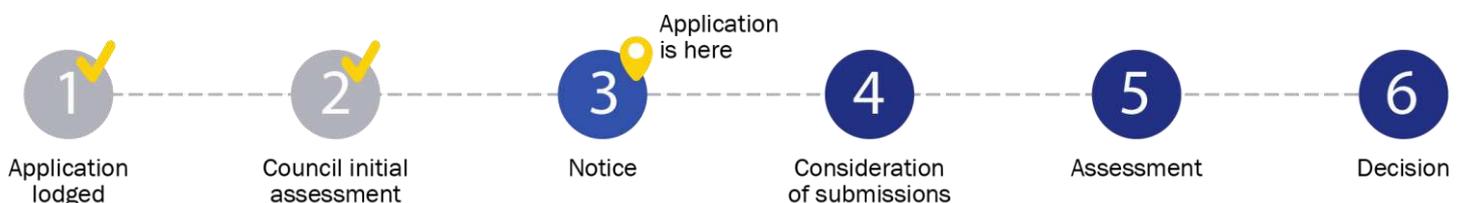


Notice of Application for a Planning Permit

The land affected by the application is located at:		L1 TP238190 V8107 F023 337 Railway Avenue, Garfield VIC 3814	
The application is for a permit to:		Buildings and works to construct a building (agriculture) and buildings and works to construct an outbuilding (shed)	
A permit is required under the following clauses of the planning scheme:			
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)		
35.04-5	Construct a building within nominated setbacks		
42.01-2	Remove, destroy or lop vegetation	 ADVERTISED MATERIAL Planning Application: T250311 Date Prepared: 17 March 2026	
42.01-2	Construct a building or construct or carry out works		
APPLICATION DETAILS		<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>	
The applicant for the permit is:		West Gippsland Planning Services	
Application number:		T250311	
You may look at the application and any documents that support the application at the office of the Responsible Authority: Cardinia Shire Council, 20 Siding Avenue, Officer 3809. This can be done during office hours and is free of charge. Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.			
HOW CAN I MAKE A SUBMISSION?			
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:			01 April 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 		The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 337	St. Name: Railway Avenue
Suburb/Locality: Garfield		Postcode: 3814

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: TP 238190
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

1 x Farm Shed
1 x Domestic Shed


ADVERTISED MATERIAL

Planning Application: T250311
Date Prepared: 17 March 2026

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⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 78,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

i Estimated cost of any development for which the permit is required *

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing dwelling, farm shed and grazing activities

Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.



Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): West Gippsland Planning		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.: 72	St. Name: Kamanari Ct
Suburb/Locality: Drouin	State: VIC	Postcode: 3818

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: wgplanning@outlook.com
Mobile phone: 0466 792 853	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Owner *		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name: P Ross & D Stephens	Surname:
Organisation (if applicable):		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name: 337 RAILWAY AVENUE GARFIELD
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	
	day / month / year	



Declaration i

This form must be signed by the applicant *

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

Need help with the Application? i

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes If 'Yes', with whom?:

Date: day / month / year

Checklist i

Have you:

Filled in the form completely?

Paid or included the application fee? **⚠** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement i

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Contact information:
Telephone: 1300 787 624
Fax: (03) 5941 3784
Email: mail@cardinia.vic.gov.au
DX: 81006

Deliver application in person, by post or by electronic lodgement.



The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.

Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

Restrictive Covenants: A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).

Section 173 Agreements: A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.

- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

**Cardinal**
ADVERTISED MATERIAL
Planning Application: 122511
Date Prepared: 17 March 2016
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You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates".

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250311
 Date Prepared: 17 March 2020

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- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgements section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

EXAMPLES

Example 1

The Land 1

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

A Lot No.: **2** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

⚠ This information can be found on the certificate of title.
If this application relates to more than one address, attach a separate sheet setting out any additional property details.

Example 2

1 For what use, development or other matter do you require a permit? *

Construction of two, double-storey dwellings and construction of two new crossovers.

⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions 1

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

⚠ Provide a plan of the existing conditions. Photos are also helpful.

Example 4

Applicant and Owner Details 1

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Name:

Organisation (if applicable): **Responsible Developers P/L**

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof		State: Vic Postcode: 3527

Contact information for applicant OR contact person below

Business phone: 9123 4567	Email: tcpl@bigpond.net.au
----------------------------------	-----------------------------------

Contact person's details* Same as applicant

Name:

Organisation (if applicable): **Town Planning Consultants**

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale		State: Vic Postcode: 3194

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

Cardinia

ADVERTISED MATERIAL

Planning Application: T250311
Date Prepared: 17 March 2026

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Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250311 PA
Address of the Land:	LL1 TP238190 V8107 F023, 337 Railway Avenue, Garfield VIC 38'

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	West Gippsland Planning
Address:	72 Kamanari Ct, Drouin 3818
Phone:	[REDACTED]
Email:	wgplanning@outlook.com


ADVERTISED MATERIAL
 Planning Application: T250311
 Date Prepared: 17 March 2026

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AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Application to further include removal of two dead pine trees.		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$ 200.00

DECLARATION

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

Name:	[Redacted]
Signature:	[Redacted]
Date:	[Redacted]

LODGEMENT

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

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

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



ADVERTISED MATERIAL

Planning Application: T250311
Date Prepared: 17 March 2026

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IMPORTANT INFORMATION

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

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

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

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

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

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

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

VOLUME 08107 FOLIO 023

Security no : 124124954522V
Produced 01/06/2025 10:04 PM

LAND DESCRIPTION

Lot 1 on Title Plan 238190C.
PARENT TITLE Volume 04306 Folio 115
Created by instrument 2720029 07/04/1955

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



both of 337 RAILWAY AVENUE GARFIELD VIC 3814

AY921190B 28/02/2025


Cardinia
ADVERTISED MATERIAL
Planning Application: T250311
Date Prepared: 17 March 2026

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ENCUMBRANCES, CAVEATS AND NOTICES

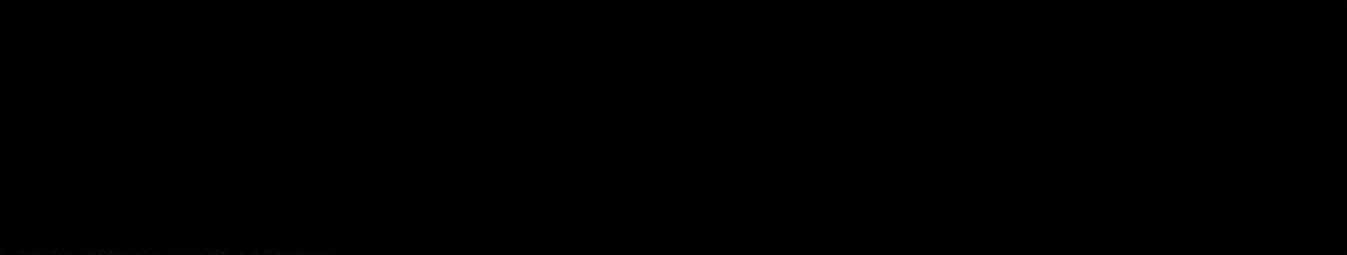
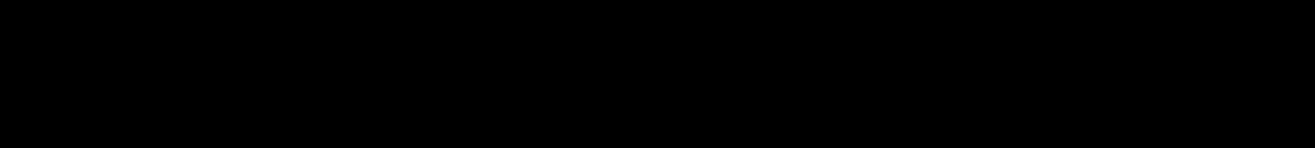


DIAGRAM LOCATION

SEE TP238190C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS



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

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

Street Address: 337 RAILWAY AVENUE GARFIELD VIC 3814

ADMINISTRATIVE NOTICES



DOCUMENT END

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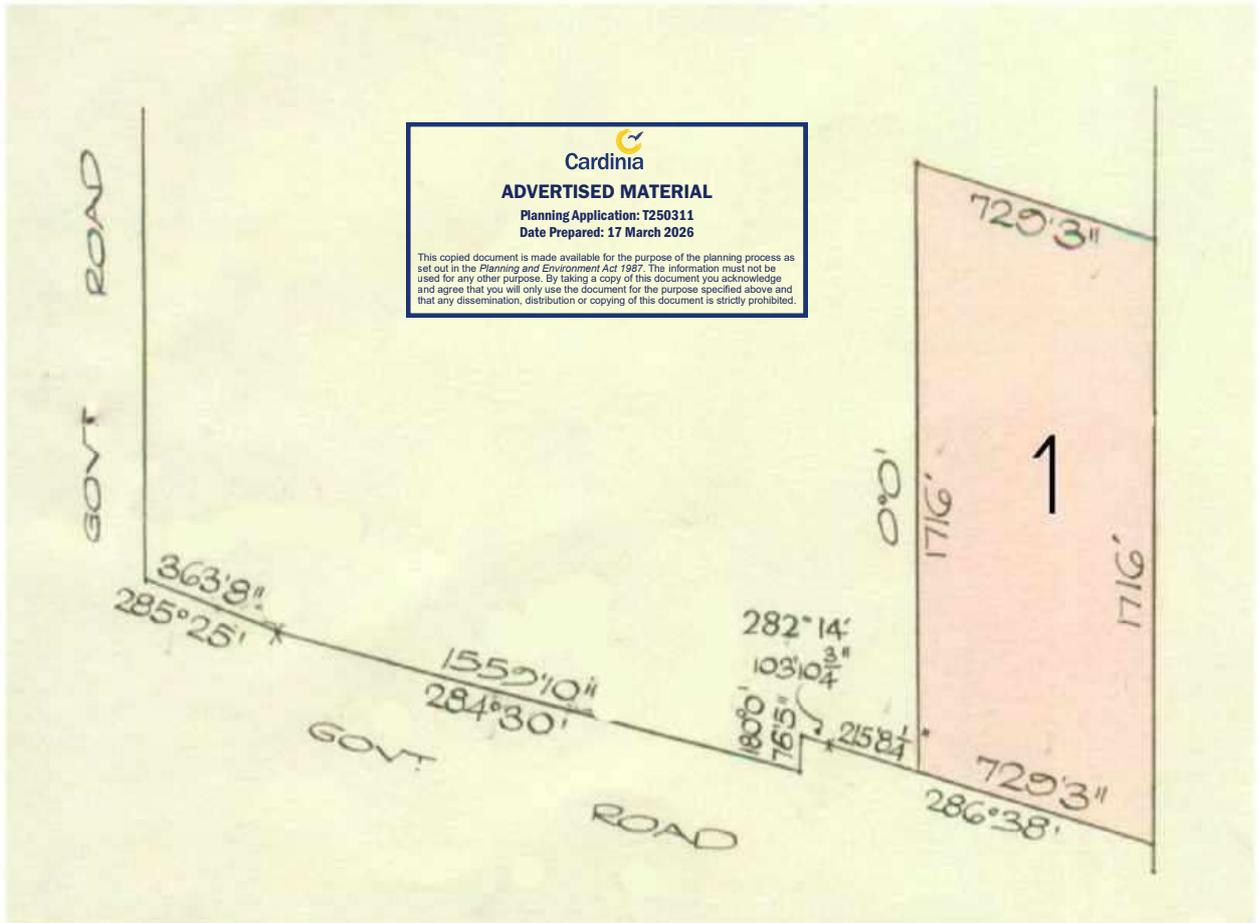
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Date Prepared: 17 March 2026

