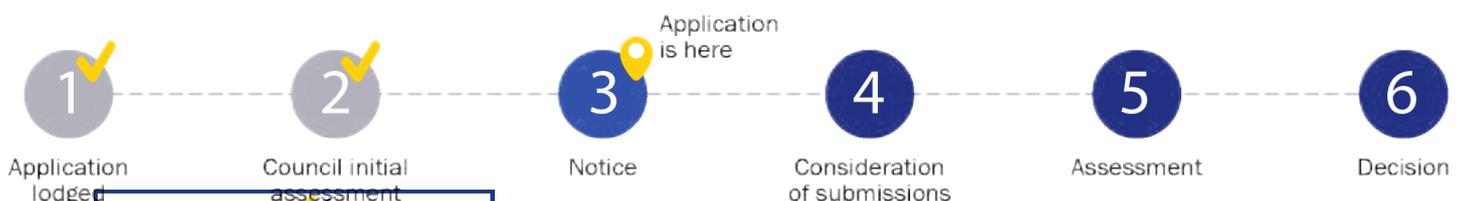


Notice of Application for a Planning Permit

The land affected by the application is located at:	PC371859 V11160 F844 38 Railway Avenue, Tynong VIC 3813	
The application is for a permit to:	Buildings and works (construct seven (7) dwellings) and subdivision of land into eight (8) lots with common property	
A permit is required under the following clauses of the planning scheme:		
32.04-4	Subdivide land	
32.04-7	Construct two or more dwellings on a lot	
APPLICATION DETAILS		
The applicant for the permit is:	Human Habitats	
Application number:	T250187	
<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 cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>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:</p>		10 March 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>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.</p>



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

Application Summary

Portal Reference: A225845N

Basic Information

Proposed Use: Development of the land for seven (7) dwellings and subdivision of the land into eight (8) lots.

Current Use: The site features one single storey dwelling and associated outbuildings.

Cost of Works: \$2,950,000

Site Address: 88 Railway Avenue Tynong 3813

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.


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026
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.

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: jule@nobelius.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] Nobelius Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: jule@nobelius.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 13	More than \$1,000,000 but not more than \$5,000,000	\$2,764.10	100%	\$2,764.10
9 - Class 20	To subdivide land (8 Lots)	\$1,453.40	50%	\$726.70
		Total		\$4,490.80



Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
01-04-2025	A Copy of Title	Title dated 31 march 2025.pdf
01-04-2025	Subdivision Plan	Plan of Subdivision 31 March 2025.pdf
01-04-2025	Explanatory Letter	Town Planning Report - 38 Railway Ave.pdf
01-04-2025	Site plans	Railway Avenue Updated FHL Plan.pdf
01-04-2025	A proposed floor plan	4270 TP.pdf
01-04-2025	Tree Removal Statement	23-01-30IMPACTRailwayTynongV5.pdf
01-04-2025	Additional Document	2306585PA305-304B-A1.pdf
01-04-2025	Additional Document	Sub(DN) Permit Ver 2.pdf
01-04-2025	Additional Document	Cover letter - Initial submission.pdf
01-04-2025	Additional Document	230658WMP001A.pdf
01-04-2025	Additional Document	CAUSE 55 ASSESSMENT - 38 RAILWAY AVENUE TYNONG.pdf
01-04-2025	Additional Document	CAUSE 56 ASSESSMENT - 38 RAILWAY AVENUE TYNONG.pdf

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

Lodged By

Site User	 Mobilisa Land Surveyors	20 Henry Road Henry Street, Pakenham VIC 3810	W: 5941-4112 E: jule@mobilisa.com.au
Submission Date	01 April 2025 - 04:19 PM		

Declaration

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


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

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

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



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.


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

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

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

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

Page 1 of 1

VOLUME 11160 FOLIO 844

Security no : 124123283397L
Produced 31/03/2025 02:27 PM

LAND DESCRIPTION

Land in Plan of Consolidation 371859W.

PARENT TITLES :

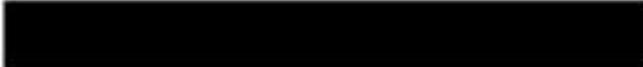
Volume 03723 Folio 587 Volume 10975 Folio 436

Created by instrument PC371859W 30/09/2009

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE PC371859W 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: 38 RAILWAY AVENUE TYNONG VIC 3813

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END


Cardina
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



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	PC371859W
Number of Pages (excluding this cover sheet)	3
Document Assembled	31/03/2025 14:27

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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



ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Plan of Consolidation PC371859W

Certification & Statement of Compliance (Form 6)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S003092T

Plan Number: PC371859W

Council Name: Cardinia Shire Council

Council Reference Number 1: S09/037

Surveyor's Plan Version: A

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate:



Organisation:

Cardinia Shire Council

Date:

26/02/2009



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

FEATURE & LEVEL PLAN

38 Railway Avenue
TYNONG

SCALE 1:500 (A3)

NOTE:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE 'RECORD OF HAVING RE-ESTABLISHED A PARCEL'. INFORMATION REGARDING TITLE BOUNDARIES AND/OR EASEMENTS SHOULD BE TAKEN FROM RE-ESTABLISHMENT PLAN.

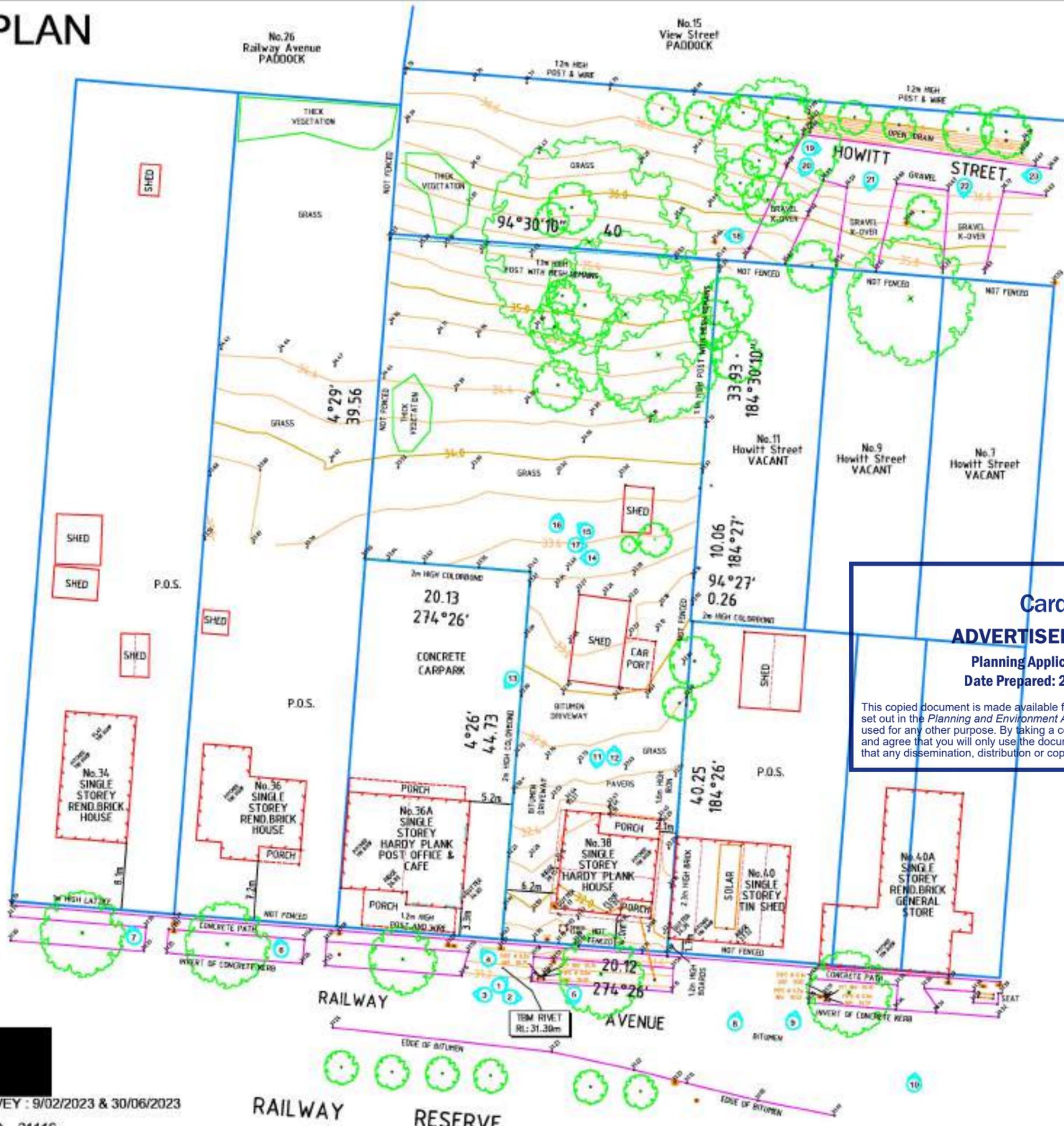
THIS IS A CADASTRAL PLAN PREPARED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON BUNYIP PM 30 (R.L. 70.545)
- P.O.S DENOTES PRIVATE OPEN SPACE

LEGEND

- SEWER PIT
- LIGHT POLE
- WATER METER
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- DRAINAGE PIT
- ELEC. PIT
- GAS METER
- PHOTO POSITION & DIRECTION
- DENOTES OVERHEAD ELECTRICAL LINE
- DENOTES GROUND FLOOR HABITABLE WINDOWS



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

DRAWN BY [REDACTED]
CHECKED [REDACTED]
DATE OF SURVEY : 9/02/2023 & 30/06/2023
SURV. REF. NO. 21116



DISCLAIMER
 Copyright by Human Habitats Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the express written consent of Human Habitats other than for the purposes of actual ordering, supply, installation, or construction. This drawing must be read in conjunction with all relevant contracts, schedules, specifications, drawings and any other issued written instructions. Do not scale from drawings. Written figured dimensions take preference to scaled dimensions and must be verified on site prior to proceeding with any work. All discrepancies must be referred to the superintendent for a written decision prior to ordering, supply or installation. Human Habitats must be notified in writing of any discrepancies.

REV #	DATE	REASON	DWN	CHK
	06.nm.yy			

- GENERAL NOTES:**
- This Plan adopts boundary data based on survey data prepared by other.
 - The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
 - This document was commissioned by the client and prepared by Human Habitats for the exclusive use of the client. We make no warranty, express or implied, or assume any legal liability or responsibility for the accuracy, validity or completeness of this document, or the misapplication or misinterpretation by third parties of its contents.



ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



MELBOURNE
 424 / 838 Collins Street
 Docklands Victoria 3008
 T : +61 3 9909 2202
 E : info@humanhabitats.com.au
 W : www.humanhabitats.com.au

PROJECT
38 RAILWAY AVENUE, TYNONG

DRAWING TITLE
SURVEY - AERIAL OVERLAY

DRAWN SCALE
 1:500 @A3
 JOB
 13749

DATE OF FIRST ISSUE
 16.12.25
 DRAWING
 001

DRAWN
 TK
 CHECKED
 KS
 REVISION
 1



<h1>PLAN OF SUBDIVISION</h1>		EDITION 1	<h1>PS 916971 F</h1>	
<p>LOCATION OF LAND</p> <p>PARISH: Bunyip TOWNSHIP: --- SECTION: --- CROWN ALLOTMENT: 6 (Pt) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol.</p> <p>LAST PLAN REFERENCE: PC 371859 W</p> <p>POSTAL ADDRESS: 38 Railway Avenue, Tynong 3813 (at time of subdivision)</p> <p>MGA CO-ORDINATES: E: 379 710 ZONE: 55 (of approx centre of land N: 5 783 970 GDA 2020 in plan)</p>		<p>Council Name: Cardinia Shire Council</p> <p><u>EXPLANATORY NOTE:</u> WARNING: This plan is unregistered. Alterations may be required by Council and the Registrar of Titles prior to Registration, Nobelius Land Surveyors accepts no responsibility whatsoever for any loss or damage suffered.</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	<p>Building Boundaries are defined by thick continuous lines</p> <p>Location of Boundaries defined by Buildings Median : Denoted thus 'M' Exterior Face : All other Boundaries</p>		
NIL	NIL			
NOTATIONS		<p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, OR ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES.</p>		
DEPTH LIMITATION: DOES NOT APPLY				
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.</p> <p>This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 71</p>				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
				<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center;">Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p style="font-size: 8px; text-align: center;">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.</p> </div>
NOBELIUS LAND SURVEYORS		SURVEYORS FILE REF: 21116	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
<p>P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</p>		LICENSED SURVEYOR: B. S. NOBELIUS VERSION 2		

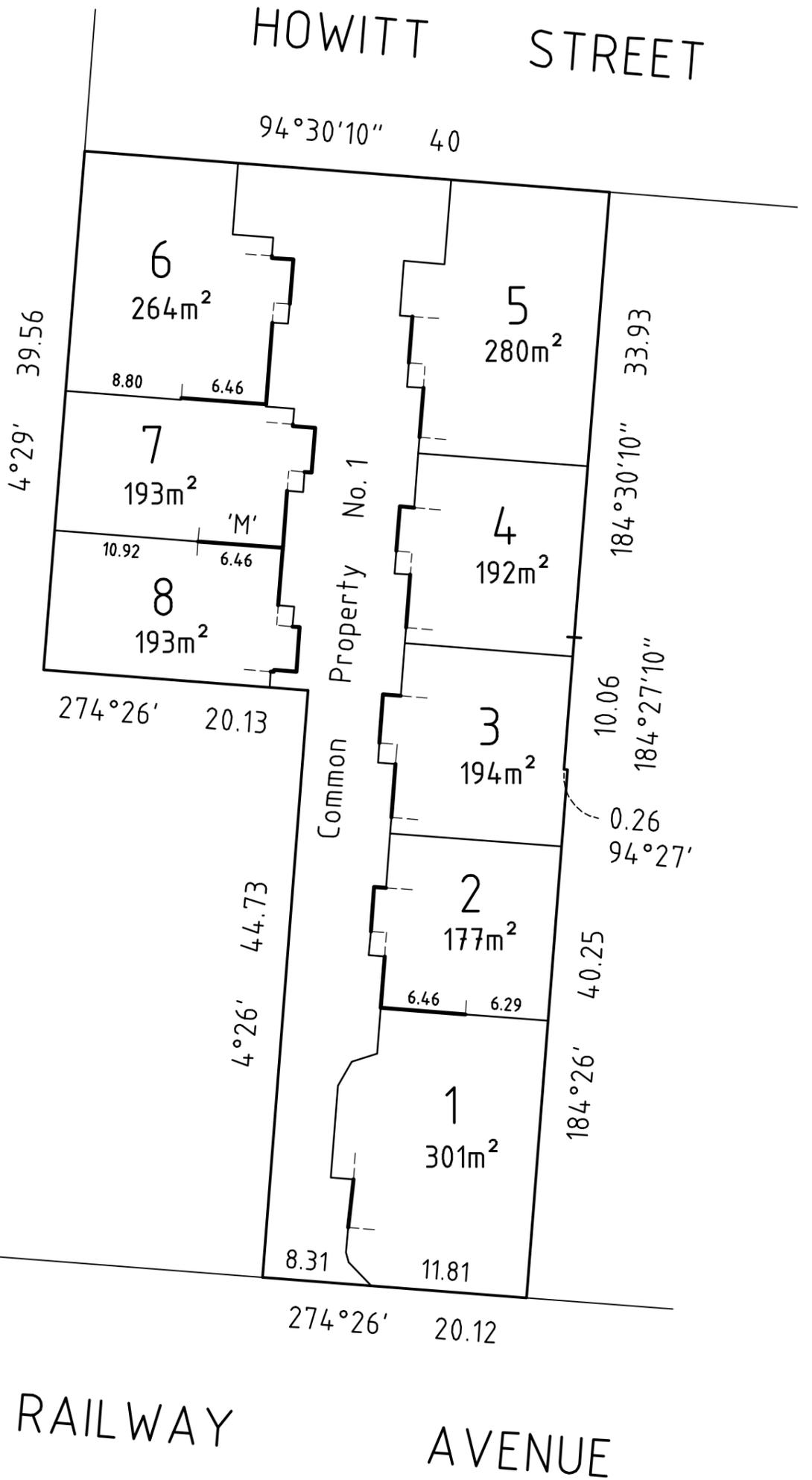
PROPOSED LOT AREAS




ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

TYNONG ROAD



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

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE
1:400



ORIGINAL SHEET
SIZE: A3

SHEET

LICENSED SURVEYOR: B. S. NOBELIUS
VERSION 2

OWNERS CORPORATION SCHEDULE

PS916971F

Owners Corporation No.

1

Plan No.

PS916971F

Land affected by Owners Corporation

Lots: All lots in the table below

Common Property No.: 1

Limitations of Owners Corporation:

UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	400	400
Previous stages	0	0
Overall Total	400	400

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	50	50									
2	50	50									
3	50	50									
4	50	50									
5	50	50									
6	50	50									
7	50	50									
8	50	50									



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

SURVEYORS FILE REFERENCE: 21116

SHEET 1 of 1

ORIGINAL SHEET
SIZE: A3

NOBELIUS LAND SURVEYORS



P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 mail@nobelius.com.au

Licensed Surveyor: Ben Nobelius VERSION 1



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

proposed unit development

Unit Development
38 RAILWAY AVENUE
TYNONG

client

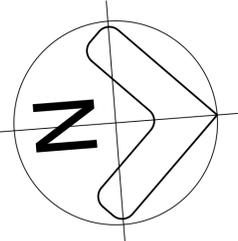
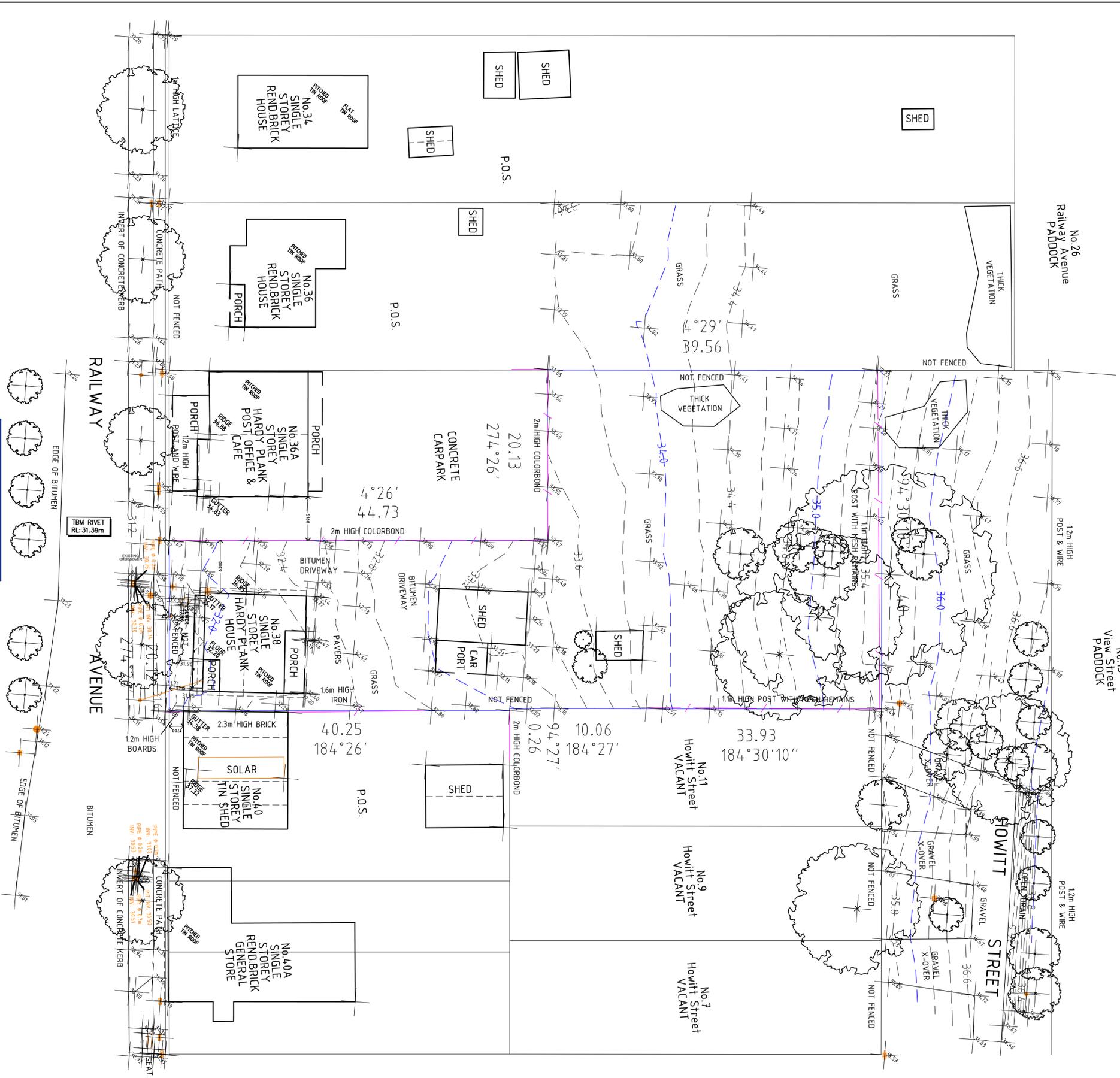
PREMIER BUILDERS GROUP

DRAWING SCHEDULE

SHEET	TITLE
01	SURVEY PLAN
02	DESIGN RESPONSE PLAN
03	GARDEN AREA PLAN
04	AREA ANALYSIS
05	EXISTING RESIDENCE 1
06	UNITS 2 + 3
07	UNITS 4 + 5
08	UNITS 6 + 7
09	UNIT 8
10	SITE ELEVATIONS
10a	ROOF PLAN
11	SHADOW DIAGRAM 9am
12	SHADOW DIAGRAM 12pm
13	SHADOW DIAGRAM 3pm

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.



PROJECT **PROPOSED UNIT DEVELOPMENT**
 CLIENT **PREMIER BUILDERS GROUP**
 ADDRESS **NO.38 RAILWAY AVENUE TYNONG**

DRAWING TITLE
SURVEY PLAN

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

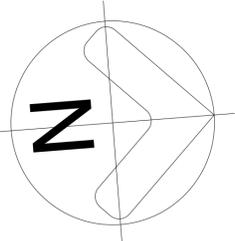
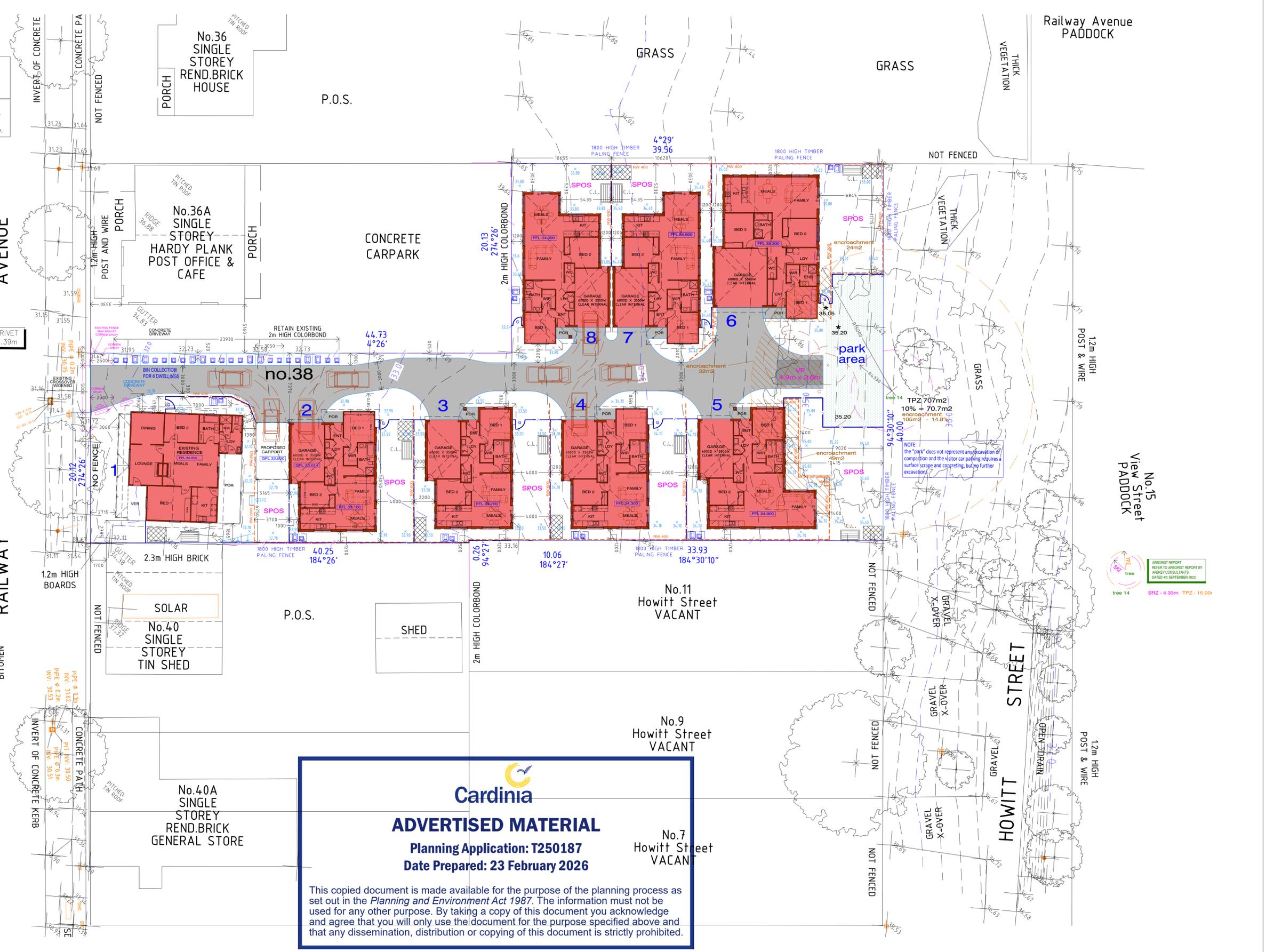
REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE: MARCH 2024
 SCALE: 1 : 250
 REV: - B

JOB No:
4270TP
 SHEET NO.
TP 01

SITE PLAN LEGEND

	1800x800x1800 HIGH BIN STORAGE AREA		RW 400 TIMBER SLEEPER RETAINING WALLS, HEIGHT AS NOTED ON PLAN
		lighting Outdoor / bollard lighting to be provided within communal accessway to the satisfaction of the Responsible Authority.	





ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	DESIGN RESPONSE
---------------	-----------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	1 : 200
REV:	- B

JOB No:	4270TP
SHEET NO.	TP 02

tree 14
ARBORET REPORT REFER TO ARBORET REPORT BY ARSLEY CONSULTANTS DATED 04 SEPTEMBER 2023
SRZ - 4.33m TPZ - 15.00m

NOTE: the "park" does not represent any excavation or compaction and the visitor car parking requires a surface scrape and concreting, but no further excavations.

SITE PLAN LEGEND

	1800x800x1800 HIGH BIN STORAGE AREA		RW 400 - TIMBER SLEEPER RETAINING WALLS, HEIGHT AS NOTED ON PLAN
	C.L. CLOTHES LINE		
		lighting	Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.

Cardinal 26

 Railway Avenue

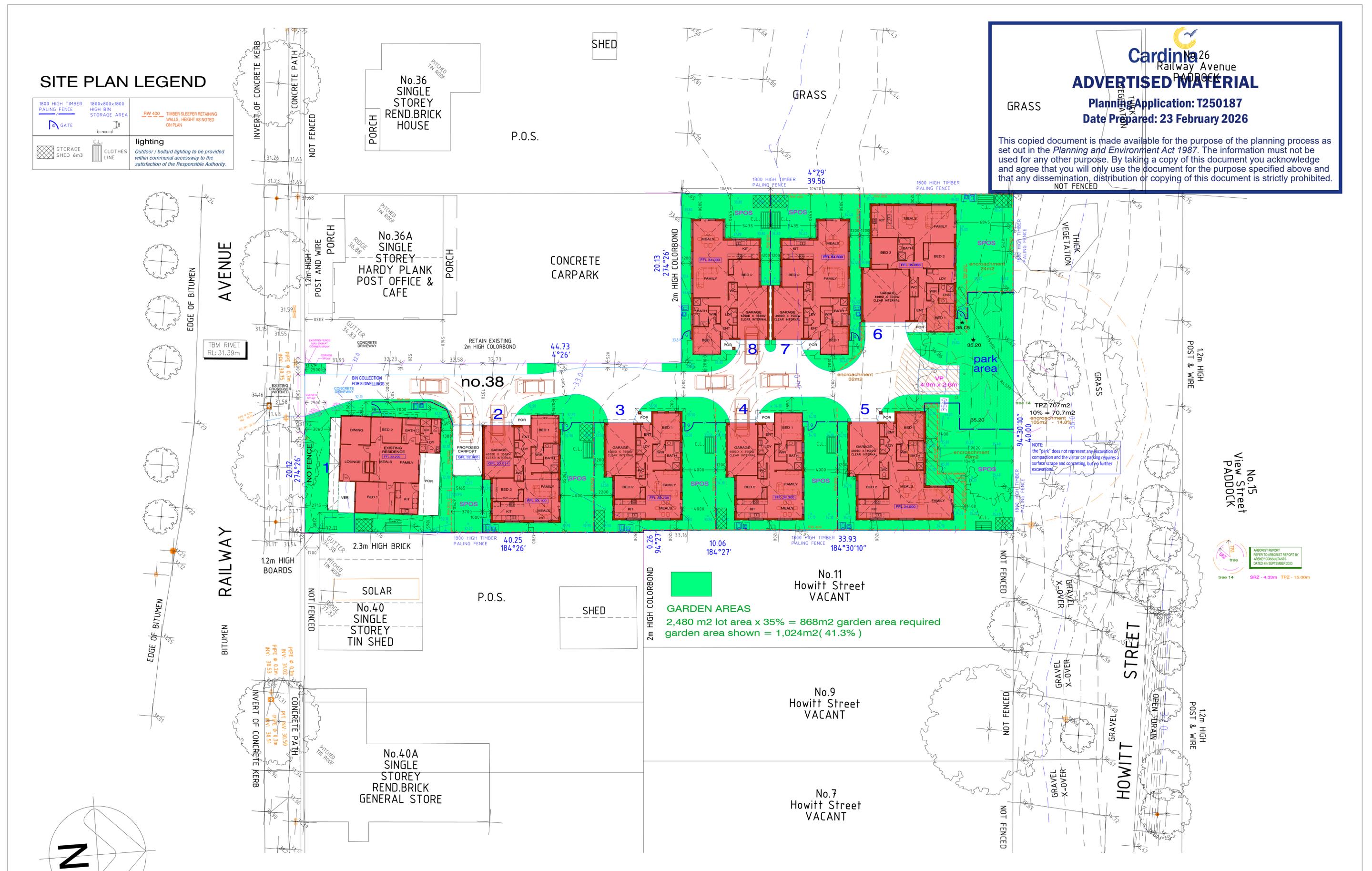
 PADDOCK

ADVERTISED MATERIAL

 Planning Application: T250187

 Date Prepared: 23 February 2026

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.



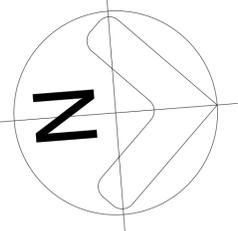
GARDEN AREAS

 2,480 m2 lot area x 35% = 868m2 garden area required

 garden area shown = 1,024m2(41.3%)

NOTE:

 the "park" does not represent any excavation of compaction and the visitor car parking requires a surface scrape and corecrete, but no further excavation.



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	GARDEN AREA PLAN
---------------	------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block.

 These plans form part of a town planning application and are not to be used for purposes of construction.

 Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design

 Shop 4, 25 Woods Street

 Beaconsfield

 Vic 3807

 • ABN: 83 711 332 500

 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024	JOB No:	4270TP
SCALE:	1 : 200	SHEET NO.	TP 03
REV:	- B		

AREA ANALYSIS

UNIT NUMBER		RESIDENCE FLOOR AREA	GARAGE / CARPORT FLOOR AREA	PORCH AREA	VERANDAH AREA	TOTAL BUILDINGS AREA RESIDENCE , GARAGE VER/PORCHES	OUTDOOR PAVED AREAS	DRIVEWAYS	TOTAL HARD SURFACE COVERAGE	UNIT NUMBER	SECLUDED PRIVATE OPEN SPACE - SPOS MIN. 3m WIDE	PRIVATE OPEN SPACE - TOTAL
EXIST RESIDENCE 1		113.17m2	21.00m2	17.69m2	20.36m2	172.22m2				EXIST RESIDENCE 1	35m2	87m2
2		82.62m2	23.46m2	2.18m2		108.26m2				2	43m2	59m2
3		83.61m2	23.46m2	2.10m2		109.17m2				3	51m2	86m2
4		82.62m2	23.46m2	2.05m2		108.13m2				4	51m2	86m2
5		97.49m2	23.46m2	2.45m2		123.40m2				5	120m2	157m2
6		118.58m2	35.93m2	1.79m2		156.30m2				6	80m2	107m2
7		97.90m2	23.46m2	1.83m2		123.19m2				7	28m2	69m2
8		98.70m2	23.46m2	1.65m2		123.81m2				8	28m2	68m2
TOTALS	2,480m2					1,011.61m2 40.79% SITE COVERAGE	64m2	405.08m2	1,478.69m2 59.62% IMPERMEABLE			



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.

PROJECT PROPOSED UNIT DEVELOPMENT
CLIENT PREMIER BUILDERS GROUP
ADDRESS NO.38 RAILWAY AVENUE
TYNONG

DRAWING TITLE
AREA ANALYSIS

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE: MARCH 2024
SCALE: 1 : 200
REV: - B

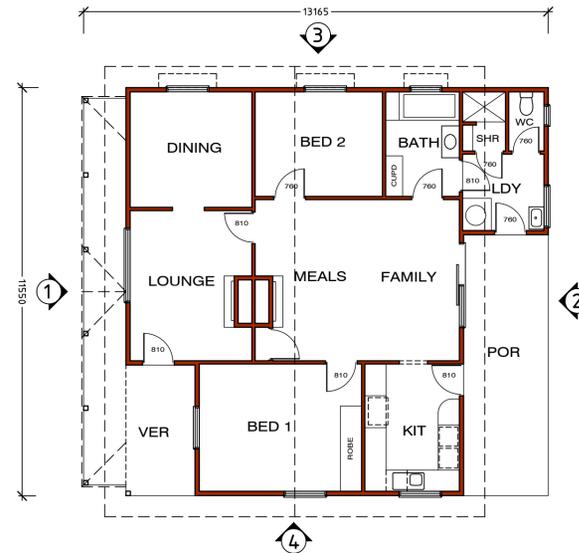
JOB No:
4270TP
SHEET NO.
TP 04



ADVERTISED MATERIAL

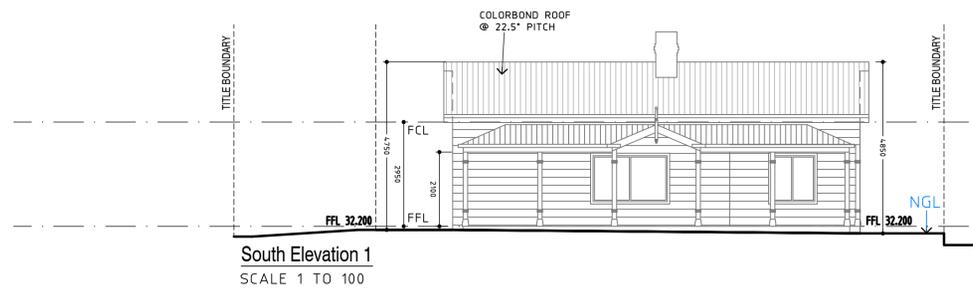
Planning Application: T250187
Date Prepared: 23 February 2026

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.

