

# Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP118687 V9175 F772 A'Beckett Road, Bunyip VIC 3815
The application is for a permit to:	Buildings and works associated with an existing use (Store) and native vegetation removal

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

42.01-2	Construct a building or construct or carry out works
42.01-2	Remove, destroy or lop vegetation
52.17-1	Remove, destroy or lop native vegetation
63.05	Construct a building or construct or carry out works associated with a use in Section 2 or 3 of a zone for which an existing use right is established

## APPLICATION DETAILS

The applicant for the permit is: [REDACTED]

Application number: T250051



**ADVERTISED MATERIAL**  
Planning Application: T250051  
Date Prepared: 25 March 2026

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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](http://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:

**10 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:

- 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.





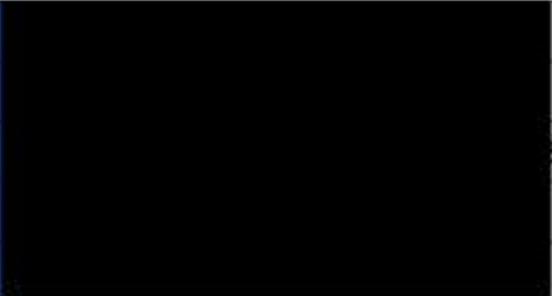
# Request to amend a current planning permit application

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.:	T250051
Address of the Land:	Prop No 4001803800, L2LP118687 V9175 F772, A'Beckett Rd Bur

## APPLICANT DETAILS

Name:		 <b>Cardinia</b> <b>ADVERTISED MATERIAL</b> Planning Application: T250051 Date Prepared: 25 March 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
Organisation:		
Address:		
Phone:		
Email:		

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input checked="" type="checkbox"/>	Other <input checked="" type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
<p>The changes include: 1. Application for approval for removal of native vegetation. Details supporting this application include: a. an updated Tree Survey &amp; Development Impact Assessment. b. As per Table 4 of the Guidelines for the removal, destruction or lopping of native vegetation - i. A Native Vegetation Offset Report and ii A Native Vegetation Removal Report. 2. Application for approval for use of shed as a store under works associated with an existing use.</p>		

1a. Tree Survey & Development Impact Assessment Lot 2 Abeckett Road Bunyip  
5-1-2026 Version 3. 1bi Offset Report NVOR ID: 311\_20260105\_DOP. 1bii Native  
Vegetation Removal Report DEECA 311\_20260105\_8ZH. 2. Information regarding  
Existing Use Rights has been previously forwarded to Cardinia Council Statutory Plann'g

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

Not applicable

Unchanged

New amount **\$80000**

## 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:

Signature:

Date:

18 January 2026

  
Cardinia

**ADVERTISED MATERIAL**

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## LODGEMENT

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

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

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

## IMPORTANT INFORMATION

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

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

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

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

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

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

## Application Summary

Portal Reference: A125620

## Basic Information

Proposed Use	Proposal to Provide Electricity and Water Supply to Lot 2 LP 118687 ABE Beckett Rd Bunyip The proposal is to provide power and water to a shed and works area on the property. This would require the construction of a shared trench from the roadside reserve on ABE Beckett Road along the south western boundary of Lot 2 requiring removal of vegetation. The proposal requires clearance of vegetation for a strip along the fence line 3 metres wide and 170 metres long from the southern boundary to opposite the shed. See Attachment 3 for a plan of the proposal on the property. See Attachment 4 for an Arborist's report detailing findings of vegetation along the proposed power and water installation path with a recommendation to seek Council's approval and to provide a permit to remove eight trees along the fence line. See Attachment 5 and 6 for existing conditions and benefits of the proposal.
Current Use	Existing Conditions and Benefits of the Proposal. The 3.84 ha property has old and young growth Messmate with Wattle and Blackwood growth seeded following a bushfire 50 plus years ago and more recently a very heavy infestation of Sweet Pittosporum. The Pittosporum is slowly being cleared and new young Eucalypts are being planted in cleared areas. The shed on the property (30 x 60 x 12ft) houses farm equipment (including tractor, Volkswagen van, four motorcycles, three trailers, plus equipment for maintenance, modification and repair. Activities at the shed and surrounding works area have long been supported by running small generators and carting water in 200 containers. These are not adequate for the use of welders and other heavy equipment for some repair and construction activities or for fire prevention activities or supporting fire-fighting equipment in the event of a bushfire. The property/shed is in a Designated Bushfire Prone Area and the proposal is to be able to assist in the protection of the property in the event of a fire threat. In the 2019 Bunyip State Park bushfire the property was 2.5km directly in line with the fire's path when a change of wind from the northwest to the southwest allowed the fire fighting teams to halt the fire's progress at the Princes Highway. A large number of burnt leaves (fortunately extinguished) fell all over the property. Bunyip was evacuated and in total 29 houses and 60 outbuildings and sheds were destroyed by this fire on the path it travelled. See a news report at Bunyip State Park fire destroyed 29 houses, Victorian authorities confirm - ABC News. Attachment 6 shows three images taken from the Emergency Services web site as the fire progressed up to the time of the wind change. The third image shows a red dot for the approximate location of the property. The fourth image is a map of the property in relation to the southernmost point of the 2019 fire. This was a very distressing time. An additional factor supporting the proposal is that the adjoining neighbour living at no. 185 ABE Beckett Road has indicated his concern for several years of the risk to his property in the event of fire in the bush adjacent to his house plus the damage that could also result from wind-blown trees along the boundary fence line with Lot 2.
Cost of Works	\$90,000
Site Address	Lot 2 LP118687

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## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? **Not Applicable, no such encumbrances apply.**

## Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 11 Not more than \$100,000	\$1,265.60	100%	\$1,265.60



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

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

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

Total \$1,265.60

## Documents Uploaded

Date	Type	Filename
04-02-2025	A Copy of Title	Attachment 1 - Lot 2 LP118667 - Register Search Statement and Plan of Title.pdf
04-02-2025	Additional Document	Attachment 4 - Lot 2 Abbeckett Road Bunyip Balanced Tree Management 1.12.24 v2.pdf
04-02-2025	Site plans	Attachment 3 - Plan of Proposal v4.pdf
04-02-2025	Additional Document	Attachment 5 - Existing Conditions and Benefits of the Proposal V4.pdf
04-02-2025	Additional Document	Attachment 6 - The Bunyip State Forest Bushfire Moving Southeast Towards Bunyip In March 2019 v2.pdf
04-02-2025	A Copy of Title	Attachment 2 - Proposal to Provide Electricity and Water Supply to Lot 2 LP 118667 v5.pdf

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

## Lodged By

Site User	[REDACTED]
Submission Date	[REDACTED]

## Declaration

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



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

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

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

Page 1 of 1

VOLUME 09175 FOLIO 772

Security no : 124121505239R  
Produced 27/01/2025 06:14 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 118687.  
PARENT TITLE Volume 04501 Folio 152  
Created by instrument LP118687 06/12/1976

### REGISTERED PROPRIETOR



### ENCUMBRANCES, CAVEATS AND NOTICES

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

### DIAGRAM LOCATION

SEE LP118687 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: ABECKETT ROAD BUNYIP VIC 3815

DOCUMENT END



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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP118687</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>27/01/2025 18:14</b>

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**LP118687**  
**EDITION 1**  
 APPROVED 15/09/76

PLAN OF SUBDIVISION OF  
 PART OF CROWN ALLOTMENT 31  
 PARISH OF BUNYIP  
 COUNTY OF MORNINGTON  
 VOL. 4501 FOL. 152

**APPROPRIATIONS**

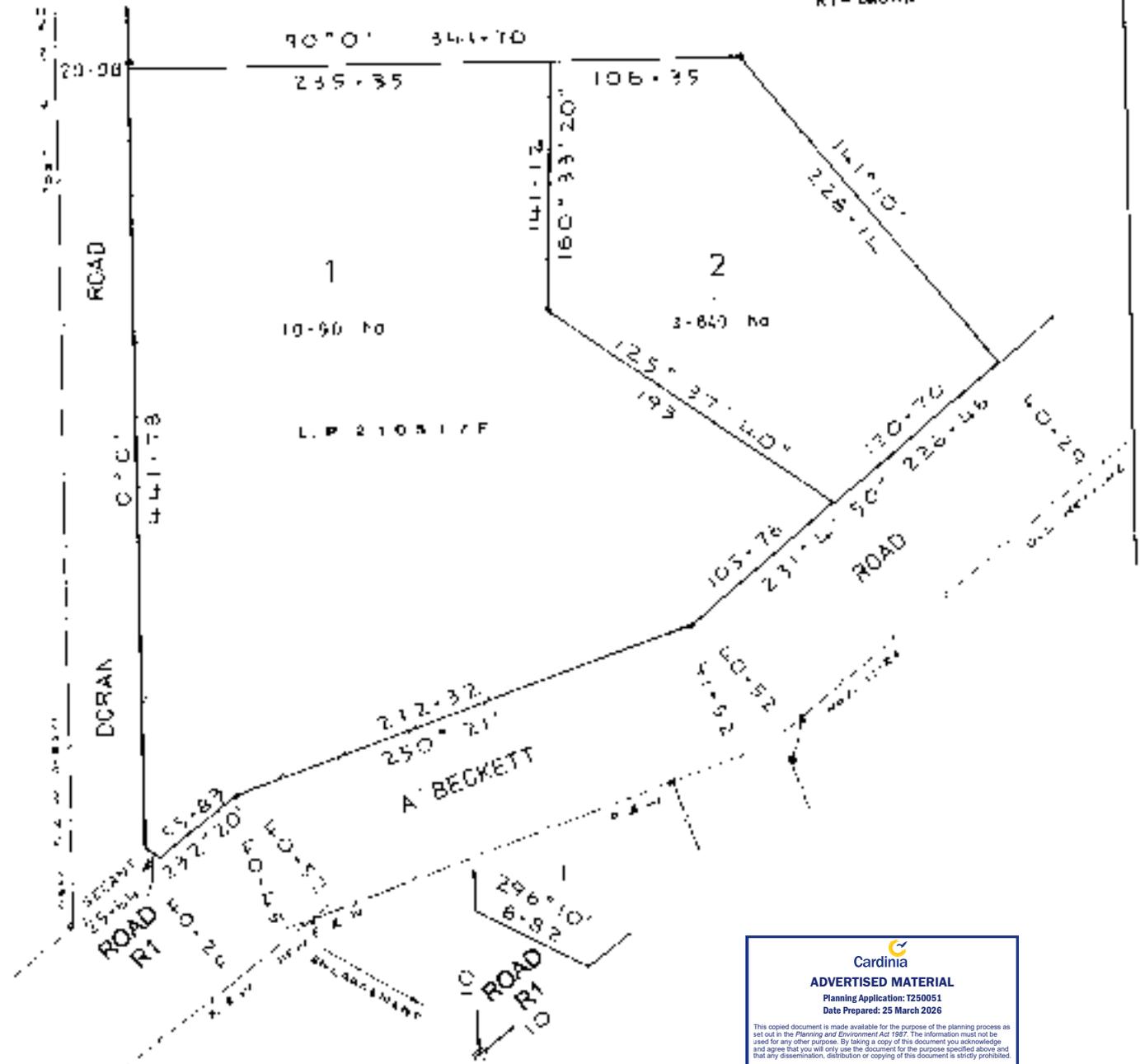
BROWN - WAY AND  
 DRAINAGE

**NOTATIONS**

ROADWIDTH: 50' NOT  
 DRAWN TO SCALE

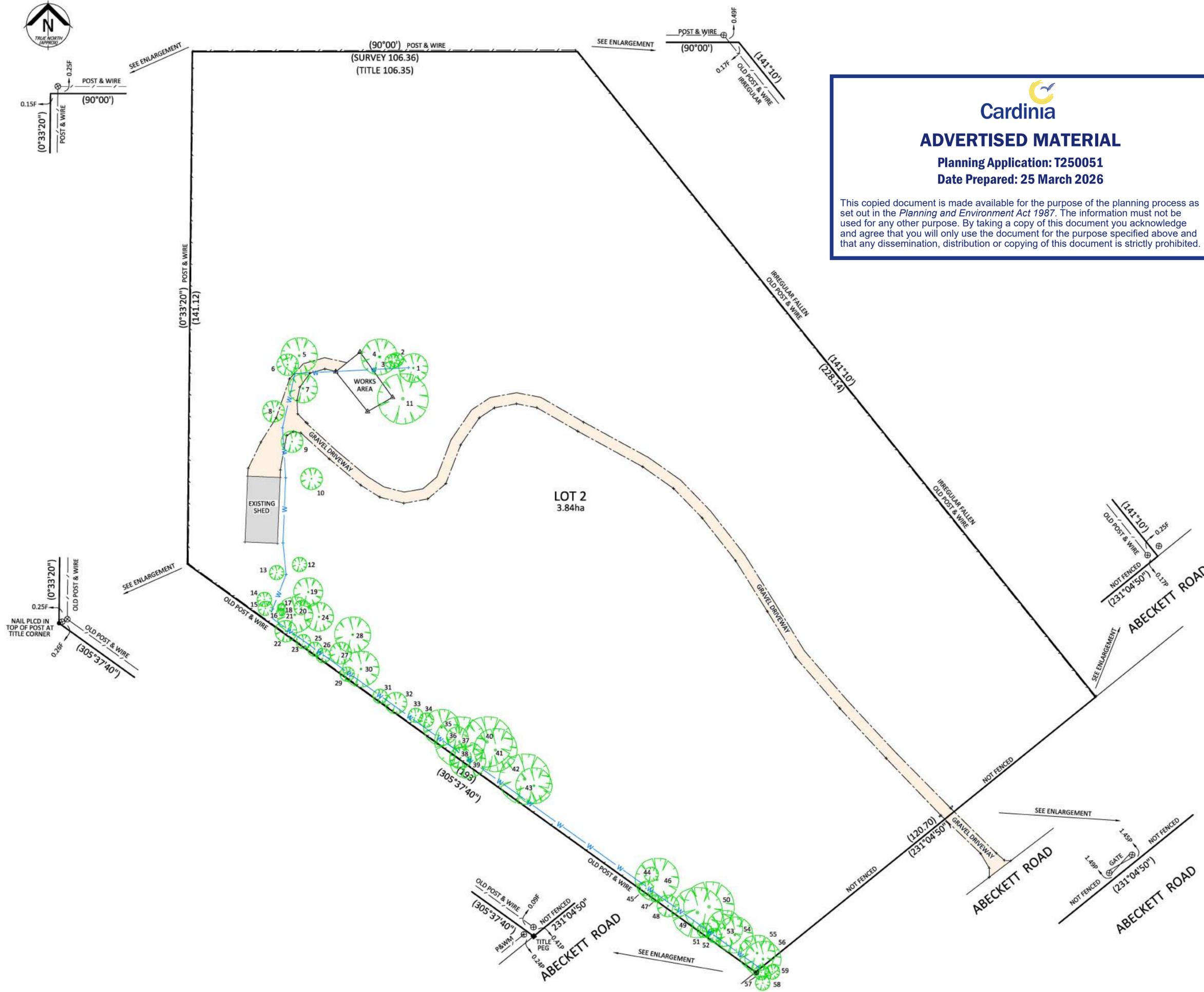
LENGTHS ARE IN METRES

COLOUR CONVERSION  
 R1 = BROWN



  
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**Cardinia**

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**DETAILS**

Date of Survey: 15/05/2025

**LEGEND**

- + FENCE
- + SHED
- △ TIMBER STAKE
- + EDGE OF GRAVEL
- + EDGE OF BITUMEN
- + TITLE BOUNDARY
- TREE
- + WBEL
- SHED
- EDGE OF GRAVEL
- FENCE
- TITLE BOUNDARY
- WORKS AREA
- WATER UNDERGROUND

**NOTE:**  
ONLY TREES WITH PINK RIBBON WERE LOCATED AS INSTRUCTED BY THE CLIENT GREG DRAYTON. 59 TREES IN TOTAL WERE LOCATED.

W DENOTES PROPOSED COURSE FOR WATER & ELECTRICAL LINES.  
58 DENOTES NUMBER ALLOCATED TO INDIVIDUAL TREES ON SITE IDENTIFIED WITH PINK RIBBON.

---

**TITLE PARTICULARS**  
TITLE REF: Vol. 09175 Fol. 772  
LAST PLAN REF: LP118687 (LOT 2)  
PARISH OF BUNYIP  
CROWN ALLOTMENT - 31 (PART)

---

**CERTIFICATION BY SURVEYOR**  
This survey re-establishes C/T Vol. 09175 Fol. 772 in accordance with title dimensions, and does not attempt to determine possessory rights over the land between the title boundaries and fencing. Full title dimensions should not be assumed for design purposes where fencing encroaches until these issues have been resolved. Any queries in this regard should be directed to the Licensed Surveyor.

I, SIMON ANDREW WATT  
certify that this plan is in all respects accurate and correctly represents the occupation existing on 13/05/2025

Licensed Surveyor  
Surveying Act 2004

---

**TITLE RE-ESTABLISHMENT SURVEY  
FEATURE SURVEY**

PROJECT: **LOT 2  
ABECKETT ROAD  
BUNYIP VIC 3815**

---

**BW** Beveridge Williams  
development & environment consultants  
Warragul ph : 03-5176 0374  
[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

**SURVEYORS REF.**  
2500974

VERSION: 02  
DATE: 03/11/2025  
SHEET 1 OF 1

ORIGINAL SCALE: 1:500  
SHEET SIZE: A1

0 5 10 15 20  
LENGTHS ARE IN METRES

---

SURVEYOR: S.W. CHECKED: S.W. MELWAYS REF: NA  
DRAWN: S.W.

CAD REFERENCE: 2500974

VER	BY	AMENDMENTS	DATE
01	S.W.	ORIGINAL ISSUE	15/05/2025
02	S.W.	TREES & WATER LINE PLOTTED	03/11/2025



Cardinia  
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## Attachment 2

### Proposal to Provide Electricity and Water Supply to Lot 2 LP 118687 A'Beckett Rd Bunyip

The proposal is to provide power and water to a shed and works area on the property. This would require the construction of a shared trench from the roadside reserve on A'Beckett Road along the south-western boundary of Lot 2 requiring removal of vegetation. The proposal requires clearance of vegetation for a strip along the fence line 3 metres wide and 170 metres long from the southern boundary to opposite the shed.

See Attachment 3 for a plan of the proposal on the property.

See Attachment 4 for an Arborist's report detailing findings of vegetation along the proposed power and water installation path with a recommendation to seek Council's approval and to provide a permit to remove eight trees along the fence line.

See Attachment 5 and 6 for existing conditions and benefits of the proposal.



## Attachment 5

### Existing Conditions and Benefits of the Proposal.

The 3.84 ha property has old and young growth Messmate with Wattle and Blackwood growth seeded following a bushfire 50 plus years ago and more recently a very heavy infestation of Sweet Pittosporum. The Pittosporum is slowly being cleared and new young Eucalypts are being planted in cleared areas.

The shed on the property (30 x 60 x 12ft) houses farm equipment (including tractor), Volkswagen van, four motorcycles, three trailers, plus equipment for maintenance, modification and repair.

Activities at the shed and surrounding works area have long been supported by running small generators and carting water in 20l containers. These are not adequate for the use of welders and other heavy equipment for some repair and construction activities or for fire prevention activities or supporting fire-fighting equipment in the event of a bushfire.

The property/shed is in a Designated Bushfire Prone Area and the proposal is to be able to assist in the protection of the property in the event of a fire threat.

In the 2019 Bunyip State Park bushfire the property was 2.5km directly in line with the fire's path when a change of wind from the north/west to the south/west allowed the fire fighting teams to halt the fire's progress at the Princes Highway. A large number of burnt leaves (fortunately extinguished) fell all over the property. Bunyip was evacuated and in total 29 houses and 60 outbuildings and sheds were destroyed by this fire on the path it travelled. See a news report at [Bunyip State Park fire destroyed 29 houses, Victorian authorities confirm - ABC News](#).

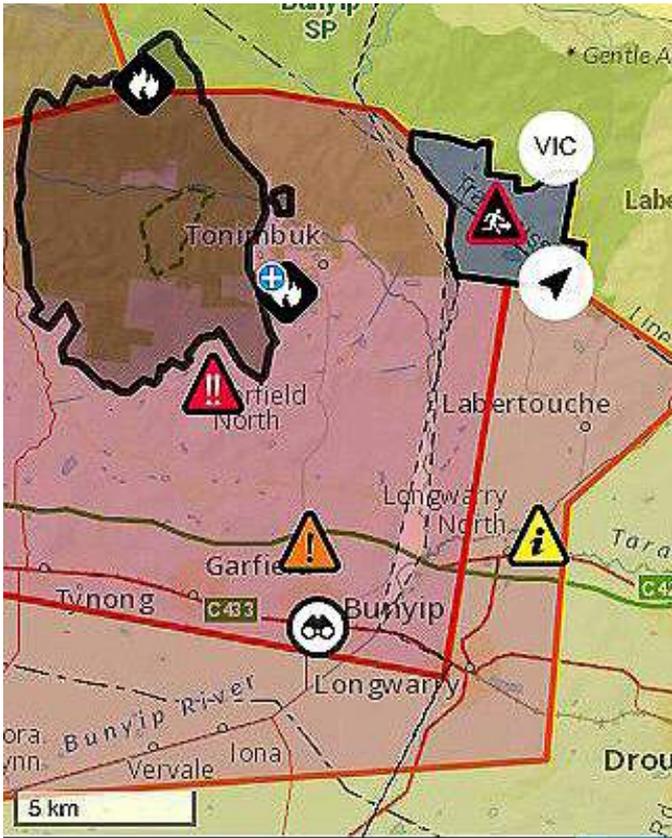
Attachment 6 shows three images taken from the Emergency Services web site as the fire progressed up to the time of the wind change. The third image shows a red dot for the approximate location of the property. The fourth image is a map of the property in relation to the southernmost point of the 2019 fire. This was a very distressing time.