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TITLE PLAN	EDITION 1	TP 238190C
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<p>Location of Land</p> <p>Parish: BUNYIP Township: Section: Crown Allotment: 13(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 8107 FOL 023 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 07/12/1999 VERIFIED: BE</p>
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TOTAL AREA = 27A 2R 4P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 13 (PT)

General Notes

- All materials and work practices shall comply with, but not limited to the Building Regulations 2018, National Construction Code Series 2022 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.
- Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2022 Building Code of Australia Volume 2.
- All materials and construction practice shall meet the Performance Requirements of the BCA. Where a performance solution is proposed then, prior to implementation or installation, it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.
- Glazing, including safety glazing, shall be installed to a size, type and thickness so as to comply with:
 - BCA Part 3.6 for Class 1 and 10 Buildings within a design wind speed of not more than N3; and
 - BCA Vol 1 Part B1.4 for Class 2 and 9 Buildings.
- Waterproofing and water resistance of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Domestic Wet Areas.
- These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration.
- Step sizes (other than for spiral stairs) to be:
 - Risers (R) 190mm maximum and 115mm minimum
 - Going (G) 355mm maximum and 240mm minimum
 - 2R + 1G = 700mm maximum and 550mm minimum
 - with less than 125mm gap between open treads.
- All treads, landings and the like to have a slip-resistance classification of P4 or R10 for dry surface conditions and P4 or R11 for wet surface conditions, or a nosing strip with a slip-resistance classification of P3 for dry surface conditions and P4 for wet surface conditions.
- Provide barriers where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Barriers (other than tensioned wire barriers) to be:
 - 1000mm min. above finished surface level of balconies, landings or the like, and
 - 865mm min. above finished surface level of stair nosing or ramp, and
 - vertical with less than 125mm gap between, and
 - any horizontal element within the barrier between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
- Wire barrier construction to comply with NCC 2022 BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2022 BCA Volume 1 Part D2.16 for other Classes of Buildings.
- Top of hand rails to be minimum 865mm vertically above stair nosing and floor surface of ramps.
- Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

- Where the building (excludes a detached Class 10) is located in a termite prone area the building is to be provided with a termite management system.
- Concrete stumps:
 - up to 1400mm long to be 100mm x 100mm (1 No.H.D. Wire)
 - 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires)
 - 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
- 100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.
- Buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS 4773.1-2015 'Masonry in small buildings' Part 1: Design.
- All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.
- These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.
- Site plan measurements in metres- all other measurements in millimetres unless noted otherwise.
- Figured dimensions take precedence over scaled dimensions.
- The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.
- The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.
- Installation of all services shall comply with the respective supply authority requirements.
- The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.
- These plans have been prepared for the exclusive use by the Client of [Insert Drafting Service] (The Designer) for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.
- A building Permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.
- The Client and/or the Clients Builder shall not modify or amend the plans without the knowledge and consent of Advantage All Developments except where a Registered Building Surveyor makes minor necessary changes to facilitate the Building Permit application and that such changes are promptly reported back to Lincoln (drafting@advantageall.com.au)

- The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. All variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing any variation.

STORMWATER

- 90mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction.
- The cover to underground stormwater drains shall be not less than
 - 100mm - under soil
 - 50mm - under paved or concrete areas
 - 100mm - under unreinforced concrete or paved driveways
 - 75mm - under reinforced concrete driveways

SITE ENVIRONMENT DESIGN INFORMATION

- Site Bushfire Attack Assessment (simplified method)
- Reference document 'AS3959-2018 construction of buildings in bush fire prone areas
- Relevant Fire Danger Index (FDI)-NA
- Determination of Bushfire Attack Level (BAL)-BAL NA Site Classification
- Site classification as Class: Class M
- Refer to soil report No: x
- By:

AUTHORITIES / CONSULTANTS

- Municipality
 - Cardinia Shire
 - Ph 1300 787 624
- Sewerage Authority
 - Gippsland Water
 - Ph 1800 066 401
- Relevant Building Surveyor
 - ADI Building Services
 - Ph 0419 534 459
- Consulting Engineer
 -
 - Ph

- Design Gust Wind Speed / Wind Classification
 - Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of [Insert wind speed or wind classification] (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.
- Corrosion protection of built-in structural members
 - Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2015 Masonry in Small Buildings, Part 1: Design suitable for an Environment Classification of [Insert environment classification]
- Corrosion protection for sheet roofing
 - Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an

Drawing Schedule

Sheet Number	Sheet Name
1	General Notes
2	Site Plan - Overall
3	Site Plan
4	Floor Plan - Sheds
5	Elevations - Shed 1
6	Elevations - Shed 2

Note: Sheet Scales

Unless Noted Otherwise in titleblocks, Sheet Scales will be as follows-
 Site plans - 1:200 (1:500 or greater for site location plans as appropriate)
 Landscape / Vehicle Access Plans - 1:200
 Floor Plans - 1:100
 Elevations - 1:100
 Sections - 1:100 or 1:50
 Details - 1:50, 1:20 or 1:10

PLANNING SUMMARY

Proposed Works :	Proposed Sheds
Subject Site :	337 Railway Avenue, Garfield, 3814
Plan No. :	TP 238190
Existing Site Use :	Existing Residence
Site Dimensions :	222 x 523m
Planning Zone :	GWZ1
Planning Overlays :	ESO, Aboriginal Cultural, Bushfire
Demolition Required :	None
Vegetation Removal :	None



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1



LINCOLN WEYMOUTH DESIGN
 Ph: 0402 834 311
 E: lincolnweymouth@bigpond.com
 DP-AD 37734
 ABN: 93877626344

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Builders Signature: _____ Date: _____

Signature 1: _____

Signature 2: _____

JOB ADDRESS:
 337 Railway Ave, Garfield

JOB No: 05071

REVISION: Planning 5

20/01/2026 2:21:20 PM

SCALE: 1 : 100

DRAWN: Lincoln

SHEET (A3): 1

DESIGN TYPE:
 Proposed Sheds

DRAWING:
 General Notes

Preliminary Tree Assessment & Arboricultural Impact Assessment – V1.00

Report Prepared By [REDACTED]

Date Prepared: 25th of October 2025

Client: [REDACTED]

Contact Information [REDACTED]

Location: 337 Railway Avenue, Garfield.



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Table of Contents

1. Introduction	4
1.1 Background	4
2. Report Objectives	4
3. Assessment Methodology	6
3.1 Tree Assessment Methodology	6
4. Statutory Controls	7
Table 4.1 – Statutory controls	7
5. Site Maps	9
Figure 5.1 –Site Map	9
6. Site Overview	9
Table 6.1 : On-Site Tree Data (337 Railway Avenue, Garfield)	10
7. Proposed Impact Assessment	11
Figure 7.1 - Aerial imagery of feature and land survey	11
Proposed Impact Assessment (Continued)	12
Figure 7.2 - Feature survey showing relevant trees with TPZ	12
8. Discussion	13
8.1 Health and Structure	13
8.2 Retention Values and Useful Life Expectancy (ULE)	13
8.3 Proposed Development and Tree Impacts	14
9. Conclusions and Recommendations	15
9.1 Conclusions	15
9.2 Recommendations	16
10. Introduction to TPZ, NRZ & SRZ	18
10.1 Tree protection zone (TPZ)	18
Figure 10.1 - Tree protection fencing example	20
10.2 Notional root zone (NRZ)	20
10.3 Structural root zone (SRZ)	21
Figure 10.2 – TPZ, NRZ, SRZ examples with no development	22
Figure 10.3 – TPZ, NRZ, SRZ examples with development	23

11. References..... 24

Appendix A. Photographic Catalogue 25

..... 26

Appendix B. Tree Protection Guidelines..... 27

 a. General Guidelines 27

 b. Prohibited Activities within the TPZ 27

 c. Protective Fencing 28

 d. Signage 28

 e. Additional Tree Protection Measures 28

 f. Trunk and Branch Protection 29

 g. Ground Protection..... 29

 h. Root Protection during Works in the TPZ 29

Appendix C. Definitions of Terms 30

Appendix D. Glossary 34

Appendix E. Assumptions & Limitations 38


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1. Introduction

1.1 Background

BSK Tree Services was engaged by [REDACTED] to carry out a Preliminary Tree Assessment and Arboricultural Impact Assessment concerning on-site trees at *337 Railway Avenue, Garfield*.

This assessment forms part of the planning and preparation process for the proposed **construction of two Colorbond sheds** and an **access driveway** on the subject site. The purpose of the assessment is to identify the condition, significance, and potential construction impacts on the identified trees.

2. Report Objectives



- A written Arboricultural Impact Assessment prepared by a qualified experienced Arborist.
- This report must include the following information for trees on the subject land **within 15 metres** of any **proposed buildings and works** (including adjoining properties and any street trees)
- Genus and species;
- Tree health and structure;
- The safe useful life expectancy of the tree/s;
- The Diameter at standard Breast Height (DBH 1.3 metres above natural ground level) and the trunk
- circumference at 1 metre above natural ground level;
- Tree Protection Zone (TPZ);
- Structural Root Zone (SRZ);
- The percentage encroachment into all Tree Protection Zones (TPZ) by the proposed development;

- Show where the loss of TPZ (if any) will be made up in a location that is contiguous with the TPZ;
 - The impact the proposal will have on the health and structural integrity of protected and retained trees;
 - Explain the design and construction methods proposed to minimize impacts on all trees, where buildings and works encroach into TPZs;
 - Show how protected/retained tree/s will remain viable under the proposed plans and
 - suggested remedial works to reduce any adverse impacts to any significant trees
-



3. Assessment Methodology

On Saturday 25th of October 202 [REDACTED] (AQF Level 5 Arborist) attended the site at 337 Railway Avenue, Garfield, to undertake a Preliminary Tree Assessment. The assessment focused on existing trees located within 15m of the proposed developments.

Each tree assessed during the site visit was assigned a unique identification number ranging from T1 to T11. For example, Tree 1 is referred to as 'T1', Tree 2 as 'T2', and so on.

3.1 Tree Assessment Methodology

- Tree height was estimated to the nearest 1 metre.
- Canopy spread was stepped out along the north-south and east-west axes and averaged to the nearest metre.
- DBH (Diameter at Breast Height) was calculated by measuring the stem circumference at 1.3 metres above ground level and dividing by Pi (π).
- The inspection was limited to a ground-based only, no climbing or root excavation was performed.
- TPZ and SRZ were calculated in accordance with Australian Standard AS 4970-2009 – Protection of Trees on Development Sites.
- Tree canopy spread orientation was recorded using cardinal compass directions (e.g., N-S, E-W).
- No soil testing or sampling of tree tissue was carried out.
- Photographic documentation for each tree was taken using an iPhone 14 Pro Max.