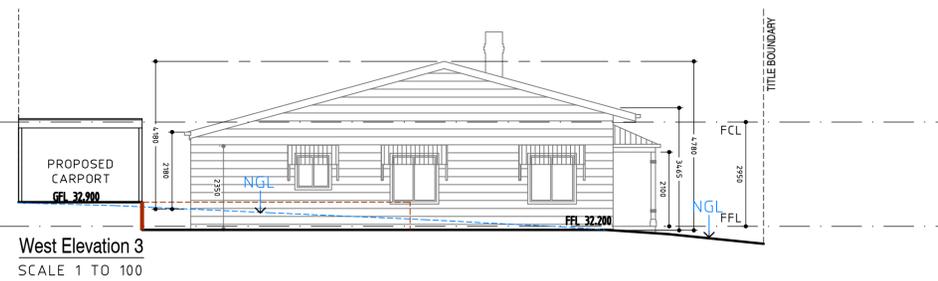


EXISTING UNIT 1

AREA ANALYSIS	
RESIDENCE	113.17m2 - 12.18sq
CARPOR	21.00m2 - 2.26sq
PORCH	17.69m2 - 1.90sq
VERANDAH	20.36m2 - 2.19sq
TOTAL AREA	172.22m2 - 18.53sq



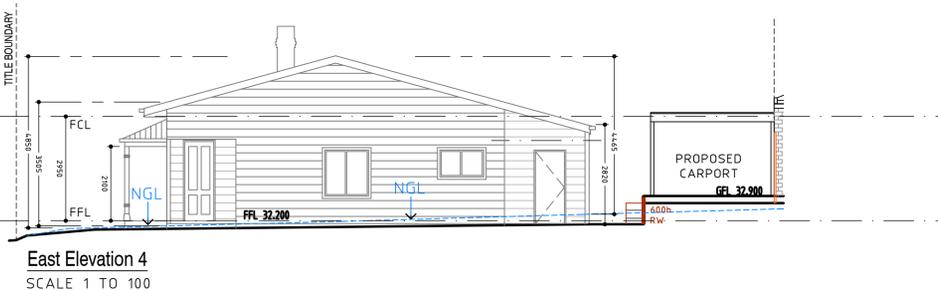
South Elevation 1
SCALE 1 TO 100



West Elevation 3
SCALE 1 TO 100



North Elevation 2
SCALE 1 TO 100



East Elevation 4
SCALE 1 TO 100

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	EXISTING RESIDENCE 1
---------------	----------------------

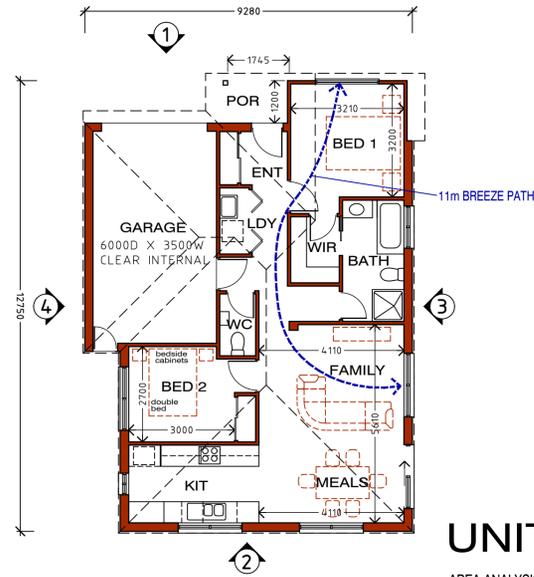
These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	1 : 100
REV:	- B

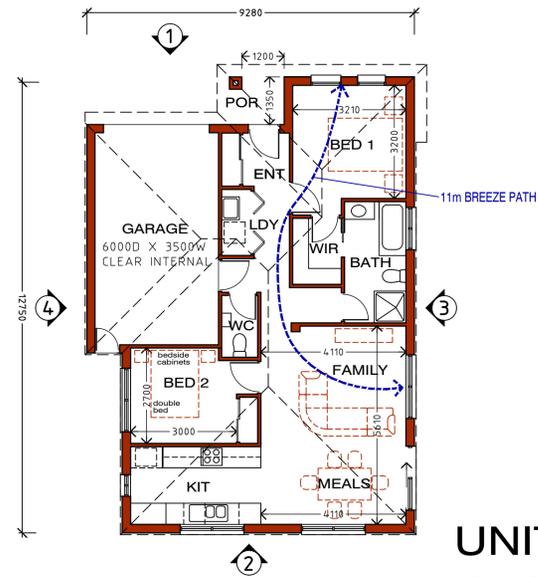
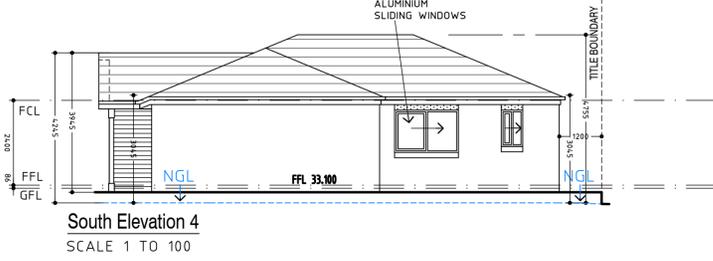
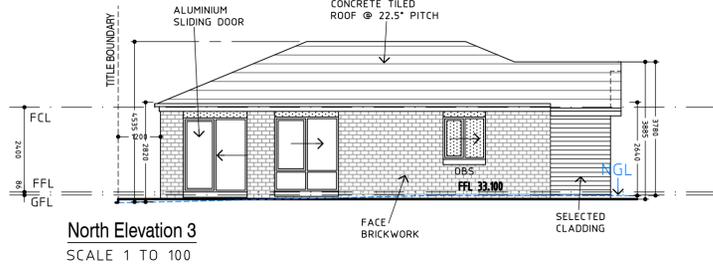
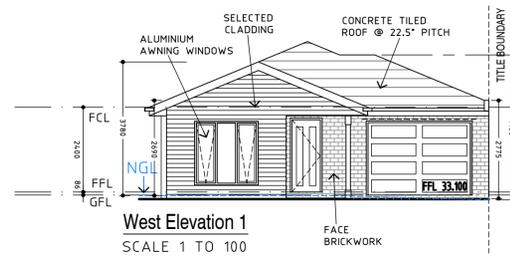
JOB No:	4270TP
SHEET NO.	TP 05



UNIT 2

AREA ANALYSIS

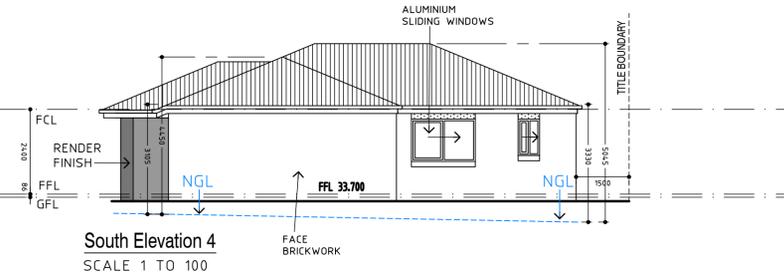
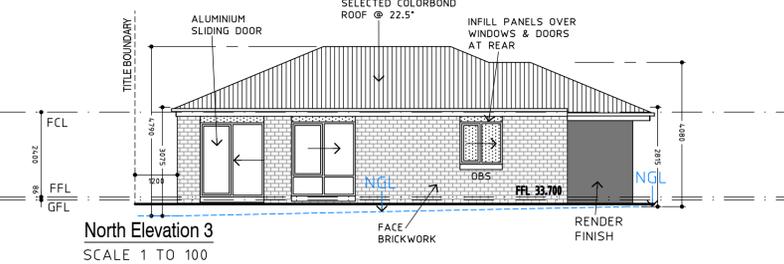
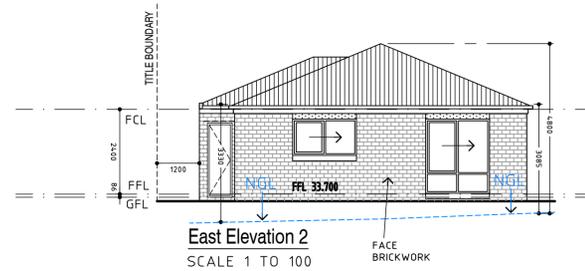
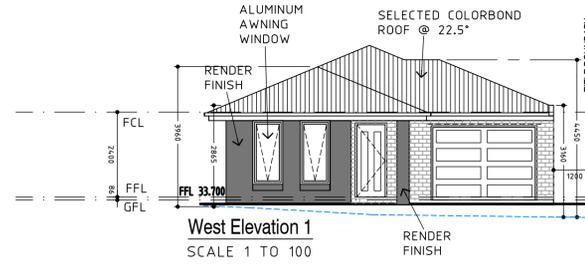
RESIDENCE	82.62m ²	- 8.89sq
GARAGE	23.46m ²	- 2.52sq
PORCH	2.18m ²	- 0.24sq
TOTAL AREA	108.26m²	- 11.65sq



UNIT 3

AREA ANALYSIS

RESIDENCE	83.61m ²	- 9.00sq
GARAGE	23.46m ²	- 2.52sq
PORCH	2.10m ²	- 0.22sq
TOTAL AREA	109.17m²	- 11.74sq



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	FLOOR PLANS - UNITS 2+3
---------------	-------------------------

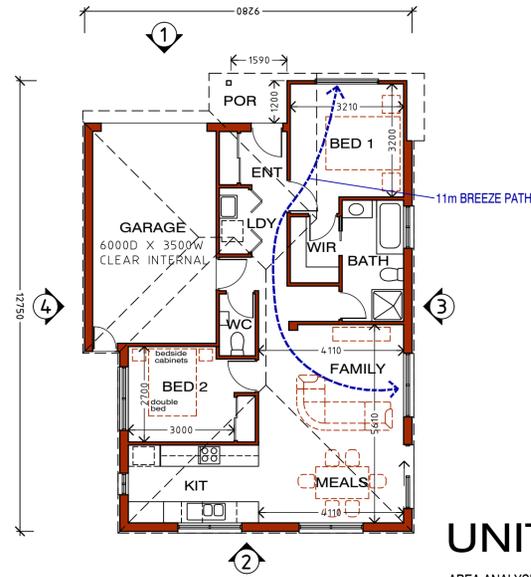
These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE: MARCH 2024
 SCALE: 1 : 100
 REV: - B

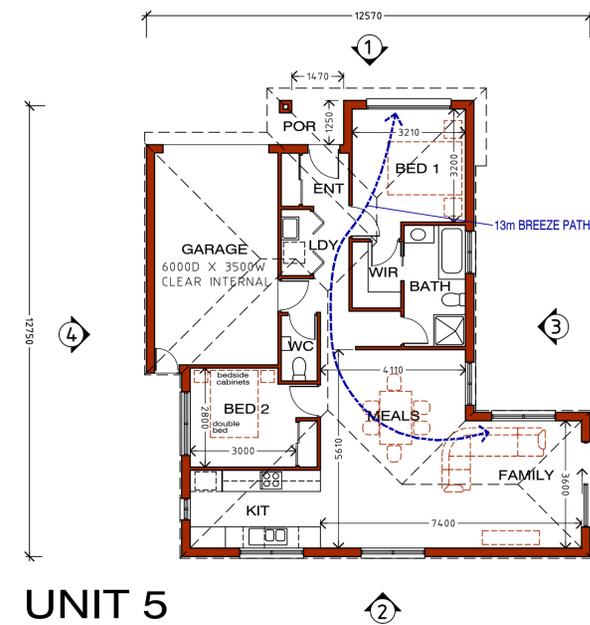
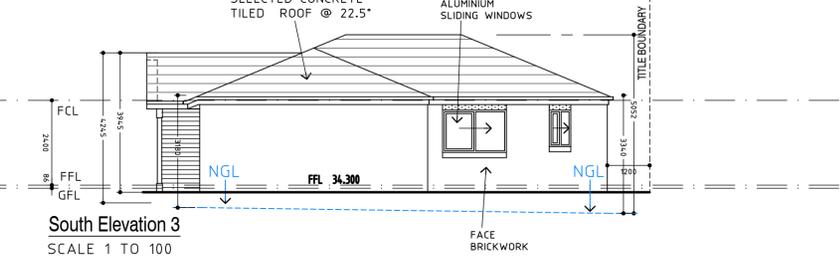
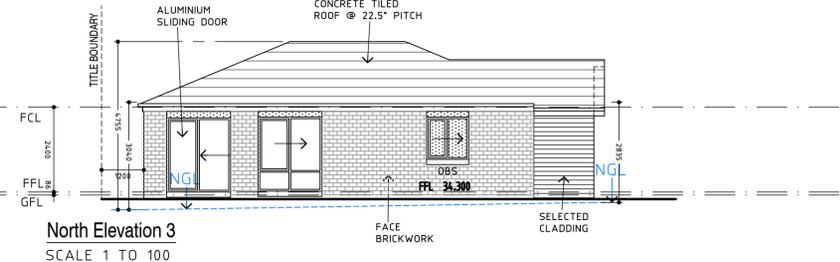
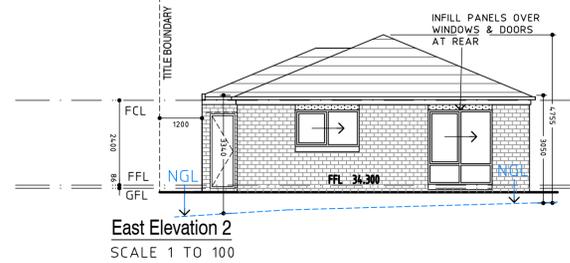
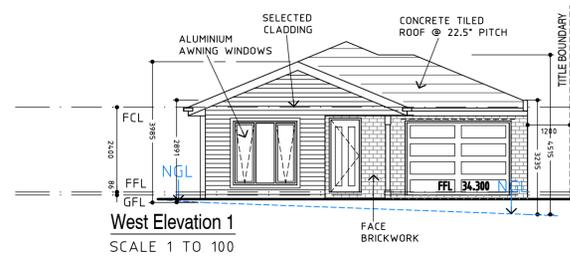
JOB No:
4270TP
 SHEET NO.
TP 06



UNIT 4

AREA ANALYSIS

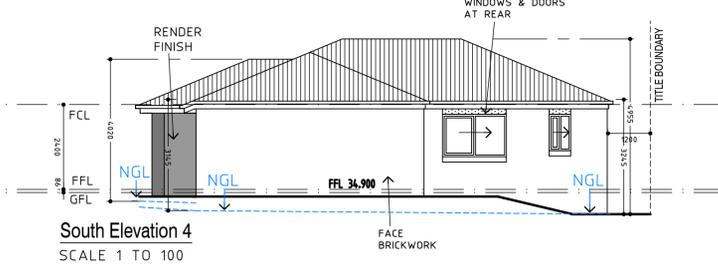
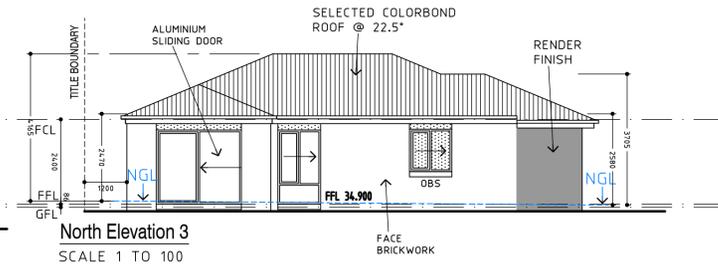
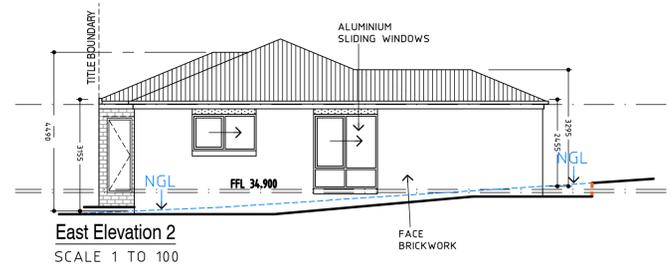
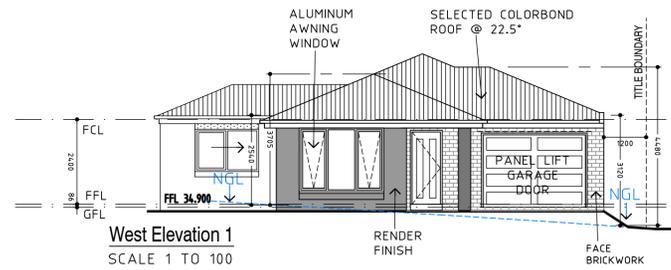
RESIDENCE	82.62m ²	- 8.89sq
GARAGE	23.46m ²	- 2.53sq
PORCH	2.05m ²	- 0.21sq
TOTAL AREA	108.13m²	- 11.63sq



UNIT 5

AREA ANALYSIS

RESIDENCE	97.49m ²	- 10.49sq
GARAGE	23.46m ²	- 2.52sq
PORCH	2.45m ²	- 0.27sq
TOTAL AREA	123.40m²	- 13.28sq



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	FLOOR PLANS - UNITS 4+5
---------------	-------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

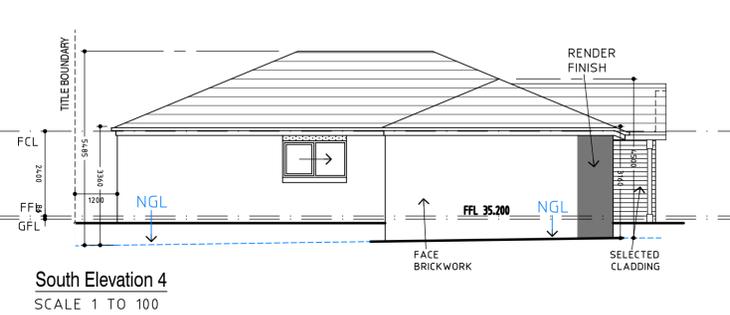
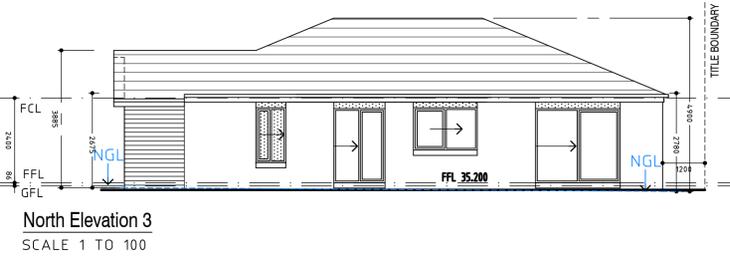
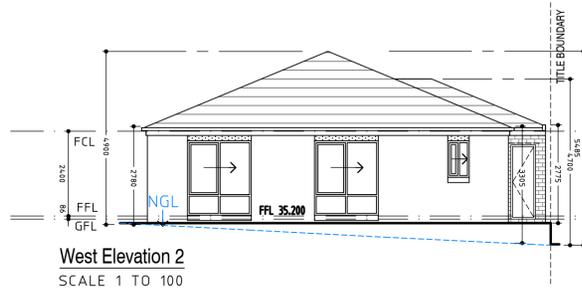
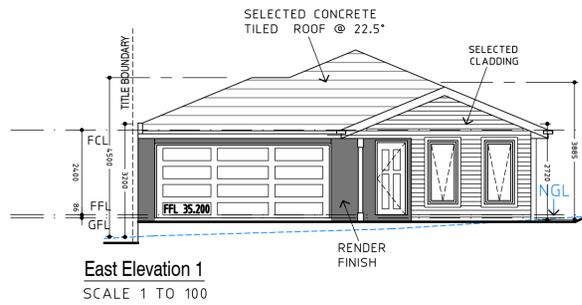
DATE:	MARCH 2024
SCALE:	1 : 100
REV:	- B

JOB No:	4270TP
SHEET No:	TP 07



UNIT 6

AREA ANALYSIS	
RESIDENCE	118.58m ² - 12.76sq
GARAGE	35.93m ² - 3.87sq
PORCH	1.79m ² - 0.19sq
TOTAL AREA	156.30m² - 16.82sq



Cardinia

ADVERTISED MATERIAL

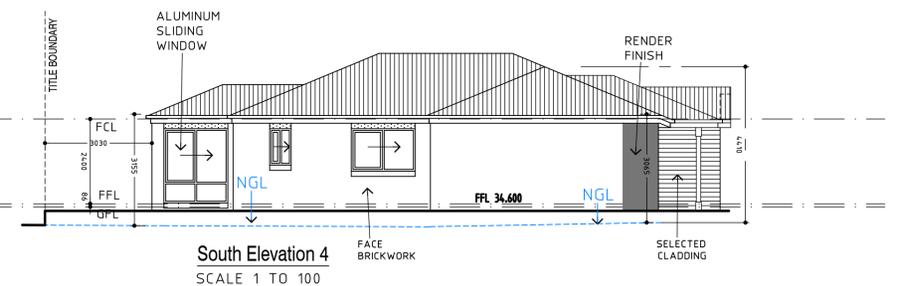
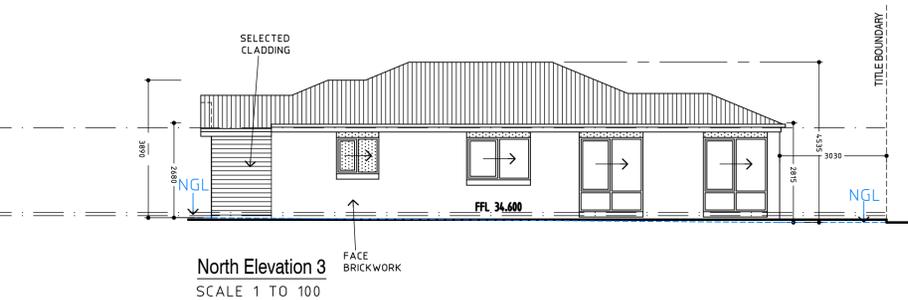
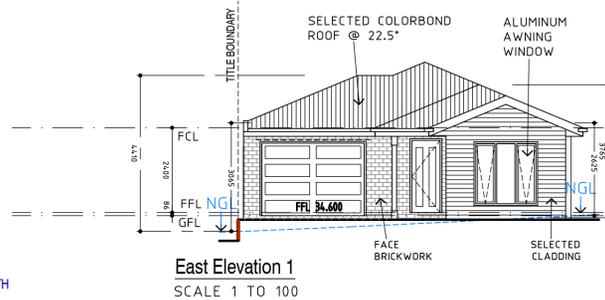
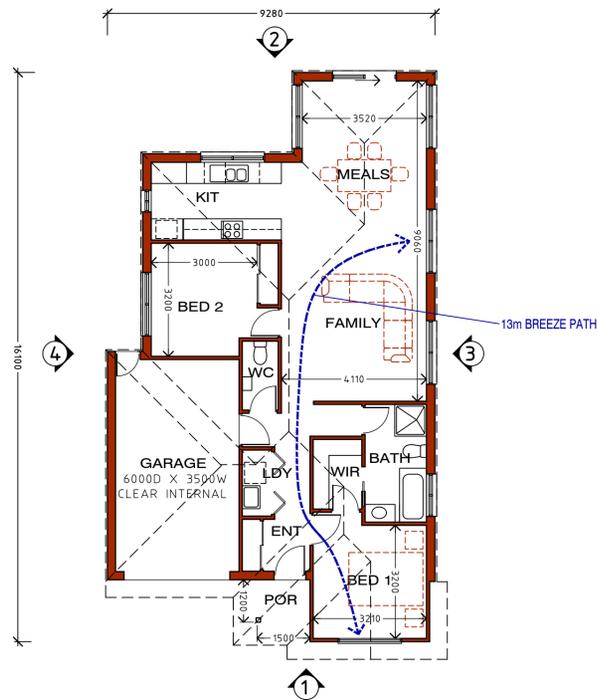
Planning Application: T250187

Date Prepared: 23 February 2026

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.

UNIT 7

AREA ANALYSIS	
RESIDENCE	97.90m ² - 10.54sq
GARAGE	23.46m ² - 2.52sq
PORCH	1.83m ² - 0.20sq
TOTAL AREA	123.19m² - 13.26sq



PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	FLOOR PLANS - UNITS 6+7
---------------	-------------------------

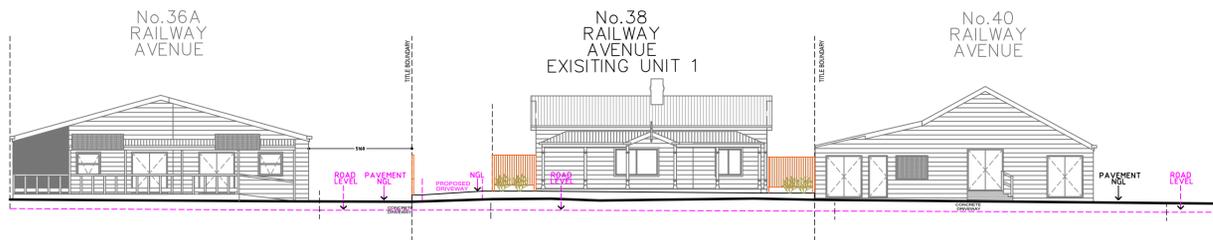
These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 35 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	1 : 100
REV:	- B

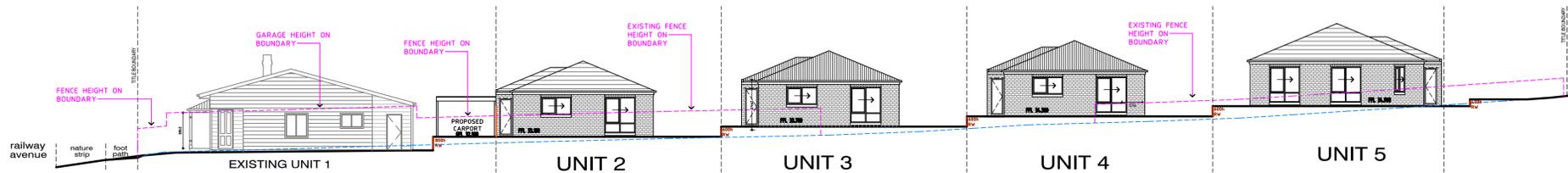
JOB No:	4270TP
SHEET NO.	TP 08



south site ELEVATION TO RAILWAY AVENUE
SCALE 1 TO 100



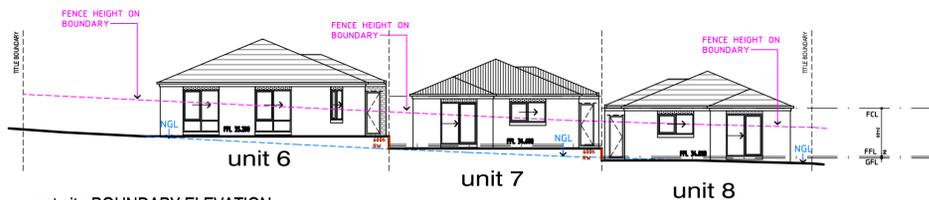
west site Elevation
SCALE 1 TO 100



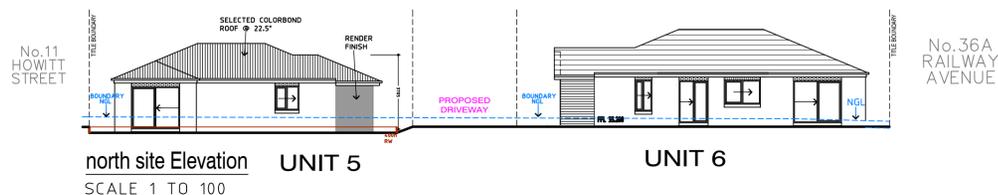
east site BOUNDARY ELEVATION
SCALE 1 TO 100



east site ELEVATION
SCALE 1 TO 100



west site BOUNDARY ELEVATION
SCALE 1 TO 100



north site Elevation
SCALE 1 TO 100



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	SITE ELEVATIONS
---------------	-----------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 35 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	NTS
REV:	- B

JOB No:	4270TP
SHEET NO.	TP 10



ROOFTOP SOLAR AREAS

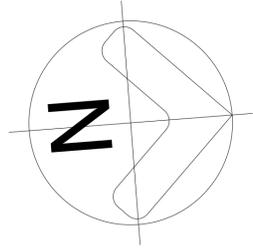
UNIT NUMBER	NORTH FACING ROOF AREAS	EAST FACING ROOF AREAS	WEST FACING ROOF AREAS
2	40m ²	21m ²	14m ²
3	35m ²	21m ²	24m ²
4	39m ²	21m ²	14m ²
5	36m ²	27m ²	30m ²
6	54m ²	26m ²	30m ²
7	45m ²	20m ²	21m ²
8	43m ²	25m ²	20m ²

Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



PROJECT: PROPOSED UNIT DEVELOPMENT
 CLIENT: PREMIER BUILDERS GROUP
 ADDRESS: NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE: ROOF PLAN

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 25 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

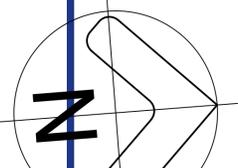
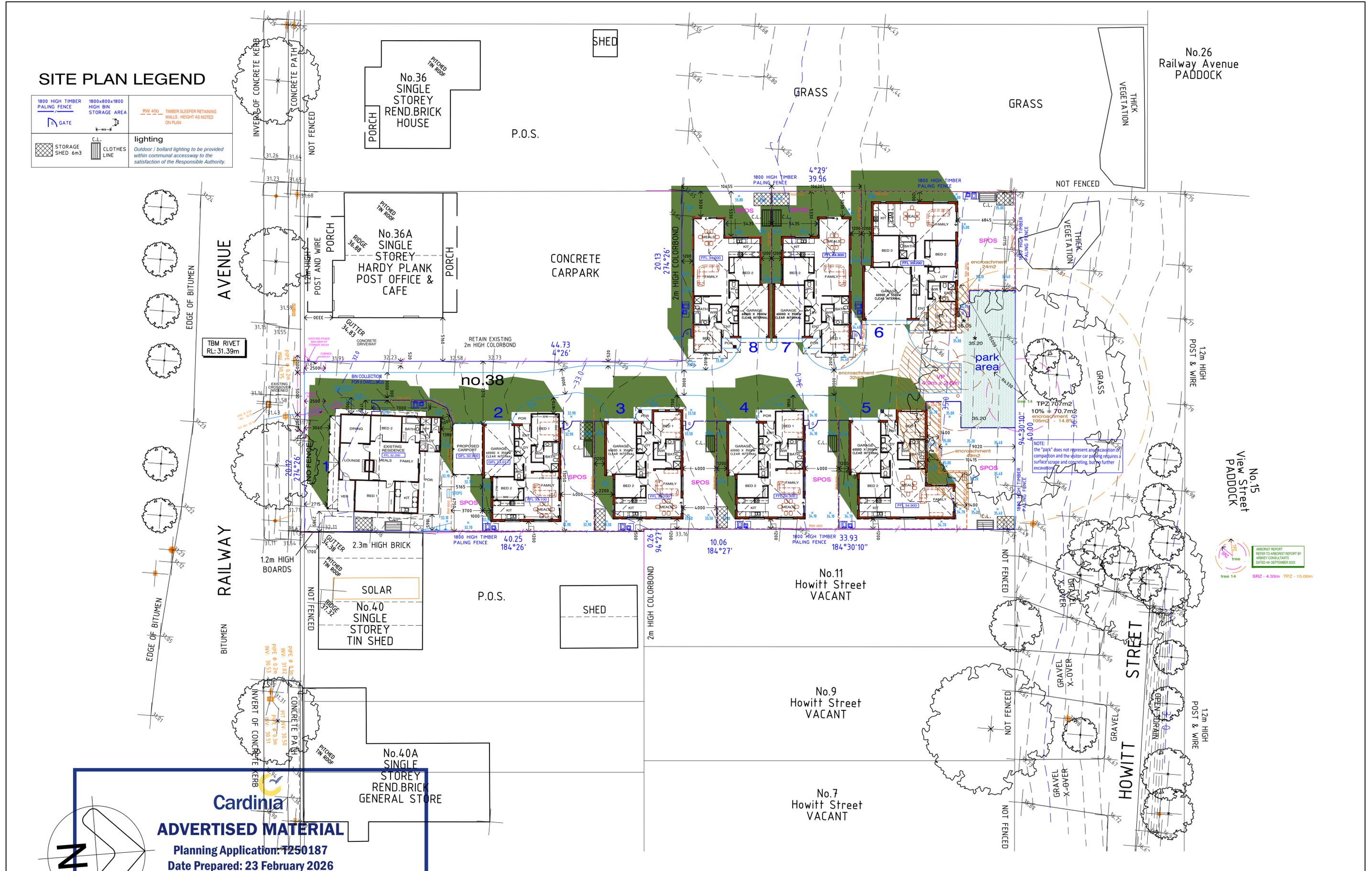
REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE: MARCH 2024
 SCALE: 1 : 200
 REV: - B

JOB No: 4270TP
 SHEET NO: TP 10a

SITE PLAN LEGEND

	1800x800x1800 HIGH BIN STORAGE AREA		RW 400 TIMBER SLEEPER RETAINING WALLS, HEIGHT AS NOTED ON PLAN
			lighting Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.
	STORAGE SHED 6m ³		CLOTHES LINE



Cardinia
ADVERTISED MATERIAL
 Planning Application: **T250187**
 Date Prepared: **23 February 2026**

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	SHADOWS 9am - SEPT 22nd
---------------	-------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 25 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

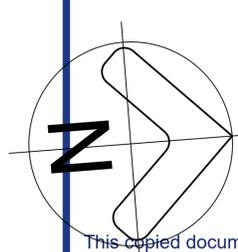
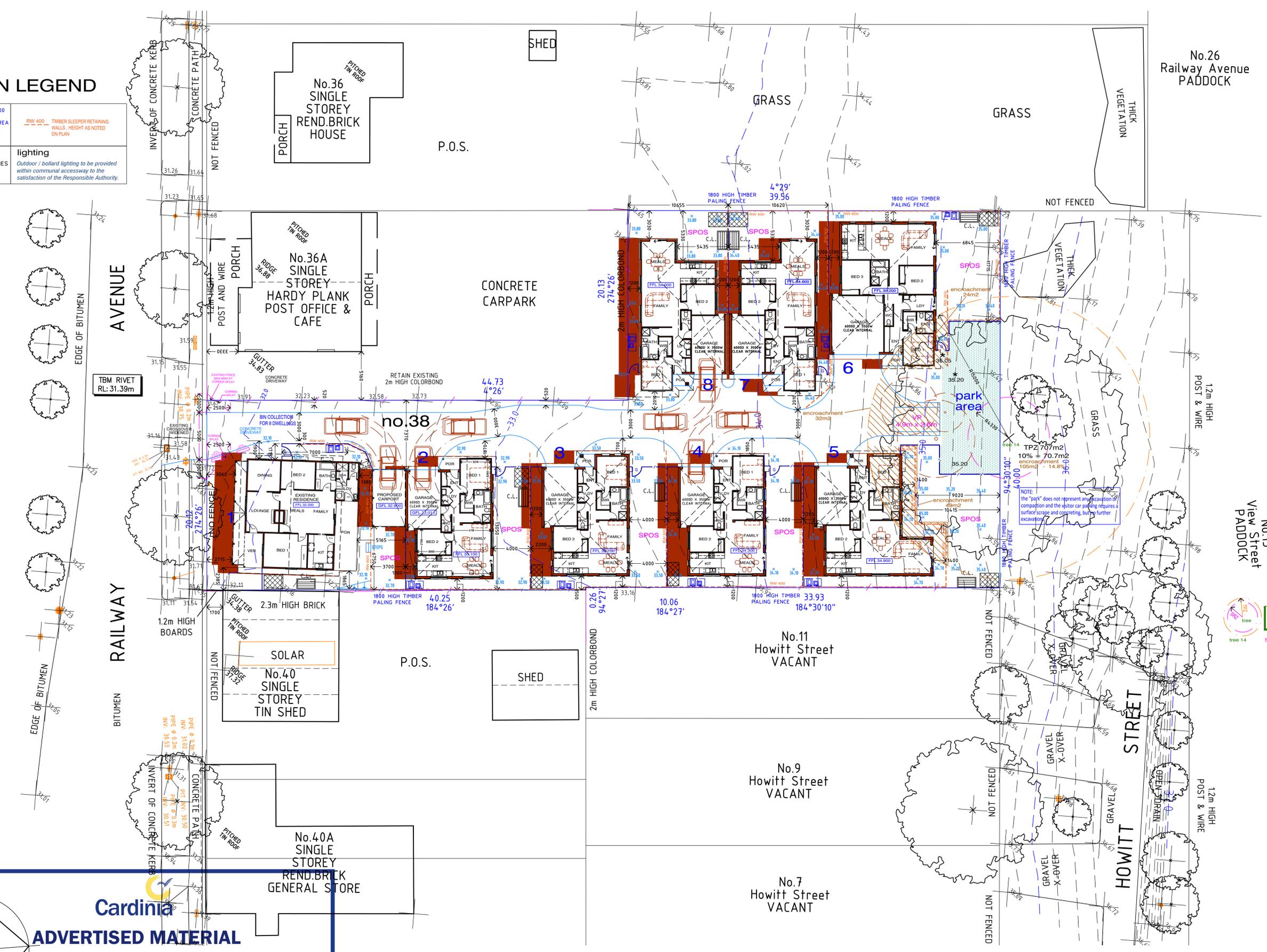
DATE: MARCH 2024
 SCALE: 1 : 200
 REV: - B

JOB No:
4270TP
 SHEET NO.
TP 11

ARBORIST REPORT REFER TO ARBORIST REPORT BY ANBEY CONSULTANTS DATED 18 SEPTEMBER 2022
 tree 14 SRZ - 4.33m TPZ - 15.00m

SITE PLAN LEGEND

	1800x800x1800 HIGH BIN STORAGE AREA		RW 400 TIMBER SLEEPER RETAINING WALLS, HEIGHT AS NOTED ON PLAN
			lighting Outdoor / bollard lighting to be provided within communal accessway to the satisfaction of the Responsible Authority.
	STORAGE SHED 6m3		CLOTHES LINE



Cardinia
ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	SHADOWS 12pm - SEPT 22nd
---------------	--------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
Shop 4, 25 Woods Street
Beaconsfield
Vic 3807
• ABN: 83 711 332 500
• phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	1 : 200
REV:	- B

JOB No:	4270TP
SHEET No:	TP 12

tree 14
ARBORET REPORT REFER TO ARBORET REPORT BY ANBEY CONSULTANTS DATED 18 SEPTEMBER 2022
SRZ - 4.33m TPZ - 15.00m

SITE PLAN LEGEND

	1800x800x1800 HIGH BIN STORAGE AREA		RW 400 TIMBER SLEEPER RETAINING WALLS, HEIGHT AS NOTED ON PLAN
	STORAGE SHED 6m3		CLOTHES LINE
lighting Outdoor / bollard lighting to be provided within communal accessibility to the satisfaction of the Responsible Authority.			



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

PROJECT	PROPOSED UNIT DEVELOPMENT
CLIENT	PREMIER BUILDERS GROUP
ADDRESS	NO.38 RAILWAY AVENUE TYNONG

DRAWING TITLE	SHADOWS 3pm - SEPT 22nd
---------------	-------------------------

These plans have been prepared by Ronnie Whitton Design for the exclusive use by its client, on the allotment nominated in the title block. These plans form part of a town planning application and are not to be used for purposes of construction. Written dimensions shall take precedence over any scale. Do not scale from plan.