An additional factor supporting the proposal is that the adjoining neighbour living at no. 185 A'Beckett Road has indicated his concern for several years of the risk to his property in the event of fire in the bush adjacent to his house plus the damage that could also result from wind-blown trees along the boundary fence line with Lot 2.

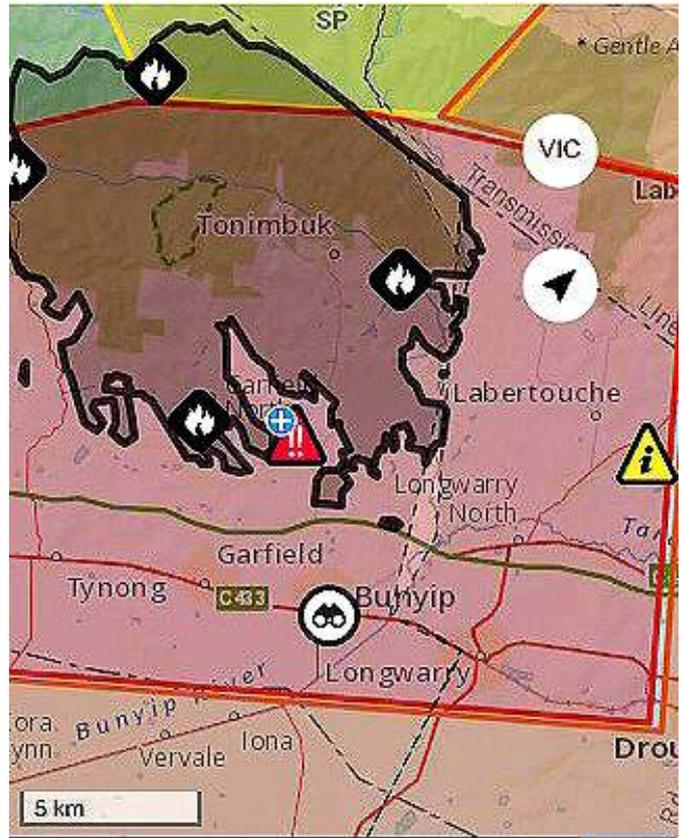


## Attachment 6

### The Bunyip State Forest Bushfire Moving Southeast Towards Bunyip in March 2019.

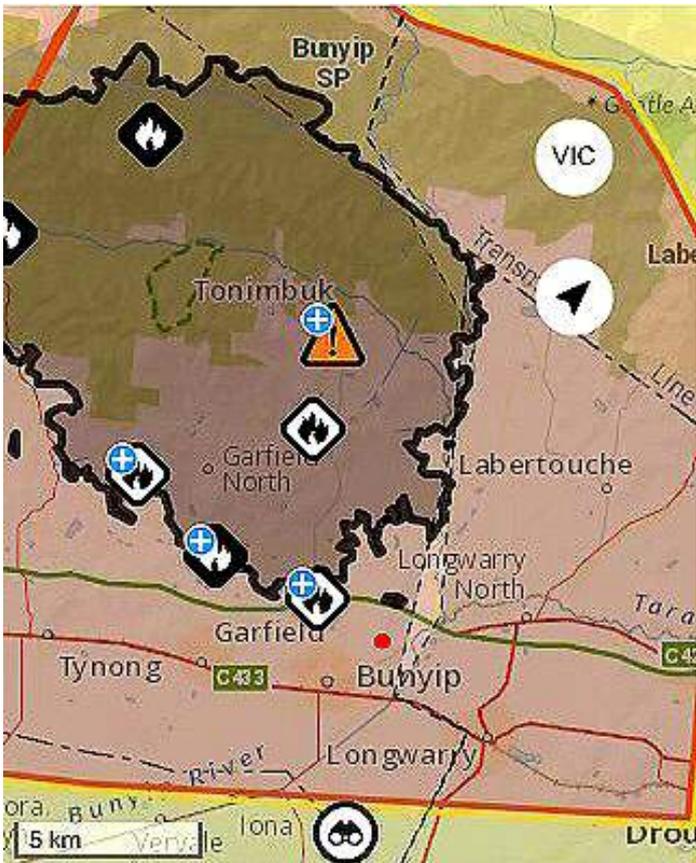


1. Bunyip watch and act



2. Bunyip watch and act

  
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3. Bunyip evacuate order given, red dot is Lot 2



4. Proximity of fire to Lot 2 property when SW wind arrived



Director and Arborist  
**Balanced Tree  
Management Pty Ltd**  
m: 0416 408 770

e: [lukegraffenarb@outlook.com](mailto:lukegraffenarb@outlook.com)

ABN: 72 629 221 870 ACN: 629 221 870

# Tree Survey & Development Impact Assessment At Lot 2 Abeckett Road Bunyip

Report on Sixty Seven(67) trees located throughout property and  
neighbouring properties.



FIGURE 1: TREE NO 1 NEAR WHERE ELECTRICITY SITE IS.



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**Report Commissioned by:**

**Property Owner**

Tree Survey & Development Impact Assessment Lot 2 Abeckett Road Bunyip

5-1-2026

Version 3

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## 1. Introduction

Report prepared by Consulting Arborist [REDACTED] Balanced Tree Management Pty Ltd - Certificate III Arboriculture (Melbourne Polytechnic), Diploma Arboriculture (Melbourne Polytechnic).

Balanced Tree Management were engaged by [REDACTED] to provide a Tree Survey & Development Impact Assessment on Sixty Seven(67) trees located at Lot 2 Abeckett Road Bunyip.

The report details:

- a) The species, height, girth, canopy width and approximate age of all native and exotic trees located on the site.
- b) A statement regarding the health, structure and vigour of the trees.
- c) All trees within 3m of fence.

## 2. Methodology

On Friday 7th November 2025 a Tree Survey & Development Impact Assessment was carried out on the Sixty Seven(67) trees located at Lot 2 Abeckett Road Bunyip. An inspection was completed by [REDACTED] from ground level and observations were made on the trees and their growing environment. The trees that were surveyed were identified as trees that could be impacted by electrical and water excavation works.

Data collected included Tree Numbering, Identification, Age, Origin, Height and Width, Diameter at 1.4m (D.B.H), Diameter Above Root Buttress (D.A.R.B), TPZ, SRZ, Health, Structure, Retention Value, Useful Life Expectancy (U.L.E) and Comments. Descriptors used in the tree assessment can be found in the 7. Appendices.

Data was collected using diameter tape to measure D.B.H. and D.A.R.B. Tree height and width were paced out and estimated in meters.

### Tree Permit Requirements

In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:

The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.

The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.

It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.

The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.

The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:

Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.

Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.

It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.

It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.

The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.

The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

#### **Designated Bushfire Prone Area**

This property is within a designated bushfire prone area therefore the 10/30 exemption applies.

A permit is not required to remove any tree within 10m of dwelling used for accommodation or maximum combined width of four metres along an existing property boundary fence (houses and fences constructed pre 10 September 2009.)

### 2.1 Site Map



FIGURE 3: TREES NUMBER 1-67. SURVEYED PLANS

  
**Cardina**  
**ADVERTISED MATERIAL**  
Planning Application: T250051  
Date Prepared: 25 March 2026

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### 3. Tree Data

**Balanced Tree Management Pty Ltd Tree Data Collection Sheet** Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(c m)	D.A.R.B(c m)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
1	Dead Tree	D	Nv	23	27	1.91	1.91	12	9	D	P	D	L	N	No permit as its dead under 40cm dbh
2	<i>Eucalyptus obliqua</i> Messmate	Y	Nv	12	15	2	1.5	7	3	P	P	S	L	N	No under 5 years regrowth.
3	<i>Eucalyptus obliqua</i> Messmate	Y	Nv	14	17	2	1.57	7	3	F	F	M	L	N	No under 5 years regrowth.
4	<i>Eucalyptus obliqua</i> Messmate	M	Nv	43	51	5.16	2.49	15	7	P	P	S	L	Y	
5	<i>Eucalyptus obliqua</i> Messmate	M	Nv	56	68	6.72	2.81	20	18	F	F	M	M	Y	
6	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	21	28	2.52	1.94	12	6	F	F	M	M	Y	
7	<i>Eucalyptus obliqua</i> Messmate	M	Nv	44	55	5.28	2.57	15	10	F	F	M	M	Y	
8	<i>Exocarpos cupressiformis</i> Cherry Ballart	M	Nv	32	41	3.84	2.28	13	11	F	F	M	H	Y	
9	<i>Exocarpos cupressiformis</i> Cherry Ballart	M	Nv	30	32	3.6	2.05	13	10	F	F	M	H	Y	
10	<i>Exocarpos cupressiformis</i> Cherry Ballart	M	Nv	24	31	2.88	2.02	10	10	F	F	M	H	Y	
11	<i>Eucalyptus obliqua</i> Messmate	M	Nv	61	73	7.32	2.9	23	17	F	F	M	H	Y	
12	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	18	24	2.16	1.82	8	7	P	P	S	M	N	No under 5 years regrowth.

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H

## Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by: [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(c m)	D.A.R.B(c m)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
13	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	18	32	2.16	2.05	10	3	P	P	S	L	Y	
14	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	19	25	2.28	1.85	10	5	P	P	S	L	Y	
15	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	17	26	2.04	1.88	7	6	P	P	S	L	Y	
16	<i>Exocarpos cupressiformis</i> Cherry Ballart	Y	Nv	5	3	2	1.5	3	1	F	F	M	M	N	No under 5 years regrowth.
17	<i>Exocarpos cupressiformis</i> Cherry Ballart	Y	Nv	5	5	2	1.5	3	1	F	F	M	M	N	No under 5 years regrowth.
18	<i>Exocarpos cupressiformis</i> Cherry Ballart	Y	Nv	10	10	2	1.5	3	2	F	F	M	M	Y	
19	<i>Eucalyptus obliqua</i> Messmate	M	Nv	42	51	5.04	2.49	17	12	P	F	S	L	Y	
20	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	15	17	2	1.57	12	3	P	P	S	L	N	No under 5 years regrowth.
21	Dead Tree	D	Nv	43	45	2.37	2.37	15	7	D	P	D	L	Y	
22	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	22	28	2.64	1.94	14	8	F	F	S	L	N	No within 1m of fence for 10.30 rule
23	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	22	26	2.64	1.88	12	6	F	F	S	L	N	No within 1m of fence for 10.30 rule
24	<i>Eucalyptus radiata</i> Peppermint Gum	M	NV	35	46	4.2	2.25	15	6	P	P	S	L	Y	

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H

## Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(c m)	D.A.R.B(c m)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
25	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	22	26	2.64	1.88	12	6	F	F	S	L	N	No within 1m of fence for 10.30 rule
26	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	22	30	2.64	2	12	6	F	P	S	L	N	No within 1m of fence for 10.30 rule
27	Dead Tree	S	Nv	30	40	2.25	2.25	16	3	D	P	D	L	N	No Dead under 40cm dbh
28	<i>Eucalyptus radiata</i> Peppermint Gum	M	Nv	55	60	6.6	2.67	20	3	P	P	S	L	Y	
29	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	22	26	2.64	1.88	10	5	F	F	S	L	N	No within 1m of fence for 10.30 rule
30	<i>Eucalyptus obliqua</i> Messmate	M	Nv	46	53	5.52	2.53	25	17	F	F	L	H	Y	
31	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	21	28	2.52	1.94	12	6	F	F	S	L	N	No within 1m of fence for 10.30 rule
32	Dead Tree	D	Nv	30	34	2.1	2.1	11	1	D	P	D	L	N	No Dead under 40cm dbh
33	<i>Acacia mearnsii</i> Late Black Wattle	Y	Nv	15	16	2	1.53	7	5	F	F	S	L	N	No under 5 years regrowth.
34	<i>Exocarpos cupressiformis</i> Cherry Ballart	Sm	Nv	13	15	2	1.5	7	5	F	F	M	M	Y	
35	Dead Tree	M	Nv	40	57	2.61	2.61	18	5	D	P	D	L	Y	Yes Dead tree over 40cm.
36	<i>Acacia mearnsii</i> Late Black Wattle	Sm	Nv	27	33	3.24	2.08	15	7	F	F	S	L	Y	

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H



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## Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(c m)	D.A.R.B(c m)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
37	<i>Eucalyptus obliqua</i> Messmate	M	Nv	64	82	7.68	3.04	25	20	F	F	M	M	Y	
38	<i>Eucalyptus radiata</i> Peppermint Gum	M	Nv	51	50	6.12	2.47	14	8	P	P	S	L	N	No within 1m of fence for 10.30 rule
39	<i>Eucalyptus radiata</i> Peppermint Gum	M	Nv	56	59	6.72	2.63	20	8	F	F	M	M	N	No within 1m of fence for 10.30 rule
40	<i>Eucalyptus obliqua</i> Messmate	M	Nv	60	71	7.2	2.87	22	10	P	P	S	L	Y	
41	<i>Eucalyptus obliqua</i> Messmate	M	Nv	65	74	7.8	2.92	25	13	F	F	M	M	Y	
42	<i>Eucalyptus obliqua</i> Messmate	M	Nv	74	89	8.88	3.15	25	14	F	F	M	H	Y	
43	<i>Eucalyptus obliqua</i> Messmate	M	Nv	49	57	5.88	2.61	20	9	F	F	M	M	Y	
44	<i>Exocarpus cupressiformis</i> Cherry Ballart	M	Nv	17	21	2.09	1.72	10	10	F	F	M	H	Y	
45	<i>Eucalyptus avata</i> Swamp Gum	Sm	Nv	21	35	2.52	2.13	14	9	P	F	S	L	N	No within 1m of fence for 10.30 rule
46	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	79	87	9.48	3.12	25	10	F	H	R	L	Y	Hazardous with partially failed root plate.
47	<i>Acacia melanoxylon</i> Blackwood	M	Nv	45	40	5.4	2.25	13	7	F	P	M	L	N	No Coppice regrowth stump within 1m.
48	<i>Eucalyptus avata</i> Swamp Gum	Sm	Nv	33	40	3.96	2.27	15	8	P	F	S	L	N	No within 1m of fence for 10.30 rule

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H



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## Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(cm)	D.A.R.B(cm)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
49	<i>Eucalyptus obliqua</i> Messmate	M	Nv	75	90	9	3.17	25	12	F	P	S	L	Y	Decay at base.
50	<i>Eucalyptus obliqua</i> Messmate	M	Nv	80	87	9.6	3.12	25	15	F	F	M	H	Y	
51	<i>Acacia melanoxylon</i> Blackwood	Sm	Nv	22	25	2.64	1.85	10	5	F	F	M	M	N	No within 1m of fence for 10.30 rule
52	<i>Eucalyptus obliqua</i> Messmate	Sm	Nv	23	36	2.76	2.15	13	6	F	P	S	M	Y	
53	<i>Eucalyptus obliqua</i> Messmate	M	Nv	54	66	6.48	2.78	20	11	F	P	S	M	Y	
54	<i>Eucalyptus obliqua</i> Messmate	M	Nv	48	56	5.76	2.59	16	15	F	P	S	M	Y	
55	<i>Eucalyptus ovata</i> Swamp Gum	M	Nv	50	58	6	2.63	23	10	P	P	S	M	Y	
56	<i>Eucalyptus obliqua</i> Messmate	M	Nv	51	57	6.12	2.61	23	10	P	P	S	M	Y	
57	<i>Pittosporum undulatum</i> Sweet Pittosporum	M	W	17	19	2.04	1.65	9	7	F	F	S	L	Y	Council weed tree.
58	<i>Acacia melanoxylon</i> Blackwood	S M	Nv	18	20	2.16	1.68	10	8	F	F	M	M	Y	Council Tree
59	<i>Pittosporum undulatum</i> Sweet Pittosporum	M	W	20	33	2.4	2.08	10	8	F	F	S	L	Y	Council weed tree
60	<i>Eucalyptus obliqua</i> Messmate	M	Nv	51	62	6.12	2.71	19	10	F	F	M	H	Y	Neighbour tree 1.8m from fence

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H



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## Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: Lot 2 Abeckett Road Bunyip

Date: 7/11/2025 Collected by: [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(c m)	D.A.R.B(c m)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required	Comments
61	<i>Eucalyptus obliqua</i> Messmate	M	Nv	59	67	7.08	2.8	22	10	P	P	S	H	Y	Neighbour tree 3.6m from fence
62	<i>Acacia mearnsii</i> Late Black Wattle	M	Nv	37	44	3.84	2.34	13	12	P	P	S	H	Y	Neighbour tree 2.3m from fence
63	<i>Eucalyptus obliqua</i> Messmate	M	Nv	76	98	9.12	3.28	22	13	P	P	S	H	Y	Neighbour tree 3.3m from fence
64	<i>Acacia mearnsii</i> Late Black Wattle	M	Nv	32	46	3.84	2.39	13	10	P	P	S	H	Y	Neighbour tree 2.3m from fence
65	<i>Eucalyptus cinerea</i> Silver Dollar Tree	Sm	N	32	42	3.84	2.3	10	9	F	F	M	H	Y	Neighbour tree 2.5m from fence
66	<i>Eucalyptus ovata</i> Swamp Gum	M	Nv	68	90	8.16	3.17	14	10	P	P	S	H	Y	Neighbour tree 5.4m from fence
67	<i>Eucalyptus obliqua</i> Messmate	M	Nv	48	59	5.76	2.65	17	9	F	F	M	H	Y	Neighbour tree 3.1m from fence

**Key:** Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, Indigenous= I, Exotic = E, Native = N, Weed Species= W Health: Good= G, Fair= F, Poor= P, Dead or dying= D Structure: Good= G, Fair= F, Poor= P, Hazardous= H U.L.E: Long U.L.E= L Medium U.L.E= M Short U.L.E= S Remove= R Retention Value: Low= L, Medium= M, High=H

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## 4. Summary

67 Trees were surveyed throughout the property and neighbouring properties. These trees were identified in a site meeting conducted with Cardinia Council representatives.

59 Trees are located on site and 8 Trees are located off site.

Of the 67 Trees, 16 Trees were given a High Retention Value, 19 Trees were given a Medium Retention Value, 32 Trees were given a Low Retention Value.

The Trees origin are a mix of indigenous, Native and weed species. Consisting of predominantly of Young to Semi Mature self seeded Sweet Pittosporums, Wattles and Mature Messmates and Swamp Gums.

Some of the younger wattles were grouped together. Sweet Pittosporums on site were not recorded as discussed with council and will be removed prior to any earthworks.

**Avoid and Minimise Statement: the utmost care was taken to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation when planning the route for the excavation trench to take. Not destructive digging will take place in sensitive areas where major encroachments would have taken place.**

**The trees requiring removal under 51.17 were necessary for machine clearance to trench and extreme hazard levels of tree.**



### Tree Removal:

Tree No.	Removal reason	Permit required
1	In location of power termination. Tree also dead and becoming hazardous	No, dead and under 40cm dbh
22	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
23	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
25	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
26	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
29	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
31	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
32	To be removed as part of 3m clearance for service installation with excavator.	No, dead and under 40cm dbh
33	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.

35	To be removed as part of 3m clearance for service installation with excavator.	Yes, dead tree but is over 40cm dbh. Little habitat value as discussed with onsite council ecologist.
38	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
39	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
45	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
46	Hazardous tree at risk of falling into neighbouring property only access for emergency services + risk of injuring/death to persons.	Yes Confirmed by council that it does need permit.
47	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
48	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
51	To be removed as part of 3m clearance for service installation with excavator.	No as it is within 1m of fence and comes under 10.30 rule.
52	To be removed as part of 3m clearance for service installation with excavator.	Yes
57	To be removed as part of 3m clearance for service installation with excavator.	Yes, Council weed tree, council ecologist gave verbal permission whilst on site, but would like written confirmation if possible.
59	To be removed as part of 3m clearance for service installation with excavator.	Yes, Council weed tree, council ecologist gave verbal permission whilst on site, but would like written confirmation if possible.

**Prune:** nil

**No works required:** All other tree not listed above for tree removal.

**Permits required:** Tree no. 35, 46, 52, 57, 59



## 5. Impact Assessment

Tree No. 5, 7, 60, 61, 63, 65, 43, 54 have minor encroachments under 10% that trees will tolerate.