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4. Statutory Controls

Table 4.1 – Statutory controls

Planning Control	Clause / Code	Arboricultural Relevance
Zoning – Green Wedge Zone (Schedule 1)	<i>Clause 35.04 – GWZ1</i>	The purpose of the GWZ1 is to recognise and protect non-urban land outside the Urban Growth Boundary for its agricultural, environmental, landscape, and recreational values. Development in this zone must ensure that native vegetation and natural landscape character are retained. This report demonstrates that no native vegetation is proposed for removal and that the development will not adversely impact existing trees.
Environmental Significance Overlay	<i>Clause 42.01 – ESO</i>	This overlay identifies land of environmental or landscape significance. A planning permit is required to remove, destroy, or lop vegetation, including native trees, unless exempt. This AIA confirms that no live native trees are proposed for removal, and protective measures consistent with <i>AS 4970–2009</i> will be implemented for retained vegetation.
Bushfire Management Overlay	<i>Clause 44.06 – BMO</i>	The site is within a Bushfire Management Overlay. Vegetation management around the proposed sheds must balance bushfire safety with environmental retention. The AIA confirms that only dead or hazardous trees (non-native pines) will be removed and that the proposal will maintain appropriate defendable space without impacting retained native canopy trees.
Aboriginal Cultural Heritage Overlay (Area of Sensitivity)	<i>Aboriginal Heritage Act 2006</i>	This overlay identifies areas of potential Aboriginal cultural significance. Ground disturbance associated with shed construction should comply with the <i>Aboriginal Heritage Regulations 2018</i> . Although tree removal is

Planning Control	Clause / Code	Arboricultural Relevance
Clause 52.17 – Native Vegetation	<i>Removal, Destruction or Lopping of Native Vegetation</i>	<p>minimal, any unexpected artefacts or cultural material uncovered must be reported to the Registered Aboriginal Party (RAP) and Council.</p> <p>A planning permit is required to remove, destroy or lop native vegetation on land greater than 0.4 hectares unless an exemption applies. As no live native trees are to be removed and only two dead exotic pines are to be removed, Clause 52.17 is not triggered.</p>
Clause 12.01-2S – Native Vegetation Management	<i>Biodiversity Strategy</i>	<p>Aims to ensure that permitted vegetation removal results in no net loss to biodiversity. This proposal avoids live native tree removal, aligning with the objectives of Clause 12.01-2S.</p>
Clause 15.03-1S – Heritage Conservation	—	<p>Encourages protection of natural and cultural heritage assets. Retention and protection of existing native vegetation on-site support this clause’s intent.</p>
AS 4970-2025 – Protection of Trees on Development Sites	Reference Standard	<p>This Australian Standard forms the basis of arboricultural best practice. Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) have been determined in accordance with this Standard and applied to assess development impacts.</p>



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5. Site Maps




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Figure 5.1 –Site Map (337 Railway avenue, Garfield)

6. Site Overview

The subject site is approximately 116,106m² (28.7 acres) in size containing a total of eleven (11) trees located within 15m of the proposed developments.

The overall condition of the tree population was assessed to be fair, with fair structure and a High retention value. Off-site trees have their own retention value (OS) as per Appendix B – Definition of Terms. The following tables outline pertinent information with regards to the trees being assessed



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Table 6.1 : On-Site Tree Data (337 Railway Avenue, Garfield)

Table 1 below relates to T1-T11 on the subject site.

T #	Botanical Name	Common Name	Origin	Age	DBH (cm)	TPZ (m)	SRZ (m)	CIRC (cm)	Height (m)	Width (m)	Health	Structure	RV	ULE	Arb Value	Comments
1	<i>Eucalyptus Botryoides</i>	Southern Mahogany	Vic Native	Semi - Mature	78	9.36	2.66	245	12	12	Fair	Fair	Med	10-20 Years	Moderate	Fair condition overall.
2	<i>Pinus Radiata</i>	Radiata Pine	Exotic	Mature	113	13.56	3.29	355.3	20	10	Very Poor	Very Poor	Low	<5 Years	Low	Declining with poor structure.
3	<i>Eucalyptus Botryoides</i>	Southern Mahogany	Vic Native	Mature	87.5	10.50	2.79	274.9	19	13	Fair	Fair	Med	10-20 Years	Moderate	Fair health and form.
4	<i>Eucalyptus Botryoides</i>	Southern Mahogany	Vic Native	Semi - Mature	30.2	3.62	1.87	94.9	7	5	Poor	Poor	Low	5-10 Years	Low	Suppressed growth and small canopy.
5	<i>Eucalyptus Obliqua</i>	Messmate	Vic Native	Semi - Mature	53.1	6.37	2.32	166.8	11	7	Poor	Poor	Low	5-10 Years	Low	Reduced canopy density.
6	<i>Eucalyptus Botryoides</i>	Southern Mahogany	Vic Native	Mature	66.2	7.94	2.54	208	13	8	Fair	Fair	Med	10-20 Years	Moderate	Fair condition, typical form.
7	<i>Pinus Radiata</i>	Radiata Pine	Exotic	Mature	103.5	12.42	3.13	325.2	18	10	Very Poor	Very Poor	Low	<5 Years	Low	Severely declining with decay.
8	<i>Eucalyptus Radiata</i>	Narrow-leaved Peppermint	Vic Native	Mature	86.9	10.43	2.78	273	16	7	Poor	Poor	Low	5-10 Years	Low	Sparse canopy with deadwood.
9	<i>Eucalyptus Radiata</i>	Narrow-leaved Peppermint	Vic Native	Mature	66.9	8.03	2.55	210.2	12	5	Poor	Poor	Low	5-10 Years	Low	Poor structure and past branch failure.
10	<i>Eucalyptus Radiata</i>	Narrow-leaved Peppermint	Vic Native	Mature	78.3	9.40	2.66	246	15	9	Fair	Fair	Med	10-20 Years	Moderate	Fair overall condition.
11	<i>Eucalyptus Radiata</i>	Narrow-leaved Peppermint	Vic Native	Mature	93.6	11.23	2.94	294.1	17	7	Fair	Fair	Medium	10-20 Years	Moderate	Good health and structure.

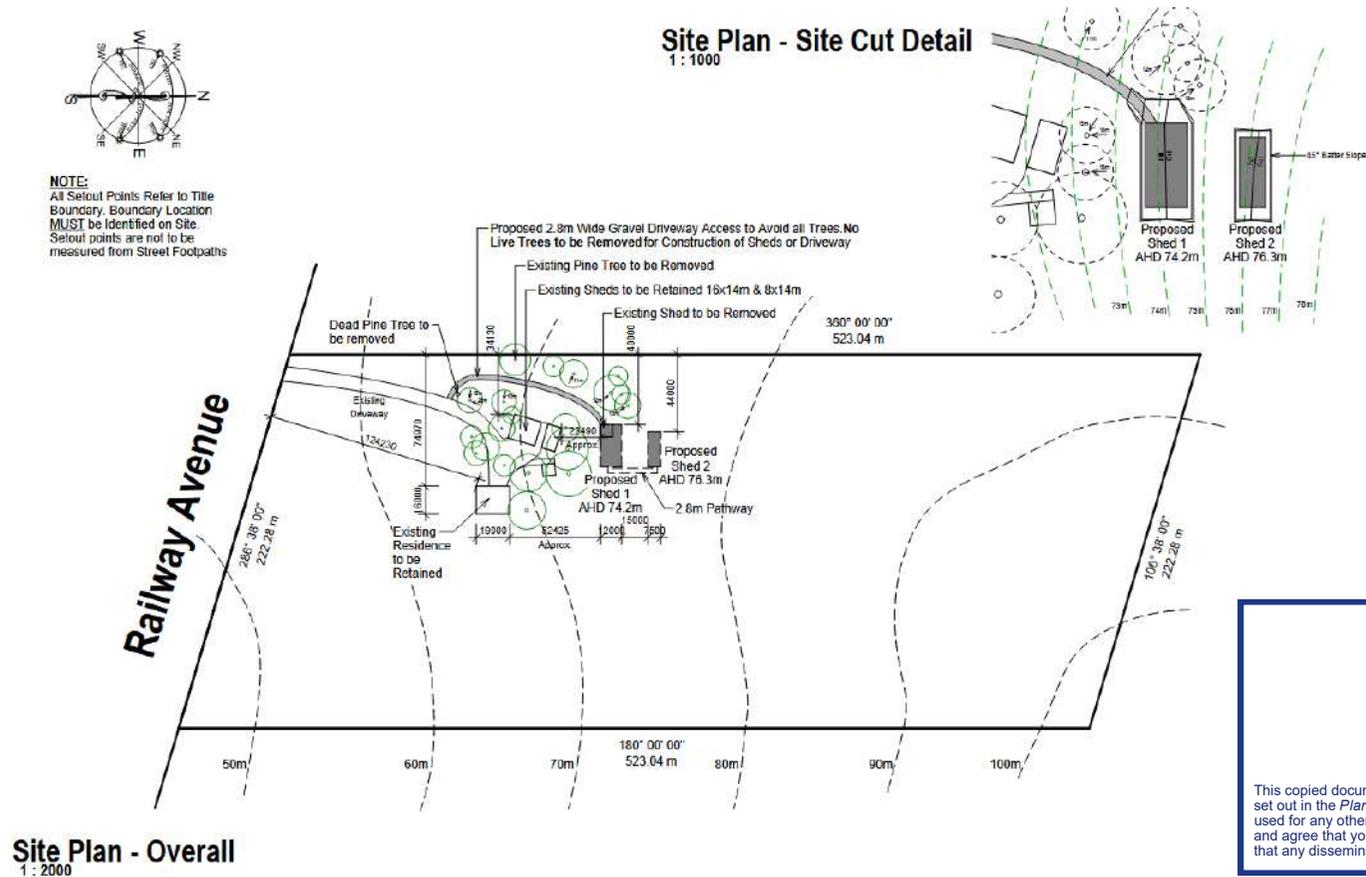
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7. Proposed Impact Assessment



Figure 7.1 - Aerial imagery of feature and land survey

Proposed Impact Assessment (Continued)



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Figure 7.2 - Feature survey showing relevant trees with TPZ.

8. Discussion

Discussion



A total of **eleven (11) trees** were assessed within and immediately adjacent to the subject site at **337 Railway Avenue, Garfield**. The tree population comprises a mix of **Victorian native** and **exotic species**, including Eucalyptus botryoides (Southern Mahogany), Eucalyptus obliqua (Messmate), Eucalyptus radiata (Narrow-leaved Peppermint), and Pinus radiata (Monterey Pine).

Trees range from **semi-mature to mature** age classes, with diameters between **30 cm and 113 cm DBH**, and overall condition ratings varying from Fair to Very Poor.

8.1 Health and Structure

Most of the native Eucalyptus species present in fair physiological condition with moderate canopy density and typical structural form.

- **Trees 1, 3, 6, 10, and 11** exhibit fair health and structure, with balanced canopies and moderate vigour appropriate for their species and age.
 - **Trees 4, 5, 8, and 9** are poor, showing reduced canopy density, historic pruning wounds, and evidence of competition stress.
 - **Trees 2 and 7 (Pinus radiata)** are in very poor health and structure, displaying advanced decline, sparse foliage, and extensive decay and deadwood. Both are exotic species and of low retention value.
-

8.2 Retention Values and Useful Life Expectancy (ULE)

Retention Values (RV) range from **Low to Medium**, correlating directly with overall health, structure, and landscape contribution.

