Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	118 Ahern Road, Pakenham 3810 L1 LP209629
The application is for a permit to:	Buildings and works for the construction of nine (9) dwellings and vegetation removal

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

32.08-7	Construct two or more dwellings on a lot
52.37-2	Remove, destroy or lop a canopy tree

APPLICATION DETAILS

The applicant for the permit is:	Civikons Design
Application number:	T250768

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	28 April 2026

WHAT ARE MY OPTIONS?

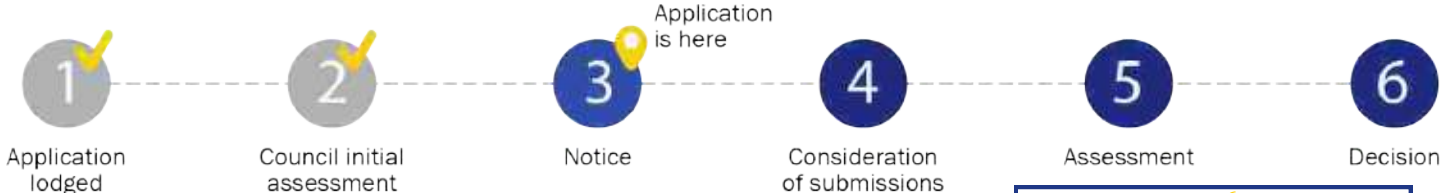
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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.



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Planning Application: T250768
Date Prepared: 13 April 2026
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Cardinia ePlanning

Application Summary

Portal Reference	A42545SJ

Basic Information

Proposed Use	The construction of nine (9) dwellings and to remove five (5) canopy treesâ€™
Current Use	Single dwelling
Cost of Works	$2,920,000
Site Address	118 Ahern Road Pakenham 3810

Covenant Disclaimer

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

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

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Contacts

Type	
Applicant	[redacted]
Owner	
Preferred Cont	

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 13	More than $1,000,000 but not more than $5,000,000	$3,874.70	100%	$3,874.70
		Total		**$3,874.70**

Documents Uploaded

Date	Type	Filename
19-12-2025	A Copy of Title	118 Ahern Rd - Copy of Title and Plan.pdf
19-12-2025	Site plans	03 DESIGN RESPONSE SITE PLAN.pdf
19-12-2025	Existing floor plan	02 NEIGHBOURHOOD AND SITE DESCRIPTION.pdf
19-12-2025	A proposed floor plan	04-06 PROPOSED FLOOR PLANS.pdf
19-12-2025	Proposed elevation plan	07-08 PROPOSED ELEVATIONS.pdf
19-12-2025	Neighbourhood and Site Description	02 NEIGHBOURHOOD AND SITE DESCRIPTION.pdf
19-12-2025	Design response	03 DESIGN RESPONSE SITE PLAN.pdf
19-12-2025	Shadow Diagrams	09-10 SHADOW DIAGRAMS.pdf
19-12-2025	Additional Document	11 GARDEN AREA.pdf
19-12-2025	Additional Document	12 PERMEABILITY & STORM WATER MANAGEMENT.pdf
19-12-2025	Additional Document	13 SURVEY PLAN.pdf
19-12-2025	Additional Document	01 FRONT PAGE.pdf
19-12-2025	Additional Document	118 Ahern Rd - Arboricultural Impact Assessment v2.pdf
19-12-2025	Additional Document	118 Ahern Rd - Blue Factor Report.pdf
19-12-2025	Additional Document	118 Ahern Rd - South East Water DBYD Asset Info.pdf
19-12-2025	Parking Plans	118 Ahern Rd - Swept Path Plans.pdf
19-12-2025	Landscape plans	118 Ahern Rd - Landscape Plan.pdf
19-12-2025	Additional Document	118 Ahern Rd - Town Planning Report.pdf
19-12-2025	Additional Document	118 Ahern Rd - Waste Managment Plan.pdf
19-12-2025	Additional Document	Cover Letter -118 Ahern Rd.pdf
19-12-2025	Additional Document	TP_A - MCH_R2436 118_Ahern Rd.pdf

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☐ 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	19 December 2025 - 04:38:PM

Declaration

☑ By ticking this checkbox, I, [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

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



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PROPOSED UNIT DEVELOPMENT

118 AHERN RD PAKENHAM

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

PROPERTY DETAILS

Address:	**118 AHERN ROAD PAKENHAM 3810**
Lot and Plan Number:	**Lot 1 LP209629**
Standard Parcel Identifier (SPI):	**1\LP209629**
Local Government Area (Council):	**CARDINIA**
Council Property Number:	**1009954200**
Directory Reference:	**Melway 317 E3**

THE SITE

Lot 1, 118 Ahern Road, Pakenham is a total area of 2023m^2.

The site is at present is a single-story dwelling in a well-established residential area.

The dwelings on th abutting lots do not face Ahern Rd. The dwelling on the lot to the south faces Diston Ct. The lot to the north is a driveway that services dwelings away from Ahern Rd.

The design proposal allows for parking on site. There are no significant topographical features that affect the site but is gradually sloping towards rear..

Adjacent to the proposed site there are maintenance and street furniture such as sewer inspection pits, light posts, etc. that will have little to no effect from the proposed development in the site.

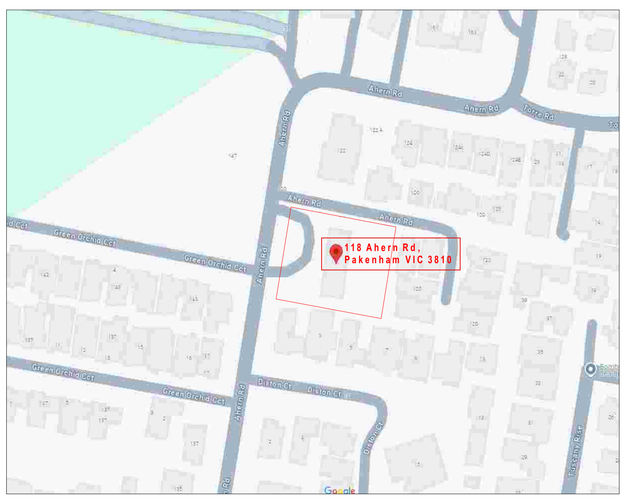
THE STREET

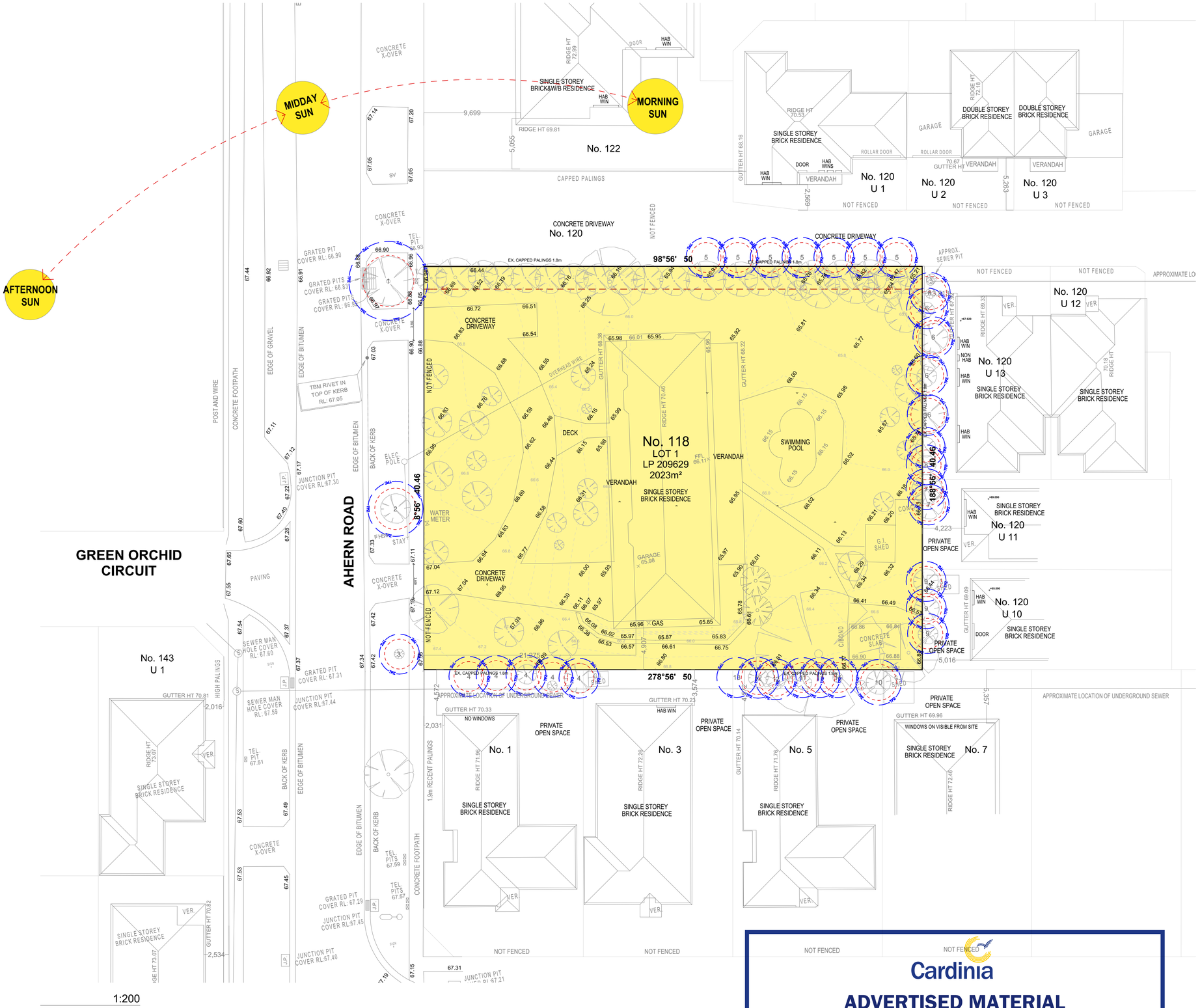
The site is situated on Ahern Road in the suburb of Pakenham. Ahern Road is an approximately 6.9 metres wide road connecting to Princes Highway.

Future residents of the development as adequate parking spaces have been provided for the proposal.

At present, there are existing trees and/ or vegetation planted along the sections of the streets align with the subject site

Pakenham Railway Station 3.1km	↓
Pakenham Central Marketplace 2.7km	↓
Monash Health-Casey Hospital Berwick 14.2km	←
Monash Midwife Clinic Pakenham 3.0km	↓
Pakenham Hills Primary School 1.4km	↘
Pakenham Secondary College Pakenham 2.8km	↙
927 Bus Rout Eagle Dr/Ahern Rd 500m (7 min walking distence)	↓
Don Jackson Reserve Playground 400m (5 min walking distence)	↓





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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

DESIGN RESPONSE

-The site is comprised of a relatively rectangular-shaped block to be used as a nine occupancy development. The total site area is approx. 2023m² with appropriate dimensions to allow for the proposed development. The site is situated on Ahern Road.

- The proposed development is to be orientated towards Ahern Road. There are single, double storeys and multi dwellings in the surrounding neighbourhood.

- The proposal is for nine double-storey dwellings to be build on the site. The proposed dwelling is to be constructed of a combination of materials chosen for its pleasing aesthetic.

- The positioning of the proposed development has been designed to take advantage of the outlook of the site to its boundaries and the solar orientation throughout the year. Its articulated facades and modern finishes will add to the pleasant character of the existing and future neighbourhood.

SITE STATS		
SITE AREA 2023sqm	sqm	%
BUILDING COVER (GRZ MAX. 65%)	950	47
DRIVEWAY	338	
GARDEN AREA	706	35
PERMIABILITY	726	36

LEGEND

- SITE FALL
- SITE ACCESS - VEHICLE
- SITE ACCESS - PEDESTRIAN
- TRAFFIC & NOISE SOURCE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED

Landscape elements are indicative only refer to submitted landscape plan for further details

LEGEND

1. Adjoining existing neighbouring private open spaces to be protected from unreasonable overlooking and overshadowing
2. Articulated forms to reduce building mass and bulk.
3. Appropriate side setback.
4. Secluded private open space.
5. Front and side garden open space provide for landscape opportunities.
6. Existing northern, southern and eastern boundary fencing to be retained.

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AHERN ROAD

CONCRETE DRIVEWAY
No. 120

CONCRETE DRIVEWAY

EX, CAPPED PALINGS 1.8m

MIDDAY SUN

MORNING SUN

AFTERNOON SUN

98°56' 50

278°56' 50

188°56' 40.46

8°56' 40.46

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9

FF EXTENT

TANDEM CARPARK 2.6x4.9

DRIVEWAY

SITE FALL

FRONT SETBACK

PROPOSED CROSSOVER

EDGE OF BITUMEN

BACK OF KERB

RIVET IN OF KERB

ELEC. POLE

CONCRETE X-OVER

NOT FENCED

APPROX. SEWER PIT

EX. GATE

1.8m HIGH PROPOSED TIMBER PALING FENCE

1.8m HIGH PROPOSED TIMBER PALING GATE

LETTER BOX UNIT 1 MAX. H 900mm

LETTER BOX UNIT 2 MAX. H 900mm

LETTER BOX UNIT 4 - 9 MAX. H 900mm

APPROXIMATE LOCATION OF UNDERGROUND SEWER

GUTTER HT 70.33
NO WINDOWS

GUTTER HT 70.23
HAB WIN

GUTTER HT 69.96
WINDOWS ON VISIBLE FROM SITE

PRIVATE OPEN SPACE

No. 120
U 13
SINGLE STOREY BRICK RESIDENCE

No. 120
U 11
SINGLE STOREY BRICK RESIDENCE

No. 120
U 10
SINGLE STOREY BRICK RESIDENCE

RIDGE HT 69.33
GUTTER HT 67.92
GUTTER HT 69.09

HAB WIN
NON HAB
DOOR

1:100

DEVELOPMENT SUMMARY

SITE AREA - 2023m²
TOTAL NO OF DWELLINGS - 9

SITE STATS		
SITE AREA 2023sqm	sqm	%
BUILDING COVER (GRZ MAX. 65%)	950	47
DRIVEWAY	338	
GARDEN AREA	706	35
PERMIABILITY	726	36

UNIT 1	
	sqm
1 GROUND FLOOR	83
2 FIRST FLOOR	79
3 GARAGE	23
4 PORCH	2
	187 m²

UNIT 02	
	sqm
1 GROUND FLOOR	78
2 FIRST FLOOR	77
3 GARAGE	39
4 PORCH	3
	197 m²

UNIT 03	
	sqm
1 GROUND FLOOR	83
2 FIRST FLOOR	79
3 GARAGE	23
4 PORCH	2
	187 m²

UNIT 04	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 05	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 06	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 07	
	sqm
1 GROUND FLOOR	74
2 FIRST FLOOR	89
3 GARAGE	35
4 PORCH	1
	199 m²

UNIT 08	
	sqm
1 GROUND FLOOR	56
2 FIRST FLOOR	73
3 GARAGE	35
4 PORCH	3
	167 m²

UNIT 09	
	sqm
1 GROUND FLOOR	56
2 FIRST FLOOR	73
3 GARAGE	35
4 PORCH	3
	167 m²

POS AND SPOS	
	sqm
UNIT 1 POS	106
UNIT 1 SPOS	30
UNIT 2 POS	99
UNIT 2 SPOS	25
UNIT 3 POS	142
UNIT 3 SPOS	64
UNIT 4 POS	35
UNIT 4 SPOS	27
UNIT 5 POS	35
UNIT 5 SPOS	27
UNIT 6 POS	64
UNIT 6 SPOS	32
UNIT 7 POS	70
UNIT 7 SPOS	25
UNIT 8 POS	39
UNIT 8 SPOS	27
UNIT 9 POS	39
UNIT 9 SPOS	27

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



LEGEND

PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX, TREE TO BE REMOVED	
EX, TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	
PROPOSED CANOPY TREE	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max, 0.9 High)	2.5m DRIVEWAY, 2m ROAD
PROPOSED FENCE	
RAINWATER TANK (Connected to toilets. Washing machine and garden)	RWT CAPACITY
RETAINNING WALL	RTW
BREEZE PATH	APPROX. (distance)m
EXTERNAL SENSOR LIGHT	
EXTERNAL BOLLARD LIGHT	

HWS	- HOT WATER UNIT
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HILITE	- 1.7M - MIN WINDOW SILL HEIGHT
NGL	- NATURAL GROUND LEVEL

1:100

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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

AHERN ROAD

CONCRETE DRIVEWAY
No. 120

CONCRETE DRIVEWAY

NOT FENCED

EX, CAPPED PALINGS 1.8m

98°56' 50

278°56' 50

188°56' 40.46

8°56' 40.46

UNIT 1 FFL +70.340
UNIT 2 FFL +69.990
UNIT 3 FFL +69.840
UNIT 4 FFL +69.290
UNIT 5 FFL +69.290
UNIT 6 FFL +69.290
UNIT 7 FFL +69.890
UNIT 8 FFL +69.990
UNIT 9 FFL +69.990

PROPOSED CROSSOVER

EDGE OF BITUMEN

BACK OF KERB

FRONT SETBACK

DRIVEWAY

CONCRETE X-OVER

TEL. PIT 66.93

ELEC POLE

APPROX. SEWER PIT

GUTTER HT 67.92

RIDGE HT 69.33

No. 120
U 13
SINGLE STOREY
BRICK RESIDENCE

No. 120
U 11
SINGLE STOREY
BRICK RESIDENCE

No. 120
U 10
SINGLE STORE
BRICK RESIDEN

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE 5,016

APPROXIMATE LOCATION OF UNDERGROUND SEWER

GUTTER HT 70.33
NO WINDOWS

GUTTER HT 70.23
HAB WIN

GUTTER HT 69.96
WINDOWS ON VISIBLE FROM SITE

EX, CAPPED PALINGS 1.8m

1.8m HIGH PROPOSED TIMBER PALING FENCE

1:100

LEGEND

PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX, TREE TO BE REMOVED	
EX, TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	TPZ, SRZ
PROPOSED CANOPY TREE	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max, 0.9 High)	2.5m DRIVEWAY, 2m ROAD
PROPOSED FENCE	
RAINWATER TANK (Connected to toilets. Washing machine and gardening)	RWT CAPACITY
RETAINNING WALL	RTW
BREEZE PATH	APPROX. (distance)m
EXTERNAL SENSOR LIGHT	
EXTERNAL BOLLARD LIGHT	

HWS	- HOT WATER UNIT
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HILITE	- 1.7M - MIN WINDOW SILL HEIGHT
NGL	- NATURAL GROUND LEVEL

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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

AHERN ROAD

CONCRETE X-OVER

TEL. PIT 66.93

66.90

66.96

66.97

66.85

66.88

66.90

67.03

CONCRETE DRIVEWAY
No. 120

NOT FENCED

CONCRETE DRIVEWAY

EX, CAPPED PALINGS 1.8m

98°56' 50

EX, CAPPED PALINGS 1.8m

APPROX. SEWER PIT

NOT FENCED

NOT FENCED

NOT FENCED

PROPOSED CROSSOVER

EDGE OF BITUMEN

BACK OF KERB

ELEC POLE

FRONT SETBACK

DRIVEWAY

APPROXIMATE LOCATION OF UNDERGROUND SEWER

EX, CAPPED PALINGS 1.8m

278°56' 50

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GUTTER HT 67.92

RIDGE HT 69.33

GUTTER HT 69.09

GUTTER HT 70.33
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WINDOWS ON VISIBLE FROM SITE

PRIVATE OPEN SPACE

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No. 120
U 13
SINGLE STOREY BRICK RESIDENCE

No. 120
U 11
SINGLE STOREY BRICK RESIDENCE

No. 120
U 10
SINGLE STOREY BRICK RESIDENCE

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9

SPOS 64 m²
SPOS 27 m²
SPOS 27 m²
SPOS 32 m²
SPOS 25 m²
SPOS 30 m²
SPOS 27 m²
SPOS 27 m²
SPOS 25 m²

POS 25 m²
POS 85 m²
POS 35 m²
POS 35 m²
POS 64 m²
POS 32 m²
POS 64 m²
POS 42 m²
POS 39 m²
POS 39 m²
POS 70 m²

AREA FOR SOLAR GENERATION 35 m²
AREA FOR SOLAR GENERATION 47 m²
AREA FOR SOLAR GENERATION 42 m²
AREA FOR SOLAR GENERATION 51 m²

TANDEM CARPARK 2.6x4.9

LETTER BOX UNIT 1 MAX. H 900mm
LETTER BOX UNIT 2 MAX. H 900mm
LETTER BOX UNIT 3 MAX. H 900mm
LETTER BOX UNIT 4 - 9 MAX. H 900mm

