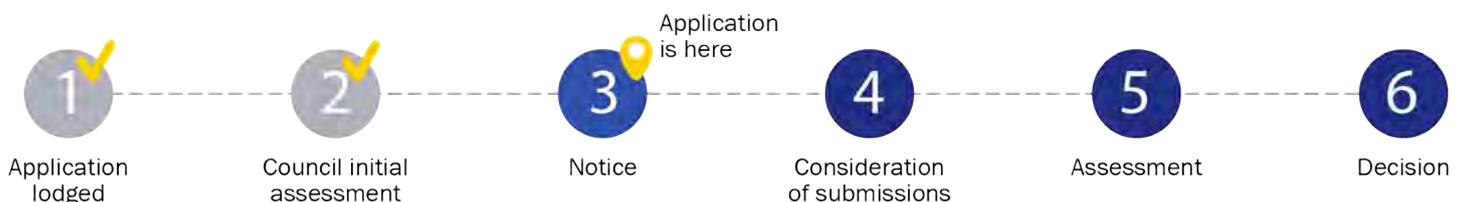


Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP80907 V8722 F917 9 Mackenzie Street, Cockatoo VIC 3781	
The application is for a permit to:	Buildings and Works (Construction of a Small Second Dwelling)	
A permit is required under the following clauses of the planning scheme:		
43.02-2	Construct a building or construct or carry out works	
44.06-2	Construct a building or construct or carry out works associated with Accommodation	
APPLICATION DETAILS		
The applicant for the permit is:	Belgraphik Building Design	
Application number:	T250692	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		14 April 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>




ADVERTISED MATERIAL
Planning Application: T250692
Date Prepared: 30 March 2026

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Application Summary

Portal Reference: A42546SM

Basic Information

Proposed Use: Alter an existing property by incorporating a 66m2 second dwelling onto their existing garden area.

Current Use: The site is currently being used for residential accommodation purposes with an existing dwelling on the site.

Cost of Works: \$90,000

Site Address: 9 Mackenzie Street Cockatoo 3781

Covenant Disclaimer

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

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

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250692
 Date Prepared: 30 March 2026

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Contacts

Type	Name	Address	Contact Details
Applicant	Belgraphik Building Design Belgraphik Building Design	1680/0 Burwood Highway, Belgrave VIC 3160	W: 03-9754-7464 M: 03-9754-7464 E: info@belgraphik.com
Owner	[REDACTED]		
Preferred Contact	Belgraphik Building Design Belgraphik Building Design	1680/0 Burwood Highway, Belgrave VIC 3160	W: 03-9754-7464 M: 03-9754-7464 E: info@belgraphik.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total			\$714.40



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Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
12-11-2025	A Copy of Title	Copy of Title.pdf
12-11-2025	A Copy of Title	Copy of Plan...pdf
12-11-2025	Site plans	B25-017 [REDACTED] TP_12_11_25_.pdf
12-11-2025	Overlay Requirements	B25-017 Cover Letter - Town Planning Permit.pdf
12-11-2025	Additional Document	B25-017 Cover Letter - Town Planning Permit.pdf
12-11-2025	Additional Document	9 Mackenzie Street, Cockatoo IMPACT ASSESSMENT.pdf
12-11-2025	Additional Document	9 Mackenzie Street, Cockatoo TREE PROTECTION MANAGEMENT PLAN DRAWING.pdf
12-11-2025	Additional Document	9 Mackenzie Street, Cockatoo TREE PROTECTION MANAGEMENT PLAN.pdf
12-11-2025	Additional Document	26004 BMO 9 MACKENZIE STREET COCKATOO V1.0.pdf
12-11-2025	Additional Document	26004 BMP 9 MACKENZIE STREET COCKATOO V1.0Stamp.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	Belgraphik Building Design	Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com
Submission Date	12 November 2025 - 12:21:PM		

Declaration

By ticking this checkbox, I, Belgraphik Building Design Belgraphik Building Design, 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.



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Date Prepared: 30 March 2026

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After Hours: 1300 787 624
Fax: 03 5941 3784



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250692
Address of the Land:	9 Mackenzie Street, Cockatoo, Vic 3781

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Belgraphik Building Design
Address:	1680/0 Burwood Highway, Belgrave VIC 3160
Phone:	0397547464
Email:	info@belgraphik.com

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amendment is to change the application to that of a small second dwelling.		



ADVERTISED MATERIAL

Planning Application: T250692
Date Prepared: 30 March 2026

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount 90,000

DECLARATION

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

Name:	[REDACTED]
Signature:	[REDACTED]
Date:	14/01/2026

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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



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Planning Application: T250692
Date Prepared: 30 March 2026

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Application Summary

Portal Reference	D126865M
Reference No	T250692

Basic Information

Cost of Works	\$90,000
Site Address	9 Mackenzie Street Cockatoo VIC 3781

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	No such encumbrances are breached
<input type="checkbox"/> Note: During the application process you may be required to provide more information in relation to any encumbrances.	


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 Planning Application: T250692
 Date Prepared: 30 March 2026

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Documents Uploaded

Date	Type	Filename
16-03-2026	Additional Document	Amended Plans_16.03.26.pdf
16-03-2026	Additional Document	Amended Bushfire Management Plan.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	Belgraphik Building Design	Burwood Highway, Belgrave VIC 3160	W: 9757-7464 E: info@belgraphik.com
Submission Date	16 March 2026 - 04:22:PM		

Declaration

By ticking this checkbox, I, , 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

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

VOLUME 08722 FOLIO 917

Security no : 124129833831Y
Produced 12/11/2025 12:03 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 080907.
PARENT TITLE Volume 03577 Folio 260
Created by instrument LP080907 03/06/1968

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 LP080907 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: 9 MACKENZIE STREET COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



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Document Type	Plan
Document Identification	LP080907
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/11/2025 12:03

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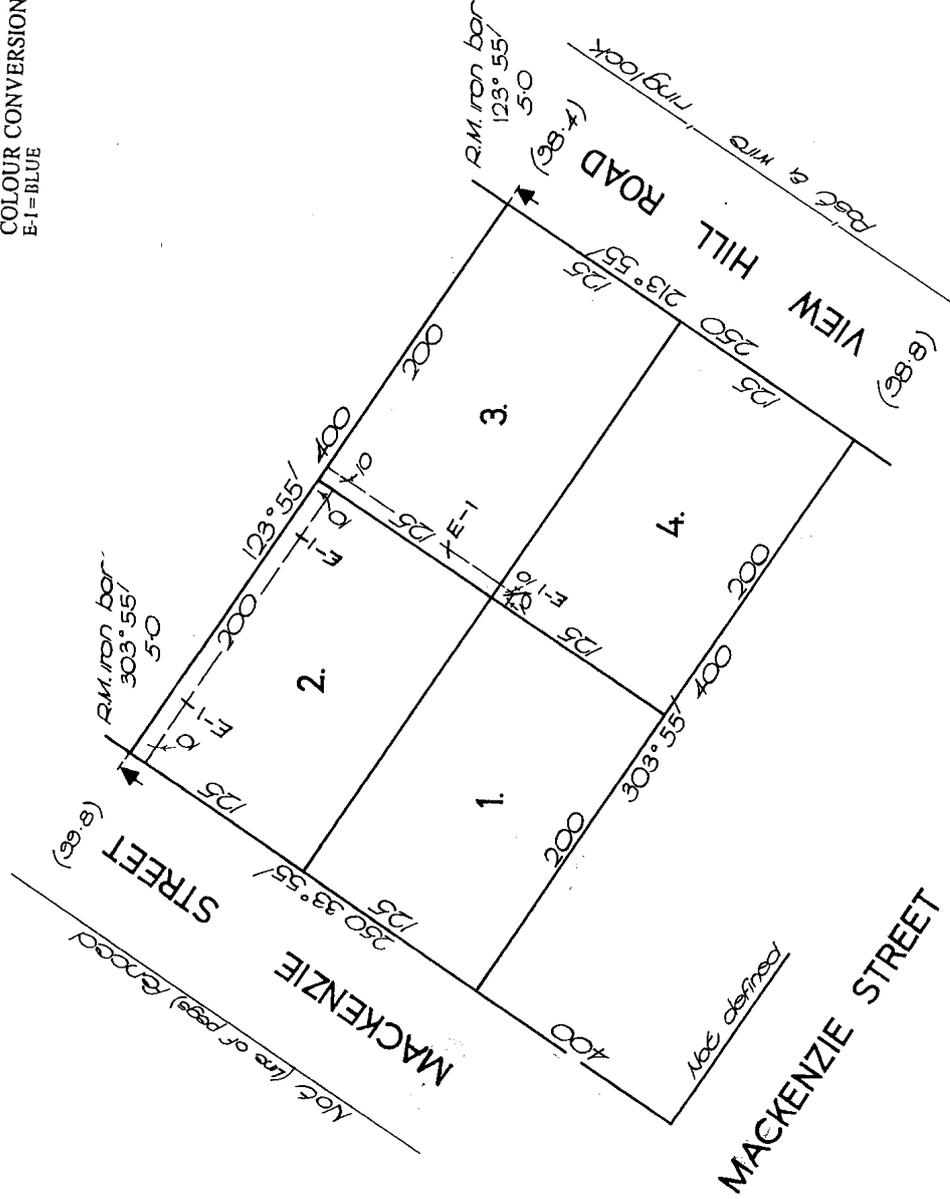
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LP80907
EDITION 1
APPROVED 9 / 5 / 68

**PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT B
PARISH OF GEMBROOK
COUNTY OF EVELYN**



COLOUR CONVERSION
E-1 = BLUE



The land coloured blue is appropriated for drainage purposes.

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FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

CERTIFICATE OF TITLE V. 3577 F. 260 ✓
 LODGED BY ARTHUR PHILLIPS & JUST ✓
 DATE 20.3.68 ✓
 DECLARED BY J.A. DAWSON 15.11.66 ✓
 CONSENT OF COUNCIL SHIRE OF
 BERNICK
 12.12.66 ✓
 PLAN APPROVED DATE 9.5.68 ✓ TIME 12.55 ✓

LP 89907.....
 BACK OF SHEET ...J.....

THE LAND COLOURED BLUE
 IS APPROPRIATED
 OR SET APART FOR
 EASEMENTS OF DRAINAGE


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Cardinia Shire Council
Town Planning Department

Civic Centre, 20 Siding Avenue, Officer

December 23rd, 2025



ADVERTISED MATERIAL

Planning Application: T250692
Date Prepared: 30 March 2026

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Request for Planning Permit

Details

Site Address:	9 Mackenzie Street, Cockatoo 3781
Existing Use:	Residence
Proposal:	Proposed Small Second Dwelling
Owner:	[REDACTED]
Applicant:	Belgraphik Building Design
Zone:	NRZ1
Overlay(s):	BMO2, VPO2, DDO2

Attached Documents

1 x	Copy of Plans including Site Plan, Existing Conditions, Floor Plans, Elevations
1 x	Current Copy of Title and Plan
1 x	Relevant Photos
1 x	Arboriculture Construction Impact Assessment [REDACTED] 2.10.25
1 x	Tree Protection Management Plan [REDACTED] 2.10.25
1 x	Bushfire Management Plan – Keystone Alliance Bushfire Assessments
1 x	Clause 54 Written Statement Checklist

1. The Proposal

Dear Sir/Madam,

The property is zoned Neighbourhood Residential Zone – Schedule 1 and is subject to a Bushfire Management Overlay (BMO) – Schedule 2, a Vegetation Protection Overlay (VPO) – Schedule 2 and a Design and Development Overlay (DDO) - Schedule 2.