- Medium retention trees are those in fair condition that provide some amenity and habitat value and can be readily retained within the development.
- Low retention trees, including the two Pinus radiata, are in decline and offer negligible long-term benefit.

Useful Life Expectancy (ULE) ranges from **less than 5 years** (for the pines) to **10–20 years** (for the healthier native species).

8.3 Proposed Development and Tree Impacts

The proposed works involve the construction of two Colorbond sheds and a 2.8 m-wide gravel driveway on a rural allotment zoned GWZ1. The development footprint has been designed to avoid impacts on all viable native trees; however, two exotic pines (T2 and T7) fall directly within the alignment of the proposed driveway.

Review of the site plan confirms that the driveway passes through both the **Notional Root Zone (NRZ)** and **Structural Root Zone (SRZ)** of T2 and T7. This constitutes a **major encroachment** under AS 4970 – 2009, exceeding **20% of the Tree Protection Zone (TPZ)** for each tree. Major encroachment of this scale cannot be mitigated by construction methods and would result in severe root loss, compromising tree stability and rendering retention unfeasible.

Both pines are already in **very poor** health and poor structural condition, with <5-year ULE and low retention value. When combined with the magnitude of the encroachment, removal is the only appropriate arboricultural outcome.

All remaining native trees sit outside the area of significant disturbance and can be retained with adequate TPZ fencing and adherence to AS 4970-compliant protection measures. The proposed shed pads do not intersect with any TPZ or SRZ of retained trees, and the minor incidental works can be managed through standard arboricultural supervision.

Tree	Encroachment Type	Encroachment %	Impact	Outcome
T2 (Pinus radiata)	Major	>20% TPZ (NRZ & SRZ)	Structural root loss, instability	Remove
T7 (Pinus radiata)	Major	>20% TPZ (NRZ & SRZ)	Structural root loss, instability	Remove

9. Conclusions and Recommendations

9.1 Conclusions

A total of eleven (11) trees were assessed within and immediately adjacent to the proposed development area. The tree population comprises a mix of Victorian native eucalypts and exotic species, including two mature *Pinus radiata* (T2 and T7).

Review of the site plan confirms that the proposed 2.8 m gravel driveway alignment passes directly through the **Notional Root Zone (NRZ)** and **Structural Root Zone (SRZ)** of both pines (T2 and T7). This results in a **major encroachment** well in excess of **20% of the Tree Protection Zone (TPZ)** for each tree, as defined under AS 4970 – 2009 Protection of Trees on Development Sites.

Although it is not possible to design a layout that avoids every tree onsite, the proposed development successfully avoids all Victorian native trees by ensuring the construction footprint sits entirely outside each native tree's TPZ. This approach eliminates direct impacts to native vegetation and maintains long-term canopy value on the site. The only trees requiring removal are the two exotic pines (T2 and T7), which fall directly within the primary construction envelope and exhibit severe decline and structural instability. Their removal is both arboriculturally justified and necessary to mitigate foreseeable risk. With appropriate implementation of TPZ fencing and protection measures, all remaining native trees can be retained without adverse impact.

Both pines are already in **very poor** health and structure, exhibiting significant decline, extensive deadwood and reduced canopy density. Coupled with their **<5-year Useful Life Expectancy (ULE)** and **low retention value**, the degree of encroachment makes their retention **arboriculturally unfeasible** and incompatible with safe construction outcomes.

All remaining native trees fall outside the primary construction envelope, and all proposed works sit entirely outside each tree's respective TPZ. With the implementation of standard protection measures, these trees can be retained without adverse arboricultural impact.

No TPZ offsetting is required as all encroachment relates only to the two exotic pines proposed for removal



9.2 Recommendations



1. Tree Removals

- Remove **T2 and T7 (*Pinus radiata*)** in full, including stump grinding to below ground level, by a **suitably qualified arborist (minimum AQF Level 3)**.
- Undertake removals prior to commencement of driveway works to prevent root and canopy interference during construction.

2. Tree Protection

- Install **Tree Protection Zone (TPZ) fencing** around all retained vegetation prior to site establishment.
- Fencing should be in accordance with *AS 4970 – 2009*, constructed from sturdy star pickets and chain mesh or equivalent, with clear signage: *“Tree Protection Zone — No Entry or Storage.”*
- No excavation, fill, or material storage is to occur within TPZ areas.

3. Driveway Construction Near Retained Trees

- The **gravel driveway** should be constructed using **lightweight machinery** to minimise soil compaction.
- Avoid disturbance to surface roots; where encountered, **roots should be cut cleanly** using hand tools under arborist supervision.
- Maintain existing ground levels and drainage patterns adjacent to retained trees.

4. Monitoring and Maintenance

- The **Project Arborist** should attend site during any works within proximity to TPZ boundaries to verify compliance.
- Conduct a **post-construction inspection** to confirm that retained trees remain in stable and healthy condition.

In summary, the proposed development can proceed with **minimal arboricultural impact**, provided the two declining *Pinus radiata* are removed and appropriate protection measures are implemented for all retained native trees.


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Date Prepared: 17 March 2026

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10. Introduction to TPZ, NRZ & SRZ



10.1 Tree protection zone (TPZ)

Purpose: The Tree Protection Zone (TPZ) is a specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development. (*AS 4970 – 2009 Protection of Trees on Development Sites*). Establishing and maintaining a TPZ is the most important part of protecting trees during the onsite stages of work (E.g. Site Establishment, demolition and construction).

Components and Calculation: The TPZ encompasses both the root and crown areas of a tree that require protection. It is intended to be an undisturbed area where construction activities are restricted, ensuring the tree's continued health and stability. The TPZ is the zone determined by the project arborist using the process set out below. It shall be shown on the TPP to be isolated or managed so that the tree remains viable.

Determining a Tree Protection Zone (TPZ): The NRZ is the starting point for determining the TPZ. It is possible for the TPZ to reflect the same location as the NRZ. The TPZ should be determined using the considerations and encroachments discussed below.

When determining a TPZ the following factors should be considered where relevant:

- Location and distribution of the roots.
- Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).
- Tree species and tolerance to root disturbance.
- If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil volume.
- Age, health, current size and projected size of the tree.
- Presence of other trees with overlapping NRZ or grafted roots.
- Proposed staging and timing of excavation or root-cutting.
- Proposed tree maintenance and tree care activities.
- Lean and stability of the tree.
- Soil characteristics and volume, topography and drainage.
- Presence of existing or past structures, obstacles affecting root growth or recent encroachments.

- Proposed construction measures that reduce the impact on trees.
- Whether a root investigation is required. The location and distribution of the roots should be determined through minimally destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared.

NOTE: Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

NOTE: Root damage should be minimised during this process. The roots should only be exposed for as long as required to meet the purposes of the investigation.

TPZ Fencing: TPZ fencing is a critical component in protecting the Tree Protection Zone during construction and development activities (Refer to *Figure 5.1* overleaf). The fencing acts as a physical barrier to prevent access and activities that could harm the tree's roots, trunk, or canopy. It should be installed prior to the commencement of any site work and remain in place until the project is completed. For more detailed protection requirements.





Figure 10.1 - Tree protection fencing example

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10.2 Notional root zone (NRZ)

Purpose: A circular zone enclosed around a tree that is a primary trigger for arboricultural input on a development site.

Components and Calculation: The NRZ is an area radiating out from centre of the tree’s trunk and is calculated based on the *AS 4970 – 2009 Protection of Trees on Development Sites*, using the formula: **NRZ Radius = 12 × DBH (Min diameter of 2 meters, Max diameter of 15 meters).**

Encroachments: As per *AS 4970 – 2009 Protection of Trees on Development Sites*, encroachments into the NRZ by construction activities are assigned as below:

- **Minor:** The proposed encroachment is less than or equal to 10% of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ.
- **Moderate:** The proposed encroachment is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ.

- **Major:** The proposed encroachment is greater than 20% of the area of the NRZ or inside the SRZ.

Note: Any encroachments other than **minor** will often require further investigation and/or considerations.

NRZ Fencing: Fencing is predicated using the TPZ location only. If the TPZ location is the same as the NRZ, then fencing will also replicate the NRZ location.

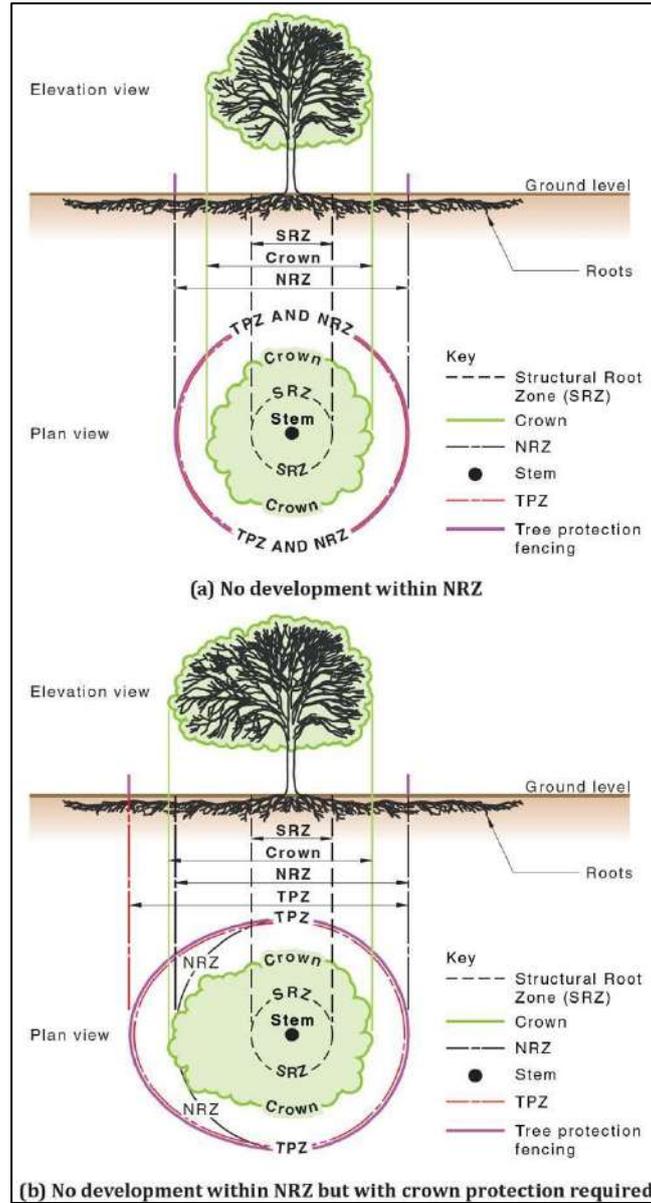
10.3 Structural root zone (SRZ)

Purpose: The structural root zone (SRZ) is a notional area required for tree stability. A larger area is required to maintain a viable tree.

Components and Calculation: The SRZ focuses specifically on the roots vital for a tree's structural support, rather than its overall health. It is a smaller area compared to the TPZ, as it targets the essential roots that keep the tree anchored. The SRZ radius is calculated using the *AS 4970 – 2009 Protection of Trees on Development Sites*, with the formula: **SRZ radius = (DARB x 50) 0.42 x 0.64 (Min diameter of 1.5 meters). The SRZ shall be calculated when major encroachment (greater than 20%) into an NRZ is proposed.**

Encroachments: as per the *AS 4970 – 2009 Protection of Trees on Development Sites*, any encroachments into the SRZ by construction activities are a **major** encroachment and almost always require further investigations, such as non-destructive root explorations.