Tree No. 30, 41, 42, 50, 53, 55, 56 have moderate encroachments Between 10-20% outside SRZ that trees will tolerate.

Tree No. 37 and 49 have major encroachments over 20% outside of SRZ that the trees will not tolerate. It is proposed that non destructive digging via use of hand digging, air spade or hydro excavation. Put pipes and conduit below roots and then back fill will be a suitable measure to ensure trees will tolerate encroachment.

Trees with encroachments in TPZ:

TREE NO.	Encroachment SQM	Area of TPZ SQM	% OF INCURSION	Cut inside structural root zone.	Outcome
5	7.49	141.87	5.28	N	Minor encroachment under 10% tree will tolerate
7	8.62	87.58	9.84	N	Minor encroachment under 10% tree will tolerate
60	10.64	117.67	9.04	N	Minor encroachment under 10% tree will tolerate
61	12.8	157.48	8.13	N	Minor encroachment under 10% tree will tolerate
30	10.43	95.73	10.9	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
63	11.18	261.3	4.28	N	Minor encroachment under 10% tree will tolerate
35	72.38	72.38	100	Y	Trench through middle of trunk. Dead tree remove.
37	49.53	185.3	26.73	N	Major encroachment over 20%. Not in SRZ. Non destructive dig via use of hand digging, air spade or hydro excavation. Put pipes and conduit below roots. Backfill. Tree will tolerate.

41	3.04	191.13	11.59	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
65	2.58	46.32	5.57	N	Minor encroachment under 10% tree will tolerate
42	34.79	247.73	14.04	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
43	2.27	108.62	2.09	N	Minor encroachment under 10% tree will tolerate
49	64.26	254.47	25.25	N	Major encroachment over 20%. Not in SRZ. Non destructive dig via use of hand digging, air spade or hydro excavation. Put pipes and conduit below roots. Backfill. Tree will tolerate.
50	29.65	289.53	10.24	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
53	15.03	131.92	11.39	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
54	6.8	104.23	6.52	N	Minor encroachment under 10% tree will tolerate
55	12.28	113.1	10.86	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.
56	19.53	117.67	16.60	N	Moderate encroachment between 10-20%, outside SRZ tree will tolerate.



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FIGURE 4: TPZ AND ENCROACHMENTS MAPPED ON SURVEY

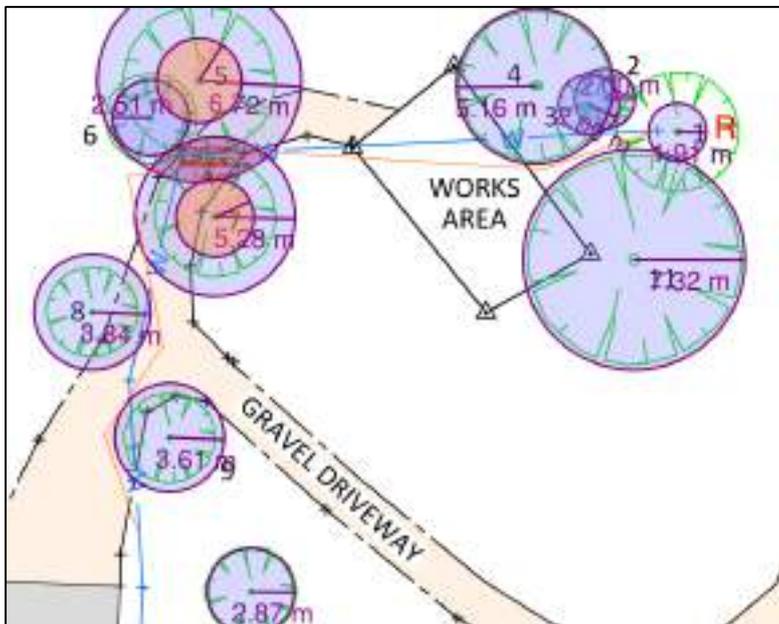


FIGURE 5: TREE 1-11

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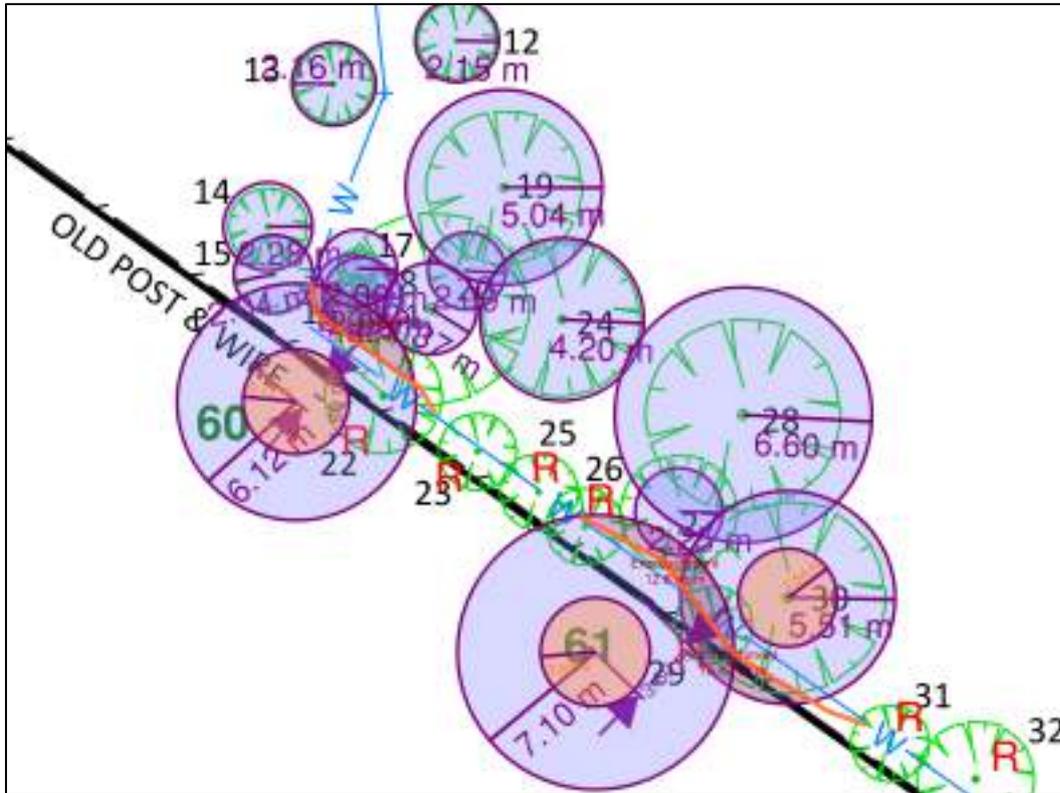


FIGURE 6: TREES 12-32, 60-61

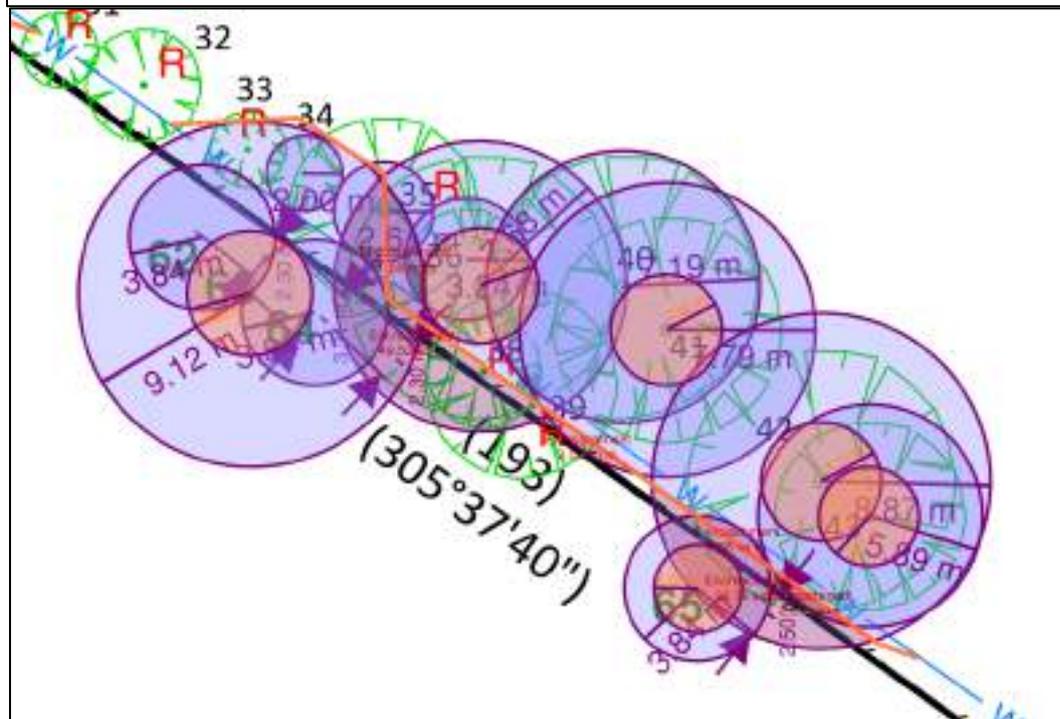


FIGURE 7: TREES 33-43, 62-65

  
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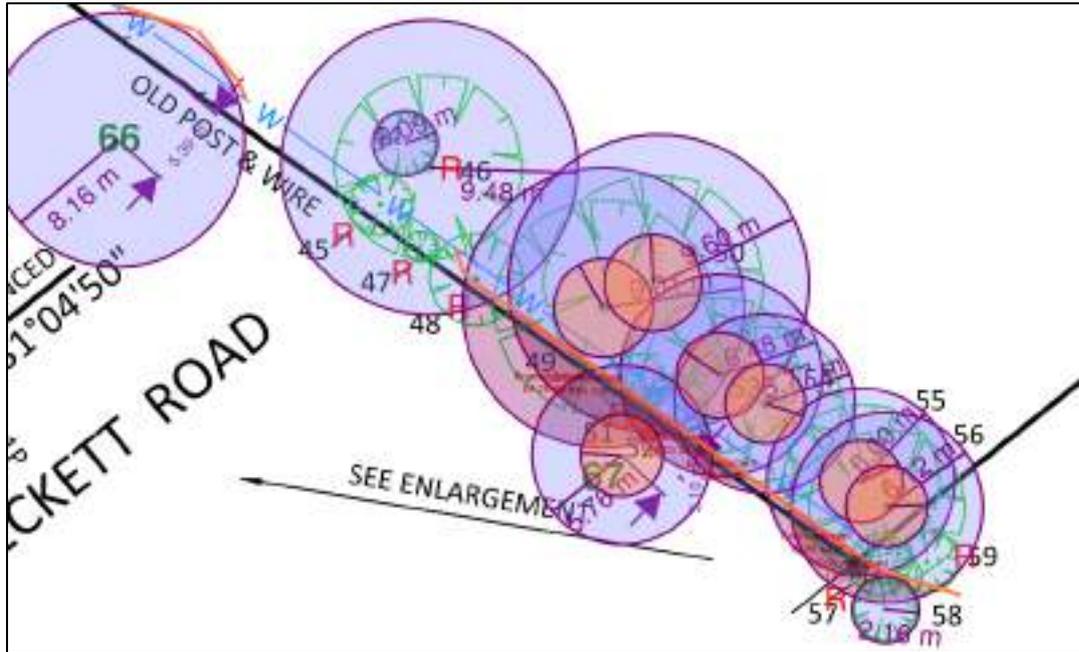


FIGURE 8: TREES 45-58, 66-67

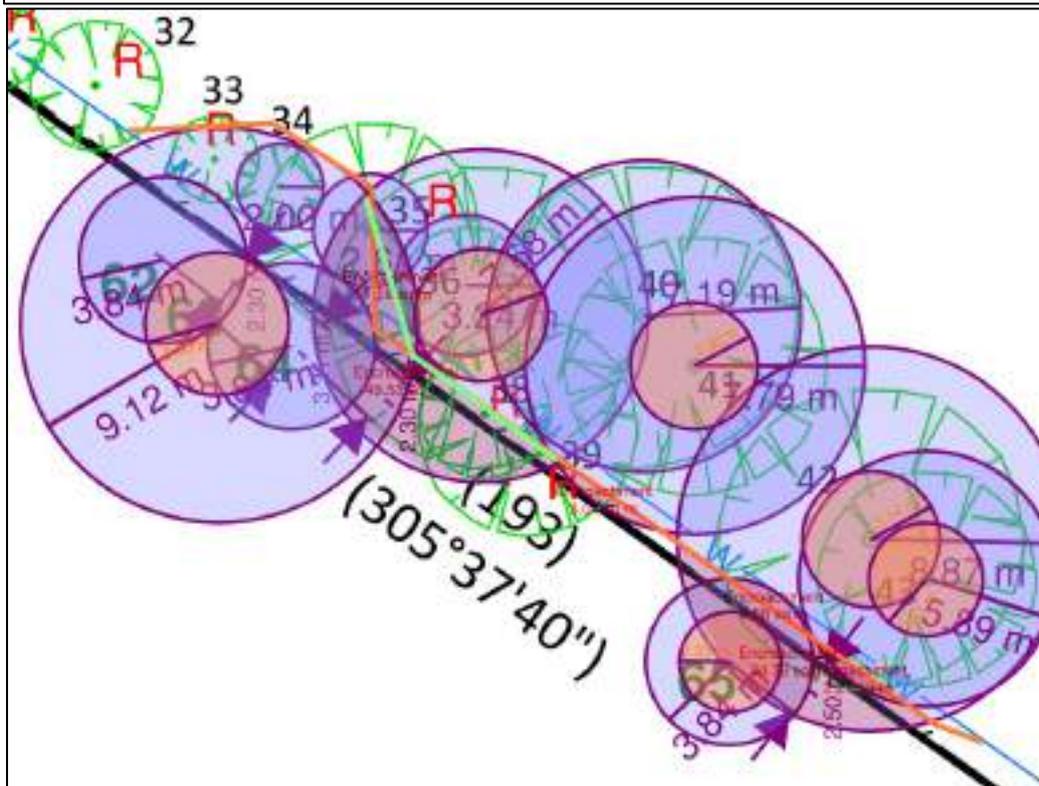


FIGURE 9: AREA IN GREEN SHOWS WHERE NON DESTRUCTIVE DIG REQUIRED. 16M TRENCH

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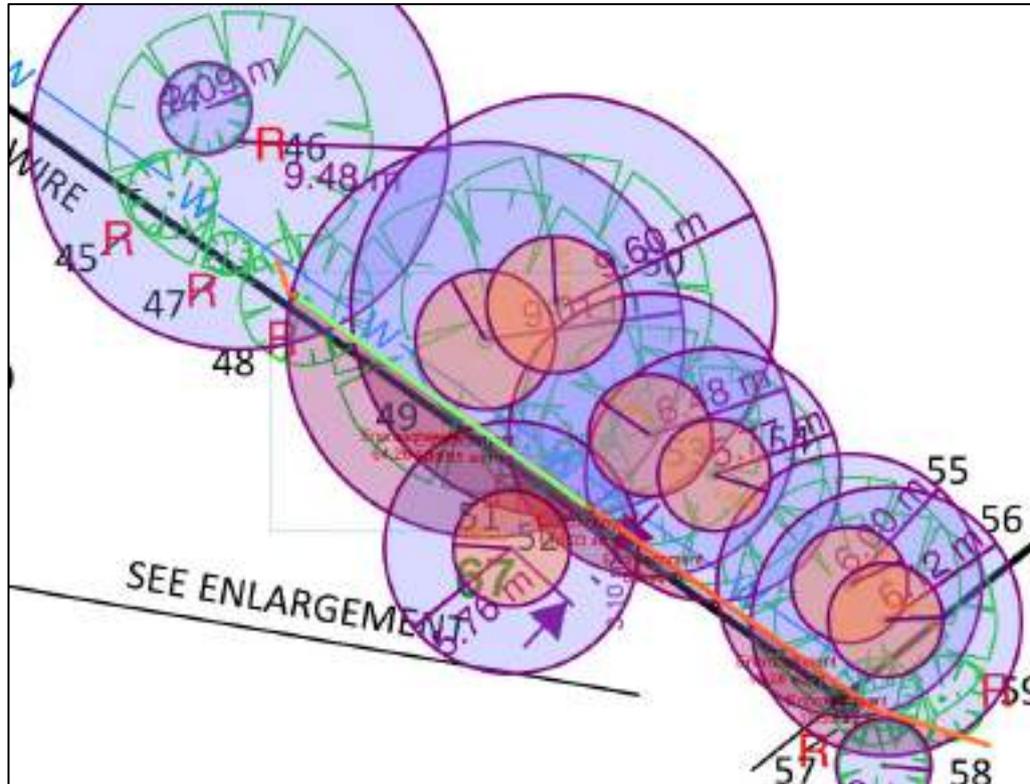


FIGURE 10: AREA IN GREEN SHOWS WHERE NON DESTRUCTIVE DIG REQUIRED. 16M TRENCH

## 6. References

AS 4970-2025 Protection of trees on development sites.

R. Harris, J. Clark, N. Matheny, 2004. Arboriculture: Integrated Management of Landscapes Trees, Shrubs, and Vines. 4th ed. Prentice Hall.



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## 7. Appendices

### TREE DESCRIPTORS

#### AGE

<u>Young</u>	Juvenile or recently planted approximately 1-7 years.
<u>Semi Mature</u>	Tree actively growing.
<u>Mature</u>	Tree has reached expected size in situation.
<u>Senescent</u>	Tree is over mature and has started to decline.

#### HEALTH

Good Foliage entire, good colour, little sign of pathogens and good density. Growth indicators good i.e. extension growth of branchlets and wound wood development. Minimal or no canopy die back (deadwood).

Fair Tree showing one or more of the following symptoms;

< 25% dead wood, minor canopy die back, foliage has minor imperfections. Minor pathogen damage present, growth indicators; leaf size, canopy density and twig extension growth typical for the species in this location.

Poor Tree showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back, discoloured or distorted leaves. Pathogens present, reduced leaf size and poor extension growth.

Dead or dying Tree is in severe decline; > 55% deadwood, epicormic shoots, minimal extension growth.

#### STRUCTURE

Good Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree a good example of species with well-developed form. No signs of root problems or pests and diseases.

Fair Tree shows some minor structural defects or minor damage to trunk, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.

Poor Major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots present. Tree is structurally problematic.

Hazardous Immediate hazard with potential to fail, this should be rectified as soon as possible.

#### USEFUL LIFE EXPECTANCY – ULE.

LONG ULE Tree appears to be retainable with an acceptable level of risk for more than 15 years.

MEDIUM ULE Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

SHORT ULE Trees that appear to be retainable with an acceptable level of risk for 0 to 5 years.

REMOVE Trees with a high level of risk that need removal immediately.

#### RETENTION VALUE

LOW Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or ULE, or a combination of these characteristics. Should be considered for removal.

MODERATE Trees with some beneficial attributes that may benefit the site in relation to could be considered for retention if possible within the development design, they may be modified to allow for construction. (e.g. pruning, etc;)

HIGH Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure, health and future development. Should be considered for inclusion within development. Should be considered for inclusion within development plans

### 8. Photos

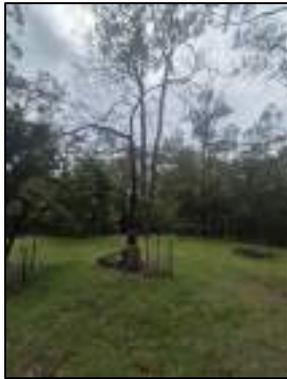


FIGURE 6: TREE NO. 1



FIGURE 7: TREE NO. 2



FIGURE 8: TREE NO. 3



FIGURE 9: TREE NO. 4



FIGURE 10: TREE NO. 5



FIGURE 11: TREE NO. 6



FIGURE 12: TREE NO. 7



FIGURE 13: TREE NO. 8



FIGURE 14: TREE NO. 9



FIGURE 15: TREE NO. 10



FIGURE 16: TREE NO. 11



FIGURE 17: TREE NO. 12



FIGURE 18: TREE NO.13



FIGURE 19: TREE NO. 14, 15



FIGURE 20: TREE NO. 16



FIGURE 21: TREE NO. 17



FIGURE 22: TREE NO. 18

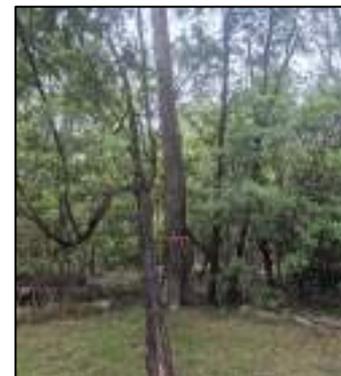


FIGURE 23: TREE NO. 19



FIGURE 24: TREE NO.20 21



FIGURE 25: TREE NO. 22



FIGURE 26: TREE NO. 23



FIGURE 27: TREE NO.24



FIGURE 28: TREE NO. 25



FIGURE 29: TREE NO. 26



FIGURE 30: TREE NO. 27 28



FIGURE 31: TREE NO. 29



FIGURE 32: TREE NO. 30



FIGURE 33: TREE NO. 31 33



FIGURE 34: TREE NO. 32



FIGURE 35: TREE NO. 34



FIGURE 36: TREE NO.35



FIGURE 37: TREE NO. 36



FIGURE 38: TREE NO. 37



FIGURE 39: TREE NO. 38



FIGURE 40: TREE NO. 39



FIGURE 41: TREE NO. 40 41



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FIGURE 42: TREE NO. 42



FIGURE 43: TREE NO. 43



FIGURE 44: TREE NO. 46 44



FIGURE 45: TREE NO.48 47 45



FIGURE 46: TREE NO. 49 50



FIGURE 47: TREE NO. 51



FIGURE 48: TREE NO. 52



FIGURE 49: TREE NO. 53



FIGURE 50: TREE NO. 54



FIGURE 51: TREE NO. 55



FIGURE 52: TREE NO. 56



FIGURE 53: TREE NO. 57

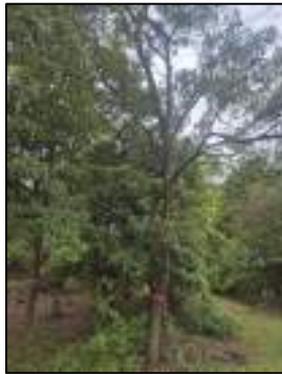


FIGURE 54: TREE NO. 58



FIGURE 55: TREE NO. 59



FIGURE 56: TREE NO. 60



FIGURE 57: TREE NO. 61

  
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# Native Vegetation Removal Report

NVRR ID: 311\_20260219\_ULR

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Offset requirements have been calculated using modelled condition scores.