Neighbourhood and Site Description

Neighbouring properties include primarily residential lots of similar sizes. Buildings include mostly single storey dwellings along with various large outbuildings. Materials are mainly including weatherboard with metal sheet and tiled roofing.

The site is regular in shape and is approximately 1010 m². The front western boundary borders MacKenzie Street approximately 31.9m from proposed works. North, South and East boundaries border neighbouring residential properties. Boundary fencings consist of timber paling along with corrugated steel panel fencing.

Proposed Works

Our clients wish to alter their existing property by incorporating a 60m² small second dwelling onto their existing garden area. The proposed construction will provide a more usable indoor space for the client and their family.

A permit is required pursuant to Clause 44.06-2 of the Bushfire Management Overlay, as the works include a dwelling for the use of accommodation. Therefore, a Bushfire Management Plan has been attached with this application.

Pursuant to Clause 42.02-1 to the Vegetation Protection Overlay, a planning permit is not required as the works do not include the removal of any vegetation. An arborist report has been provided with this application to support this.

Pursuant to Clause 43.02 to the Design and Development Overlay a planning permit is required as the proposed dwelling is within two meters to a boundary.

Existing sewerage connections are available on site for the proposed second dwelling.

Photos of the existing building and surroundings are included with this application.

As a small second dwelling, the requirements of Clause 54 have been met, and attached to this cover letter is the written statement checklist defining their conformity in more detail.



2. Planning Zones

32.09 – Neighbourhood Residential Zone	
32.09-2 - Building and works	
A permit is required to construct or carry out any of the following:	
Requirement:	Details:
- A building or works associated with a use in Section 2/3 of Clause 32.09-2	N/A Works are a small second dwelling . Reticulated natural gas will not be supplied to the building, or part of a building, used for the small second dwelling.
32.09-4 - Construction or extension of a dwelling, small second dwelling or residential building Minimum Garden Area Requirement An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area as set out in the following: (Above 650 sqm) 35%	Over 35% of the lot has been set out as garden area.
32.09-5/6 - Construction and extension of one dwelling on a lot Permit Requirement A permit is required to construct or extend a small second dwelling on a lot of less than 300 square metres. A development must meet the requirements of Clause 54.	Lot is over 300 square metres The development meets the requirements of Clause 54.



3. Planning Overlays

42.02 – Vegetation Protection Overlay	
42.02-3 - Building and works.	
A permit is required to:	
Remove, destroy or lop any vegetation specified in a schedule to this overlay.	N/A No vegetation removal is required for works. Refer to Arborist Report provided.
Schedule 2 to Clause 42.02 Vegetation Protection Overlay:	
A permit is required to:	
Remove, destroy or lop any vegetation	N/A No vegetation removal is required for works. Refer to Arborist Report provided.

44.06- Bushfire Management Overlay	
42.03-2 – Permit requirement	
A permit is required to construct a building or construct or carry out works associated with the following uses:	
Class of Application:	Details
<ul style="list-style-type: none"> • Accommodation • Education centre • Hospital • Industry • Leisure and recreation • Office • Place of assembly • Retail premises • Service station • Timber production • Warehouse <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">  ADVERTISED MATERIAL Planning Application: T250692 Date Prepared: 30 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 1997. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small> </p> </div>	Permit required: A Bushfire Management Plan has been provided with this application.

43.02 – Design and Development Overlay	
43.02 – Permit requirement	
A permit is required to construct a building or construct or carry out works. This does not apply: To the construction of a building or construction or carrying out of works for a small second dwelling if all the following requirements are met:	
Requirements:	Details:
The building height must not exceed 5 metres.	Building height is approximately 4.3 metres
The building must be finished using muted tones and colours.	Exterior cladding is muted tones and colours.
Schedule 2 to Clause 43.02 Design and Development Overlay	
2.0 – Building and works	
A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:	
Any building must be set back at least 10 metres from a Transport Zone 2, 7.5 metres from a Transport Zone 3 or any other road, and 2 metres from any other boundary.	Dwelling is closer than 2 metres to boundaries
Any building or works must be set back at least 60 metres from a waterway.	N/A Proposal is more than 60 metres from any waterway
If the building is an extension to an existing dwelling.	Proposal is not an extension
If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 80 square metres.	Proposal is not an outbuilding ancillary to a dwelling
The height of any building must not exceed 7 metres above natural ground level.	N/A Building is less than 7 metres
The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.	N/A All retaining walls and earthworks are under 1 meter.
The slope of the land on which buildings or works are undertaken must not exceed 20%.	N/A Slope does not exceed 20%

Schedule 2 to Clause 43.02 Design and Development Overlay	
2.0 – Building and works	
A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:	
Requirements:	Details:
Building materials must be non-reflective or subdued colours which complement the environment.	N/A Exterior cladding is non-reflective muted tones and colours
If sewerage is not available, the land must be capable of containing on site all wastewater generated by the use or development.	N/A Sewage is available on site

4. Site Photos

	
Photo 1 Northern Elevation / Proposed area for works	Photo 2 Western Elevation / Street view of existing dwelling



ADVERTISED MATERIAL

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5. Summary

Due to the reasons documented in this letter we believe the application is acceptable for approval.

- No tree or vegetation removal required - An arborist report has been provided
- Materials and finished have been designed in muted tones and non-reflective to not contrast with the surrounding landscape
- All earthworks are under 1 meter
- A Bushfire Management Plan has been provided

A permit is required pursuant to Clause 44.06-2 of the Bushfire Management Overlay, as the works include a dwelling for the use of accommodation. Therefore, a Bushfire Management Plan produced has been attached with this application.

Pursuant Clause 43.02 to the Design and Development Overlay a planning permit is required as the proposal is a small second dwelling which is within two meters to boundaries. It should be noted however the proposal complies with Clause 54 in regard to boundary setbacks (54.02-4), in which a minimum of 1 metre setback is maintained from boundary perimeters.

Pursuant to Clause 54, a written statement checklist has been attached to address conformity for a small second dwelling.

Please advise if you require anything further information.

Sincerely,



Belgraphik Building Design
TP1 McGowan B25-017

Date 23/12/25





Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard A2-5 Site coverage (Clause 54.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Building site coverage does not exceed 60%, as per NRZ requirements. (Total building site coverage percentage: 24%)
Standard A2-6 Tree canopy (Clause 54.02-6)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	More than 3 Canopy trees already exist on the property.
Standard A2-7 Front fences (Clause 54.02-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A - dwelling is back of site
Standard 54.02-8 Building setback for small second dwellings (Clause 54.02-8)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Small second dwelling is positioned behind the existing dwelling.
Standard A3-1 Street integration (Clause 54.03-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	N/A - Small second dwelling does not abut street frontage.
Standard A3-2 Private open space (Clause 54.03-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Private open space provided is more than 8m ² (Total private open space: 30m ²)
Standard A3-3 Solar access to open space	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Required setback between open space and north wall of shed is met. (2m (0.9x3.1) = 4.79 minimum setback) (Total setback: 6.1m)


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Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
(Clause 55.03-3)			
Standard A3-4 Daylight to new windows (Clause 54.03-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Min. 1 metre setback from any walls blocking light entry.
Standard A3-5 Safety and accessibility for small second dwellings (Clause 54.03-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Path provided from driveway to small second dwelling ramp. Min. 1 metre width.
Standard A4-1 Daylight to existing windows (Clause 54.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A <div data-bbox="1420 675 1944 935" style="border: 2px solid blue; padding: 5px; text-align: center;">  ADVERTISED MATERIAL Planning Application: T250692 Date Prepared: 30 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> </div>
Standard A4-2 Existing north-facing windows (Clause 54.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A
Standard A4-3 Overshadowing secluded open space (Clause 54.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Minimal overshadow. See shadow diagrams provided.
Standard A4-4 Overlooking (Clause 54.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A - No overlooking windows.



Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard A5-1 Permeability (Clause 54.05-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	Total percentage of Permeable Site Surface Area: 61%
Standard A5-2 Overshadowing domestic solar energy systems (Clause 54.05-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A - See shadow analysis. Small second dwelling does not overshadow existing.
Standard A5-3 Rooftop solar energy generation area (Clause 54.05-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	N/A - Doesn't apply to small second dwelling.
Standard A5-4 Solar protection to new north-facing windows (Clause 54.05-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	N/A - Doesn't apply to small second dwelling.



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Bushfire Management Statement Pathway 2



Property Address:

9 Mackenzie Street Cockatoo

3781

Prepared for: Proprietor

Date: February 2026

Ref# 26004/2.0



Prepared by



Bushfire Consultant

Post Graduate Diploma in Bushfire Protection

Western Sydney University

Assessing property in bushfire prone areas since 2010



**KEYSTONE
ALLIANCE**



**BUSHFIRE
ASSESSMENTS**

Bushfire Assessments project: 26004/2.0
Cover image: Looking at site from the road.

Bushfire Assessments

ABN 44 103 792 088

277 Plenty Road, Preston Vic

M: 0450 770 778

Version Control

Version	Date		Name
1.0	13/08/2025	Analysis, mapping and report compilation	[REDACTED] Manager, Bushfire Planning and Design
1.0	13/08/2025	Peer review	[REDACTED] Admin
1.0	13/08/2025	Bushfire Assessment and BMP reports	To client
2.0	17/02/2026	Proposed name to 'small second dwelling'	To client



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2 Executive Summary

The assessment of this site was undertaken on **February 2026** to determine the Bushfire Attack Level (BAL) in accordance with the Victorian Planning Provisions and AS 3959-2018.

The site is a **residential** lot in a **Neighbourhood Residential Zone** of **Cardinia Shire**

The parcel to be developed has a total area of approximately **1,010m²**.

We are seeking development approval to **construct a small second dwelling**.

On-site and surrounding area vegetation within the 150m assessment area is classified as **modified**.

Classified vegetation **modified** on any **slope** constructing with a **BAL 29** defensible space around the building is **50m or to PB**.

The area close to the site has a bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack**.

There are several designated NSP in **Cardinia Shire** the **Cockatoo Community Complex Community Hall** is the closest one.

A **10,000** -litre water tank will be required for firefighting purposes,

Access can meet BMO's access requirements (Appendix 4).