Figure 10.2 and 10.3 below and overleaf shows the interrelationship between the TPZ, NRZ and SRZ.



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Figure 10.2 - TPZ, NRZ, SRZ examples with no development

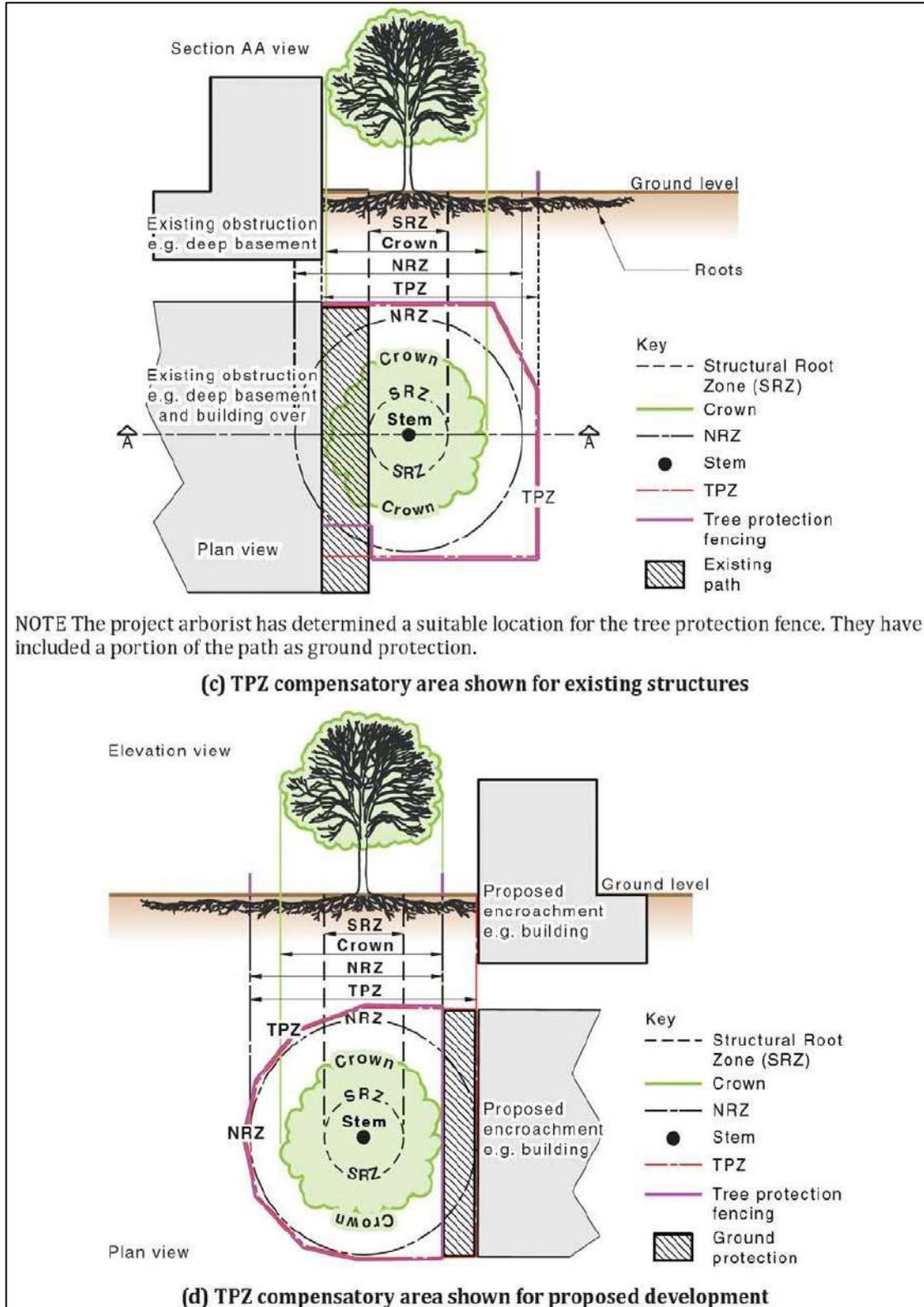


Figure 10.3 – TPZ, NRZ, SRZ examples with development

11. References

- ☒ **AS 4970—2009.** *Protection of Trees on Development Sites.* Standards Australia.
- ☒ **AS 4373—2007.** *Pruning of Amenity Trees.* Standards Australia.
- ☒ **AS 4687—2007.** *Temporary Fencing and Hoardings.* Standards Australia.
- ☒ **ISO 31000:2018.** *Risk Management — Guidelines.* International Organization for Standardization.
- ☒ **Aboriginal Heritage Act 2006 (Vic) and Aboriginal Heritage Regulations 2018 (Vic).**
- ☒ **Cardinia Planning Scheme** (as amended):
 - **Clause 35.04** – Green Wedge Zone (Schedule 1)
 - **Clause 42.01** – Environmental Significance Overlay
 - **Clause 44.06** – Bushfire Management Overlay
 - **Clause 52.17** – Native Vegetation (Removal, Destruction or Lopping)
 - **Clause 12.01-2S** – Native Vegetation Management
 - **Clause 15.03-1S** – Heritage Conservation
- ☒ **Advantage All Developments (2025).** *Proposed Sheds – 337 Railway Avenue, Garfield (Sheets 1–6; plans dated 28/10/2025),* including General Notes, Site Plan, Floor Plans and Elevations.



Appendix A. Photographic Catalogue



T1



T2



T3



T4



T5



T6



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T7



T8



T9



T10



T11


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Appendix B. Tree Protection Guidelines

a. General Guidelines

a.a. Tree protection involves various practices and installations to safeguard the Tree Protection Zone (TPZ) (refer to section c). Structures are essential to delineate and secure the TPZ.

a.b. The TPZ is a designated no-go area, typically marked with protective barriers like fencing (or existing barriers such as walls or fences). These barriers should be installed before site activities begin and remain in place until all work is completed.

a.c. Certain activities within the TPZ may be permitted by the relevant authority and must be overseen by the project arborist. If additional access to the TPZ becomes necessary during the project, the project arborist must review and obtain approval from the relevant authority before proceeding.

b. Prohibited Activities within the TPZ

b.a. The following activities are generally prohibited within the TPZ, including but not limited to:

- Machine excavation and trenching
- Excavation for fencing
- Soil cultivation
- Storage of materials
- Preparation of chemicals, including cement
- Parking of vehicles and equipment
- Refuelling
- Waste disposal
- Equipment wash-down
- Placement of fill
- Lighting fires
- Altering soil levels
- Installing utilities or signs
- Causing physical damage to the tree



c. Protective Fencing

c.a. Protective fencing must be erected before any equipment or materials are brought on site and before work begins, including demolition. Once installed, the fencing should not be removed or modified without the project arborist's consent. The TPZ should be secured to prevent unauthorised access.

c.b. Fencing must adhere to AS 4687 standards. Shade cloth or similar materials should be used to minimise dust, particulate matter, and liquid intrusion into the protected area.

c.c. Fence posts and supports should have a diameter of more than 20mm and be placed away from tree roots.

c.d. Existing perimeter barriers and other structures can serve as part of the protective fencing.

d. Signage

d.a. Signs indicating the TPZ should be placed around its perimeter and visible from within the construction site.

The signs should comply with AS 1319 standards. Each fence should prominently display a warning sign stating:

"WARNING – Tree Protection Zone – This fence must not be removed without authorisation."

e. Additional Tree Protection Measures

e.a. When protective fencing cannot be installed or needs temporary removal, alternative measures should be employed as outlined below.

f. Trunk and Branch Protection

f.a. Protection should be provided for the tree's trunk and branches as necessary. The project arborist should specify the materials and placement. Do not attach any temporary structures or utilities to the tree, and avoid driving nails into the trunk or branches.

g. Ground Protection

g.a. If machinery access is required within the TPZ, ground protection measures are necessary to prevent root damage and soil compaction. These measures may include a geotextile fabric layer beneath mulch or crushed rock, topped with rumble boards. These precautions may extend beyond the TPZ as needed.

h. Root Protection during Works in the TPZ

h.a. Approved activities within the TPZ, such as regrading or installing piers, may pose a risk to roots.

h.b. If soil levels are raised, the new material should be coarser or more porous than the existing soil. The project arborist should oversee manual excavation to identify and protect critical roots. If necessary, adjust the project design to accommodate root preservation.

h.c. When root pruning is required, it should be done with sharp tools, making clean cuts to undamaged wood. Do not apply any dressings or paints to pruning wounds.

h.d. Mechanical pruning with equipment like backhoes or excavators is unacceptable within the TPZ.



Appendix C. Definitions of Terms

Botanical Name

The botanical name or binominal name of a plant consists of the *genus* name followed by the *species* name.

Genus is the classificational term used for grouping one/or a number of closely related species, all of which share the generic name.

Species is the basic unit in the classification of plants. A species is the specific type of plant within the larger grouping of a genus.

Common Name

The colloquial and informal name of a plant.

Origin

The naturally occurring origin of the plant.

Indigenous	The plant occurs naturally within the area it was found.
Vic Native	The plant is native to the state of Victoria
Native	The plant is native to Australia but does not occur naturally within the state of Victoria.
Exotic	The plant does not occur naturally within Australia
N/A	The plant is dead and/or the species was not identified

Age

The age class of the plant.

Juvenile	The plant is developing rapidly and is still establishing itself in the current location.
Semi-Mature	The plant has established itself in the current location and is still actively growing.
Mature	The plant has reached the expected size for the species and location.
Early Maturity	The plant has not reached the expected size for the species and location and is in a state of decline.
Senescent	The plant is mature and in a state of decline.
Dead	The plant is dead.



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Health

The overall health and vigour of the plant.

Good	Foliage of plant is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good, with minimal or no canopy dieback
Fair	The plant is showing one or more of the following symptoms: < 25% dead wood, minor canopy dieback, foliage generally with good colour, though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is in decline; > 50% deadwood, minimal live foliage, possibly epicormic shoots, minimal extension growth.
Dead	The plant is dead.

Structure

The overall form and structural integrity of the plant.

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Fair-Poor	The tree or a part thereof is identified as having an increased likelihood of failure. This may include but is not limited to poor formation of a major union, brittle deadwood, stem decay or a history of limb failures.
Poor	There are major structural defects, damage to trunk or bark missing. Poor structure with likely points of failure. Girdling or damaged roots obvious.
Very Poor	A tree with significant defects related to its primary stem or secondary scaffold limbs that cannot be rectified with pruning or other measures. This removal of this tree may be required in the short term.
Hazardous	A tree with major defects that is likely to fail and should be removed as soon as possible.

Arboricultural Value (Arb Value)



The subjective value of the plant.

