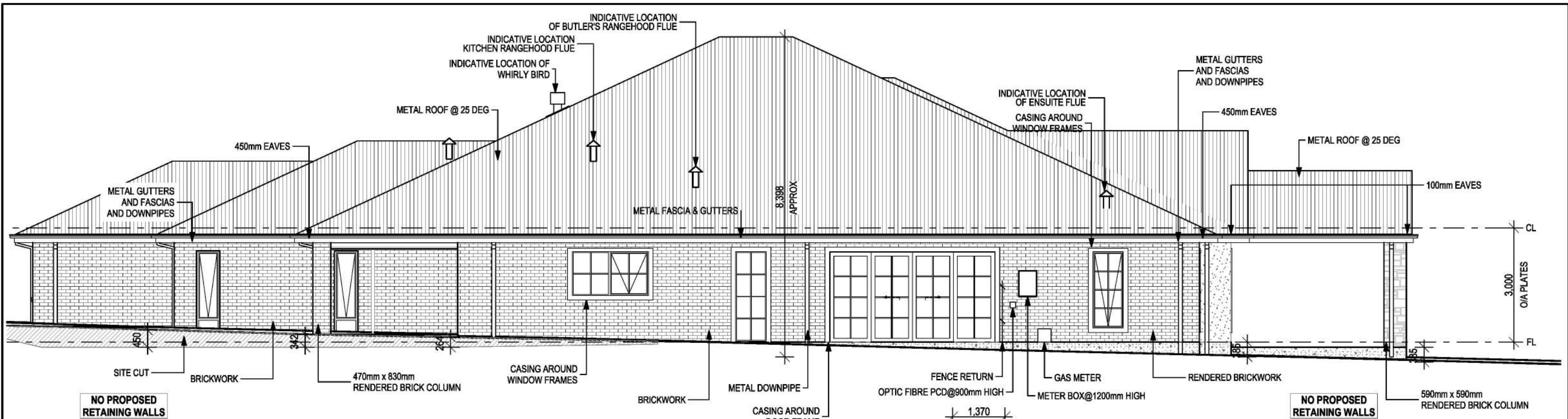
W. DRWG DATE: 22.04.24

JOB No:

MEL. REF.:

SHEET No: 7 of 9





## LEFT ELEVATION

NORTH

SCALE 1:100

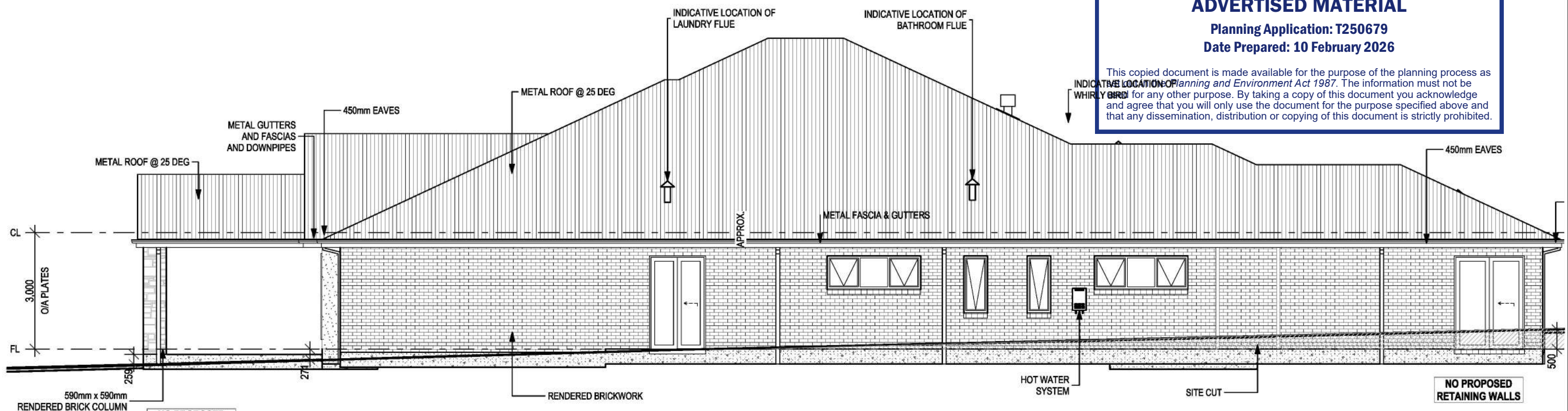


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## RIGHT ELEVATION

SOUTH

SCALE 1:100

HOUSE TYPE:

NEW MASTER

#### Areas

	m <sup>2</sup>	Sqrs
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FRONT PORCH:	31.83	3.43
ALFRESCO:	44.46	4.78
	597.98 m <sup>2</sup>	64.36 sqrs

#### No. DATE AMENDMENTS

		BANK SET
		TOWN PLANNING SET
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				-	-	-			
						W. DRWG DATE: 22.04.24	JOB No:	MEL. REF.:	SHEET No: 9 of 9