## Report details

**Date created:** 19/02/2026

**Local Government Area:** CARDINIA SHIRE

**Registered Aboriginal Party:** Bunurong

**Coordinates:** 145.73885, -38.08949

**Address:** ABECKETT ROAD BUNYIP 3815

### Regulator Notes

Removal polygons are located:

## Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
<b>Location category</b>	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
<b>Total extent including past and proposed removal (ha)</b> <i>Includes endangered EVCs (ha): 0</i>	<b>0.129</b>	<i>Extent of past removal (ha)</i>	<i>0</i>
		<i>Extent of proposed removal - Patches (ha)</i>	<i>0.000</i>
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	<i>0.129</i>
<b>No. Large Trees proposed to be removed</b>	<b>1</b>	<i>No. Large Patch Trees</i>	<i>0</i>
		<i>No. Large Scattered Trees</i>	<i>1</i>
<b>No. Small Scattered Trees</b>	<b>2</b>		



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## Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount <sup>1</sup>	0.03 General Habitat Units
Minimum strategic biodiversity value score <sup>2</sup>	0.424
Large Trees	1
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>



1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.  
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.

## Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

### Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

### Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

The land slopes gradually from the West to the East. There are no bodies of water on site.

### Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

### Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

### Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

The utmost care was taken to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation when planning the route for the excavation trench to take. Non destructive digging will take place in sensitive areas where major encroachments would have taken place. The trees requiring removal under 51.17 were necessary for machine clearance to trench and extreme hazard levels of tree. Nothing more can be done to minimise damage to native vegetation as the whole site is covered in native vegetation.

### Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property  
Does a PVP apply to the proposal?

No

### Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defensible space, this statement:

- Describes the bushfire threat; and
- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

### **Application Requirement 8 - Native Vegetation Precinct Plan**

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

No

### **Application Requirement 9 - Offset statement**

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.

Third-party offset: I am going to purchase the offset i need from an existing native vegetation credit site. I have attached an email from Native Vegetation Credit Register accredited broker/DEECA to this application, which states that the offset is Available. I have Checked and understand the likely cost of the offset.



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## Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

### **Application Requirement 3 - Photographs of the native vegetation to be removed**

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

### **Application Requirement 6 - Property Vegetation Plan**

If a PVP is applicable, it must be provided with the application.



## Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

**General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)**

The General Offset amount required is the sum of all General Habitat Units per zone.

### Native vegetation to be removed

Information provided by or on behalf of the applicant			Information calculated by NVR Map							
Zone	Type	DBH (cm)	EVC code (modelled)	Bioregional conservation status	Large Tree(s)	Condition score (modelled)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
A	Scattered Tree	40	HSF_0016	Least Concern	-	0.200	0.031	0.031	0.530	0.007
B	Scattered Tree	79	HSF_0016	Least Concern	1	0.200	0.070	0.070	0.530	0.016
C	Scattered Tree	23	HSF_0016	Least Concern	-	0.200	0.031	0.027	0.530	0.006



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# Appendix 2: Images of mapped native vegetation

## 1. Property in context



-  Proposed Removal
-  Property Boundaries



200 m

  
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## 2. Aerial photograph showing mapped native vegetation



 Proposed Removal



40 m

  
Cardinia

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### 3. Location Risk Map



□ Proposed Removal

■ Location 1

■ Location 2

■ Location 3



40 m

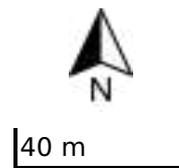
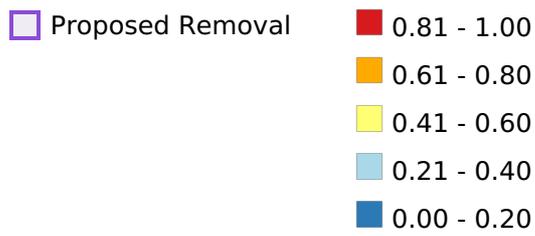


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## 4. Strategic Biodiversity Value Score Map

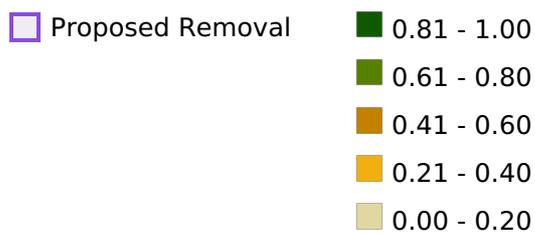
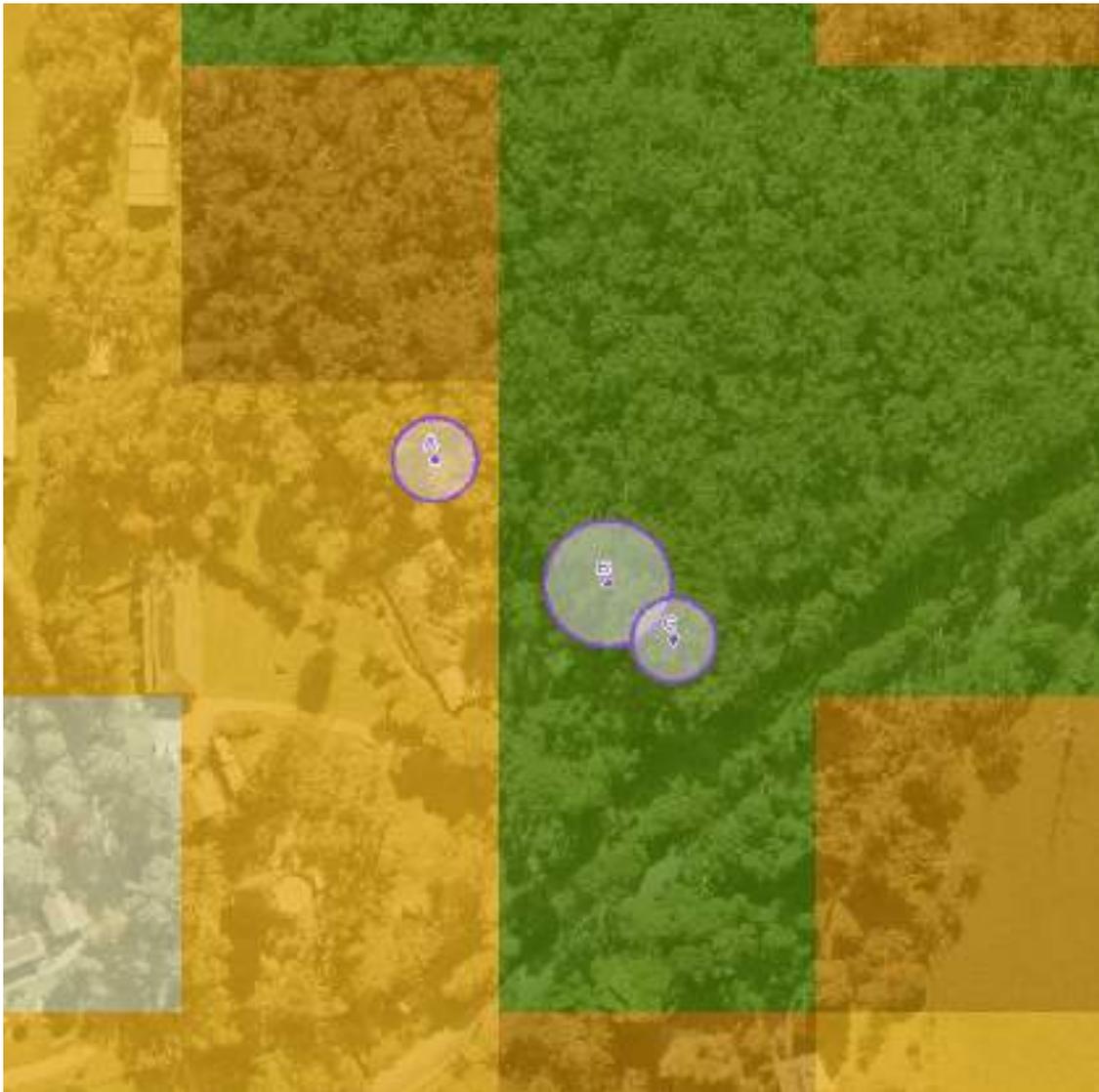




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## 5. Condition Score Map





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## 6. Endangered EVCs

Not Applicable

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# Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 19/02/2026 09:25

Report ID: 34264

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)
0.03	0.424	1	CMA Melbourne Water Cardinia or LGA Cardinia Shire ADVERTISED MATERIAL Planning Application: T250051 Date Prepared: 25 March 2026 <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. This information must not be used for any other purpose. By taking a copy of this document you acknowledge that you understand the information is for informational purposes only and does not constitute an offer or any other form of financial product or service.</small>

## Details of available native vegetation credits on 19 February 2026 09:25

### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.499	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.320	68	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	2.907	1315	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	25.389	2382	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2870	2.482	429	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	13.300	1596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.125	621	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3708_01	0.180	443	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.153	320	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3740_01	0.059	14	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Bio Offsets
VC_CFL-3744_01	1.078	347	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

VC_CFL-3762_01	0.044	73	Melbourne Water	Moorabool Shire	Yes	Yes	No	VegLink
VC_CFL-3805_01	2.935	798	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3806_01	3.680	138	Melbourne Water	YARRA RANGES SHIRE	Yes	Yes	No	Yarra Ranges SC

### These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

### These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3792_01	14.025	1235	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3816_01	10.827	596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR
VC_CFL-3833_01	9.986	658	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority



## Next steps

### If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

### If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

## Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at [nativevegetation.offsetregister@delwp.vic.gov.au](mailto:nativevegetation.offsetregister@delwp.vic.gov.au)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes



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12 March 2026

Abzeco Ref: BB-0678 – 2026-032

Version 1.0



  
**Cardinia**

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Dear 

**Re: Quotation for the supply of Credit Extract to meet required Offset Target for Address TBA**

Thank you for the offset request. I am pleased to advise that Abzeco can provide the required offset via an Allocated Credit Extract issued by the Native Vegetation Offset Register.

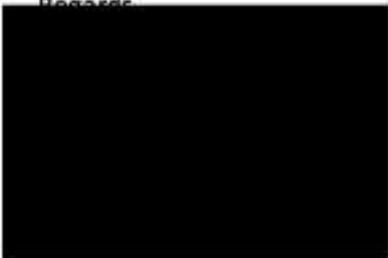
The cost to meet an offset target of 0.030 General Habitat Units (GHU) in the Melbourne Water CMA region with a minimum Strategic Biodiversity Value (SBV) of 0.424, as well as 1 x Large Tree, via an Allocated Credit Extract issued by the Native Vegetation Offset Register is \$6,732.00 including GST. This total includes all costs associated with the purchase of credits and transaction fees.

SBV	GHU's	Trees	Cost	Brokerage	Sub-total	GST	Total
0.424	0.030	1	\$4,920.00	\$1,200.00	\$6,120.00	\$612.00	<b>\$6,732.00</b>

This quotation is provided without prejudice, is valid for 30 days and subject to credit availability at the time of acceptance. Should you wish to proceed, please complete and return the purchaser information form so that we can prepare the purchase agreement for signing.

Please do not hesitate to contact me should you have any queries.

Regards,



██████████ Senior Statutory Planner  
Cardinia Shire Council.

Dear ██████████

Re:

Application No.: T250051 PA  
Property No.: 4001803800  
Address: L2 LP118687 V9175 F772, A'Beckett Road, Bunyip VIC 3815  
Proposal: Buildings and works associated with an existing use (Store) and removal of native vegetation.

Cardinia

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Thank you for your correspondence of 9<sup>th</sup> February with feedback on my earlier response and a request for further information as outlined in your Preliminary Concerns and Comments.

#### A. Native vegetation removal report.

This report has been updated as per the guidelines, Council requests, and has the identification code NVRR ID - 311\_20260219.

The NVRR can be found at:

[https://www.dropbox.com/scl/fi/57f30ec8rt90s3wklkynt/NVRR-ID-311\\_20260219\\_ULR.pdf?rlkey=1jvnoimoakd82hx6h5m1cz8h4&dl=0](https://www.dropbox.com/scl/fi/57f30ec8rt90s3wklkynt/NVRR-ID-311_20260219_ULR.pdf?rlkey=1jvnoimoakd82hx6h5m1cz8h4&dl=0)

Application Requirement 3 refers to recent, time stamped photos of the native trees proposed for removal. These are limited to those listed below with date/time stamped photos as attached to this report:

- Tree #35, dead tree over 40cm DBH. Photo "Tree #35 - 2026-03-09 15.41.37".
- Tree #46, large native tree. Photo "Tree #46 - 2026-03-09 15.47.43".
- Tree #52, small native tree. Photo "Tree #52 - 2026-03-09 15.50.33".

The photos can be found at:

Tree #35:

<https://www.dropbox.com/scl/fi/nm6j5gwbjhrmtegttkj8b/Tree-35-2026-03-09-15.41.37-dated.jpg?rlkey=swf0axc24nps346xjduvidw7z&dl=0>

Tree #46: <https://www.dropbox.com/scl/fi/hhd74rprayue2mn6wbj9/Tree-46-2026-03-09-15.47.43-dated.jpg?rlkey=foitdp6a4ohu27q4qi6132bdw&dl=0>

Tree #52: <https://www.dropbox.com/scl/fi/eyaidcji2d3vmgsju5p4d/Tree-52-2026-03-09-15.50.33-dated.jpg?rlkey=Inn1lv5ams5tjyc7gpwosj6du&dl=0>

Application Requirement 9 refers to an offset statement. The Native Vegetation Credit Register has been searched with a copy of the response "Native Vegetation Credits Register – GHU Search Result" attached to this report.

This report can be found at:

<https://www.dropbox.com/scl/fi/iearfbk2lib604wooylo/Native-Vegetation-Credits-Register-GHU-Search-Result.pdf?rlkey=0qr4axf1oa6867eoup5bswl3g&dl=0>

A request has been forwarded to Abzeco Pty Ltd to provide a quote to provide a formal quote. This quote has been received and is called "AbzecoOffsetQuotation-GregDrayton-AddressTBA-2026Mar12"

A copy of this quote can be found at:

<https://www.dropbox.com/scl/fi/gvq3iyb5ynnksbs82q80e/AbzecoOffsetQuotation-GregDrayton-AddressTBA-2026Mar12.pdf?rikey=a43c9s67acwzg3mc4tjxeckgi&dl=0>

B. Permission to remove vegetation in road reserve.

As trees #57 and #59 (*Pittosporum undulatum*) are a weed species, the Council's Arboriculture Department has approved their removal from the road reserve and hence do not require a planning permit. However, it is requested that a Council permit is granted to remove them from Council land.

C. Building regulations.

Thank you for your advice re building regulations. A separate exercise is pursuing this avenue.

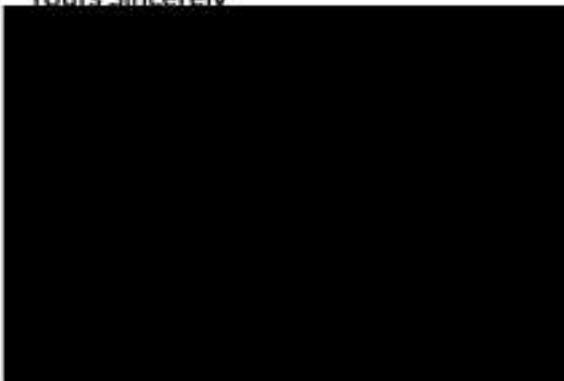
D. Referrals.

Activities in hand are understood.

If this information does not meet the requirements of the request for Further Information received from Council on 9<sup>th</sup> February 2026, please advise so I can request an extension of time for response.

Please contact me if you have any difficulties downloading the information referred to above.

Yours Sincerely



  
Cardinia

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**Tree #35 2026-03-09 15.41.37**



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Tree #46 2026-03-09 15.47.43



Cardina

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Tree #52 2026-03-09 15.50.33



██████████ Senior Statutory Planner  
Cardinia Shire Council.

Dear ██████████

Re: Application No.: T250051 PA  
Property No.: 4001803800  
Address: L2 LP118687 V9175 F772, A'Beckett Road, Bunyip VIC 3815  
Proposal: Earthworks (trenching) and removal of vegetation  
RFI Request – Partial Response

The following information includes background to the proposal and answers to many of the questions contained in the RFI you sent me. Items still being worked on include part 3 where photographs to support “existing use rights” are being assembled and parts 6, 7 and 8 where it is proposed an onsite Council and Arborist visit will clarify the process forwards.

1. Outstanding fee - receipt sent 5/3/25 to Alicia.
2. Description of Use

*Clarification of the specific use/s of the existing shed and works area.*

The block is strictly only used for private personal, family recreation and maintenance activities. No agricultural or business activities are pursued on the block. All activities associated with maintenance of the block including progressive removal of invasive pittosporums and other weeds, windblown tree damage to the access drive and fencing and for domestic and private social purposes.

- a. Background - Farm equipment was transferred to the shed due to the following reasons.
- i. With the sale in 1973 of my father and mother's dairy farm on Doran Rd which ran from Wattle Tree Rd north to the highway, all the equipment and other goods were transferred from the farm to a purpose built shed on the remaining 36-acre property my parents owned running between Doran Rd and A'Beckett Rd.
  - ii. A new house was constructed on this property and a small beef farming activity was pursued.
  - iii. During this time my father subdivided 9 acres off my parent's property and sold it to me in 1977. This became Lot 2 LP118687 with my father's remaining property Lot 1 LP118687.
  - iv. With my father's failing health correspondence began in 1985 with Pakenham Shire resulting in Lot 1 being subdivided in 1987 into 13 lots, including the new Lot 1 being where my parent's house was located.
  - v. On the passing of my father in 1991 my mother purchased a house in Bunyip township in 1993 and sold her house on Lot 1 which had been further subdivided into Lots 14 and 15.
  - vi. The shed on my 9 acre property, Lot 2 LP118687, was constructed to allow transfer of all the farm equipment from the original Lot 1. This was carried out with full visibility and permission by Pakenham Shire in 1994.
- b. As above, in addition to assisting with windblown tree damage, the rapidly spreading pittosporums are having a very negative effect on the health of the existing old messmates through consuming water and nutrients and blocking growth of self-seeded messmates.
- c. The equipment also assists with the planting of further young messmates and other variety eucalypts in areas that have been cleared of pittosporums.

*Use of the shed/land associated storage of the Volkswagen van, motorcycles and trailers.*

- a. I live in Melbourne and have a one car carport.
- b. The Volkswagen has been owned by me since purchase in 1978 and stored on the shed from 2002 between uses on the road for various



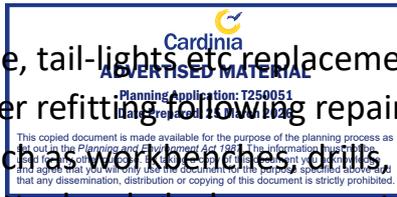
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- activities - carting goods for family/friends, camping (at friend's locations e.g. Dargo area/Crooked River), travelling Australia etc.
- c. The motorcycles are stored in the shed between recreational uses on the property and away from the property in the high country, e.g. Dargo area /Crooked River.
  - d. The trailers are used for assistance moving goods and materials for example:
    - i. Motorcycles and camping gear to the high country.
    - ii. Furniture and other goods from various locations to family members and other friend's properties.