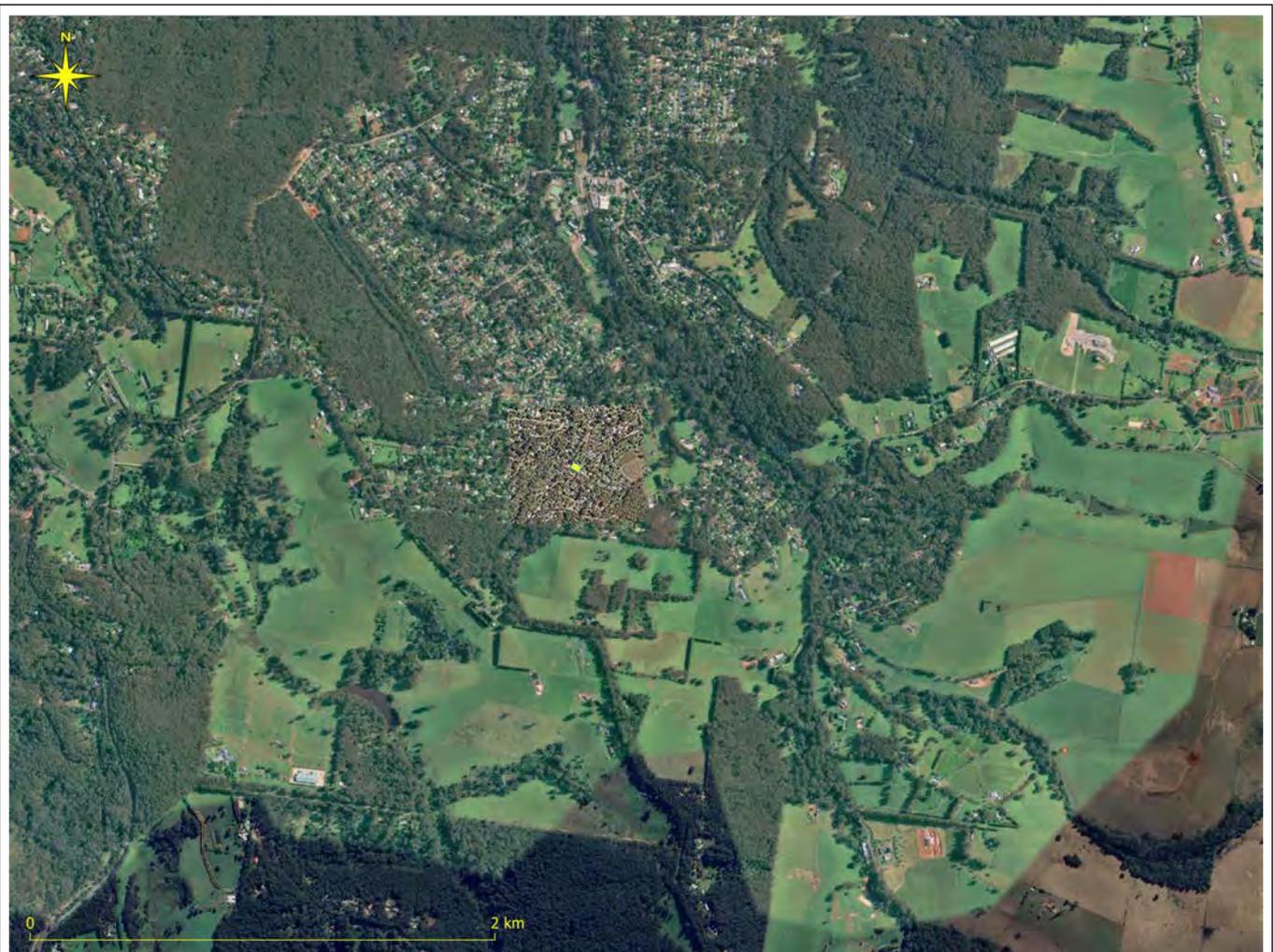


Figure 1 Aerial view of site highlighted parcel to be developed QGIS, data.vic.gov.au, google maps & nearmap

3 Introduction

The proposal seeks development approval to **construct a small second dwelling** on the land known as; **9 Mackenzie Street Cockatoo 3781**. The property comprises of one parcel as seen in *Figure 1 & Figure 2*

Keystone Alliance Bushfire Assessments has been engaged by; **Proprietor** to provide a Bushfire Management Statement in accordance with Clause 44.06 Bushfire Management Overlay and 53.02 Bushfire Planning Requirements at which is to accompany the planning permit application lodged with **Cardinia Shire**.

This assessment describes the subject site and surrounding area in relation to the risk associated with the Bushfire Attack Level (BAL), together with the relevant planning controls, namely, Australian Standard 3959-2018, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has **a rectangular** shape and an area of approx. **1,010m²** it is located in **Cockatoo's township** in one of **Cardinia Shire** semi-rural areas. The property has towns reticulated water supply with a fire plug sited in front of **#8 Mackenzie Str**, static water supply will be from water tanks, it is provided with telecommunication services and is connected to the sealed road network. Vehicular access to the land is via **Mackenzie Str**. (as in *Figures 1 & 2*)

The purpose of the report is to assist in a decision of issuing a planning permit for the construction of the proposed development in a Bushfire Management Overlay.



4 Site Description

3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia Shire
Lot and Plan Number:	Lot 2 LP80907
The shape of the site is:	rectangular
The dimensions of the site are:	Please refer to Image 2 Site area
The site has a total area of:	Approximately 1,010m ²
The zoning of the site is:	NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ) NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)
The overlays that apply to the site are:	BMO, DDO & VPO
Assessed by:	[Redacted]



Figure 2 Property's area QGIS data.vic.gov.au, google maps & nearmap



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9 Mackenzie Street Cockatoo 3781

5

0450 770 778

T 03 9478 8991

Email paul@keystonealliance.com.au

5 Bushfire hazard site assessment

A vegetation hazard assessment was carried out within a 150m radius from the proposed development. Within this area our interest was directed on the type of vegetation surrounding the proposal the distance from the proposal and the effective slope it stood (see Figure 3 below).

Figure 3 Assessment Area



QGIS nearmap, google maps & data.vic.gov.au

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5.1 Hazard Assessment

The proposed development has been assessed under Victoria’s Planning Provisions Clause 44.06, 53.02 and AS 3959 – 2018 “Construction of buildings in bushfire prone areas.”

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Modified	N/A	N/A	NA	BAL – 29	PB
2	Modified	N/A	N/A	NA	BAL – 29	PB
3	Modified	N/A	N/A	NA	BAL – 29	PB
4	Modified	N/A	N/A	NA	BAL – 29	PB

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL-29** fire risk and a requirement of defendable space around the building is **50m or to PB**.

5.2 Vegetation

Modified Vegetation

Much of the vegetation to the north and east of the site has been identified as ‘modified vegetation’ (see Map 2). Planning Practice Note 65 notes that modified vegetation can occur where fuel loads are high but the vegetation is modified because of urban development, gardens, the way the vegetation is configured (for example, limited or no understorey), or because the fuel loads are different from the fuel loads assumed by AS3959-2009 but the vegetation cannot be excluded as it is not low-threat or low-risk (DTPLI, 2014).



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5.3 Photos of Assessment Area



PLOT1 *modified vegetation*



PLOT1 *modified vegetation*



PLOT2 *modified vegetation*



PLOT2 *modified vegetation.*



PLOT3 *modified vegetation*



PLOT3 *modified vegetation.*



PLOT4 *modified vegetation*



PLOT4 *modified vegetation.*

6 Bushfire Hazard Landscape Assessment

6.1 Location description

The area surrounding the subject site is known for its rural and semi-rural character, characterized by a mix of residential properties, farmland, and natural landscapes is located in an area of Victoria, known for its lush forests and natural beauty. The region experiences a temperate climate, with warm summers and cool winters. During the summer months, the area can be prone to bushfires, especially if dry conditions and strong winds are present.

When assessing the bushfire risk at any given time, it is important to consider factors such as weather conditions, topography, and the types of vegetation in the vicinity. From a bushfire perspective, the site is situated in an area that may be susceptible to bushfire risk due to its surroundings and the vegetation present in the region. It is known for its diverse landscapes, including residential and bushland. Bushland regions contain a significant amount of fuel for fires, including trees, undergrowth, and leaf litter. The region experiences a climate with hot, dry summers and cool, wet winters, which can contribute to the potential for bushfires during the summer months.

Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **minor**, first aid treatment required, minor damage, some financial loss.

Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A landscape fire is possible approaching from the northwest or the south.

The main driveway access into the site is from **Mackenzie Str**. This is a dual carriageway, linking to **Cockatoo's** closest CFA Fire Station located **2.3** km via road on **28 Church Crescent** north of the entrance driveway.



6.1.1 Location & Landscape Assessment

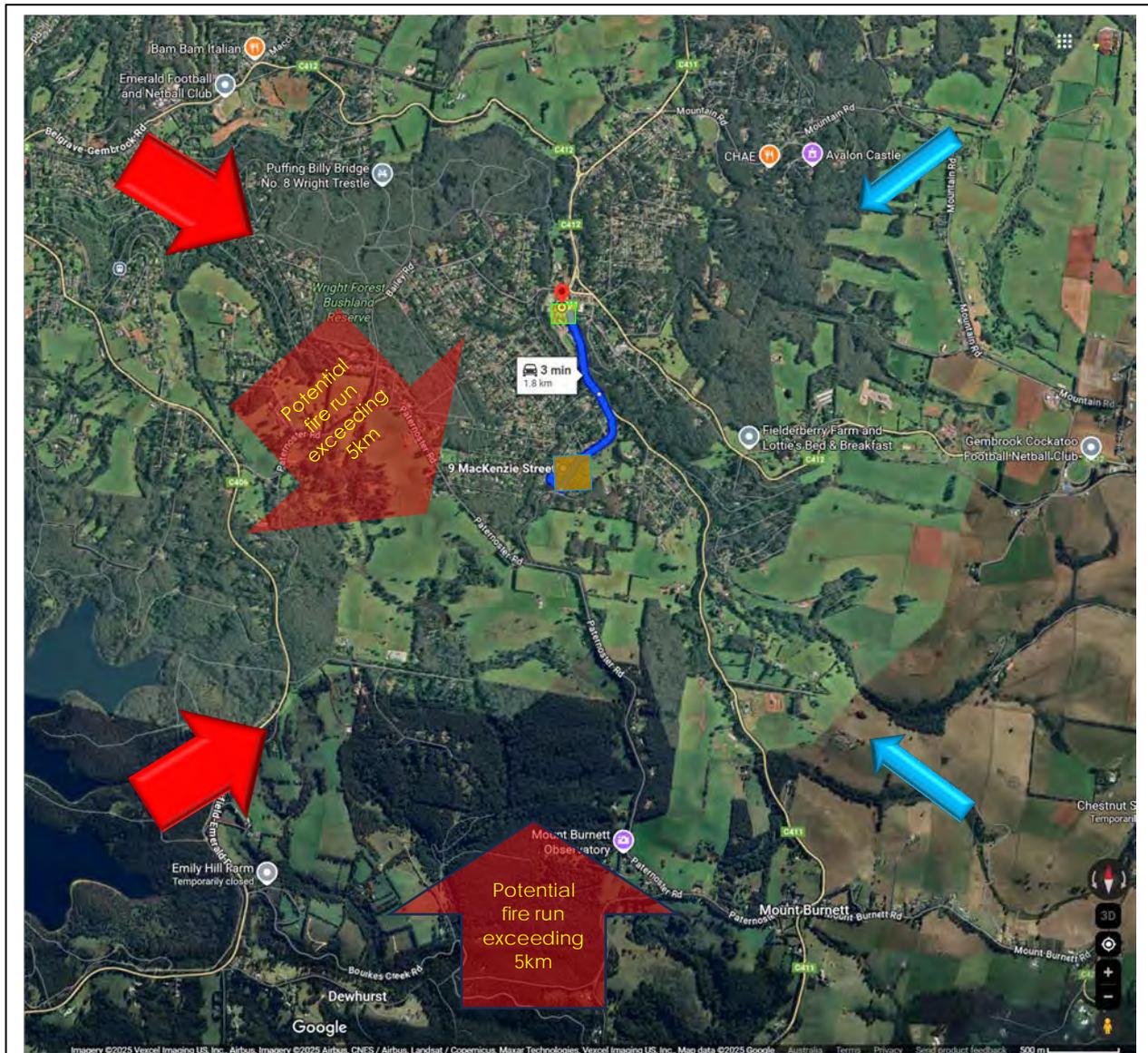
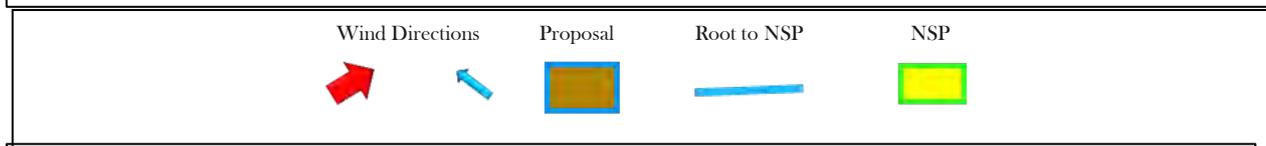


Figure 4 Location of site



Cardinia Shire has several designated Neighbourhood Safe Places (NSP). The **Cockatoo Community Complex Community Hall** is the closest NSP at approx. 3.1km as you can see in *Figure 4* above.