Ronnie Whitton Design
 Shop 4, 25 Woods Street
 Beaconsfield
 Vic 3807
 • ABN: 83 711 332 500
 • phone: 0414 730 997

REVISION	DATE	DESCRIPTION
A	19/03/24	FIRST ISSUE
B	13/08/25	RESPONSE TO COUNCIL RFI

DATE:	MARCH 2024
SCALE:	1 : 200
REV:	- B

JOB No:	4270TP
SHEET NO.	TP 13

ARBORET REPORT REFER TO ARBORET REPORT BY ANNEVEY CONSULTANTS DATED 09 SEPTEMBER 2022
 tree 14 SRZ - 4.33m TPZ - 15.00m

No.26
Railway Avenue
PADDOCK



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

NOTE - A COMBINATION OF INDIGENOUS, NATIVE & DECIDUOUS PLANTS HAVE BEEN SELECTED. THE DECIDUOUS TREES HAVE BEEN INCLUDED TO ALLOW NORTHERN LIGHT INTO LIVING AREAS OF DWELLINGS

NOTE - AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED TO WATER ALL GARDEN BEDS. THIS CAN BE CONNECTED TO RAIN TANKS IF THEY INSTALLED ON SITE

DEEP SOIL AREA

DEEP SOIL AREAS OF AT LEAST
 12sqm with a minimum dimension of 2.5m
 16sqm with a minimum dimension of 3.0m
 25sqm with a minimum dimension of 3.5m
 36sqm with a minimum dimension of 4.0m

PROPOSED CANOPY COVERAGE CALCULATION
 20% of Site Area (2489sqm) = 498sqm

20x TYPE A TREES PROPOSED (12.6sqm Deep Soil)

Quantity	Canopy Cover Per Tree	Canopy Outside Boundary
2x	11.2sqm	1.6sqm per tree
1x	11.2sqm	1.4sqm per tree
2x	11.2sqm	1.3sqm per tree
1x	11.8sqm	1.0sqm per tree
1x	12.6sqm	0.6sqm per tree
13x	12.6sqm	0.6sqm
TOTAL CANOPY COVER 12.6sqm DS = 243.2sqm		

7x TYPE A TREES PROPOSED (16sqm Deep Soil)

1x	18.9sqm	0.8sqm per tree
6x	18.7sqm	0.8sqm
TOTAL CANOPY COVER 16sqm DS = 117.1sqm		

3x TYPE A TREES PROPOSED (25sqm Deep Soil)

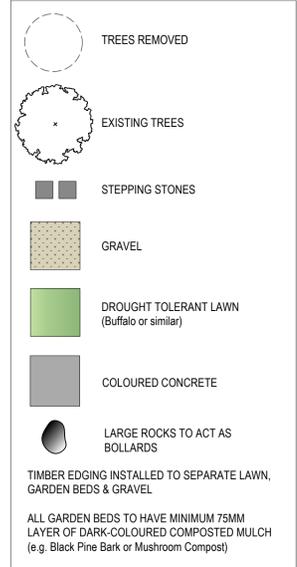
3x	28.3sqm	0.6sqm
TOTAL CANOPY COVER 26sqm DS = 84.9sqm		

1x TYPE A TREES PROPOSED (36sqm Deep Soil)

1x	38.9sqm	0.9sqm
TOTAL CANOPY COVER 36sqm DS = 38.9sqm		

TOTAL CANOPY COVER ACROSS SITE = 503.7sqm.

SQM AREA OF CANOPY OUTSIDE OF TITLE BOUNDARY THAT IS NOT INCLUDED IN THE SQM CANOPY CALCULATION OF THE SITE



PLANTING SCHEDULE

ID	Qty	Common Name	Botanical Name	Height @ Maturity (m)	Width @ Maturity (m)	Pot Size Install (cm)
Trees						
Ad	4	Silver Wattle	Acacia dealbata (TYPE A, 16sqm Deep Soil)	9.0m	5.0m	30
Al	9	Lightwood	Acacia implexa (TYPE A, 12sqm Deep Soil)	8.0m	4.0m	30
ACS	5	Maple	Acer 'Crimson Sentry' (TYPE A, 12sqm Deep Soil)	6.0m	4.0m	40
AINS	1	Norwegian Sunset Maple	Acer truncatum x 'Norwegian Sunset' (TYPE A, 36sqm Deep Soil)	10.0m	7.0m	40
AlI	4	Black Sheoak	Allocasuarina littoralis (TYPE A, 12sqm Deep Soil)	8.0m	4.0m	30
GRRL	3	Red Golden Locust	Gleditsia tricanthos 'Ruby Lace' (TYPE A, 25sqm Deep Soil)	8.0m	6.0m	40
PCN	3	Ornamental Pear	Pyrus calleryana 'Chanticleer' (TYPE A, 16sqm Deep Soil)	8.0m	5.0m	40
TLU	2	Water Gum	Tristanopsis laurina 'Luscious' (TYPE A, 12sqm Deep Soil)	6.0m	4.0m	40
Shrubs & Groundcovers						
Bm	36	Cut Leaf Daisy	Brachyscome multifida	0.2m	0.5m	14
Bs	6	Sweet Bursaria	Bursaria spinosa	3.0m	1.5m	20
Ca	3	White Correa	Correa alba	1.5m	1.0m	14
CDB	64	Dusky Bells	Correa 'Dusky Bell'	0.6m	0.7m	14
Cr	35	Common Correa	Correa reflexa	1.2m	1.0m	14
Ei	21	Common Heath	Epacris impressa	0.5m	0.6m	14
Hsc	18	Button Everlasting	Helichrysum scoparioides	0.2m	0.5m	Tube stock
SBB	32	Lilypilly	Syzygium 'Backyard Bliss'	3.0m	1.0m	20
Vh	24	Native Violet	Viola hederacea	0.2m	0.6m	Tube stock
Grasses						
DI	87	Pale Flax Lily	Dianella longifolia	0.6m	0.6m	10

LANDSCAPE CONSTRUCTION SPECIFICATIONS

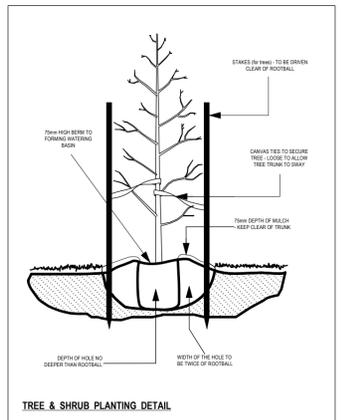
SUBGRADE PREPARATION:
 Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions. Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION:
 Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). Its PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING:
 Timber edging is to be installed to separate all lawn, planting areas and lilydote topping / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING:
 Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in. Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth. A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately. A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION:
 An automatic drip irrigation system is to be installed to water all planting areas.



ARBORIST REPORT
 REFER TO ARBORIST REPORT BY ARKLEY CONSULTANTS DATED 4th SEPTEMBER 2023

tree 14	SRZ - 4.33m	TPZ - 15.00m
tree 26	SRZ - 1.94m	TPZ - 2.76m
tree 27	SRZ - 2.25m	TPZ - 4.32m
tree 31	SRZ - 2.37m	TPZ - 4.20m

Outdoor / bollard lighting to be provided within communal accessway to the satisfaction of the Responsible Authority.

RW 400 TIMBER SLEEPER
 RETAINING WALLS, HEIGHT AS NOTED ON PLAN

1800 HIGH TIMBER PALING FENCE

Zenith Concepts Pty Ltd
 Landscape Design
 171 Abbott Street Sandringham VIC 3191
 W: www.zenithconcepts.com T: 03 9598 2129 E: landscapes@zenithconcepts.com

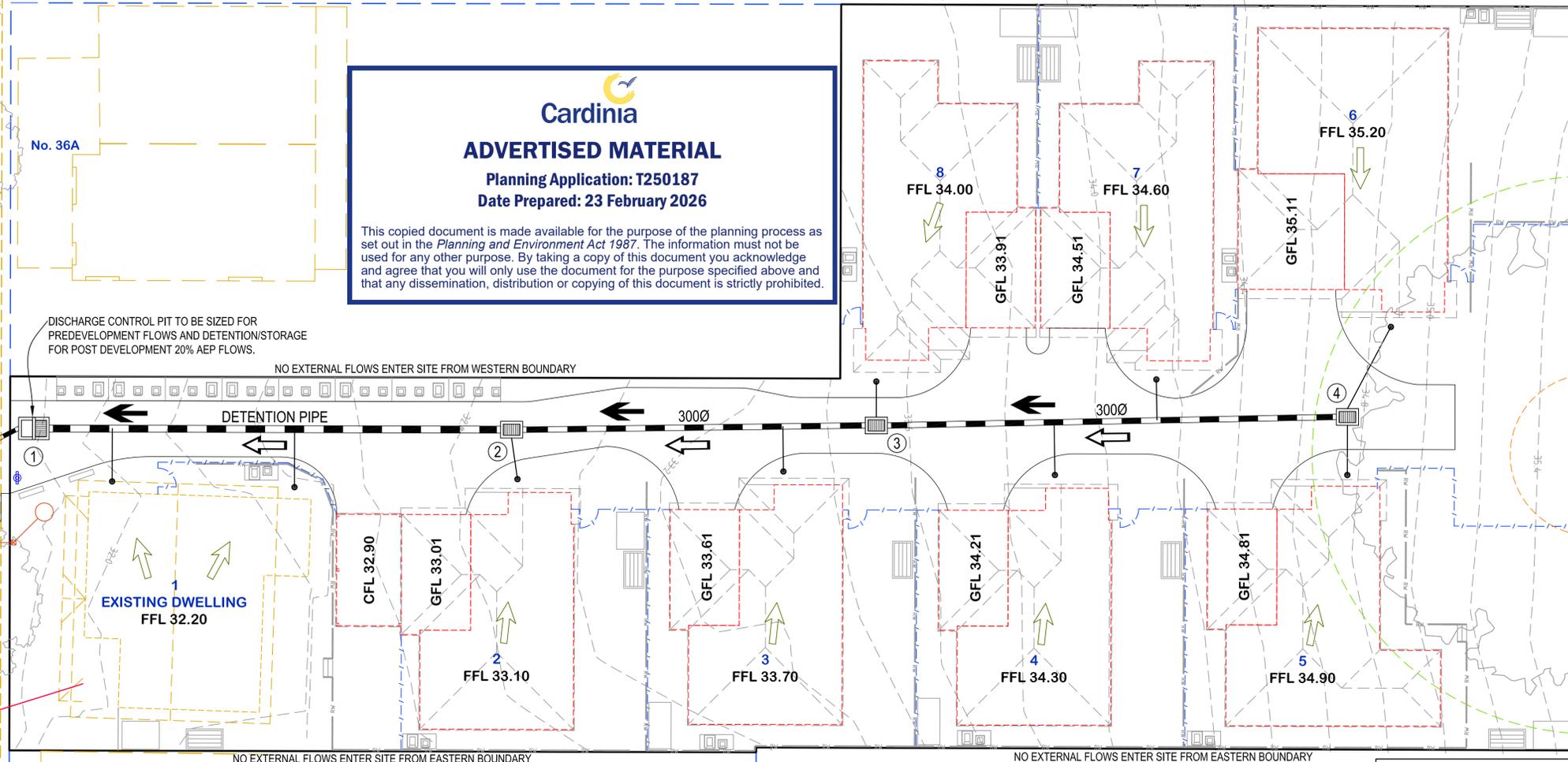
ADDRESS	REVISION	DATE
38 Railway Avenue, Tynong		28/11/2025
PROJECT: Proposed Development	SCALE @ A1	1:200
CLIENT: Premier Builders Group	DRAWN: MM	
	CHKD: MM	

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Work. Do not scale from drawings.

38 RAILWAY AVENUE, TYNONG PROPOSED STORMWATER MANAGEMENT PLAN

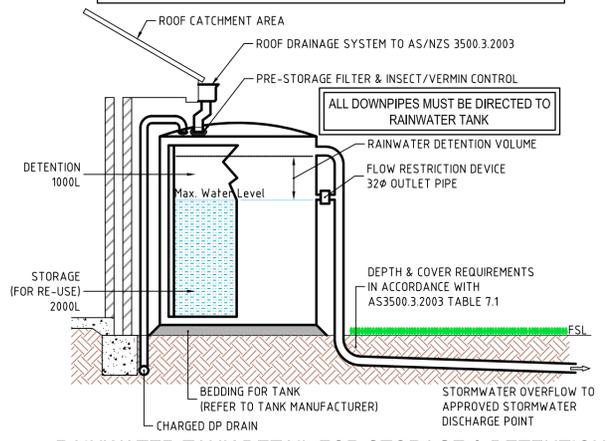
Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.



DISCHARGE CONTROL PIT TO BE SIZED FOR PREDEVELOPMENT FLOWS AND DETENTION/STORAGE FOR POST DEVELOPMENT 20% AEP FLOWS.

WATER QUALITY - BEST PRACTICE
 ANY SHORTFALLS IN MEETING BEST PRACTICE PERFORMANCE OBJECTIVES WILL BE MET VIA A STORMWATER QUALITY OFFSET PAYMENT TO MELBOURNE WATER.



RAINWATER TANK DETAIL FOR STORAGE & DETENTION (DWELLINGS 2, 3, 4, 5, 6, 7 & 8 - 3000L)
 NOT TO SCALE

PROPOSED STORMWATER MANAGEMENT PLAN
 SCALE 1:150H AT A1 SIZE
 1:300H AT A3 SIZE

- LEGEND**
- FFL** FINISHED FLOOR LEVEL (PROPOSED - TBC WITH DETAIL DESIGN)
 - GFL** GARAGE FLOOR LEVEL (PROPOSED - TBC WITH DETAIL DESIGN)
 - CFL** CARPORT FLOOR LEVEL (PROPOSED)
 - EXISTING COUNCIL DRAINAGE
 - PROPOSED PRIVATE DRAINAGE LINE & DETENTION PIPES FOR UPTO THE 20% AEP
 - PROPOSED PROPERTY DRAINAGE CONNECTION
 - PIT NUMBER
 - DRAINAGE FLOWS
 - OVERLAND FLOW PATH
 - DIRECTION TO PROPERTY DRAINAGE CONNECTION
 - DENOTES EXISTING CONTOUR
 - EXISTING SEWER (AUTHORITY)
 - EXISTING WATER (AUTHORITY)
 - EXISTING GAS (AUTHORITY)
 - EXISTING ELECTRICITY - UNDERGROUND (AUTHORITY)
 - EXISTING ELECTRICITY - OVERHEAD (AUTHORITY)
 - EXISTING TELECOMMUNICATIONS (AUTHORITY)
 - TREE PROTECTION ZONE
 - TREE PROTECTION AND STRUCTURAL ROOT ZONE FOR EXISTING TREES TO BE RETAINED. (REFER TO ENDORSED/APPROVED ARBORICULTURAL ASSESSMENT REPORT)
 - STRUCTURAL ROOT ZONE
 - EXISTING TREE

CLIENT:
Duroak Developments Pty Ltd

PROJECT:
**38 RAILWAY AVENUE, TYNONG
 MULTI UNIT RESIDENTIAL DEVELOPMENT
 PROPOSED STORMWATER MANAGEMENT PLAN**

PRELIMINARY

Job Ref & Drawing No. Revision
D310.00 01 A
 Sheet: 01 of 01
 Scale: AS SHOWN @ A1 Municipality: CARDINIA Melway Ref. -

URBAN CIVIL
 PROJECT & CIVIL ENGINEERS

Kemal Erciyas
 BLA Reg: PE0000380
 M: 0418 142 436
 Email: kemal@urbancivil.net
 6 Avonwood Road,
 Narre Warren North Vic 3804

REF	REVISION	DESIGN	CHECKED	APPROVED	DATE
A	PRELIMINARY ISSUE	KE	KE		03/12/25

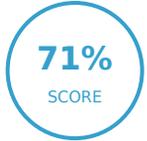


 **ADVERTISED MATERIAL**
Planning Application: T250187
Date Prepared: 23 February 2025

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. Its 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 documents for the purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

38 Railway Avenue, Tynong

The proposed stormwater treatments **does not comply** with the relevant stormwater objectives or deemed to comply for management of stormwater flows on-site.



Project details

Name	38 Railway Avenue, Tynong
Street address	38 Railway Ave, Tynong VIC 3813, Australia
Municipality	Cardinia
Site area	2480 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	30%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	42%	>80%
Total phosphorus (%)	38%	>45%
Total nitrogen (%)	32%	>45%
Total gross pollutants (%)	56%	>70%

Water treatment

Catchments

- Catchment 1 - Units & Garages** Roof, 852m²
- Catchment 2 - Existing Dwelling** Roof, 172m²

Catchment 3 - Driveway & Paving Paved, 469m²

Catchment 4 - Landscape & Lawn

Pervious (garden and lawn), 987m²

Treatments

Rainwater Tank - Units 2 to 8

Rainwater tank retention volume in kilolitres: 14

Buildings & dwellings

Units 2 to 8 Residential Detached house, 15 bedroom(s)

Connections

Configuration 1

Catchment 1 - Units & Garages Roof, 852m²

Rainwater Tank - Units 2 to 8

Rainwater tank retention volume in kilolitres: 14,

Units 2 to 8 Residential Detached house, 15 bedroom(s)



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.

FRACTION IMPERVIOUS CALCULATIONS

Input in the cells only


ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026
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.



Urban Civil Pty Ltd

PROJECT NAME: 38 Railway Avenue, Tynong

PROJECT No.: 310.00

DATE: 3/12/25

DESIGNER: K.E

Revision No.:

Total Lot Size

FRACTION IMPERVIOUS - Pre-Development			
	Area (m ²)	Coefficient	Ae (m ²)
Existing Dwelling & Porch	<input type="text" value="160"/>	<input type="text" value="0.95"/>	<input type="text" value="152"/>
Existing Carports/Garage/Sheds	<input type="text" value="107"/>	<input type="text" value="0.95"/>	<input type="text" value="102"/>
Existing Paving/Concrete	<input type="text" value="255"/>	<input type="text" value="0.95"/>	<input type="text" value="242"/>
Existing Landscape/Lawn	<input type="text" value="1958"/>	<input type="text" value="0.40"/>	<input type="text" value="783"/>
Total Area	<input type="text" value="2,480m<sup>2</sup>"/>		<input type="text" value="1,279m<sup>2</sup>"/>
Fraction Impervious		<input type="text" value="0.52"/>	

FRACTION IMPERVIOUS - Post Development			
	Area (m ²)	Coefficient	Ae (m ²)
Existing Dwelling & Carport	<input type="text" value="172"/>	<input type="text" value="0.95"/>	<input type="text" value="163"/>
Proposed Dwelling & Garages	<input type="text" value="852"/>	<input type="text" value="0.95"/>	<input type="text" value="810"/>
Proposed Outdoor Paving	<input type="text" value="64"/>	<input type="text" value="0.95"/>	<input type="text" value="61"/>
Proposed Concrete Driveway	<input type="text" value="405"/>	<input type="text" value="0.95"/>	<input type="text" value="385"/>
Proposed Landscape/SPOS	<input type="text" value="987"/>	<input type="text" value="0.40"/>	<input type="text" value="395"/>
Total Area	<input type="text" value="2,480m<sup>2</sup>"/>		<input type="text" value="1,813m<sup>2</sup>"/>
Fraction Impervious		<input type="text" value="0.73"/>	



Urban Civil Pty Ltd

ON SITE STORMWATER DETENTION COMPUTATIONS

Project Name:
 Urban Civil Reference:
 Authority:
 Date:
 Revision No.

38 Railway Avenue, Tynong
310.00

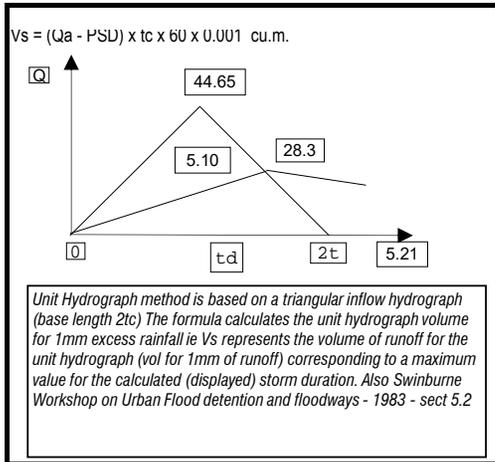
Cardinia Shire Council
 3/12/2025
 1

PERMISSIBLE SITE DISCHARGE CALCULATION

EXISTING SITE	
Location:	CARDINIA
ARI (yrs)	5
Site Area:	2480 m ²
Coefficient of runoff:	0.5 n
Time of Concentration:	5 min.
Rainfall Intensity:	82.23 mm/hr
PSD	28.32 L/s

DEVELOPED SITE	
Location:	CARDINIA
ARI (yrs)	5
Effective Area:	0.1984 ha
Weighted Coeff.:	0.8
Rainfall Intensity:	81.02 mm/hr
PSD	28.32 L/s

ARR87 UNIT HYDROGRAPH METHOD



ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

MAXIMISED SOLUTION	
Critical T _d =	5.21 storm duration
l =	81.02 mm/hr
Q _a =	44.65 L/s peak flow
V_s (max) =	5.10 m³

ORIFICE CALCULATIONS	
$(Q = cA (2gH)^{0.5})$	
Diameter	123 mm
Head	0.73 m

REQUIRED STORAGE VOLUME = 5.10 m³ @ T_c = 5.21 min.

AVAILABLE STORAGE WITHIN PIPES

Pipe Run (From pit to pit)	Pipe Dia. (mm)	Length (m)	Number of	Volume (m ³)
1 - 2	300	24.0	1	1.70
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
0	0	0.0	0	0.00
Sub Total				1.70

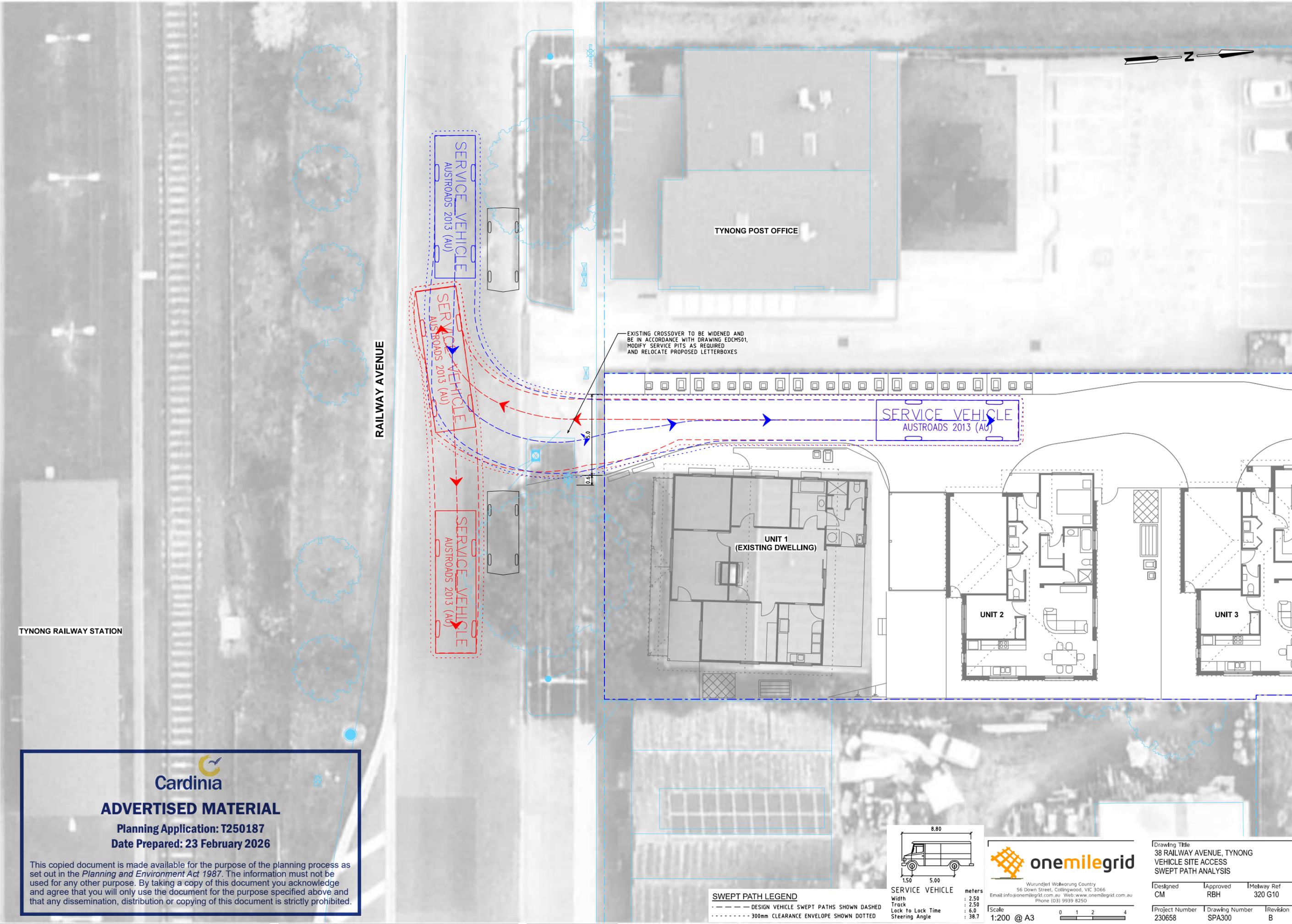
AVAILABLE STORAGE WITHIN PITS

Pit No.	L (m)	W (m)	Design WL (max.)	IL	V (m ³)
1	0.90	0.60	31.60	30.83	0.42
2	0.90	0.60	31.60	30.93	0.36
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
0	0.00	0.00	31.60	0.00	0.00
Sub Total					0.78

AVAILABLE STORAGE (OTHER)

Description	V (m ³)	
RainTater Tanks x 7 - 3000L (min 1000L Storage & 2000L Reuse)	7.00	
	0.00	
	0.00	
Sub Total		7.00

TOTAL STORAGE VOLUME = 9.47 m³



TYNONG RAILWAY STATION

RAILWAY AVENUE

TYNONG POST OFFICE

UNIT 1 (EXISTING DWELLING)

UNIT 2

UNIT 3

SERVICE VEHICLE AUSTRROADS 2013 (AU)

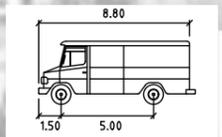
EXISTING CROSSOVER TO BE WIDENED AND BE IN ACCORDANCE WITH DRAWING EDCM501, MODIFY SERVICE PITS AS REQUIRED AND RELOCATE PROPOSED LETTERBOXES

Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



SWEPT PATH LEGEND

--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED

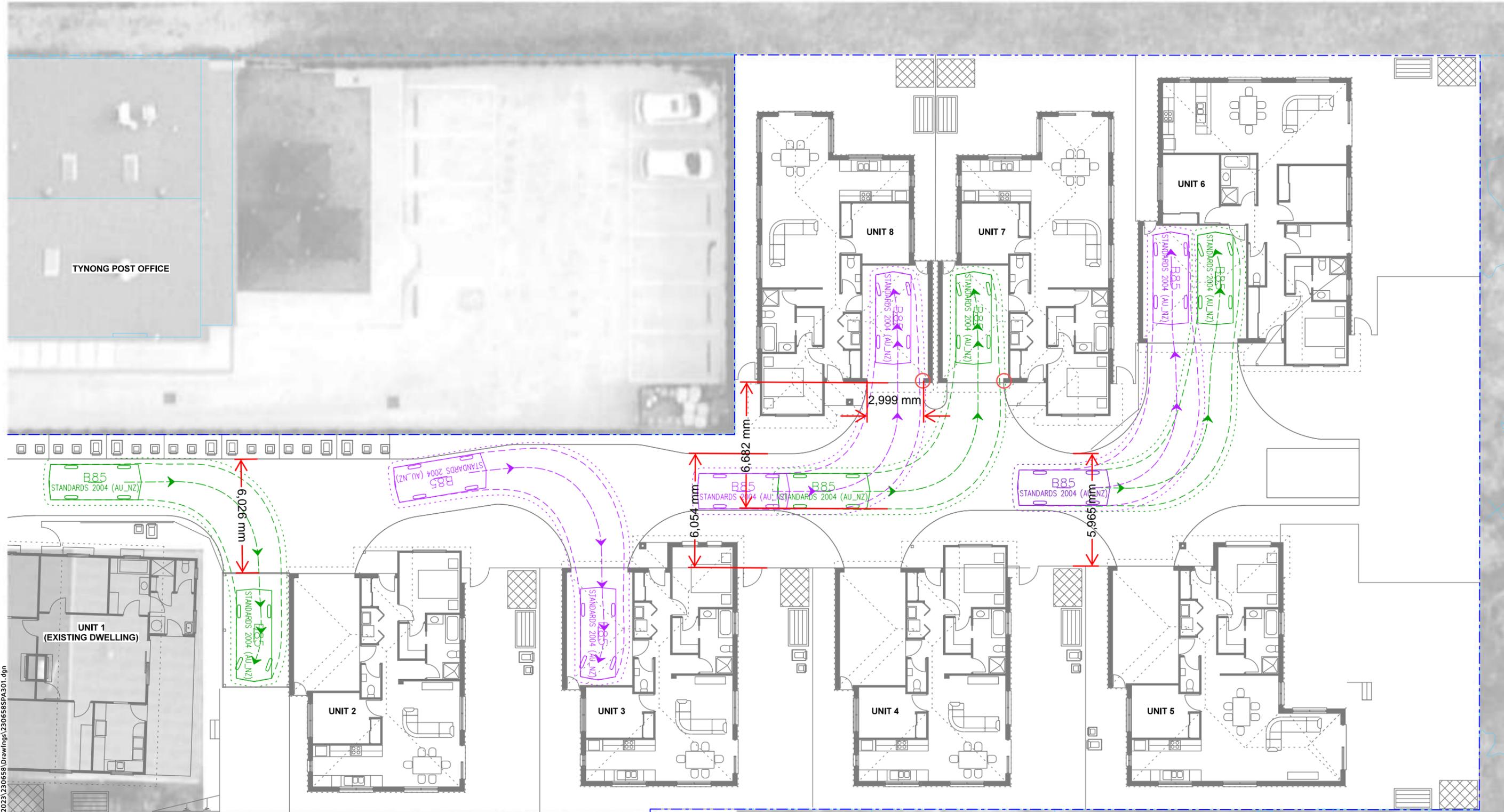
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

onemilegrid

Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250

Scale: 1:200 @ A3

Drawing Title 38 RAILWAY AVENUE, TYNONG VEHICLE SITE ACCESS SWEPT PATH ANALYSIS		
Designed CM	Approved RBH	Melway Ref 320 G10
Project Number 230658	Drawing Number SPA300	Revision B



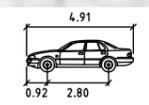
CAD File: N:\Projects\2023\230658\Drawings\230658SPA301.dgn
 Date Plotted: 14-02-2025 1:54:32 PM


ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.



ENTRY MANOEUVRES
 --- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
 - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED



B85 meters
 Width : 1.87
 Track : 1.77
 Lock to Lock Time : 6.0
 Steering Angle : 34.1



Wurundjeri Woiwurrung Country
 56 Down Street, Collingwood, VIC 3066
 Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
 Phone (03) 9939 8250

Scale: 1:200 @ A3

Drawing Title 38 RAILWAY AVENUE, TYNONG VEHICLE SITE ACCESS SWEEP PATH ANALYSIS		
Designed CM	Approved RBH	Melway Ref 320 G10
Project Number 230658	Drawing Number SPA301	Revision B

Copyright: This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.
 onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.
 Aerial Photography: Aerial photography provided by Nearmap



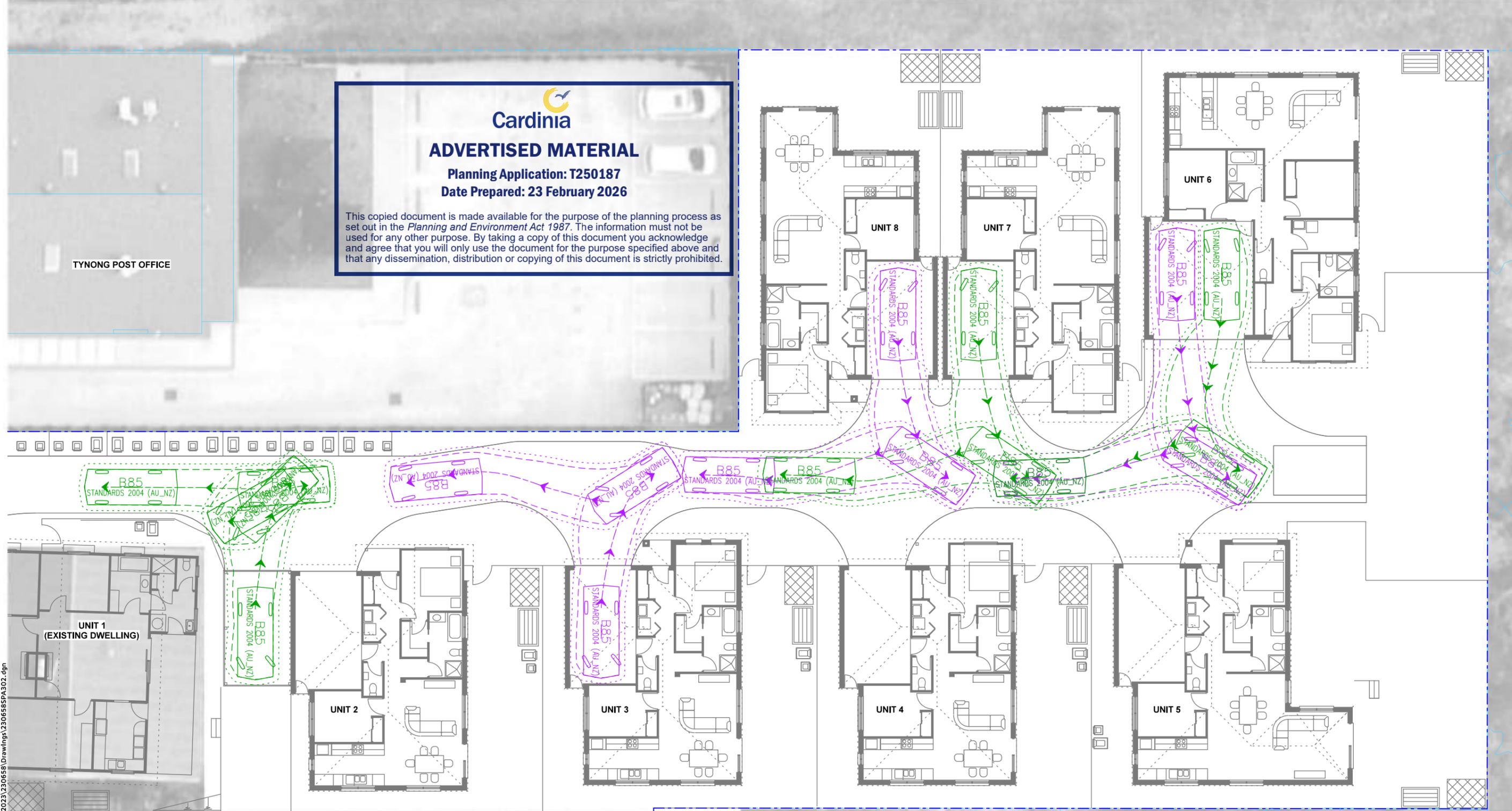
ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

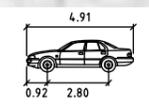
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TYNONG POST OFFICE



CAD File: N:\Projects\2023\230658\Drawings\230658SPA302.dgn

Date Plotted: 14-02-2025 1:54:35 PM



EXIT MANOEUVRES
--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
..... 300mm CLEARANCE ENVELOPE SHOWN DOTTED

B85
Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1



Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250

Scale: 1:200 @ A3

Drawing Title
38 RAILWAY AVENUE, TYNONG
VEHICLE SITE ACCESS
SWEEP PATH ANALYSIS

Designed CM	Approved RBH	Melway Ref 320 G10
Project Number 230658	Drawing Number SPA302	Revision B

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

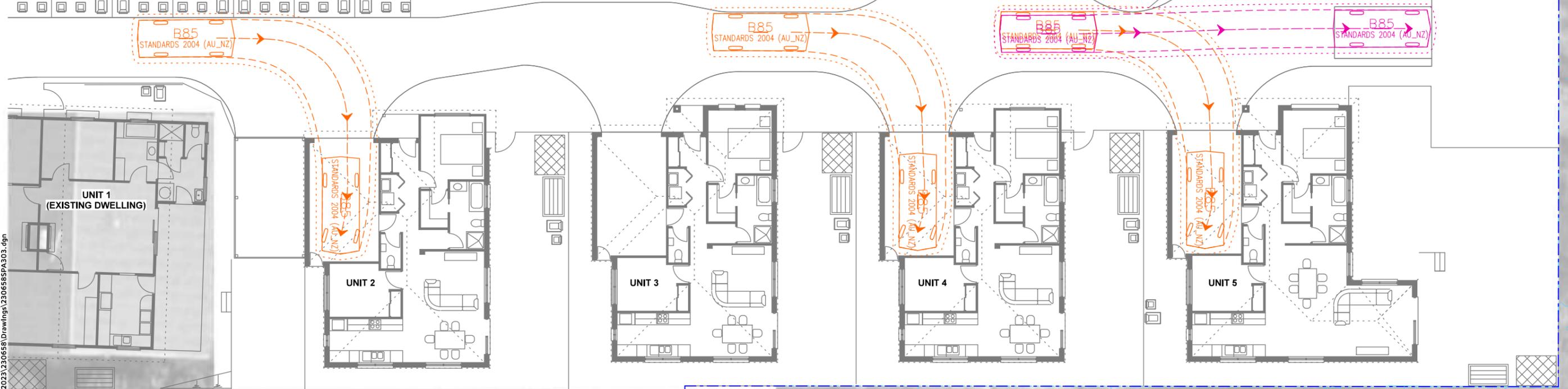
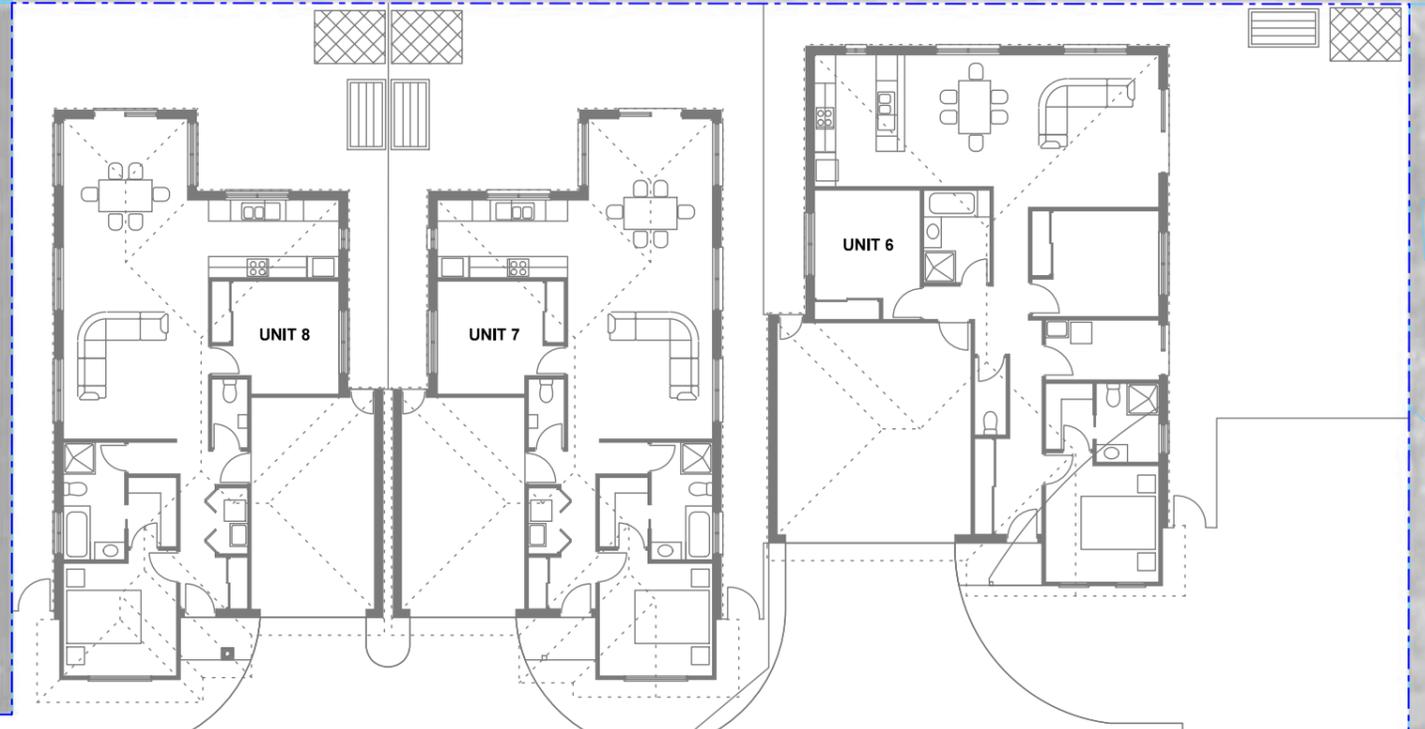
Aerial Photography
Aerial photography provided by Nearmap