1.8m HIGH PROPOSED TIMBER PALING FENCE

GATE

SHED

SOLAR PANEL
ROOF PITCH 22.5°
1,700
651
1,571
SOLAR PANEL IN PLAN

AREA FOR SOLAR GENERATION

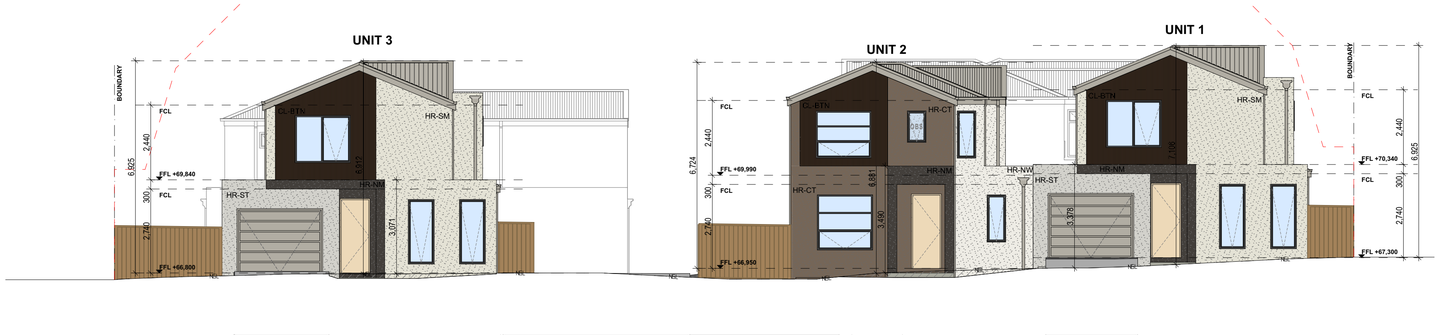
LEGEND

PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX, TREE TO BE REMOVED	
EX, TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	TPZ SRZ
PROPOSED CANOPY TREE	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max, 0.9 High)	2.5m DRIVEWAY 2m ROAD
PROPOSED FENCE	
RAINWATER TANK (Connected to toilets. Washing machine and gardening)	RWT CAPACITY
RETAINNING WALL	RTW
BREEZE PATH	APPROX. (distance)m
EXTERNAL SENSOR LIGHT	S
EXTERNAL BOLLARD LIGHT	

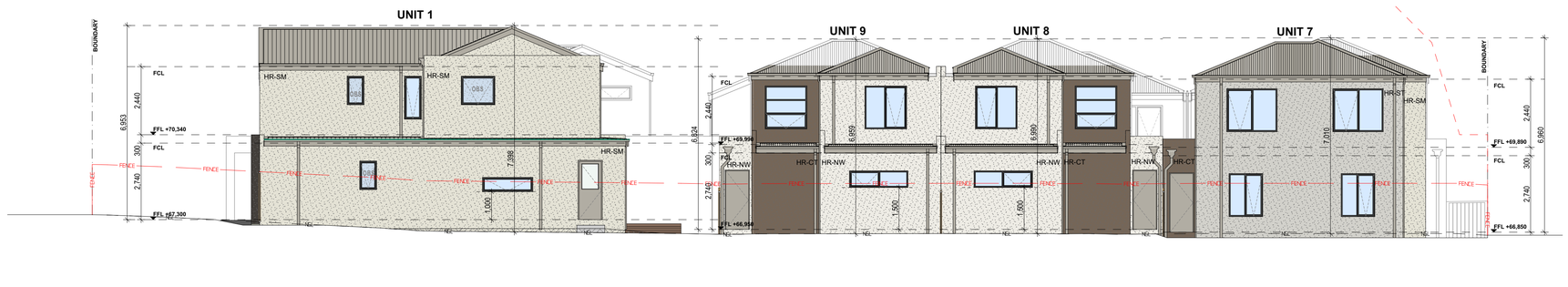
HWS	- HOT WATER UNIT
WM	- WATER METER
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NGL	- NATURAL GROUND LEVEL

1:100

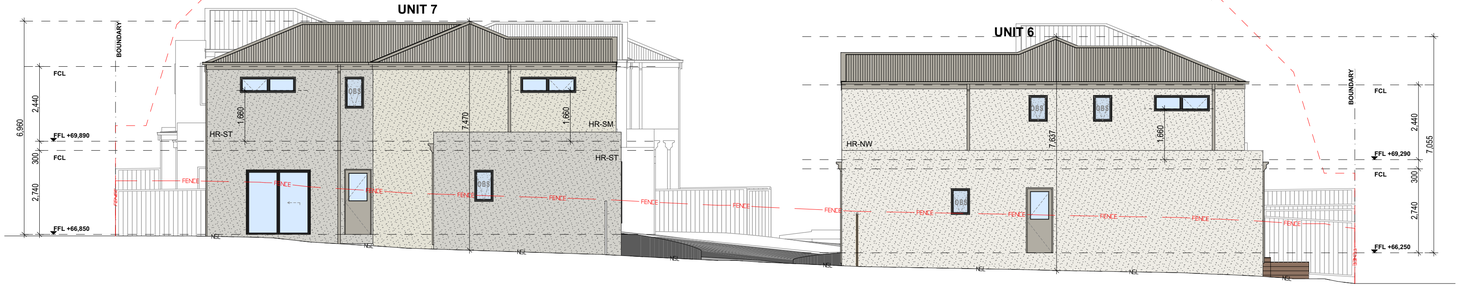
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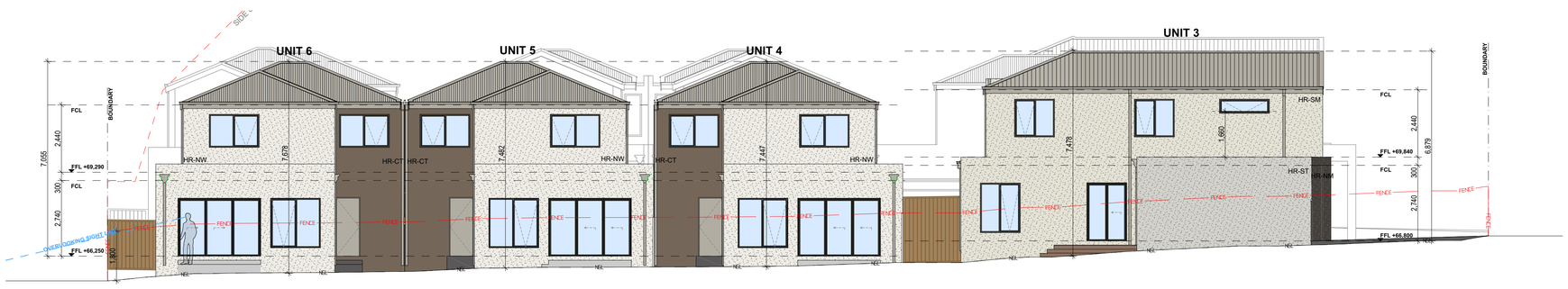
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

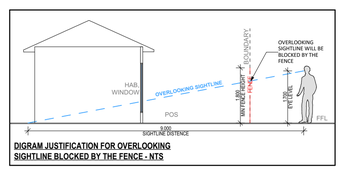
MATERIALS AND FINISHES

	FINISH	MATERIAL / COLOUR	SAMPLE
HR-SM	WALL - RENDER	HEBEL / COLORBOND SURMIST	
HR-ST	WALL - RENDER	HEBEL / COLORBOND SOUTHERLY	
HR-NW	WALL - RENDER	HEBEL / DULUX NATURAL WHITE	
HR-CT	WALL - RENDER	HEBEL / DULUX CEYLON TEA	
HR-NM	PORCH - RENDER	HEBEL / DULUX NAMADJI	
CL-BTN	WALL - CLADDING	NATURAL TIMBER COLOUR VERTICAL CLADDING	
	ROOF	COLORBOND - DUNE	
	GUTTERS, FACIA AND DOWNPIPES	COLORBOND - DUNE	
	WINDOW FRAMES	ALUMINIUM - COLORBOND MONUMENT	
	FRONT DOORS	TIMBER	
	GARAGE DOORS	ALUMINIUM - COLORBOND DUNE	
	PROPOSED FENCING	TIMBER PAILING	

ALL PAINT COLOURS ARE BASED ON DULUX PRODUCT AND BUILDER/OWNER CAN USE SIMILAR COLOUR IN DIFFERENT MANUFACTURES.

NOTE:

ALL DOWNPIPES TO BE COLOURBOND.
METER BOX COLOUR TO BE MATCHED WITH ATTACHED WALL COLOUR.



DIGRAM JUSTIFICATION FOR OVERLOOKING SIGHTLINE BLOCKED BY THE FENCE - NTS

Cardinia

ADVERTISED MATERIAL

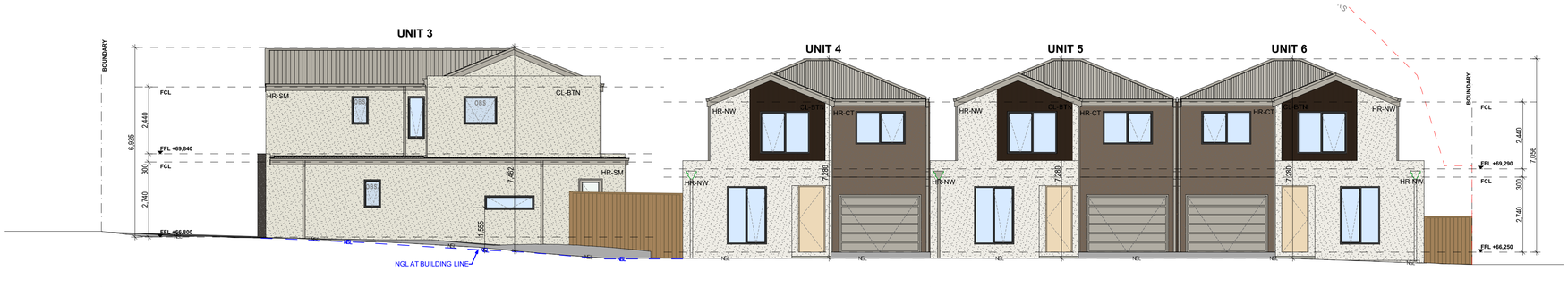
Planning Application: T250768
Date Prepared: 13 April 2026

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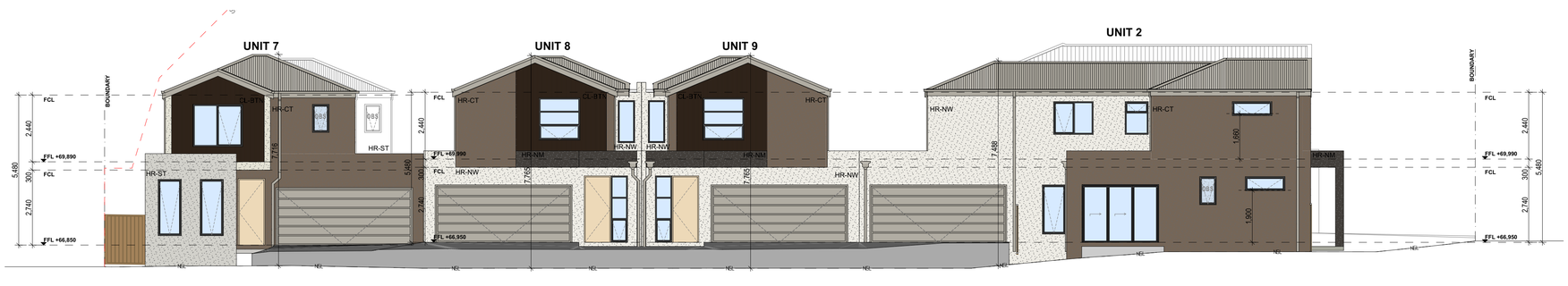
EXISTING FENCE	FENCE

HWU	- HOT WATER UNIT
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HILITE	- 1.7M - MIN WINDOW SILL HEIGHT
NGL	- NATURAL GROUND LEVEL

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



SOUTH (INTERNAL) ELEVATION 1:100



NORTH (INTERNAL) ELEVATION 1:100

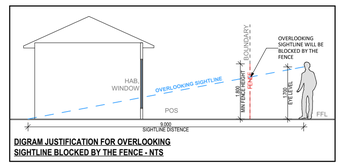
MATERIALS AND FINISHES

	FINISH	MATERIAL / COLOUR	SAMPLE
HR-SM	WALL - RENDER	HEBEL / COLORBOND SURMIST	
HR-ST	WALL - RENDER	HEBEL / COLORBOND SOUTHERLY	
HR-NW	WALL - RENDER	HEBEL / DULUX NATURAL WHITE	
HR-CT	WALL - RENDER	HEBEL / DULUX CEYLON TEA	
HR-NM	PORCH - RENDER	HEBEL / DULUX NAMADJI	
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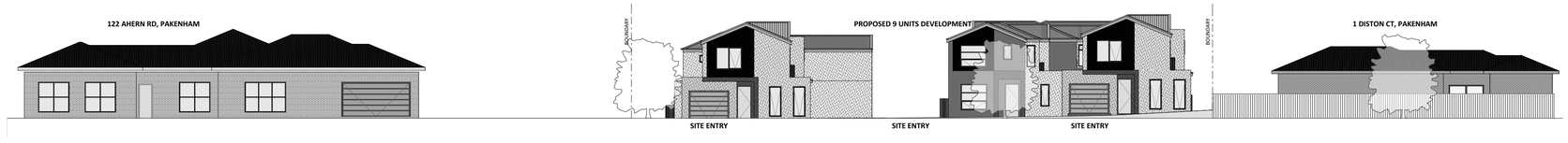
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DIGRAM JUSTIFICATION FOR OVERLOOKING SIGHTLINE BLOCKED BY THE FENCE - NTS



3D VIEW 1



STREETSCAPE 1:200

EXISTING FENCE	FENCE
HWU	- HOT WATER UNIT
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HILITE	- 1.7M - MIN WINDOW SILL HEIGHT
NGL	- NATURAL GROUND LEVEL

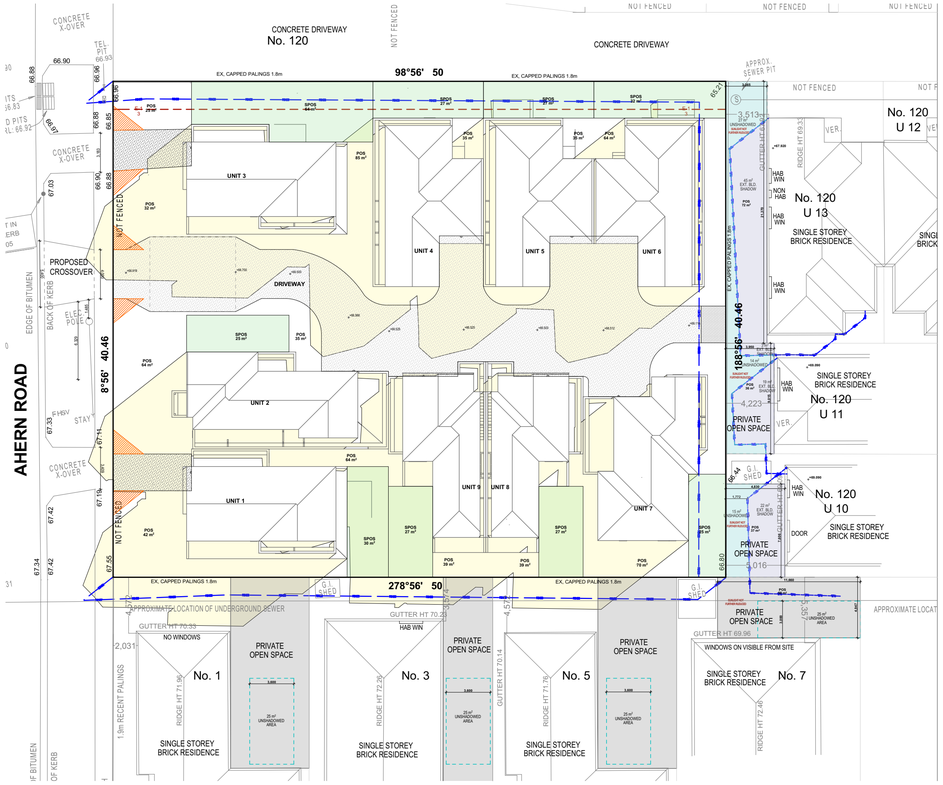
Cardinia

ADVERTISED MATERIAL

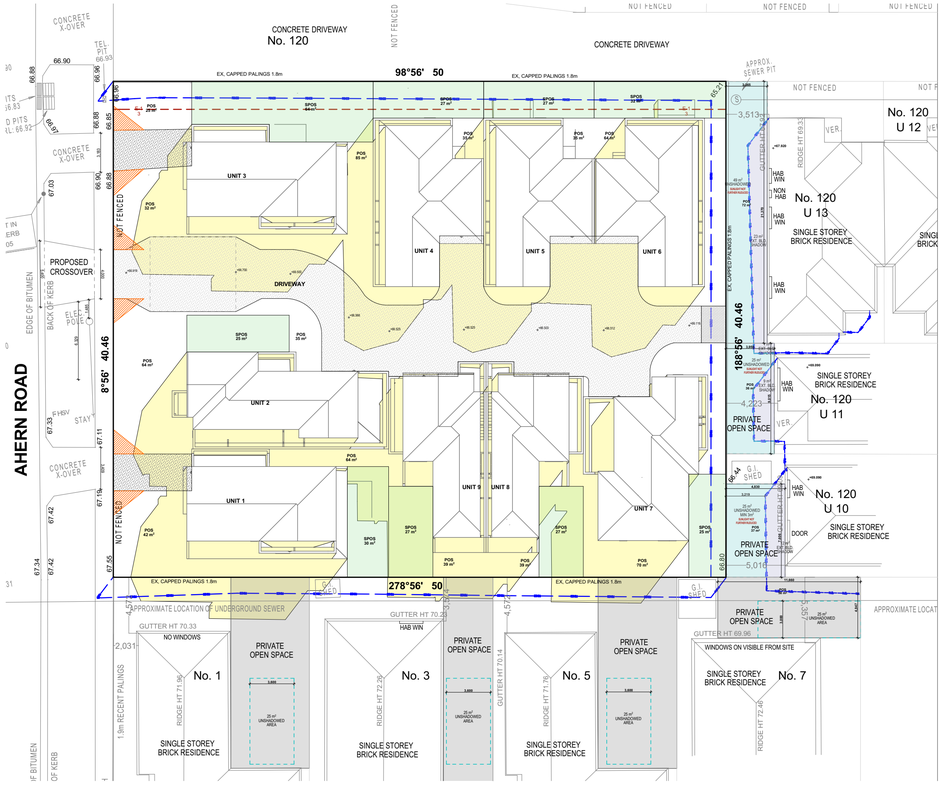
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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

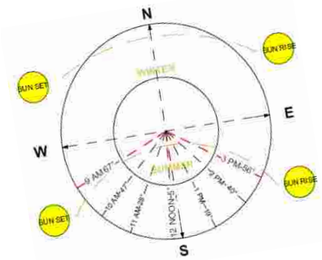


SHADOW @ 9 AM 1:250

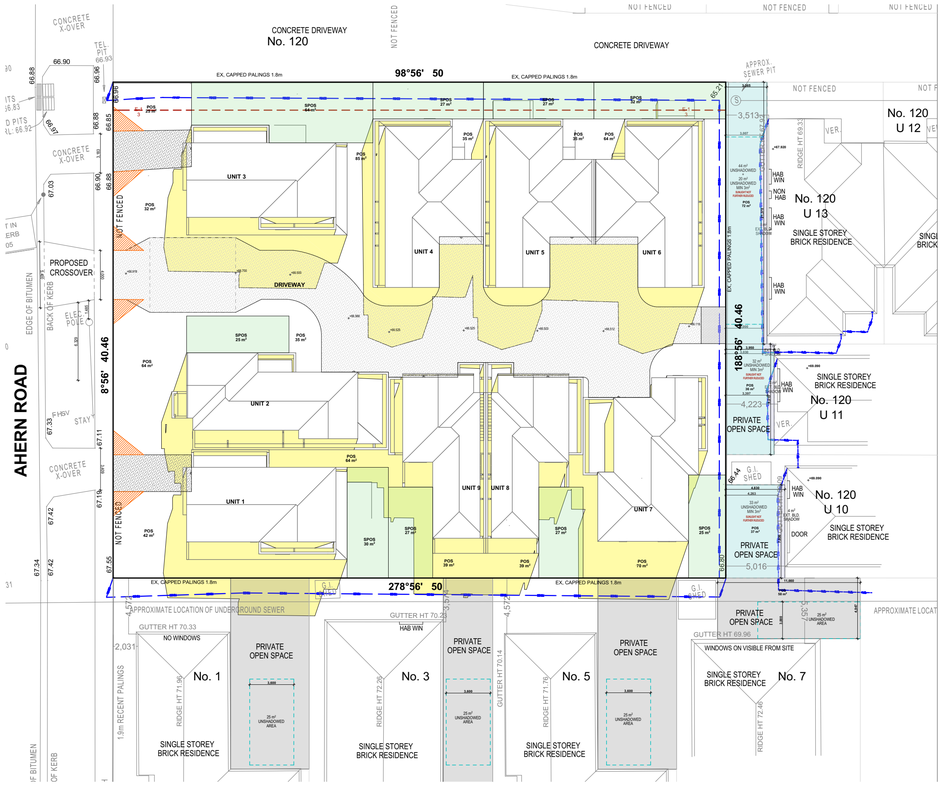


SHADOW @ 10 AM 1:250

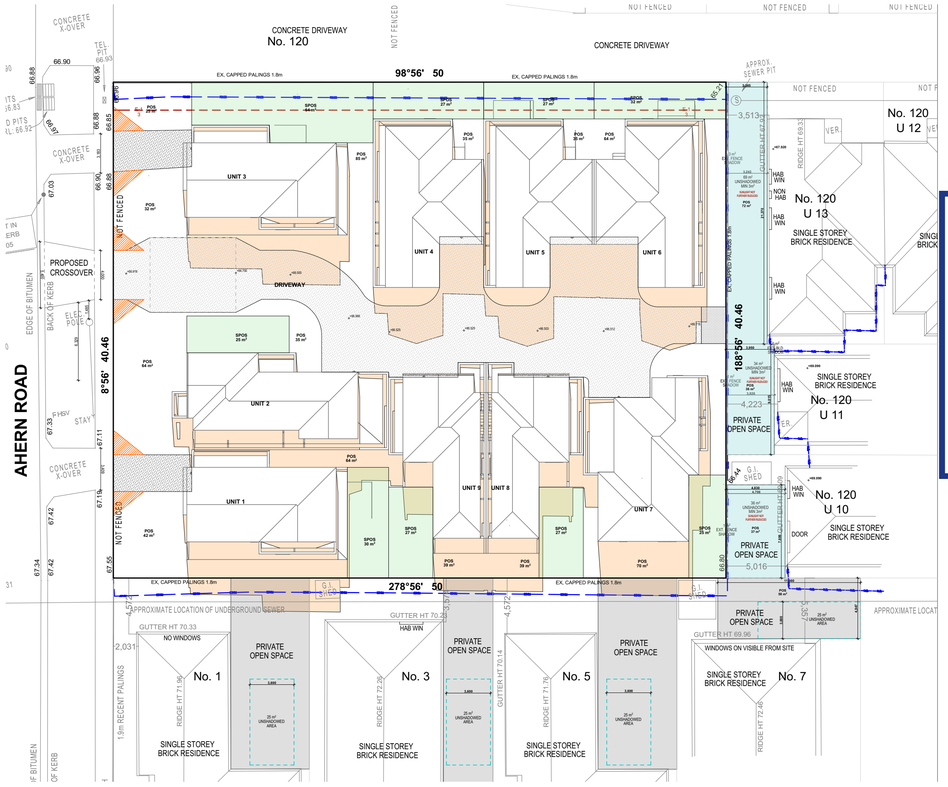
SUN PATH & EQUINOX DATUM MELBOURNE,VICTORIA SEPTEMBER 22



- FENCE — EXTENT OF SHADOW CAST BY EX, FENCE
- N.S. — N.S. — EXTENT OF SHADOW CAST BY NEIGHBOURING HOUSES
- SPOS
- NEIGHBOURING DWELLING SPOS
- NEIGHBOURING DWELLING - UNSHADOWED AREA WITH MINIMUM DIMENSION OF 3m