*Maintenance, modification and repair and with what equipment is used.*

- a. Maintenance of equipment that has degraded with age, e.g. timber on the tractor carry-all that is currently being replaced (holes in steel frame re drilled and cleared for new bolts). Some welding repair is required on the carry-all frame but it is too heavy to transport cost effectively to my house in Melbourne as noted below so it is being used only for light work.
- b. Trailer bearings, axle, tail-lights etc replacement, catches and other components of trailer refitting following repair elsewhere.
- c. Using equipment such as workbenches, drills, angle grinders, hand tools, lights, crowbars, mattocks, sledgehammers etc.



*Generator and water use requirements.*

- a. Generators are required for electrical equipment e.g. angle grinders, drills etc, for maintenance work as stated above. Also lighting works are required in low light level situations.
- b. Equipment needing welding repair is taken by trailer to my home in Melbourne to allow the jobs to be done or taken to a metalworks shop.
- c. Water is required to ensure knapsacks are kept full, for washing hands and equipment associated with work activities, mixing with appropriate chemicals e.g. herbicides for weed control specified by the council, drinking water and hot water for tea and coffee during attendance at family activities.

*Welding requirements and occurrence.*

- a. All the welding is carried at out 28 Walsh Street Deepdene (my home) when needed or through a metal workshop requiring payment.

- b. Repair or improvement of the three-point linkage “pusher” used to push out and stack pittosporums.
- c. Repair battery holding frames for tractor battery.
- d. Repair of latches and improvements to fittings on trailers.
- e. The frequency of welding requirements is random, possibly once every couple of months.

*Repair and construction activities are recorded above.*

- a. All activities use handheld tools near the entrance to the shed or on a flat piece of ground near the shed identified on the plan.
- b. The welding has to be accommodated elsewhere either at my home in Melbourne or at a metal workers premises.

*Fire prevention activities.*

- a. All undergrowth around the shed, the drive and access areas are kept clear.
- b. Undergrowth on the nature strip is kept clear as required by AusNet and the Council.
- c. Approximately 200 litres of water is kept on site to keep knapsacks full in the event of a fire that could be dealt with manually.
- d. Gutters on the shed are kept clean.



### *Income Generation*

No activities on the property are used to generate income. All activities are for personal use only.

### 3. Land use characterisation

On examination of *Clause 73.03 Land Use Terms* and *Clause 73.04 Nesting Diagrams* of the Cardinia Planning Scheme it has been difficult to find a clear use described.

Because the block is used entirely for private social and maintenance purposes there are no clear links as intended in the table. The only item that flows from my use of the shed as described above could be under the heading of Store.

As I have been unable to find my copy of the original permit from Pakenham Shire for the shed issued in 1993 and have not succeeded obtaining any confirmation of permit from EJ Steel in Morwell who manufactured and installed the shed I am pursuing finding evidence that the shed and property

have been used as described above continuously for the last 15 years. I am still collecting photographs of various activities as required which will be linked to the pursuit of personal activities on my land.

#### 4. Fence Exemption

The fence was built after purchase of Lot 2 in 1977 from my father and mother. Photo 6a in the "South West Fence Photos from 185" attachment (photos taken from my neighbours property at 185 A'Beckett Road) shows the fence running beside a clearing for an easement and installation of a storm water drain pipe required for the subdivision carried out in 1985 – 87. Also the fence is marked on the 1985 subdivision survey plan for Lot 1, copy attached in the folder called Survey Plans. As this clearing was approximately three metres wide Clause 52.12 implies one metre can be cleared along the fence in Lot 2. This has been assumed in the existing Arborist's report accompanying the Planning Application documentation. The Arborist's report seeks Council's approval to remove vegetation for a total of three metres from the fence to allow room for equipment for the power and water trench to be constructed. After hearing your advice on the phone it appears there will need to be more work done to investigate the appropriate Arborist feedback and reporting.

#### 5. Photographs.



The following headings with links to PDF files show photographs with locations where the photographs were taken hand marked on a portion of the new surveyed plan see reference in part 6 below. This plan will progressively have accurate tree details added to it.

a. Driveway -

<https://www.dropbox.com/scl/fi/5vsut8xuxsk26ev7pjmrp/Driveway-Photos.pdf?rlkey=32vcjpmjip3xc97pvnxcg5kn&dl=0>

b. Shed Contents -

<https://www.dropbox.com/scl/fi/n8zy3mb0ijhfh47w5c30z/Shed-Contents-Photos.pdf?rlkey=98fc6tv96wys8hmnkomk5dr25&dl=0>

c. Shed and Near Surrounds -

<https://www.dropbox.com/scl/fi/hjocol4o4qjxdwd49gwmw/Shed-Near-Surrounds-Photos.pdf?rlkey=v096lf2jq80brummm6kfutmos&dl=0>

d. Equipment and Repairs -

<https://www.dropbox.com/scl/fi/lgdnwwe40u34wznnq36e0/Equipment-Repairs-Photos.pdf?rlkey=klzttextsvy8lmx6sllk2bo46&dl=0>

e. Open Area near Shed -

<https://www.dropbox.com/scl/fi/s43elzuetsivnjfbnu5l/Open-Area-Near-Shed-Photos.pdf?rlkey=anyceq5vp0ww9aq2ddupnpqrb&dl=0>

f. South West Fence – There are five sets of photos related to the South West Fence (SWF)

1. The original photos of the SWF were taken before it was realised the very dense pittosporum foliage blocked visibility. The sample set of boundary photos called “SWF Before & After Pitto Clearing” shows the result of work carried out to improve visibility of the other vegetation.

<https://www.dropbox.com/scl/fi/ebesevtlcj2kpop6u9byr/SWF-Before-After-Pitto-Clearing.pdf?rlkey=cstpxxrul0c40epebin11law5&dl=0>

2. The full set of photos taken from our neighbour’s side (at 185 A’Beckett Rd) is called “South West Fence Photos - From 185”.

<https://www.dropbox.com/scl/fi/jqiergq47m0kgwdxspmsc/South-West-Fence-Photos-From-185.pdf?rlkey=57j37fx3x98xtkbvjlnka63hx&dl=0>

3. The set of photos called “South West Fence From Lot 2” shows vegetation along the SWF inside Lot 2 with white markers distanced four metres from the fence. The spacing between the markers is approx 17.7m which is the distance between five consecutive fence posts, with each group being labelled 1 to 10.

<https://www.dropbox.com/scl/fi/uoddutspq2aga32442l7e/South-West-Fence-From-Lot-2.pdf?rlkey=tqwgpz9bhpknwlrlnr70gigy&dl=0>

4. The set of photos called “South West Fence - Photos into bush” are taken perpendicular to the fence at every fifth post and have a white marker measured eight metres from the fence. The purpose of these photos is show typical tree diameters out to this distance to help with discussion of the need to document all trees to 15 metres.

<https://www.dropbox.com/scl/fi/ll3mu7xqo0btrg4l9ouf8/South-West-Fence-Photos-into-bush.pdf?rlkey=n2mbat27rm18i2sxhjyszu48&dl=0>



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5. The set of photos called “Panos into Bush from SWF” are a set of panoramic photos taken at right angles to the fence at every fifth post with the purpose of providing greater visibility of the vegetation along the fence line in Lot 2.

<https://www.dropbox.com/scl/fi/2vwjzccrzs2opo7j1j0p3/Panos-into-Bush-from-SWF.pdf?rlkey=u7tdlaynekirnyjxi2vblp4ub&dl=0>

- g. Electricity and Water Connection Points.

The photo “Lot 2 SW Corner Peg for AusNet Pit” shows a peg where the AusNet pit will be located to feed the underground cable infrastructure on Lot 2.

<https://www.dropbox.com/scl/fi/rzvhu7nqwiq8rege7tv/Lot-2-SW-Corner-Peg-for-AusNet-Pit.pdf?rlkey=0mvd0b1gzlam4cyrt0ma9xgzuz&dl=0>

The South East Water location of water supply in A’Beckett Rd near Lot 2 is shown on plan “SE Water Sewers and Drains Plan – 00756887850292025020416300001”.

<https://www.dropbox.com/scl/fi/6dzoyt1uggexvpa1gxfnc/SE-Water-Sewers-and-Drains-Plan-00756887850292025020416300001.pdf?rlkey=t7new3jgrvs2gpn96fob1gzc&dl=0>

- h. Tree Planting – These set of photos show six young trees that have been planted from seed in areas where pittosporums have been removed. Another 13 had been planted but without significant protection they have all been eaten/killed by wallabies or possums. It is proposed to continue this activity.

<https://www.dropbox.com/scl/fi/ihyk4tjeedaux7sk3we8z/Trees-Planted-Photos.pdf?rlkey=udfhaubvc1hmp7h6gdpywcurc&dl=0>

Further work required.

6. Scaled Site Plan.

A copy of the recent survey of Lot 2 carried out by Beveridge Williams is contained in the folder “Survey Plans” and this plan has been used in the photo location drawings above. The plan will be added to as more information is determined in answering the RFI request.

The folder also contains a copy of the title to Lot 2 and the subdivision survey in 1985 – 87 of the original Lot 1 into Lots 1 – 13 showing the boundary fence existing between Lot 1 and Lot 2 referred to in part 4 above.

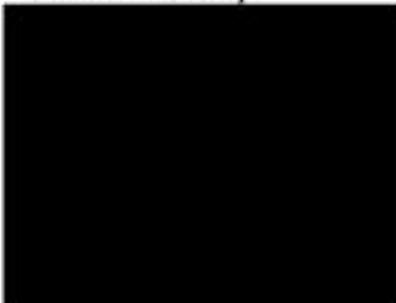
<https://www.dropbox.com/scl/fo/j474g799zvvojxsspb5bm/AI7Qm8AGKBbnlqHm4LVrk10?rlkey=xngnr988lg3v5xmzy6yajc3zl&dl=0>

7. Arborist Report.
8. Native Vegetation.
9. Proof of Continuous Use.
10. Potential prohibited use.
11. Protection of biodiversity.
12. Potential amendment to current application.

Work remains to complete these sections of the RFI which will be actioned after further communication and advice from you.

Thank you very much for your assistance and explanations through your notes in the RFI and in our discussions to date. Please contact me if you have any questions about the information provided in this response so far.

Yours Sincerely



  
Cardina

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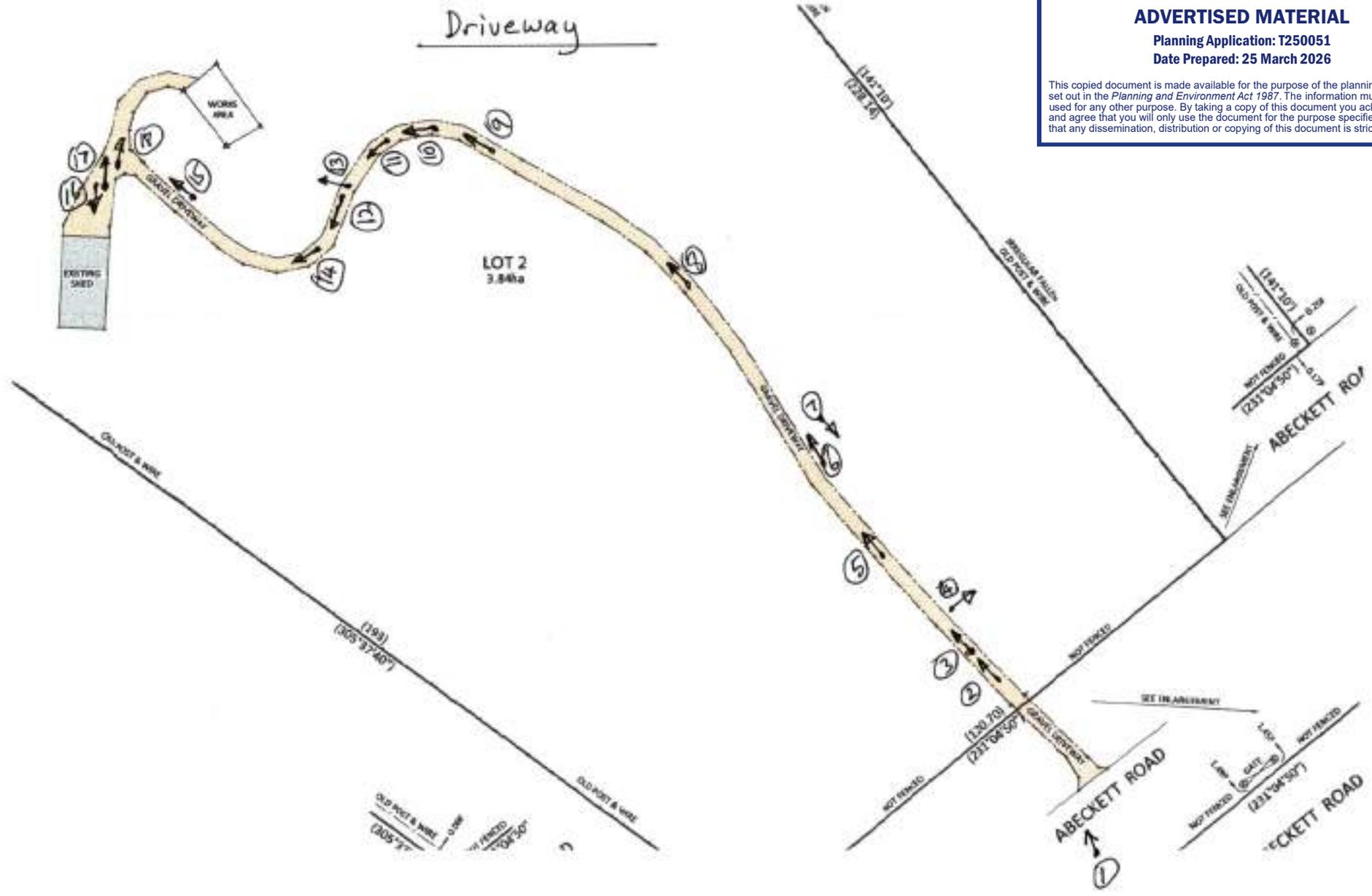
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# Driveway Photos

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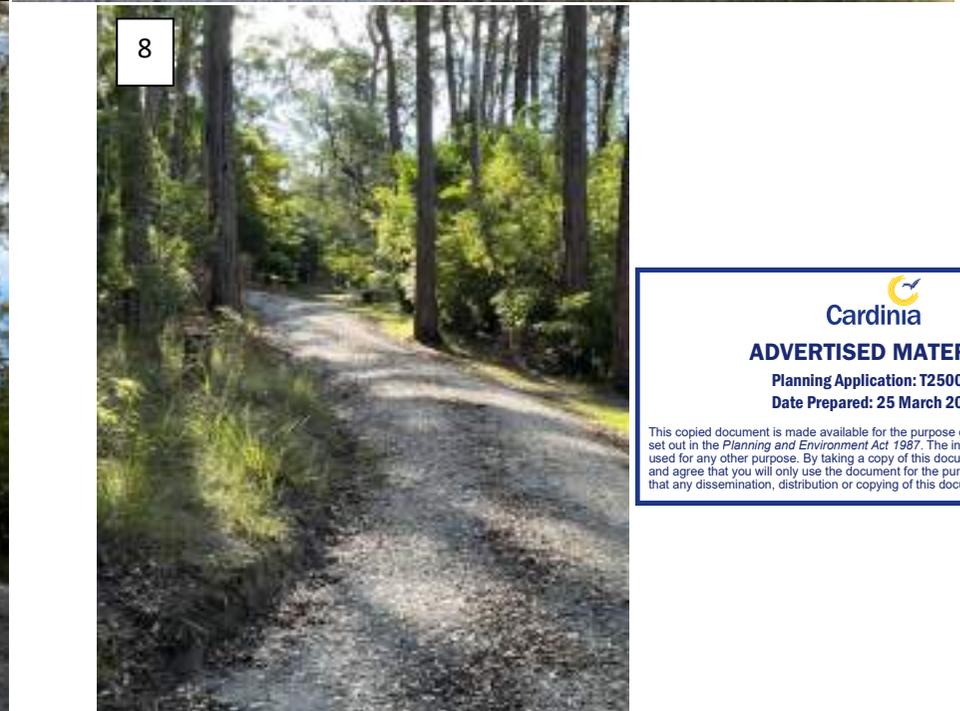
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Driveway





  
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# Shed Contents Photos



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Shed Contents



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Shed Contents



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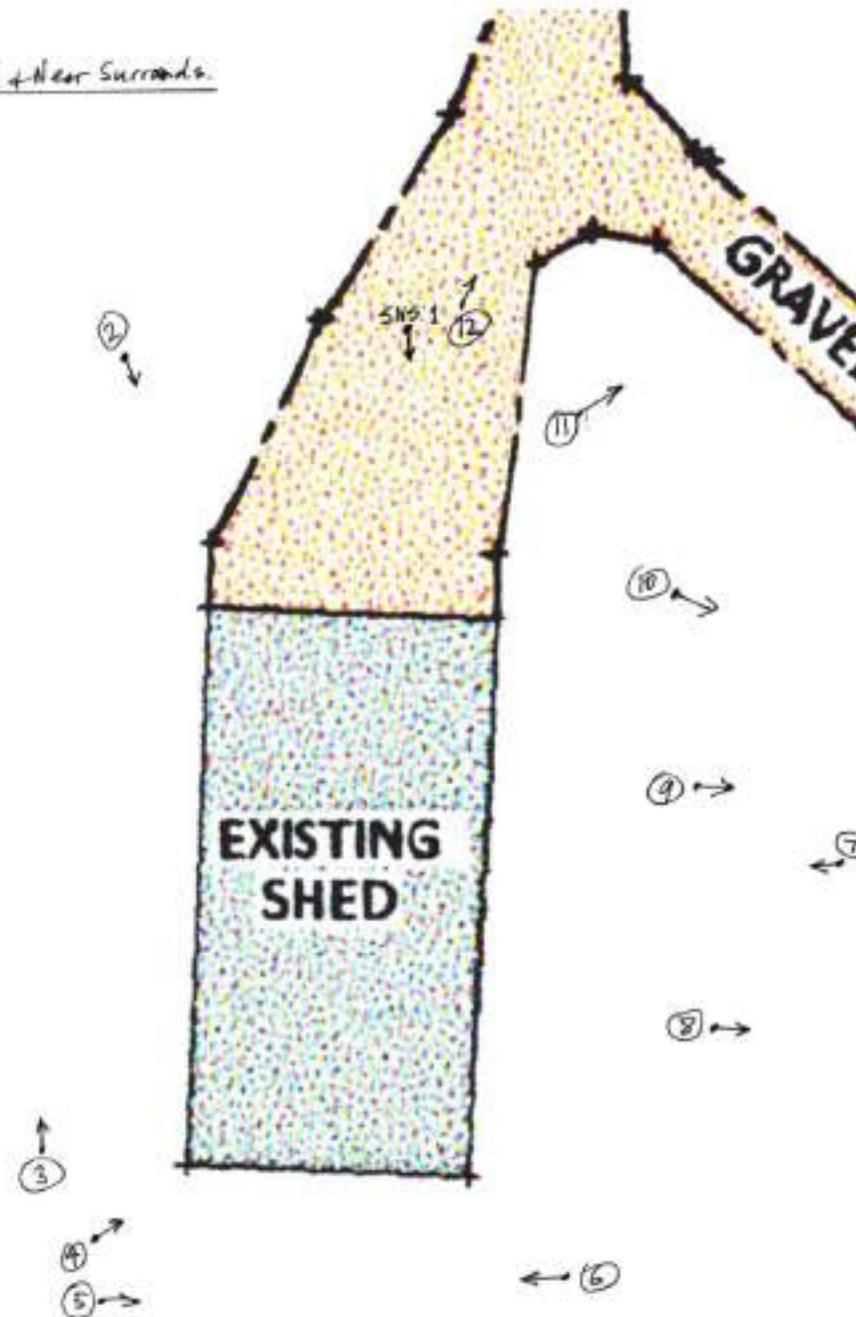
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# Shed and Near Surrounds Photos

Shed + Near Surrounds.