Cardinia
ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

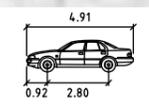
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TYNONG POST OFFICE



CAD File: N:\Projects\2023\230658\Drawings\230658SPA303.dgn

Date Plotted: 14-02-2025 1:54:37 PM



ENTRY MANOEUVRES
 --- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
 300mm CLEARANCE ENVELOPE SHOWN DOTTED

B85 meters
 Width : 1.87
 Track : 1.77
 Lock to Lock Time : 6.0
 Steering Angle : 34.1



Scale: 1:200 @ A3
 0 1 2 4

Drawing Title
38 RAILWAY AVENUE, TYNONG
VEHICLE SITE ACCESS
SWEEP PATH ANALYSIS

Designed CM	Approved RBH	Melway Ref 320 G10
Project Number 230658	Drawing Number SPA303	Revision B

Copyright
 This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
 Aerial photography provided by Nearmap



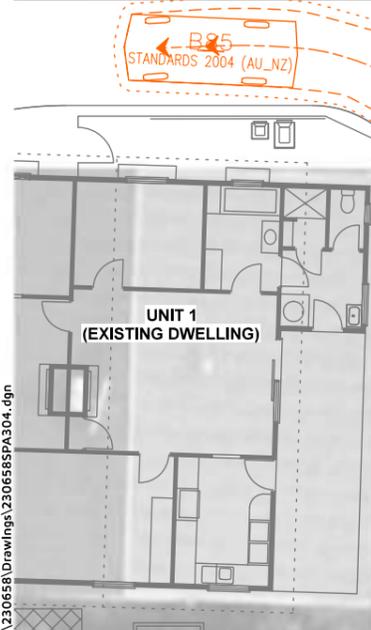
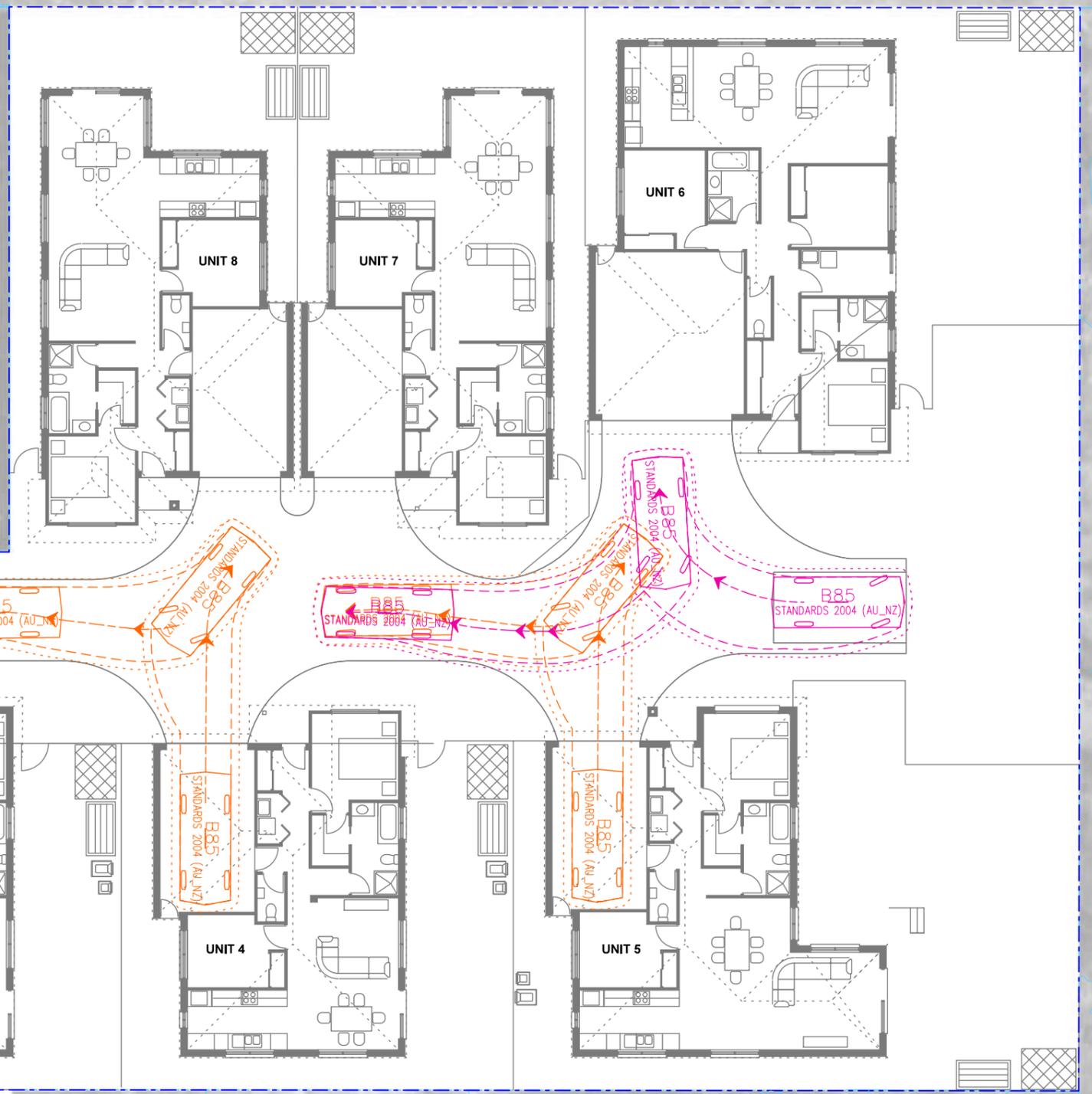
ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

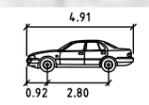
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

TYNONG POST OFFICE



CAD File: N:\Projects\2023\230658\Drawings\230658SPA304.dgn

Date Plotted: 14-02-2025 1:54:39 PM



EXIT MANOEUVRES
--- DESIGN VEHICLE SWEEP PATHS SHOWN DASHED
- - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

B85 meters
Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1



Wurundjeri Woiwurrung Country
56 Down Street, Collingwood, VIC 3066
Email: info@onemilegrid.com.au Web: www.onemilegrid.com.au
Phone (03) 9939 8250

Scale: 1:200 @ A3

Drawing Title
38 RAILWAY AVENUE, TYNONG
VEHICLE SITE ACCESS
SWEEP PATH ANALYSIS

Designed CM	Approved RBH	Melway Ref 320 G10
----------------	-----------------	-----------------------

Project Number 230658	Drawing Number SPA304	Revision B
--------------------------	--------------------------	---------------

Copyright
This document may only be used for its commissioned purpose. No part of this document may be reproduced, modified or transmitted without the written authority of onemilegrid. Unauthorised use of this document in any form is prohibited.

onemilegrid operates from Wurundjeri Woiwurrung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

Aerial Photography
Aerial photography provided by Nearmap

15 December 2025

Duroak Developments Pty Ltd

c/- Human Habitats

Via email: karl@humanhabitats.com.au

Attention [REDACTED]

38 Railway Avenue, Tynong

Response to Request for Further Information

Dear [REDACTED]

onemilegrid has previously prepared a Waste Management Plan and swept paths for the proposed residential development at 38 Railway Avenue, Tynong. Council has subsequently requested additional information and clarification, in relation to:

1. The need for a Council waste collection vehicle to reverse to or from the site; and
2. The need for the garage structures to encroach into the 300mm clearance envelope of entering or exiting vehicles.

onemilegrid has reviewed the above items, and provides the following information in response.

Reversing Council Waste Collection Vehicle

The current proposal involves the presentation of bins along the western side of the access driveway, with the Council waste collection vehicle entering the site in a forward direction to collect the bins, and then reversing a short distance along the accessway to exit the site to Railway Avenue. This was discussed with Council's waste management team, with the following option presented by Council (via email from Kelly Sgarbossa on 31 October 2024):

1. Widening the driveway to allow for an 8.8 metre service vehicle to drive-in / reverse-out of the driveway for waste collection. This would require the following conditions to be met:
 - An inspection by our waste contract manager and collection contractor to ensure this is a suitable option for this location.
 - A section 173 agreement (indemnity waiver) would need to be signed for communal areas / driveway.
 - All residents would need to present their bins along one side of the driveway for a single-sided collection (to be determined by the waste contract manager).

As a consequence of the above advice, the proposed development was amended (as per the current proposal) to accommodate the required bin collection area, and driveway width to facilitate the movement of an 8.8 m service vehicle driving in and reversing out of the access point, as per the attached swept path.

Given the number of dwellings, and narrow site frontage (which is also limited by an existing street tree and power pole), it is not possible to provide kerbside collection.



We therefore consider the currently proposed option to be appropriate, and has been supported by Council's Waste Management team. Should Council's waste contract manager or collection contractor not support the reversing movement at this location, it is possible (though not preferred) to engage a private waste contractor (though the same reversing movement would be required).

Garage Structure Encroachment

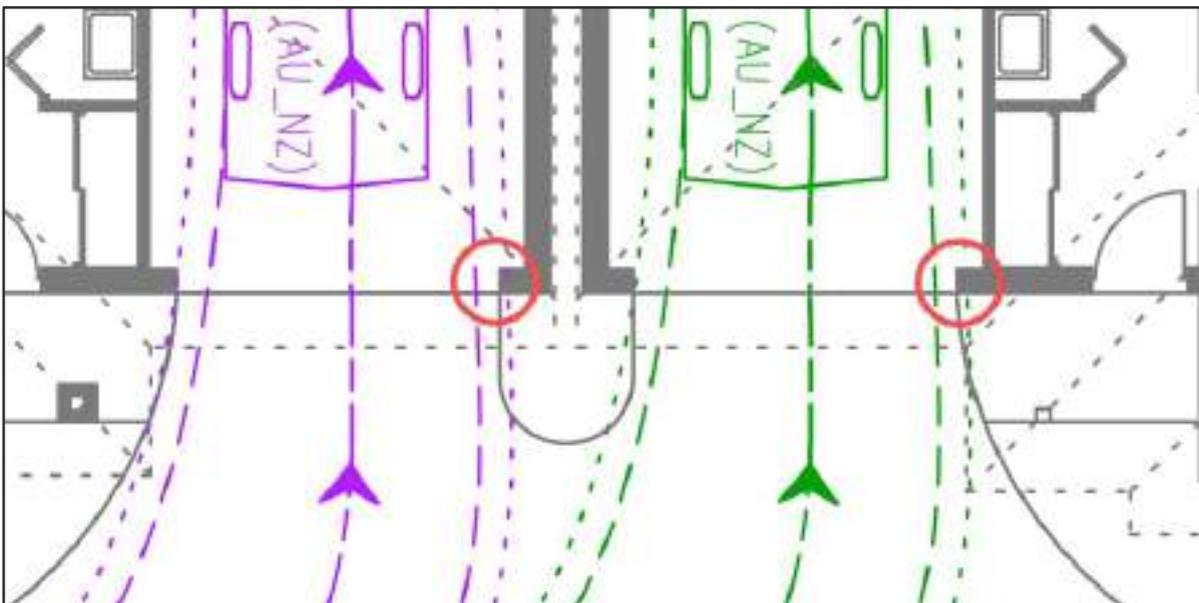
The swept paths provided previously, and attached, include the following lines:

- **Vehicle Body:** A dashed line which represents the outer edges of the body of the vehicle, typically the front corner on the outside of the vehicle movement, and the body on the inside of the turning vehicle;
- **Clearance Envelope:** A dotted outer line, which provides 300 mm clearance to the body of the vehicle, in accordance with Australian/New Zealand Standard for Parking facilities, Part 1: Off-street car parking (AS/NZS 2890.1:2004).

The swept paths demonstrate that the Vehicle Body is clear of all high obstructions, and also generally remains within the paved areas of the site (noting that it is appropriate for the front or rear overhang of a vehicle to overhang into landscaped areas adjacent to the accessway).

The swept paths also demonstrate that the Clearance Envelope remains clear of all high obstructions, other than a small intrusion on entering the garage door for some properties. This small intrusion (less than 150 mm) is localised only to the nibs of the garage door, as demonstrated in Figure 1.

Figure 1 Small Intrusion into 300 mm Clearance Envelope

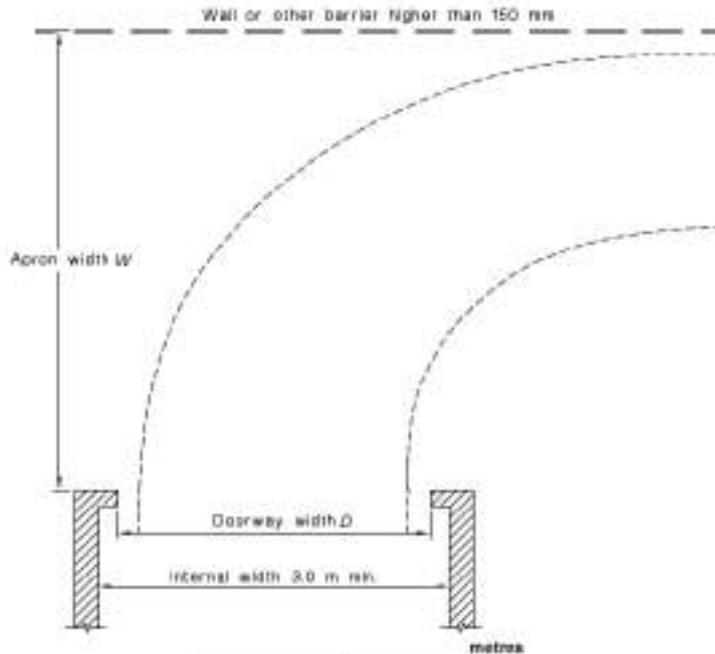


This small intrusion is very common for access to a garage, and given that the garages will be accessed by regular users (i.e. the resident), they will become familiar with the arrangement, and access to the garages should not be compromised.

It should be noted that the standard garage door width for a single garage is 2.4 m wide. When considering the width of the B85 vehicle which is used to prepare swept paths, at 1.87 m wide, and allowing for a 300 mm clearance envelope on each side, the total swept path width for a vehicle driving in a straight line is 2.47 m. It can be shown that it is not possible to drive a standard B85 vehicle (2.47 m including clearance) straight through a standard single garage door (2.4 m) without some encroachment in the clearance envelopes.

In the case of the proposed development, the garage doors have been widened to 3.0 m wide, to allow for improved manoeuvrability, noting the turn required into each door. Based on the requirements of Figure 5.4 of Australian/New Zealand Standard for Parking facilities, Part 1: Off-street car parking (AS/NZS 2890.1:2004), for a doorway width of 3.0 m, and apron width of 5.6 m is required, or down to 5.3 m to a low height obstruction.

Figure 2 Figure 5.4 – AS/NZS 2890.1:2004



Doorway width (D)	Apron width (W) [See Note]
2.4	7.0
2.7	6.3
3.0	5.6

NOTE: Vehicles larger than the BBS vehicle (see Appendix B) may need to make a 3-point turn at the apron width shown. The apron width may be reduced by 0.3 m where the edge opposite the doorway is a kerb 150 mm or less in height with a clearance of at least 0.3 m behind the kerb.

FIGURE 5.4 APRON WIDTHS FOR RIGHT ANGLE ACCESS TO SINGLE VEHICLE GARAGES


ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

In comparison, the proposed development provides no less than a 6.0 m apron width to the edge of the accessway; 0.7 m wider than required by the Australian Standard.

Furthermore, all garages are shown to be accessed in a single forward movement. Should a resident desire, they may decide to reverse into the garage, or make a small correction on entry, which will allow for the full 300 mm clearance envelope (and more) to be maintained.

Considering the above, the small encroachment into the clearance envelope at the garage door is considered to be appropriate, and is typical for residential garage design.

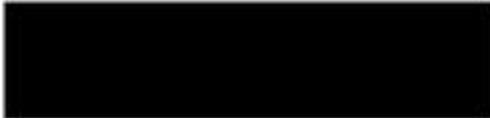
Please do not hesitate to contact the undersigned should you wish to discuss the above.

Yours sincerely



Director - Senior Engineer

onemilegrid



P/R: 

att: Swept Path Diagrams



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Human Habitats
424 / 838 Collins Street
Docklands VIC 3008
www.humanhabitats.com.au
ABN 48 115 201 356
03 9909 2202

16 December 2025

[REDACTED]
Senior Statutory Planner
Cardinia Shire Planning

Dear [REDACTED]

**RESPONSE TO REQUEST FOR FURTHER INFORMATION
APPLICATION: T250187PA
ADDRESS: 38 RAILWAY AVENUE, TYNONG 3813**

1 Introduction

Human Habitats acts on behalf of the permit applicant, in relation to the development of the land for seven (7) dwellings and the subdivision of the land into eight (8) lots at 38 Railway Avenue, Tynong (the subject site).

As outlined in this letter, the enclosed supporting reports and previously submitted material, the proposal constitutes a positive response to the relevant provisions of the Cardinia Planning Scheme.

This additional response to Council's 2nd request for further information in their letter dated 23 September 2025 is supported by the following material:

- Cover Letter (this letter),
- Development Plan Set prepared by RWhitton Design
- Arboricultural Impact Assessment prepared by ArbKey
- Landscape Plan prepared by Zenith Landscapes,
- Traffic Letter prepared by OneMileGrid,
- Arborist Advice prepared by Arbor Survey, and
- Aerial survey plan prepared by Human Habitats.





2 Comments and Information Requested

All of the information requested by Council in their RFI letter dated 23 September 2025 have been addressed in the table below:

#	Further Information Requested	Comment
1.	<p>Town Planning Report</p> <p>Provide an updated Town Planning Report and/or Clause 56 assessment that provides a detailed written response:</p> <ul style="list-style-type: none"> ▪ Further details regarding how the proposed development interfaces with Green Wedge land. ▪ The location and type of significant vegetation in the surrounding area, as specified in Clause 56.01-1 Subdivision site and context description, 56.04-2 – Standard C8 Lot area and building envelopes objective. ▪ Revised response to Clause 56.03-5 – Standard C6 Neighbourhood character objective that details how the proposed subdivision: <ul style="list-style-type: none"> - Protect significant vegetation and site features. ▪ Proposed management arrangements including maintenance standards for the commonly held ‘Park Area’, as specified in Clause 56.04-5 – Standard C11 Common area objectives and Clause 56.05-1 – Standard C12 Integrated urban landscape objectives. ▪ Describe how the site will be managed prior to and during the construction period to manage erosion and sediment, dust, run-off, litter, concrete and other construction wastes, chemical contamination, and vegetation planned for retention as specified in Clause 56.08-1 – Standard C26 Site management objectives. 	<p>The proposal is compliant with the objectives and standards of Clause 55.02 – Neighbourhood Character and is therefore considered to result in an acceptable neighbourhood character outcome. Notwithstanding any other provision of the planning scheme (including Clause 56), in determining applications to which Clause 55 applies, the responsible authority is exempt from and is not required to consider:</p> <ul style="list-style-type: none"> ▪ The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise. ▪ The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise, or ▪ The decision guidelines of Clause 65, unless an applicable decision guideline specifies otherwise. <p>Further to the above, the subject site does not adjoin the Green Wedge Zone (GWZ). The proposal will be appropriately screened from the GWZ by the proposed boundary fencing in addition to the existing vegetation within the Howitt Street Reserve.</p> <p>The management of the site prior to and during the construction period will be addressed through a Construction Management Plan, to be submitted for Council approval in response to an appropriate condition of any permit issued prior to the commencement of works.</p> <p>In relation to the park area, following our meeting with Council on 14 October 2025, we understand that Council agrees to waive the request for ongoing management actions for this portion of the site. Notwithstanding this, bollards have been included within the Landscape Masterplan to prevent illegal parking in this area and to ensure the protection of the Tree Protection Zone of Tree 14.</p>
2.	<p>Site Plans</p> <p>Pursuant to Clause 55 Two or more dwellings on a lot and residential buildings and Clause 56 Residential Subdivisions, provide updated site plans drawn to scale clearly showing the following:</p> <ul style="list-style-type: none"> ▪ Location of all site services and lighting provided to all external accessways and 	<p>The Architectural Plan Set was prepared to clearly demonstrate the information necessary to assess the proposal against the Standards and Objectives of Clause 55 and Clause 56.</p> <p>All services, insofar as reasonable or necessary to assess the proposal, have been incorporated into the site plan on sheet TP02. Confirmation that outdoor/ bollard lighting will be provided within the communal</p>



#	Further Information Requested	Comment
	<p>paths as specified in Clause 55.03-3 – Standard B3-3 Street Integration.</p> <ul style="list-style-type: none"> ▪ Dimensions and area of porches, demonstrating a covered area with minimum dimension of 1.2m and 1.44sqm above all entry doors as specified in Clause 55.03-4 – Standard B3-4 Entry. ▪ Provide dimensioned plans showing minimum depth, width and area outline of bedrooms and the living room, demonstrating the dimensions specified in Tables B3-7.1 and B3-7.2 of Clause 55.03-7 – Standard B3-7 Functional layout is met. ▪ Provide dimensions of all habitable room depths, demonstrating it does not exceed 2.5 times the ceiling height as specified Clause 55.03-8 – Standard B3-8 Room Depth. ▪ Location of reticulated services from connection points to each dwelling, including location of shared trenching wherever feasible, as specified in Clause 56.09-1 – Standard C27 Shared trenching objective. 	<p>accessway to the satisfaction of the responsible authority is also contained on TP02, as this is subject to detailed design.</p> <p>The dimension of the porches was provided to Council previously and can be assessed on sheets TP06 – TP09. All dwellings provided adequate porches in excess of the minimum dimension of 1.2m and 1.44 sqm, in accordance with Standard B3-4 (Entry). Minimum dimensions of bedrooms and habitable rooms are also provided on the same sheets.</p> <p>The location of reticulated services is subject to future detailed engineering plans; however, wherever appropriate, trenching will be utilised in accordance with Clause 56.09-01.</p>
3.	<p>Elevation Plans</p> <p>Pursuant to Clause 55 Two or more dwellings on a lot and residential buildings, provide updated Elevation Plans drawn to scale clearly showing the following:</p> <ul style="list-style-type: none"> ▪ Demonstrate the side and rear setbacks are achieved as specified in Clause 55.02-3 – Standard B2-3 Side and Rear Setbacks. ▪ Location of all site services and lighting provided to all external accessways and paths as specified in Clause 55.03-3 – Standard B3-3 Street Integration. 	<p>The Title boundaries have now been included within the elevation plans to demonstrate compliance with the rear setbacks specified in clause 55.02-3.</p> <p>As mentioned previously, that outdoor/ bollard lighting will be provided within the communal accessway to the satisfaction of the responsible authority is also contained on TP02 as this is subject to detailed design.</p>
4.	<p>Cross sections</p> <p>Pursuant to Clause 55.03-8 – Standard B3-8 Room Depth, provide cross sections of each dwelling to demonstrate the ceiling height of all habitable rooms.</p>	<p>As confirmed in the accompanying Town Planning Report prepared by Human Habitats, the meals/dining and kitchen (habitable rooms) in all proposed dwellings have more than a single aspect and therefore comply with this standard. Cross-sections are not required to demonstrate that each dwelling is dual aspect, as this is clearly shown on the enclosed site plan.</p>
5.	<p>Roof plans</p> <p>Pursuant to Clause 55.05-3 – Standard B5-3 Rooftop solar energy generation area, provide a</p>	<p>Please refer to section 5.1.2 of the enclosed Town Planning Report prepared by Human Habitats, which details how the proposal meets the objective of</p>

Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



#	Further Information Requested	Comment
	<p>rood plan drawn to scale, clearly showing the following for each dwelling.</p> <ul style="list-style-type: none"> ▪ All roof obstructions clearly labelled and showing dimensions and height. ▪ Identify location on the roof capable of siting a rooftop solar generation area, which: <ul style="list-style-type: none"> - Has a minimum dimension of 1.7 metres. - Has a minimum area in accordance with Table B5-3 (26sqm for 2 and 3 bedroom dwellings) - Is positioned on the top two thirds of a pitched roof. - Is free of obstructions on the roof of the dwelling within twice the height of each obstruction, measured horizontally from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. 	<p>Clause 55.05-3 in an assessment against the relevant decision guidelines.</p> <div data-bbox="995 752 1396 947" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p style="font-size: 8px; text-align: center;">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.</p> </div>
6.	<p>Landscape Plan</p> <p>Pursuant to Clause 55.01-2 Design response and Clause 55.02-7 -Standard B2-7 Tree canopy provide a landscape plan that details the proposed:</p> <ul style="list-style-type: none"> ▪ Irrigation system to support existing and planted vegetation included details of any alternative water supply sources. ▪ Selection of vegetation that responds to the sites environment and geographic factors. ▪ A plan showing the location of site services. ▪ Provide a minimum canopy cover as specified in Table B2.7-1 (20% of site area for land area more than 1000 square metres). ▪ Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors. 	<p>Please refer to the updated Landscape Masterplan prepared by Zenith, enclosed in this submission.</p> <p>Updates to the plan include revised species to the satisfaction of the Responsible Authorities and an updated table detailing the area of canopy not contributing to the overall canopy cover within the subject site.</p>
7.	<p>Stormwater Management Plan</p> <p>Pursuant to Clause 53.18-5 and 53.18-6 Stormwater Management in urban development requirements and Clause 55.05-1 Permeability</p>	<p>A Stormwater Management Strategy has been prepared by Urban Civil and enclosed herein this submission to demonstrate the proposals' compliance with the requirements of Clause 55.05-1</p>



#	Further Information Requested	Comment
	<p>and stormwater management objective, provide a Stormwater Management Plan including:</p> <ul style="list-style-type: none"> ▪ Site boundary, dimensions and total site area on the site layout plan. ▪ Site layout plan showing all buildings roofs and covered areas, pervious (unsealed) surface areas and impervious (sealed) surface areas with dimensions, and the legal point of discharge. These details must be consistent with the plans and other documents lodged with the planning application. ▪ Show the legal point of discharge. ▪ Specify the area draining to each downpipe, treatment and legal point of discharge – includes both impervious and pervious areas. ▪ Show the location, type and surface area (sqm) of the proposed WSUD treatment systems on a plan, including how each internal catchment area to be treated will be connected to a WSUD element (e.g. roof to rainwater tank, driveway to raingarden). Show how piped connections will be made within the site and to the legal point of discharge and clearly annotate any impervious areas not being treated by a WSUD element. ▪ Indicate the expected volume of on-site stormwater reuse and how this has been calculated. ▪ Demonstrate modelling and compliance as specified in the Townhouse and Low-Rise Code Guidelines (DTP 2025). ▪ Proposed site management prior to and during construction to manage erosion and sediment, stormwater, litter, concrete and other construction wastes, and chemical contamination. ▪ Detailed written description how the objectives of Clause 53.18-5 and 53.18-6 Stormwater management in urban development requirements and Clause 55.05-1 Permeability and stormwater management objective are met. 	<p>(permeability and stormwater management objective).</p>
8.	<p>Waste Management Plan Pursuant to Clause 55.05-5 – Standard B5-5 Waste and recycling objectives, provide an</p>	<p>All dwellings have ample bin storage as set out in the architectural plan set. Should Council require an additional area for bin storage, we respectfully</p>



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.



#	Further Information Requested	Comment
	<p>updated Waste Management Plan prepared that clearly shows:</p> <ul style="list-style-type: none"> Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 metres. 	<p>request this be made via an appropriately worded condition of permit.</p>
9.	<p>Swept Path Analysis</p> <p>Provide updated Swept Path Analysis that clearly show the following:</p> <ul style="list-style-type: none"> Vehicle and 300 body clearance doesn't conflict with proposed structures. 	
10.	<p>Arborist Report</p> <p>Provide an updated Arboricultural Impact Assessment that details:</p> <ul style="list-style-type: none"> Construction impacts of all proposed buildings and works to tree #14, in accordance with all relevant items in sections 3 and 4 of Australian standard AS4970-2009 - Protection of trees on development sites. Tree retention strategies and mitigation measures to address the encroachment of all proposed buildings and works, including proposed and future infrastructure and services into the Tree Protection Zone (TPZ) of tree #14. 	<div data-bbox="995 808 1396 1003" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Cardinia</p> <p style="text-align: center;">ADVERTISED MATERIAL</p> <p style="text-align: center;">Planning Application: T250187 Date Prepared: 23 February 2026</p> <p style="font-size: small; text-align: center;">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.</p> </div>
11.	<p>Car parking requirement</p> <p>There is conjecture regarding the bedroom count associated with the existing dwelling (unit 1).</p> <p>If the dwelling is to remain as three (3) bedrooms, there is sufficient car parking pursuant to Clause 52.06 Car Parking. An additional car parking space may be provided, or a permit would be required under this clause for a reduction in car parking including submission of a Section 50 Amendment to the application to include car parking in reduction in the proposal.</p>	<p>The existing dwelling comprises two bedrooms, a lounge and a dining room. In accordance with the statutory car parking requirements of Clause 52.06, one car parking space is provided.</p>
12.	<p>Residential standards</p> <p>Pursuant to Clause 55.01 application requirements, provided updated responses to:</p> <ul style="list-style-type: none"> Clause 550.01-1 Site description – dwellings located at 7 & 9 Howitt Street should be included in the Survey Plan and Design Response Plan. 	<p>Notwithstanding the time that has passed since the initial lodgement of the application and subsequent amendments, we note that these dwellings had not been constructed at that time. In this context, we maintain a revised survey plan is not necessary for Council to undertake an adequate assessment of the proposal. Human Habitats have overlaid current aerial imagery on the previously prepared site survey</p>



#	Further Information Requested	Comment
	<ul style="list-style-type: none">Clause 55.01-2 Design Response - The design response must explain how the proposed design derives from and responds to the site description, particularly the interface to Green Wedge land north of the site and the significance of tree #14. The proposed location of canopy trees should avoid the tree protection zone of tree #14. The Landscape Plan should respond to the site's environment and geographic factors by avoiding planting canopy trees within the tree protection zone of tree #14 and a revised species palette that is responsive to the adjoining Green Wedge land through planting more indigenous and native plant species and avoiding environmental weed species. <p>The written statement provided in the updated Clause 55 assessment is not yet considered deemed to comply with the following provisions. The below items should be updated to demonstrate the standard is deemed to comply, or the written response should be updated to indicate how the objective is met when the standard is not met:</p> <ul style="list-style-type: none">Clause 55.02-3 Side and rear setback objectives – Update elevation plans to show the location of the title boundary for each dwelling and include boundary diagrams for side and rear setbacks in accordance with diagram B2-3.1.Clause 55.02-6 Access objective – The location of the vehicle crossover encroaches the tree to be retained in the road (tree #37) more than 10%. The Arboricultural Impact Statement should be updated to clarify the mitigation measures required to reduce impacts to tree #37 to less than 10% as discussed in the conclusions and recommendations section.Clause 55.02-7 Tree canopy objectives – The Landscape Plan should be updated to avoid planting canopy tree species in the tree protection zone of tree #14, as discussed below. To demonstrate a minimum canopy cover as specified in Table B2-7.1 is met, the landscape plan must include the area of canopy cover for each tree and the total canopy cover across the site excluding trees outside the title boundary of the subject site including on public land, any area of canopy cover	<p>to assist Council assessing the proposed design response in accordance with Clause 55.01-2.</p> <p>The proposal is generally consistent with the Standards of Clause 55 and meets the relevant Objectives and therefore is considered to result in an acceptable neighbourhood character and built form outcome and will not result in any adverse impacts to the recently developed dwellings at 7 and 9 Howitt street.</p> <p>The interface is also considered to be a rear boundary condition and will be further screened by the proposed boundary fencing. The proposed dwellings are single-storey and are appropriately setback from shared boundaries.</p> <p>Noting that these dwellings were not developed at the time of lodgement we respectfully request that Council exercise discretion and proceed with its assessment in the absence of an updated survey plan.</p> <p>Please refer to the updated Town Planning Report and accompanying Architectural Plan Set which demonstrate compliance with the following Standards:</p> <ul style="list-style-type: none">Clause 55.02-3 – side and rear setbacksClause 55.02-6 – accessClause 55.02-7 – tree canopyClause 55.03-3 – street integrationClause 55.03-5 –private open spaceClause 55.03-8 Room depthClause 55.05-1 Permeability and stormwater managementClause 55.05-5 Waste and recycling objectives


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



#	Further Information Requested	Comment
	<p>overhanging built form or structure, and any area of canopy cover that overlaps with the canopy of another tree that has already been included in the calculation of canopy cover overlap. The proposed species palette should be updated to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors</p> <ul style="list-style-type: none">▪ Clause 55.03-3 Street integration objective – Update proposed development plans to show lighting provided to all external accessways and paths.▪ Clause 55.03-5 Private open space objectives – Update the Garden Area plan to show the location of secluded private open space for each dwelling that has a minimum width of 3 metres and minimum area of 25 square metres, including the dimensions and area of each SPOS. Show the location of heating and cooling units for each dwelling, and where they are located in the SPOS increase the required area of SPOS by 1.5 square metres.▪ Clause 55.03-7 Functional layout objective – Update floor plans to show the dimensions of all bedrooms, wardrobes, and living areas meet the minimum dimensions of Table B3-7.1 and Table B3-7.2. Where the living area is included in an open plan layout, the boundary of the living area must be demarcated from the dining and kitchen areas to demonstrate the living area dimensions. Council considers any rooms that do not meet the minimum dimensions specified in Table B3-7.1 and Table B3-7.2 are unlikely to meet the decision guidelines and objectives of this provision and is unlikely to be supported.▪ Clause 55.03-8 Room depth objective – Elevation plans indicate internal ceiling heights are 2.4m, whereas the written response states ceiling heights are 2.7m. Cross sections are required to show internal ceiling heights. The dimensions of all single aspect habitable rooms measured from external surface of the habitable room window to the rear wall of the room must also be shown on all floor plans. Habitable rooms include bedrooms, meals, family and kitchen. Provide a table that demonstrates the depth of all single aspect habitable	<div data-bbox="995 1122 1394 1312" style="border: 1px solid black; padding: 5px; text-align: center;"> Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 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>



#	Further Information Requested	Comment
	<p>rooms does not exceed 2.5 times the ceiling height.</p> <ul style="list-style-type: none"> ▪ Clause 55.05-1 Permeability and stormwater management objective – Provide a Stormwater Management Plan as requested in item 7. ▪ Clause 55.05-3 Rooftop solar energy generation area objective – Provide an updated Roof Plan for all dwellings addressing the outstanding considerations of Standard B5-3, as requested in item 5. ▪ Clause 55.05-5 Waste and recycling objectives – Update development plans to show the proposed external bin storage area for each dwelling drawn to scale with minimum area of 1.8 square metres as required by Table B5-5.1, and show the internal waste and recycling area for each dwelling in accordance with Standard B5-5 and item 8. 	<div data-bbox="995 568 1396 759" style="border: 1px solid black; padding: 5px; text-align: center;">  <p>ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p> </div>
13.	<p>Potential impacts to Tree #14 Eucalyptus fulgens</p> <p>The Arboricultural Impact Assessment describes tree #14 as a “magnificent tree”. Tree #14 is very large (177cm DBH) Eucalyptus fulgens in good condition. Eucalyptus fulgens are a listed threatened species under the Flora and Fauna Guarantee Act 1988, which applies on public land including roadsides. The tree is also protected by Clause 52.17 Native Vegetation under the Cardinia Planning Scheme. As the tree is growing in the road reserve, council is the land manager of this tree and does not consent to any impacts that pose a risk to the health and ongoing viability of this tree.</p> <p>Environment is not satisfied that the proposed mitigation measures for the retention of tree #14 sufficiently address the impacts from the footprints of the proposed dwellings, access and visitor car parking. Although construction mitigation measures for fence installation have been outlined, Environment believes there are significant risks to the tree due to the building footprints.</p> <p>The Arboricultural Impact Assessment is not clear in demonstrating the impacts to tree #14. Table 6 describes a TPZ encroachment of 27%, and structural root zone encroachment. The arborist report states majority of this encroachment is from the fence, however is not shown on the plan to demonstrate how this</p>	<p>Please refer to the enclosed letter prepared by Arbor Survey which have provided a detailed response to Councils concerns relating specifically to the planting of new canopy trees within the Notional Root Zone of Tree 14.</p> <p>In summary, Arbor Survey have concluded that <i>while Council’s concerns regarding planting within the NRZ of tree 14 are acknowledged, the site history, reduced scale of planting controlled excavation methods and ongoing soil and irrigation management collectively demonstrate that:</i></p> <ul style="list-style-type: none"> ▪ <i>The NRZ has historically supported significantly greater vegetation demand is now proposed.</i> ▪ <i>No structural roots of tree 14 will be impacted.</i> ▪ <i>Resource competition will be actively mitigated through irrigation and other cultural measures (i.e. mulching)</i> ▪ <i>Shading and soil conditions have been appropriately addressed through species selection and planting design.</i> ▪ <i>The proposal will not introduce any unacceptable arboricultural risk to tree 14.</i> <p><i>On this basis, the proposed planting within the NRZ of Tree 14 is considered arboriculturally acceptable and sustainable, subject to strict implementation of the recommended tree protection and planting controls.</i></p>