SHADOW @ 11 AM 1:250



SHADOW @ 12 PM 1:250

Cardinia

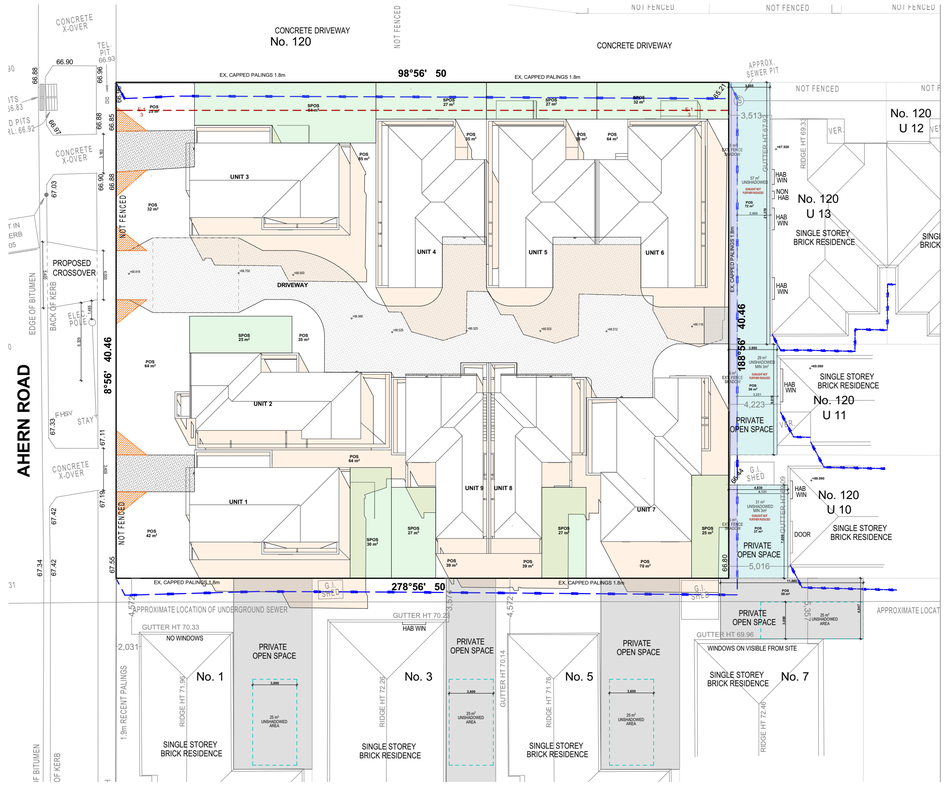
ADVERTISED MATERIAL

Planning Application: T250768

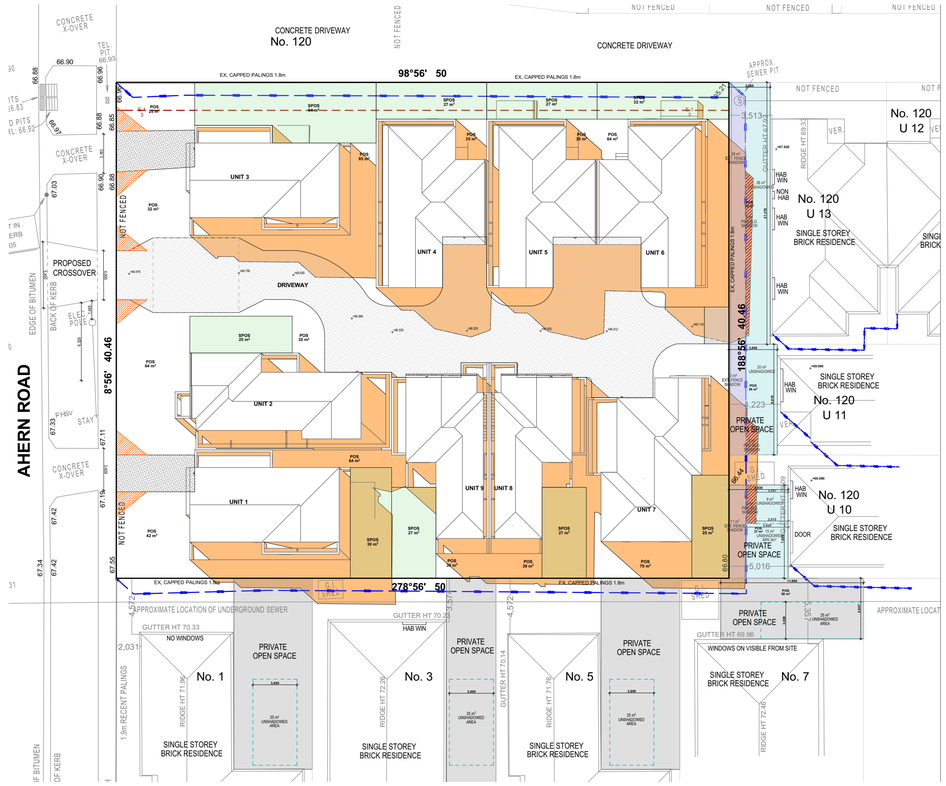
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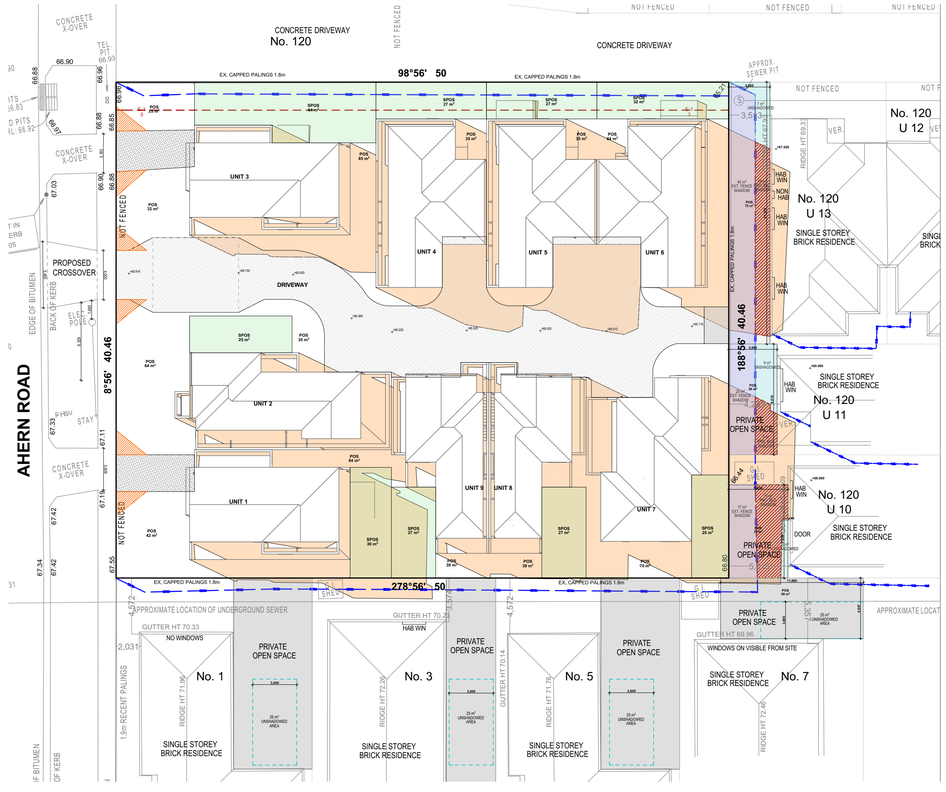
ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



SHADOW @ 1 PM 1:250

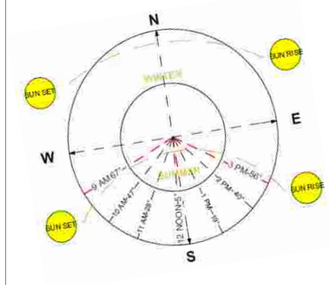


SHADOW @ 2 PM 1:250



SHADOW @ 3 PM 1:250

SUN PATH & EQUINOX DATUM MELBOURNE,VICTORIA
SEPTEMBER 22



FENCE	EXTENT OF SHADOW CAST BY EX, FENCE
N.S. N.S.	EXTENT OF SHADOW CAST BY NEIGHBOURING HOUSES
	SPOS
	NEIGHBOURING DWELLING SPOS
	NEIGHBOURING DWELLING - UNSHADOWED AREA WITH MINIMUM DIMENSION OF 3m

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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



1:100

GARDEN AREA		
SITE AREA 2023sqm	sqm	%
GARDEN AREA	706	35

GARDEN AREA

Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

Cardinia

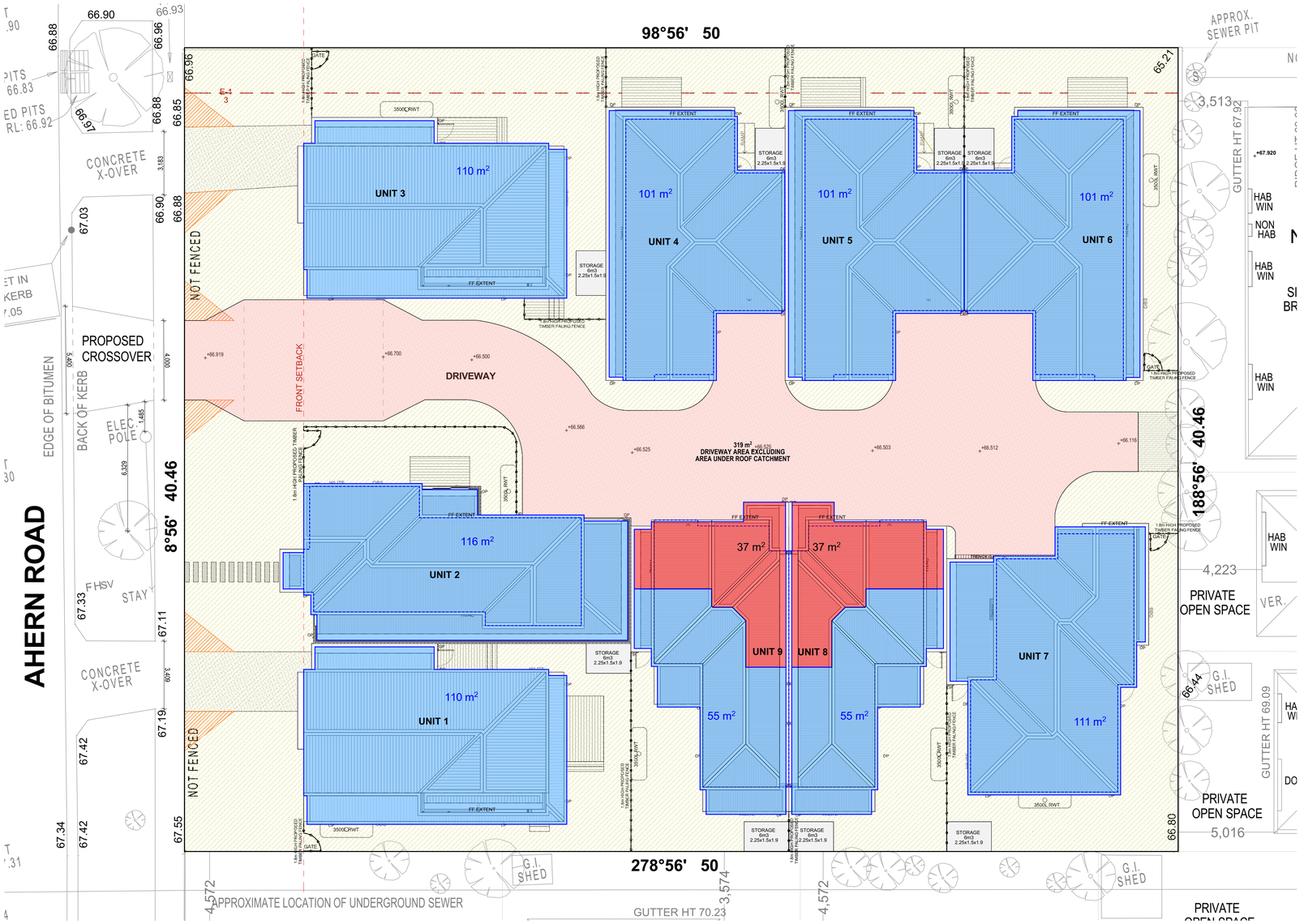
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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)



LEGEND

- STORM WATER DRAINAGE LINE
- PERVIOUS SURFACES
- PERMEABLE DRIVEWAY PAVING
- AREA — ROOF AREA TO RAIN WATER TANK
- AREA — ROOF AREA NOT CONNECTED TO RAIN WATER TANK

SITE STATS		
SITE AREA 2023sqm	sqm	%
BUILDING COVER (GRZ MAX. 65%)	950	47
DRIVEWAY	338	
GARDEN AREA	706	35
PERMIABILITY	726	36

Project # 6363B1B2 - 118 Ahern Road, Pakenham, VIC 3810
118 Ahern Rd, Pakenham VIC 3810, Australia
04 December 2025 10:04 a.m.

BLUE FACTOR.

118 Ahern Road, Pakenham, VIC 3810

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

107% SCORE

Project details

Name	118 Ahern Road, Pakenham, VIC 3810
Street address	118 Ahern Rd, Pakenham VIC 3810, Australia
Municipality	Cardinia
Site area	2023 m²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	46%	>28%
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%
Total suspended solids (%)	53%	>80%
Total phosphorus (%)	52%	>45%
Total nitrogen (%)	53%	>45%
Total gross pollutants (%)	65%	>70%

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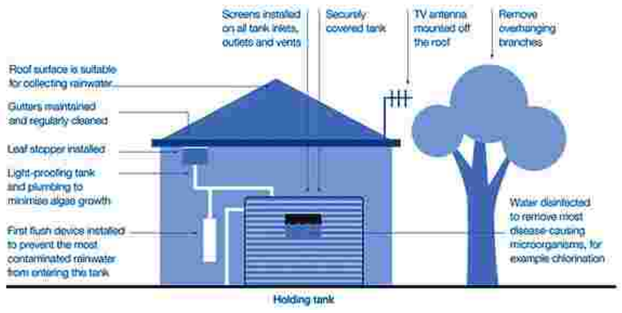
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Design and maintenance tips for rainwater tanks - Victorian Department of Health

(Melbourne Water, 2022)



Rainwater tank Design and Maintenance Considerations

- Rainwater tanks should be installed in accordance with the Plumbing and Drainage Standards (AS/NZS 3500 2003).
- Rainwater tanks may not provide the optimal strategy for stormwater runoff from a sustainability perspective compared to a centralised stormwater harvesting scheme. This issue should be investigated thoroughly during the concept design stage of a project.
- Continual water balance assessments using MUSIC should be performed to determine how much runoff rain tanks are removing from the catchment in terms of runoff volumes and associated pollutant loads.

Rainwater tanks should be sized using the appropriate reference curves for the region (refer to Section 12.4.2 of the WSUD Engineering Procedures: Stormwater Manual (Melbourne Water, 2005)). (Refer to council specific addenda for use of rainwater tanks as a flow detention device).

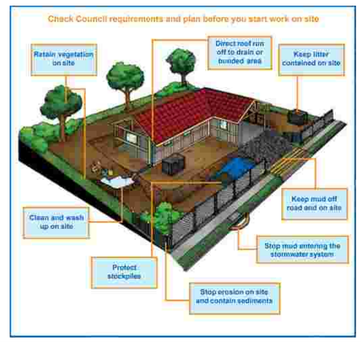
Permeable Paving Surface Inspection and maintenance

- Checking for sediment accumulation
- Removing sediment
- Monitoring ponding of water following rainfall events
- Sweeping, wet vacuuming or pressure hosing of the surface of the pavers to remove clogging material
- Checking that the infill material is present between pavers.

Raingarden Design and Maintenance Considerations

- Bioretention basins are sensitive to materials that may clog the filter medium and may suffer vegetation damage through traffic and washdown wastes which should be controlled. Protection during construction phase is critical.
- Filter media should be hydraulic conductivity tested before construction and before handover. Refer to the WSUD Engineering Procedures: Stormwater Manual (Melbourne Water, 2005) for the filter media specification.
- The width of water ponding at entry points to the basin should not occur for longer than 1 hour after the cessation of rainfall as prescribed in Clause 56.07-4 of the VPP.
- Soil testing to determine the expected hydraulic conductivity should be undertaken where bioretention systems are installed near to significant structures, to minimise any leakage from the system. If surrounding soils are sensitive to seepage from the bioretention basin, such as in sandy soils, or where the filter is located near a permanent structure, an impervious liner, can be used to contain all water within the basin. Lining measures should not create subsurface barriers to shallow groundwater movements.
- Consultation with landscape architects when selecting vegetation is recommended. Refer to the plant species list in the Council Addendum of the WSUD Engineering Procedures: Stormwater Manual (Melbourne Water, 2005) for suitable vegetation options.
- The use of biofilters should be avoided where there is a permanent base flow, which prevents the filter medium from drying out in between storm events.

Information to help you control sediment and litter from your building site and comply with Council and State regulations



TREE PROTECTION & TREE CANOPY PLAN

Rev	Date	Amendment
B	5 Dec 2025	Architect | Client
A	1 Dec 2025	Architect | Client [DRAFT]

INFINITY LANDSCAPE ARCHITECTS

8 Bluechip Court
Point Cook Victoria 3030
M 0447 813 930
office@infinityla.com.au

PROPOSED DEVELOPMENT
118 Ahern Road, Pakenham

Stage	**Town Planning Approval**
Date	05.12.2025
Project No.	004.2025
Drawn	SM
Checked	SM
Scale	1:100@A1/1:200@A3
Drawing No.	L01B

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TREE PROTECTION NOTES

PROVIDE TREE PROTECTION ZONE(S) (TPZ's) AS INDICATED ON LANDSCAPE DRAWINGS IN ACCORDANCE WITH AS4970-2009 & ARBORIST'S REPORT.

WHERE ANY DISCREPANCY OCCURS BETWEEN ARBORIST'S REPORT & NOTES BELOW; ARBORIST'S REPORT TO TAKE PRECEDENCE OVER NOTES.

BEFORE DEMOLITION WORKS COMMENCE, THE TPZ's MUST BE ENCLOSED WITH MIN 1.8m HIGH TEMPORARY CYCLONE FENCES OR SIMILAR APPROVED FENCING, WHICH MUST REMAIN IN PLACE THROUGHOUT ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. SIGNS COMPLYING WITH AS 1319 MUST BE ERECTED ON THE FENCES INFORMING THAT THE FENCE IS A "TREE PROTECTION ZONE".

THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT AND EQUIPMENT, MATERIALS, SOIL OR WASTE). TREE PROTECTION FENCING MUST BE MAINTAINED AT ALL TIMES AND MAY ONLY BE MOVED THE MINIMUM AMOUNT NECESSARY FOR APPROVED BUILDINGS AND WORKS TO OCCUR WITHIN TPZ's AFTER WHICH TIME THE FULL EXTENT OF THE FENCING MUST BE REINSTATED. IF TEMPORARY ACCESS IS REQUIRED ACROSS SURFACE OF TPZ'S, GROUND PROTECTION IS REQUIRED TO LIMIT COMPACTION BY WAY OF STRAPPED RUBBLE BOARDS AS PER AS4970-2009 SECTION 4.5.3

NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST. HAND EXCAVATE ANY AREA WITHIN 1.5m OF TPZ'S.

IF ROOTS ARE FOUND OUTSIDE THE TPZ THAT ARE GREATER THAN 40mm, PARKS SERVICES ARE TO BE NOTIFIED SO THAT THEY CAN BE CORRECTLY PRUNED TO AUSTRALIAN STANDARDS. ANY EXCAVATION THAT ENROACHES INTO THE TPZ'S REQUIRES HYDRO-EXCAVATION TO BE CARRIED OUT TO IDENTIFY THE ROOT DISTRIBUTION WITHIN THE EXCAVATION ZONE.

REMOVE WEEDS FROM TPZ's
APPLY 100mm DEPTH MULCH WITHIN TPZ's
IRRIGATE TPZ's WEEKLY IN SUMMER: 15-20L OF WATER/1cm OF TRUNK DIAMETER
ANY PRUNING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4373-2007: PRUNING OF AMENITY TREES, AND UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.