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Shed and Near Surrounds



  
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Shed and Near Surrounds



  
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Shed and Near Surrounds



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# Equipment and Repairs Photos

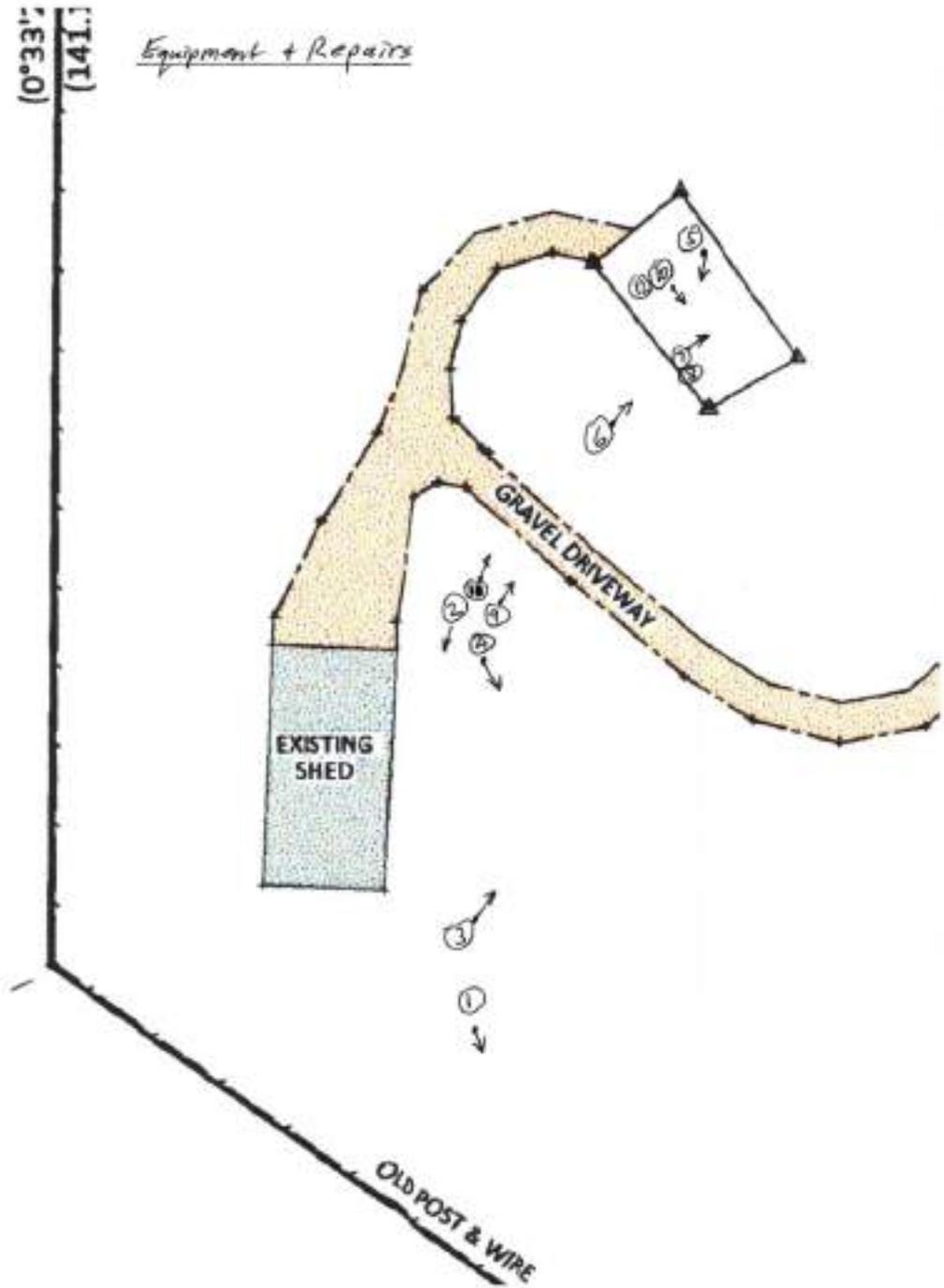


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Equipment and Repairs

1



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# Open Area Near Shed Photos

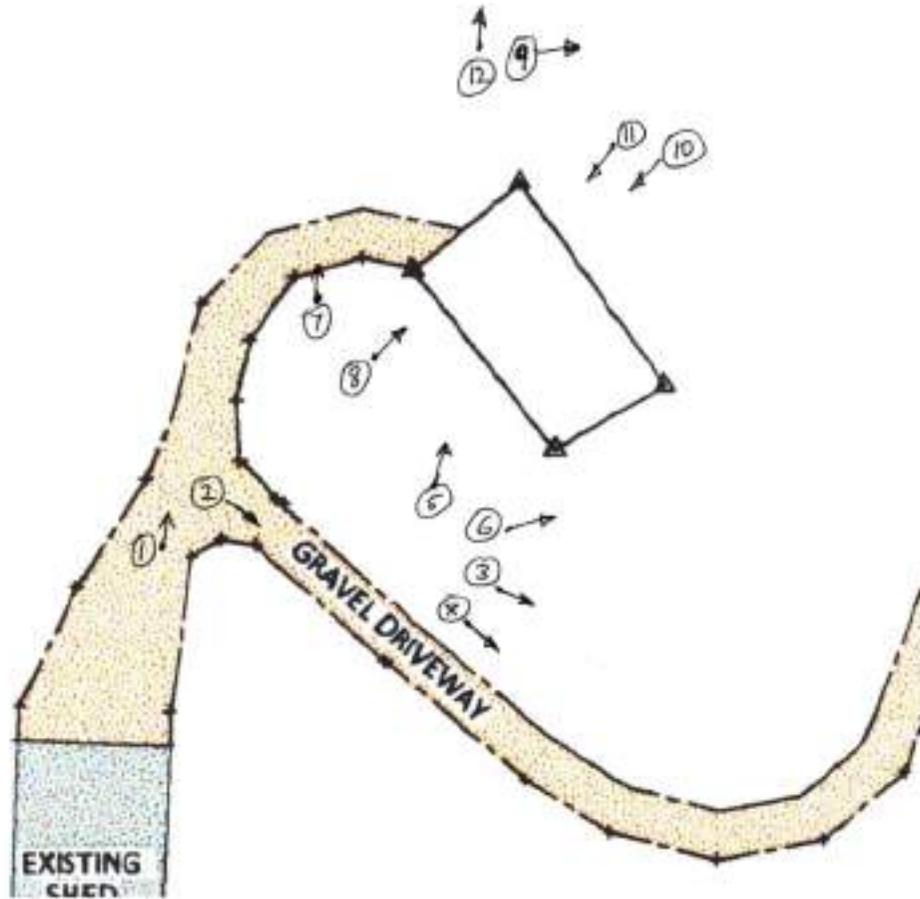
Open Area Near Shed



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Open Area Near Shed



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Open Area Near Shed



  
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Open Area Near Shed



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# South West Fence Photos – From 185

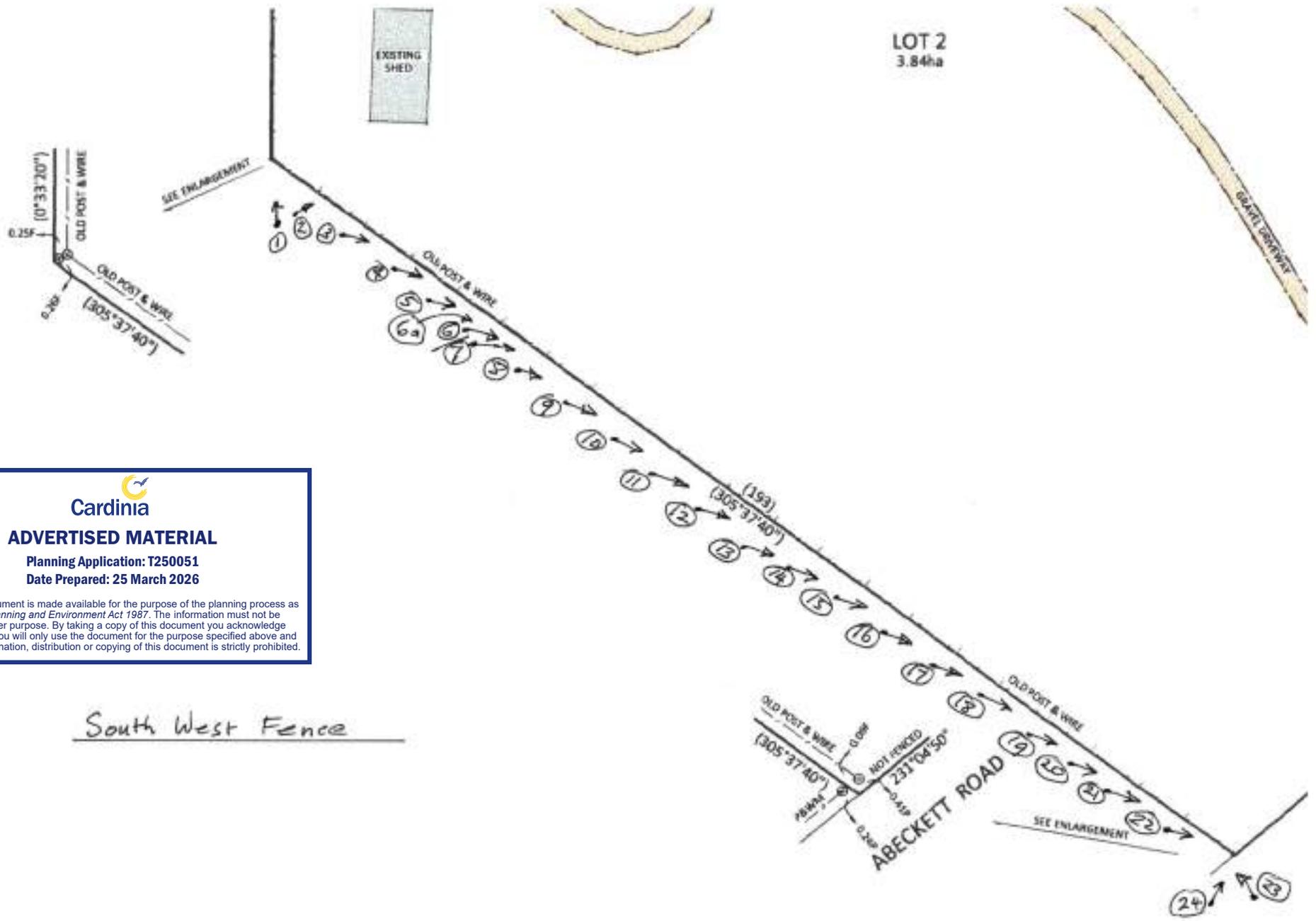


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LOT 2  
3.84ha

EXISTING SHED



SEE ENLARGEMENT

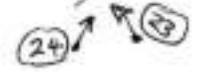
OLD POST & WIRE

OLD POST & WIRE  
(305°37'40\"/>

ABCKETT ROAD

OLD POST & WIRE

SEE ENLARGEMENT



South West Fence



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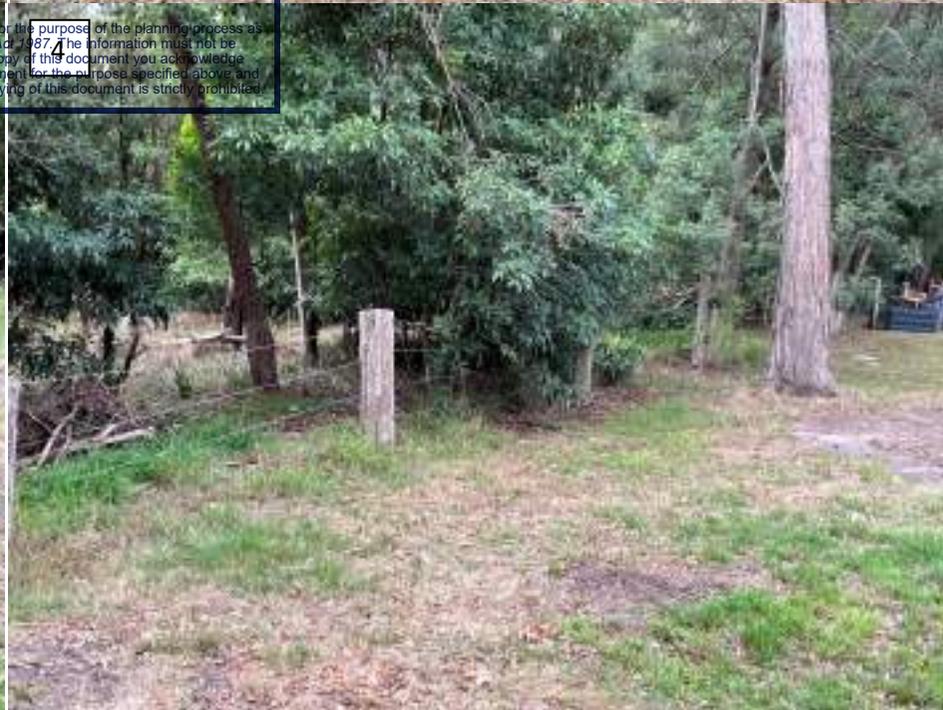
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South West Fence



  
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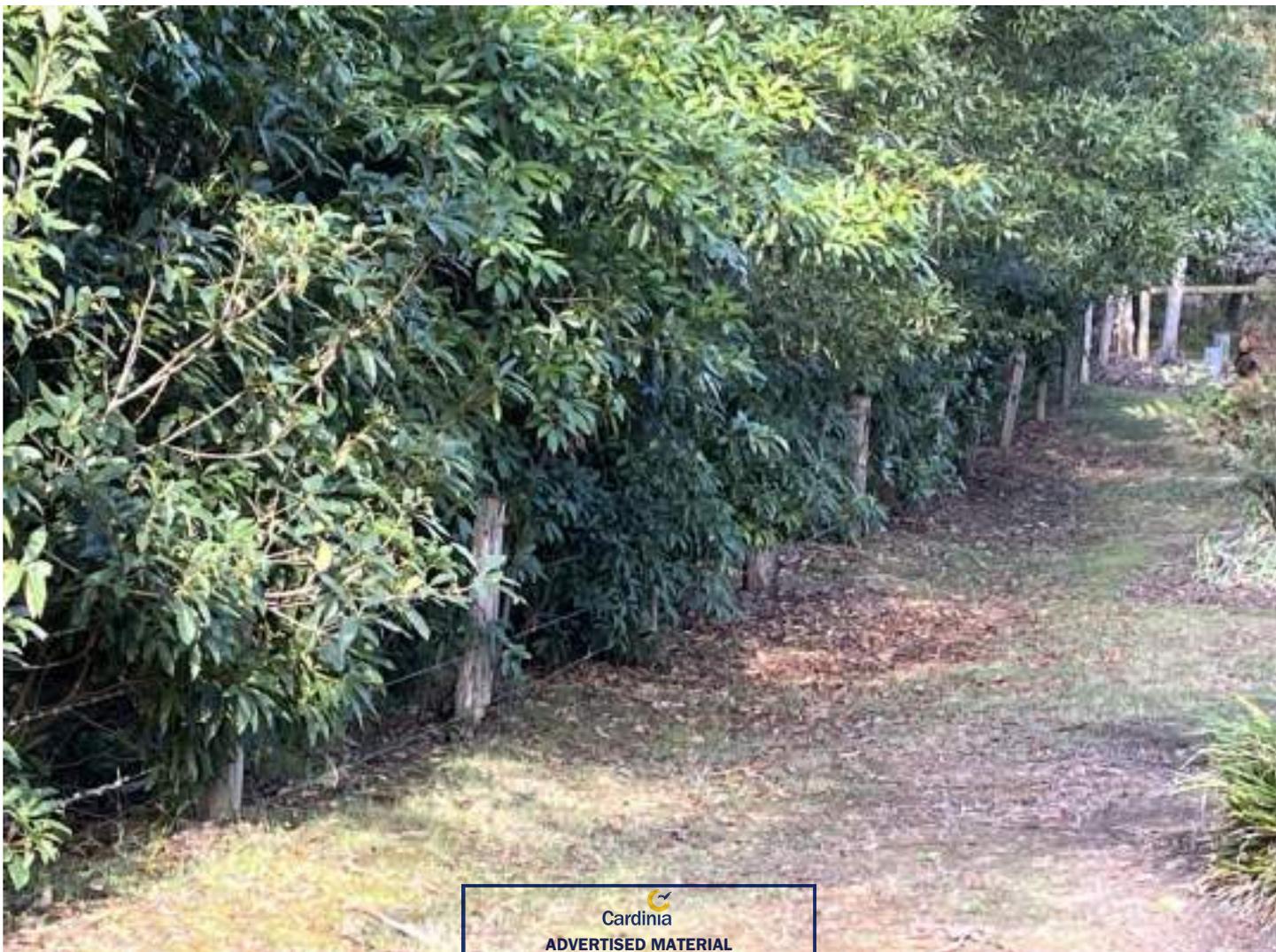
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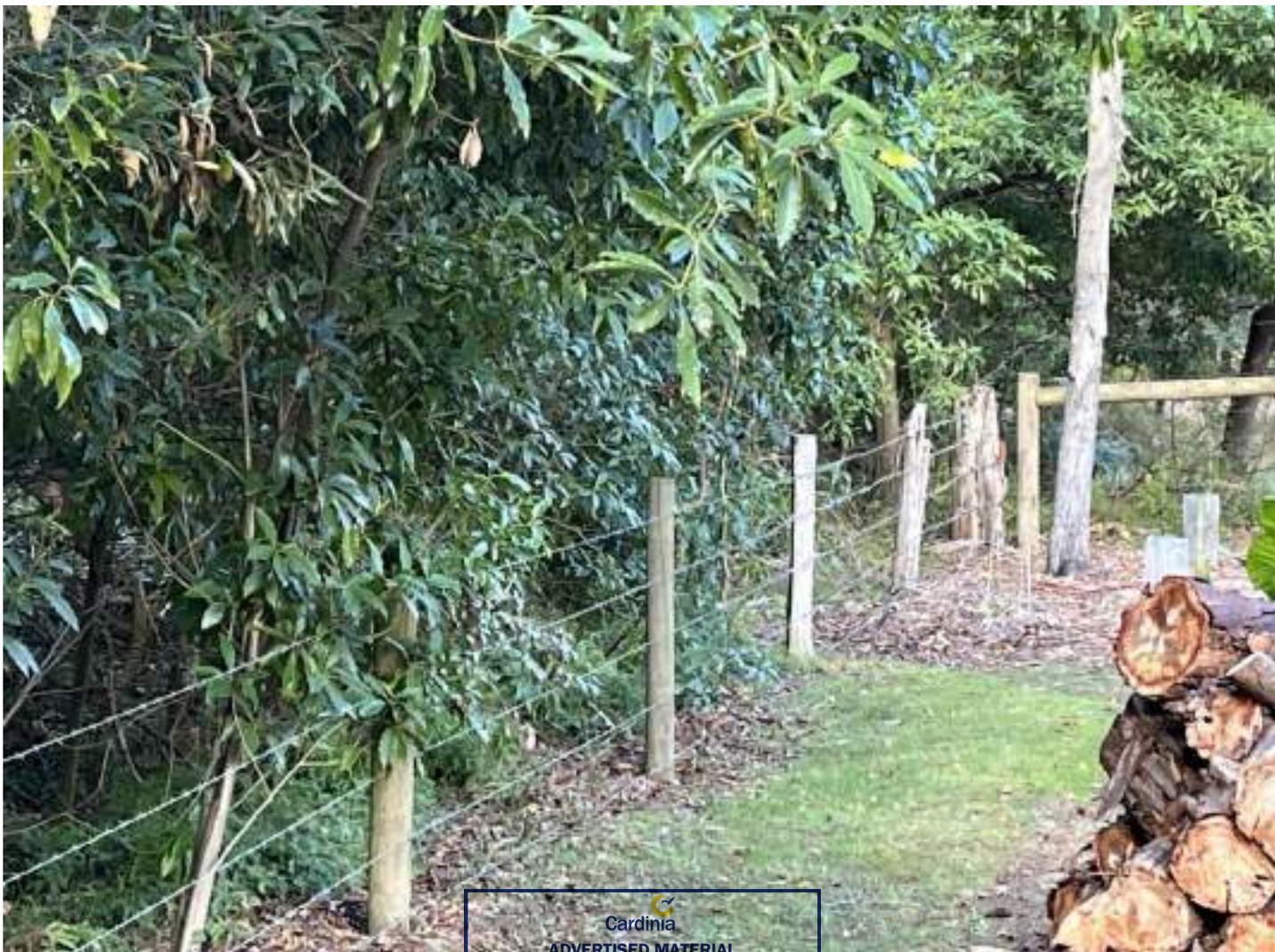
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# South West Fence Photos from Bush Side

White markers are 4m from fence and are at 5 post separations  
(approx 17.7m)



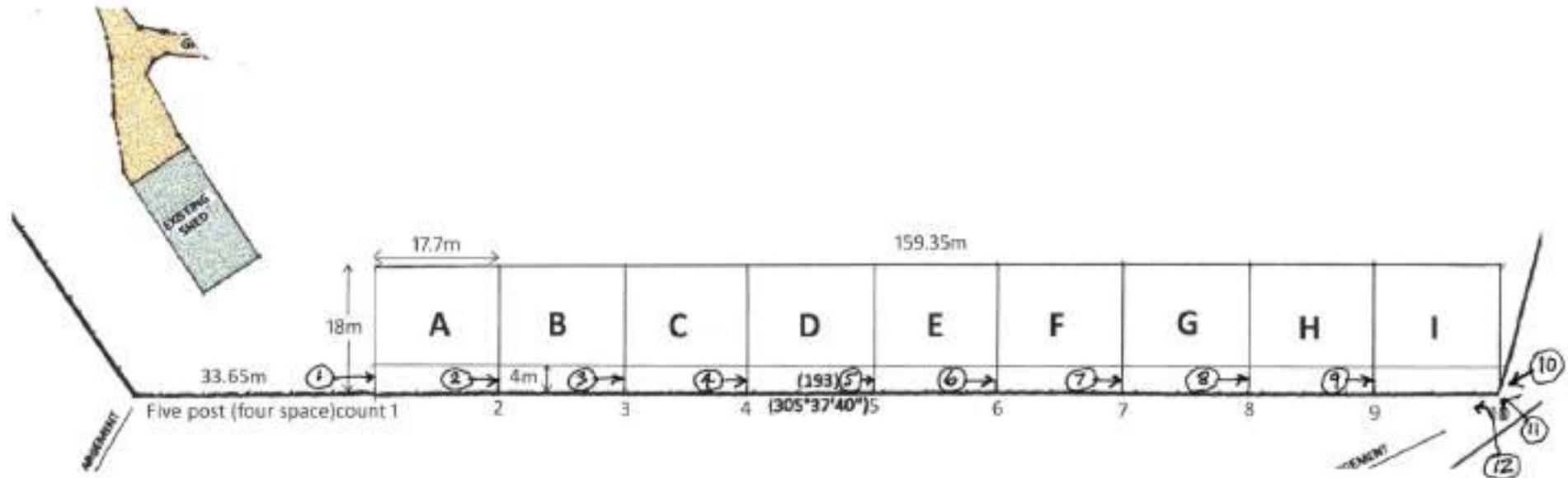
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## Photo Locs - SW Fence - Bush Side



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# South West Fence – Photos into the bush

White markers at 8m distance from fence.