#	Further Information Requested	Comment
	<p>encroachment is being measured and the percentage of encroachment that will be avoided through the recommended mitigation measures. The arborist report does not indicate the percentage encroachment into the tree protection zone from all proposed buildings and works (other than the fence), which is required before council can adequately gauge the potential impacts to this tree. Environment maintains that the mitigation strategies for the tree's retention have not been adequately addressed to ensure its survival post construction.</p> <p>In addition to the proposed impacts from buildings and works not yet being adequately described for tree #14, the Landscape Plan proposes planting eleven (11) canopy trees within the tree protection zone of tree #14. These trees require deep soil, which is located within the tree protection zone of tree #14. This will create resource competition for tree #14, which could affect its long term viability. Council's landscape department provide the following comments on this matter:</p> <p>Given the open and undisturbed nature of the site, it's reasonable to expect that the eucalyptus has a broad, shallow root system. Introducing any new plantings within the Tree Protection Zone (TPZ) would likely compromise the tree's health by disturbing its critical root structure. Additionally, any proposed vegetation within the TPZ would face significant competition for resources and would likely struggle—or fail entirely—against such a large, well-established native tree.</p> <p>Eucalyptus trees, especially in cultivated environments with richer soil, tend to develop shallow, horizontally spreading root systems, with up to 90% of their roots concentrated in the top 30 cm of soil. This makes them highly sensitive to disturbances within their Tree Protection Zone (TPZ), which is designed to safeguard both the structural and feeder roots essential for the tree's health.</p> <p>Here's why planting within the TPZ is problematic:</p> <ul style="list-style-type: none">▪ Root Competition: The eucalyptus's extensive lateral roots aggressively absorb moisture and nutrients, leaving little for new plantings to survive.▪ Soil Disturbance: Digging or compacting soil in the TPZ can damage fine roots,	<p>The recommendations of the arborist have been adopted in the updated Landscape Masterplan and mulching has been utilised as opposed to Buffalo Turf within the NRZ of Tree 14.</p>


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



#	Further Information Requested	Comment
	<p>reduce oxygen availability and compromise the trees suitability.</p> <ul style="list-style-type: none">Canopy dominance: The shade and leaf litter from a mature eucalyptus can inhibit the growth of understorey plants, especially non-natives. <p>Council considers tree #14 to be very significant tree within Cardinia Shire due to its size and species and will not support an application for development that poses any risk to the health and ongoing viability of this tree.</p>	
14.	<p>Park area</p> <p>The RFI response letter describes “The designation of this portion of the site as a 'park area' is considered acceptable. Its function is limited due to its location and size, and the area will benefit from extensive planting, as detailed in the enclosed landscape plan, which will minimise any potential impacts on Tree 14.”</p> <p>It is unclear how the proposed Park Area, which does not extend to the full tree protection zone of tree #14 and proposes no ongoing management or restrictions in the common area, will achieve ongoing protection for this significant tree, which is a protected threatened species on council land.</p> <p>Council is unlikely to support a proposal that does not avoid construction impacts to tree #14 in entirety.</p> <p>It is recommended the proposal is revised to:</p> <ul style="list-style-type: none">Ensure there are no buildings and works proposed within the tree protection zone of tree #14.Avoid planting any canopy trees, exotic species and weed species within the tree protection zone of tree #14.Rename the park area a conservation zone (or similar) so that is clear the primary purpose of this area is the protection of tree 14.A conservation area should cover the full extent of the tree protection zone for tree 14.Propose ongoing management actions to be carried out by the body corporate in perpetuity to ensure the long term viability of tree 14	<div data-bbox="995 672 1394 864" style="border: 1px solid black; padding: 5px; text-align: center;"> ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 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> <p>As discussed above, following our meeting with Council on 14 October 2025, we understand that Council agrees to waive the request for ongoing management actions for this portion of the site. Notwithstanding this, bollards have been included within the Landscape Masterplan to prevent illegal parking in this area and to ensure the protection of the Tree Protection Zone of Tree 14.</p>



#	Further Information Requested	Comment
15.	<p>Potential over development</p> <p>Various items requested to be addressed in this letter suggest the current proposal is an overdevelopment of the land. This includes the encroachment into the TPZ of significant tree #14, the overlapping vehicle body clearance in the swept path analysis, and specific requirements of clause 55 that have not yet been demonstrated (such as functional layout, room depth and tree canopy cover for example). A revised proposal with reduced number of dwellings may be necessary to achieve the relevant standards and ongoing protection of Tree #14.</p> <p>The proposal does not align with Clause 21.03-4, which emphasises retaining Tynong’s rural township character, establishing clear growth limits, and ensuring development respects environmental and infrastructure constraints. The creation of seven new lots represents a scale of development that exceeds typical patterns in the township, potentially setting a new precedent for future growth. While the building design may incorporate elements from nearby homes, the density and lot sizes of this development do not appropriately reflect the small rural township character. The introduction of seven new lots challenges the principles outlined in Clause 21.03-4, particularly in terms of scale, density, the town’s future growth capacity.</p>	<p>We submit that the proposal is not an overdevelopment of the subject site.</p> <p>As per the previously submitted and revised arborist report, the proposed level of encroachment into the NRZ of Tree 14 will not result in any unreasonable impacts to the tree. This is a result of the construction methods detailed within the Arborist report.</p> <p>Furthermore, as detailed above, the proposed traffic clearances on site are acceptable. Please refer to the enclosed letter which provides an assessment of the proposal against the Australian/ New Zealand Standards for Parking facilities, Part 1: Off-street car parking (AS/NZS 2890. 1:2004).</p> <p>Please refer to the updated Town Planning Report prepared by Human Habitats for details on how the proposed meets all of the Objectives of Clause 55.</p> <p>As we’ve previously clarified, the proposal is generally compliant with the Standards set out in Clause 55. However, where the Standard has not been met, the applicable decision guidelines do not require Council to consider the Municipal Planning Policy Framework and thus, Clause 21.03-4 is not relevant to the assessment of the proposed development.</p>
16.	<p>Interface with Green Wedge land</p> <p>The proposed development’s interface with the Green Wedge Zone is also of concern, particularly the construction of a fence at the rear of the property. Multiple objections were submitted for the previous subdivision application in this location, which included concerns about urban development adjoining the spacious Green Wedge land.</p> <p>The necessary protection of the full tree protection zone for significant tree #14 <i>Eucalyptus fulgens</i> provides an opportunity for creating communal open space amenity within the multi-dwelling development, which could also provide a sensitive interface that is responsive to adjoining Green Wedge land.</p> <p>The proposed planting schedule comprises mainly exotic species including some environmental weeds. This is not an appropriate species selection at the interface of the Green Wedge Zone, which aims to protect and</p>	<p>We note the proposed boundary fencing arrangement is consistent with, and in keeping with, the existing boundary fencing at 46 Railway Avenue, which interfaces with the Green Wedge Zone in a similar manner.</p> <p>In addition, boundary fencing is as-of-right and could be erected on the site without requiring planning approval. Additionally, the proposal is compliant with all neighbourhood character standards, and the boundary fencing is not raised within the decision guidelines where a standard has not been met and therefore not a consideration of the application or relevant decision guidelines.</p> <p>The proposal has been carefully designed to protect Tree 14m with the dwelling appropriately setback, orientated to achieve this outcome.</p> <p>The proposed planting species have been revised in the updated Landscape Masterplan enclosed within this submission. Should Council require further refinement to the species selection can be made through an appropriately worded permit condition.</p>



#	Further Information Requested	Comment
	enhance biodiversity. It is recommended the proposed species list is revised to avoid all environmental weed species (see ARI-Technical-Report-287-Advisory-list-of-environmental-weeds-in-Victoria.pdf) and include more indigenous and native plant species.	
17.	<p>Cardinia indigenous plant guide</p> <p>The Cardinia online indigenous plant guide will provide a useful reference determining plant species that have regard to the location and relevant geographic factors for the Landscape Plan requested in item 7, available here: https://www.cardinia.vic.gov.au/indigenousplantguide</p> <p>It is recommended that the application be revised to address these comments, and/or include a written response to them. Revising the application at this stage is likely to result in the application process being more efficient and may mitigate future concerns from relevant parties.</p> <p>If the application is not revised accordingly, it will be processed in its current form and may be subject to future changes through conditions of any planning permit, or may be recommended for refusal.</p>	<p>Please find an update Landscape Plan enclosed herein this submission with updated plan species. Should the selected species not be to Council's satisfaction, we note this can be resolved via a suitably worded condition of permit.</p>

3 Conclusion

We trust that this letter and the enclosed are sufficient for your purposes and respectfully request that Council process this application expeditiously. Should this information be deemed as insufficient, we hereby request an additional 1-month to provide the information deemed outstanding.

Should Council require anything further or have any questions, please do not hesitate to contact the

Yours sincerely,



Town Planner


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

TOWN PLANNING REPORT

ADDRESS: 38 RAILWAY AVENUE TYNONG
PREPARED FOR: DURAN INVESTMENTS PTY LTD
DATE: 16 DECEMBER 2025


Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.

Document Information

Issue Date	16 December 2025	Prepared for	Duran Investments Pty Ltd
Prepared by	[REDACTED]		
Project No.	13749	Project Name.	38 Railway Avenue Tynong

Disclaimer and Copyright

This document was commissioned by and prepared for the exclusive use of the Client. It is subject to and issued in accordance with the agreement between the Client and Human Habitats.

Human Habitats act in all professional matters as a faithful adviser to its Clients and exercise all reasonable skill and care in the provision of its professional services. The information presented herein has been compiled from a number of sources using a variety of methods. Except where expressly stated, Human Habitats does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to Human Habitats by third parties. Human Habitats makes no warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, validity or comprehensiveness of this document, or the misapplication or misinterpretation by third parties of its contents.

Reference herein to any specific commercial product, process, or service by trade name, trademark, manufacturer, or otherwise, does not necessarily constitute or imply its endorsement, recommendation, or favouring by Human Habitats.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of Human Habitats.



CONTENTS

1	Introduction.....	1
1.1	Permit Requirement.....	1
1.2	Planning Outcome.....	1
1.3	Supporting Documents.....	1
2	Subject Site and Surrounding Context.....	2
2.1	The Site.....	2
2.2	Site Interfaces.....	2
2.3	Title.....	4
3	The Proposal.....	5
3.1	Development Particulars.....	5
4	Planning Policy Framework/Controls.....	6
4.1	Planning Policy.....	6
4.2	Planning Policy Summary.....	6
4.3	Mixed Use Zone – Schedule (MUZ).....	7
4.4	Bushfire Prone Area.....	8
4.5	Particular Provisions.....	8
5	Planning Considerations.....	9
5.1	Clause 55 Assessment.....	9
5.2	Clause 56 Assessment.....	10
6	Conclusion.....	11
	APPENDIX A – CLAUSE 55 ASSESSMENT.....	18
	APPENDIX B – CLASUE 56 ASSESSMENT – RESIDENTIAL SUBDIVISION.....	47
	APPENDIX C – Decision Guidelines.....	69
	APPENDIX D – Decision Guidelines.....	71



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



LIST OF FIGURES

Figure 1 - Subject site and surrounding area (site highlighted in red).....	3
Figure 2 – Plan of Consolidation 371859W.....	4
Figure 3 -Proposed Site Plan.....	5
Figure 4 – Proposed West Site Elevation.....	5
Figure 5 - Land use zoning diagram (Subject site highlighted in red).....	7
Figure 6 - Designated Bushfire Prone Area (Site highlighted in red).....	8


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



1 Introduction

Human Habitats is pleased to provide this town planning report on behalf of Duran Investments P/L in support of the Planning Permit application for the development of the land for seven (7) dwellings and subdivision of the land into eight (8) lots at 38 Railway Avenue, Tynong (the subject site).

1.1 Permit Requirement

The subject site is located in the Mixed Use Zone (MUZ). Pursuant to the Cardinia Planning Scheme, a Planning Permit is required for the following elements of the proposal:

- Clause 32.04-7 (MUZ): a permit is required to subdivide land
- Clause 32.04-7 (MUZ): a permit is required to construct two or more dwellings on a lot

1.2 Planning Outcome

This proposal is required to respond to the provisions of Clause 55 (Two or more dwellings on a lot and residential buildings) and Clause 56 (Subdivision). A complete assessment against Clause 55 and Clause 56 has been provided within **Appendix A** and **Appendix B** of this report.

Under Clause 55, if development meets a standard, the corresponding objective is deemed to be met, and the responsible authority is not required to consider the corresponding decision guidelines. Please note that the design meets all requirements under Clause 55, aside for Standard B3-7, B5-3 and B5-4.

Further, in accordance with the Mixed Use Zone at Clause 32.04-14 (Exemption from notice and review), the following is to be noted:

An application under clause 32.04-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all of the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

1.3 Supporting Documents

This planning report is to be read in conjunction with:

- Cover Letter,
- Copy of Title,
- Plan of Subdivision prepared by Nobelius,
- Development Plan Set prepared by RWhitton Design, dated August 2025,
- Arboricultural Impact Assessment prepared by ArbKey, dated March 2025,
- Traffic Impact Assessment prepared by OneMileGrid, dated March 2025,
- Waste Management Plan prepared by OneMileGrid, dated February 2025,
- Landscape Plan prepared by Zenith Landscapes dated 30 July 2025, and
- Lot Areas Plan prepared by Nobelius.





2 Subject Site and Surrounding Context

2.1 The Site

The site is located at 38 Railway Avenue, Tynong, is irregular in shape and is formally identified as Plan PC371859. The site benefits from a primary frontage of approximately 20 metres to Railway Avenue. The site has a depth of approximately 84 metres and a total area of 2,489 m². The site is presently improved by a single storey dwelling (proposed to be retained) and some vegetation. Vehicle access is via a crossover (proposed to be retained) at the south western corner of the site to Railway Avenue.



2.2 Site Interfaces

2.2.1 North Interface

The unmade Howitt Street reservation abuts the subject site to the north. This reserve terminates in line with the site's western boundary. 15 View Street abuts the reservation to north and, along with land further north, is largely vacant with the exception vegetation. Beyond this, land is zoned Green Wedge and primarily used as farmland.

2.2.2 East Interface

The subject site interface 40 Tynong Street and 11 Howitt Street to the east. 40 Tynong is presently occupied by a storage shed. Further east, rural residential land uses continue for 500 metres where land use zoning then shifts to Green Wedge and land is primarily used as farmland.

2.2.3 South Interface

Land interfaces Railway Avenue to the South, with Tynong Railway Station just beyond this. Further south of the subject site residential land uses continues for 200 metres, where land use then shifts to farmland. Notable land uses to the south of the subject site include Tynong CFA Fire Station, Garfield – Tynong Cricket Club and Tynong Recreation Reserve.



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



2.2.4 West Interface

The subject site abuts 36A to the west, with land currently occupied by Australia Post, with a café located just beyond this. Land to the west is generally used for residential purposes with land use shifting after 400 metres. Beyond this, land is generally used for farmland with notable land uses to the west of the site including Tynong Public Hall and St Thomas Aquinas College.

2.2.5 Accessibility

The subject site benefits from proximity to Tynong Railway Station, providing access to the Melbourne CBD and wider regional Victoria. Further, the subject site is proximate to Princes Highway, also connecting the subject site to the surrounding regions and Melbourne CBD which is located approximately 65kms north west of the subject site.



Figure 1 - Subject site and surrounding area (site highlighted in red)



ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

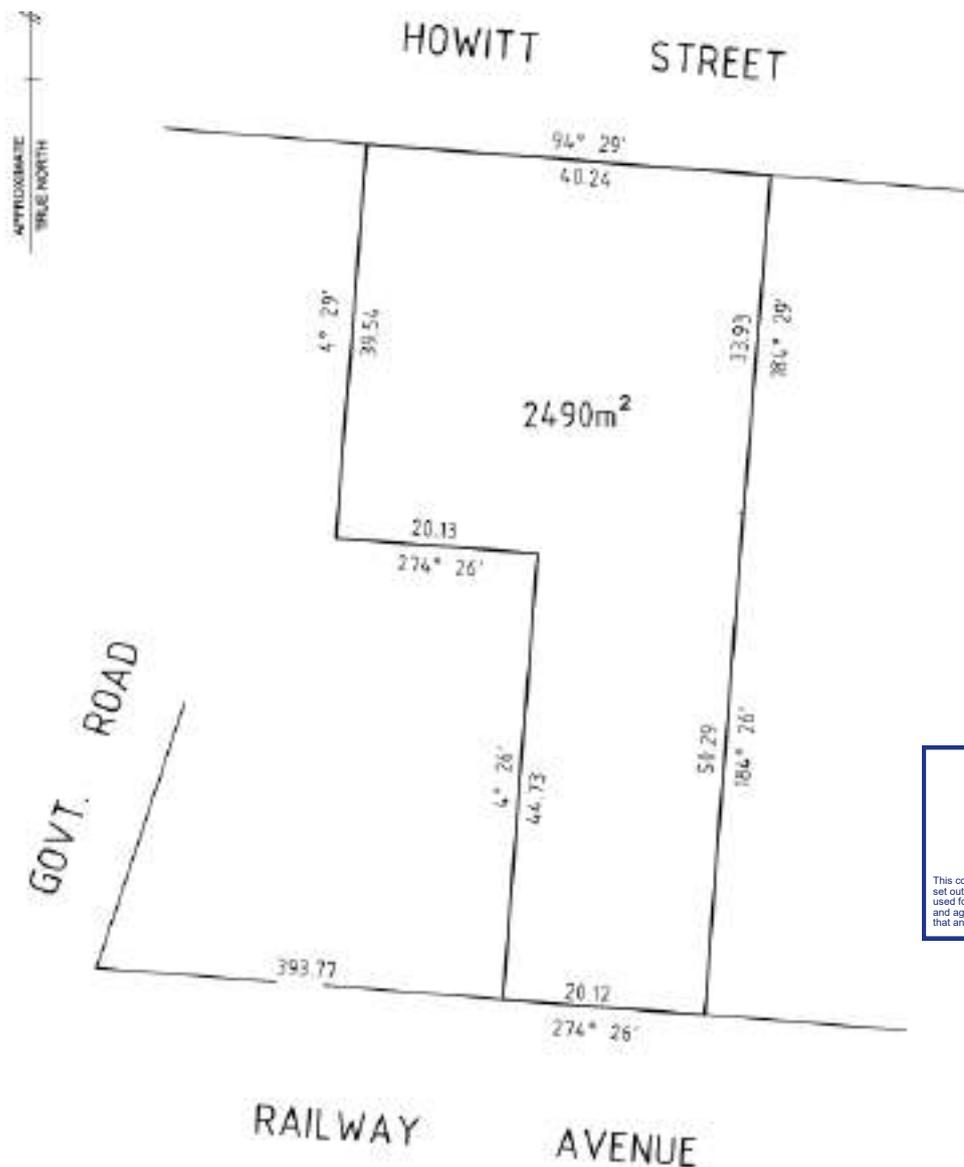
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



2.3 Title

The relevant title documents have been obtained and reviewed. Notably, the details are:

- Vol:11160 Folio: 844
- Plan of Consolidation 371859 W
- No easements, covenants, caveats or other restrictions affect the site




Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Figure 2 – Plan of Consolidation 371859W



3 The Proposal

The proposed development includes the construction of seven (7) single storey dwellings and subdivision of land into eight (8) lots. The existing single-story dwelling on site is proposed to be retained. The existing crossover to Railway Avenue is proposed to be widened and retained to service a proposed communal accessway which runs along the western boundary of the site.

3.1 Development Particulars

The proposal seeks to develop seven single storey dwellings at the rear of the existing dwelling at the subject site. Key features include:

- 6x single storey, 2 bedrooms dwellings;
- 1x single storey, 3 bedrooms dwellings;
- Open plan living areas (with Kitchen, Family and Dining Room);
- 40.79% site coverage
- 59.62% Impermeable site area;
- Single garage car parking spaces for 2-bedroom dwellings and a double garage for the 3-bedroom dwelling;
- Communal bin collection area along front western boundary of subject site;
- Traditional design detail with horizontal wall cladding and hipped roofs



Figure 3 - Proposed Site Plan



Figure 4 - Proposed West Site Elevation


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



4 Planning Policy Framework/Controls

The following planning policy controls apply to this site:

4.1 Planning Policy

- Clause 11.01-1S: Settlement
- Clause 11.02-1S: Supply of urban land
- Clause 15.01-1S: Urban Design
- Clause 15.01-2S: Building Design
- Clause 15.01-3S: Subdivision Design
- Clause 15.01-5S: Neighbourhood Character
- Clause 16: Housing
- Clause 16.01-1S: Housing supply
- Clause 21.01: Cardinia Shire Key Issues and Strategic Visions
- Clause 21.01-5: Strategic framework plan
- Clause 21.03: Settlement and Housing
- Clause 21.03-4: Rural townships



4.2 Planning Policy Summary

- Clause 11.01-1S: Settlement - Policy seeks to facilitate the growth and development of Victoria through the facilitation of development in regional centres, reinforcement of settlement boundaries and investment in services, jobs and infrastructure in convenient locations.
- Clause 11.02-1S: Supply of urban land - Policy aims to ensure a sufficient supply of land is available for residential uses.
- Clause 15.01-1S: Urban Design - To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-2S: Building Design - Policy aims to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Clause 15.01-3S: Subdivision Design - Policy seeks to ensure the design of subdivisions achieves attractive, safe and accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-5S: Neighbourhood Character - Policy aims to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- Clause 16: Housing - Policy encourages development that provides for housing diversity and the efficient provision of supporting infrastructure.
- Clause 21.01: Cardinia Shire Key Issues and Strategic Visions - Policy outlines strategic vision for Cardinia shire, highlighting the key issues in the shire and outlining preferred patterns for land use and development in response to this.
- Clause 21.01-5: Strategic framework plan - Policy outlines the strategic framework plan for Cardinia Shire Council, setting out land use vision for the subject site (Tynong) as residential.
- Clause 21.03-4: Rural townships - Policy establishes Tynong as a 'small rural township', establishing intention to retain and enhance existing rural township character.



- Clause 21.03: Settlement and Housing – Policy outlines strategies for housing in Cardinia shire, understanding that the municipality largely attracts young families. Strategies outlined include encouraging housing diversity and encouraging the provision of housing to cater for specific requirements.

4.3 Mixed Use Zone – Schedule (MUZ)

The Site is located in the Mixed Use Zone – Schedule (MUZ). The purpose of the Mixed Use Zone is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

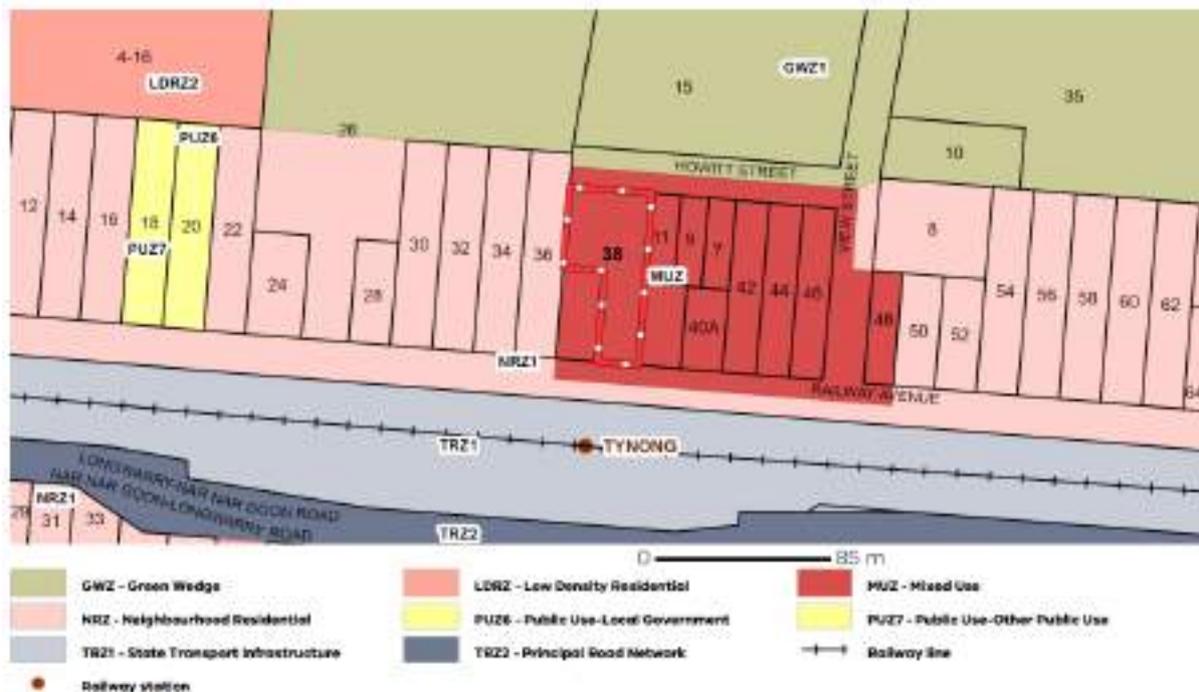


Figure 5 - Land use zoning diagram (Subject site highlighted in red)

Pursuant to Clause 32.04-7 a permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.04-11 Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



4.4 Bushfire Prone Area

The subject site is located within a designated bushfire prone area. Where a property is mapped as within the designated bushfire prone area construction requirements may apply.



Figure 6 - Designated Bushfire Prone Area (Site highlighted in red)

4.5 Particular Provisions

4.5.1 Clause 52.06 – Car parking

Provision seeks to ensure appropriate provision of carparking and support sustainable transport modes to the car.

4.5.2 Clause 55 – Two or More Dwellings on a lot and Residential Buildings

Clause 55 includes Objectives and Standards for the construction of two or more dwellings on a lot. An assessment of the proposal against the relevant Objectives and Standards is provided at **Appendix A**.

4.5.3 Clause 56 – Residential Subdivision

Clause 56 includes Objectives and Standards for residential subdivision. An assessment of the proposal against the relevant Objectives and Standards is provided at **Appendix B**.

4.5.4 Clause 65 – Decision Guidelines

Provision seeks to ensure the application appropriately consider the Municipal Planning Strategy, Planning Policy Framework and impacts of the proposed development. A response to the decision guidelines of clause 65.02 (Approval; of an application to subdivide) has been provided at **Appendix C**.

Additionally, an assessment against the decision guidelines at clause





5 Planning Considerations

The proposed development and subdivision has been considered against the relevant planning considerations under the Cardinia Planning Scheme. As part of the proposed development, the design seeks to vary Standard B3-7 and B5-3 under Clause 55 relating to functional bedroom layouts and rooftop solar generation areas. The following provides a detailed review of the development against the relevant standard objectives and decision guidelines.

5.1 Clause 55 Assessment

A complete Clause 55 assessment has been provided under Appendix A. As demonstrated, the proposed townhouse development meets all defined Standards (except Standard B3-7, B5-3 and B5-4).

The proposed development provides a generally compliant functional layout design with a minor variation sought to secondary bedrooms (B3-7). The design provides fully compliant master bedrooms and generally compliant secondary bedrooms. The design provides a 2.7m x 3m bedroom (with an additional 0.8sqm for robes) which is marginally below the 3m x 3m requirement. The variation is minor in nature and the bedrooms requesting this variation have been detailed with a floor plan including a double bed and bedside cabinets demonstrating the functionality of the rooms. The proposed variation must meet the decision guideline expectations.

The proposal allows adequate daylight into

A variation is also required for B5-3, rooftop solar energy generation area; a minor variation sought for the proposed dwellings. Although a variation is required, this is due to the proposed roof form as opposed to poor design outcomes. Dwellings benefit from north facing roof areas up to 54 square metres in addition to east and west facing roof areas up to 30sqm resulting in a positive solar access outcome.

5.1.1 Functional Layout

Overall, the development has been designed to provide dwellings with high quality functional areas that meet the needs of future residents and with a high quality design response and amenity outcomes for the following reasons:

- All dwellings benefit from expansive and open plan living areas meeting the standards specified in Table 3-7.2 (Living area dimensions),
- All 'Main Bedrooms' meet the standards detailed in Table 3.7-1 (Bedroom dimensions) with ensuite bathrooms and walk in wardrobes.
- All bedrooms benefit from an additional 0.8 square metres for built in robes.
- A variation to the minimum room area detailed in Table 3.7-1 is required for a secondary bedroom in dwelling 2, dwelling 3, dwelling 4 and dwelling 5. To demonstrate these rooms are habitable and will result in a high quality amenity outcome, a bedroom arrangement has been demonstrated on the plan incorporating a double bed, two bedside tables and a built in robe.

In summary, all dwellings achieve compliant, open plan living areas in accordance with Table 3.7-2. All main bedrooms meet the minimum dimensions of Table 3.7-1 and include an ensuite and walk-in robe, with all bedrooms also providing an additional 0.8 square metre for built-in-robes. A minor variation is sought for a secondary bedroom in dwellings 2-5; however, the plans demonstrate each bedroom remains functional and will provide a high level of amenity for future occupants, accommodating a double bed, two bedside tables and a built-in robe.

5.1.2 Rooftop Solar Energy Generation Area

Overall, the development has been designed to provide dwellings with the ability to support the future installation of appropriately sited rooftop solar energy systems for dwellings. Buildings have been appropriately sized and orientated to maximise solar access. The proposal results in an acceptable outcome for the following reasons:

- Dwellings have been designed to maximise north facing roof top area ranging from 36 square metres up to 54 square metres of area suitable for future solar energy systems.
- All dwellings also have east and west facing roof areas up to 30 square metres.
- Dwellings benefit from a hipped roof that contribute to a high quality built form for all dwellings. This roof form is common in the area of Tynong and generally accepted across Cardinia more broadly.



- None of the roofs of the proposed dwellings are impacted by overshadowing.
- All dwellings have been adequality sized, this is demonstrated by the high level of compliance with Clause 55, please refer to Appendix A of this report for a complete assessment.

The proposed dwellings have been designed to maximise solar potential insofar as reasonable without impacting on the proposed dwelling layout, providing up to 54 square metres of north facing rooftop area suitable for future solar systems, along with up to 30 square metres west facing roof area. A hipped roof form, common in Tynong and broadly accepted across Cardinia, contributes to a high quality built form outcome. All roofs are free from overshadowing, and the overall dwelling sizes are appropriate, as demonstrated by the strong level of compliance with Clause 55.

5.1.3 Solar Protection to New North Facing Windows

Dwellings have been designed to ensure the summer heat gain will not unreasonably impact on residents in the proposed dwellings. Where practicable, eaves have been provided to north-facing windows. However, in response to the design guidelines, the development incorporates an extensive level of planting and perimeter walls, which provide an effective and appropriate alternative shading treatment. This approach has been tailored to the design response and reflects the size and orientation of the lots, where fixed eaves are not always practical or necessary. The proposed landscape treatments and built form elements will ensure solar access is managed appropriately, while still providing functional and usable outdoor areas. On this basis, the combination of planting and boundary treatments is considered a suitable alternative to conventional fixed eaves and achieves the intent of the decision guidelines.

5.2 Clause 56 Assessment

In determining whether a permit should be granted, the Responsible Authority must consider the provisions of Clause 56. We have assessed the proposed subdivision against the relevant Standards as listed in Clause 56 of the Cardinia Planning Scheme and find that the proposal accords with all the relevant standards and objectives of this Clause. Notably the proposal has sought to optimise the northern aspect of lots where possible and in addition to providing appropriate access arrangements. For further information, please refer to **Appendix B** for the Clause 56 (Subdivision) Assessment.

Additionally, an assessment against the relevant Decision Guidelines (Subdivision) listed at Clause 65 of the Cardinia Planning Scheme has been provided in **Appendix C**.





6 Conclusion

The proposal provides for 8 dwelling and associated subdivision suitable for a range of residents, in a form that is consistent with the context and at a scale which is suitable to the site and surrounding environment without compromising residential amenity or putting strain on existing infrastructure and services. This demonstrated by the proposals level of compliance with Clause 55 and Clause 56.

The subject site is conveniently located to facilitate a high quality infill residential development, which is accessible to service and facilities within the Tynong township. We submit the proposed development will deliver a positive outcome in response to the Cardinia Planning Scheme in the following ways:

- The proposal responds positively to all of the standards and objectives of clause 56,
- The proposal meets all of the standards of clause 55 aside from Standard B3-7 and B5-3,
- The proposal is considered to meet the objectives of Standard B3-7 and B5-3.
- The proposal is considered to result in a positive outcome when assessed against the decision guidelines of clause 65.02 (subdivision).

For the reasons outlined in this report, we submit the proposal is worthy of Council support, subject to standard conditions.

Human Habitats Pty Ltd





Townhouse and Low-Rise Code

Written Statement Checklist

Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback [Clause 55.02-1]	✓ Yes	No, standard met	
Standard B2-2 Building height [Clause 55.02-2]	✓ Yes	No, standard met	
Standard B2-3 Side and rear setbacks [Clause 55.02-3]	✓ Yes	No, standard met	
Standard B2-5 Site coverage [Clause 55.02-5]	✓ Yes	No, standard met	
Standard B2-6 Access [Clause 55.02-6]	✓ Yes	No, standard met	



Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-7 Tree canopy [Clause 55.02-7]	✓ Yes	No, standard met	
Standard B2-8 Front fences [Clause 55.02-8]	✓ Yes	No, standard met	
Standard B3-1 Dwelling diversity [Clause 55.03-1]	N/A	No, irrespective of whether the standard is met or not.	
Standard B3-2 Parking location [Clause 55.03-2]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-3 Street integration [Clause 55.03-3]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-4 Entry [Clause 55.03-4]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-5 Private open space [Clause 55.03-5]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-6 Solar access to open space [Clause 55.03-6]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-7 Functional layout	No	No, irrespective of whether the standard is met or not.	All main bedrooms have been designed to comply and where possible, exceed the minimum standards. Secondary bedrooms



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
[Clause 55.03-7]			<p>benefit from built in wardrobes however, they are typically 2.7m x 3m in dwellings 2, 3, 4 and 5.</p> <p>The design response is considered appropriate, noting the location, orientation, layout, and size of the proposed bedrooms, all of which include built-in robes and windows. While several bedrooms fall below the minimum area requirements, these factors ensure the rooms remain usable, functional, and capable of providing a high level of amenity for future residents and thus, the proposal meets the B3-7 Objective.</p>
Standard B3-8 Room depth [Clause 55.03-8]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-9 Daylight to new windows [Clause 55.03-9]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-10 Natural ventilation [Clause 55.03-10]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-11 Storage [Clause 55.03-11]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B3-12 Accessibility for apartment developments [Clause 55.03-12]	N/A	No, irrespective of whether the standard is met or not.	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B4-1 Daylight to existing windows [Clause 55.04-1]	✓ Yes	No, standard met	
Standard B4-2 Existing north-facing windows [Clause 55.04-2]	✓ Yes	No, standard met	
Standard B4-3 Overshadowing secluded open space [Clause 55.04-3]	✓ Yes	No, standard met	
Standard B4-4 Overlooking [Clause 55.04-4]	✓ Yes	No, standard met	
Standard B4-5 Internal views [Clause 55.04-5]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-1 Permeability and stormwater management [Clause 55.05-1]	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-2 Overshadowing domestic solar energy systems [Clause 55.05-2]	✓ Yes	No, standard met	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	No	No, irrespective of whether the standard is met or not.	
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	No	No, irrespective of whether the standard is met or not.	Where practicable, eaves have been provided to north-facing windows. However, in response to the design guidelines, the development incorporates an extensive level of planting and perimeter walls, which provide an effective and appropriate alternative shading treatment. This approach has been tailored to the design response and reflects the size and orientation of the lots, where fixed eaves are not always practical or necessary. The proposed landscape treatments and built form elements will ensure solar access is managed appropriately, while still providing functional and usable outdoor areas. On this basis, the combination of planting and boundary treatments is considered a suitable alternative to conventional fixed eaves and achieves the intent of the decision guidelines.
Standard B5-5 Waste and recycling (Clause 55.05-5)	✓ Yes	No, irrespective of whether the standard is met or not.	
Standard B5-6 Noise impacts (Clause 55.05-6)	✓ Yes	No, irrespective of whether the standard is met or not.	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Standard	Is the standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	N/A	No, irrespective of whether the standard is met or not.	



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



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.