High	<p>The tree can be described by one or more of the following statements;</p> <ul style="list-style-type: none"> • The tree is rare, ecologically important or botanically significant. • The tree is associated with historical, commemorative or sentimental values. • The tree is a prominent feature of the site and is visually remarkable.
Moderate	<p>The tree does not fulfil the criteria for high or low arboricultural value and can be described by <u>all</u> of the following statements;</p> <ul style="list-style-type: none"> • The tree is a desirable species for the area and/or fulfills a useful purpose. • The tree is established in an appropriate location. • The tree is in reasonable health/vigour and of sound structure.
Low	<p>The tree does not fulfil the criteria for high significance and can be described by one or more of the following statements;</p> <ul style="list-style-type: none"> • The tree could be replaced within ten years with an advanced nursery specimen. • The tree is an undesirable and/or weed species in the area. • The tree is a common species to the area and its removal would have a minimal, negligible or positive impact on the immediate and greater landscape. • The tree is in an inappropriate location, or requires onerous management to merit its inclusion within the landscape. • The tree is creating a nuisance or impacting on a fixed asset. • The tree is dead, declining or adversely affected by pest/disease. • The tree has developed a defective form or structural fault(s) that cannot be rectified by cost proportionate and industry accepted methods. • The risk presented by the tree exceeds the benefit that the tree provides.

Useful Life Expectancy (ULE)

The extent of time that the plant is expected to make a positive contribution to the landscape.

20 + Years	The plant appears to be retainable for more than 20 years.
10-20 Years	The plant appears to be retainable for a further 10 – 20 years.
5-10 Years	The plant appears to be retainable for a further 5 – 10 years.
< 5 Years	The plant is approaching the end of its ULE and will require removal within 5 years.
0 Years	The plant no longer contributes to the landscape in a positive way or is a weed species.


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 Date Prepared: 17 March 2026

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Retention Value (RV)

High	A mature tree that contributes positively to a site due to its botanical, historical or local significance in combination with good physiological characteristics such as health, form, structure and future development. Significant efforts should be made to retain this tree and it should be considered for retention within a proposed development.
Medium	A semi-mature to mature tree which exhibits fair or good characteristics of health, structure or form and/or may provide some amenity value to the surrounding area or habitat value. Should be considered for retention, if possible, within a development design proposal and may be modified to allow for construction (eg: canopy pruning, root pruning etc). May be of exotic origin
Low	A tree that provides minimal contribution to the surrounding landscape and/or may be in poor or declining health. This tree may have a poor structure, poor form, be a noxious/poisonous or listed weed species or a combination of these characteristics. The tree may be of an undesirable exotic species. It may be juvenile or young in age, there for being replaced easily. It may be in an inappropriate location. This tree is not worthy of being a constraint to a development design proposal.
Nil	A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape.
OS	(Off-Site) A retention value dedicated for off-site trees that are either owned by adjoining property to the subject site, road reserves or council trees. Trees that reached this retention value MUST be afforded protection from all construction activities as per the Australian Standards – AS 4970 2009 (<i>Protection of Trees on Development Sites</i>)



Appendix D. Glossary

Bifurcated union

A junction where a single stem splits into two distinct branches or leaders.

Calculated DSH

Used to calculate the total DSH for multi-stemmed trees only.

Formula used: $DSH = \sqrt{s1^1 + s2^1 + s3^1 + s4^1 + s5^1}$

Co-dominant stem

Two or more main stems or branches of nearly equal size and relative importance, typically emerging from a common point on the trunk.

Crown

The term 'crown', refers to the upper part of a tree, encompassing all of its branches and foliage

Decurrent

A tree form where the leading shoot does not dominate, resulting in a broad, spreading crown. The growth of lateral branches is more pronounced, leading to a more rounded or irregular shape without a clearly defined central trunk.

Defect

An injury, growth pattern/habit, decay or other conditions that may reduce the tree's structural integrity or affect its health.

Diameter at Standard Height (DSH) (previously Diameter at Diameter Height – DBH)

The trunk diameter measured at 1.4m above ground level determined from the circumference of the trunk divided by π (π).

Diameter at Root Buttress (DARB)

The trunk diameter measured from the point at which the tree's root buttressing/flare initiates.

Dieback



The progressive death of shoots or roots starting at the extremities.

Encroachment

An incursion into a tree's NRZ or SRZ from a proposed development or existing structure or buildings.

Epicormic shoots

Shoots arising from dormant buds in a tree's main stem or framework branches.

Excurrent

Tree form which develops when a dominant leading shoot outgrows the lateral branches. This results in a narrow, cone-shaped crown with a clearly defined central trunk.

Glossary (Continued)

Genus

A rank in biological classification (or taxonomy). It stands above species, and below families. The first part of the botanical name.

Height x Spread (HxS)

Height describes the height of the tree in metres from the ground height.

Spread describes the crown spread across the north-south and east-west axis which is multiplied and divided by 2.

Eg. (3m + 4m = 7m) (7m/2 = 3.5m)

Included bark

Inclusion refers to the presence of bark or other material within the crotch or union of two branches.

Notional Root Zone (NRZ)

Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site

Formula Used: NRZ radius = DSH x 12

Pruning


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The process of removing branches or occasionally roots from a tree using approved arboricultural practices, to achieve a specified objective.

Remedial pruning

A pruning operation which aims to address issues relating to loss of a tree's natural form due to damage, vandalism, poor pruning practices or disease.

Signs

Objective physical evidence of a causal agent (eg: insect eggs, borer holes, frass).



Structural Root Zone (SRZ)

Theoretical area around the base of a tree required for the tree's stability in the ground.

Note 1: The woody root growth and soil cohesion in this SRZ are necessary to hold the tree upright. The SRZ is an area with the trunk at its center and is expressed by its radius in meters.

Note 2: The SRZ considers a tree's structural stability only, not the root zone required for a tree's vigour and longterm viability, which will usually be a much larger area. (*AS4970 - 2025 Protection of Trees on Development Sites*).

Formula Used: SRZ radius = (D x 50)^{0.42} x 0.64

D = Trunk Diameter, in meters, measured above the root buttress.

Stress

A factor that negatively affects the health of a tree and stimulates a physiological response.

Symptoms

Subjective reactions to a disease or disorder (eg: wilting, dieback, defoliation).

Target

People, property, or activities that could be injured, damaged or disrupted by a tree failure.

Tree Protection Plan (TPP)

A scaled drawing that shows trees to be retained, the location of the TPZ(s), and any tree protection devices specified.

Note 1: It is possible that several different plans will need to be drawn up for various stages of development.

Tree Protection Specifications (TPS)

A written document that provides the instructions required to protect the tree(s) and includes the TPP. Note 1: The TPS may need to be amended as development progresses.

Tree Protection Zone (TPZ)

A specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development. (*AS4970 - 2025 Protection of Trees on Development Sites*). Note 1: The TPZ for each retained tree shall be shown on the Tree Protection Plan (TPP), including the dimensions or area in meters, This the area to which the Tree Protection Specifications (TPS) apply.

Vigour

The overall health, condition and resilience of a tree, reflected in the ability of the whole tree to grow.

VTA (Visual Tree Assessment)

Visual Tree Assessment is a ground-based method for assessing tree health and structure through visual inspection. It focuses on identifying signs of disease, decay, or structural issues in the trunk, branches, and root zone.

Work(s)

Any physical activity in relation to land that is specified by the determining authority.

Wound Response

New wood developing in response to a wound.

Wound wood

Strong woody tissue that grows behind a callus which replaces it in that location. Wound wood closes wounds, then normal wood continues to form. After wounding, a callus forms around the margins of the wound. Wound wood forms later as the cells become lignified. It is not meristematic but is high in lignin.



Appendix E. Assumptions & Limitations

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant / appraiser can neither guarantee nor be responsible for the accuracy of the information provided by others.

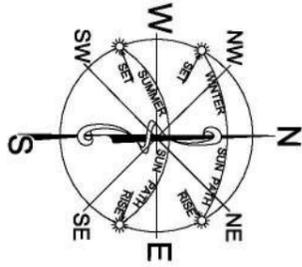
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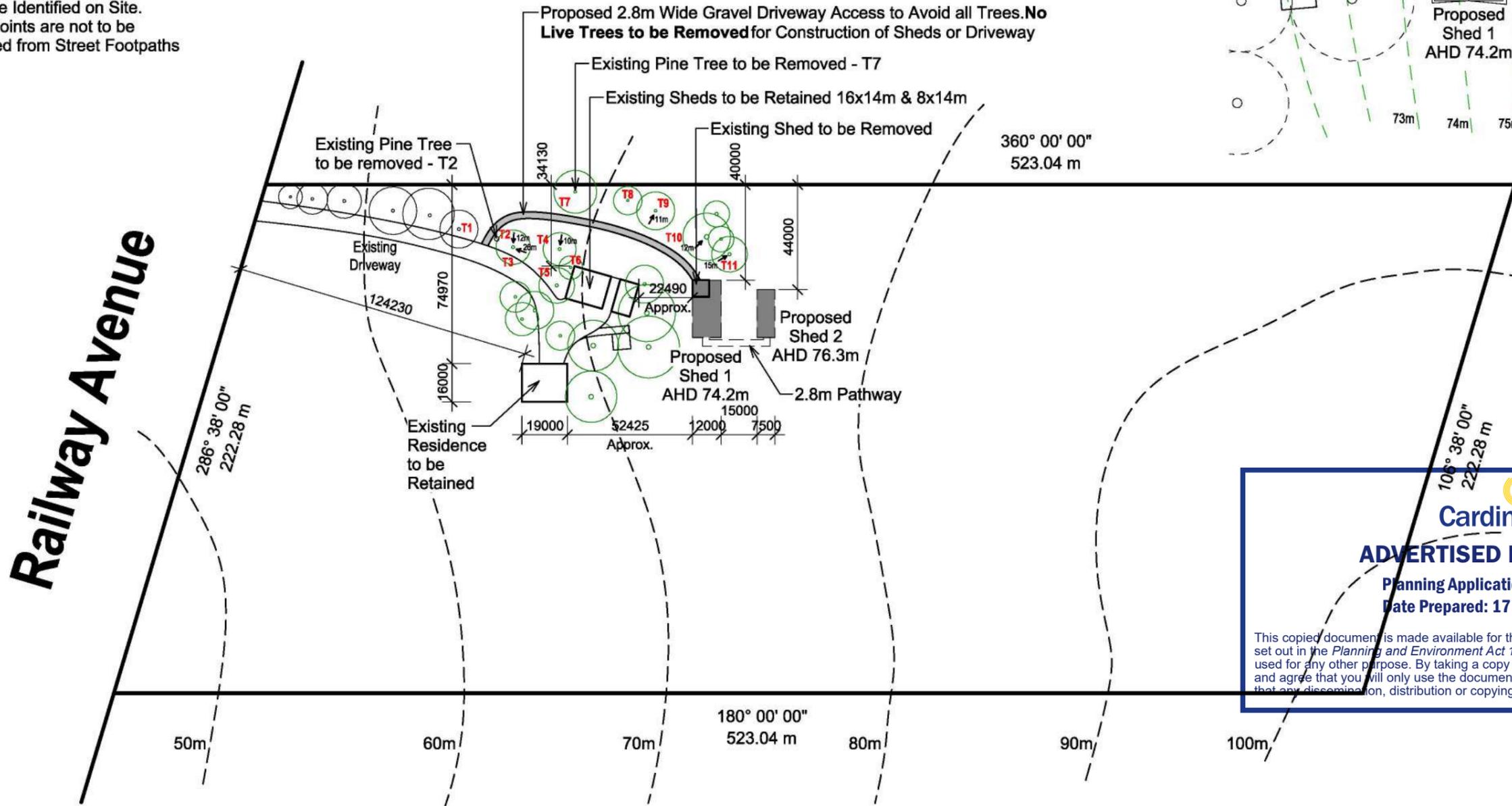
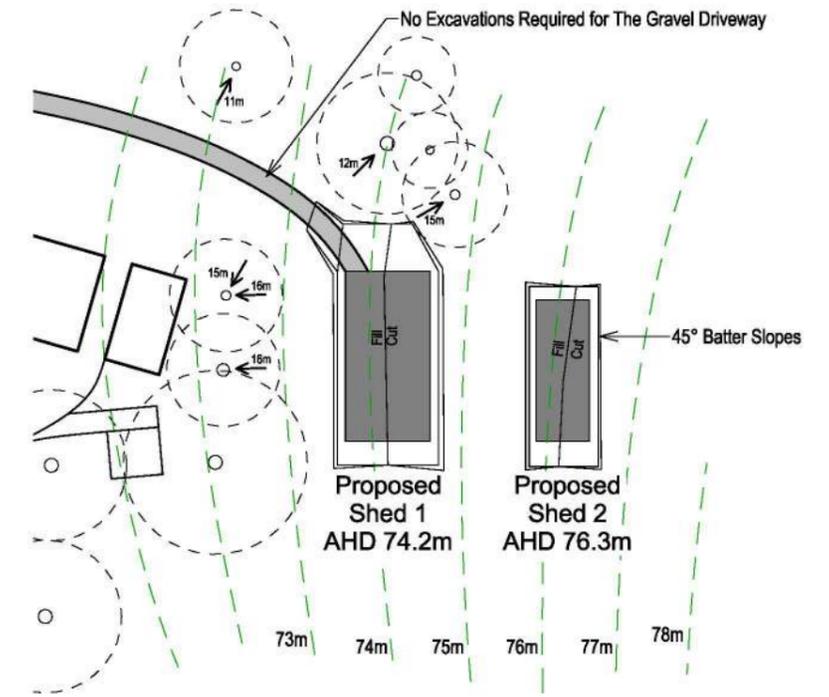