EXISTING TREE SCHEDULE

21st May 2024

CODE	BOTANICAL NAME	H x W (m)	STATUS
T01	*Callistemon citrinus*	6.4 x 6-7	RETAIN
T02	*Callistemon citrinus*	5.6 x 5-6	REMOVE
T03	*Tristaniopsis laurina*	2.8 x 2	REMOVE
T04	*Pittosporum tenuifolium*	6.6 x 3	REMOVE
T05	*Pittosporum tenuifolium*	2.5 x 2	REMOVE
T06	*Pittosporum tenuifolium*	7 x 3	REMOVE
T07	*Pittosporum tenuifolium*	8 x 3	REMOVE
T08	*Pittosporum tenuifolium*	3.2 x2	REMOVE
T09	*Pittosporum tenuifolium*	8 x 3	REMOVE
T10	*Pittosporum tenuifolium*	8 x 4	REMOVE
T11	*Pittosporum tenuifolium*	3 x 2	RETAIN
T12	*Pittosporum tenuifolium*	7 x 4	RETAIN
T13	*Yucca elephantipes*	3.8 x 2	RETAIN

TREE CANOPY PROVISION

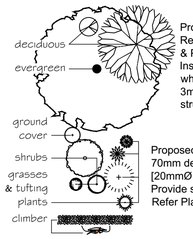
SITE AREA: 2,023m^2
20% CANOPY COVER REQUIREMENT STANDARD B2-7: 404.6m²

CODE	SPECIES	TYPE & DIA	QTY	MIN. DEEP SOIL REQ. m² (each)	POTENTIAL CANOPY COVER @ MATURITY m² (each)	EFFECTIVE CANOPY COVER @ MATURITY m²
ACE pla	*Acer platanoides* 'Fairview'	B 8m	2	49	50.3	83
ACE rub	*Acer rubrum* 'Fairview Flame'	A 7m	2	36	38.5	74
COR exi	*Corymbia eximia 'Nana'*	A 6m	4	25	28.3	95
LAG tus	*Lagerstroemia indica* 'Tuscarora'	A 4m	6	12	12.6	69
TRI lau	*Tristaniopsis laurina* 'Luscious'	A 4m	8	12	12.6	89
	TOTAL CANOPY COVER					410

LEGEND

T00 — Existing Tree to be retained.
Refer **EXISTING TREE SCHEDULE**, **TREE PROTECTION NOTES** & **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025

Existing Tree to be removed



Proposed mulched Tree.
Refer Planting Plan & Plant Schedule.
Install root barrier where planted within 3m of adjacent hard structures

Proposed evergreen planting with 70mm depth graded pine bark mulch [20mmØ screenings for raingardens].
Provide structural support for climbers.
Refer Planting Plan & Plant Schedule

NRZ 0m RAD — Notional Root Zone.
Refer **TREE PROTECTION NOTES** & **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025

SRZ 0m RAD — SRZ — Structural Root Zone.
Refer **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025

Concrete pavement:
Sealed & drained.
Install conduit under for irrigation or other future plumbing / cabling requirements

Permeable concrete or permeable paving over permeable base

Gravel pavement: 50mm depth Granitic, Tuscan or Lilycan toppings over 50mm depth base course

Grass lawn:
Buffalo drought tolerant lawn species.
Synthetic turf can not be used as a substitute.

Timber or composite timber deck with permeable base below (no slab)

1.8m² bin storage area: individual dwelling

E — Edge: Constructed garden edge; brick, steel or timber

M — Mail box: To receive letters / newspapers. Design to compliment architectural materials & finishes. Installation to conform with Aust. Post guidelines

Proposed structures (including fences & landscaping) to be max. 900mm high within 2m wide x 2.5m deep visibility splays as shown on drawing. Splay area to be at least 50% clear of visual obstructions.

Fence: Existing. Replace with min. 1.8m high timber paling fence where dilapidated or below 1.8m high. Taper to 0.9m high within front property visibility splays

Fence: Proposed 1.8m high timber paling

Easement

Conduit: Pipe to be installed under hard surfaces for irrigation plumbing access

TREE PLANTING ZONE
Type A Tree 4m Ø:
Min deep soil 12m²,
Min. soil plan dimension 2.5m
Mature canopy cover (unimpeded): 12.6m²

TREE PLANTING ZONE
Type A Tree 6m Ø:
Min deep soil 25m²,
Min. soil plan dimension 3.5m
Mature canopy cover (unimpeded): 28.3m²

TREE PLANTING ZONE
Type A Tree 7m Ø:
Min deep soil 36m²,
Min. soil plan dimension 4m
Mature canopy cover (unimpeded): 38.5m²

TREE PLANTING ZONE
Type B Tree 8m Ø:
Min deep soil 49m²,
Min. soil plan dimension 4.5m
Mature canopy cover (unimpeded): 50.3m²

Assessed Mature Tree Canopy cover (adjusted to site constraints)

Rev	Date	Amendment
B	5 Dec 2025	Architect | Client
A	1 Dec 2025	Architect | Client [DRAFT]

TREE PROTECTION & TREE CANOPY PLAN SCHEDULES

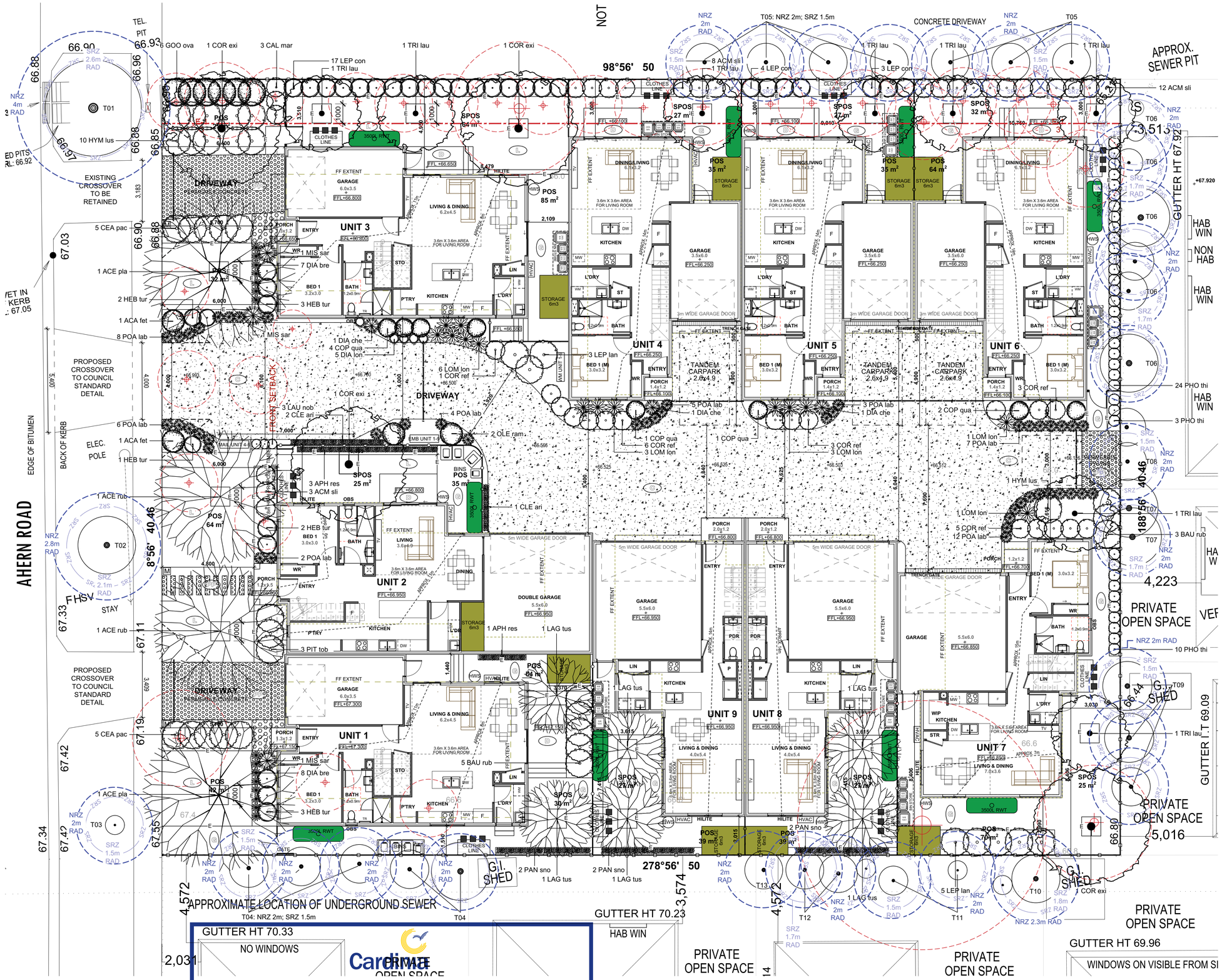
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PROPOSED DEVELOPMENT
118 Ahern Road, Pakenham

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Stage	**Town Planning Approval**
Date	05.12.2025
Project No.	004.2025
Drawn	SM
Checked	SM
Scale	1:100@A1/1:200@A3
Drawing No.	L02B



LEGEND

- Existing Tree to be retained. Refer **EXISTING TREE SCHEDULE**, **TREE PROTECTION NOTES** & **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025
- Existing Tree to be removed
- Proposed mulched Tree. Refer Planting Plan & Plant Schedule. Install root barrier where planted within 3m of adjacent hard structures
- Proposed evergreen planting with 70mm depth graded pine bark mulch [20mmØ screenings for raingardens]. Provide structural support for climbers. Refer Planting Plan & Plant Schedule
- Notional Root Zone. Refer **TREE PROTECTION NOTES** & **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025
- Structural Root Zone. Refer **ARBORIST'S REPORT**: **T&T Arboricultural** dated 27.11.2025
- Concrete pavement: Sealed & drained. Install conduit under for irrigation or other future plumbing / cabling requirements
- Permeable concrete or permeable paving over permeable base
- Gravel pavement: 50mm depth Granitic, Tuscan or Lilycan toppings over 50mm depth base course
- Grass lawn: Buffalo drought tolerant lawn species. Synthetic turf can not be used as a substitute.
- Timber or composite timber deck with permeable base below (no slab)
- 1.8m² bin storage area: individual dwelling
- Edge: Constructed garden edge; brick, steel or timber
- Mail box: To receive letters / newspapers. Design to compliment architectural materials & finishes. Installation to conform with Aust. Post guidelines
- Proposed structures (including fences & landscaping) to be max. 900mm high within 2m wide x 2.5m deep visibility splays as shown on drawing. Splay area to be at least 50% clear of visual obstructions.
- Fence: Existing. Replace with min. 1.8m high timber paling fence where dilapidated or below 1.8m high. Taper to 0.9m high within front property visibility splays
- Fence: Proposed 1.8m high timber paling
- Easement
- Conduit: Pipe to be installed under hard surfaces for irrigation plumbing access

ADVERTISED MATERIAL

Planning Application: T250768

Date Prepared: 13 April 2026

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Rev	Date	Amendment
B	5 Dec 2025	Architect | Client
A	1 Dec 2025	Architect | Client [DRAFT]

LANDSCAPE PLAN

INFINITY LANDSCAPE ARCHITECTS

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PROPOSED DEVELOPMENT
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Date	05.12.2025
Project No.	004.2025
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Drawing No.	L03B

Cardinia

ADVERTISED MATERIAL

Planning Application: T250768

Date Prepared: 13 April 2026

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Plant Selections
Residential Premises

CANOPY TREES

Botanical name	Common name	Height (m)	Width (m)	Evergreen/ Deciduous	Comments
Acacia implexa	Lightwood	10	8	E	Small-medium sized native tree, suitable for easements
Acer freemanni	Red Maple	13	10	D	Medium canopy autumn colour
Allocasuarina verticillata	Drooping Sheoak	15	8	E	Medium sized native tree
Banksia integrifolia	Coastal Banksia	15	6	E	Small-medium sized native tree, suitable for easements
Callitris glaucophylla	White Cypress Pine	10	4	E	Small-medium sized native columnar conifer, suitable for easements
Corymbia ficifolia	Red-flowering Gum 'Snowflake' or 'Wildfire'	15	12	E	Small native tree
Eucalyptus leucoxylon 'Eukie Dwarf'	Dwarf Yellow Gum	10	4	E	Small native tree, suitable for easements
Lagerstroemia indica cultivars	Crepe Myrtle	6	7	D	Small hardy deciduous trees, suitable for easements
Lophostemon confertus	Brush Box	15	10	E	Large evergreen
Malus ioensis grafted form	Iowa Crab Apple	6	4	D	Small Tree, suitable for easements
Melia azederach 'Elite'	White Cedar	10	8	D	Small deciduous native tree, suitable for easements
Pyrus calleryana 'Capital'	Capital Pear	12	3	D	Small columnar deciduous tree
Pyrus calleryana 'Chanticleer'	Chanticlear Pear	10	8	D	Small rounded deciduous tree
Tristaniopsis laurina	*Kanooka Gum*	*8*	*6*	*E*	Small native tree, suitable for easements
Ulmus parvifolia	*Chinese Elm*	*12*	*8*	*D*	Medium tree

Extract left for Cardinia Shire Council regarding Proposed Tree Species selection in easement

LANDSCAPE NOTES

PLANT INSTALLATION

PLANTS SHOULD BE SETOUT IN CONSIDERATION OF MATURE HEIGHTS & WIDTHS (REFER PLANT SCHEDULE) TO AVOID FUTURE GROWTH PROJECTING ACROSS SERVICE METERS, POWER LINES, PATHWAYS ETC. INSTALL PROTECTIVE ROOT BARRIERS TO TREES LOCATED WITHIN 3m OF HARD SURFACES & BUILDINGS.

IRRIGATION

ALL LANDSCAPED AREAS ON THE SITE TO BE SERVICED BY A FULLY AUTOMATED DRIPPER IRRIGATION SYSTEM OR MANUALLY OPERATED DRIPPER SYSTEM WITH TIMER(S) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WATER TO BE SOURCED FROM RAINWATER TANKS WITH MAINS WATER BACKUP. PROVIDE CONDUITS UNDER / THROUGH HARD STRUCTURES TO ENABLE CABLING & PLUMBING ACCESS TO ALL LANDSCAPED AREAS. INSTALL SEPARATE IRRIGATION LINES FOR LAWNS & GARDEN BEDS WITH DRIPPER SYSTEM PROVISION TO ALL GARDENS & SUBSURFACE DRIP IRRIGATION OR POP-UP SPRINKLERS TO ALL LAWNS.

DRAINAGE

PROVISION MUST BE MADE FOR THE DRAINAGE OF ALL LANDSCAPED & PAVED AREAS SUCH THAT NO ADJACENT PROPERTIES OR STREETS ARE EFFECTED BY STORMWATER RUN-OFF. ALL DRAINAGE PITS & DRAINS SHALL BE CONNECTED TO AN APPROVED LEGAL POINT OF DISCHARGE.

MAINTENANCE

LANDSCAPE TO BE KEPT IN A NEAT & TIDY CONDITION AT ALL TIMES BY REGULAR ROUTINE MAINTENANCE ACTIVITIES INCLUDING:

- WATERING THROUGH INITIAL PLANT ESTABLISHMENT PERIOD
- CHECKING IRRIGATION SYSTEM (SENSORS, PROGRAM FREQUENCY, CONTROLLER OPERATION, PRESSURE, COVERAGE, FILTERS, BLOCKAGES, DAMAGE & LEAKS)
- REPLACING DEAD & DISEASED PLANTS
- WEED REMOVAL
- DEAD HEADING
- TRIMMING FOR SHAPE & DENSITY
- FORMATIVE TREE PRUNING
- TOPPING UP GRAVEL SURFACING &/OR MULCH DEPTHS
- FERTILISING
- RE-SEEDING / RE-TURFING & MOWING
- REMOVAL OF STAKES, TREE TIES & WATER WELLS AFTER 2 YEARS
- REGULARLY SWEEP SURFACE & ANNUAL PRESSURE WASHING OF PERMEABLE PAVING
- REGULARLY INSPECT PAVING SURFACES FOR UNEVENNESS WHICH MAY INDICATE SUBSIDENCE BELOW
- EACH WINTER CHECK FOR EVIDENCE OF POOR DRAINAGE INDICATING NEED FOR REMEDIAL WORKS

PROPOSED PLANT SCHEDULE

TREE SPECIES ADVOCATED BY HOBSONS BAY COUNCIL AS SUITABLE FOR PLANTING IN EASEMENTS →

CODE	BOTANICAL NAME	COMMON NAME	Mature H x W Approx. (m)	SUPPLY SIZE	QTY
	TREES				
ACE pla	*Acer platanoides* 'Fairview'	Norway Maple	11 x 8	40L/1.6m H	2
ACE rub	*Acer rubrum* 'Fairview Flame'	Red Maple	11 x 7	40L/1.6m H	2
COR exi	*Corymbia eximia 'Nana'*	Dwarf Yellow Bloodwood	6-8 x 6	40L/1.6m H	4
LAG tus	*Lagerstroemia indica* 'Tuscarora'	Crepe Myrtle	8 x 4	40L/1.6m H	6
TRI lau	*Tristaniopsis laurina* 'Luscious'	Luscious	8 x 4	40L/1.6m H	8
	SHRUBS & GROUND COVERS				
ACA fet	*Acacia cognata* 'Fettuccini'	Dwarf Weeping Wattle	0.75 x 1.2-1.5	140mm	2
ACM sli	*Acmena smithii* 'Slim Jim'	Dwarf Lilly Pilly	1.5-2 x 0.75-1	140mm	23
BAU rub*	*Bauera rubioides*	River Rose	1.5 x 1-2	140mm	8
CAL mar	*Callistemon* 'Mary MacKillop'	Mary MacK. Bottle Brush	2.5 x 1.5	140mm	3
CEA pac	*Ceanothus* 'Pacific Wave'	Pacific Wave	0.6-0.8 x 1.5	140mm	10
COP qua*	*Coprosma quadrifida*	Prickly Currant Bush	2.5 x 1 (clip)	140mm	8
COR ref*	*Correa reflexa*	Common Correa	1 x 1 (clip)	140mm	18
GOO ova*	*Goodenia ovata*	Hop Goodenia	1.5 x 1.5	140mm	6
HEB tur	*Hebe* 'Turkish Delight'	Hebe	0.9 x 0.9	140mm	11
HYM lus	*Hymenosporum flavum* 'Lushious'	Dwarf Native Frangipani	0.5 x 1.5	140mm	11
LAU nob	*Laurus nobilis* 'Flavour Master'	Flavour Master Bay	1.8 x 0.5	140mm	3
LEP con*	*Leptospemum continentale*	Prickly Tea-tree	2-3 x 1	140mm	24
LEP lan*	*Leptospemum lanigerum*	Woolly Tea-tree	2-3 x 2	140mm	8
OLE ram*	*Olearia ramulosa*	Twiggy Daisy Bush	1.5-2.5 x 1-1.5	140mm	2
PHO thi	*Photinia x fraseri* 'Thin Red'	Thin Red Photinia	3 x 0.6	140mm	37
PIT tob	*Pittosporum tobira* 'Miss Muffet'	Miss Muffet	0.9 x 1.5 (clip)	140mm	3
	GRASSES & TUFTING FORMS				
DIA bre	*Dianella caerulea* 'Breeze'	Breeze Flax-lily	0.6 x 0.5	140mm	15
DIA che	*Dianella tasmanica* 'Cherry Red'	Cherry Red Flax-lily	0.75 x 0.75	140mm	3
DIA lon*	*Dianella longifolia*	Pale Flax-lily	0.3-0.8 x 0.5	140mm	5
LOM lon*	*Lomandra longifolia*	Spiny-headed Mat-rush	0.8-1 x 0.8-1.2	140mm	14
MIS sar	*Miscanthus sinensis* 'Sarabande'	Feather Grass	1.2 x 1	140mm	3
POA lab*	*Poa labillardieri*	Common Tussock-grass	0.7 x 0.75	140mm	47
	CLIMBERS				
APH res	*Aphanopetalum resinosum*	Gum Vine	2 x 2	140mm	4
CLE ari*	*Clematis aristata*	Old Man's Beard	2-4 x 2-4	140mm	3
PAN sno	*Pandorea pandorana* 'Snowbells'	Wonga Wonga Vine	3 x 3	140mm	6

SPECIES & SUPPLY POT SIZES ARE SUBJECT TO AVAILABILITY
All trees must comply with Australian Standard AS2303:2018 - Tree Stock for Landscape Use.
All plants must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.