APPENDIX A – CLAUSE 55 ASSESSMENT

Neighbourhood Character – Clause 55.02

Objective	Standard	Complies / Variation Required									
<p>B2-1</p> <p>Street Setback</p> <p>To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Walls of buildings are set back from streets:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or ▪ If no distance is specified in a schedule to the zone, the distance specified in Table B2-1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Table B2-1:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Development context</th> <th style="width: 33%;">Minimum setback from front street</th> <th style="width: 33%;">Minimum setback from a side street</th> </tr> </thead> <tbody> <tr> <td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td> <td>The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser</td> <td>Not applicable</td> </tr> <tr> <td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street,</td> <td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</td> <td>Not applicable</td> </tr> </tbody> </table>	Development context	Minimum setback from front street	Minimum setback from a side street	There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser	Not applicable	There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street,	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable	<p>Complies</p> <p>The existing front setback of the built form will not change given the front existing dwelling is to be retained.</p>
Development context	Minimum setback from front street	Minimum setback from a side street									
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser	Not applicable									
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street,	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.	Not applicable									



Objective	Standard			Complies / Variation Required
	and the site is not on a corner.			
	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Transport Zone 2 and 4 metres for other streets.	Not applicable	
	The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site are setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is lesser.</p> <p>Side walls of new development on a corner site are setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B2-2 Building Height</p> <p>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</p>	<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.</p>	<p>Complies</p> <p>None of the proposed dwellings will exceed 9m in height.</p>


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B2-3 Side and Rear Setbacks</p> <p>To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</p> <p>Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:</p> <ul style="list-style-type: none"> ▪ B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. ▪ B2-3.2: If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. <p>Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.</p> <p>Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p>	<p>Complies</p> <p>No walls are proposed on or within 200m of boundaries are appropriately setback in compliance with this standard.</p>
<p>B2-4 Walls on Boundaries</p> <p>To ensure that the location, length and height of a wall on a boundary responds to the</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not about the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none"> ▪ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or 	<p>Not Applicable</p> <p>No walls on boundaries are proposed</p>



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required												
<p>existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.</p>	<ul style="list-style-type: none"> The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>													
<p>B2-5</p> <p>Site Coverage</p> <p>To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings does not exceed:</p> <ul style="list-style-type: none"> The maximum site coverage specified in a schedule to the zone; or If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5. <p>If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.</p> <p>Table B2-5:</p> <table border="1" data-bbox="521 1031 1451 1351"> <thead> <tr> <th>Zone</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone</td> <td>60%</td> </tr> <tr> <td>Township Zone</td> <td></td> </tr> <tr> <td>General Residential Zone</td> <td>65%</td> </tr> <tr> <td>Residential Growth Zone</td> <td>70%</td> </tr> <tr> <td>Mixed Use Zone</td> <td></td> </tr> </tbody> </table>	Zone	Area	Neighbourhood Residential Zone	60%	Township Zone		General Residential Zone	65%	Residential Growth Zone	70%	Mixed Use Zone		<p>Complies</p> <p>The maximum site coverage permissible in the mixed use zone is 70%.</p> <p>The proposal achieves a site coverage of 40.79% and therefore meets Standard B2-5.</p>
Zone	Area													
Neighbourhood Residential Zone	60%													
Township Zone														
General Residential Zone	65%													
Residential Growth Zone	70%													
Mixed Use Zone														



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required				
	<table border="1"> <tr> <td data-bbox="521 331 987 384">Housing Choice and Transport Zone</td> <td data-bbox="987 331 1447 384"></td> </tr> </table>	Housing Choice and Transport Zone				
Housing Choice and Transport Zone						
<p>B2-6</p> <p>Access</p> <p>To ensure the number and design of vehicle crossovers responds to the neighbourhood character.</p>	<p>The width of accessways or car spaces (other than to a rear lane) does not exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage; or 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. <p>The number of access points to a road in a Transport Zone or Transport Zone 3 is not increased.</p> <p>The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.</p>	<p>Complies</p> <p>The width of the proposed accessway makes up 24.8% of the street frontage.</p> <p>Complies</p> <p>Railway Avenue is not within a TRZ2 or TRZ3.</p> <p>Complies</p> <p>The extended crossover along Railway Avenue will encroach the tree protection zone of the street tree 9.9% and therefore, the proposal meets Standard B2-6..</p>				
<p>B2-7</p> <p>Canopy Cover</p> <p>To provide tree canopy that responds to the neighbourhood character of the area and</p>	<p>Provide a minimum canopy cover as specified in Table B2-7.1.</p> <p>Table B2-7.1:</p> <table border="1"> <tr> <td data-bbox="521 1283 987 1335">Site area</td> <td data-bbox="987 1283 1447 1335">Canopy cover</td> </tr> <tr> <td data-bbox="521 1335 987 1385">1000 square metres or less</td> <td data-bbox="987 1335 1447 1385">10% of site area</td> </tr> </table>	Site area	Canopy cover	1000 square metres or less	10% of site area	<p>Complies</p> <p>The site area is 2,480sqm, therefore 496sqm (20%) canopy cover is required.</p> <p>The proposal provides a total of 503.7sqm.</p>
Site area	Canopy cover					
1000 square metres or less	10% of site area					



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard		Complies / Variation Required														
<p>reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p>	<table border="1"> <tr> <td data-bbox="517 330 987 381">More than 1000 square metres</td> <td data-bbox="987 330 1449 381">20% of site area</td> </tr> </table>		More than 1000 square metres	20% of site area	<p>Therefore, the proposal meets standard B2-7.</p>												
More than 1000 square metres	20% of site area																
	<p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> ▪ Has a height of at least 5 metres, ▪ Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, ▪ Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.</p> <p>Existing trees that are retained can be used in calculating canopy cover.</p>																
	<p>Provide at least one new or retained tree in the front setback and the rear setback.</p> <p>Trees are located in either:</p> <ul style="list-style-type: none"> ▪ An area of deep soil as specified in Table B2-7.2; or ▪ A planter as specified in Table B2-7.2. <p>Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</p>																
	<p>Table B2-7.2:</p> <table border="1"> <thead> <tr> <th data-bbox="517 1225 600 1393">Tree type</th> <th data-bbox="600 1225 752 1393">Minimum canopy diameter at maturity</th> <th data-bbox="752 1225 882 1393">Minimum height at maturity</th> <th data-bbox="882 1225 1012 1393">Minimum mature canopy cover</th> <th data-bbox="1012 1225 1167 1393">Tree in deep soil Area of deep soil</th> <th data-bbox="1167 1225 1314 1393">Tree in planter Volume of planter</th> <th data-bbox="1314 1225 1449 1393">Minimum depth of planter soil</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>		Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil								
Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter	Minimum depth of planter soil											



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard							Complies / Variation Required		
	A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimensions 2.5 metres)	0.8 metres	<div data-bbox="1563 571 2123 842" style="border: 1px solid black; padding: 10px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p><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></p> </div>		
B	8 metres	8 metres	50.3 sqm	49 square metres (min. plan dimension 4.5 metres)	28 cubic metres (min. plan dimensions 4.5 metres)	1 metre				
C	12 metres	12 metres	113.1 sqm	121 square metres (min plan dimension 6.5 metres)	64 cubic metres (min. plan dimension 6.5 metres)	1.5 metres				
B2-8 Front Fences To encourage front fence design that responds to the existing or preferred neighbourhood character.	A front fence within 3 metres of a street is: <ul style="list-style-type: none"> ▪ The maximum height specified in a schedule to the zone, or ▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8: Table B2-8 <table border="1" data-bbox="521 1315 1451 1362" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%;">Street context</td> <td style="width: 50%;">Maximum front fence height</td> </tr> </table>							Street context	Maximum front fence height	Not Applicable No front fence is proposed.
Street context	Maximum front fence height									



Objective	Standard	Complies / Variation Required
	Streets in a Transport Zone 2	2 metres
	Other streets	1.5 metres

Liveability – Clause 55.03

Objective	Standard	Complies / Variation Required
<p>B3-1 Dwelling Diversity To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments include at least:</p> <ul style="list-style-type: none"> One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 2 dwellings. One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. 	<p>Not Applicable The proposal consists of less than 10 dwellings.</p>
<p>B3-2 Parking Location To minimise the impact of vehicular noise within developments on residents.</p>	<p>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:</p> <ul style="list-style-type: none"> 1.5 metres; or If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above ground level. 	<p>Complies Habitable room windows are setback at least 1.5 metres from the communal accessway.</p>



Objective	Standard	Complies / Variation Required
	<p>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</p>	
<p>B3-3 Street Integration</p> <p>To integrate the layout of development with the street to support the safety and amenity of residents.</p>	<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. The total cumulative width of all site services to be provided within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>	<p>Complies</p> <p>There are no services located within 3m of the site front setback.</p> <p>Complies</p> <p>Lighting will be provided throughout the communal accessway to the satisfaction of the responsible authority. This has confirmed on the architectural plan set.</p> <p>Complies</p> <p>Mailboxes are provided in the front setback in an area that is communally accessible for each unit.</p>


ADVERTISED MATERIAL
 Planning Application: 1250187
 Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B3-4 Entry</p> <p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p>	<p>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</p> <p>Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage. Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door. <p>Apartment development and residential building with a shared entry</p> <p>An apartment development and each residential building has:</p> <ul style="list-style-type: none"> A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. Shared corridors and common areas have at least one source of natural light and natural ventilation. 	<p>Complies</p> <p>All dwellings are afforded with a covered front porch of at least 1.44m² (minimum 1.2m) which has a direct line of site form the front street of shared accessway.</p> <div data-bbox="1563 673 2123 951" style="border: 1px solid black; padding: 10px; margin-top: 20px;"> <p style="text-align: center;">  Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026 </p> <p style="font-size: small; text-align: center;"> 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. </p> </div>
<p>B3-5 Private Open Space</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table B3-5; or 	<p>Complies</p> <p>Each dwelling is provided with SPOS in excess of the minimum area of 25sqm and dimension of 3 metres. Please refer to the Architectural Plans which details the dimensions of the SPOS areas for each dwelling on TP03.</p>



Objective	Standard	Complies / Variation Required																			
	<ul style="list-style-type: none"> ▪ An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or ▪ An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none"> ▪ The area and dimensions specified in the schedule must be 25 square metres or less; and ▪ The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard. <p>Table B3-5:</p> <table border="1" data-bbox="521 794 1449 1383"> <thead> <tr> <th data-bbox="521 794 770 879">Orientation of dwelling</th> <th data-bbox="770 794 976 879">Dwelling type</th> <th data-bbox="976 794 1202 879">Minimum area</th> <th data-bbox="1202 794 1449 879">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 879 770 1034">North (between north 20 degrees west to north 30 degrees east)</td> <td data-bbox="770 879 976 1034">All</td> <td data-bbox="976 879 1202 1034">8 square metres</td> <td data-bbox="1202 879 1449 1034">1.7 metres</td> </tr> <tr> <td data-bbox="521 1034 770 1182">South (between south 30 degrees west to south 20 degrees east)</td> <td data-bbox="770 1034 976 1182">All</td> <td data-bbox="976 1034 1202 1182">8 square metres</td> <td data-bbox="1202 1034 1449 1182">1.2 metres</td> </tr> <tr> <td data-bbox="521 1182 770 1302" rowspan="2">Any other orientation</td> <td data-bbox="770 1182 976 1302">Studio or 1 bedroom dwelling</td> <td data-bbox="976 1182 1202 1302">8 square metres</td> <td data-bbox="1202 1182 1449 1302">1.8 metres</td> </tr> <tr> <td data-bbox="770 1302 976 1383">2 bedroom dwelling</td> <td data-bbox="976 1302 1202 1383">8 square metres</td> <td data-bbox="1202 1302 1449 1383">2 metres</td> </tr> </tbody> </table>	Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension	North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres	South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres	Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres	2 bedroom dwelling	8 square metres	2 metres	
Orientation of dwelling	Dwelling type	Minimum area	Minimum dimension																		
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres																		
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres																		
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres																		
	2 bedroom dwelling	8 square metres	2 metres																		



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard				Complies / Variation Required									
		3 bedroom dwelling	12 square metres	2.4 metres	<p>Complies</p> <p>SPOS requirements have been met.</p> <p>Complies</p> <p>Each ground level SPOS area is afforded with an area for a clothesline.</p>									
<p>B3-6</p> <p>Solar Access to Open Space</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> <div data-bbox="840 659 1400 935" style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>ADVERTISED MATERIAL</p> <p>Planning Application: T250187</p> <p>Date Prepared: 23 February 2026</p> <p><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></p> </div>				<p>Complies</p> <p>SPOS for units 2 and 3 has been oriented to the East of the dwelling to ensure compliance. Unit 1's SPOS area is 8.11m metres between the north facing wall and southern boundary in compliance with this standard.</p>									
<p>B3-7</p> <p>Functional Layout</p> <p>To ensure dwellings provide functional areas that meet the needs of residents.</p>	<p>Bedrooms:</p> <ul style="list-style-type: none"> Meet the minimum internal room dimensions specified in Table B3-7.1; and Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. <p>Table B3-7:</p> <table border="1" data-bbox="521 1155 1447 1321"> <thead> <tr> <th>Bedroom type</th> <th>Minimum width</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Main bedroom</td> <td>3 metres</td> <td>3.4 metres</td> </tr> <tr> <td>All other bedrooms</td> <td>3 metres</td> <td>3 metres</td> </tr> </tbody> </table>				Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	<p>Variation Required</p> <p>All main bedrooms have been designed to comply and where possible, exceed the minimum standards. Secondary bedrooms benefit from built in wardrobes however, they are typically 2.7m x 3m in dwellings 2, 3, 4 and 5.</p> <p>The design response is considered appropriate, noting the location, orientation, layout, and size of the proposed bedrooms, all of which include built-in robes and windows. While several bedrooms fall below the minimum area requirements, these factors ensure the rooms remain</p>
Bedroom type	Minimum width	Minimum depth												
Main bedroom	3 metres	3.4 metres												
All other bedrooms	3 metres	3 metres												



Objective	Standard	Complies / Variation Required									
	<p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <p>Table B3-7.2:</p> <table border="1" data-bbox="521 595 1451 820"> <thead> <tr> <th>Dwelling type</th> <th>Minimum width</th> <th>Minimum area</th> </tr> </thead> <tbody> <tr> <td>Studio and 1 bedroom dwelling</td> <td>3.3 metres</td> <td>10 metres</td> </tr> <tr> <td>2 or more bedroom dwelling</td> <td>3.6 metres</td> <td>12 metres</td> </tr> </tbody> </table>	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 metres	2 or more bedroom dwelling	3.6 metres	12 metres	<p>usable, functional, and capable of providing a high level of amenity for future residents and thus, the proposal meets the B3-8 Objective.</p> <p>Complies</p> <p>Minimum living room dimensions for each dwelling have been met. Please refer to the enclosed plan set for further details.</p>
Dwelling type	Minimum width	Minimum area									
Studio and 1 bedroom dwelling	3.3 metres	10 metres									
2 or more bedroom dwelling	3.6 metres	12 metres									
<p>B3-8</p> <p>Room Depth</p> <p>To allow adequate daylight into single aspect habitable rooms.</p>	<p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <ul style="list-style-type: none"> ▪ The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: ▪ The room combines the living area, dining area and kitchen; and ▪ The kitchen is located furthest from the window; and ▪ The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and ▪ An overhang extends no more than 2m beyond the window of the single aspect habitable room. 	<p>Complies</p> <p>Room depth requirements have been met as noted on plans and all living areas are greater than single aspect.</p>									



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
	<p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p>	
<p>B3-9 Daylight to New Windows To allow adequate daylight into new habitable room windows.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and ▪ minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or ▪ A verandah provided it is open for at least one third of its perimeter; or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. <p>Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:</p> <ul style="list-style-type: none"> ▪ A minimum width of 1.2 metres. ▪ A maximum depth of 1.5 times the width, measured from the external surface of the window. ▪ A window clear to the sky. 	<p>Complies All dwellings are provided with access to natural light in accordance with the requirements of Standard B3-9.</p>



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B3-10 Natural Ventilation</p> <p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Dwelling in or forming part of an apartment development</p> <p>At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> ▪ A maximum breeze path through the dwelling of 18 metres. ▪ A minimum breeze path through the dwelling of 5 metres. ▪ Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>	<p>Complies</p> <p>Please refer to the enclosed architectural plan set which demonstrates a breeze path between 5m and 18m.</p>
<p>B3-11 Storage</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p> <p>Dwelling in or forming part of an apartment development</p> <p>Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</p>	<p>Complies</p> <p>Each dwelling has exclusive access to at least 6 cubic of externally accessible storage space within a shed located in the SPOS.</p>



Cardinia

ADVERTISED MATERIAL

Planning Application 0250187

Date Prepared: 23 February 2026

This copied document is made available for the purpose of the planning process as 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.



Objective	Standard	Complies / Variation Required															
	<p>Table B3-11:</p> <table border="1"> <thead> <tr> <th data-bbox="521 368 788 497">Dwelling type</th> <th data-bbox="788 368 1106 497">Total minimum storage volume</th> <th data-bbox="1106 368 1447 497">Minimum storage volume within the dwelling</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 497 788 555">Studio</td> <td data-bbox="788 497 1106 555">8 cubic metres</td> <td data-bbox="1106 497 1447 555">5 cubic metres</td> </tr> <tr> <td data-bbox="521 555 788 608">1 bedroom dwelling</td> <td data-bbox="788 555 1106 608">10 cubic metres</td> <td data-bbox="1106 555 1447 608">6 cubic metres</td> </tr> <tr> <td data-bbox="521 608 788 662">2 bedroom dwelling</td> <td data-bbox="788 608 1106 662">14 cubic metres</td> <td data-bbox="1106 608 1447 662">9 cubic metres</td> </tr> <tr> <td data-bbox="521 662 788 746">3 or more bedroom dwelling</td> <td data-bbox="788 662 1106 746">18 cubic metres</td> <td data-bbox="1106 662 1447 746">12 cubic metres</td> </tr> </tbody> </table>	Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling	Studio	8 cubic metres	5 cubic metres	1 bedroom dwelling	10 cubic metres	6 cubic metres	2 bedroom dwelling	14 cubic metres	9 cubic metres	3 or more bedroom dwelling	18 cubic metres	12 cubic metres	<div data-bbox="1565 491 2125 764" style="border: 1px solid blue; padding: 10px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p><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></p> </div>
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling															
Studio	8 cubic metres	5 cubic metres															
1 bedroom dwelling	10 cubic metres	6 cubic metres															
2 bedroom dwelling	14 cubic metres	9 cubic metres															
3 or more bedroom dwelling	18 cubic metres	12 cubic metres															
<p>B3-12 Accessibility for Apartment Developments</p> <p>To ensure the design of dwellings meets the needs of people with limited mobility.</p>	<p>At least 50 per cent of dwellings in or forming part of an apartment development have:</p> <ul style="list-style-type: none"> ▪ A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. ▪ A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. ▪ A main bedroom with access to an adaptable bathroom. ▪ At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12. <p>Table B3-12:</p> <table border="1"> <thead> <tr> <th data-bbox="521 1166 694 1222"></th> <th data-bbox="694 1166 1050 1222">Design option A</th> <th data-bbox="1050 1166 1447 1222">Design option B</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 1222 694 1310">Door opening</td> <td data-bbox="694 1222 1050 1310">A clear 850mm wide door opening.</td> <td data-bbox="1050 1222 1447 1310">A clear 820mm wide door opening located opposite the shower.</td> </tr> <tr> <td data-bbox="521 1310 694 1359">Door design</td> <td data-bbox="694 1310 1050 1359">Either:</td> <td data-bbox="1050 1310 1447 1359">Either:</td> </tr> </tbody> </table>		Design option A	Design option B	Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.	Door design	Either:	Either:	<p>Not Applicable</p> <p>Apartment development not proposed.</p>						
	Design option A	Design option B															
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.															
Door design	Either:	Either:															



Objective	Standard			Complies / Variation Required
		<ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards that is clear of the circulation area and has readily removable hinges. 	<ul style="list-style-type: none"> ▪ A slide door, or ▪ A door that opens outwards, or ▪ A door that opens inwards and has readily removable hinges. 	
	Circulation area	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> ▪ A minimum area of 1.2 metres by 1.2 metres ▪ Located in front of the shower and the toilet ▪ Clear of the toilet, basin and door swing <p>The circulation area for the toilet and shower can overlap.</p>	<p>A clear circulation area that is:</p> <ul style="list-style-type: none"> ▪ A minimum width of 1 metre ▪ The full length of the bathroom and a minimum length of 2.7 metres. ▪ Clear of the toilet and basin. <p>The circulation area can include a shower area.</p>	
	Path to circulation area	A clear path with a minimum width of 900mm from the door opening to the circulation area.	Not applicable.	
	Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.	



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Objective	Standard			Complies / Variation Required
	Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.	

External Amenity – Clause 55.04

Objective	Standard	Complies / Variation Required
<p>B4-1 Daylight to Existing Windows To allow adequate daylight into existing habitable room windows.</p>	<p>Buildings opposite an existing habitable room window provide a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p>	<p>Complies Generous setbacks have been employed to ensure appropriate light courts from existing habitable room windows are maintained.</p> <p>Complies All new walls are setback at least 50% of the height of the wall to existing habitable room windows.</p>
<p>B4-2</p>	<p>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:</p>	<p>Not Applicable</p>



ADVERTISED MATERIAL
 Clause Application 1350177
 Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>Existing North-facing Windows</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<ul style="list-style-type: none"> A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. <p>For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.</p>	<p>There are no north facing habitable rooms in existing dwellings within 3m of the boundary of an abutting allotment.</p> <div data-bbox="1559 536 2119 810" style="border: 1px solid black; padding: 10px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p><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></p> </div>
<p>B4-3 Overshadowing Secluded Open Space.</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>The area of secluded private open space that is not overshadowed by the new development is greater than:</p> <ul style="list-style-type: none"> 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p>	<p>Complies</p> <p>The shadow diagrams note minimal overshadowing of less than 50% to the adjacent properties SPOS areas in compliance with this standard. The shadow diagrams note that most of the overshadowing is projected within the subject site.</p>
<p>B4-4 Overlooking</p>	<p>In Clause 55.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured</p>	<p>Complies</p> <p>All habitable room windows have been designed to avoid direct views into existing</p>



Objective	Standard	Complies / Variation Required
To limit views into existing secluded private open space and habitable room windows.	<p>at ground level] of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level] of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none">▪ Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or▪ Has sill heights of at least 1.7 metres above floor level; or▪ Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or▪ Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or▪ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view are:</p> <ul style="list-style-type: none">▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.▪ Permanent, fixed and durable.▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8</p>	<p>SPOS and habitable room windows. All of the proposed dwellings are single storey.</p> <p>Ground floor views are obscured by the 1.8m high timber paling boundary fencing.</p>


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
	metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	
<p>B4-5</p> <p>Internal Views</p> <p>Ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:</p> <ul style="list-style-type: none"> ▪ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or ▪ Has a sill height of at least 1.7 metres above floor level; or ▪ Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or ▪ Has permanently fixed external screens to at least 1.7 metres above floor level; or ▪ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. <p>Direct views are measured at a height of 1.7 metres above floor level and within:</p> <ul style="list-style-type: none"> ▪ A 45 degree horizontal angle from the edge of the new window or balcony. ▪ A 45 degree angle in the downward direction. <p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p>	<p>Complies</p> <p>Dwellings have been designed and orientated to avoid to any overlooking opportunities between dwellings.</p> <p>All dwellings proposed are single storey, avoiding internal overlooking.</p>

Sustainability – Clause 55.05



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B5-1 Permeability and Stormwater Management</p> <p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p>	<p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> ▪ Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. ▪ Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge. 	<p>Complies</p> <p>The site area covered by pervious surfaces is greater than 40%. Additionally, there is ample opportunity to provide a Stormwater management system in accordance with best practice quantitative performance.</p> <p>Please refer to the Stormwater Management Plan prepared by Urban Civil.</p>
<p>B5-2 Overshadowing Domestic Solar Energy Systems</p> <p>To ensure that 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.</p>	<p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>	<p>Complies</p> <p>The proposal does not overshadow the roof or solar systems of any dwelling on adjoining sites.</p>



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required								
<p>B5-3 Rooftop Solar Energy Generation To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p>	<p>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> ▪ Has a minimum dimension of 1.7 metres. ▪ Has a minimum area in accordance with Table B5-3. ▪ Is oriented to the north, west or east. ▪ Is positioned on the top two thirds of a pitched roof. ▪ Can be a contiguous area or multiple smaller areas. ▪ Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Table B5-3:</p> <table border="1" data-bbox="521 922 1447 1165"> <thead> <tr> <th>Number of bedrooms</th> <th>Minimum roof area</th> </tr> </thead> <tbody> <tr> <td>1 bedroom dwelling</td> <td>15 square metres</td> </tr> <tr> <td>2 or 3 bedroom dwelling</td> <td>26 square metres</td> </tr> <tr> <td>4 or more bedroom dwelling</td> <td>34 square metres</td> </tr> </tbody> </table>	Number of bedrooms	Minimum roof area	1 bedroom dwelling	15 square metres	2 or 3 bedroom dwelling	26 square metres	4 or more bedroom dwelling	34 square metres	<p>Variation Required</p> <p>As demonstrated within the plan set, there is ample opportunity to provide rooftop solar energy generation systems for future residents.</p> <p>The available rooftop areas per dwelling is demonstrated on the roof plan enclosed within the architectural plan set.</p>
Number of bedrooms	Minimum roof area									
1 bedroom dwelling	15 square metres									
2 or 3 bedroom dwelling	26 square metres									
4 or more bedroom dwelling	34 square metres									



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required
<p>B5-4 Solar Protection to New North-facing Windows</p> <p>To encourage external shading of north facing windows to minimise summer heat gain.</p>	<p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> <div data-bbox="712 700 1272 976" style="border: 1px solid blue; padding: 10px; text-align: center;">  <p>Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 February 2026</p> <p><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></p> </div>	



Objective	Standard				Complies / Variation Required
<p>general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p>	Individual bin storage area for a dwelling	1.8 square metres	0.8 metres	1.8 metres	
	Shared bin storage area for 3 dwellings or less	5.4 square metres	0.8 metres	1.8 metres	
	Shared bin storage area for 4 or more dwellings	1 square metres pre dwelling plus 4 square metres	0.8 metres	1.8 metres	
	<p>If the development includes a shared bin storage area:</p> <ul style="list-style-type: none"> ▪ The shared bin storage area: <ul style="list-style-type: none"> - Is located within 40 metres of a kerbside collection point. - Includes a tap for bin washing. ▪ There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. <p>Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p> <p>Dwelling in or forming part of an apartment development</p> <p>The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.</p>				



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Objective	Standard				Complies / Variation Required
	Table B5-5.2:				
	Number of dwellings	Minimum area	Minimum depth	Minimum height	
	15 or less dwellings	0.7 square metres per dwelling in a shared waste storage area	0.8 metres	2.7 metres	
	16 to 55 dwellings	0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area	1 metre	2.7 metres	
	56 or more dwellings	0.5 square metres per dwelling in a shared waste storage area	1 metre	2.7 metres	
	<p>Enclosed bin storage areas are ventilated by:</p> <ul style="list-style-type: none"> Natural ventilation openings to the external air with an area of at least 5 per cent of the area for bin storage area; or A mechanical exhaust ventilation system. <p>A tap and drain is provided to wash bins.</p> <p>A continuous path of travel is provided from each dwelling to bin storage areas.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p>				



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required																		
<p>B5-6 Noise Impacts To minimise the impact of mechanical plant noise located in the development.</p>	<p>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</p>	<p>Complies Any mechanical plan required to service the dwellings will be located away from bedrooms of new and existing dwellings.</p>																		
<p>B5-7 Energy Efficiency for Apartment Developments To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.</p>	<p>Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.</p> <p>Table B5-7:</p> <table border="1" data-bbox="521 743 1447 1310"> <thead> <tr> <th>NatHERS climate zone</th> <th>NatHERS maximum cooling load MJ/M2 per annum</th> </tr> </thead> <tbody> <tr> <td>Climate zone 21 Melbourne</td> <td>30</td> </tr> <tr> <td>Climate zone 22 East Sale</td> <td>22</td> </tr> <tr> <td>Climate zone 27 Mildura</td> <td>69</td> </tr> <tr> <td>Climate zone 60 Tullamarine</td> <td>22</td> </tr> <tr> <td>Climate zone 62 Moorabin</td> <td>21</td> </tr> <tr> <td>Climate zone 63 Warrnambool</td> <td>21</td> </tr> <tr> <td>Climate zone 64 Cape Otway</td> <td>19</td> </tr> <tr> <td>Climate zone 66 Ballarat</td> <td>23</td> </tr> </tbody> </table>	NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum	Climate zone 21 Melbourne	30	Climate zone 22 East Sale	22	Climate zone 27 Mildura	69	Climate zone 60 Tullamarine	22	Climate zone 62 Moorabin	21	Climate zone 63 Warrnambool	21	Climate zone 64 Cape Otway	19	Climate zone 66 Ballarat	23	<p>Not Applicable Apartment development not proposed.</p>
NatHERS climate zone	NatHERS maximum cooling load MJ/M2 per annum																			
Climate zone 21 Melbourne	30																			
Climate zone 22 East Sale	22																			
Climate zone 27 Mildura	69																			
Climate zone 60 Tullamarine	22																			
Climate zone 62 Moorabin	21																			
Climate zone 63 Warrnambool	21																			
Climate zone 64 Cape Otway	19																			
Climate zone 66 Ballarat	23																			



Cardinia

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Objective	Standard	Complies / Variation Required


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



APPENDIX B – CLASUE 56 ASSESSMENT – RESIDENTIAL SUBDIVISION

Policy Implementation – Clause 56.02

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C1</p> <p>Strategic Implementation</p> <p>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>Not Applicable</p> <p>Does not apply to 3-15 lot subdivisions within the Mixed Use Zone.</p>

Liveable and Sustainable Communities – Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C2</p> <p>Compact and walkable neighbourhoods</p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.</p> <p>An application for subdivision must include a plan of the layout of the subdivision that:</p> <p>Meets the objectives (if relevant to the class of subdivision specified in the zone) of:</p> <ul style="list-style-type: none"> ▪ Clause 56.03-2 Activity centres ▪ Clause 56.03-3 Planning for community facilities ▪ Clause 56.04-1 Lot diversity and distribution ▪ Clause 56.06-2 Walking and cycling network ▪ Clause 56.06-3 Public transport network ▪ Clause 56.06-4 Neighbourhood street network <p>Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres</p>	<p>Not Applicable</p> <p>Does not apply to 3-15 lot subdivisions within the Mixed Use Zone.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances.</p> <p>Shows the layout of the subdivision in relation to the surrounding area.</p> <p>Is designed to be accessible for people with disabilities.</p>	
<p>C3</p> <p>Activity Centre</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme.</p> <p>Subdivision should be supported by activity centres that are:</p> <ul style="list-style-type: none"> ▪ Accessible by neighbourhood and regional walking and cycling networks. ▪ Served by public transport that is connected to the regional public transport network. ▪ Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. ▪ Located on arterial roads or connector streets. ▪ Of appropriate size to accommodate a mix of uses that meet local community needs. ▪ Oriented to support active street frontages, support street-based community interaction and pedestrian safety. 	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>
<p>C4</p> <p>Planning for community facilities</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>A subdivision should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. ▪ Locate community facilities on sites that are in or near activity centres and public transport. <p>School sites should:</p> <ul style="list-style-type: none"> ▪ Be integrated with the neighbourhood and located near activity centres. ▪ Be located on walking and cycling networks. 	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> ▪ Have a bus stop located along the school site boundary. ▪ Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. ▪ Adjoin the public open space network and community sporting and other recreation facilities. ▪ Be integrated with community facilities. ▪ Be located on land that is not affected by physical, environmental or other constraints. <p>Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>Primary schools should be located on connector streets and not on arterial roads.</p> <p>New State Government school sites must meet the requirements of the Department of Education and about at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.</p>	
<p>C5</p> <p>Built environment</p> <p>To create urban places with identity and character</p>	<p>The built environment should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. ▪ Provide living and working environments that are functional, safe and attractive. ▪ Provide an integrated layout, built form and urban landscape. ▪ Contribute to a sense of place and cultural identity. <p>An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.</p>	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>
<p>C6</p> <p>Neighbourhood character</p> <p>To design subdivisions that respond to neighbourhood character</p>	<p>Subdivision should:</p> <ul style="list-style-type: none"> ▪ Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. 	<p>✓ Complies</p> <p>The proposal meets the neighbourhood character requirements of Clause 55. Therefore, the proposal is considered to be consistent with neighbourhood character.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	

Lot Design – Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C7</p> <p>Lot diversity and distribution</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <div data-bbox="598 1019 997 1220" style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">ADVERTISED MATERIAL</p> <p style="text-align: center;">Application: T250187 Date Prepared: 23 February 2026</p> <p style="font-size: 8px;">The content of this document is made available for the purpose of the planning process as advertised. It is not to 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.</p> </div> <ul style="list-style-type: none"> Single dwellings Two dwellings or more Higher density housing. Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>✓ Complies</p> <p>The proposal seeks to subdivide one lot into eight, in close proximity to the facilities of Tynong and within walking distance of the Tynong Railway Station. This will consolidate residential land uses within an appropriately zoned area, helping to contain urban sprawl and protect the surrounding sensitive Green Wedge land. Given that Tynong is not supported by a major commercial centre and has limited township infrastructure, the proposal is appropriately scaled and will contribute to lot diversity without placing undue pressure on existing services.</p>
<p>C8</p> <p>Lot area and building envelopes</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a 	<p>✓ Complies</p> <p>The dimensions of the lots are adequate to support the construction of the proposed</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>development approved under this scheme, or</p> <ul style="list-style-type: none"> That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	<p>dwelling. The lots can achieve good solar access, garden area and POS. This has been demonstrated within the associated architectural plan set and high level of compliance with the standards and objectives of Clause 55.</p>
	<p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. 	
	<p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	
	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p>	
	<p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the <i>Subdivision Act 1988</i>, or is specified as a covenant in an agreement under Section 173 of the Act. 	
	<p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and 	



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 	
<p>C9</p> <p>Solar orientation of lots</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>✓ Complies</p> <p>Lots 1 – 6 achieve good solar orientation and have dimensions that are adequate to protect solar access to the proposed dwellings. They are orientated North 4° East, as per the diagram. Lots 7 and 8 are orientated in an east west direction at East 94° West, though their rear SPOS will have solar access in the afternoons.</p>
<p>C10</p> <p>Street orientation</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. 	<p>✓ Complies</p> <p>The proposed lot configuration and built form orientates the dwellings numbered 2 to 8 inward and provides opportunity for the creation of an internal community. The built form provides entrances and passive surveillance opportunities at the front of the dwellings with inward facing habitable windows, which contributes to safety and security. Driveway access services all residences,</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> Providing roads and streets along public open space boundaries. 	providing opportunities for community social interaction.
<p>C11 Common area</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> The common area to be owned by the body corporate, including any streets and open space. The reasons why the area should be commonly held. Lots participating in the body corporate. The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>✓ Complies</p> <p>Common property is proposed via the access with passive open space in the northern portion of the site. The liability and entitlement associated with the common property is shared equally among the lots</p>

Urban Landscape – Clause 56.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C12 Integrated landscape</p> <p>urban</p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p style="text-align: center;">  ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 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 without the express written consent of Cardinia Council. Any use of this information for any other purpose is strictly prohibited.</small> </p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. Create attractive landscapes that visually emphasise streets and public open spaces. Respond to the site and context description for the site and surrounding area. Maintain significant vegetation where possible within an urban context. Take account of the physical features of the land including landform, soil and climate. Protect and enhance any significant natural and cultural features. Protect and link areas of significant local habitat where appropriate. Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water 	<p>✓ Complies</p> <p>The proposal achieves the canopy requirements of Clause 55 and therefore, is considered to meet neighbourhood character and landscaping requirements.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>sensitive urban design features in streets and public open space.</p> <ul style="list-style-type: none"> ▪ Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. ▪ Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. ▪ Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. ▪ Provide for walking and cycling networks that link with community facilities. ▪ Provide appropriate pathways, signage, fencing, public lighting and street furniture. ▪ Create low maintenance, durable landscapes that are capable of a long life. ▪ The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs. 	
<p>C13 Public open space provision To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. To provide adequate unencumbered land for public open space and integrate any encumbered</p>	<p>The provision of public open space should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. ▪ Provide a network of well-distributed neighbourhood public open space that includes: ▪ Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. ▪ Additional small local parks or public squares in activity centres and higher density residential areas. 	<p>Not Applicable Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>land with the open space network.</p> <p>To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.</p>	<ul style="list-style-type: none"> ▪ Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: <ul style="list-style-type: none"> ▪ Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space ▪ Sufficient to incorporate two football/cricket ovals ▪ Appropriate for the intended use in terms of quality and orientation ▪ Located on flat land (which can be cost effectively graded) ▪ Located with access to, or making provision for, a recycled or sustainable water supply ▪ Adjoin schools and other community facilities where practical ▪ Designed to achieve sharing of space between sporting fields, playgrounds, linear parks and trees along waterways, vegetation corridors and road reserves <p>Public open space should:</p> <ul style="list-style-type: none"> ▪ Be provided along foreshores, streams and permanent water bodies. ▪ Be linked to existing or proposed future public open spaces where appropriate. ▪ Be integrated with floodways and encumbered land that is accessible for public recreation. ▪ Be suitable for the intended use. ▪ Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences. ▪ Maximise passive surveillance. ▪ Be integrated with urban water management systems, waterways and other water bodies. ▪ Incorporate natural and cultural features where appropriate. 	



Access and Mobility Management – Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C14 Integrated mobility</p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:</p> <ul style="list-style-type: none"> ▪ Clause 56.06-2 Walking and cycling network. ▪ Clause 56.06-3 Public transport network. ▪ Clause 56.06-4 Neighbourhood Street network. <div data-bbox="596 1021 995 1214" style="border: 1px solid black; padding: 5px; text-align: center;">  Cardinia ADVERTISED MATERIAL Planning Application: T250187 Date Prepared: 23 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>	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>
<p>C15 Walking and cycling network</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> ▪ Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. ▪ Link to any existing pedestrian and cycling networks. ▪ Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. ▪ Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. ▪ Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. 	<p>✓ Complies</p> <p>The proposed subdivision contributes to walking and cycling network given its proximity to community features in Tynong and the Railway station provides non-car dependent access to facilities further afield.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> Ensure safe street and road crossings including the provision of traffic controls where required. Provide an appropriate level of priority for pedestrians and cyclists. Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. Be accessible to people with disabilities. 	
<p>C16 Public transport</p> <p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	<p>The public transport network should be designed to:</p> <ul style="list-style-type: none"> Implement any relevant public transport strategy, plan or policy for the area set out in this scheme. Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: <ul style="list-style-type: none"> Safe and direct movement between activity centres without complicated turning manoeuvres. Direct travel between neighbourhoods and neighbourhood activity centres. A short and safe walk to a public transport stop from most dwellings. 	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>
<p>C17 Neighbourhood street network</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. Provide clear physical distinctions between arterial roads and neighbourhood street types. Comply with the Head, Transport for Victoria's arterial road access management policies. 	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> ▪ Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. ▪ Provide safe and efficient access to activity centres for commercial and freight vehicles. ▪ Provide safe and efficient access to all lots for service and emergency vehicles. ▪ Provide safe movement for all vehicles. ▪ Incorporate any necessary traffic control measures and traffic management infrastructure. <p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> ▪ Implement any relevant transport strategy, plan or policy for the area set out in this scheme. ▪ Include arterial roads at intervals of approximately 100 metres that have adequate reservation widths to accommodate long term movement demand. ▪ Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. ▪ Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. ▪ Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. ▪ Provide an appropriate level of local traffic dispersal. ▪ Indicate the appropriate street type. ▪ Provide a speed environment that is appropriate to the street type. ▪ Provide a street environment that appropriately manages movement demand (volume, type and mix of 	



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>pedestrians, cyclists, public transport and other motor vehicles).</p> <ul style="list-style-type: none"> Encourage appropriate and safe pedestrian, cyclist and driver behaviour. Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. Minimise the provision of culs-de-sac. Provide for service and emergency vehicles to safely turn at the end of a dead-end street. Facilitate solar orientation of lots. Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. Contribute to the area's character and identity. Take account of any identified significant features. 	
<p>C18 Walking and cycling To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> Be part of a comprehensive design of the road or street reservation. Be continuous and connect. Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossings for access to lots. Accommodate projected user volumes and mix. Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. Provide appropriate signage. Be constructed to allow access to lots without damage to the footpath or shared path surfaces. Be constructed with a durable, non-skid surface. 	<p>✓ Complies</p> <p>The proposed subdivision provides for access within the site with sealed driveway access that facilitates pedestrianism and can link to existing foot paths in the street network.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> ▪ Be of a quality and durability to ensure: <ul style="list-style-type: none"> ○ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. ○ Discharge of urban run-off. ○ Preservation of all-weather access. ○ Maintenance of a reasonable, comfortable riding quality. ○ A minimum 20 year life span. ▪ Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	
<p>C19 Public transport network detail To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities.</p>	<p>Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.</p> <p>Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.</p> <p>The design of public transport stops should not impede the movement of pedestrians.</p> <p>Bus and tram stops should have:</p> <ul style="list-style-type: none"> ▪ Surveillance from streets and adjacent lots. ▪ Safe street crossing conditions for pedestrians and cyclists. <p>Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.</p> <ul style="list-style-type: none"> ▪ Continuous hard pavement from the footpath to the kerb. ▪ Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. ▪ Appropriate signage. <p>Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.</p>	<p>Not Applicable</p> <p>Does not apply to subdivisions between 3-15 lots within the Mixed Use Zone.</p>
<p>C20</p>	<p>The design of streets and roads should:</p>	<p>Not Applicable</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>Neighbourhood street network detail</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<ul style="list-style-type: none"> ▪ Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. ▪ Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. ▪ Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. ▪ Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. ▪ Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. ▪ Provide a safe environment for all street users applying speed control measures where appropriate. ▪ Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. ▪ Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. ▪ Ensure streets are of sufficient strength to: <ul style="list-style-type: none"> ○ Enable the carriage of vehicles. ○ Avoid damage by construction vehicles and equipment. ▪ Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> ○ Safe passage of pedestrians, cyclists and vehicles. ○ Discharge of urban run-off. ○ Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. 	<p>No streets are proposed.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> ▪ Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. ▪ Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. ▪ Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> ○ Perform the required integrated water management functions. ○ Delineate the edge of the carriageway for all street users. ○ Provide efficient and comfortable access to abutting lots at appropriate locations. ○ Contribute to streetscape design. ▪ Provide for the safe and efficient collection of waste and recycling materials from lots. ▪ Be accessible to people with disabilities. ▪ Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1 the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met. <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> ▪ The street hierarchy and typical cross-sections for all street types. ▪ Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. ▪ Water sensitive urban design features. ▪ Location and species of proposed street trees and other vegetation. ▪ Location of existing vegetation to be retained and proposed treatment to ensure its health. 	