Site Plan - Site Cut Detail

1 : 1000

NOTE:
 All Setout Points Refer to Title Boundary. Boundary Location **MUST** be Identified on Site. Setout points are not to be measured from Street Footpaths



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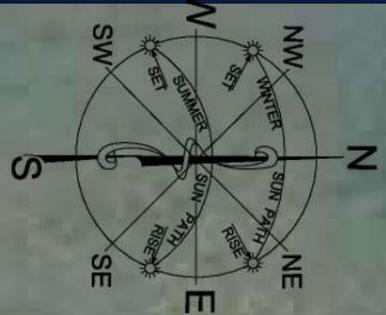
Site Plan - Overall

1 : 2000




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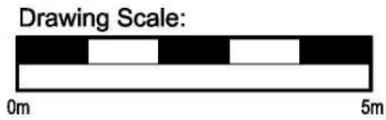


NOTE:
 All Setout Points Refer to Title Boundary. Boundary Location **MUST** be Identified on Site. Setout points are not to be measured from Street Footpaths

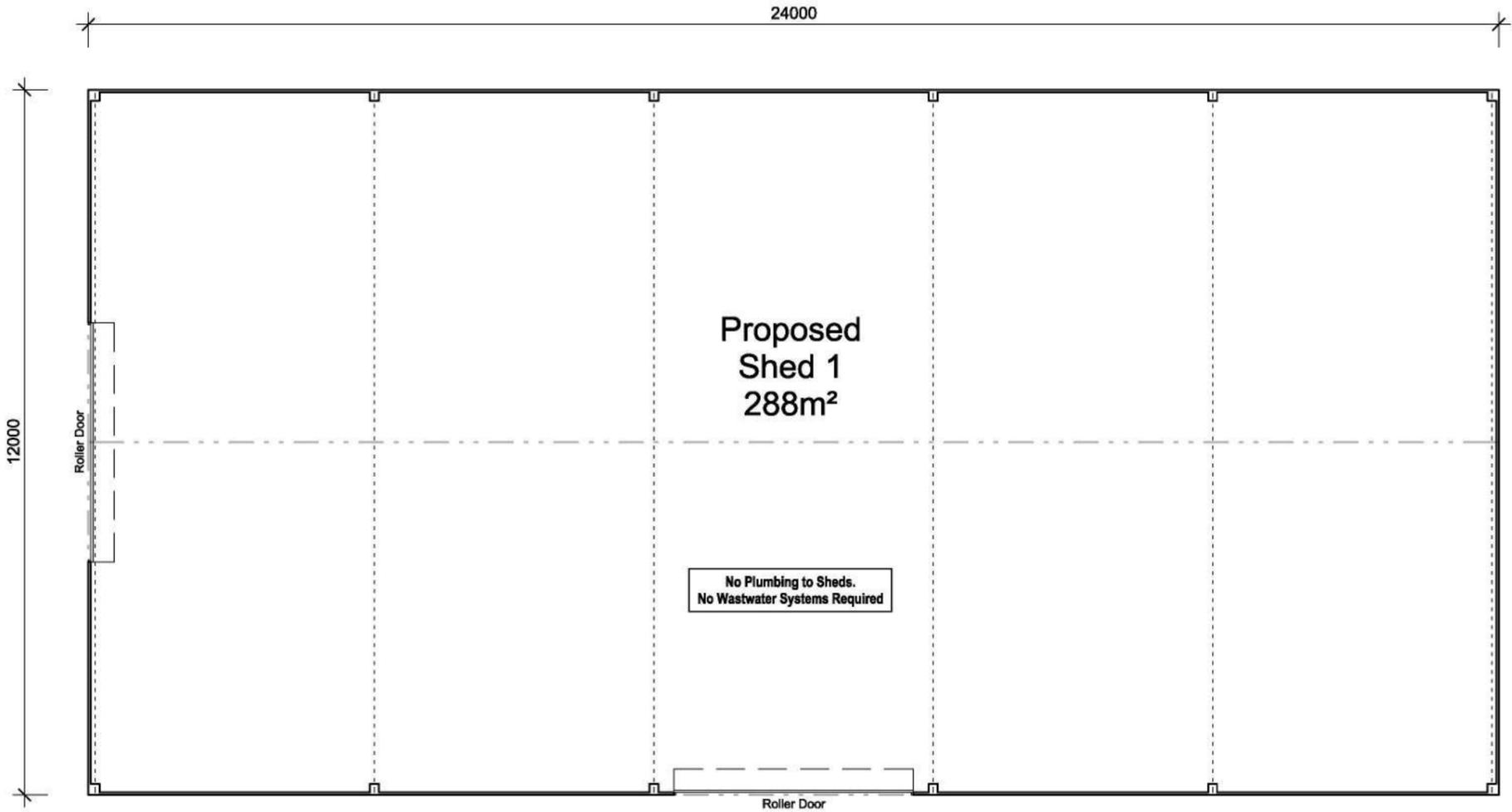
Site Plan
 1 : 1000

3	 LINCOLN WEYMOUTH DESIGN	LINCOLN WEYMOUTH DESIGN Ph: 0402 834 311 E: lincolnweymouth@bigpond.com DP-AD 37734 ABN: 93877628344	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	THIS DRAWING IS COPYRIGHT & REMAINS THE PROPERTY OF LINCOLN WEYMOUTH DESIGN. IT CANNOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN APPROVAL.	Signature 1: _____ Signature 2: _____ Builders Signature: _____ Date: _____	JOB ADDRESS: 337 Railway Ave, Garfield	JOB No: 05071 REVISION: Planning 5 20/01/2026 2:21:21 PM SCALE: 1 : 1000	DRAWN: Lincoln SHEET (A3): 3	DESIGN TYPE: Proposed Sheds DRAWING: Site Plan		

Note: If Architectural Drawings and Engineers Drawings Differ, the Builder or this Office is to be Notified Immediately for Clarification.



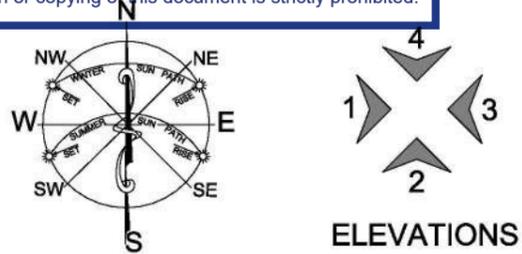
Note:
Sheds to be supplied and installed by Wide Span Sheds.
Ref No's: NS36582504002 & NS36582504003



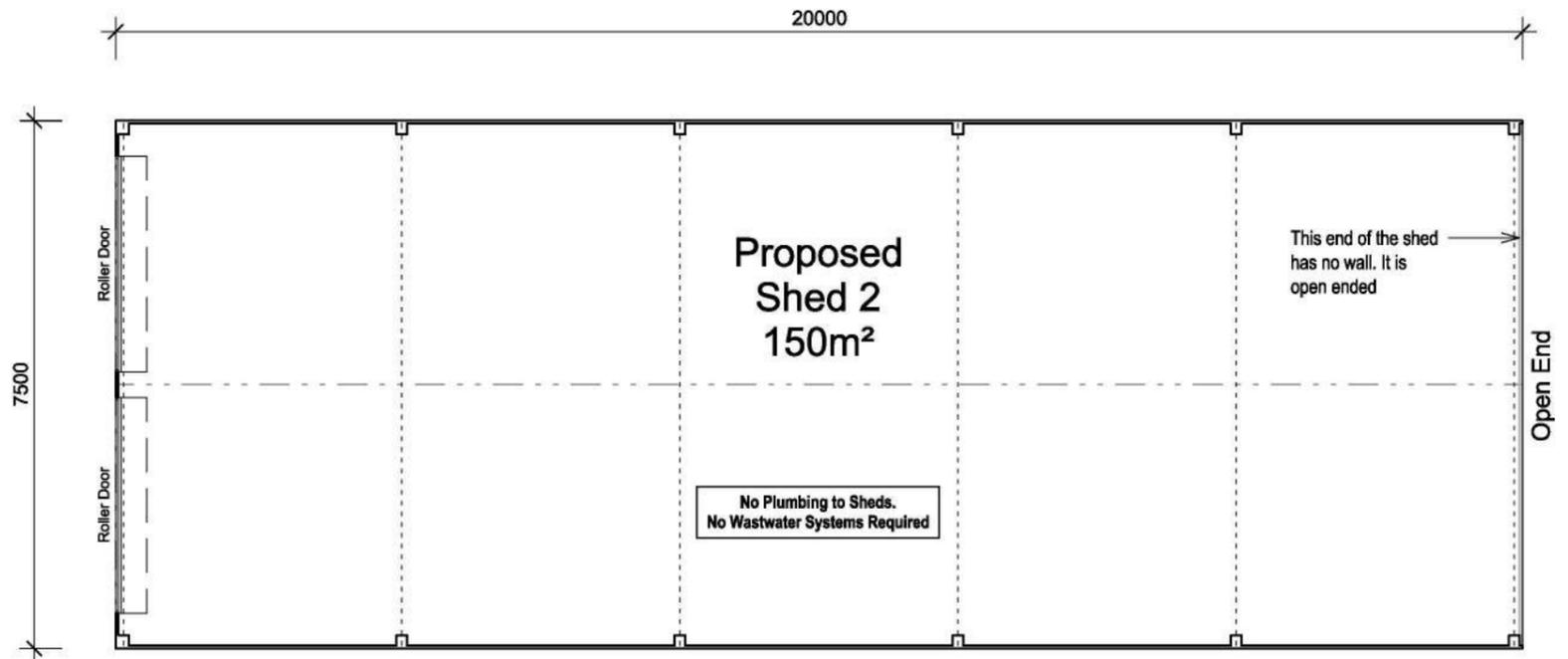
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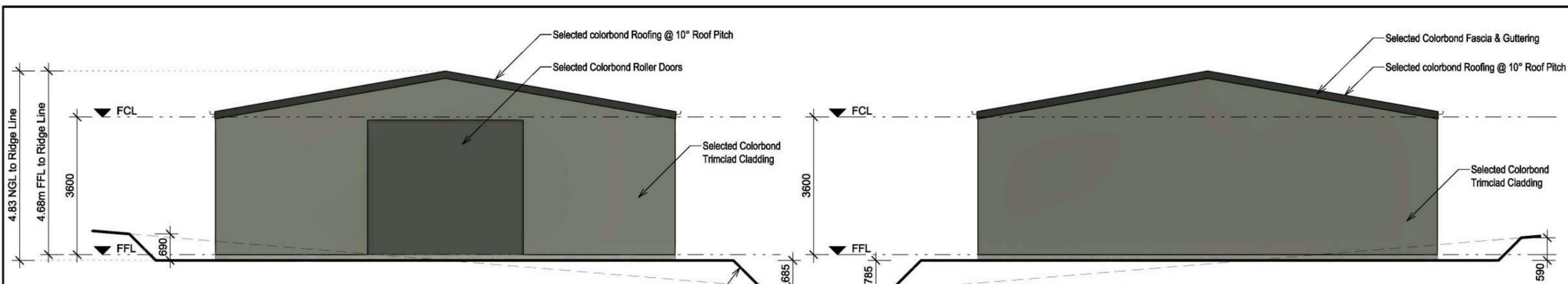
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Floor Plan - Sheds
1 : 100