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6.1.2 Landscape risk

Clause 13.05 stipulates that new development is only permitted where 'the risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level'. To assist in defining the risk, four 'broader landscape types', representing different risk levels are described in "Planning Permit Applications Bushfire Management Overlay Technical Guide Sep. 2017".

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options.

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 2**:

Table 1- Landscape risk

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150m of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban m area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Evacuation options are limited or not available.



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6.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area has been impacted by bushfires in the recent history, bushfires have been recorded in the wider area and in the immediate area surrounding the subject site.

Controlled burns have taken place and a wildfire history has been recorded in the wider areas surrounding the proposal as you can see on Map 2. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire in 1983.



Figure 5 Bushfire history & planned burns around the proposal *QGIS data.vic.gov.au, google maps & nearmap*



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6.3 Bushfire Scenario

The most likely bushfire scenarios are those typically associated with the direction of the wind on severe or higher, fire danger days i.e. approach of bushfire from the north, northwest, west or southwest.

Due to the configuration of the surrounding vegetation a bushfire burning for many hours and running across a landscape is not possible. A localised fire is possible and is made more likely due to the urban nature of the location and the potential for arson and illegal activities such as campfires or even a lightning. Any fire that starts may quickly take hold and impact on adjoining properties. The intensity of the bushfire will not be severe and it will not be sustained for any significant length of time.

Hazard vegetation in this occasion is located **west, northwest** from the proposal, the development site will be impacted upon by a **moderate landscape scale** fire approaching from the **west, northwest**. A fire from these directions would approach through the **forested** areas of driven by hot, dry **north, north-western** winds commonly experienced during summer.

Whilst the **western forested** areas may intemperate the speed and intensity of the fire before it impacted the site, under the BMO conditions of low humidity, elevated temperatures and fierce winds, the development could be subjected to significant ember attack and possibly radiant heat. The cleared areas around the development are a considerable asset in this scenario and substantially reduce the threat of radiant heat and flame impacts.

The **forested** areas to the **west** of the site are a potential hazard to the development and could result in a fire approaching from the **west**, generating significant ember attack and radiant heat.

Whilst the **forested** area, can cause substantial amounts of embers and burning material to be blown long distances, the development site is sufficiently setback from the **hazard** such that it will be able to provide appropriate defendable space, commensurate with the risk and proposed construction standard of the building.



7 Bushfire Management Statement

7.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.

Compliance with these objectives at Clause 53.02-4.1 is proposed via the following Approved measures.

7.1.1 Approved measure 2.1 Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level'.

As identified in Section 5 the landscape is **not one** of extreme bushfire risk. Whilst a landscape scale bushfire could impact the site, the speed and intensity of a fire approaching from the west, **northwest**, will be somewhat moderated by residential land managed to low fuel levels surroundings of the proposal and of areas of low threat and/or non-vegetated areas.

To the **north at a distance** there are large contiguous **forested** areas and the possibility of a potential fire run in extreme weather conditions of high temperatures and low humidity is feasible.

It is proposed that the risk can be mitigated to an acceptable level by implementing bushfire protection measures in compliance with the BMO requirements including BAL construction standard, commensurate defensible space, provision of a water supply for firefighting, ensuring good access and egress are available for occupants and emergency services and, most importantly, management planning in the form of a Bushfire Emergency Management Plan.

7.1.2 Approved measure 2.2 Siting

A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

The proposed development is **a conventional residential lot** with minimal opportunities for considering slope, aspect or orientation in lowering bushfire risk. The proposed **small second dwelling** will be sufficiently distant to achieve **BAL-29** defensible space.

The building will be sufficiently distant from hazardous vegetation such that 'Table 2' to Clause 53.02-5 setbacks are achieved (please refer to Defensible Space Map 3).

The proposed development is close to a public road enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants/visitors.



7.1.3 Approved measure 2.3 Design

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

All BAL standards above BAL-Low are deemed to satisfy the building code requirement that buildings be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the:

- (a) *'potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and*
- (b) *intensity of the bushfire attack on the building'* (Building Code of Australia 2016).

The design of the buildings will aim to facilitate wind flow over the building and easy maintenance (e.g. cleaning of gutters) and avoid complex roof lines which may allow build-up of debris (e.g. accumulation of leaves and bark) and trap embers. Walls and eaves should similarly avoid or minimise re-entrant corners and other features that may trap debris and embers. The proposal will be constructed with a **BAL-29**.

7.2 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'.

Compliance with this objective is proposed via the following Approved and Alternative measures.

Approved measure 3.1 (AM 3.1) requires that: *'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:*

- *Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints,*
- *Column D of Table 2 to Clause 53.02-5.*

The building is constructed with a **BAL-29** the bushfire attack level that corresponds to the defendable space of **50m** provided in accordance with Clause 53.02-5 Table 2.



7.2.1 Building defensible space

The habitable building will be constructed with a **BAL-29** vegetation classified as **forest** on an effective slope of flat/upslope, required defensible space from classified vegetation is **50m** from the edges of the proposal as shown in *Figure 6* corresponding to Clause 53.02-5 Table 2.



Figure 6 Defensible Space is within property complying with Table 6 standards

7.2.2 Adjoining property defensible space

Alternative measures 3.3 (AltM 3.3)

Adjoining land may be included as defensible space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defensible space.

N/A



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7.3 Water supply and access objectives

'A static water supply is provided to assist in protecting the property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire'.

These objectives can be achieved via Approved measures 4.1 (AM 4.1):

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5'.*

The water supply may be in the same tank as other water supplies if a separate outlet is reserved for firefighting water supplies.

It is proposed that a minimum total capacity of **10,000**-litres be provided as a dedicated static water supply for bushfire firefighting only.

Access

Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).



8 Clause 13.02-1S Bushfire

Clause 13.02-1S Bushfire has the objective to “strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life”. This clause applies to land within the Bushfire Prone Area (BPA), BMO or proposed to be used or developed in a way that may create a bushfire hazard. Clause 13.02-1S contains five strategies to meet the objective, being:

- Protection of human life.
- Bushfire hazard identification and assessment.
- Settlement planning.
- Areas of high biodiversity conservation value; and
- Use and development control in a BPA.

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **29** kilowatts/square metre, which is commensurate to a BAL **29** construction standard.

The lot is **1,010** m² and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is on a main public road.

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS3959-2018 and Clause 53.02, which is applied to developments in the BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g., Woodland, Grassland), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation. The site assessment process and desktop assessment using GIS software has determined the most appropriate vegetation type and commensurate slope category for each section/aspect of unmanaged vegetation.

Non-vegetated areas such as dwellings, roads, driveways and footpaths are considered part of a landscape in which a building would be rated as BAL-LOW (AS3959- 2018). Occupants will be able to move towards areas rated as BAL-LOW by travelling in a generally **northern** direction into a highly urbanised area, or at the more localised scale, directly **north** on **Mackenzie Str** leading to the closest NSP in **Cockatoo Community Complex Community Hall** .

The CFA specify that areas where development should not proceed could include:

- Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire.
- Where bushfire protection measures will not reduce the risk to an acceptable level.
- Where evacuation (access) is severely restricted.
- Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g., vegetation protection, land subject to erosion or landslip’ (CFA, 2015).

None of these criteria or characteristics are applicable to the area of the proposed.

9 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as “**BAL 29**” fire risk, with Sections 3 & 7 utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

The proposed development has been sited and designed to avoid on and off-site constraints. AS3959-2018’ Construction of buildings in a bushfire prone area’ describes **risk category for:**

- BAL – 12.5 as: “Ember Attack”
- BAL – 19 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 12.5-19KW”
- **BAL – 29 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 19-29KW”**
- BAL – 40 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux with the increased likelihood of exposure to flames.
- BAL – FZ as: Direct exposure to flames from fire front in addition to heat flux and ember attack.

The final categorization of this site is subject to the relevant fire authority (CFA/MFB) review and approval.

Overall, the proposed development meets the requirements of the BMO and Clause 53.02– Bushfire Protection: Planning requirements.



10 Appendix 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.



11 Appendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

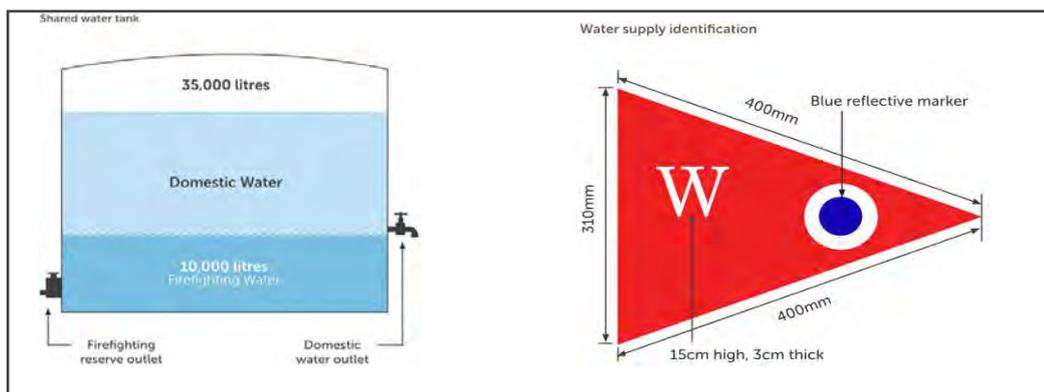
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

Water tank requirements

The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron. The water supply should be identified. The water supply may be provided in the same water



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tank as other water supplies provided they are separated with different outlets’.

CFA Fittings (CFA, 2014b)

‘If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA’s standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA’s requirements and will therefore comply with CFA’s standard permit conditions for the BMO.

Diagram 1 below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65mm tank outlet, two 65 mm ball or gate valves with a 65mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling’