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
<p>C21 Lot access To provide for safe vehicle access between roads and lots.</p>	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>✓ Complies</p> <p>All lots provide vehicular access designed in accordance with Australian and Council required standards.</p>



ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.



Integrated Water Management – Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C22 Drinking water supply</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>✓ Complies</p> <p>The supply of drinking water will be provided to all of the proposed dwellings/lots and will be designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p>
<p>C23 Reused and recycled water</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>✓ Complies</p> <p>The proposal is consistent with Clause 56.07-2 & Standard C23.</p> <p>Reused and recycled water supply systems can be provided for dwellings.</p>
<p>C24 Waste water management</p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with a domestic waste water management plan adopted by the relevant council. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>✓ Complies</p> <p>The proposal is consistent with Clause 56.07-3 and Standard C24.</p> <p>All of the proposed dwellings will benefit from a connection to reticulated wastewater system in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</p>
<p>C25 Stormwater management</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and</p>	<p>The stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental</i> 	<p>✓ Complies</p> <p>The proposal is consistent with Clause 56.07-3 and Standard C24.</p> <p>Any stormwater management system will be designed and managed in accordance with Standard C24. It is anticipated that stormwater management conditions will be included as part of any planning permit that it is granted.</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	<p><i>Management Guidelines</i> (Victorian Stormwater Committee, 1999).</p> <ul style="list-style-type: none"> Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	
	<p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p>	
	<p>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than one hour after the cessation of rainfall. 	
	<p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). 	
	<p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> Ensure stormwater is retarded to a standard required by the responsible drainage authority. Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street 	



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>drainage system or legal point of discharge.</p> <ul style="list-style-type: none"> ▪ Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. ▪ Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	

Site Management – Clause 56.08



ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

This document is made available for the purpose of the planning process as required by 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.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 Site management To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies</p> <p>The proposal will utilise trenching to facilitate service provision wherever appropriate and access construction will avoid TPZ's of any vegetation identified to be retained as per the recommendations of ARBkey Arborist Report and any Tree Management Plan and Tree Protection Plans endorsed by way of a condition of permit.</p> <p>Waterways and drainage channels will be protected from runoff via the employment of sediment traps. Litter and construction waste will be collected and removed from site.</p>



Utilities – Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27</p> <p>Shared trenching</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Complies</p> <p>The proposal is consistent with Standard C27, and reticulated services will be provided via shared trenching where possible to minimise the amount of land required for underground services and protect TPZs.</p>
<p>C28</p> <p>Electricity, telecommunication and gas</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where proposed to be connected, a reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency.</p>	<p>✓ Complies</p> <p>Electricity, telecommunications will be provided to the boundary of both proposed lots and designed to the satisfaction of the relevant authorities.</p>
<p>C29</p> <p>Fire hydrants</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> ▪ A maximum distance of 120 metres from the rear of the each lot. ▪ No more than 200 metres apart. <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p>	<p>✓ Complies</p> <p>Fire hydrants will be provided not more than 120metres from the rear of each lot and no more than 200metres apart, to the satisfaction of the relevant authority.</p>
<p>C30</p> <p>Public lighting</p>	<p>Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to</p>	<p>✓ Complies</p>



Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p>	<p>This proposal will not be required to contribute to the existing street lighting network.</p>


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



APPENDIX C – Decision Guidelines

Clause 65.02 – Approval of an application to subdivide

Guideline	Response
<p><i>The suitability of the land for subdivision.</i></p> <p><i>The existing use and possible future development of the land and nearby land.</i></p> <p><i>The availability of subdivided land in the locality and the need for the creation of further lots.</i></p>	<p>The land is zoned for residential purposes within the Mixed-use zone which supports the use of increased density residential. Surrounding land is not currently experiencing residential growth, though the proposal will provide for greater diversity of housing typology and options to age in place with smaller, more modest dwelling options. The nature of the lot will ensure development is nestled behind the existing dwelling so avoiding any detrimental impacts to the character of the neighbourhood as seen from the streetscape.</p>
<p><i>The effect of development on the use or development of other land which has a common means of drainage.</i></p>	<p>The proposal does not share a common means of drainage with adjoining lots given the fall of topography toward Railway Avenue. Overland flows will not adversely affect any other land with common means of drainage.</p>
<p><i>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</i></p>	<p>The subdivision is responsive to the constraints and considerations posed by the site, including native vegetation and overland flows.</p>
<p><i>The density of the proposed development</i></p>	<p>The density of the proposed subdivision is appropriate for the locality and zone as the MUZ provides for higher density development. The site is nestled within the community 'hub' and enjoys proximity to the Tynong Railway Station, and local shops.</p>
<p><i>The area and dimensions of each lot in the subdivision.</i></p>	<p>The proposed subdivision has achieved lots which can facilitate dwellings that can provide spacious living areas and private open space areas in line with the requirements of clause 55.</p>
<p><i>The layout of roads having regard to their function and relationship to existing roads.</i></p>	<p>The proposed street layout is functional in design and integrates with the existing street network.</p>
<p><i>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</i></p>	<p>The movement of pedestrians and vehicles is proposed via the common accessway which has been designed to ensure appropriate pedestrian safety and vehicle manoeuvrability is achieved.</p>
<p><i>The provision and location of reserves for public open space and other community facilities.</i></p>	<p>The proposal does not include reserves for public open space or other community facilities.</p>
<p><i>The staging of the subdivision.</i></p>	<p>The subdivision is not proposed to be undertaken in stages.</p>
<p><i>The design and siting of buildings have regard to safety and the risk of spread of fire.</i></p>	<p>The risk of fire to the proposed subdivision is mitigated by the highly modified landscapes surrounding the subject site. The site has been assessed as having a BAL 12.5.</p>



Guideline	Response
<i>The provision of off-street parking.</i>	All lots are able to support off-street parking. There is the provision for one visitor car parking space.
<i>The provision and location of common property. The functions of any body corporate.</i>	Common property is proposed as part of subdivision via the communal accessway. The owners Corporate specifies equal share of liabilities and entitlements.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	The subject site is able to connect to all services.
<i>If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.</i>	Sewer is available for connection to each lot.
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	An Arboricultural Impact Assessment has been undertaken that has outlined where native vegetation is located and will be retained. All efforts have been made to retain all native vegetation.
<i>The impact the development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.



APPENDIX D – Decision Guidelines

Clause 32.04-15: Mixed Use Zone

Guideline	Response
General	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	As outlined in Section 5.1 of this report, the proposal responds well to the Municipal Planning Strategy and the Planning Policy Framework.
<i>The objectives set out in a schedule to this zone.</i>	No objectives are outlined in the schedule to the zone. The proposal responds well to the purpose of the zone, namely by providing <i>housing at higher densities</i> and by <i>responding to the existing or preferred neighbourhood character of the area</i> . The area provides a modest increase in residential density in a well serviced area whilst ensuring the preferred rural township character of the area and streetscape is maintained.
<i>Any other decision guidelines specified in a schedule to this zone.</i>	No other decision guidelines are specified in the schedule to the zone.
<i>The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Housing Choice and Transport Zone, Mixed Use Zone or Residential Growth Zone.</i>	No overshadowing is proposed on the roof of any adjacent dwellings.
Subdivision	
<i>The pattern of subdivision and its effect on the spacing of buildings.</i>	The proposed subdivision layout is consistent with adjoining developments and will provide appropriate spacing between dwellings to ensure appropriate access and private open space areas are provided to each dwelling.
<i>For subdivision of land for residential development, the objectives and standards of Clause 56.</i>	It is considered that the proposed subdivision of land responds well to the objectives and standards of Clause 56. Please see Appendix B for a detailed assessment against Clause 56.
Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings	
<i>For two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.</i>	It is considered that the proposed use of land to develop 7 dwellings responds well to the objectives and standards of Clause 55. Please see Appendix A for a detailed assessment against Clause 55.





ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.



Proposed Planting within the NRZ of the neighbouring *Eucalyptus fulgens* (Green Scentbark) at 38 Railway Parade, Tynong.

Arbor Survey has been requested to provide further justification as part of a peer review process for the proposed planting of 11 new canopy trees within the Notional Root Zone (NRZ) (Note: The NRZ is the new term used and replaces the TPZ as per the new Australian Standard AS4970:2025) of the neighbouring *Eucalyptus fulgens* (Green Scentbark – Tree 14). This is in response to the concerns raised by Cardinia Shire Council in their Request for Further Information (RFI) (Reference No: T250187, Dated: 23 September 2025). The response outlined in this letter is focused solely on the following commentary in the RFI:

In addition to the proposed impacts from buildings and works not yet being adequately described for tree #14, the Landscape Plan proposes planting eleven (11) canopy trees within the tree protection zone of tree #14. These trees require deep soil, which is located within the tree protection zone of tree #14. This will create resource competition for tree #14, which could affect its long-term viability.

Council's landscape department provide the following comments on this matter:

Given the open and undisturbed nature of the site, it's reasonable to expect that the eucalyptus has a broad, shallow root system. Introducing any new plantings within the Tree Protection Zone (TPZ) would likely compromise the tree's health by disturbing its critical root structure. Additionally, any proposed vegetation within the TPZ would face significant competition for resources and would likely struggle—or fail entirely—against such a large, well-established native tree.

Eucalyptus trees, especially in cultivated environments with richer soil, tend to develop shallow, horizontally spreading root systems, with up to 90% of their roots concentrated in the top 30 cm of soil. This makes them highly sensitive to disturbances within their Tree Protection Zone (TPZ) which is designed to safeguard both the structural and feeder roots essential for the tree's health.



Here's why planting within the TPZ is problematic:

- *Root Competition: The eucalyptus's extensive lateral roots aggressively absorb moisture and nutrients, leaving little for new plantings to survive.*
- *Soil Disturbance: Digging or compacting soil in the TPZ can damage fine roots, reduce oxygen availability, and compromise the tree's stability.*
- *Canopy Dominance: The shade and leaf litter from a mature eucalyptus can inhibit the growth of understory plants, especially non-natives.*

Council considers tree #14 to be a very significant tree within Cardinia Shire due to its size and species and will not support an application for development that poses any risk to the health and ongoing viability of this tree.

Council's position that Tree #14 is a very significant tree is acknowledged and fully supported. The intent of the proposal is to achieve appropriate landscape outcomes without compromising the long-term health, structural integrity, or viability of Tree 14.

The following responses address Council's concerns regarding the proposed planting of eleven (11) canopy trees within the Notional Root Zone (NRZ) of Tree 14 only.

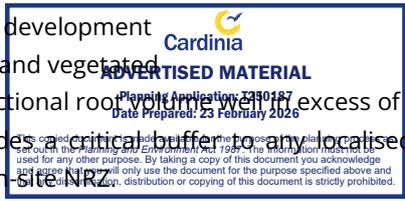


1. Root Competition and Deep Soil Requirements

Council expresses concern that the proposed canopy trees require deep soil located within the NRZ and may create resource competition with Tree 14.

Response:

- Historical site evidence confirms that larger and more numerous trees previously existed within this same zone, demonstrating that the soil profile has historically supported substantially greater combined root biomass than is now proposed. This evidence is provided in the Arborist Report showing trees 16, 17, 20 and 21 within the NRZ.
- The eleven (11) proposed trees are:
 - Smaller in ultimate stature being a Eucalyptus 'Eukey Dwarf', Gleditsia triacanthos 'Ruby Lace' and Pyrus calleryana 'Chanticleer'
 - Lower in long-term water and nutrient demand with it noted that the current conditions and grass and weed surface layer would have such a greater impact on water and nutrient availability than the proposed landscape response, being a mulched garden bed with minimal canopy tree planting
 - Restricted in planting pit dimensions
- The combined below-ground demand of the proposed trees will remain significantly lower than the historical planting condition of the site.
- Importantly, Tree 14 is not reliant solely on the soil volume contained within the on-site NRZ extent. The tree has direct access to extensive contiguous permeable soil areas beyond the site boundary on the adjoining property, which:
 - Are unencumbered by development
 - Remain uncompacted and vegetated
 - Provide additional functional root volume well in excess of the NRZ
- This off-site soil volume provides a critical buffer to any localised competitive effects introduced by the proposed planting within the on-site NRZ.
 - Planting locations will be established using root-sensitive hand excavation techniques, ensuring no severance of structural roots of Tree 14 and only minimal and recoverable disturbance to fine roots
- Soil within planting zones will be ameliorated and managed to maintain porosity, oxygen availability and moisture retention, ensuring that resource uptake by Tree 14 is not compromised.
- The new plantings will also be supported by independent irrigation during the establishment period, further reducing immediate competition for available soil moisture.



On this basis, any incremental increase in root competition introduced by the proposed planting is considered minor, localised and well within the physiological tolerance of Tree 14, particularly given its access to extensive off-site soil resources. Further, the proposal will actually reduce competition and free up the availability of water and nutrient through removal of the heavy ground covering of grass and weeds.

2. Eucalyptus Root System Sensitivity

Council correctly identifies that Eucalyptus species typically exhibit broad, shallow and laterally extensive root systems, with a high proportion of feeder roots concentrated in the upper soil profile.

Response:

- All planting within the NRZ will be undertaken using non-invasive, arborist-supervised techniques, including:
 - Hand excavation only
 - Air-spade or hydro-excavation where required
- No excavation will occur within the Structural Root Zone (SRZ) of Tree 14.



- Planting depths will be shallow and confined, and significantly less invasive than the rooting depths of historical trees that formerly occupied this zone.
- The area of proposed disturbance from the 11 x 40cm pot sized plantings will be approximately 1.4m² which is less than 0.25% of the total NRZ area of 706.858 m². This is extremely low and well within the tolerance of the species to such a disturbance to the theoretical fine root mass present.

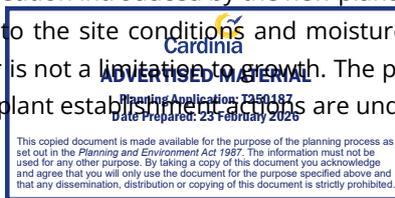
Accordingly, the proposed planting methodology is consistent with the protective intent of AS 4970 – 2025 Protection of Trees on Development Sites.

3. Moisture and Nutrient Competition

Council raises concerns that the extensive lateral roots of the Eucalyptus may out-compete new plantings and be adversely affected by competition.

Response:

- Each proposed tree will be individually irrigated, mulched and the soil will be conditioned during planting with suitable slow-release fertilisation during planting. This approach ensures that newly planted trees are not reliant on the same immediate moisture and nutrient zone as Tree 14 and the tree is not placed under additional competitive pressure
- The historical capacity of the NRZ to support greater vegetative demand than currently proposed further supports that the level of competition introduced by the new planting is physiologically sustainable.
- The new trees will acclimatize to the site conditions and moisture and nutrient availability and additional irrigation will ensure that water is not a limitation to growth. The proposed planting will establish and thrive so long as industry recognised plant establishment actions are undertaken within the first 6 – 12 months



4. Soil Disturbance and Stability

Council notes that soil disturbance and compaction within the NRZ could compromise the health and stability of Tree 14.

Response:

- No mechanical excavation will occur within the NRZ other than a surface scrape of the existing grass and weed layer. All trees will be cut to ground level and stumps ground out to just below soil level.
- All planting works will be undertaken by hand or with low-impact pneumatic excavation.
 - Soil within the NRZ will be strictly protected from compaction, stockpiling and or vehicle access. These can all be addressed in a tree protection plan that could be a condition of any permit issued for the site.
- Natural soil profiles, grade and drainage patterns will be retained.
- All works will be supervised by a suitably qualified arborist to ensure compliance with AS 4970 - 2025.

5. Canopy Dominance, Shading and Understorey Suppression

Council raises concerns regarding shading impacts and the ability of new planting to establish beneath a mature Eucalyptus.

Response:

- The proposed species are:
 - Shade-tolerant or semi-shade tolerant and have been selected for compatibility with native overstorey conditions



- The landscape design represents a layered vegetation structure and a transitional canopy, not a competing overstorey
- Species selection has taken into account existing light availability, Leaf litter regime and soil chemistry influenced by Eucalyptus dominance

The planting is therefore designed to function as a compatible secondary canopy, not as a competitive replacement or suppression layer.

6. Council Position on Risk to Tree 14

Council's position that no risk to the health or viability of Tree 14 is acceptable is acknowledged and respected. It is also noted that:

- AS 4970 allows works within NRZs where impacts are demonstrably minor and appropriately managed.
- The NRZ is a guideline buffer, not an absolute exclusion area, particularly where the soil has previously supported substantial vegetation, the proposed plantings are of lower biological and structural demand and strict arboricultural controls are applied through the creation, supervision and certification of works as part of any Tree Protection Plan and Specifications.

With the proposed planting methodology and protection measures in place, the level of risk to Tree #14 is considered **very low and manageable**.

7. Conclusion and Recommendations

While Council's concerns regarding planting within the NRZ of Tree 14 are acknowledged, the site history, reduced scale of planting, controlled excavation methods and irrigating soil and irrigation management collectively demonstrate that:

- The NRZ has historically supported significantly greater vegetation demand than is now proposed.
- No structural roots of Tree 14 will be impacted.
- Resource competition will be actively mitigated through irrigation and other cultural measures (i.e. mulching)
- Shading and soil conditions have been appropriately addressed through species selection and planting design.
- The proposal will not introduce any unacceptable arboricultural risk to Tree 14.

On this basis, the proposed planting within the NRZ of Tree 14 is considered arboriculturally acceptable and sustainable, subject to strict implementation of the recommended tree protection and planting controls.

The only recommendation I would provide as a minor change to the proposed landscape plan would be to remove the Buffalo Turf proposed in the NRZ and simply make the area a mulched garden bed with the proposed tree planting.

Should you have any questions arising from this review, please contact [REDACTED] Arbor Survey or [REDACTED]



Director and Principal Consulting Arborist

Cardinia
ADVERTISED MATERIAL
Planning Application 1250187
Date Prepared: 23 February 2026

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.

Arboricultural Impact Assessment

Location:

38 Railway Avenue, Tynong

Report Commissioned by:

Premier Builders Group

Author:



Grad. Cert. Arb.

Arbkey ref: 23-01-30IMPACTRailwayTynongv7.docx

Date submitted: December 24, 2025

Table of Contents

1	Introduction.....	2
2	Site Details.....	3
3	Methodology.....	4
4	Observations.....	5
5	Discussion.....	5
6	Conclusions and Recommendations	8
7	References.....	9
8	Appendix 1: Site Map.....	10
9	Appendix 2: Tree Details.....	11
10	Appendix 3: TPZ and SRZ details.....	13
11	Appendix 4: TPZ, SRZ and Encroachment Map.....	14
12	Appendix 5: Tree Photos	15
13	Appendix 6: Data Definitions	24
14	Appendix 7: Tree Protection Zones and Encroachment	26

1 Introduction

Arbkey has been engaged by Premier Builders Group to provide an Arboricultural Impact Assessment for trees likely to be affected by a proposed development at 38 Railway Avenue, Tynong. Arboricultural Impact Assessments are a procedure for determining the viability of trees at the design and review stage of a project. For the report arbkey has:

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



2 Site Details

The subject site is an approx. 2500m² property featuring a house building in its southern section and an area of pasture and scattered trees within its northern section (Figure 1). Mid to large size trees, greater than 5m in height, are common within the northern section of the site and the private and public property of the surrounds.



Figure 1: Subject site – Railway Avenue frontage

2.1 Development Proposal

Subdivision of the property into eight (8) lots and installation of a unit on each of the vacant, newly created lots is proposed.

2.2 Planning and Policy Context

The subject site is located within Mixed Use Zone of the Cardinia Planning Scheme (DEWLP 2023). The vegetation protection related planning or policy controls for the site and how they affect the assessed trees has been provided in Table 1.

Table 1: Vegetation controls at site

Planning/Policy Control	Overview of control	Trees affected
52.17 Native Vegetation	A permit is required to remove, destroy, or lop non-planted locally indigenous vegetation. (surrounding council managed crown land)	Tree ID 5, 14 and 15
52.37 Canopy Trees	<p>A permit is required to remove, destroy or lop a tree within a residential zone that has:</p> <ul style="list-style-type: none"> • a height of more than 5 metres above ground level; and • a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and • a canopy diameter of at least 4 metres. <p>Where a dwelling exists on a lot, trees further than 6m from the front boundary and 4.5m from the rear boundary are considered exempt</p>	Tree ID 2, 5, 7, 9, 12, 14 and 37

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

2.3 Site Map

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

3 Methodology

On the 31 January 2023, Lachlan Scott undertook inspection of trees greater than 3m in height located at, or with tree protection zones (AS4970 2009) likely to intersect the property at, 38 Railway Avenue, Tynong. The following information was collected for the trees:

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



Trees 26, 27, 28 and 31 were removed from the site in late March 2025 with photo evidence supplied to arbkey. These trees were deleted from impact assessments undertaken after this date.

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

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

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

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

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

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

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

3.1 Documents Reviewed

Table 2: Documents reviewed to assist in the compilation of this report

Document Name	DWG/Document #	Author	Document Description	Date compiled/drawn
4270 TP	4270 TP	Ronnie Whitton Design	Development Plans	19 March 2025

4 Observations

4.1 Tree Details

33 trees were assessed, 17 on the site itself and 16 within adjacent third-party managed property (Table 3). Full details of the assessed trees have been provided in Appendix 2: Tree Details.

Table 3: Count of assessed species and their respective species origin

Genus Species	Common Name	Species Origin	Count of Trees	Tree IDs
<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	5	7, 8, 9, 10, 11
<i>Coprosma repens</i>	Mirror Bush	Exotic	4	17, 18, 29, 30
<i>Azara microphylla</i>	Azara	Exotic	3	34, 35, 36
<i>Melaleuca ericifolia</i>	Swamp Paperbark	Australian Native	3	15, 19, 20
<i>Crataegus monogyna</i>	Hawthorn	Exotic	2	23, 24
<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	2	21, 25
<i>Prunus cerasifera</i>	Cherry Plum	Exotic	2	16, 22
<i>Acacia pycnantha</i>	Golden Wattle	Indigenous	1	13
<i>Banksia integrifolia</i>	Coast Banksia	Indigenous	1	6
<i>Callistemon salignus</i>	Willow Bottle Brush	Australian Native	1	2
<i>Callistemon viminalis</i>	Weeping Bottle Brush	Australian Native	1	3
<i>Eriobotrya japonica</i>	Loquat	Exotic	1	32
<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	1	4
<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	Indigenous	1	14
<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	1	5
<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	1	1
<i>Ligustrum sp.</i>	Privet	Exotic	1	33
<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	1	37
<i>Syzygium paniculatum</i>	Magenta Cherry	Exotic	1	12



5 Discussion

5.1 Arboricultural Value

All the assessed trees have been attributed an arboricultural value (Table 4). Arboricultural value is a calculated rating indicating the arboricultural merit of the tree for retention through any nearby disturbance. It is a qualitative combination of the trees ULE and significance values. Trees of higher arboricultural value should be prioritised for retention through works that may impact trees. Conversely, trees of low or no arboricultural value can often be removed to facilitate a development with little or no effect on wider landscape value.

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

Table 4: Overview of arboricultural value

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

5.2 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

AS4970 (2009) specifies areas drawn radially from each tree's stem which indicate the area required for its stability (SRZ) and viability (TPZ) throughout nearby disturbance such as development. Further information on TPZs and SRZs has provided in Appendix 7: Tree Protection Zones and Encroachment. TPZ and SRZ details for all trees has been supplied in Appendix 3: TPZ and SRZ details.

5.3 Arboricultural Impact, TPZ Encroachment and Viability

5.3.1 Tree removal

17 trees are proposed for removal under the current development plans (Table 5): Permit approval is not required for the removal of these trees.

Table 5: Trees proposed for removal, arboricultural value, and permit requirements.

Tree ID	Genus Species	Common Name	Arboricultural Value	Height (m)	Total DBH (cm)	DAB (cm)
16	<i>Prunus cerasifera</i>	Cherry Plum	None	6	20.74	30
17	<i>Coprosma repens</i>	Mirror Bush	None	3	16.58	20
18	<i>Coprosma repens</i>	Mirror Bush	None	4	22.07	25
19	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Low	3	9	12
20	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Low	6	22	30
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Medium	10	90	105
22	<i>Prunus cerasifera</i>	Cherry Plum	Low	4	9	12
23	<i>Crataegus monogyna</i>	Hawthorn	None	4	10.63	13
24	<i>Crataegus monogyna</i>	Hawthorn	None	6	19.1	21
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Medium	8	64	75
29	<i>Coprosma repens</i>	Mirror Bush	Low	4	13	15
30	<i>Coprosma repens</i>	Mirror Bush	Low	4	18.57	23
32	<i>Eriobotrya japonica</i>	Loquat	Low	5	11.4	15
33	<i>Ligustrum sp.</i>	Privet	None	4	18	20
34	<i>Azara microphylla</i>	Azara	Low	3	18.19	20
35	<i>Azara microphylla</i>	Azara	Low	3	13	16
36	<i>Azara microphylla</i>	Azara	Low	3	14.66	16

5.3.2 Impact of design on trees to be retained

To assess the viability of the trees to be retained throughout the design's implementation, their TPZ and SRZ has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009).

Two (2) trees have TPZ encroached by the proposed development's footprint (Table 6).

Tree 37 has a TPZ encroached by less than 10% of its respective area by the proposed development footprint. Where encroachment of a respective TPZ is limited to less than 10% of its area it is termed 'Minor Encroachment'. Minor encroachment and corresponding variations to a TPZ are considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ. Tree 37 is expected to remain viable throughout the implementation of the design.

Tree 14 has a TPZ encroached by more than 10% of its respective area by the proposal. Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed 'Major Encroachment'. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Table 6: Trees to be retained with TPZ encroached by development footprint (AS4970 2009)

Tree ID	Genus Species	Common Name	TPZ Encroachment (%)	SRZ Encroachment?	Encroachment Classification
14	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	28.3	Yes	Major
37	<i>Melaleuca styphelioides</i>	Prickly Paperbark	9.9	No	Minor

The remaining trees to be retained are not encroached by the design footprint and will remain viable throughout its implementation.

5.3.3 TPZ, SRZ and Encroachment Map

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

5.3.4 Mitigation measures

Encroachment figures do not assess the impact of works on the viability of trees or roots, they only numerate, as a relative percentage, the overlap of a development footprint on a hypothetical two dimensional TPZ area. The encroachment figures act as a guide and standardised threshold as to where expert input is required to assess the impact of a development on a tree. Additionally, TPZ encroachment figures do not differentiate between types or severity of encroachments and TPZ encroachment can only be 'reduced' or 'removed' through realignment of any activity within the TPZ. Hence, encroachment is typically 'mitigated' through reducing the impact of activities already aligned within the TPZ. The assessing arborist's role as part of an arboricultural impact assessment is to provide expertise that assesses the impact of works, and to recommend relevant mitigations that will allow the tree in question to remain viable throughout the development.

Tree 14, a third-party managed Dandenong Scent Bark (*Eucalyptus fulgens*), has a TPZ majorly encroached by proposed fences and a carparking space. If the fences and carparking spaces are installed sensitively, and with methods/materials that allow root proliferation between posts and under the carpark, Tree 14 would remain viable throughout the proposal. To maintain the viability of Tree 14 throughout the works, within its TPZ:

- the fences must be installed using a post and rail system, strip footings are not permitted. This will allow roots to be retained, and proliferate, between posts and is expected to entirely mitigate the impact of the fences on Tree 14.
 - When within the TPZ of Tree 14, the footing excavations for posts must be installed manually and realigned to avoid severance or damage to any roots larger than 30mm in diameter. Any excavation in the SRZ of Tree 14 must be undertaken under the supervision and direction of an arborist qualified to a minimum of AQF level V in arboriculture.
- the car space must be made using a permeable gravel in-fill grid system installed at-grade. This system will allow roots to be retained, and proliferate, under the car space and is expected to entirely mitigate the impact of the car space on Tree 14.
 - hand levelling, of a maximum of 40mm in profile, may occur to facilitate the grid-system's installation. Any excavation within the TPZ of Tree 14 must occur under the supervision of an arborist qualified to a minimum of AQF level V in arboriculture.
 - timber edging may be installed surrounding the grids, providing it is stabilised using hand installed, small footprint pegs.
 - any sub-grade required under the grids must be permeable to water and air and installed at-grade, with a maximum of 40mm hand levelling permitted.

Hypothetically, if the TPZ encroachment from fences and carpark is considered mitigated and removed from calculations TPZ encroachment would be reduced to 8.8%; a level considered as generally acceptable under AS4970 (2009).



6 Conclusions and Recommendations

Subdivision of the property into eight (8) lots and installation of a unit on each of the vacant, newly created lots is currently proposed at 38 Railway Avenue, Tynong. Arbkey has been engaged to assess the impact of the development on the trees at or adjacent to the site. 33 trees were assessed, 17 on the site and 16 within adjacent property.

17 of the assessed trees are proposed for removal under the current development plans. None of these trees require a permit to remove.

To assess the viability of the trees to be retained throughout the design's implementation, their tree protection zone (TPZ) and structural root zone (SRZ) has been calculated and mapped as per AS4970 (2009). Where a development's footprint overlaps a TPZ it is termed 'encroachment' within AS4970 (2009). Two (2) of the trees to be retained have TPZ encroached by the proposed design footprint:

Tree 37 has a TPZ encroached by less than 10% of its respective TPZ area, a level considered generally permissible under AS4970 (2009). Tree 37 would remain viable throughout the implementation of the proposal.

Tree 14 has a TPZ encroached by greater than 10% of its respective TPZ area, a level considered major and generally intolerable under AS4970 (2009). Tree 14, a third-party managed Dandenong Scent Bark (*Eucalyptus fulgens*), has a TPZ majorly encroached by proposed fences and a carparking space. If the fences and carparking spaces are installed sensitively, and with methods/materials that allow root proliferation between posts and under the carpark, Tree 14 would remain viable throughout the proposal. To maintain the viability of Tree 14 throughout the works, within its TPZ:

- the fences must be installed using a post and rail system, strip footings are not permitted. This will allow roots to be retained, and proliferate, between posts and is expected to entirely mitigate the impact of the fences on Tree 14.
- the car space must be made using a permeable gravel in-fill grid system installed at-grade. This system will allow roots to be retained, and proliferate, under the car space and is expected to entirely mitigate the impact of the car space on Tree 14.

Hypothetically, if the TPZ encroachment from fences and carpark is considered mitigated and removed from calculations TPZ encroachment would be reduced to 8.8%; a level considered as generally acceptable under AS4970 (2009).

The remaining trees to be retained are not encroached by the design footprint and will remain viable throughout its implementation. It is recommended that:

- Trees that are unable to be retained through the development are removed prior to the commencement of construction but after the approval of final plans by the relevant authority.
- Prior to the commencement of any construction or demolition activities:
 - A Tree Protection Management Plan (TPMP) in accordance with AS4970 (2009) is prepared outlining the procedure for protecting any impacted trees throughout the implementation of the endorsed design.



7 References

AS 4970, 2009, Australian Standard, Protection of Trees on Development Sites, Standards Australia

DEWLP 2023, Vicplan, Department of Environment, Water, Land and Planning,,
<https://mapshare.vic.gov.au/vicplan/>

Harris, R.W., Clark, J.R. & Matheny, N.P., 1999, Arboriculture; Integrated management of landscape trees, shrubs, and vines, Prentice Hall, Upper Saddle River, New Jersey

IACA 2010, IACA Significance of a Tree, Assessment Rating System (STARS), Institute of Australian Consulting Arboriculturists, Australia

Mattheck, C. and Breloer, H. 1994, The body language of trees: a handbook for failure analysis, London: HMSO

Moore, GM 2018, "Tree Protection, Australian Standards and the Law: Getting it Right", TreeNet Proceedings 2018, viewed 8 September 2022 https://cdn.treenet.org/wp-content/uploads/2021/10/Tree-Protection-Australian-Standards-and-the-Law_Getting-It-Right.pdf



8 Appendix 1: Site Map



Figure 2: Site Map – Existing Condition



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

9 Appendix 2: Tree Details

Table 7: Details of assessed trees

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
1	<i>Eucalyptus viminalis</i>	Manna Gum	Indigenous	8	3	16	20	Good	Good	Semi-mature	>40	Third Party Ownership	Third Party Ownership	
2	<i>Callistemon salignus</i>	Willow Bottle Brush	Australian Native	7	4	25.1	26	Good	Fair	Mature	5 to 15	Third Party Ownership	Third Party Ownership	
3	<i>Callistemon viminalis</i>	Weeping Bottle Brush	Australian Native	5	3	19.67	24	Fair	Fair	Mature	5 to 15	Third Party Ownership	Third Party Ownership	
4	<i>Eucalyptus camaldulensis</i>	River Red Gum	Indigenous	7	2	15	18	Poor	Poor	Immature	<5	Third Party Ownership	Third Party Ownership	
5	<i>Eucalyptus melliodora</i>	Yellow Box	Indigenous	16	12	49	65	Good	Good	Mature	>40	Third Party Ownership	Third Party Ownership	
6	<i>Banksia integrifolia</i>	Coast Banksia	Indigenous	4	5	16	20	Good	Fair	Semi-mature	15 to 40	Third Party Ownership	Third Party Ownership	
7	<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	20	5	51.42	65	Good	Fair	Mature	5 to 15	Third Party Ownership	Third Party Ownership	
8	<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	8	3	41	55	Fair	Poor	Over-mature	0	Third Party Ownership	Third Party Ownership	Has failed at base and hung up in adjacent tree
9	<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	16	5	61.21	70	Good	Fair	Mature	5 to 15	Third Party Ownership	Third Party Ownership	
10	<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	8	3	44	60	Poor	Poor	Mature	0	Third Party Ownership	Third Party Ownership	Large cavities on trunk
11	<i>Populus nigra "Italica"</i>	Lombardy Poplar	Exotic	8	2	15	20	Good	Fair	Semi-mature	5 to 15	Third Party Ownership	Third Party Ownership	
12	<i>Syzygium paniculatum</i>	Magenta Cherry	Exotic	6	5	25	30	Poor	Poor	Over-mature	<5	Third Party Ownership	Third Party Ownership	
13	<i>Acacia pycnantha</i>	Golden Wattle	Indigenous	4	5	16	21	Good	Good	Semi-mature	5 to 15	Third Party Ownership	Third Party Ownership	
14	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	Indigenous	16	24	177	190	Good	Fair	Mature	>40	Third Party Ownership	Third Party Ownership	Magnificent tree
15	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Australian Native	4	1	12	16	Fair	Fair	Mature	5 to 15	Third Party Ownership	Third Party Ownership	Part of clump
16	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	6	5	20.74	30	Dead	Poor	Over-mature	0	Low	None	
17	<i>Coprosma repens</i>	Mirror Bush	Exotic	3	4	16.58	20	Fair	Poor	Mature	<5	Low	None	
18	<i>Coprosma repens</i>	Mirror Bush	Exotic	4	4	22.07	25	Fair	Poor	Mature	<5	Low	None	
19	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Australian Native	3	1	9	12	Fair	Fair	Mature	5 to 15	Low	Low	In clump

Tree ID	Genus Species	Common Name	Species Origin	Height (m)	Crown Spread (m)	Total DBH (cm)	DAB (cm)	Health	Structure	Maturity	ULE (years)	Significance	Arboricultural Value	Notes
20	<i>Melaleuca ericifolia</i>	Swamp Paperbark	Australian Native	6	5	22	30	Fair	Fair	Mature	5 to 15	Low	Low	
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	10	14	90	105	Fair	Fair	Mature	15 to 40	Medium	Medium	Suppressed a bit by adjacent scent bark. Large branch failure on eastern side
22	<i>Prunus cerasifera</i>	Cherry Plum	Exotic	4	2	9	12	Good	Fair	Semi-mature	5 to 15	Low	Low	
23	<i>Crataegus monogyna</i>	Hawthorn	Exotic	4	2	10.63	13	Fair	Fair	Mature	<5	Low	None	Noxious weed
24	<i>Crataegus monogyna</i>	Hawthorn	Exotic	6	5	19.1	21	Good	Fair	Mature	<5	Low	None	Noxious weed
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Exotic	8	10	64	75	Fair	Fair	Mature	5 to 15	Medium	Medium	Top has fallen out and hanging in tree.
29	<i>Coprosma repens</i>	Mirror Bush	Exotic	4	5	13	15	Fair	Poor	Mature	5 to 15	Low	Low	Has fallen over
30	<i>Coprosma repens</i>	Mirror Bush	Exotic	4	5	18.57	23	Fair	Fair	Mature	5 to 15	Low	Low	
32	<i>Eriobotrya japonica</i>	Loquat	Exotic	5	3	11.4	15	Fair	Fair	Semi-mature	5 to 15	Low	Low	
33	<i>Ligustrum sp.</i>	Privet	Exotic	4	4	18	20	Fair	Fair	Mature	<5	Low	None	Large clump. Can't decipher single stem. L.japonicum
34	<i>Azara microphylla</i>	Azara	Exotic	3	5	18.19	20	Fair	Fair	Mature	5 to 15	Low	Low	
35	<i>Azara microphylla</i>	Azara	Exotic	3	3	13	16	Fair	Fair	Mature	5 to 15	Low	Low	
36	<i>Azara microphylla</i>	Azara	Exotic	3	4	14.66	16	Good	Fair	Mature	5 to 15	Low	Low	
37	<i>Melaleuca styphelioides</i>	Prickly Paperbark	Australian Native	6	10	95	105	Good	Fair	Mature	15 to 40	Third Party Ownership	Third Party Ownership	



ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

10 Appendix 3: TPZ and SRZ details

Table 8: TPZ and SRZ details of assessed trees (AS4970 2009)

Tree ID	Genus Species	Common Name	SRZ radius (m) AS4970	TPZ radius (m) AS4970	TPZ Area AS 4970 (m2)
1	<i>Eucalyptus viminalis</i>	Manna Gum	1.68	2	12.566
2	<i>Callistemon salignus</i>	Willow Bottle Brush	1.88	3.01	28.463
3	<i>Callistemon viminalis</i>	Weeping Bottle Brush	1.82	2.36	17.497
4	<i>Eucalyptus camaldulensis</i>	River Red Gum	1.61	2	12.566
5	<i>Eucalyptus melliodora</i>	Yellow Box	2.76	5.88	108.619
6	<i>Banksia integrifolia</i>	Coast Banksia	1.68	2	12.566
7	<i>Populus nigra "Italica"</i>	Lombardy Poplar	2.76	6.17	119.597
8	<i>Populus nigra "Italica"</i>	Lombardy Poplar	2.57	4.92	76.047
9	<i>Populus nigra "Italica"</i>	Lombardy Poplar	2.85	7.35	169.717
10	<i>Populus nigra "Italica"</i>	Lombardy Poplar	2.67	5.28	87.583
11	<i>Populus nigra "Italica"</i>	Lombardy Poplar	1.68	2	12.566
12	<i>Syzygium paniculatum</i>	Magenta Cherry	2	3	28.274
13	<i>Acacia pycnantha</i>	Golden Wattle	1.72	2	12.566
14	<i>Eucalyptus fulgens</i>	Dandenong Scent-bark	4.33	15	706.858
15	<i>Melaleuca ericifolia</i>	Swamp Paperbark	1.53	2	12.566
16	<i>Prunus cerasifera</i>	Cherry Plum	2	2	12.566
17	<i>Coprosma repens</i>	Mirror Bush	1.68	2	12.566
18	<i>Coprosma repens</i>	Mirror Bush	1.85	2.65	22.062
19	<i>Melaleuca ericifolia</i>	Swamp Paperbark	1.5	2	12.566
20	<i>Melaleuca ericifolia</i>	Swamp Paperbark	2	2.64	21.896
21	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	3.38	10.8	366.435
22	<i>Prunus cerasifera</i>	Cherry Plum	1.5	2	12.566
23	<i>Crataegus monogyna</i>	Hawthorn	1.5	2	12.566
24	<i>Crataegus monogyna</i>	Hawthorn	1.72	2.29	16.475
25	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	2.93	7.68	185.299
29	<i>Coprosma repens</i>	Mirror Bush	1.5	2	12.566
30	<i>Coprosma repens</i>	Mirror Bush	1.79	2.23	15.623
32	<i>Eriobotrya japonica</i>	Loquat	1.5	2	12.566
33	<i>Ligustrum sp.</i>	Privet	1.68	2.16	14.657
34	<i>Azara microphylla</i>	Azara	1.68	2.18	14.93
35	<i>Azara microphylla</i>	Azara	1.53	2	12.566
36	<i>Azara microphylla</i>	Azara	1.53	2	12.566
37	<i>Melaleuca styphelioides</i>	Prickly Paperbark	3.38	11.4	408.281



ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

11 Appendix 4: TPZ, SRZ and Encroachment Map

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.