Rev	Date	Amendment
B	5 Dec 2025	Architect | Client
A	1 Dec 2025	Architect | Client [DRAFT]

LANDSCAPE PLAN NOTES & SCHEDULES

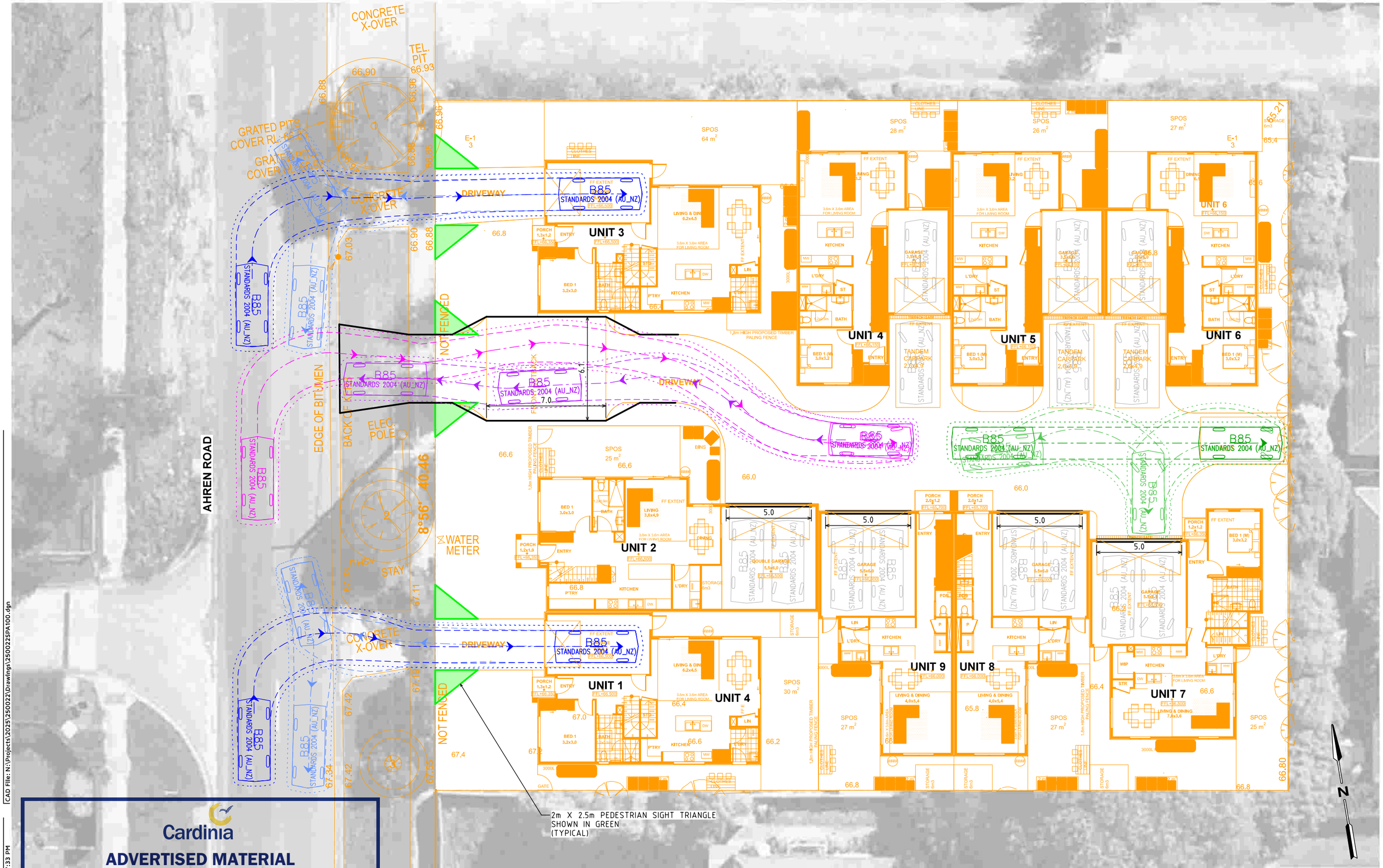
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PROPOSED DEVELOPMENT
118 Ahern Road, Pakenham

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Stage	**Town Planning Approval**
Date	05.12.2025
Project No.	004.2025
Drawn	SM
Checked	SM
Scale	1:100@A1/1:200@A3
Drawing No.	L04B



Cardinia

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Planning Application: T250768

Date Prepared: 13 April 2026

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SWEPT PATH LEGEND

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- - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

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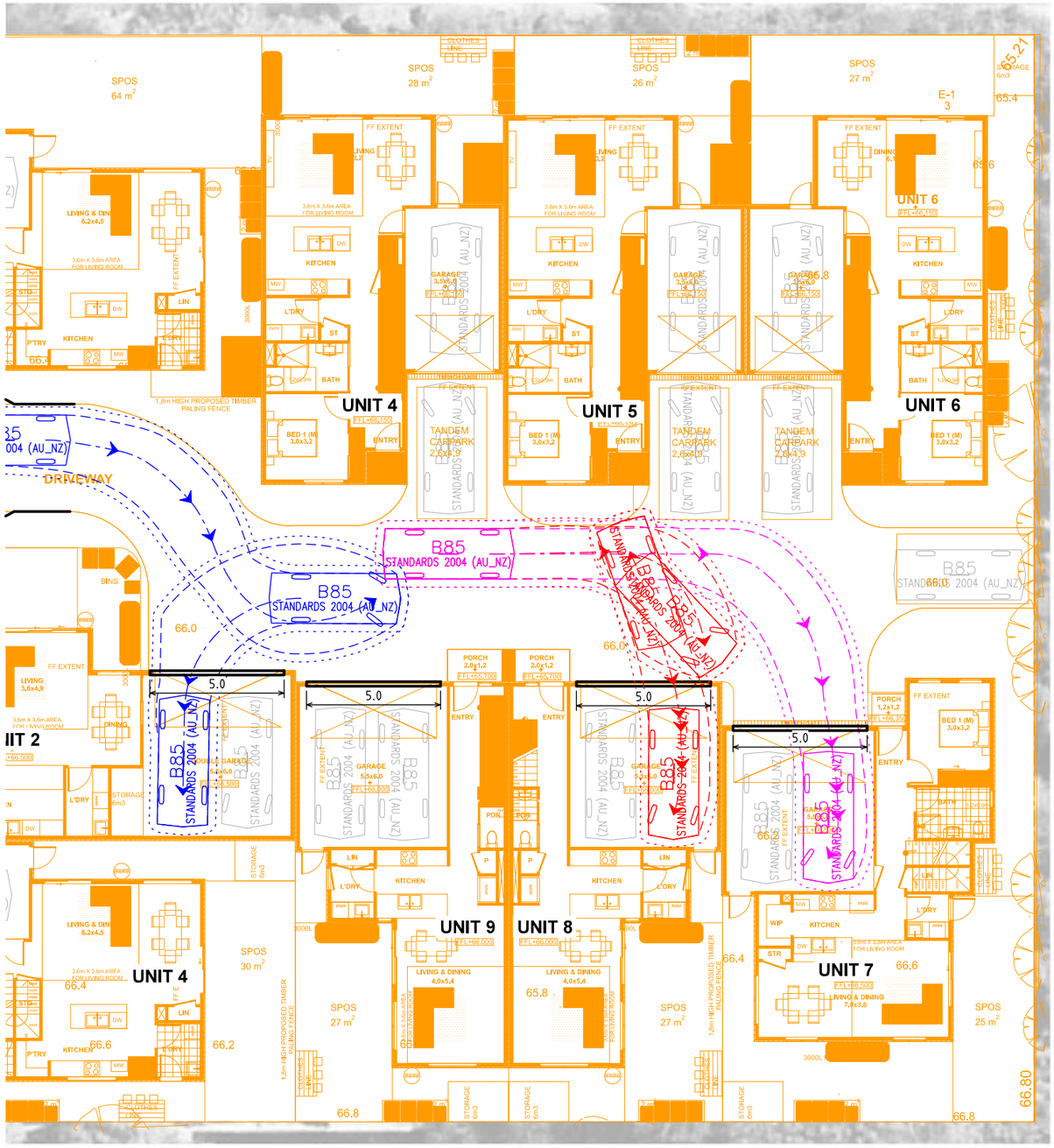
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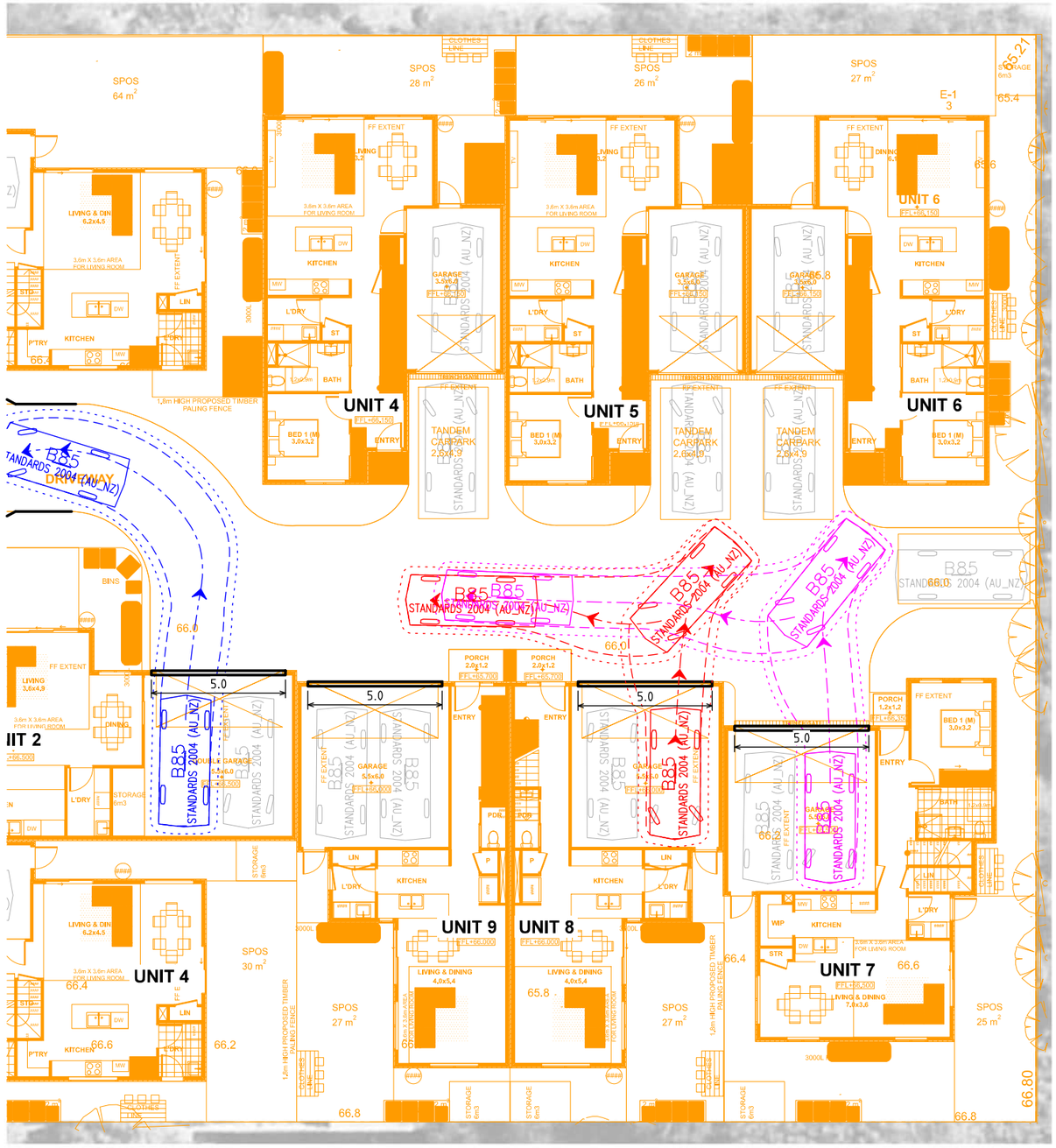
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Drawing Title
118 AHREN ROAD, PAKENHAM
B85 DESIGN VEHICE - SITE ACCESS (1 OF 5)
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DJW	SV	317 F2

Project Number	Drawing Number	Revision
250022	SPA100	D





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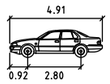
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Steering Angle	: 34.1

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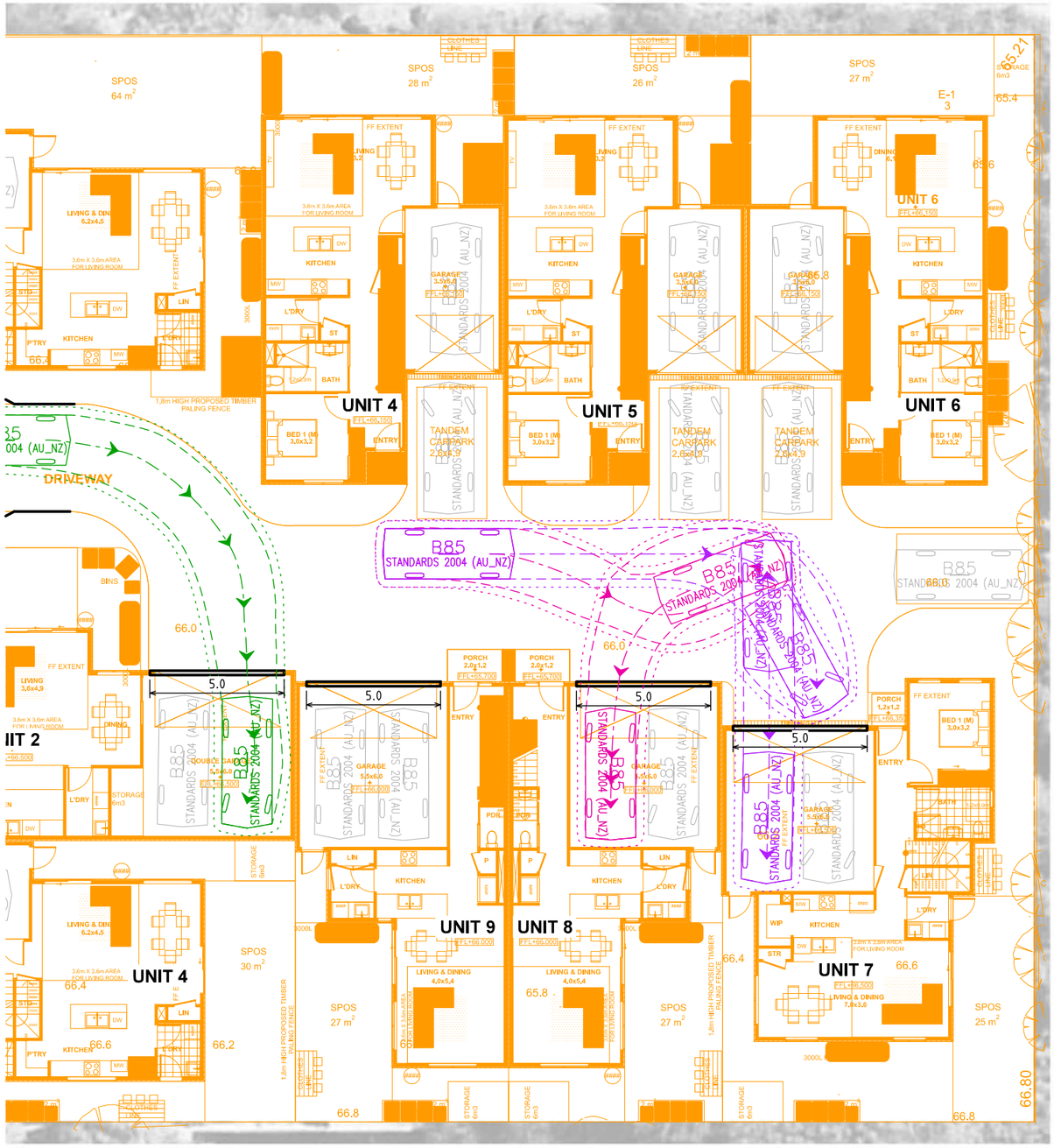
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118 AHREN ROAD, PAKENHAM
B85 DESIGN VEHICE - SITE ACCESS (2 OF 5)
SWEPT PATH ANALYSIS

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DJW	SV	317 F2

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250022	SPA101	C

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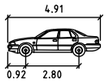
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SWEPT PATH LEGEND

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Drawing Title
118 AHREN ROAD, PAKENHAM
B85 DESIGN VEHICE - SITE ACCESS (3 OF 5)
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DJW	SV	317 F2

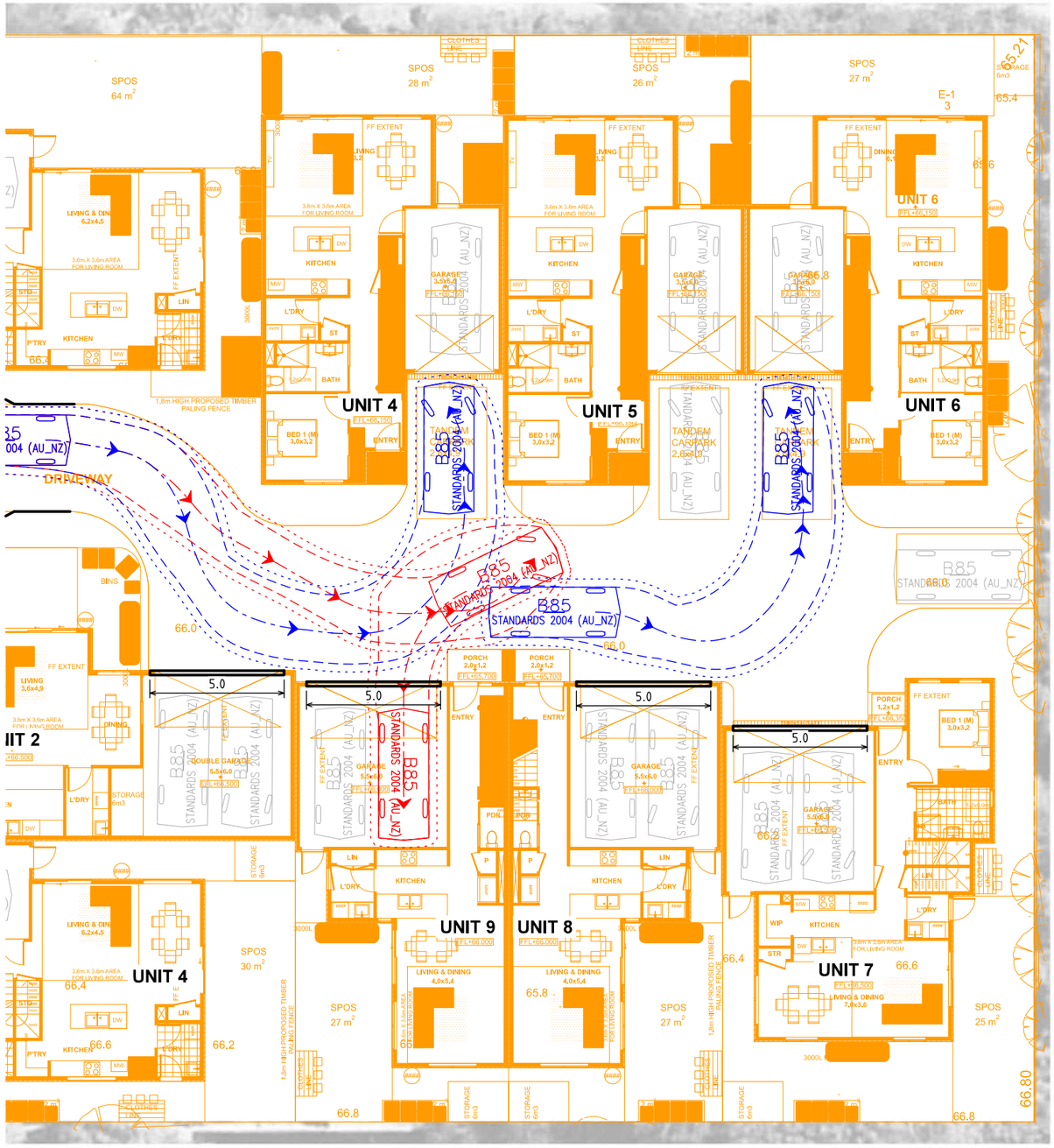
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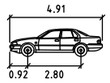
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Planning Application: T250768

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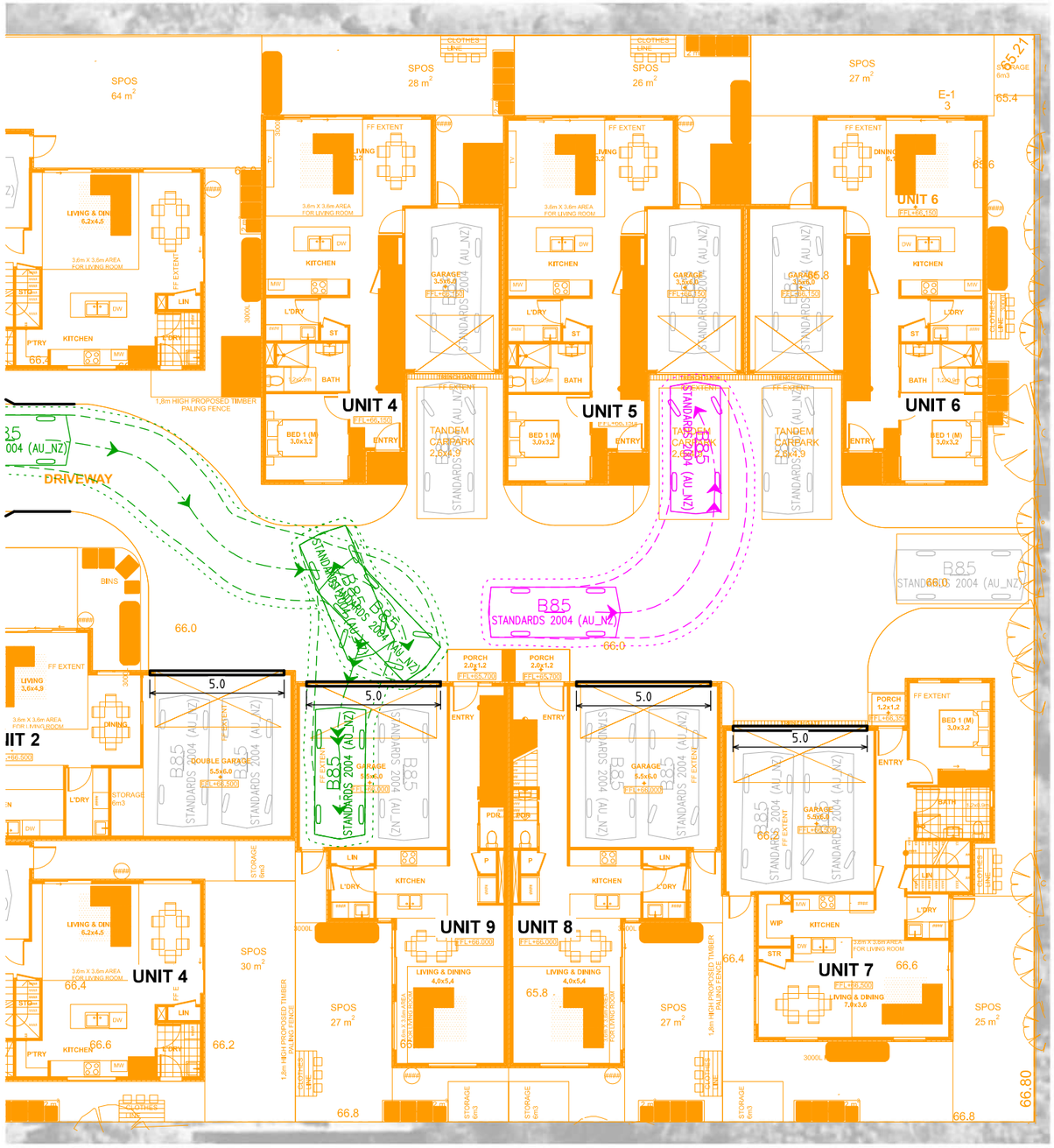
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118 AHREN ROAD, PAKENHAM B85 DESIGN VEHICE - SITE ACCESS (4 OF 5) SWEPT PATH ANALYSIS		
Designed	Approved	Melway Ref
DJW	SV	317 F2
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250022	SPA103	C

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ENTRY MANOEUVRES

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EXIT MANOEUVRES

- — — — DESIGN VEHICLE SWEPT PATHS SHOWN DASHED
- - - - - - - - - 300mm CLEARANCE ENVELOPE SHOWN DOTTED

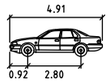
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Planning Application: T250768

Date Prepared: 13 April 2026

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

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Scale 1:200 @ A3

0 1 2 4

Drawing Title
118 AHREN ROAD, PAKENHAM
B85 DESIGN VEHICE - SITE ACCESS (5 OF 5)
SWEPT PATH ANALYSIS

Designed	Approved	Melway Ref
DJW	SV	317 F2

Project Number	Drawing Number	Revision
250022	SPA104	C

CAD File: N:\Projects\2025\250022\Drawings\250022SPA104.dgn

Date Plotted: 31-10-2025 11:12:42

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

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town planning submission to the cardinia shire council

in support of an application to construct 9 dwellings and remove five (5) canopy trees

on land at 118 ahern road, pakenham

prepared for civikons design

december 2025

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introduction and overview

This submission has been prepared on behalf of Civikons Design and in support of an application to construct nine (9) two-storey dwellings and to remove 5 canopy trees at 118 Ahern Road, Pakenham (**the subject land**).