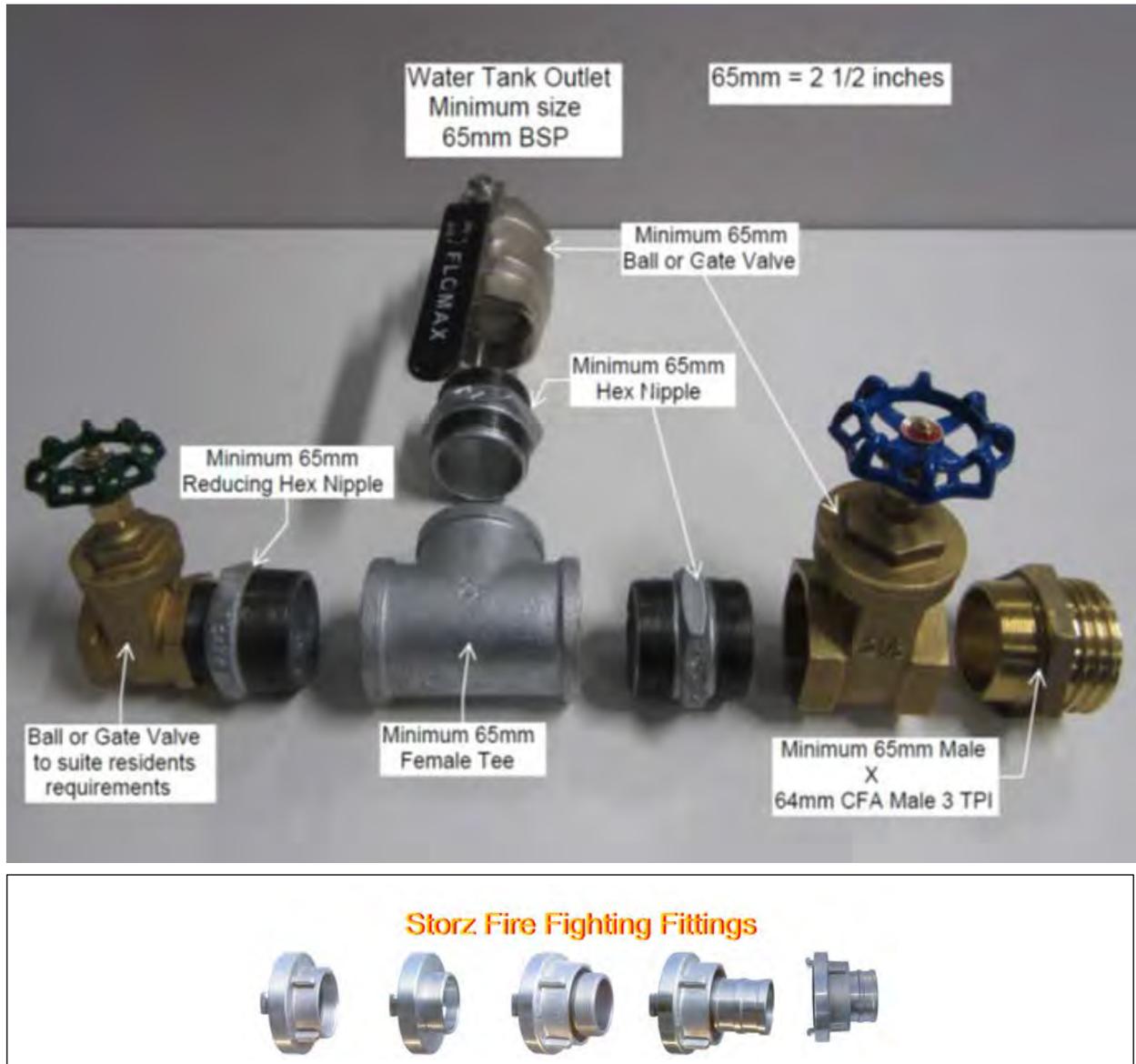


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings or Storz Fitting apply.

Conditions required for all applications

'Show [xx litres] of effective water supply for firefighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal'.

Additional conditions to apply if CFA fittings and access is required

'The water supply must also –

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling)'.

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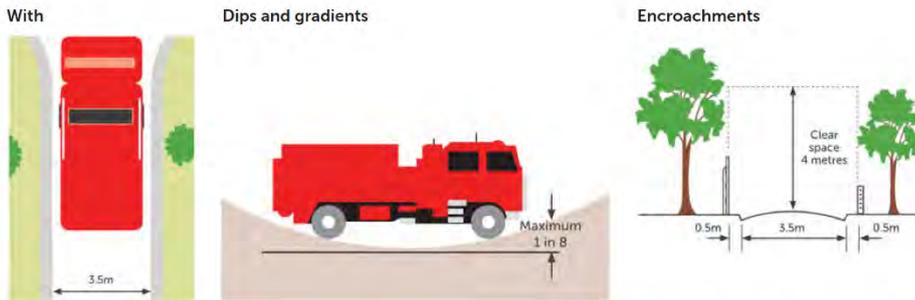
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12 Appendix 3: BMO access requirements

Where the length of access is greater than 30 metres the following design and construction requirements apply:

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.



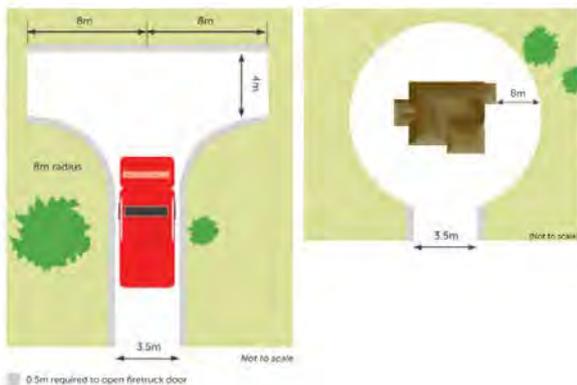
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

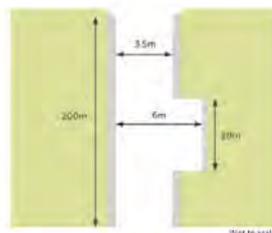
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.
- a turning circle with a minimum radius of 8 metres



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



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Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL 29

b) Defendable Space

Defendable space for a distance of 50m around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

c) Water Supply

The following requirements apply:

- An effective capacity of **10,000 litres**
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: Yes

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.10) entry and exit angle.



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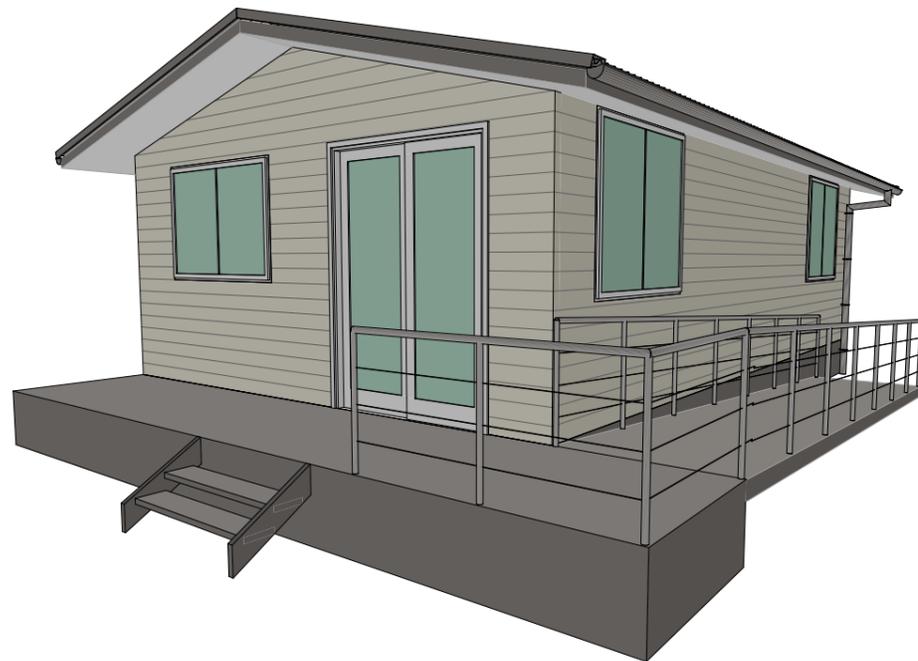


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PROPOSED SMALL SECOND DWELLING

9 MACKENZIE STREET COCKATOO 3781

WORKING DRAWINGS

- | | |
|-----|-----------------------|
| TP1 | SITE PLAN |
| TP2 | PROPOSED GROUND FLOOR |
| TP3 | PROPOSED ELEVATIONS |
| TP4 | PROPOSED ELEVATIONS |
| TP5 | SHADOW DIAGRAMS |
| TP6 | SHADOW DIAGRAMS |

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 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933	 bdcv Building Designers Association Victoria 	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	<table border="1"> <thead> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>TP - RFI - SITE LEVELS & MATERIALS</td> <td>16.03.26</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revisions	Date	B	TP - RFI - SITE LEVELS & MATERIALS	16.03.26													PROJECT PROPOSED SMALL SECOND DWELLING SITE ADDRESS 9 Mackenzie Street Cockatoo 3781 CLIENT 	<table border="1"> <thead> <tr> <th colspan="3">TITLE PAGE</th> </tr> </thead> <tbody> <tr> <td>Scale</td> <td>1:100</td> <td>UNO</td> </tr> <tr> <td>Original paper size</td> <td>A3</td> <td>Revn</td> </tr> <tr> <td>Drawn</td> <td>Zachary M.</td> <td>Dwg No.</td> </tr> <tr> <td>© Copyright. Reproduction of plans in whole or part prohibited</td> <td></td> <td>Proj No.</td> </tr> </tbody> </table>	TITLE PAGE			Scale	1:100	UNO	Original paper size	A3	Revn	Drawn	Zachary M.	Dwg No.	© Copyright. Reproduction of plans in whole or part prohibited		Proj No.
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Date	MAR 2026																																					
Revn	B																																					
Dwg No.	TP0 of 6																																					
Proj No.	B25-017																																					

Site Notes - Additions/Renovations
 Council: Cardinia
 Zone: NRZ1
 Overlay(s): BMO2, DDO2, VPO2, BPA
 Client: [REDACTED]
 Address: 9 Mackenzie Street, Cockatoo 3781

Our Ref: B25-017 Date revised: 22/12/2025
 Area of Existing: 188.10m²
 Area of Proposed & Existing: 248.10m²
 Percentage of Increased Area: 24.18%

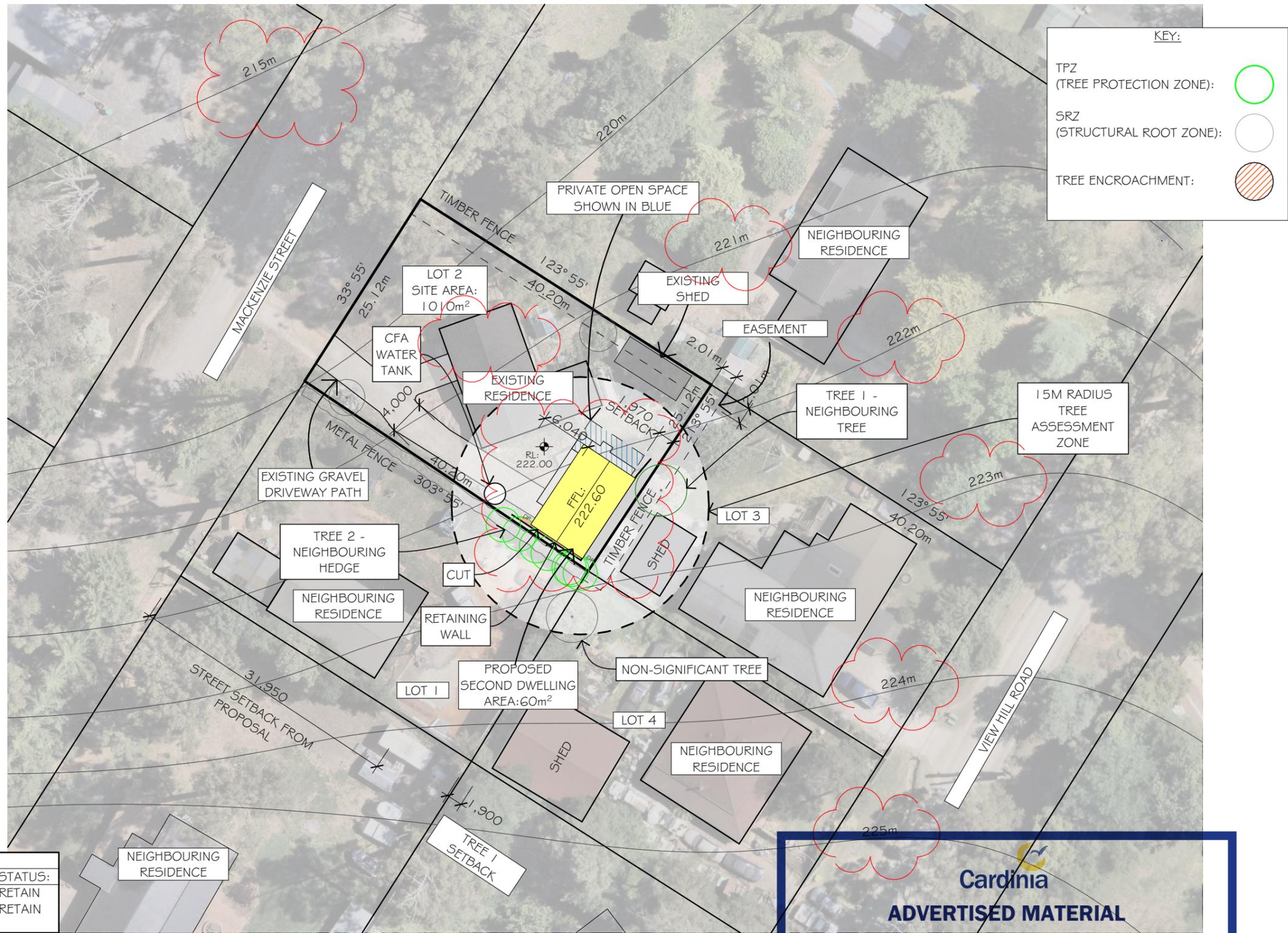
- ❑ All downpipes to connect to existing SW drainage system & connect to L.P.D. To relevant authority req's
- ❑ Provide 90mm agy pipe to base of any cut & connect to s.w. via silt pit.
- ❑ Earthworks as shown on Site Plan
- ❑ Retaining walls over 1.0m to Eng. Design
- ❑ Trees to be removed / impacted as noted. Refer to Arborist Report
- ❑ Building height does not exceed 7.0m
- ❑ No overshadowing issues
- ❑ No overlooking issues
- (A) More than 9.0m from neighbour.
- ❑ The site area covered by buildings does not exceed 60%.
- ❑ The site area covered by the proposed small second dwelling does not exceed 80m²