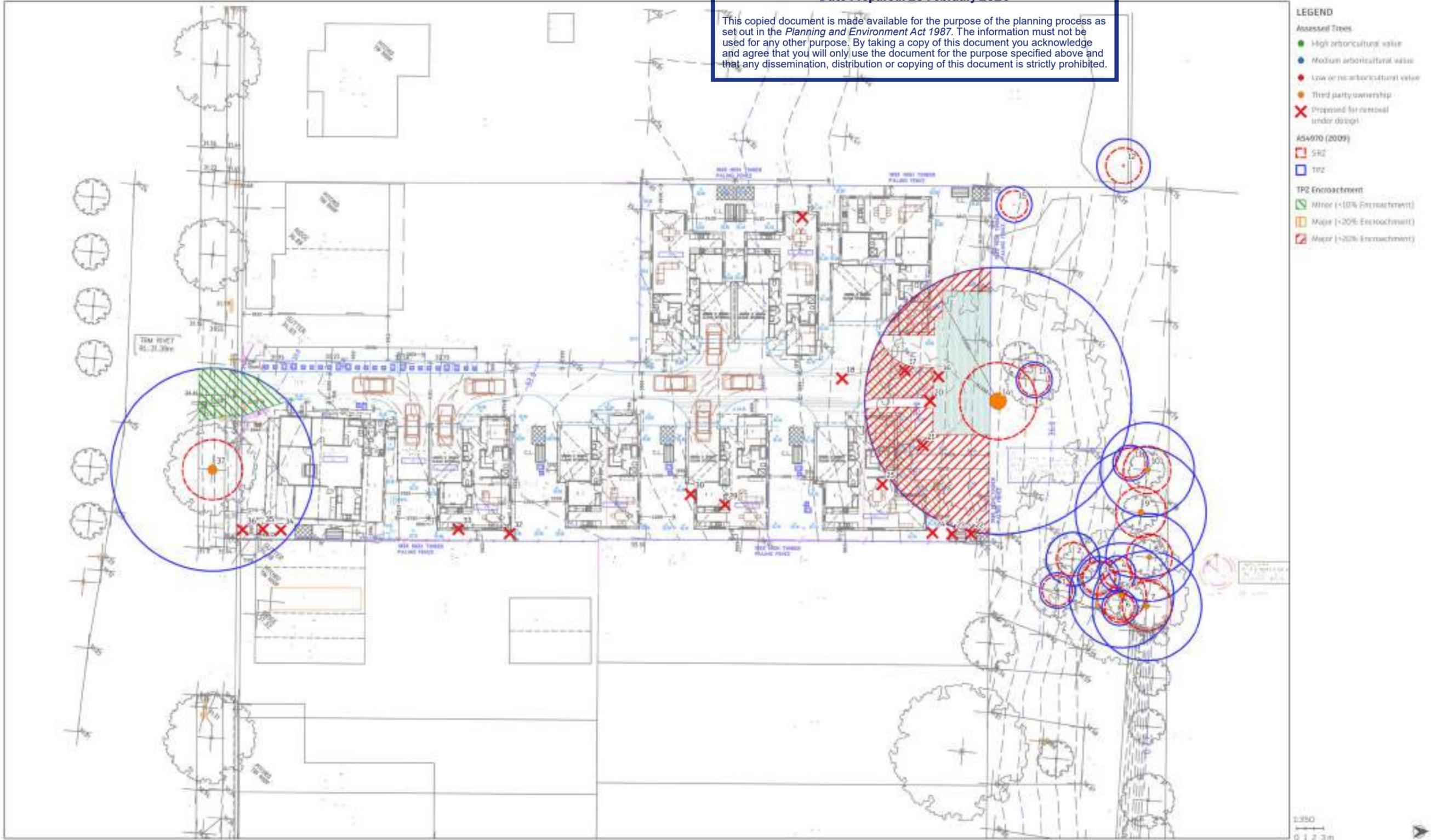


Figure 3: TPZ, SRZ and Encroachment Map

12 Appendix 5: Tree Photos

Tree ID: 1



Tree ID: 2



Tree ID: 3



Tree ID: 4




Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 5



Tree ID: 6



Tree ID: 7



Tree ID: 8



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 9



Tree ID: 10



Tree ID: 11



Tree ID: 12



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 13



Tree ID: 14



Tree ID: 15



Tree ID: 16



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 17



Tree ID: 18



Tree ID: 19



Tree ID: 20



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 21



Tree ID: 22



Tree ID: 23



Tree ID: 24



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 25



Tree ID: 29



Tree ID: 30



Tree ID: 32



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 33



Tree ID: 34



Tree ID: 35



Tree ID: 36



Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

Tree ID: 37




Cardina

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

13 Appendix 6: Data Definitions

DBH (Diameter at Breast Height) is measured at 1.4 m above ground level or calculated from the total stem area if the tree was multi-stemmed at 1.4m above ground level in accordance with AS 4970 (2009).

DAB (Diameter at Base) is measured just above the root collar of a tree in accordance with AS 4970 (2009)

Health summarises qualitative observations of tree health and vigour made in the field:

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

Maturity summarises the life stage of the tree.

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

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

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

High -

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

Medium -

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



Low –

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

Dead/Irreversible Decline -

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

Third Party Ownership

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

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

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

Table 9: Matrix for the calculation of Arboricultural Value

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

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



14 Appendix 7: Tree Protection Zones and Encroachment

14.1 Structural Root Zones (SRZ)

SRZs are an indication of the area surrounding the base of a tree that is required for its stability. AS 4970 (2009) provides a method to calculate the SRZ of trees: The SRZ is calculated as

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

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

14.2 Tree Protection Zone (TPZ)

A Tree Protection Zone (TPZ) is considered one of the most effective ways to ensure the retention of trees throughout development. The aim of a TPZ is to secure the space around the tree so that no above or below ground activities or developments can affect the integrity of the tree's root system or above ground parts.

AS 4970 (2009) provides a method for calculating the standard area of TPZ's. For all broadleaf trees, the radius of the TPZ is calculated as:

$$12 * DBH$$

For grass like trees such as palms or tree ferns; TPZs are calculated as:

$$\text{Radius of extent of canopy} + 1\text{m,}$$

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

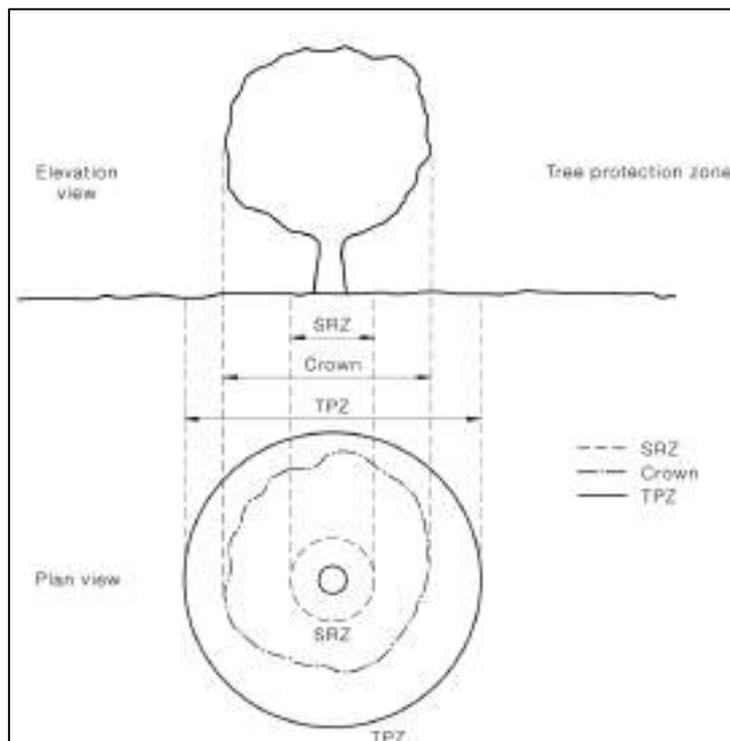


Figure 4: Diagram of TPZ and SRZ (AS 4970 2009)

14.2.1 TPZ Encroachment:

AS 4970 (2009) allows the extents of ‘calculated’ TPZs to be varied, under certain conditions, to allow varying levels encroachment into TPZs. Encroachment is the term given to the level of impact of the footprint of a disturbance (such as a development or construction activity) on the calculated TPZ of a tree. Two levels of encroachment are classified within AS 4970:

14.2.1.1 Minor Encroachment

Where encroachment of a respective TPZ is limited to less than 10% of a TPZs area it is termed ‘Minor Encroachment’. Minor encroachment and corresponding variations to a TPZ is considered acceptable while the lost area is compensated elsewhere while still being contiguous with the TPZ.

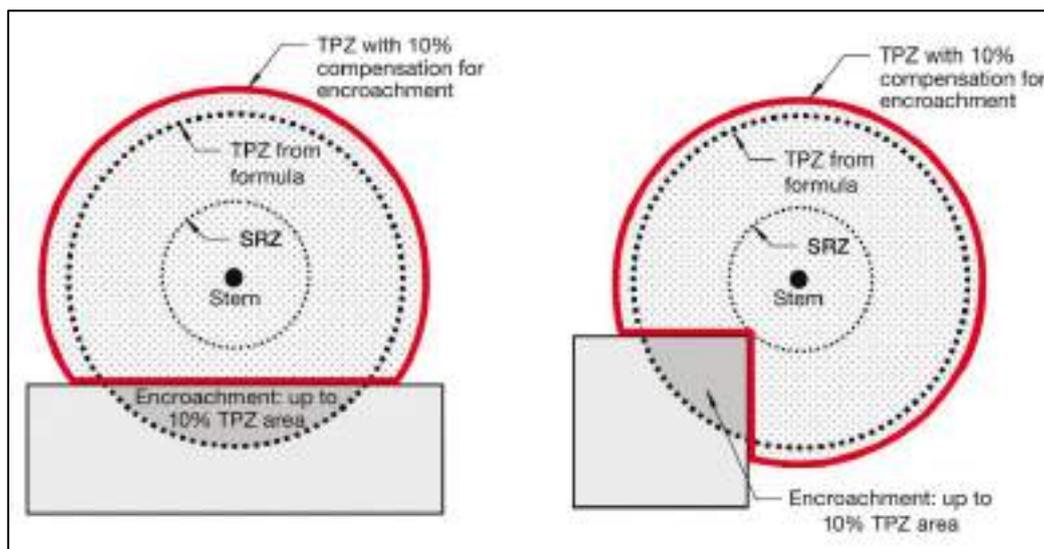


Figure 5: Examples of Minor TPZ encroachment and contiguous TPZ compensation (AS 4970 2009)

14.2.1.2 Major Encroachment

Where encroachment of the standard TPZ exceeds 10% of a TPZ it is termed ‘Major Encroachment’. Major encroachment and corresponding variations to a TPZ can be considered acceptable providing the following conditions are met:

- The project arborist demonstrates the tree will remain viable through the encroachment.
- The lost area is compensated elsewhere while still being contiguous with the TPZ.

Regardless of encroachment, final TPZs and tree protection requirements should be clear to all parties during the entire construction process. Ideally all tree protection requirements should be outlined within a Tree Protection Management Plan (TPMP), prepared by a suitably qualified arborist, prior to the commencement of any construction activities


Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This 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.

14.2.2 Tree Protection Fencing

Tree protection fencing should be installed around the final area of the TPZs of trees to be retained. Fencing should always be installed before the commencement of any construction activities and secured for the life of the construction. TPZ fencing should consist of chain mesh fencing of a minimum of 1.8m in height connected by temporary concrete footings. Where applicable, a finer mesh such as shade cloth should be applied to prevent airborne contaminants entering the TPZ. Warning signs should be erected at regular intervals along the entire length of any TPZ fencing.

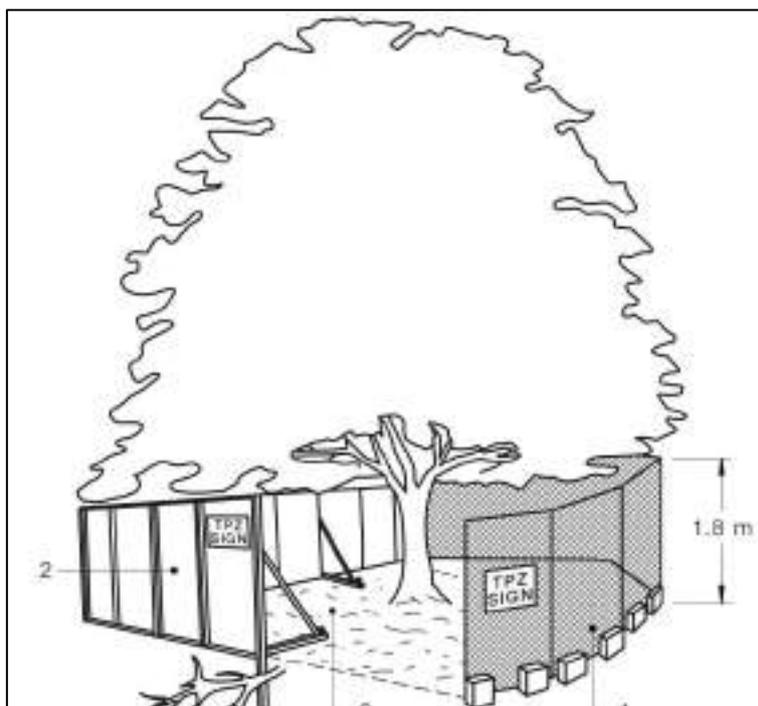


Figure 6: Examples of TPZ fencing (AS 4970 2009)



If the installation of tree protection fencing is not possible; alternative methods for protection of above and below grounds tree parts such a ground protection and physical barriers can be considered at the discretion of the project arborist.

14.2.2.1 General Tree Protection Guidelines

The following recommendations have been provided to as best practice guidelines to the establishment of a TPZ during the length of construction activities.

Exclude the following from taking place within any TPZ (adapted from AS 4970-2009):

- built structures or hard landscape features (i.e. paving, retaining walls)
- materials storage (i.e. equipment, fuel, building waste or rubble)
- soil disturbance (i.e. stripping or grade changes)
- excavation works including soil cultivation (specifically surface-dug trenches for underground utilities)
- placement of fill
- lighting of fires
- preparation of chemicals, including preparation of cement products
- pedestrian or vehicular access (i.e. pathways).

38 Railway Avenue, Tynong

Waste Management Plan



230658WMP001A.docx

18 February 2025


Cardinia
ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

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.

onemilegrid

ABN: 79 168 115 679

[03] 9939 8250
Wurundjeri Woiworong Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au



DOCUMENT INFORMATION

Prepared for	Urban Civil		
File Name	230658WMP001A.docx	Report Date	18 February 2025
Prepared by	[REDACTED]		

onemilegrid operates from Wurundjeri Woiworong Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

© One Mile Grid Pty Ltd. This document has been prepared by *onemilegrid* for the client as per the terms of engagement. It may not be modified or altered, copied, reproduced, sold or transferred in whole or in part in any format to any person other than by agreement. *onemilegrid* does not assume responsibility or liability to any third party arising out of misuse of this document.

CONTENTS

1	INTRODUCTION.....	4
2	PURPOSE	4
3	POLICIES, STRATEGIES AND GUIDELINES	5
3.1	Recycling Victoria – Best Practice Waste Management	5
3.2	Council Policy	5
4	EXISTING SITE CONDITIONS.....	6
5	PROPOSED DEVELOPMENT	7
6	WASTE MANAGEMENT	7
6.1	General	7
6.2	Waste Streams.....	8
6.2.1	Garbage	8
6.2.2	Food and Garden Organics (FOGO).....	8
6.2.3	Recycling	8
6.2.4	Glass Recycling	8
6.2.5	Container Deposit Scheme (CDS)	8
6.2.6	Hard Waste.....	9
6.2.7	Electronic Waste (E-Waste)	9
7	WASTE DISPOSAL AND COLLECTION REQUIREMENTS	10
7.1	Bin Provision and Specifications	10
7.2	Bin Storage.....	10
7.3	Bin Collection	10
7.4	Bin Cleaning	11
7.5	Signage	11
8	MANAGEMENT.....	12
8.1	General	12
8.2	Resident Information.....	12
8.3	Agreement for Council Collection.....	12
9	CONTACT INFORMATION.....	13
9.1	Council.....	13
9.2	Others	13



ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 22 February 2025

This document is available for the purpose of the planning process as set out in the Planning and Environment Act 1987. It is not to 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 the electronic distribution or copying of the document is strictly prohibited.

TABLES

Table 1	Bin Specifications	10
---------	--------------------------	----

FIGURES

Figure 1	Resource Flows in a Circular Economy	5
Figure 2	Site Location	6
Figure 3	Bin Transfer and Collection Details	7
Figure 4	Kerbside Bin Positions.....	11
Figure 5	Example Waste Signage	11

APPENDICES

APPENDIX A BIN STORAGE AREA SCALED PLANS

1 INTRODUCTION

onemilegrid has been requested by Urban Civil to prepare a Waste Management Plan for the proposed residential development at 38 Railway Avenue, Tynong.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 PURPOSE

The purpose of the waste management plan is to:

- Demonstrate the development of an effective waste management system that is compatible with the design of the proposed residential development and the adjacent built environment. An effective waste management system is hygienic, clean and tidy, minimises waste going to landfill, and maximises recycling;
- Provide a waste management system that is supported by scale drawings to ensure the final design and construction of the development is compliant with the WMP and is verifiable;
- Form a document that achieves effective communication of the waste management system so that all stakeholders can be properly informed of its design, and the roles and responsibilities involved in its implementation. Stakeholders are defined (but not limited to): owners, occupiers, owners corporations, property managers/real estate agents, Council, neighbours and collection contractors;
- Ensure residents are not disadvantaged in their access to recycling and other responsible waste management options;
- Avoid existing legacy issues that plague many developments due to poor design and insufficient consideration for waste management; and
- Promote compliance with regulatory tools and state Planning Strategies such as:
 - + Recycling Victoria;
 - + Town planning Permits;
 - + Cardinia Planning scheme;
 - + Clause 19.03-5 of the state planning policy framework.



3 POLICIES, STRATEGIES AND GUIDELINES

3.1 Recycling Victoria – Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated, through encouraging a change of behaviour and action on waste management and moreover recycling.

The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

Recycling Victoria: A New Economy is a policy and 10-year action plan, prepared by the Victoria Government, to “deliver a cleaner, greener Victoria, with less waste and pollution, better recycling, more jobs and a stronger economy”.

Four overarching goals have been identified in order to achieve a circular economy in relation to waste, as below:

1. MAKE – Design to last, repair and recycle;
2. USE – Use products to create more value;
3. RECYCLE – Recycle more resources;
4. MANAGE – Reduce harm from waste and pollution.

Figure 1 Resource Flows in a Circular Economy



Cardinia
ADVERTISED MATERIAL
 Planning Application: T250187
 Date Prepared: 23 February 2026

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.

3.2 Council Policy

Cardinia Shire Council has prepared the “Waste guidelines for new residential, commercial and mixed-use developments” document to improve waste management practices and increase recycling in MUDs.

These guidelines have been prepared to assist in the preparation of Waste Management Plans to manage the waste and recycling needs across a range of developments, including both residential and commercial developments.

4 EXISTING SITE CONDITIONS

The subject site is located on the north side of Railway Avenue, opposite the Tynong Railway Station. The site is addressed as 38 Railway Avenue, Tynong, as shown in Figure 2.

Figure 2 Site Location



Copyright Melway Publishing

The site has a frontage of approximately 20 m to Railway Avenue, with access provided from a single width crossover at the southwest corner.


Cardinia

ADVERTISED MATERIAL

Planning Application: T250187
Date Prepared: 23 February 2026

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.

5 PROPOSED DEVELOPMENT

It is proposed to develop the subject site for the purposes of 8 dwellings, including:

- Retention of the existing 2-bedroom dwelling;
- 6 x 2-bedroom dwellings; and
- 1 x 3-bedroom dwelling.

Access to the site will be provided by a 5 m crossover to Railway Avenue at the southwest corner of the site, narrowing to a 3 m wide accessway providing for 2-way movements.

6 WASTE MANAGEMENT

6.1 General

It is proposed to utilise Cardinia Shire Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the development. Each lot will be provided with bins in accordance with Council's standard bin provision.

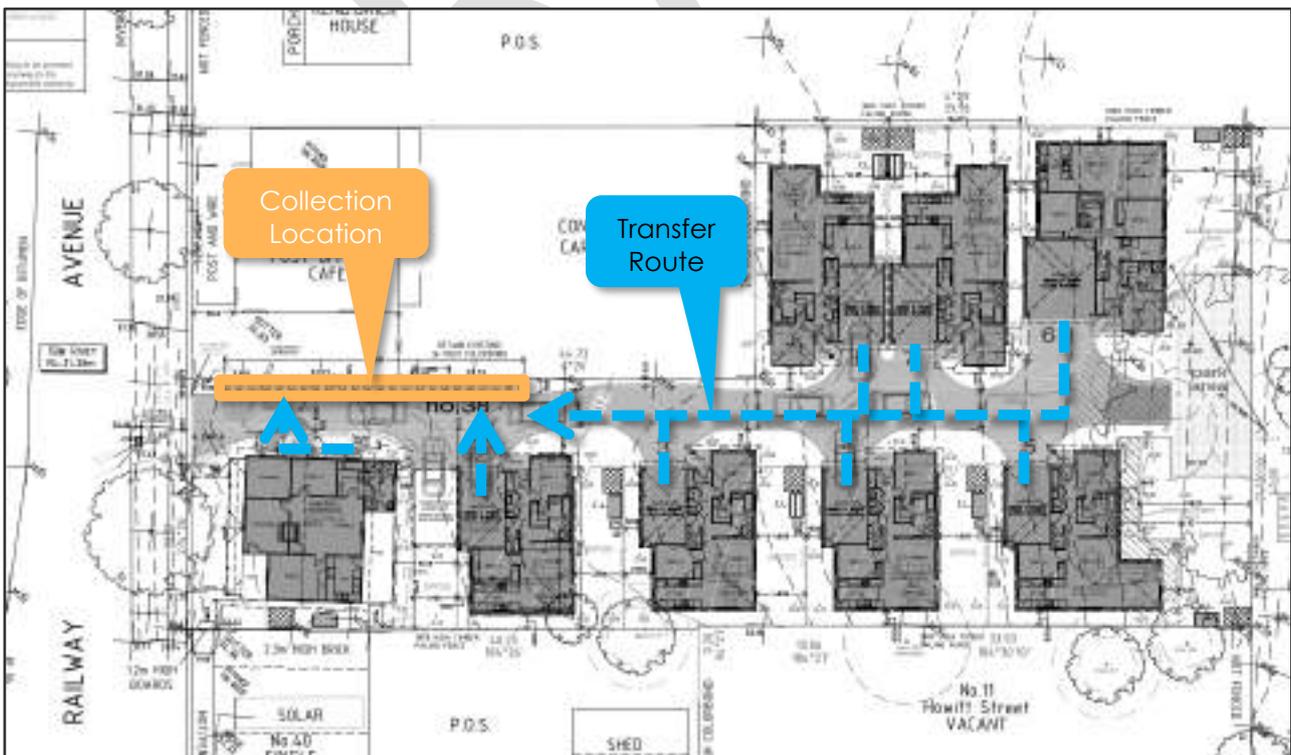
Bins will be stored within the garage or private open space for each lot. Bins will be transferred by residents from the storage location and placed on the western side of the common driveway on the specified collection days. Following collection, bins will be returned to the storage locations.

To collect the bins, the side-arm waste collection vehicle will enter the site in a forward direction, moving along the accessway to empty the bins. Once the bins are collected, the waste collection vehicle will reverse out of the site onto Railway Avenue.

The collection location and expected transfer route is shown in Figure 3.

Cardinia
 ADVERTISED MATERIAL
 Planning Application No. 187
 Date Prepared: 23 February 2026

Figure 3 Bin Transfer and Collection Details



6.2 Waste Streams

6.2.1 Garbage

The garbage stream comprises of non-recyclable material which is to be disposed of in landfill, and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

A dedicated garbage collection service is provided as part of the standard council bin provision.

6.2.2 Food and Garden Organics (FOGO)

A proportion of waste generated by the proposed use is anticipated to comprise of organic (food) waste, including food and garden organics, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

A dedicated FOGO collection service is provided as part of the standard council bin provision.

It is expected that any maintenance and gardening undertaken on common property will be managed by a contractor appointed by the owners corporation. The appointed contractor will be responsible for the disposal of any green waste accumulated during the course of their duties.

6.2.3 Recycling

The commingled recycling stream is a mixed material stream consisting of paper, cardboard, cans, plastics, and glass (where not collected as part of a separate glass collection service) and is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

A dedicated recycling collection service is provided as part of the standard council bin provision.



6.2.4 Glass Recycling

A proportion of waste generated by the proposed use is anticipated to comprise of glass, which is one of the four primary waste streams identified by Recycling Victoria and forms part of the standard commercial collection system.

It is understood that Council will provide a separate glass recycling bin prior to 2027, which may operate with a monthly collection cycle, with the existing garbage, recycling and organics collections to be retained as existing.

The anticipated collection schedule will result in three bins per dwelling being presented for collection once per month.

6.2.5 Container Deposit Scheme (CDS)

On 1 November 2023, Victoria's Container Deposit Scheme (CDS) commenced, which marked a significant milestone towards Victoria achieving its Circular Economy goal.

The CDS rewards Victorians with a 10 c refund for all eligible cans, cartons and bottles that are returned. Most aluminium, glass, plastic, and liquid paperboard (carton) drink containers, between 150 mL and 3 L are eligible, with a 10 c mark provided on the drink container label, often located near the barcode. Container lids are able to be kept on, as they can also be recycled.

There are multiple ways to receive the 10 c refund, including vouchers, which can be spent at participating shops, cash, electronic payment, and the option to donate the refund to charities and community groups.

The eligible containers can be returned to several different types of container refund points, in many locations across Victoria, with the number of locations expected to continue to grow. Typical refund points include the following:

- Reverse Vending Machines (RVMs) – Typically located in shopping centre and supermarket car parks, eligible containers are inserted into the machine, where the containers are scanned and verified;
- Depots – Larger refund points which typically offer a walk-in or drive-through services to get containers counted and refunded on the spot. Best suited for larger loads;
- Over the counter (OTC) – Some small businesses or organisations provide over-the-counter services, which essentially work like a miniature depot; and
- Pop-ups – Zone operators may offer pop-up services or events, that will have set times and locations that drinks containers can be returned.

The locations of the CDS refund points are provided at <https://cdsvic.org.au/locations>.

6.2.6 Hard Waste

Cardinia Shire Council provides two at-call hard waste collections per dwelling per year.

During hard waste collections, residents will utilise the nature strip to put out hard waste. At least 2 m² is available per 3 dwellings.

Hard waste will be placed and collected kerbside from the nature strip in accordance with Council standard requirements.

Additional to the above, residents can dispose of hard waste at Council's recycling centres or transfer stations.



6.2.7 Electronic Waste (E-Waste)

E-waste includes all manner of electronic waste, such as televisions, computers, cameras, phones, household electronic equipment, batteries and light bulbs. E-waste contains valuable materials that can be recovered and reused such as tin, nickel, zinc, aluminium, copper, silver and gold.

The disposal of E-waste in household rubbish or to landfill has been banned by the Victorian Government, as it can cause fires and release hazardous chemicals into the air, soil and water.

E-waste must be disposed of at a dedicated collection point, or be collected as part of a dedicated collection service.

Council does not provide a residential kerbside pick-up service for E-waste, therefore E-waste must be taken by residents to the appropriate collection centre, as described below:

- Future Recycling Pakenham;
- Council's hard waste collections;
- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (<https://recyclingnearyou.com.au/electrical>);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings stores accept batteries.

Additional recycling locations are provided at www.recyclamate.com.au, or <https://recyclingnearyou.com.au/>.

7 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

7.1 Bin Provision and Specifications

It is proposed to provide bins for garbage, organics and recycling in accordance with Council standard bin provision. Each dwelling therefore has the following standard bin provision:

- 1 x 120 litre garbage bin, collected weekly;
- 1 x 240 litre recycling bin collected fortnightly; and
- 1 x 240 litre organics waste bin collected fortnightly.

The provision of an 80L bin with monthly collection is anticipated for the future glass recycling service.

Residents may elect to utilise Council's eco option and swap out their 120 litre garbage bin for an 80 litre garbage bin, attracting lower municipal waste charges.

Additional bins for the waste collection services can be requested from Council and may incur additional annual fees.

Ample area is anticipated to be available within the garage or open space areas of each dwelling for the storage of the required waste bins.

In relation to collection, organics and recycling will be collected fortnightly, on opposite weeks, therefore the collection can occur in a similar manner, utilising the same proposed collection points.

Typical bin specifications for each bin size are provided in Table 1 below. Bins are to be colour coded to the Australian Standard (AS4123).

Table 1 Bin Specifications

Capacity	Width	Depth	Height	Area
80 litres	0.45 m	0.50 m	0.85 m	0.23 m ²
120 litres	0.50 m	0.55 m	0.95 m	0.28 m ²
240 litres	0.60 m	0.75 m	1.10 m	0.45 m ²



7.2 Bin Storage

Bins will be stored within the garages or open space areas of each lot.

7.3 Bin Collection

Cardinia Shire Council has expressed the preference for all dwellings to be provided with municipal waste collection services. Noting the narrow frontage of the site and the existing street tree within the nature strip, Council has recommended that collection takes place on-site with the waste collection vehicle entering in a forward direction and reversing onto Railway Avenue to provide Council collection to residents.

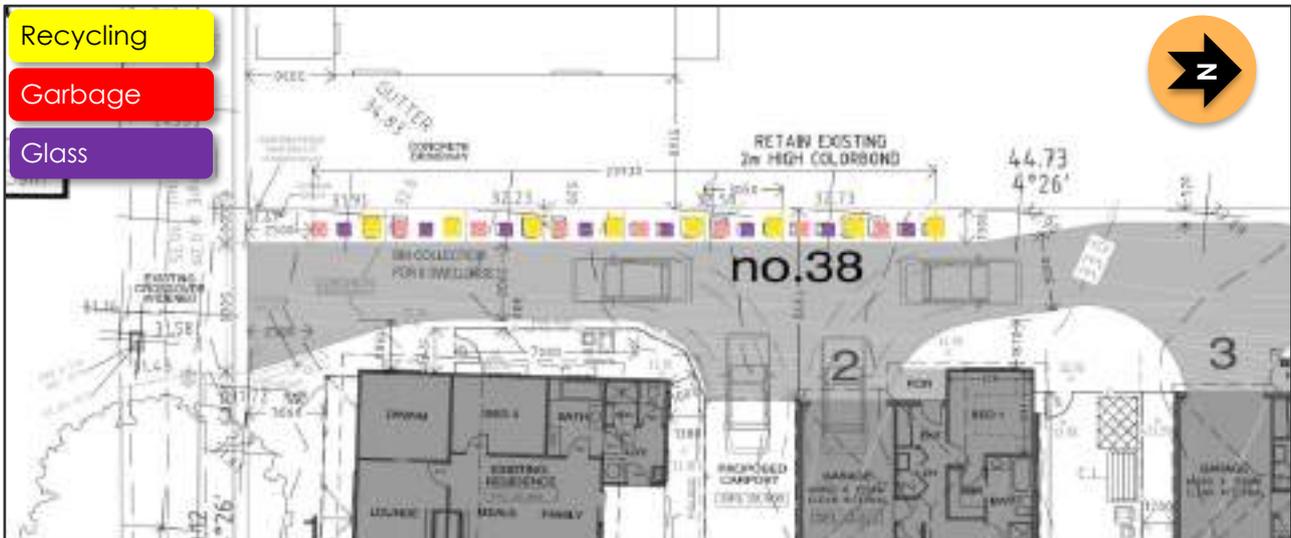
Bins will be stored within the garage or private open space for each lot. Bins will be transferred by residents from the storage location and placed on the western side of the common driveway on the specified collection days. Following collection, bins will be returned to the storage locations.

To collect the bins, the side-arm waste collection vehicle will enter the site in a forward direction, moving along the accessway to empty the bins. Once the bins are collected, the waste collection vehicle will reverse out of the site onto Railway Avenue.

Sufficient area is provided along the accessway for residents to place bins at adequate spacing, with allowance for one garbage bin, one recycling or green waste bin, and a future glass bin, for a maximum total of 3 bins per household to be collected once a month.

Bins will be positioned on the western side of the accessway as shown in Figure 4, with scaled plans attached in Appendix A.

Figure 4 Kerbside Bin Positions



7.4 Bin Cleaning

Residents shall ensure that their bins are kept in a clean state, to minimise odours and to discourage vermin. This may include regular cleaning by a third party or maintenance by residents.

7.5 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with the Australian Standard (AS4123), to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage is shown in Figure 5 below.

Figure 5 Example Waste Signage



8 MANAGEMENT

8.1 General

In relation to the proposed development, recycling is of key importance, and in this regard, the Owners Corporation shall encourage residents to participate in minimising and reducing solid waste production by:

- Promoting the waste hierarchy, which in order of preference seeks to:
 - + Avoid waste generation in the first place;
 - + Increase the reuse and recycling of waste when it is generated;
 - + Recover, treat or contain waste preferentially to; and
 - + Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for residents; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

Additionally, it is recommended that a four bin system is provided within each dwelling, providing separate bins for garbage, recycling, organics and glass.

8.2 Resident Information

To ensure all residents are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements;
- Resident responsibilities with regard to bin usage, storage, and collection.

8.3 Agreement for Council Collection

To allow access to the site for Council's waste contractor, the Owners Corporation must enter into an arrangement with Council and its contractor, through the signing of an indemnity agreement in accordance with Council requirements.



9 CONTACT INFORMATION

9.1 Council

Cardinia Shire Council

Phone: 1300 787 624 (Customer Service)

Web: www.cardinia.vic.gov.au

Email: mail@cardinia.vic.gov.au

9.2 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

DRAFT



ADVERTISED MATERIAL

Planning Application: T250187

Date Prepared: 23 February 2026

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.

Appendix A Bin Storage Area Scaled Plans


ADVERTISED MATERIAL
Planning Application: T250187
Date Prepared: 23 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This 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.