The applicable permit triggers are:

- A permit is required to construct two or more dwellings on land in the General Residential Zone, Schedule 1 (GRZ1) at Clause 32.08-7.

- A permit is required to remove five (5) canopy trees at Clause 32.37 (Canopy Trees).

The subject land represents a unique opportunity to develop a substantial land holding of 2,023 square metres.

This is a well resolved design, noting that all Clause 55 standards are met with the exception of Standard B4-3 (overshadowing secluded open space), Standard B4-5 (internal views) and Standard B5-4 (solar protection to new north-facing windows).

Only the variation to Standard B4-3 provides an objector with a right of appeal. As demonstrated in this submission, the variation sought is more than reasonable having regard to the site context, the availability of sunlight to these adjacent units, and the fact the shadowing caused by this development occurs very late in the day.

All car parking requirements are met, including the provision of required visitor car parking.

The architecture is contemporary, and respectful of the evolving character.

The proposal implements important policy directives on housing diversity and housing affordability on this large and well positioned site.

We look forward to working with Council in achieving a positive outcome for this exciting development.

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the site and surrounds

the site

The subject site is a generally square shaped allotment located on the eastern side of Ahern Road and generally between Torre Road (north) and Diston Court (south). The site is formally identified as Lot 1 on TP209629 and is more commonly known as 118 Ahern Road, Pakenham (**the subject land**).

With a frontage to Ahern Road of 40.46 metres and approximate side boundary lengths of 50.0 metres, the site has combined site area of **2,023 square metres**.

A sewer easement is located along the length of the northern boundary of the site.

Figure 1 is a cadastral plan showing the subdivision area and its broader context. Figure 1 highlights that the subject land represents one of the largest allotments in the area. This figure also reinforces the extent of change and lot variation that exists in the immediate locale.

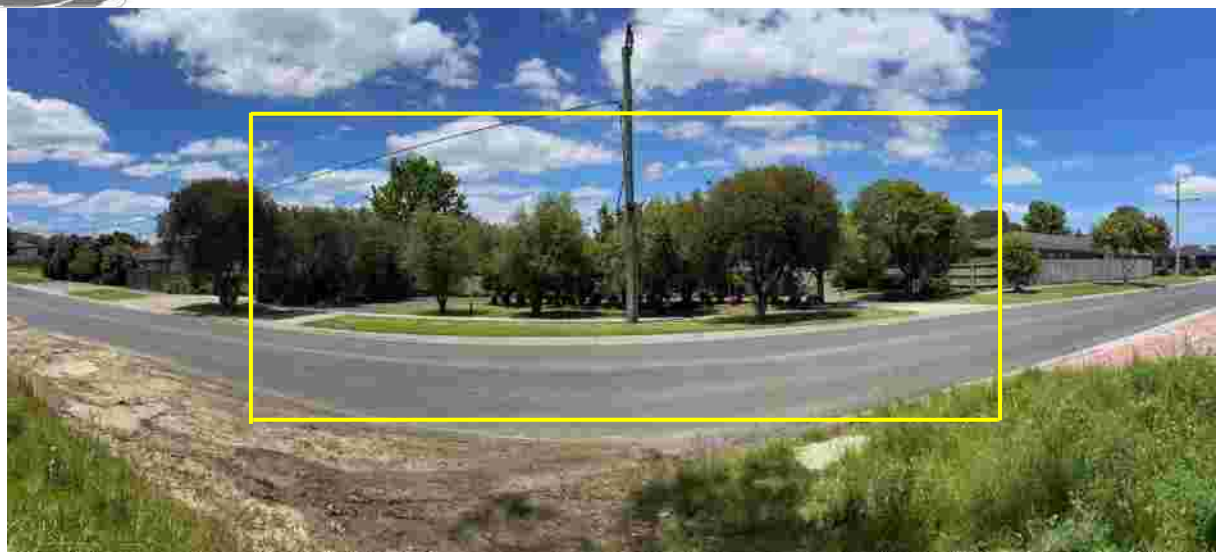


Figure 1 – Cadastral Plan of Site and Surrounds (Source: DELWP)

Topographically, the land has a gentle fall from its frontage down to the rear. The south-western corner is the highest corner with an RL of 67.4m, and the north-eastern corner is the lowest corner with an RL of 65.21m, - equating to a fall of 2.19m across the approximately 50 metre length of the site (4.3%).

The site is improved by a rather long single storey dwelling that is well setback from the site frontage. There are two vehicle crossovers accessing the site, with the crossovers providing access to a circular driveway lined with feature exotic trees (photographs 1 to 4).

The rear yard of the site is open, and comprises an expansive grassed area with swimming pool and several sheds. There is some perimeter screen vegetation, however, for the main, the site is largely cleared (figure 2).



Photograph 1 – Panoramic View of Subject Land its Abuttals (Facing East)



Photograph 2 – Existing Northern Crossover



Photograph 3 – Existing Southern Crossover



Photograph 4 – Panoramic View of Site frontage, with circular driveway, small trees and long single dwelling

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Figure 2 – Marketing Shot of Backyard (Realestate.Com)

the surrounds

Figure 2 shows the site forms part of an established residential locale characterised by housing built close to boundaries. There is not a sense of spaciousness or openness.



Figure 3 – Aerial Photograph of Site and Surrounds (Realestate.Com).

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Figure 3 further reinforces the subject land as anomalous in terms of its size and density.

Abutting the site to the **south** are four abuttals comprising single dwellings at each of 1, 3, 5 and 7 Diston Court. The long-side of 1 Diston Court as viewed from Aherns Road is highlighted in photograph 5 below. These four single dwellings each have north facing backyards that face the subject land.



Photograph 5 – Abuttal to South (1 Diston Court)



Photograph 6 – Abuttal to North, 120 Ahern Road

Abutting the site to the **north** and **East** is a sprawling medium density housing development at 120 Ahern Road that occupies the northern abuttal and then wraps around to the rear or east of the site. This development comprises thirteen (13) townhouses.

Photograph 6 shows the main driveway servicing this development is located close to the northern boundary of the subject land, with a narrow intervening landscape strip. A series of townhouses are then located beyond the driveway.

There are three townhouses that abut the rear/east boundary of the site, and are identified as 1/120 Ahern Road, 11/120 Ahern Road 13/120 Ahern Road. These three townhouses have their courtyards facing west where they abut the boundary with the subject land.

Photograph 8 on the following page shows the townhouse at 13/120 Ahern Road that comprises overgrown landscaping in its courtyard.

Located opposite the site to the **west** is Ahern Road that is a local through road that commences at Eagle Drive (south) and then stops further north at the transmission lines around 900 metres north of the site.

Beyond the road are two interesting contrasting allotments.

The first is a significant allotment at 151 Ahern Road of some 11 acres that comprises a single dwelling with tennis court at its far western end. This land is heavily vegetated and presents as a forest to the road (see right hand portion of photograph 7 on the following page).

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The second allotment is also a comparable lot that has been heavily developed with single dwellings on compact allotments. The dwellings facing Ahern Road are setback very close to the street frontage.



Photograph 7 – Panoramic View Opposite/West of the Site Single Dwellings and 151 Ahern Road



Photograph 8 – 13/120 Ahern Road (subject site)



Photo 9 – Overgrown vegetation at 13/120 Ahern Rd

Figure 4 on the following page shows the subject land is in a residential hinterland context that is within walking distance to a bus route and local parkland, and is a short driveway from an activity centre and associated shops.

- Bus Route 927 (420 metres);
- Pocket Parks to West (330 metres);
- Pakenham Hills Primary School (950 metres); and
- Marketplace Shopping Centre (1,500 metres).

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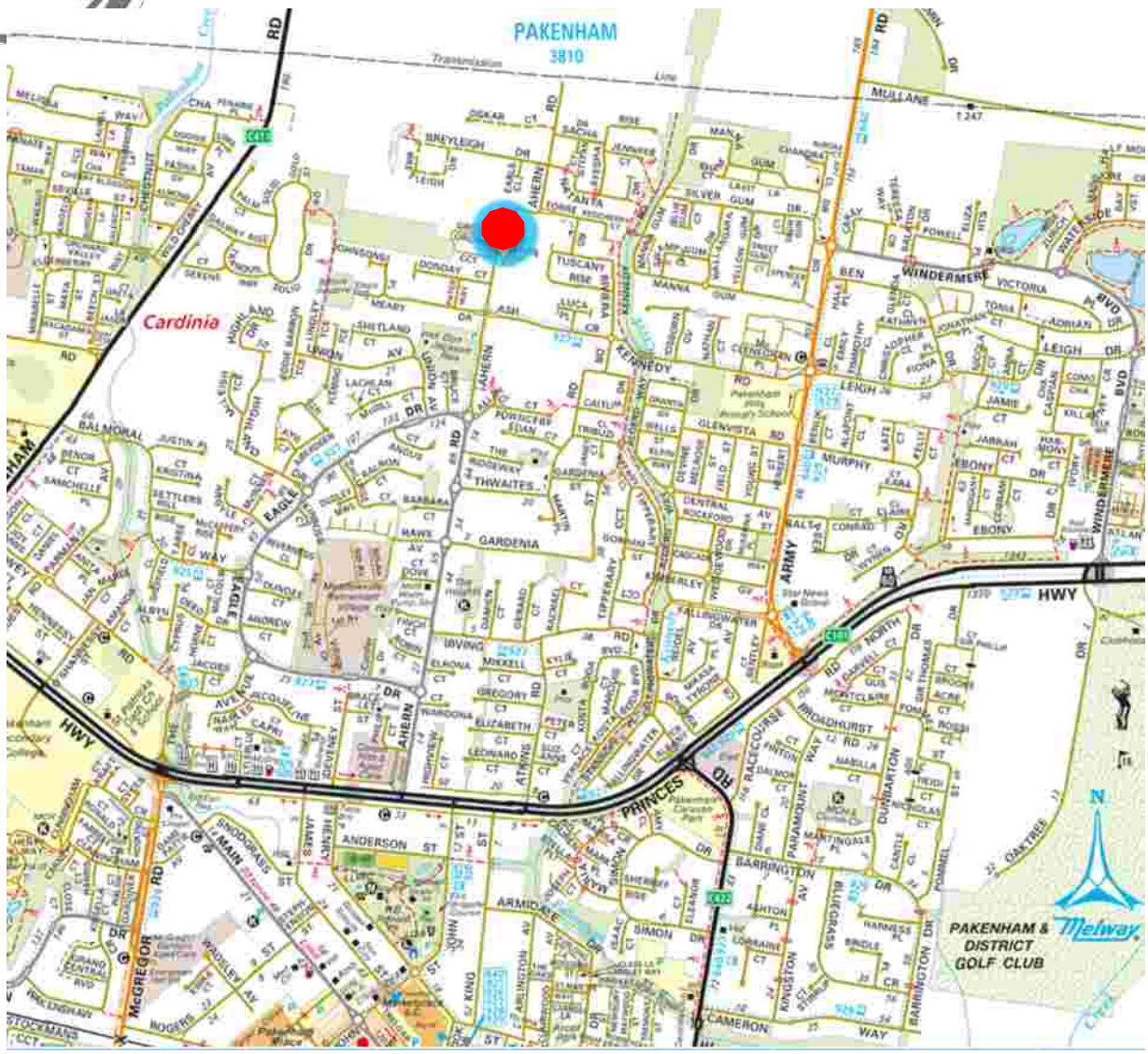


Figure 4 – Locality Plan (Streetdirectory)

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the proposal

It is proposed to construct nine (9) two-storey dwellings in the layout depicted in figure 5 and to remove five (5) remove canopy trees from the site.

The Dwellings

The respective end dwellings (dwelling 1 to the south and dwelling 3 to the north) enjoy separate vehicle access via the existing crossovers. A new crossover is then proposed that provides central vehicle and pedestrian access to the balance of the dwellings.

Some features of the proposal are highlighted in the table below.

Site Coverage	47.0 (65% maximum allowed)
Permeability	36 percent (minimum 20% required)
Garden Area	35.0 percent (mandatory minimum of 35% in the zone)
Height	7.76 metres & 2 storeys (maximum 11 metres and 3 storeys)

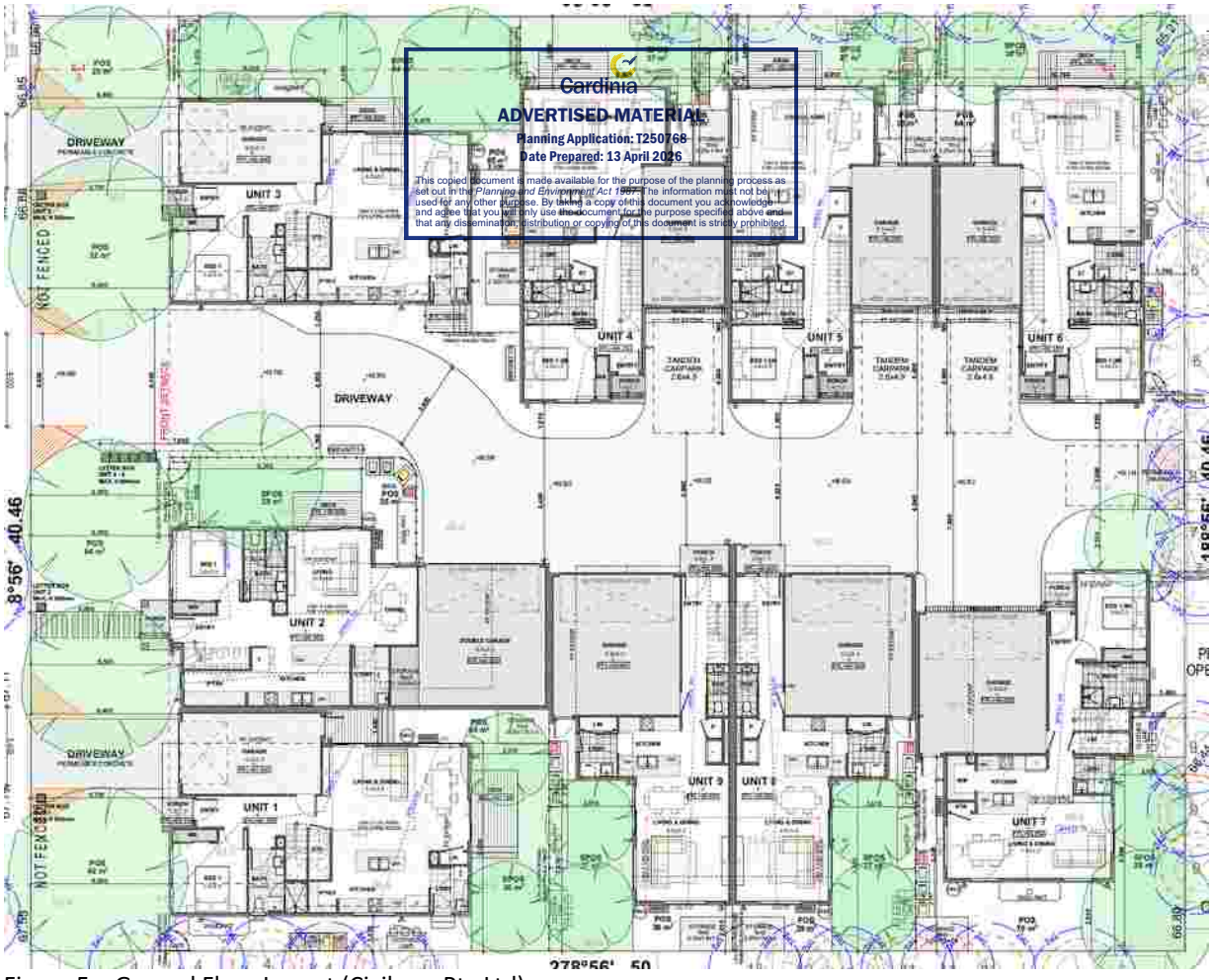


Figure 5 – Ground Floor Layout (Civikons Pty Ltd)

Key features of the ground level footprint / layout include:

- The dwellings all adopt a conventional layout with ground level living areas that open onto ground level courtyrads;
- Dwellings 1 to 7 each feature a ground level bedroom;
- There are no walls located along any boundaries of the site;
- Each dwelling is allocated two (2) car spaces in the form of either a single car garage and tandem car space (dwelings 1, 3, 4, 5 and 6) or a double car garage (dwellings 2, 7, 8 and 9);
- There is one (1) visitor car space located at the very end of the communal driveway that is positioned to be clearly visible from this driveway; and
- The dwellings provide sizes outlined in the table below:

Unit No	Total Bedrooms	Car Spaces	Private & Secluded Private Open Space & Width
1	4	2	106 sqm & 30 sqm SPOS at 3.37m width
2	4	2	99 sqm & 25 sqm SPOS at 3.0m width
3	4	2	142 sqm & 64 sqm SPOS at 3.5 – 4.9m width
4	4	2	35 sqm & 27 sqm SPOS at 3.0m width
5	4	2	35 sqm & 27 sqm SPOS at 3.0m width
6	4	2	64 sqm & 32 sqm SPOS at 3.0m width
7	4	2	70 sqm & 25 sqm SPOS at 3.0m width
8	3	2	39 sqm & 27 sqm SPOS at 3.6m width
9	3	2	39 sqm & 27 sqm SPOS at 3.6m width

The first floor layout is depicted in figure 6 on the following page. Key features of the first floor level footprint / layout include:

- All first floor forms are detached from one another with the exceptioin of dwellings 5 and 6, and dwellings 8 and 9 that are located centrally within the site; and
- All first floor footprints feature a lounge/sitting space with the exception of dwellings 8 and 9.