PROPOSED AREA SUMMARY

PROPOSED DWELLING TOTAL AREA (ROOFED):	60m ²
TOTAL SITE AREA:	1010m ²
TOTAL SITE AREA COVERED BY BUILDINGS:	244m ²
TOTAL PERCENTAGE OF SITE AREA COVERED BY BUILDINGS:	24%
TOTAL PERCENTAGE OF PERMEABLE SURFACES:	61%
PRIVATE OPEN SPACE AREA:	30m ²

TREE SCHEDULE:

TREE:	TYPE:	DBH:	TPZ:	SRZ:	ENCROACHMENT:	STATUS:
1	Paperbark	0.24m	3.0m	1.8m	0%	RETAIN
2	Pittosporum Hedge	0.16m	2.0m	1.5m	7.12%	RETAIN



KEY:

- TPZ (TREE PROTECTION ZONE):
- SRZ (STRUCTURAL ROOT ZONE):
- TREE ENCROACHMENT:

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SITE PLAN
 1:500

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Belgraphik
 BUILDING DESIGN

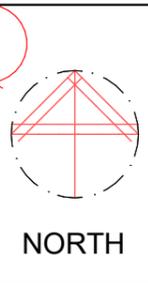
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Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.



PROJECT
PROPOSED SMALL SECOND DWELLING

SITE ADDRESS
**9 Mackenzie Street
 Cockatoo 3781**

CLIENT
 [REDACTED]

SITE PLAN

Scale: 1:500, 1:1	UNO	Date: MAR 2026
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TREE 1 - NEIGHBOURING TREE
REFER TO ARBORIST REPORT

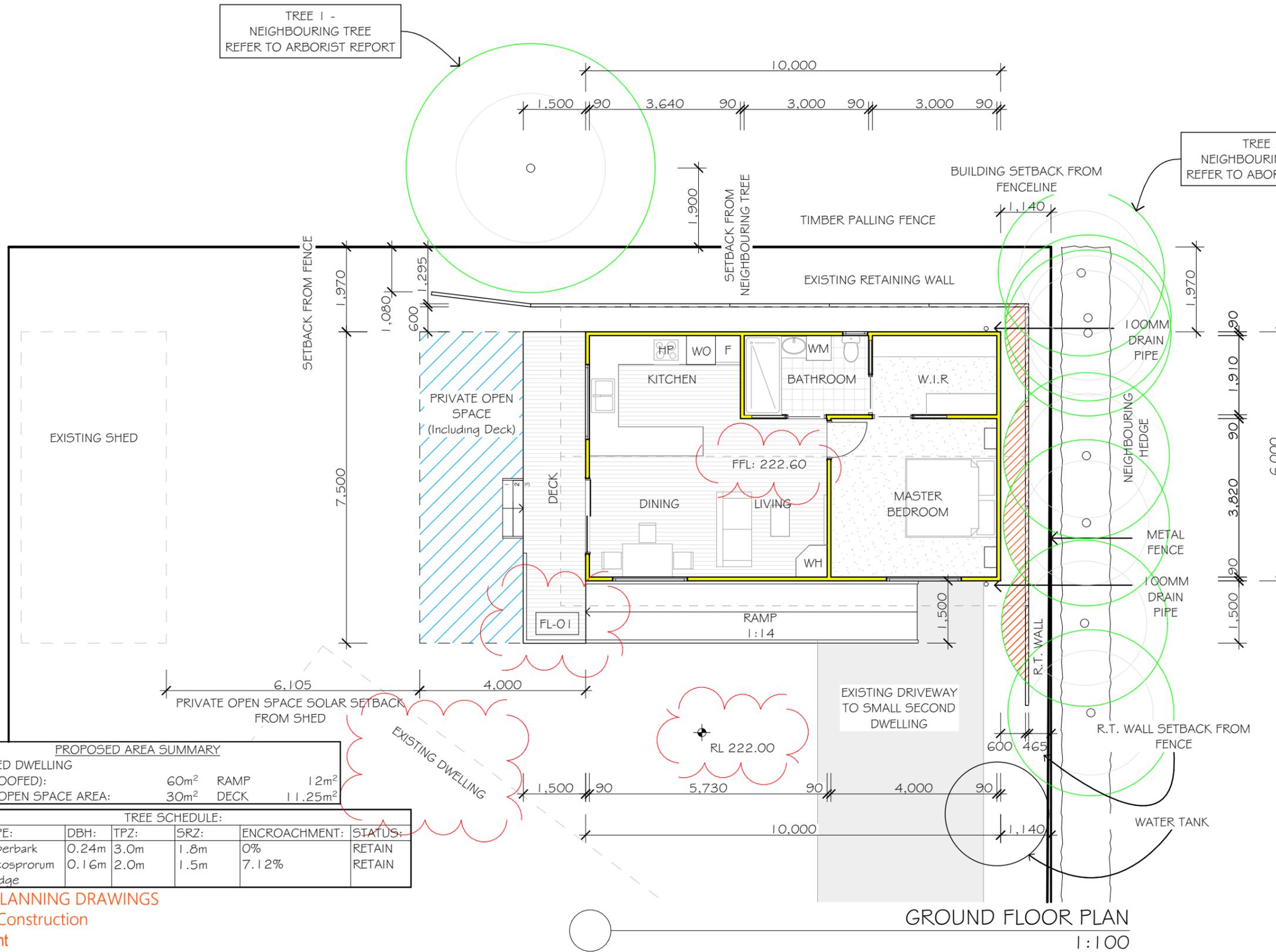
TREE 2 - NEIGHBOURING HEDGE
REFER TO ARBORIST REPORT

KEY:

TPZ (TREE PROTECTION ZONE): 

SRZ (STRUCTURAL ROOT ZONE): 

TREE ENCROACHMENT: 



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PROPOSED AREA SUMMARY

PROPOSED DWELLING			
TOTAL (ROOFED):	60m ²	RAMP	12m ²
PRIVATE OPEN SPACE AREA:	30m ²	DECK	11.25m ²

TREE SCHEDULE:

TREE:	TYPE:	DBH:	TPZ:	SRZ:	ENCROACHMENT:	STATUS:
1	Paperbark	0.24m	3.0m	1.8m	0%	RETAIN
2	Pittosporum Hedge	0.16m	2.0m	1.5m	7.12%	RETAIN

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PROJECT
PROPOSED SMALL SECOND DWELLING

SITE ADDRESS
**9 Mackenzie Street
Cockatoo 3781**

CLIENT
[REDACTED]

NORTH

Title
GROUND FLOOR

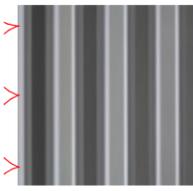
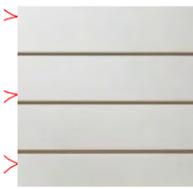
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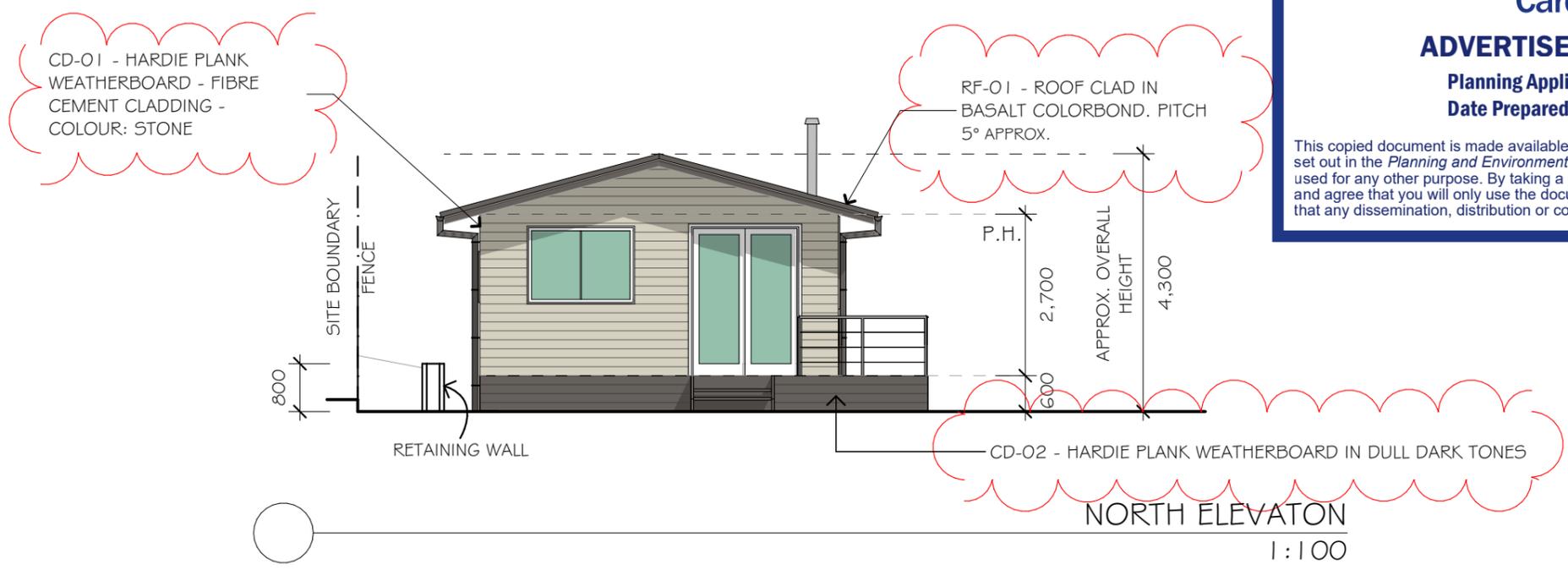
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Drawn: Zachary M. Dwg No: TP2 of 6

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MATERIAL SCHEDULE:

- 
RF-01
 BASALT COLORBOND ROOF
- 
CD-01
 HARDIE PLANK WEATHERBOARD - FIBRE CEMENT CLADDING - COLOUR: STONE
- 
CD-02
 HARDIE PLANK WEATHERBOARD - FIBRE CEMENT CLADDING - DULL DARK TONES
- 
FL-01
 MERBAU DECKING - PERMEABLE