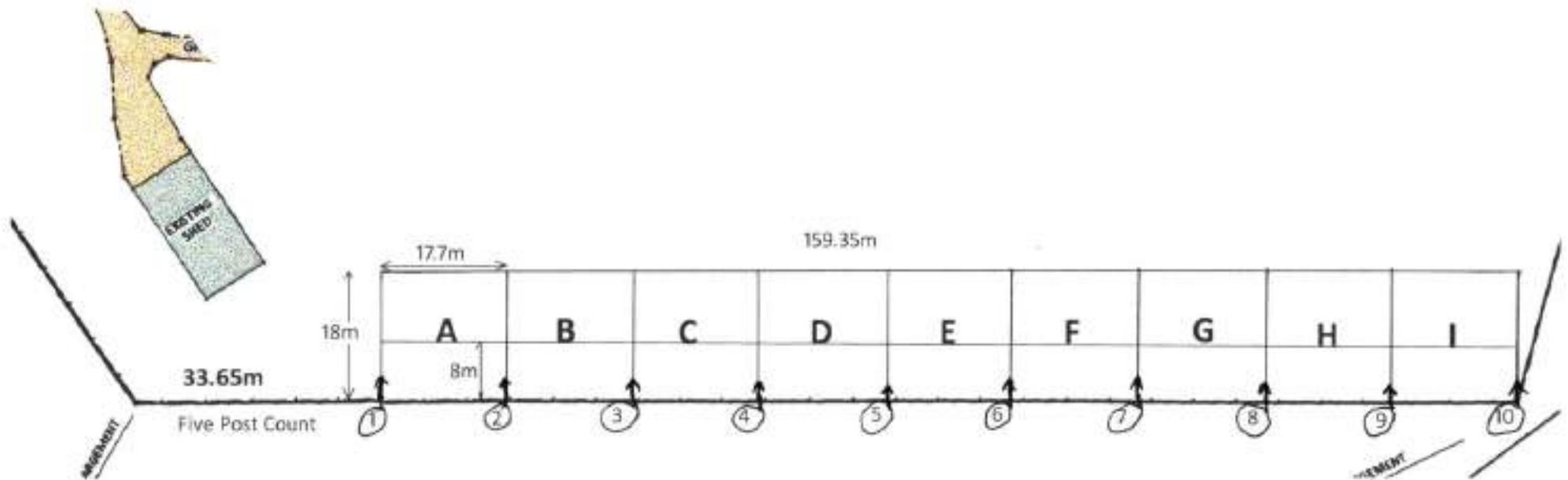
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## SWF Photos into Bush - Locations



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Planning Application: 18/00154  
Date Prepared: 24 March 2020

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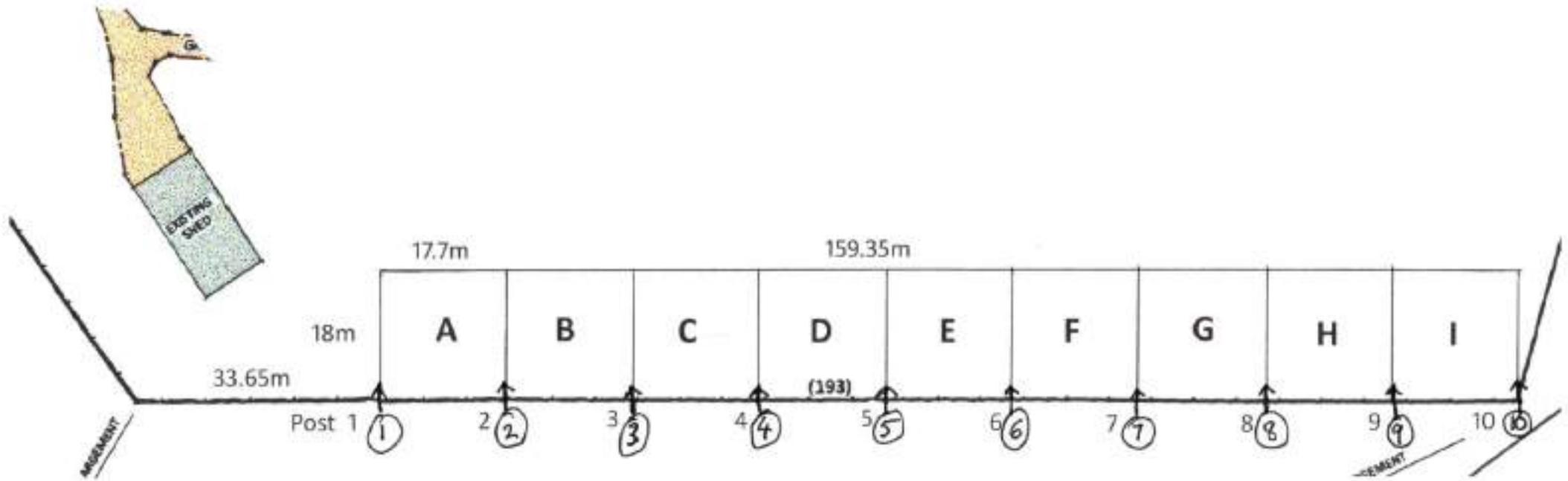
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# Panoramic Photos into Bush from South West Fence

## Photo Locs - Panos from SW Fence into Bush



  
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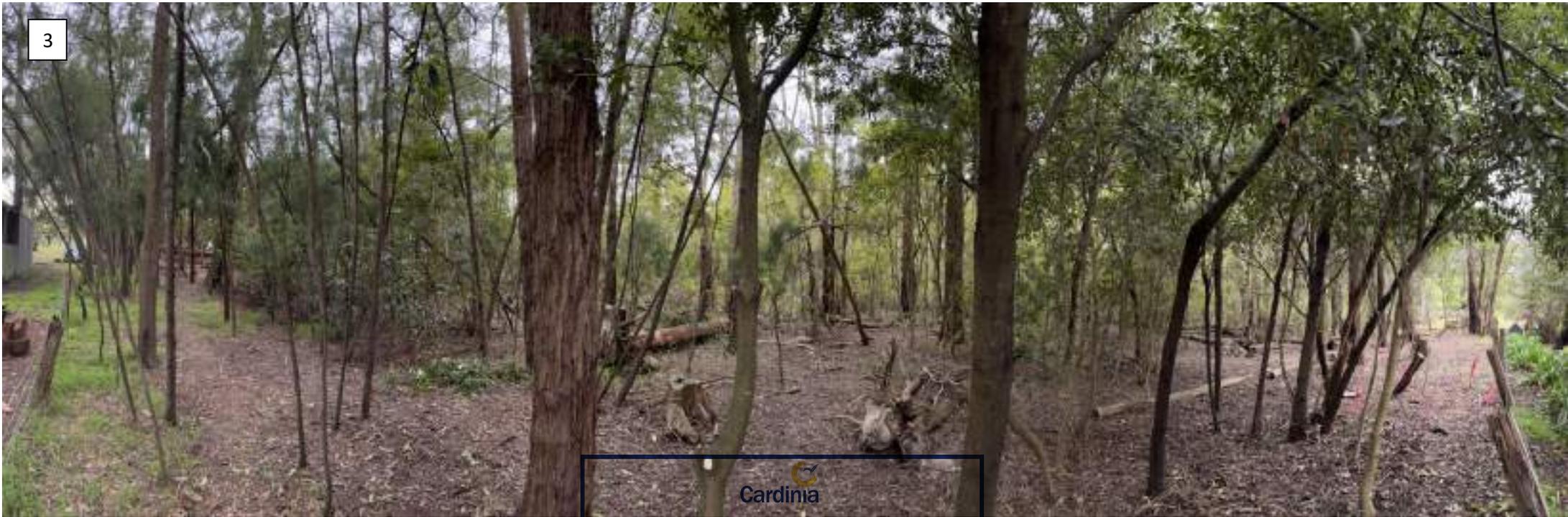
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03 FEBRUARY 2025

Secure Electronic Registries Victoria PSP  
E-mail: [landata.online@servictoria.com.au](mailto:landata.online@servictoria.com.au)

Dear Customer,

Please find attached information regarding your application.

**Our Reference: Case Number 48526515**  
**Applicant Reference: 75688785-030-5**  
**Property: Lot 2 LOT 2 ABECKETT ROAD BUNYIP 3815**  
**Service Requested: Asset Information Combined**  
**Order Number: 47919705**

<b>Receipt Number and Amount Paid:</b>		
<b>230674264</b>	<b>\$24.71</b>	<b>Billed</b>

This plan is issued for the purpose of assisting you in identifying property service drainage information only and may not show all mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. The information contained within this plan has been provided to South East Water from a third party, as such South East Water does not accept responsibility for the accuracy of this plan. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work.

If you have any enquiries please contact South East Water on 9552 3770.

Yours sincerely



**CONNECTIONS SUPPORT MANAGER**



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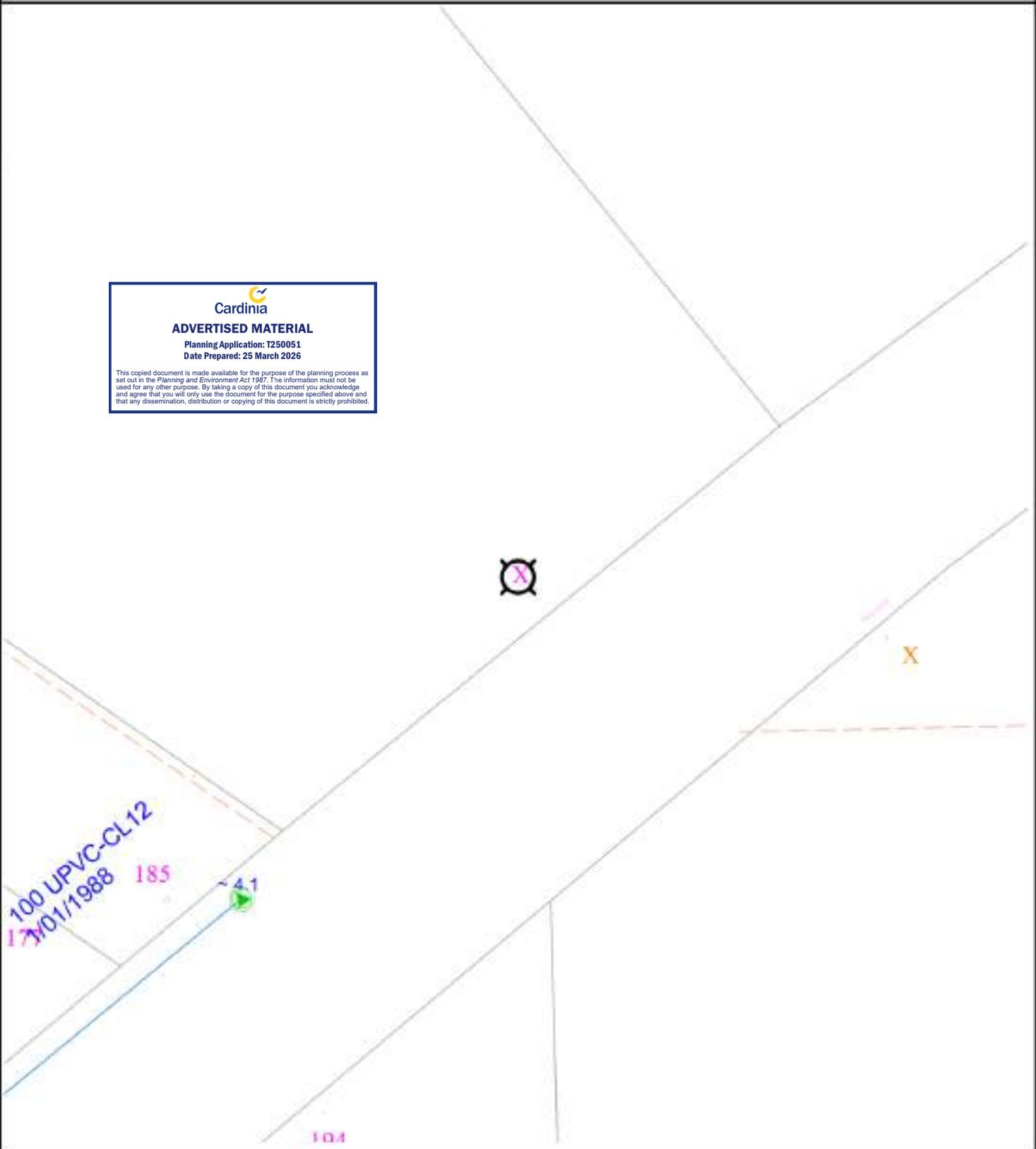
Case Number: 48526515



Date: 03FEBRUARY2025

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

	Title/Road Boundary		Subject Property		275 VC 250 MCR	Direction of Sewerage Flow
	Proposed Title/Road		Maintenance Hole/Fireplug		> 1.0	< 1.0 >
	Easement		Water Main & Services		< 1.0 >	Offset from Boundary

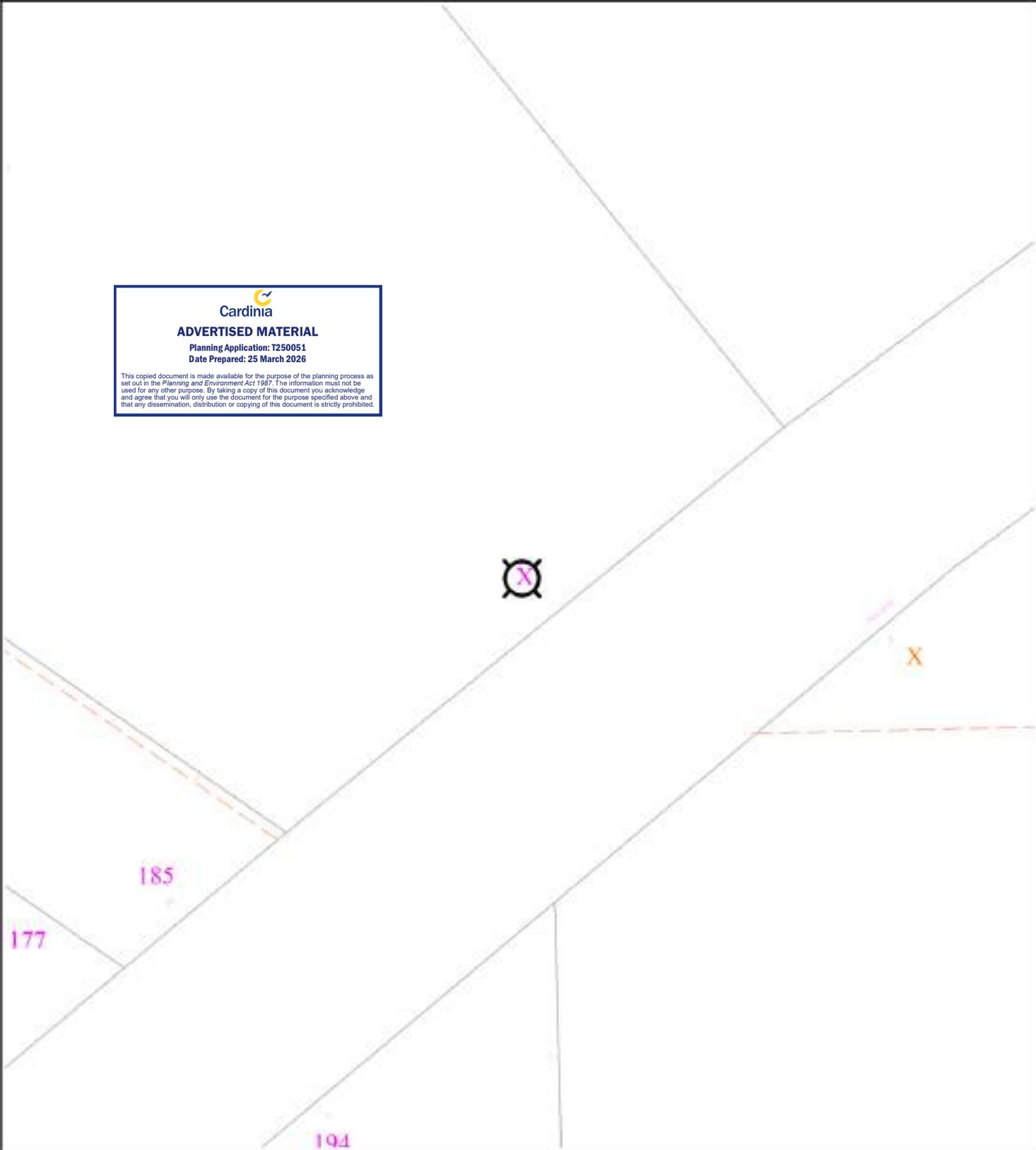


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	Title/Road Boundary		Subject Property			Hydrant
	Proposed Title/Road		Recycled Water Main Valve			Fireplug/Washout
	Easement		Recycled Water Main & Services		- 1.0	Offset from Boundary



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# Tree Planting Photos



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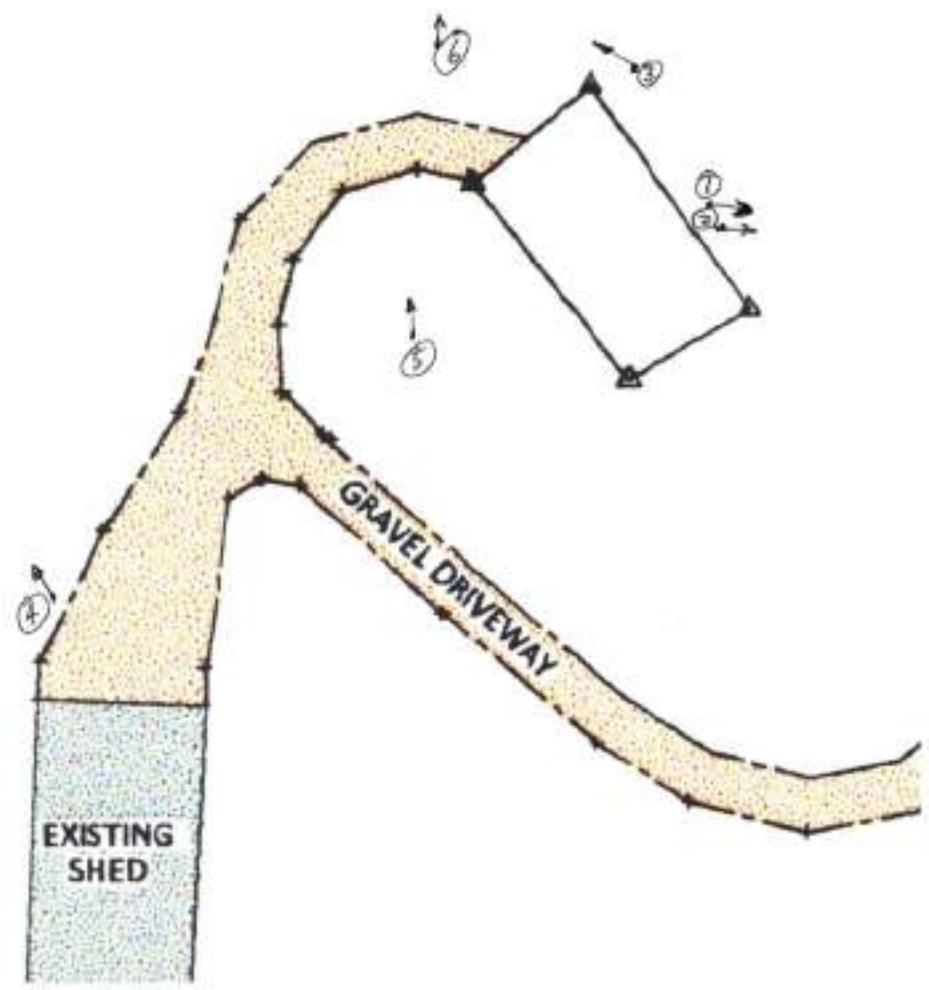
Tree Planting