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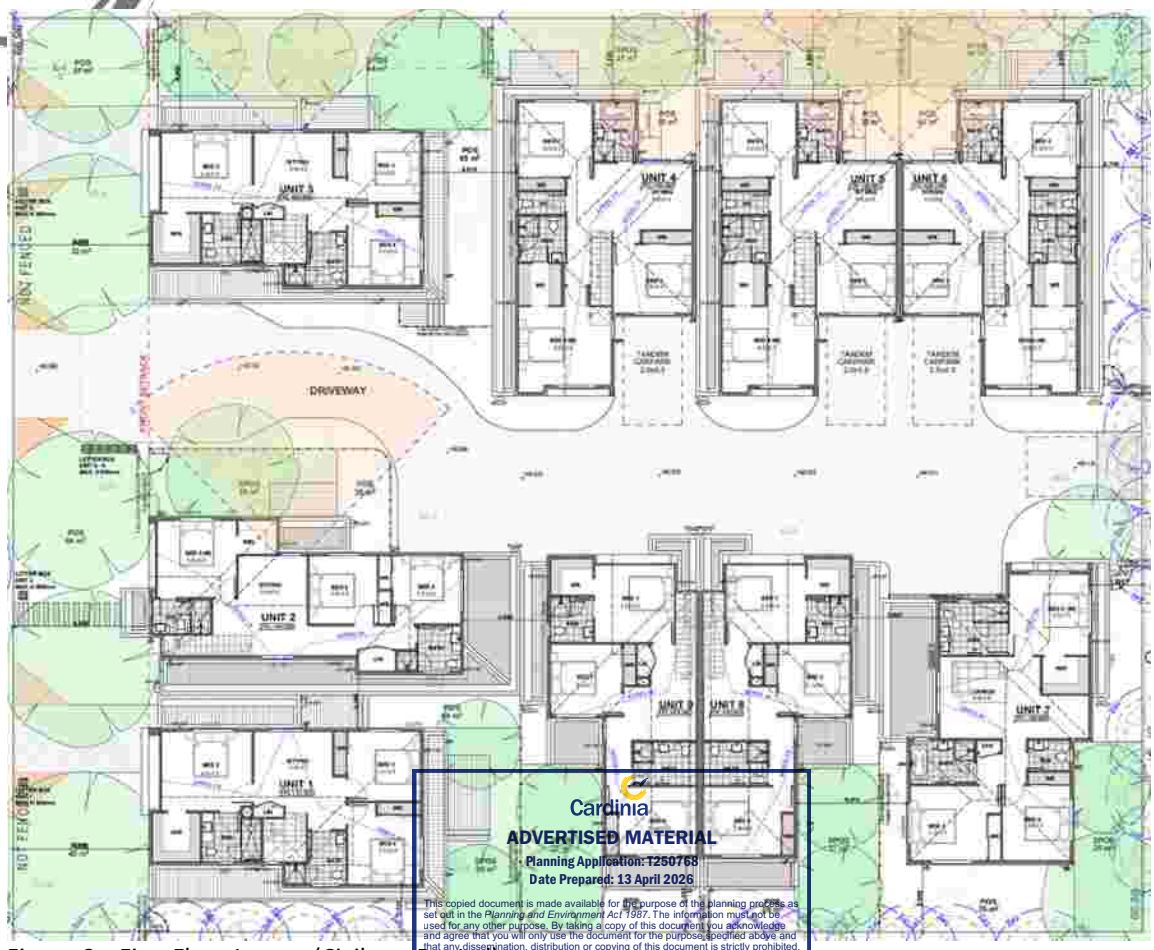


Figure 6 – First Floor Layout (Civikons Pty Ltd)

The architecture is contemporary and suburban in nature, with pitched roofs, large windows (horizontal and vertical shaped), porches, and varied materials that include various renders (5 different renders), vertical wall cladding (timber look), colourbond roofs and downpipes, and aluminium windows. No front fencing is proposed.



Figure 7 – Elevations from Street (Civikons Pty Ltd)

Canopy Tree Removal

It is proposed to remove five (5) canopy trees as defined at Clause 32.37 of the Cardinia Planning Scheme. These are trees 22, 25, 28, 38 and 54[1].

[1] Pages 20 and 21 of Arborist Report by T & T, 18, December 2025, Version 2.0

planning scheme provisions

permit triggers

A permit is triggered for the following components of this proposal:

- A permit is required to construct two or more dwellings on land in the General Residential Zone, Schedule 1 (GRZ1) at Clause 32.08-7.

- A permit is required to remove five (5) canopy trees at Clause 32.37 (Canopy Trees).

zoning

The subject land is located within a General Residential Zone, Schedule 1 (**GRZ1**). An extract of the Cardinia Planning Scheme Zoning Maps is located below in Figure 8.

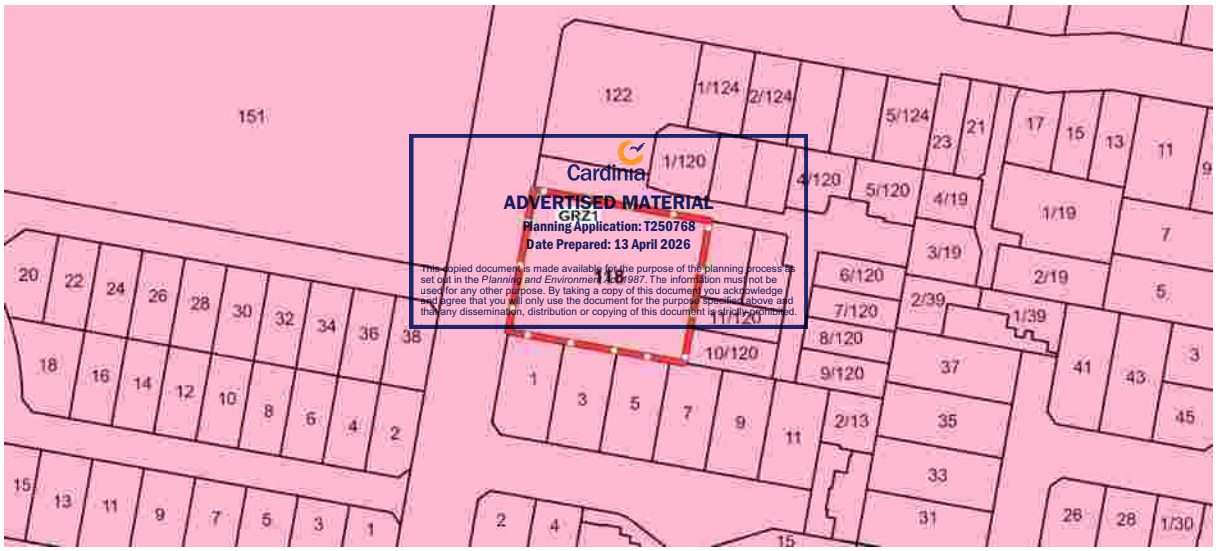


Figure 8 – General Residential Zone, Schedule 1 (DELWP)

The purpose of the General Residential Zone as outlined at **Clause 32.08** of the Cardinia Planning Scheme is listed as follows:

> *"To implement the Municipal Planning Strategy and the Planning Policy Framework.*
>
> *To encourage development that is responsive to the neighbourhood character of the area.*
>
> *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
>
> *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations".*

Clause 32.08-4 requires that this 2,023 square metre site provide a mandatory 35% of the lot area as 'garden area'. The garden area plan at drawing 10 demonstrates that 706 square metres of the land area, or 35.00% of the lot area is set aside as a 'garden area', - satisfying this mandatory provision.

Clause 32.08-7 is the permit trigger when it states that a permit is required to:

> *"Construct two or more dwellings on a lot*".

It is this clause that triggers the need for planning approval for the proposed development.

Clause 32.08-11 specifies a maximum building height of 11m or 3 storeys at one point. The dwellings have a maximum height of 7.76 metres and two storeys, - thus satisfying this clause.

It is a requirement that Clause 55 of the Cardinia Planning Scheme be satisfied.

The schedule 1 to the General Residential Zone does not provide a neighbourhood character objective or vary any ResCode standards.

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development contributions plan overlay

A Development Contributions Plan Overlay (**DCPO1**) applies to the site as shown in figure 9.



Figure 9 – Development Contributions Plan Overlay, Schedule 1 – (DELWP)

A development contributions plans has been prepared, and on this basis, a permit is not triggered under this overlay.

planning policy framework

The following clauses of the planning policy framework are relevant to this application:

- **Clause 11.01-1S – Settlement**, includes the strategy to *"plan for the delivery of 2.24 million homes across Victoria by 2051",* including the offering of "*a range of housing choices*".

- **Clause 15.01-1S – Urban Design**, encourages *"urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity".*

- **Clause 15.01-5S – Building Design**, encourages *"building design and siting outcomes that contribute positively to the local context".*

- **Clause 16.01-1S – Housing Supply**, encourages well located and diverse housing, and **Clause 16.01-1R** encourages land consolidation as a means of achieving housing and population targets.

municipal strategic statement

- **Clause 21.01-1** mentions that "*The population within the Cardinia growth area is expected to grow 82% from a current population of around 109,000 people (2018) to approximately 198,000 people in 2041".*

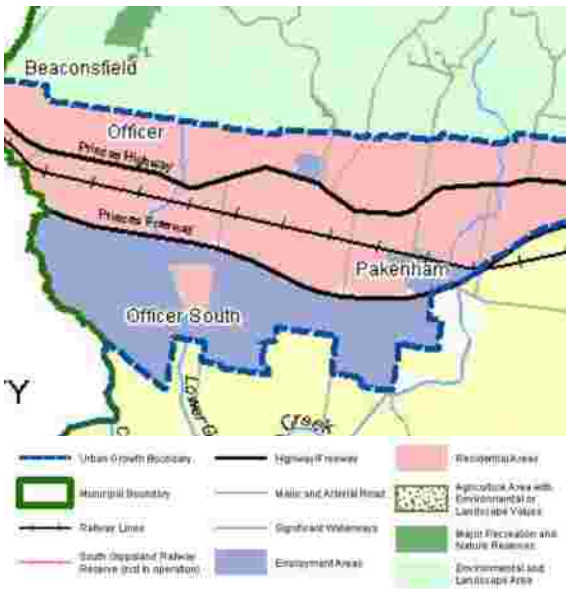


Figure 10 – Strategic Framework Plan

The strategic framework plan at **Clause 21.01-5** shows the site is in a residential area.

When viewing the strategic framework plan, it is apparent that the majority of the municipality is set aside for environmental purposes.

It represents orderly town planning to maximise the limited opportunities for residential growth available within the municipal boundaries.

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- Clause 21.03-1 – Housing, reinforces that "*Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas*". The key issues and objective 1 in turn seek *"to encourage a diversity of housing to meet the needs of existing and future residents*".

- **Clause 21.03-1 – Urban Established Area – Beaconsfield and Pakenham**, shows the Pakenham precinct is an urban established area. There is further emphasis *"to ensure greater diversity of housing types and size".*

Response:

The proposal is consistent with the policy directives as follows:

- The municipal boundary has very little residential zoned land, and the development makes the most of this precious resource;

- The utilisation of this 2,023 square metre allotment represents an opportunity to implement regularly repeated directives to promote housing diversity; and

- The suitability of the land is further reinforced by the absence of any restrictive overlays.

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particular provisions

Clause 52.06 – Car Parking

The Cardinia Planning Scheme requires that dwellings with 1 and 2 bedrooms be allocated a single car space, and that dwellings with 3 or more bedrooms be allocated two car spaces.

Each dwelling (3 and 4 bedroom) is required to provide two car spaces. The development plans show that each dwelling is allocated two car spaces in the form of either a double garage, or a single garage and tandem car space.

There is also a need to provide one (1) visitor car space for this development. The plans show that one visitor car space is provided at the end of the communal driveway.

On this basis, the car parking requirements of the Cardinia Planning Scheme as they relate to this development are met in their entirety.

Clause 52.37 – Canopy Trees

A permit is triggered to remove five (5) trees that qualify as boundary trees, - being trees 22, 25, 28, 38 and 54.

Clause 55 – Two or More Dwellings (ResCode)

The proposal is subject to the requirements of Clause 55 of the Planning Scheme – Two or more dwellings on a lot and residential buildings.

general provisions

Clause 65 outlines the general decision guidelines that apply in the consideration of all applications.

operational provisions

Clause 71.02-3 – Integrated Decision Making

other controls

The site is partially in a designated bushfire prone area. This is not a planning overlay and the works do not trigger a planning permit.

A building surveyor will ultimately determine the need for compliance with bushfire construction requirements in the event a building permit is required.



Figure 11 – Designated Bushfire Prone Area

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planning analysis

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The following planning analysis considers these key headings:

- Clause 52.06 – Car Parking
- Removal of Canopy Trees
- Response to Clause 55 - ResCode

Clause 52.06 – Car Parking

The Cardinia Planning Scheme requires that dwellings with 1 and 2 bedrooms be allocated a single car space, and that dwellings with 3 or more bedrooms be allocated two car spaces.

Each dwelling (3 and 4 bedroom) is required to provide two car spaces. The development plans show that each dwelling is allocated two car spaces in the form of either a double garage, or a single garage and tandem car space.

There is also a need to provide one (1) visitor car space for this development. The plans show that one visitor car space is provided at the end of the communal driveway.

On this basis, the car parking requirements of the Cardinia Planning Scheme as they relate to this development are met in their entirety.

Removal of Canopy Trees

Four of the trees to be removed, - Trees 22, 25, 28 and 38 are described as having low retention value. The fifth tree, - Tree 54, has a moderate retention value.

As a starting point, it is relevant there are no tree protection overlays across this site.

This large site creates an excellent opportunity to develop a well designed medium density housing proposal that maximises the opportunities presented by this rare site, and to then incorporate a strong landscaping response that fits in with the dwellings.

This is a superior medium-to long term solution than fitting dwellings around existing trees with limited benefit.

The removal of the moderate retention value tree (54) is reasonable given this tree is exotic, has only fair health and structure, and is positioned at the very rear of the site where it has very limited visibility and presence from the street (only 7m tall). The SRZ of this tree extends right up to the proposed dwelling 7, and its NRZ is significant compromised.

The retention of this tree significant affects the layout, for little value given the location and condition of this tree.

Again, a superior longer term solution is to remove this tree and introduce a new canopy tree planting outcome that fits in with the layout of the dwellings.

Response to Clause 55 - ResCode

Clause 55 states that "*if a development meets a standard, the corresponding objective is deemed to be met*". In these circumstances, "*the responsible authority is not required to consider the corresponding decision guidelines*".

It states that "*If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met".*

The following assessment demonstrates that all Standards are met with the exception of Standard B4-3 (overshadowing secluded open space), Standard B4-5 (internal views) and Standard B5-4 (solar protection to new north-facing windows).

This submission demonstrates compliance with the applicable objective where a variation to a standard is sought.

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Clause 55.01-1 – Site Description

A site description is provided in the site and surrounds section of this submission, that includes aerial and site photography. In addition, the architectural drawings include a site plan that includes further details on the site context and features of the locality.

Clause 55.01-3 – Design Response

This design layout has been prepared following a detailed analysis of the elements that make up the features of this locality. The proposal responds to the criteria at Clause 55.01-2 as follows:

- The 'horse-shoe' layout of the dwellings spread around the perimeter of the site and accessed via a central driveway creates design efficiencies, and makes good use of the almost square like proportions of this site;

- The layout intentionally locates all walls off side and rear boundaries in response to the strong presence of screening vegetation along adjacent boundaries. This setback is responsive to the root zones of these trees and maintains the current levels of screening provided by abutting properties;

- The utilisation of the two existing vehicle crossovers maintains current conditions, and limits impacts to street trees. The new crossover has intentionally been positioned to avoid established street trees (for example, the crossover/driveway could have been located where dwelling 2 is, however there is an established tree in that location);

- Dwellings 1, 7, 8 and 9 intentionally feature long vertical areas of secluded private open space that allows these courtyards to receive adequate solar access, notwithstanding their location of opposite north facing walls;

- Housing diversity is achieved with some dwellings having ground level bedrooms, and others also providing first floor lounge/sitting areas (separate second spaces);

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- The communal driveway is generous in width (wider than 3.0m) to facilitate ease of vehicle turning; and
- The visitor car space has been intentionally located at the end of the communal driveway allowing a visitor to quickly ascertain whether this space is occupied or not.

Applicable Clause	Applicable Standard	Right to Appeal ?
Clause 55.02 – Neighbourhood Character		
Clause 55.02-1 *Street Setback*	Standard B2-1 - Complies This site has the unusual circumstance where neither directly abutting property has a building facing Ahern Road. The dwelling on the abuttal to the south (1 Diston Court) faces directly onto Diston Court, and has its side wall facing Ahern Road. The abutting lot to the north (120 Ahern Road) comprises a long driveway servicing 13 different units that all face the internal driveway and not Ahern Road. The first unit 1/120 Ahern Road faces the internal driveway, is barely visible from Ahern Road, and has its porch and front window facing this driveway. In these circumstances, the third column of Table B2-1 applies. This third column applies where "*there is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner*".	No

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	As Ahern Road is an 'other street' (and not a Transport Zone 2), a minimum front setback of **4 metres** is required. Drawings 03 and 04 show that a minimum 6.0 metre front setback is proposed. The encroaching porches (setback 5.7m) are allowable encroachments given they are below 3.6m in height – Dwelling 1 porch is 3.3m, Dwelling 2 porch is 3.4m and Dwelling 3 porch is 3.0m.	
Clause 55.02-2 *Building Height*	Standard B2-2 - Complies The General Residential Zone at Clause 32.08-11 specifies that the maximum height of a building is 11 metres or three storeys. The development comprises two (2) storeys and a maximum building height of 7.76 metres that satisfies the standard.	No
Clause 55.02-3 *Side & Rear Setbacks*	Standard B2-3 - Complies Standard B2-3.1 applies to this proposal. Along the **North** elevation, the proposal: • Provides a compliant ground level side setback of at least 3.0m. • Provides a <u>minimum</u> first floor side setback of 3.60 metres (dwelling 6) that complies with the nominated wall height of 6.1 metres (6.1m height – 3.6m = 2.5m x 0.3 + 1m = 1.75m required setback). Along the **South** elevation, the proposal: • Provides a compliant ground level side setback of at least 1.5m.	No

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	• Provides a minimum first floor side setback of 2.12 metres (dwelling 1) that complies with the nominated wall height of 6.4 metres (6.4m height – 3.6m = 2.8m x 0.3 + 1m = 1.84m required setback). Along the **North** elevation, the proposal: • Provides a compliant ground level side setback of at least 1.48m. • Provides a minimum first floor side setback of 2.22 metres (dwelling 7) that complies with the nominated wall height of 6.2 metres (6.2m height – 3.6m = 2.6m x 0.3 + 1m = 1.78m required setback). The elevation plans (drawings 06 and 07) include a diagram that transposes the Standard B2-3.1 envelope on the drawings.	
Clause 55.02-4 *Walls on Boundaries*	Standard B2-4 - Complies There are no walls proposed along any boundaries.	No
Clause 55.02-5 *Site Coverage*	Standard B2-5 - Complies Table B2-5 lists a site coverage of 65 per cent for land in the General Residential Zone. The proposed site coverage of 47.0 per cent complies with the standard.	No

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Clause 55.02-6 *Access*	Standard B2-6 - Complies There is an allowance for driveways to take up 33 per cent of the street frontage as this site is wider than 20 metres. The three vehicle crossovers have a combined width of 10.5 metres (3.1m + 4.0m + 3.4m) that take up 25.9 per cent of this 40.46 metre wide frontage. Ahern Road is not in a Transport Zone 2 or a Transport Zone 3. The proposed crossover does not encroach into any tree protection zones by more than 10 percent (noting two crossovers are existing). The standard is met.	No
Clause 55.02-7 *Tree Canopy*	Standard B2-7 - Complies Column two of Table B2-7.1 applies, and requires that 20% of the site area be set aside for tree canopy. In view of the 2,023 square metre site area, this amounts to 404.60 square metres. The accompanying landscape plan by Infinity Landscape Architects (05.12.2025) comprises four sheets. As relevant to Standard B2-7, Sheet 1 includes a tree canopy plan that shows the location of various trees, their deep soil size and extent of canopy cover.	No

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	Sheet 2 then specifies the relevant tree species and tree height. The Tree Canopy Provision table on Sheet 2 includes an assessment of the effective canopy cover at maturity. This table indicates a combined Tree Canopy area of **410 square metres**. The standard is met.	
Clause 55.02-8 *Front Fences*	Standard B2-8 - Complies No front fence is proposed.	No
Clause 55.03 – Liveability		
Clause 55.03-1 *Dwelling Diversity*	Standard B3-1 – Not Applicable This standard does not apply to this application for nine (9) dwellings.	No
Clause 55.03-2 *Parking Location*	Standard B3-2 - Complies The driveways servicing dwellings 1 and 3 are used exclusively by the resident of the building with the habitable room. Accordingly, these dwellings meet the standard.	No

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	The common driveway then provides access to the balance of dwellings. In comparing the plans to Standard B3-2, it is noted that: • The landscape zone outside the south facing kitchen window of dwelling 3 has a nominated setback of 1.25 metres. Drawing 07 shows this kitchen window has a sill height of 1.5 metres above ground level. • The dwelling 4 south facing bedroom window is setback 1.50 metres from the accessway. • The dwelling 5 south facing bedroom window is setback 1.50 metres from the accessway. • The dwelling 6 south facing bedroom window is setback 1.58 metres from the accessway. • The dwelling 7 north facing bedroom window is setback 2.61 metres from the accessway. • The dwelling 10 north facing bedroom, living and dining room windows are setback 3.0 metres from the accessway, and are also separated from the accessway by a 1.8 metre high timber paling fence. The standard is met.	
Clause 55.03-3 *Street Integration*	Standard B3-3 - Complies In comparing the plans to Standard B3-3, it is noted that:	No

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	Site services are limited to letter boxes across the frontage, with meters and other units positioned in the landscape strip north of dwelling 2 and south of dwelling 3 where they will be concealed by vegetation and an enclosure. Each dwelling is allocated a mailbox. Dwellings 1, 2 and 3 have their letter boxes in the frontage to their dwellings, and a communal letter box is then located near the entrance to the main accessway. Bollard lighting is shown along the common driveway in line with dwellings 2, 3, 4, 5 and 7. This standard is met.	
Clause 55.03-4 *Entry Objectives*	Standard B3-4 - Complies The respective front entry doors and porches prominently front either Ahern Road (dwellings 1, 2 and 3), or the communal driveway (dwellings 4, 5, 6, 7, 8 and 9). The porches are separate to the garages, and offer direct access from Ahern Road or the communal driveway. The porch dimensions/areas also meet the standard as follows: • Dwelling 1 porch has a width of 1.2m (x 1.3m) and area of 1.56sqm; • Dwelling 2 porch has a width of 1.2m (x 1.5m) and area of 1.80sqm; • Dwelling 3 porch has a width of 1.2m (x 1.3m) and area of 1.56sqm; • Dwelling 4 porch has a width of 1.2m (x 1.4m) and area of 1.68sqm; • Dwelling 5 porch has a width of 1.2m (x 1.4m) and area of 1.68sqm;	No