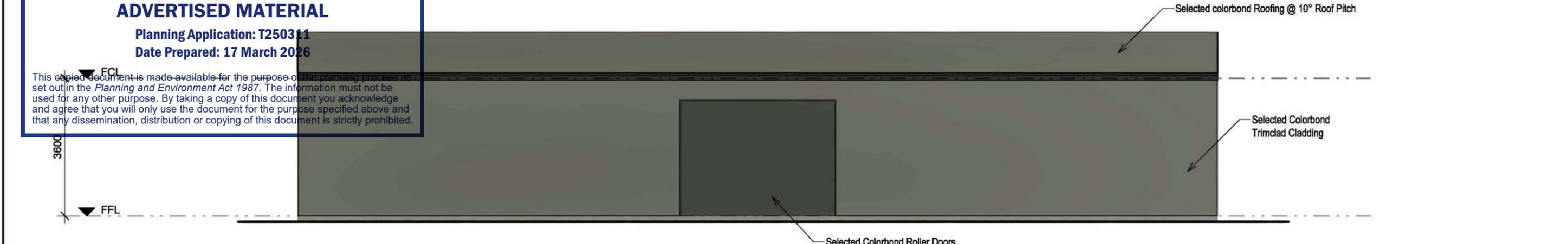


Elevation 1 - Shed 1 West
1 : 100

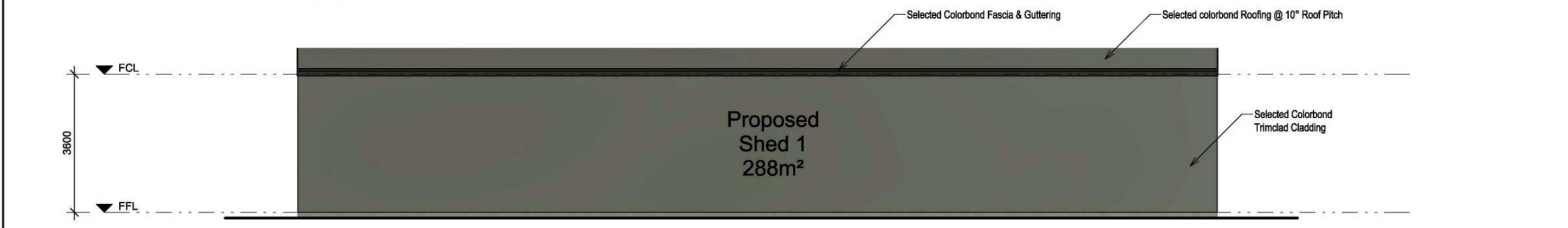
Elevation 3 - Shed 1 East
1 : 100

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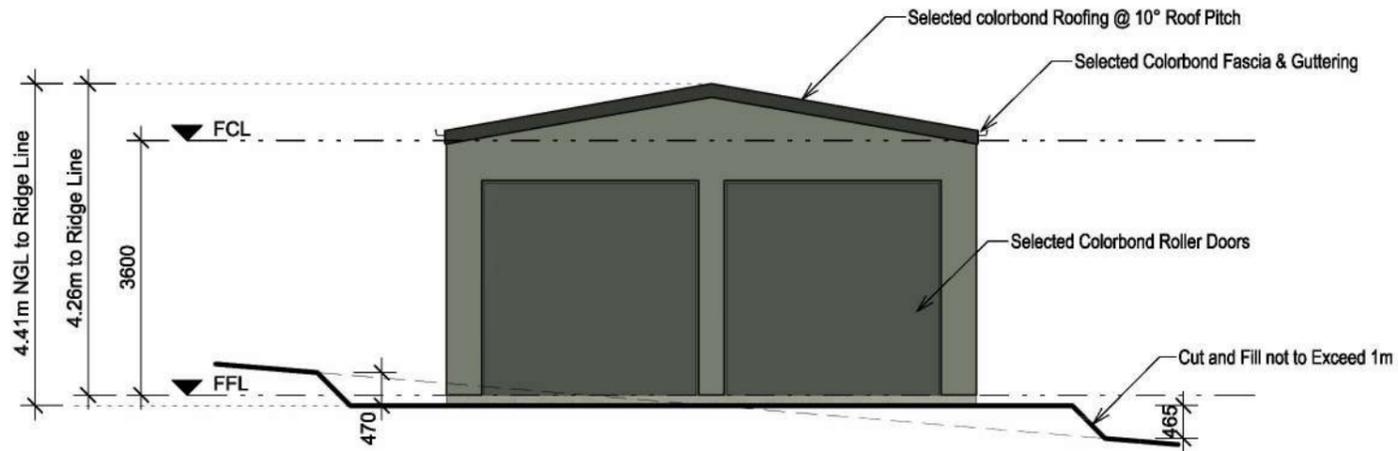


Elevation 2 - Shed 1 South
1 : 100

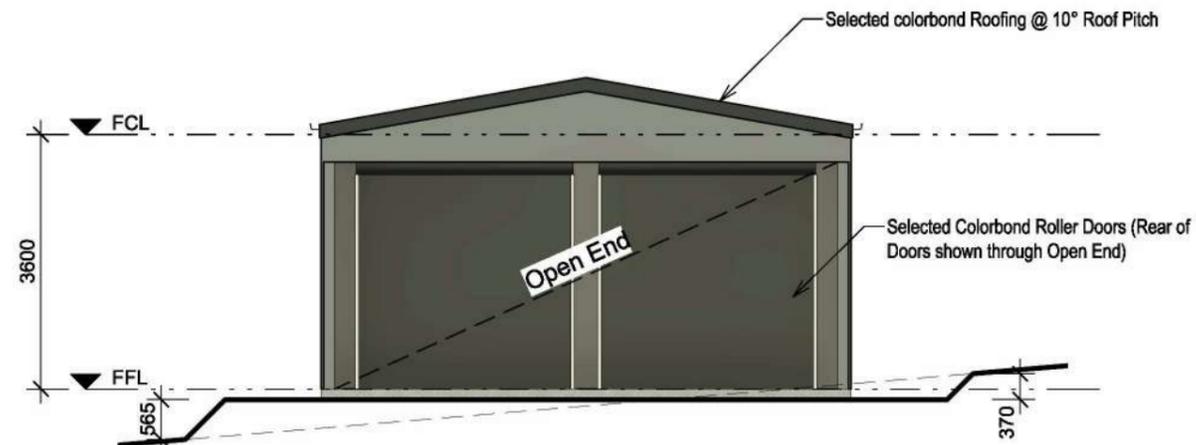


Elevation 4 - Shed 1 North
1 : 100

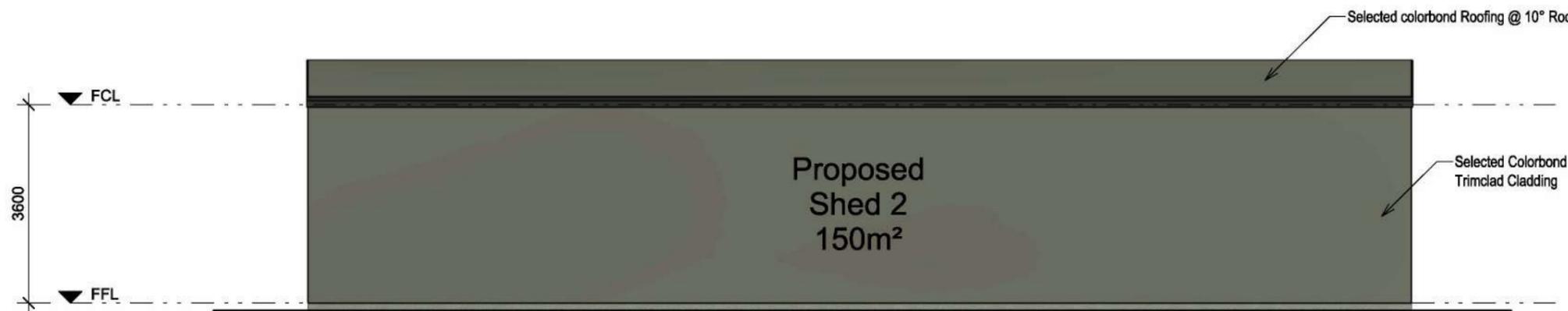
5	<p>LINCOLN WEYMOUTH DESIGN</p>	LINCOLN WEYMOUTH DESIGN Ph: 0402 834 311 E: lincolnweymouth@bigpond.com DP-AD 37734 ABN: 93877628344	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	THIS DRAWING IS COPYRIGHT & REMAINS THE PROPERTY OF LINCOLN WEYMOUTH DESIGN. IT CANNOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN APPROVAL.	Signature 1: _____ Signature 2: _____ Date: _____	JOB ADDRESS: 337 Railway Ave, Garfield	JOB No: 05071 REVISION: Planning 5	DRAWN: Lincoln	DESIGN TYPE: Proposed Sheds
		CLIENT: _____	20/01/2026 2:21:28 PM	DRAWING: Elevations - Shed 1					
		SCALE: 1 : 100	SHEET (A3): 5						



Elevation 1 - Shed 2 West
1 : 100



Elevation 3 - Shed 2 East
1 : 100



Elevation 2 - Shed 2 South
1 : 100



Elevation 4 - Shed 2 North
1 : 100

Colours:-

**Cladding & Roofing: Light Grey
Colorbond - Shale Grey or Similar**

**Fascias, Barges, Gutters &
Downpipes: Dark Grey Colorbond -
Woodland Grey or Similar**


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