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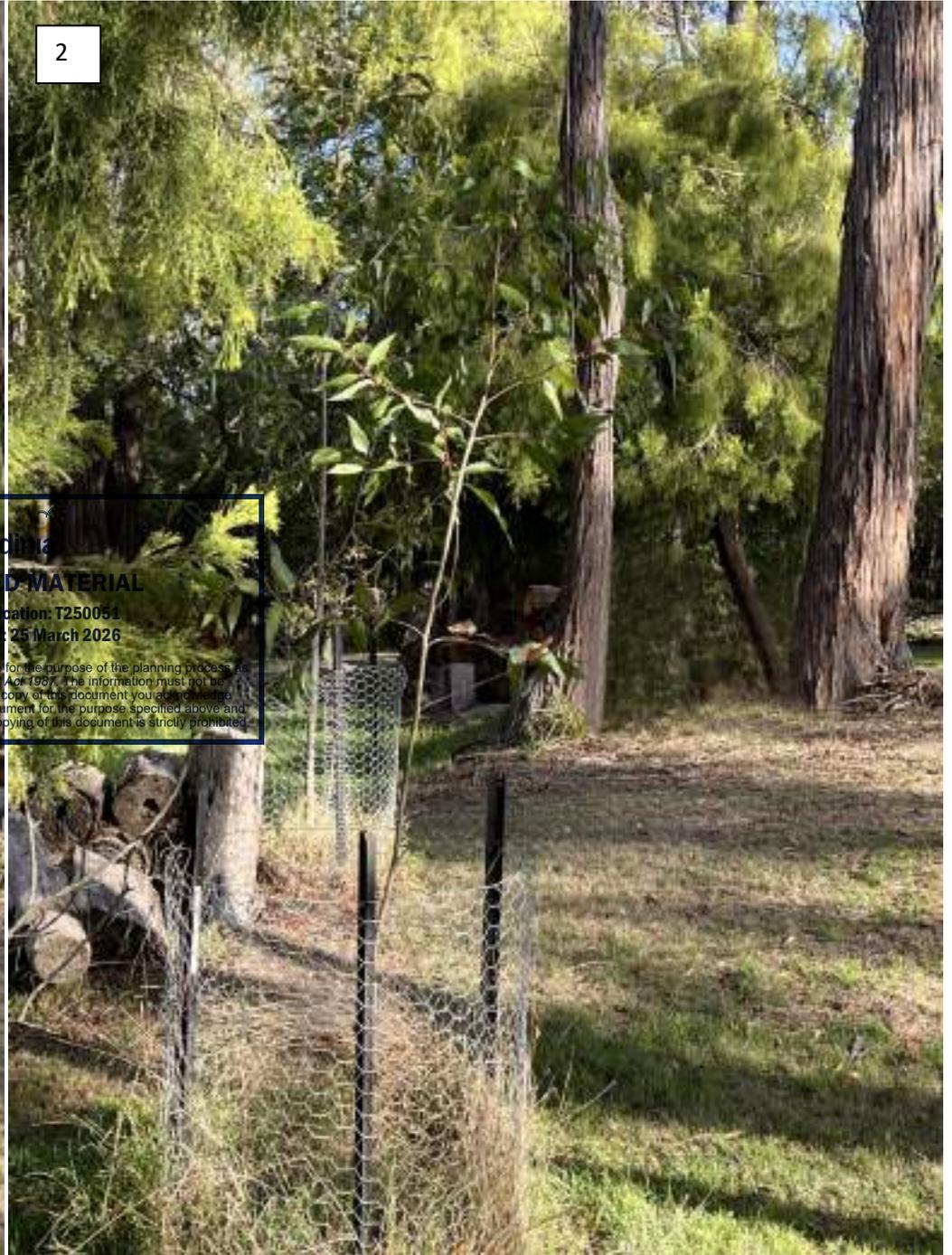
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3839 BC TB:BM

**BUILDING OFFICE HOURS :**  
(Enquiries and Application Lodgements)  
Monday - Friday 8.30 a.m. - 12 Noon.  
Monday Evenings 5.00 p.m. - 7.30 p.m.

30th November, 1993.

Dear Sir/Madam,

Re: Proposed Storgae Shed - Lot 2 A'Beckett Road, Bunyip.

In connection with your application for a Building Approval, it is advised that the application has been temporarily refused pending further action on the items listed below.

Prompt attention to these matters will speed the issuing of your Building Approval.

It is further advised that if notification has not been received, that action is being taken on items within twenty-eight (28) days, your application will be cancelled and documents returned.

1. A report is going to the Council on the 6th December, 1993 to seek approval to allow the shed to be sited on vacant land.
2. All door and window openings to be shown on the plans.
3. Stormwater drainage details to be endorsed on plans showing the downpipe sizes, their locations and discharge point.

Yours faithfully

**BUILDING SURVEYOR/DEVELOPMENT APPROVALS CO-ORDINATOR.**

Item.  
(Lona) Proposed storage shed. - Lot 2. (L.P. 118867) A'beckett Road. Bunyip.  
Reference N° 3839 BC.

### Executive Summary:-

This report is placed before the Council recommending departure from its siting policy to allow creation of a storage shed on vacant land.

### Background:-

An application similar to this submission was refused by the Council at its meeting on the 6<sup>th</sup> December 1993.

### Report.

The owners of the subject allotment have forwarded correspondence seeking the departure from the Council's siting policy to allow a steel framed storage shed with dimensions of 9m by 18m (162 m<sup>2</sup>) to be located on vacant land prior to the erection of a dwelling.

### Policy 3.1.2. states:-

Sheds, Garages, etc. on vacant land.

"That no shed, garage or domestic outbuilding, other than a farm building, be erected on any area of land unless a dwelling house already exists or construction of footings have been completed for the house, save that the Council may by resolution grant permission after considering the circumstances of any application contrary to this policy."

This further correspondence elaborates more on the need for the shed together with an explanation and itemised list of equipment to be stored in the building.

These documents have been reproduced to form part of the report.

The owners have advised they don't intend to build a house on the allotment for at least five (5) years, however would like the storage shed to house the equipment and machinery which can be used to maintain the allotment.

Townplanning has advised that a planning permit is not required and that should Council give permission conditions associated with the planning zone

will apply.

As the subject allotment is well sited with visual intrusion no concern is considered that with planning conditions together with compliance with the building regulations no adverse concerns are foreseen with this proposal.

### Officers Recommendation.

That the Council grant departure from its siting policy subject to the building not being used for human habitation and that planning and building conditions for such buildings be applied.



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100% RECYCLED PAPER

21 (IONA)

PROPOSED STORAGE SHED - LOT 2 (L.P. 118867)  
A'BECKETT ROAD, BUNYIP (BC)

The owner of the subject allotment has forwarded correspondence seeking the Council depart from its siting policy to allow a steel framed storage shed (18m x 9m - 162m<sup>2</sup>) to be sited on vacant land prior to the erection of a dwelling.

Policy 3.1.2

Sheds, Garages, etc. on vacant land.

"That no shed, garage or domestic outbuilding, other than a farm building, be erected on any area of land unless a dwelling house already exists or construction of footings have been completed for the house, save that the Council may by resolution grant permission after considering the circumstances of any application contrary to this policy."

It is advised that the owners do not intend to build a dwelling on the allotment for at least five (5) years, however would like the storage shed to house machinery to maintain the allotment.

Town Planning has advised that a planning permit is not required and that should Council give permission, conditions associated with the planning zone will apply to the building.

With planning conditions together with compliance with the building regulation, no adverse concerns are foreseen with this proposal.

**OFFICERS' RECOMMENDATION:**

**THAT THE COUNCIL GRANT DEPARTURE FROM ITS SITING POLICY  
SUBJECT TO THE BUILDING NOT BEING USED FOR HUMAN HABITATION  
AND THAT PLANNING CONDITIONS FOR SUCH BUILDINGS BE APPLIED.**

  
Cardinia

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3839 BC TB:BM

15th December, 1993.

Dear Sir,

Re: Proposed Storage Shed - Lot 2 A'Beckett Road, Bunyip.

The Council at its last meeting considered your building application to site an 18 metre by 9 metre steel framed storage shed on the above allotment.

Consent of Council was needed due to a siting policy for sheds and garages on vacant land.

I have by direction of the Council to advise that the Council is not prepared to depart from its siting policy.

Should you have any enquiries please don't hesitate to contact the undersigned.

Yours faithfully,

  
**BUILDING SURVEYOR.**

  
Cardinia

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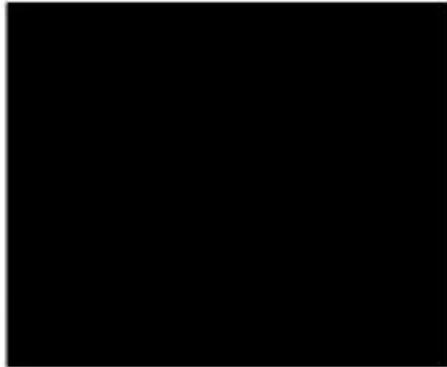
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Building Surveyors Department  
Shire of Pakenham  
Fax : (059) 413 784

Attention: Development Approvals Co-ordinator  


Dear Sir,

RE : PROPOSED FARM STORAGE SHED - LOT 2 A'BECKETT RD, BUNYIP

As requested in your letter of 30/11/93, ref 3839 BCTB:BM I have instructed   
 of EJ Steel Constructions to provide you with drawings of all door openings on our proposed shed (there will be no windows other than fibre glass sheets acting as skylights in the roof) and details of stormwater drainage.

In relation to seeking Council approval to allow a shed to be sited on vacant land, I wish to re-apply for this.

I understood our previous application was not detailed enough for Council to fully appreciate our intentions. These are described below and expand on my wife's previous letter.

Our proposed shed which is 9 x 18 metres is required to be built to store a quantity of farm implements, tools, materials and various miscellaneous items which are currently stored in a shed on my mother's property, Lot 1 A'Beckett Rd, Bunyip. Details are listed in the attachment.

The items to be stored are the result of the sale of my parents farm in Doran Rd, Bunyip on which I grew up and which were not sold at a clearing sale. My parents built a house and two sheds on their remaining property in A'Beckett Rd and stored the equipment in these.

Subsequent to my fathers death, my mother has recently sold this remaining property and moved into a house in Princess St, Bunyip and requires the contents of the sheds to be moved prior to settlement which is due on the 24th December 1993.

As my wife and I have a long term ambition to purchase a farm, my mother generously has given us all the equipment in her existing sheds, hence our decision to wish to build a storage shed on our 9 acre block on A'Beckett Rd. If our financial position does not allow ultimately the purchase of a farm, we will hopefully build on our A'Beckett block.

The proposed shed, while apparently large (9m x 18m), is required to be that size to store all the equipment listed. Currently a 7.3m x 14.6m shed is full (please see attached photograph and further items are required to be stored securely not currently in this shed (carryall, grader blade, 2 x trailers, etc). The Austin truck listed has not been photographed.

Our calculations show that the proposed 9m x 18m shed will be quite full with all this equipment located in it.

As I understand there may be some concern about our intentions to possibly live in the prepared shed, I should state that we will not be doing this. With my mother owning a house in the township of Bunyip and having two boys aged 2 and 3 with a third on the way, overnight stays in Bunyip will be with my mother in Princess St.

I hope the above and the attached information explains our circumstances and our intentions and ask for your assistance in presenting on our case again to Council.

Yours faithfully,



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## ATTACHMENT 1

Sheet metal  
Ride on mower  
Self propelled rotary hoe  
Rotary mower  
4 gallon tractor oil drums  
Tractor grease guns and grease supplies  
Pressure pump and motor  
Car wheel ramps  
Austin truck  
Spares for Austin truck  
3 pt linkage ripper and mole drainer  
2-1 mile coils of telephone wires  
Steel shelving and cupboards  
Workshop tools and workshop supplies  
Anvil  
Bench grinder and pedestal  
Boxes of fencing tools (strainers, hammers, wire cutters, etc)  
Box of belts and fittings  
Boxes of bolts  
Boxes of chains  
Boxes of spouting fittings  
Boxes of nails  
Boxes of electric fence insulators  
Boxes of ½" - 2" water pipe fittings  
Battery charger  
Workbench and vice  
Electric fencers (2)  
Paint tins  
Motorised blower 'mister'  
2 stationary engines  
Electric fence posts  
Reels of electric fencing wire  
Bag trolley  
Galvanised iron roof fittings/ridging, spouting, flat iron  
Refrigerator  
Fruit tree pump sprayer  
Old shelving and cupboards  
Stored miscellaneous household items, bassinette, spinning wool, picture frames, butter churn  
Jars and bottles, tea chests  
Chairs, suitcases, fire screen hoses  
Sawn timber  
Steel rod, pipe angle iron, etc  
2 bench seats for VW Kombi  
Electric welder  
Concrete mixer  
15 milk cans  
2" water pipe bender  
12' van roof rack



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6' x 4' trailer  
5' x 10' trailer  
6' x 5' trailer  
5 horse power motorised mulcher  
Victor electric vacuum for leaves and rubbish  
2 wardrobes  
Stored excess mattresses and beds  
Solid aluminium annex for 22ft caravan ( stored in Melbourne winter, on site Venus Bay summer)  
3 pt linkage scoop  
A414 tractor  
3 pt linkage circular saw  
Spare car rims  
Bicycle  
Coils of 1¼", 1", ¾" polly pipe  
Coils of 3" and 4" aggie drainage pipe  
2 coils of high tensile barb wire  
Carpenters horses  
Steel post lifter  
Honda motor cycle  
½ dozen star pickets and driver  
Trehella jack  
14' extension ladder  
8' step ladder  
Knap sack  
Chain saw  
Hand tools eg. axes, wood splitters, picks, sledge hammer, shovel, pitch fork, crow bars  
Door frame  
Window frames  
Kyak  
Farm sled  
2 x water pumps  
3 pt linkage stump pusher  
3 pt linkage grader blade  
3 pt linkage jib carryall  
Wheel barrow  
Trailer for ride on mower  
Small gal tank  
Treated pine posts  
40 spare house tiles  
100' coil pig wire  
Trailing grader  
Disc harrows





**ADVERTISED MATERIAL**

**Planning Application: T250051  
Date Prepared: 25 March 2026**

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3839 BC TB:BM

15th February, 1994.

Dear Sir,

Re: Proposed Farm Storage Shed - Lot 2 A Beckett Road, Bunyip.

The Council at its last meeting considered your application to erect a 9 metre by 18 metre (162m<sup>2</sup>) steel framed storage shed on the above allotment.

I have by direction of the Council to advise that the Council granted a departure from its siting policy subject to the building not being used for human habitation and that planning and building conditions for such building be applied.

You have already indicated within correspondence that the building will not be used for human habitation therefore because the siting item was the only outstanding issue I enclose a copy of the building approval. The original will be forwarded to the contractor E J Steel.

Yours faithfully,

  
BUILDING SURVEYOR.

  
Cardina

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BUILDING CONTROL ACT, 1981  
VICTORIA BUILDING REGULATIONS 1983

REGULATIONS 8.2 (1), 8.4 (1) and 8.6 (1).

FORM 5

SHIRE OF PAKENHAM

APPLICATION FOR BUILDING APPROVAL

BUILDING OFFICE HOURS :  
(Enquiries and Application Lodgements)  
Monday - Friday 8.30 a.m. - 12.00 noon  
Monday Evenings 5.00 p.m. - 7.30 p.m.

TELEPHONE:  
(059) 41 1011

APPLICATION NO: 3839

TO THE DEVELOPMENT APPROVALS CO-ORDINATOR,  
SHIRE OF PAKENHAM,  
MUNICIPAL OFFICES,  
P.O. BOX 7,  
PAKENHAM, 3810.



..... hereby apply for a building approval

to \* Construct  
~~to \* Demolish~~  
~~to \* Remove~~  
for a \* Stage of  
building work to

a building on :-

LOT NO : 2 STREET NO : MARKET RD LODGED PLAN NO : .....

STREET NAME : A. BECKET RD. TOWN : BUNYIP

SIDE OF STREET : .....

NAME OF & DISTANCE FROM NEAREST STREET CORNER : .....

NATURE OF CONSTRUCTION :

OWNER OF LAND : (Name : .....

(Address : .....



Phone : .....

SUPERINTENDING ARCHITECT AND/OR ENGINEER : (Name : .....

(Address : .....



E.I. STEEL  
CONSTRUCTIONS

BUILDER : (Name : .....

(Address : .....

J. TREMORROW INDUSTRIES PTY LTD  
BOX 20, 9, MORWELL MAIL CENTRE  
PHONE (051) 34 4100 FAX (051) 34 0108  
A.C.N. - 006 242 155

Phone : .....

PURPOSE FOR WHICH BUILDING IS TO BE USED : STORAGE FACILITY

IF PURPOSE IS FOR A DWELLING-HOUSE- \*Builders Registration Number : .....

Recognized by : \*Housing Builders' Association Ltd.

\*Master Builders Housing Fund Ltd.

Attached herewith is Certificate of Registration of dwelling house.

ESTIMATED COST OF WORK : \$ 18,000

I undertake that the \* Construction, Demolition, or Removal will be carried out in conformity with the requirements of the Victoria Building Regulations 1983 and the By-Laws of the Municipality.

DATED THIS 22nd DAY OF Nov

FEE : \$..... SIGNATURE : .....

Permit ( Date issued : .....

\* Strike out words which are inapplicable

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## SHIRE OF PAKENHAM

### INSTRUCTION TO APPLICANTS FOR APPROVALS TO BUILD

The Victoria Building Regulations 1983 operate throughout the Municipal District of the Shire of Pakenham and these Regulations require that no persons may construct, pull down or remove or commence to construct, pull down or remove any building or erection unless they are the holder of a building Approval from the Council authorising them to do so.

TO SECURE AN APPROVAL THE FOLLOWING PROCEDURE MUST BE COMPLIED WITH :-

REGULATIONS, 8.2 (1), 8.4 (1) and 8.6 (1) VICTORIA BUILDING REGULATIONS.

- (A) 3 copies of drawings (together with 2 copies for any relevant authority other than the building surveyor and the Council) showing the plan at each floor level, elevations, sections and dimensions of the proposed building, the sizes and locations of structural members to a scale of not less than 1:100, together with such other details as required by the relevant authority drawn to a scale of not less than 1:20;
- (B) 3 copies of specifications (together with 2 copies for any relevant authority other than the building surveyor and the Council) describing materials to be used in the construction, and where not indicated on the drawings referred to in paragraph (A), such other information as is necessary to show that the building would, if constructed in accordance with the specifications and drawings, comply with these Regulations;
- (C) 3 copies of an allotment plan to scale of not less than 1:500 showing :-
  - (i) the boundaries and dimensions of the allotment and any relevant easements;
  - (ii) whether the allotment is at the intersection of streets and if not, the location of the allotment in relation to the nearest street corner;
  - (iii) the position and dimensions of the proposed building and its relationship to the boundaries of the allotment and any existing building on the same allotment and adjoining allotments with details of the purposes for which the buildings are used or intended to be used;
  - (iv) the levels of the allotment and of the floors of the buildings in relation to any adjoining street channel; and
  - (v) the method of drainage proposed to be used;
- (D) One copy of computations and reports to demonstrate that the structure would if constructed in accordance with the computations and reports comply with these Regulations and in the case of computer prepared computations, such computations shall be in accordance with the "Policy Document No. 74/1 - Recommended Standard for Documentation and Checking of Computer Aided Engineering Computations" issued by the Association for Computer Aided Design. (ACAD);
- (E) Details of any proposed work for the protection of property and the public required by Parts 12 and 13;
- (F) Documentary evidence as required by Regulation 10.3;
- (G) A survey plan of existing conditions prepared by a licensed surveyor;
- (H) If the allotment is under the Transfer of Land Act 1958, a copy of the certificate of title of the allotment;
- (I) Except for Class I and X buildings, a certificate from the Electricity Supply Authority stating whether or not an electricity supply substation is required on the allotment and if so the required size and location of such substation.
- (J) Where a certificate issued by the Electricity Supply Authority requires the provision of a substation, detailed information of such substation shall be included in the drawings and specifications to be submitted under the requirements of paragraphs (A), (B) and (C); and
- (K) In the case of a proposed re-erection of a building a statement describing the purposes for which the building has been used and is proposed to be used, together with a certificate issued pursuant to section 206 of the Health Act 1958 where the building is to be removed from a place outside the municipal district;
- (L) Evidence of ownership of the allotment;
- (M) Where necessary, and if applicable, the consent of the following authorities :-
  - M.M.S.V. Town & Country Planning, Council's Planning, Department of Health,
  - Department of Labour and Industry, Country Fire Authority, Drainage Authority,
  - Liquor Control Commission, and Pakenham Sewerage Authority.

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