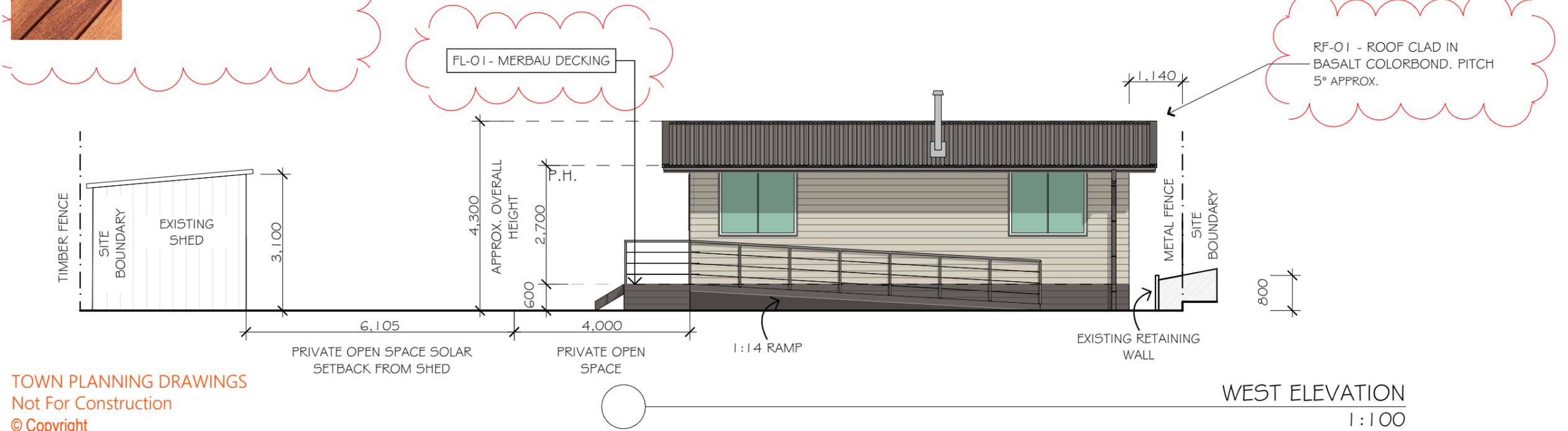


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Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	bdcav	Building Designers Association Victoria
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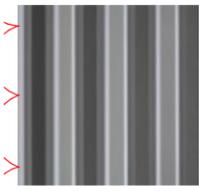
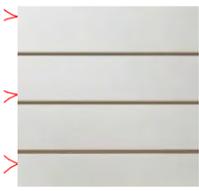
PROJECT
PROPOSED SMALL SECOND DWELLING

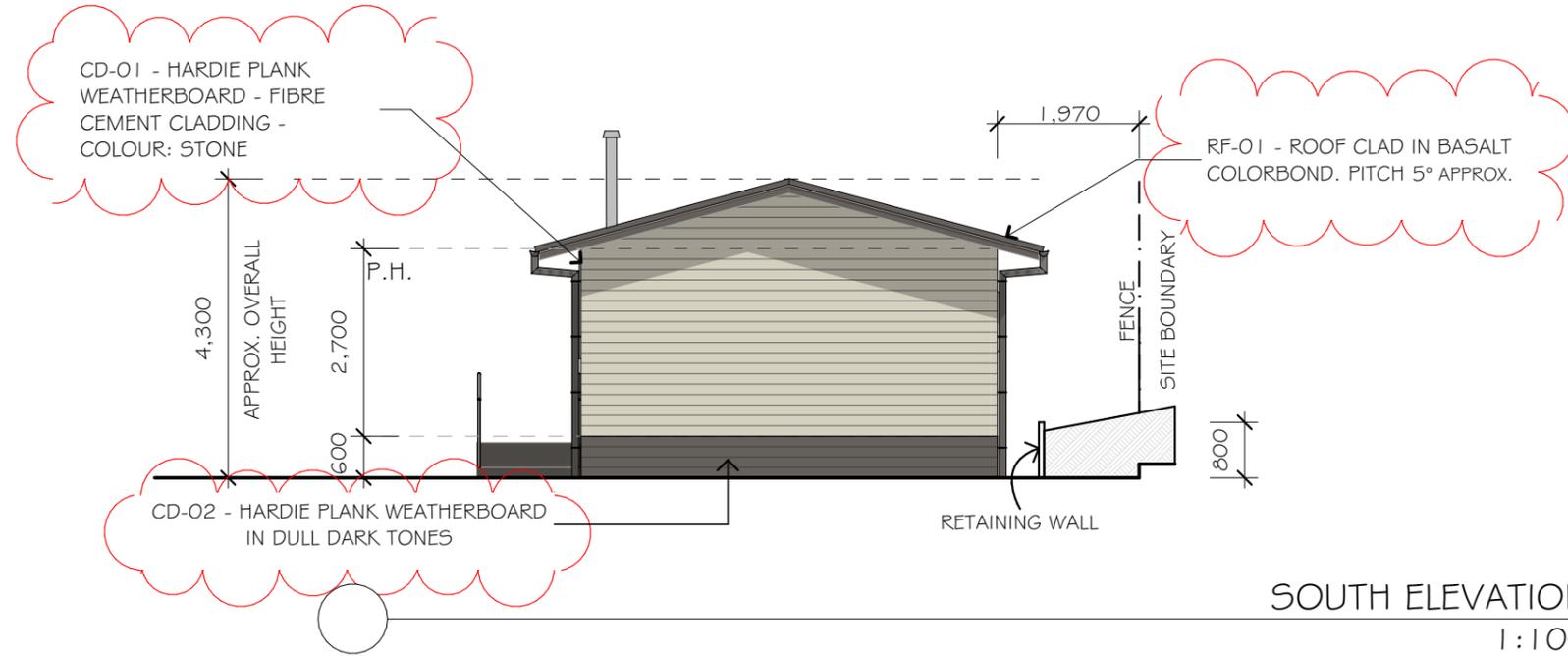
SITE ADDRESS
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Cockatoo 3781**

CLIENT
[REDACTED]

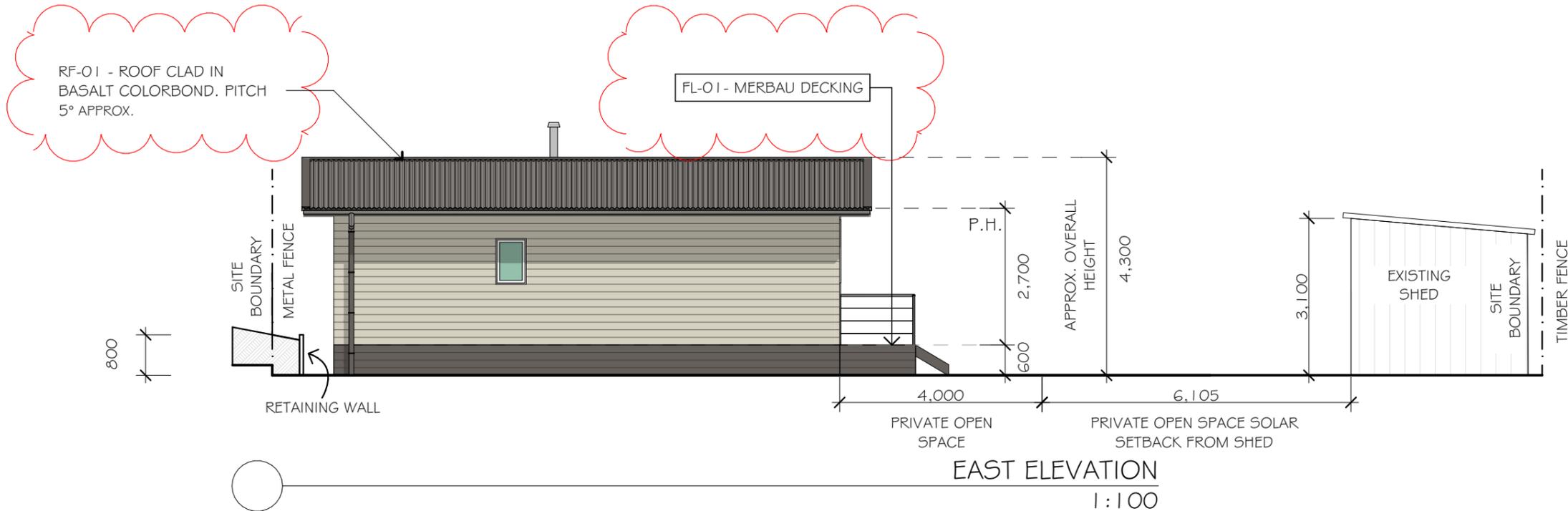
ELEVATIONS			
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Original paper size	A3	Revn	B
Drawn	Zachary M.	Dwg No.	TP3 of 6
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			B25-017

MATERIAL SCHEDULE:

- 
RF-01
 BASALT COLORBOND ROOF
- 
CD-01
 HARDIE PLANK WEATHERBOARD - FIBRE CEMENT CLADDING - COLOUR: STONE
- 
CD-02
 HARDIE PLANK WEATHERBOARD - FIBRE CEMENT CLADDING - DULL DARK TONES
- 
FL-01
 MERBAU DECKING - PERMEABLE



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100

Cardinia
ADVERTISED MATERIAL
 Planning Application: T250692
 Date Prepared: 30 March 2026

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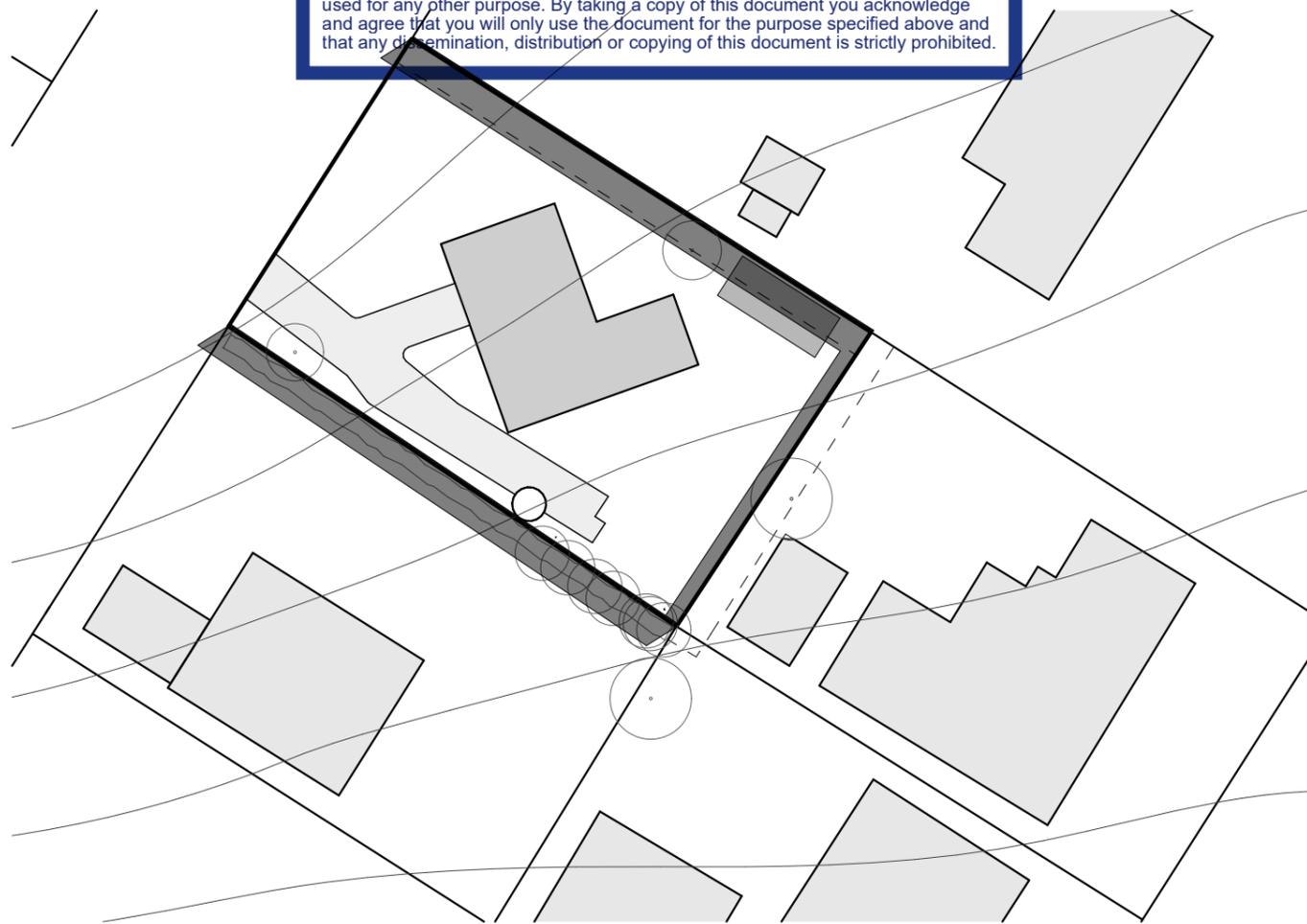
 1680 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063 Trading as Pegasus Australia Pty Ltd ACN 117 603 933	 REGISTERED Building Practitioner	Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>TP - RFI - SITE LEVELS & MATERIALS</td> <td>16.03.26</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revisions	Date	B	TP - RFI - SITE LEVELS & MATERIALS	16.03.26										PROJECT PROPOSED SMALL SECOND DWELLING SITE ADDRESS 9 Mackenzie Street Cockatoo 3781 CLIENT <div style="background-color: black; width: 100px; height: 15px;"></div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">ELEVATIONS</th> </tr> </thead> <tbody> <tr> <td>Scale</td> <td>1:100</td> <td>UNO</td> <td>Date MAR 2026</td> </tr> <tr> <td>Original paper size</td> <td>A3</td> <td>Revn</td> <td>B</td> </tr> <tr> <td>Drawn</td> <td>Zachary M.</td> <td>Dwg No.</td> <td>TP4 of 6</td> </tr> <tr> <td colspan="3">© Copyright. Reproduction of plans in whole or part prohibited</td> <td>Proj No. B25-017</td> </tr> </tbody> </table>	ELEVATIONS				Scale	1:100	UNO	Date MAR 2026	Original paper size	A3	Revn	B	Drawn	Zachary M.	Dwg No.	TP4 of 6	© Copyright. Reproduction of plans in whole or part prohibited			Proj No. B25-017
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9AM SHADOW DIAGRAM - SUMMER - W/O PROPOSAL
1:500



3PM SHADOW DIAGRAM - SUMMER - W/O PROPOSAL
1:500

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B	TP - RFI - SITE LEVELS & MATERIALS	16.03.26																						
SITE ADDRESS 9 Mackenzie Street Cockatoo 3781	CLIENT 	Scale 1:500 UNO Date MAR 2026 Original paper size A3 Revn B Drawn Zachary M. Dwg No. TP5 of 6 © Copyright. Reproduction of plans in whole or part prohibited Proj No. B25-017																						

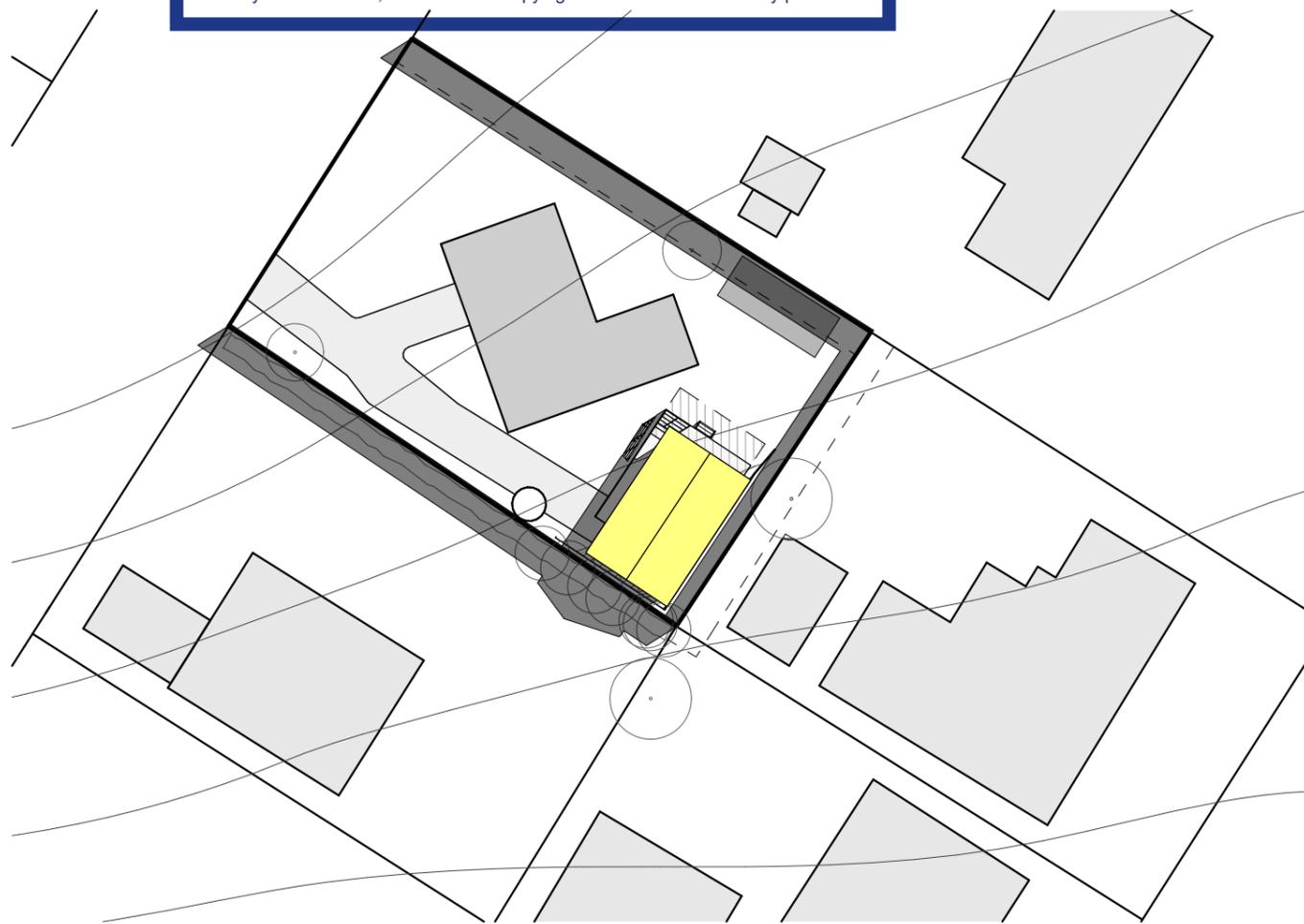


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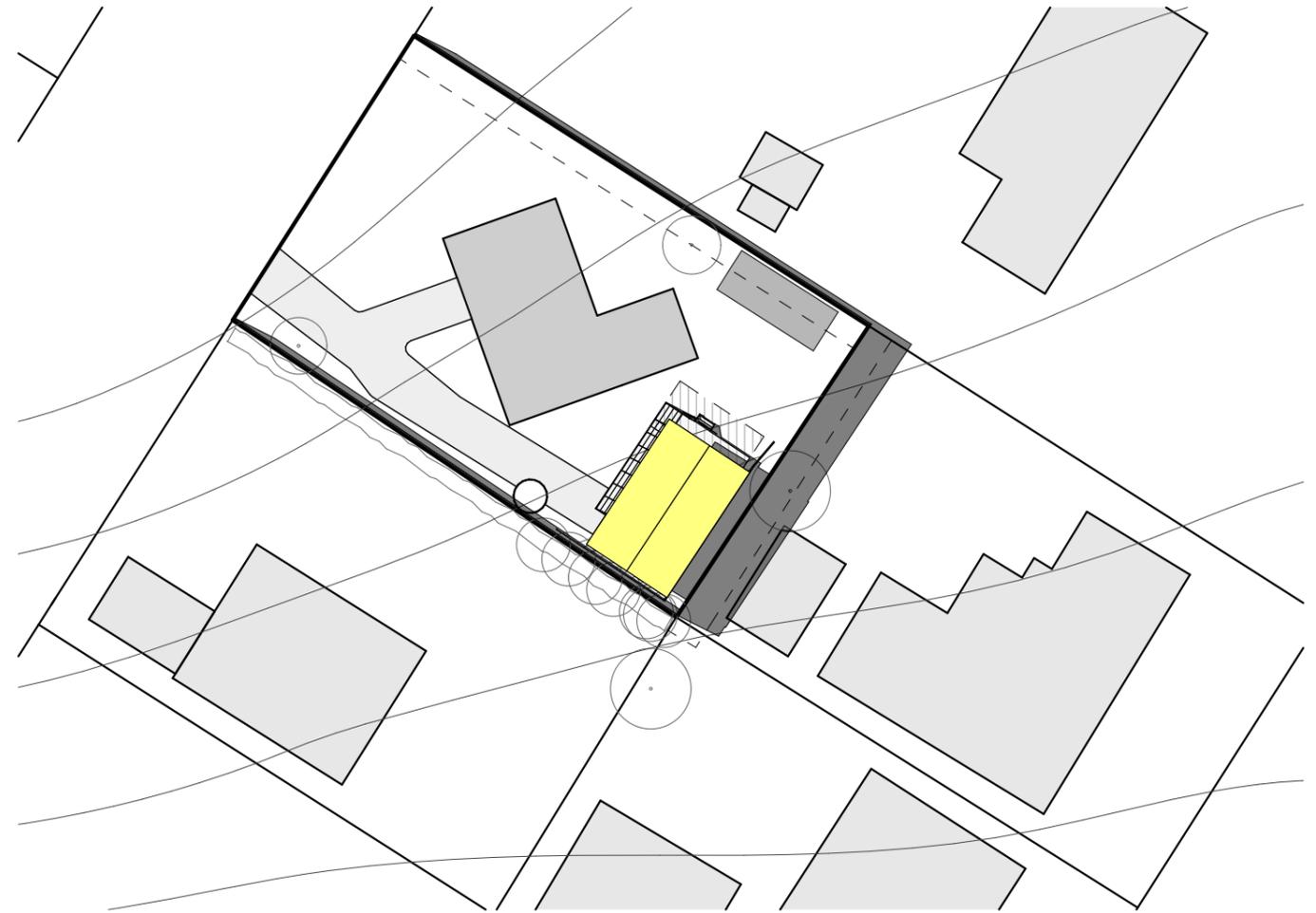
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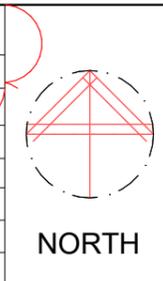
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No.	Revisions	Date
B	TP - RFI - SITE LEVELS & MATERIALS	16.03.26



PROJECT
PROPOSED SMALL SECOND DWELLING

SITE ADDRESS
**9 Mackenzie Street
Cockatoo 3781**

CLIENT
[REDACTED]

Title			
SHADOW DIAGRAMS			
Scale	1:500	UNO	Date MAR 2026
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