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	• Dwelling 6 porch has a width of 1.2m (x 1.4m) and area of 1.68sqm; • Dwelling 7 porch has a width of 1.2m (x 1.2m) and area of 1.44sqm; • Dwelling 8 porch has a width of 1.2m (x 2.0m) and area of 2.4sqm; and • Dwelling 9 porch has a width of 1.2m (x 2.0m) and area of 2.4sqm; The standard is met.	
Clause 55.03-5 *Private Open Space*	Standard B3-5 - Complies The private open space allocated to each dwelling meet the standard as follows: • Dwelling 1 has 106 square metres of private open space, of which 30 square metres is secluded private open space with a width of at least 3.0m (shown at 3.37m wide). • Dwelling 2 has 99 square metres of private open space, of which 25 square metres is secluded private open space with a width of at least 3.0m (shown at 3.0m wide). • Dwelling 3 has 142 square metres of private open space, of which 64 square metres is secluded private open space with a width of at least 3.0m (shown 3.5 to 4.9m wide. • Dwelling 4 has 35 square metres of private open space, of which 27 square metres is secluded private open space with a width of at least 3.0m (shown at 3.0m wide).	No

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	• Dwelling 5 has 35 square metres of private open space, of which 27 square metres is secluded private open space with a width of at least 3.0m (shown at 3.0m wide). • Dwelling 6 has 64 square metres of private open space, of which 32 square metres is secluded private open space with a width of at least 3.0m (shown at 3.0m wide). • Dwelling 7 has 70 square metres of private open space, of which 25 square metres is secluded private open space with a width of at least 3.0m (shown at 3.0m wide). • Dwelling 8 has 39 square metres of private open space, of which 27 square metres is secluded private open space with a width of at least 3.0m (shown at 3.6m wide). • Dwelling 9 has 39 square metres of private open space, of which 27 square metres is secluded private open space with a width of at least 3.0m (shown at 3.6m wide). The standard is met.	
Clause 55.03-6 *Solar Access to Open Space*	Standard B3-6 - Complies The first floor form opposite the courtyard of **dwelling 1** has a wall height of 6.5 metres to the tip of the gable. The 9.0 metre length of this courtyard satisfies Standard B3-6 that asks for a minimum 27.85metre courtyard depth (6.5 wall height x 0.9 + 2m).	No

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	The courtyards of **dwellings 2, 3, 4, 5** and **6** all have a direct northerly aspect and are setback a generous distance from the closest north facing wall. **Dwelling 7** has a south facing courtyard that in part is affected by the first floor bedroom 2, robe and sitting area. The 8.4 metre length of this courtyard satisfies Standard B3-6 that asks for a minimum 7.13 courtyard depth (5.7 wall height x 0.9 + 2m). **Dwelling 8** has a south facing courtyard that in part is affected by the first floor bedroom 2. The 7.415 metre length of this courtyard (plus additional 2.1m first floor footprint setback resulting in a total setback of 9.5m) satisfies Standard B3-6 that asks for a minimum 7.13 courtyard depth (5.7 wall height x 0.9 + 2m). **Dwelling 9** has a south facing courtyard that in part is affected by the first floor bedroom 2. The 7.415 metre length of this courtyard (plus additional 2.1m first floor setback resulting in a total setback of 9.5m) satisfies Standard B3-6 that asks for a minimum 7.13 courtyard depth (5.7 wall height x 0.9 + 2m). The standard is met.	
Clause 55.03-7 *Functional Layout*	Standard B3-7 - Complies The main bedroom of all dwellings are located at first floor level and have access to an ensuite and robe. These main bedrooms all have dimensions ranging from the smallest (dwelling 2, 8 and 9) at 3.4m x 3.5 to the largest (dwellings 1, 3) at 4.0m x 3.5m. These dimensions all exceed the minimum requirements. The remaining bedrooms are all no smaller than 3.0m x 3.0m, with the majority exceeding this minimum requirement.	No

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	These internal dimensions are separate to the wardrobe. Table B3-7.2 requires that these four bedroom dwellings achieve living areas of at least 12 square metres with a minimum width of 3.6 metres. The ground floor plan (drawing 03) shows each living area having dimensions/areas of at least 3.6m x 3.6m (12.96 square metres) that exceed this requirement (see dashed red box). The living areas are separate to the kitchen and dining areas. The standard is met.	
Clause 55.03-8 *Room Depth*	Standard B3-8 - Complies The room depth requirement for each dwelling meets the standard as follows: • **Dwelling 1** has a dual aspect kitchen/living/dining area with north and east facing windows. The depth of this room is also below 9.0m at 7.5 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms have depths ranging from 3.0m to 4.0m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 2** has a dual aspect kitchen/living/dining area with north and south (laundry) facing windows. The depth of this room is also below 9.0m at 7.5 metres. The ground floor bedroom has a depth of 3.0m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor	No

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	bedrooms and sitting room have depths ranging from 3.0m to 4.4m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 3** has a dual aspect kitchen/living/dining area with north, east and south facing windows. The depth of this room is also below 9.0m at 7.5 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms and sitting room have depths ranging from 3.0m to 4.0m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 4** has a single aspect kitchen/living/dining area. The depth of this room is below 9.0m at 6.5 metres, noting the kitchen is located furthest from the window. The ceiling heights of 2.74m are also compliant as is the room depth that is below 6.85 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms and sitting room have depths ranging from 3.0m to 4.3m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 5** has a single aspect kitchen/living/dining area. The depth of this room is below 9.0m at 6.5 metres, noting the kitchen is located furthest from the window. The ceiling heights of 2.74m are also compliant as is the room depth that is below 6.85 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms and sitting room have depths ranging from 3.0m to 4.3m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 6** has a single aspect kitchen/living/dining area. The depth of this room is below 9.0m at 6.7 metres, noting the kitchen is located furthest from the window. The ceiling heights of 2.74m are also compliant as is the room	

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	depth that is below 6.85 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms and sitting room have depths ranging from 3.0m to 4.3m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 7** has a three aspect kitchen/living/dining area with south, east and west facing windows. The depth of this room is also below 9.0m at 7.0 metres. The ground floor bedroom has a depth of 3.2m that is below the maximum 6.85 metres (ceiling height of 2.74m x 2.5). The first floor bedrooms and sitting room have depths ranging from 3.0m to 4.4m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 8** has a dual aspect kitchen/living/dining area with south and east facing windows. The depth of this room is also below 9.0m at 8.0 metres. The 3 x first floor bedrooms have depths ranging from 3.0m to 3.5m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). • **Dwelling 9** has a dual aspect kitchen/living/dining area with south and west facing windows. The depth of this room is also below 9.0m at 8.0 metres. The 3 x first floor bedrooms have depths ranging from 3.0m to 3.5m that is below the maximum 6.1 metres (ceiling height of 2.44m x 2.5). The standard is met.	
Clause 55.03-9 *Daylight to New Windows*	Standard B3-9 - Complies Each habitable room has an external window facing a light-court open to the sky with dimensions that satisfy the standard.	No

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	The standard is met.	
Clause 55.03-10 *Natural Ventilation*	Standard B3-10 - Complies Breeze paths are depicted (blue dashed lines) on drawings 03 and 04 that cover both levels of the floor plans. The breeze paths show compliance noting that: • No breeze path is less than 5 metres; • No breeze path exceeds 18 metres; • The ventilation openings are comparable in size; and • The breeze paths are measured to openings on different orientations. The standard is met.	No
Clause 55.03-11 *Storage*	Standard B3-11 - Complies Each dwelling is allocated a storage area in either the courtyard (dwellings 1, 3, 4, 5, 6, 7, 8 and 9) or the garage (dwelling 2). Each storage area nominates dimensions (height, width and length) of the storage area, demonstrating how the total area of 6 cubic metres is measured. The standard is met.	No

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Clause 55.03-12 *Accessibility for Apartments*	Standard B3-12 – Not Applicable This standard does not apply to this application for nine (9) standard dwellings.	No
Clause 55.04 – External Amenity		
Clause 55.04-1 *Daylight to Existing Windows*	Standard B4-1 – Complies The subject land has abuttal with four properties to the south at 1, 3, 5 and 7 Diston Court. The plans indicate that only the dwelling at 3 Diston Court has a habitable room window facing the subject land. This window is setback from the site boundary by 3.57 metres and then a further 2.0m from the proposed dwelling 9 (5.57m in total), thus satisfying the required light-court requirements (3 square metres and 1.0m clear to the sky). The proposed southern two-storey wall (dwelling 9) has a height from natural ground level of 5.8 metres. Standard B4-1 asks for a setback of 2.9 metres (5.8 / 2). The first floor footprint is setback a combined 6.81 metres (3.24m setback + 3.57m adjacent setback). There is similar compliance achieved to the eastern interface, where there are setbacks in excess of 6.0m between the proposed walls and adjacent windows. The subject land faces a driveway to the north.	No

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	The standard is met.	
Clause 55.04-2 *Existing North Facing Windows*	Standard B4-2 – Not Applicable As mentioned for Standard B4-1, the dwelling at 3 Diston Court has a north facing habitable room window that faces the subject land. This window is setback 3.57 metres from the site boundary. Standard B4-2 states that – *"Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within **3 metres** of a boundary on an abutting lot:…".* As the window in question is setback from the boundary greater than 3.0m (3.57m), this standard does not apply.	No
Clause 55.04-3 *Overshadowing Secluded Open Space*	Standard B4-3 – Variation Required The subject land has abutting residential interfaces to the south and east. **Southern Interface** Abutting the site to the south are four properties at 1, 3, 5 and 7 Diston Court. The shadow diagrams identify the private open space of these four properties with grey boxes. The shadow diagrams then include a box with acqua coloured	Yes

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lines containing the words – '25sqm unshadowed area'. The box has a dimensioned width of 3.6 metres.

At all times of the day, this 'box' remains unshadowed by the proposed development, and on this basis, each backyard receives its requisite 25 square metres of sunlight at 3m width for five hours between 9am and 3pm on 22 September.

Accordingly, Standard B4-3 is met.

Eastern Interface

Abutting the site to the east are three properties at Unit 10/120, Unit 11/120 and Unit 13/120 Ahern Road.

The table below summarises the outcomes from the shadow diagrams depicted in drawings 8 and 9. The X is indicative of a courtyard that does not achieve 25 square metres of sunlight at 3m width, whilst the tick indicates a compliant courtyard.

UNIT #	9am	10am	11am	12pm	1pm	2pm	3pm
13/120	X	X	✓	✓	X	X	X
11/120	X	X	✓	✓	✓	X	X
10/120	X	✓	✓	✓	✓	X	X

In returning to Standard B4-3, none of the three abutting courtyards to the east achieve five hours of sunlight at 3m width between 9am and 3pm on 22 September.

Accordingly, a variation is sought to Standard B4-3.

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The variation is appropriate having regard to the 'overshadowing secluded open space objective' at Clause 55.04-3 "*to ensure buildings do not significantly overshadow existing secluded private open space*" and the five accompanying decision guidelines for the following reasons:

- The shadows cast to these courtyards at **9.00am** and **10.00am** are internal shadows cast by their own units, and are not caused by the development.
- Even then, when comparing the **9.00am** shadow diagram, it is apparent that:
  - Unit 13/120 still receives 27sqm of un-shadowed open space, Unit 11/120 still receives 14sqm of un-shadowed open space, and Unit 10/120 still receives 15sqm of un-shadowed open space.
  - When you consider that shadows are cast at an angle and are not 2-dimensional in 'real life' as depicted on the plans, the access to sunlight of all three courtyards is greater than the numbers indicate.
  - There is space within each of these three courtyard to have a small table with chairs that will generally be in sunlight at 9.00am.
- When comparing the **10.00am** shadow diagram, it is apparent that:
  - Unit 13/120 receives 49sqm of un-shadowed courtyard, much which is not a lot narrower than 3.0m. Again, considering that shadows are cast at an angle, in a practical sense, most of this courtyard will receive sunlight and remain useable.

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Date Prepared: 13 April 2026
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- Unit 11/120 receives 25sqm of un-shadowed courtyard, and the northern section has a width in excess of 3.0m (in sun). So again, a table and chairs could be located in this courtyard that receives access to sunlight.

- Unit 10/120 is compliant.

- In comparing the **1.00pm** shadow diagram, the non-compliance to Unit 13/120 is very marginal, with 57sqm of courtyard at 2.66m width receiving sunlight (light blue). The non-compliance (purple) equates to a width of 340mm. Remembering this is fence shadow which is very short, and adopting the reasoning about the angled nature of shadows, in real terms, 3.0m width will receive sunlight for a person sitting at a table with chairs.

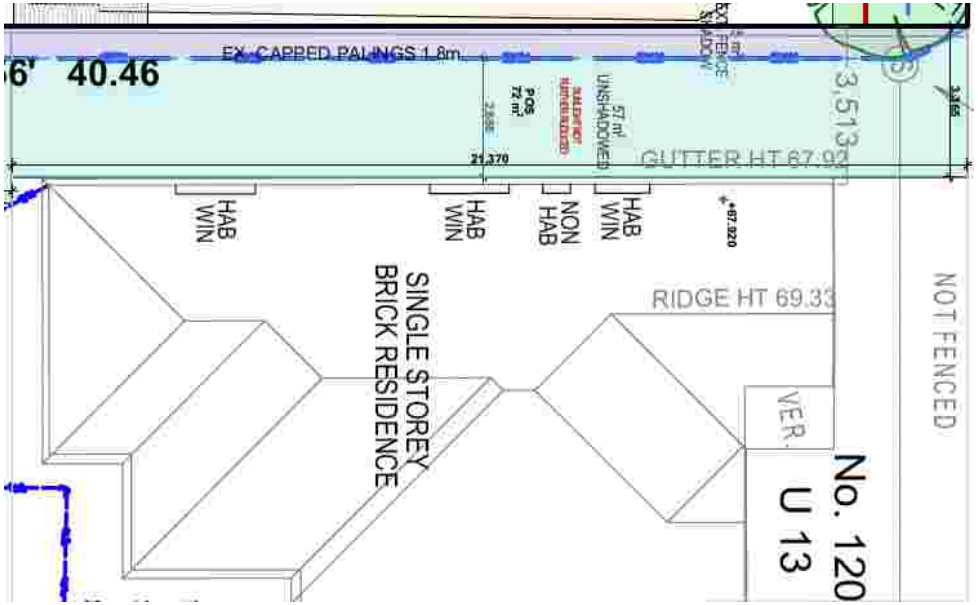


Figure 12 – Extract of 1.00pm Shadow diagram to Unit 13/120 (shaded area is purple)

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- The **2.00pm** and **3.00pm** shadows represent the only shadows cast by the proposed development into the courtyards of the three abutting units to the east. The **2.00pm** shadow diagrams is reproduced below in figure 13. This shadow diagram indicates that:

  - Unit 13 (right) still have 38qm of its courtyard that is un-shadowed. The extent of new shadowing is marginal beyond that of the fence. There are opportunities to locate a table/chair in this space that will sit above the angled shadow and receive sunlight.

  - Unit 11 (centre) has 20sqm of its courtyard that is un-shadowed. This un-shadowed area has a width of around 2.3 metres, and again, a table/chairs in this space will sit above the angled shadow and receive sunlight.

  - Unit 10 (left) is close to complying. It gets 15sqm of un-shadowed courtyard at 3.0m width, with another 8sqm at 2.6m width. The extent of new shadowing by the development is very modest, and there is ample opportunity to sit at a table and receive sunlight.

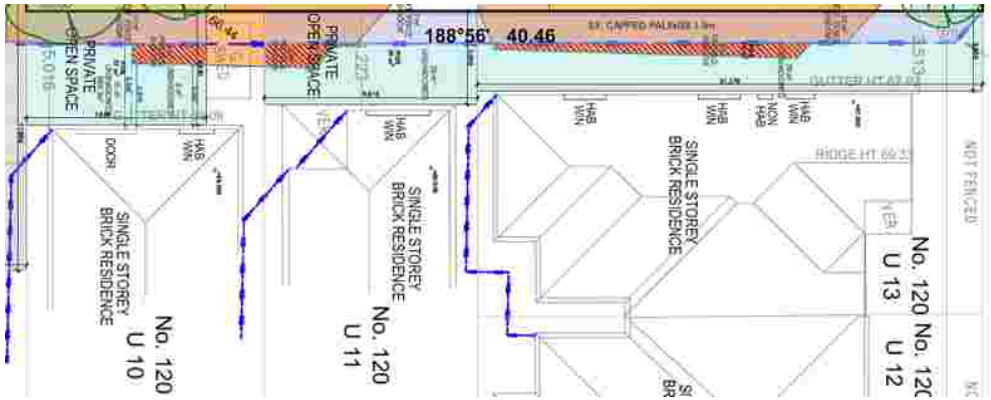
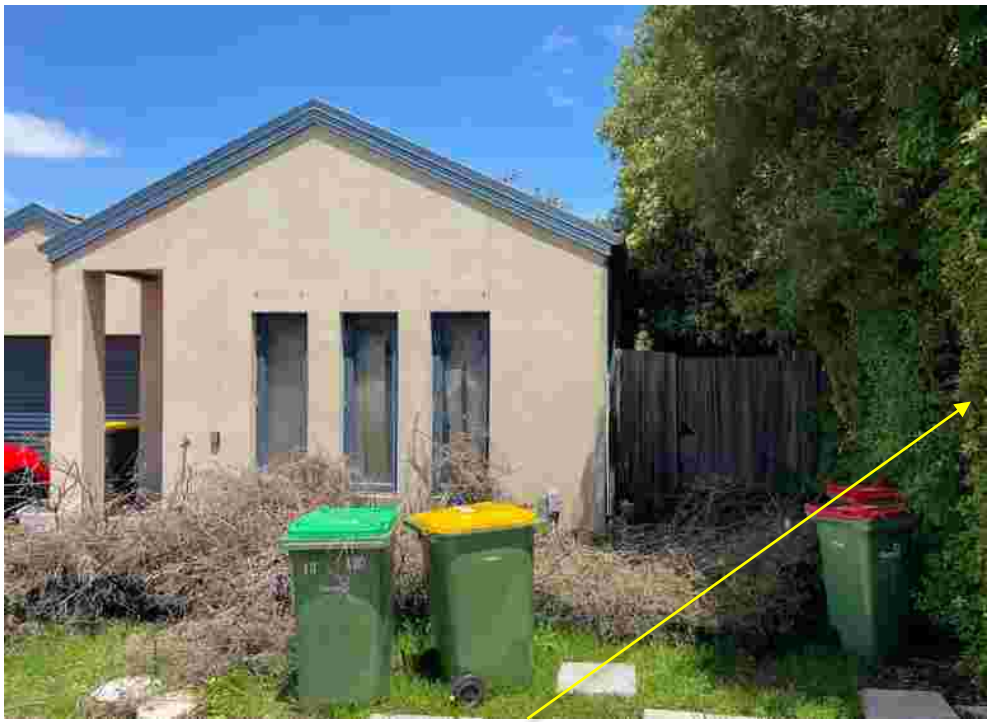


Figure 13 – Extract of 2.00pm Shadow diagram to Units 10 (left), 11 (centre) and 13 (right)

- The **3.00pm** shadow is the most severe due to the sun sitting lower and casting longer shadows. It is noted that Unit 11 still receives 9sqm of sunlight. The 3.00pm time slot is arguably not a key time frame to use a courtyard, noting it falls outside of a typical meal period (morning or lunch). The 4th decision guideline asks consideration of "*the time of day that sunlight will be available to the secluded private open space…".*

- The courtyards of all three units to the East feature high and overgrown screen planting (Pittosporums etc) as depicted in photograph 10.



Photograph 10 – Unit 13/120 Ahern Road (subject site)

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The arborist report refers to trees right along this boundary that is consistent with the extent of vegetation cover shown in figure 14 below.

This vegetation would likely have been required/planted as part of a condition of the approval of this adjacent medium density housing development.

The vegetation clearly is dominant, and would in itself absorb the shadows cast by the proposed development at 2.00pm and 3.00pm.

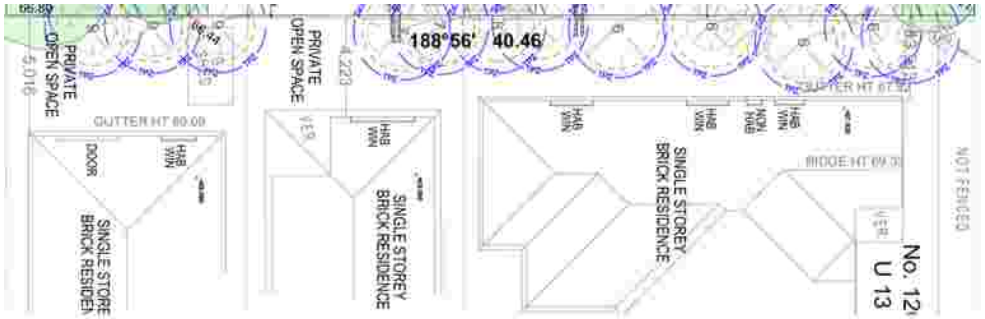


Figure 14 – Extract of Plans showing existing trees in courtyards of Units to East

- This is a locality that is exhibits a level of built form intensity as evident by the extent of change that has occurred. Higher densities bring reduced levels of amenity, and the extent of new shadowing caused by this development is not excessive in this context.

In summary, the occupants of the units at 10/120, 11/120 and 13/120 Ahern Road will be able to sit in their courtyards and receive a reasonable measure of sunlight for the majority of the day.

On this basis, the objective at Clause 55.04-3 is met.

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Clause 55.04-4 *Overlooking*	Standard B4-3 – Complies The generally flat site topography and high side boundary fencing provide suitable screening to south and east facing ground level windows. The south and east elevation plan shows the boundary fencing provides suitable screening to habitable room windows. The doors are laundry (non-habitable room) doors/windows that are not required to be screened. At first floor level, the windows facing south (to Diston Court abuttals) include bedroom windows and amenities windows. Standard B4-3 applies to habitable room windows, and specifically excludes bedrooms. Therefore, first floor south facing windows meet the standard. At first floor level, the windows facing east (to 120 Ahern Road abuttals) include bedroom windows and amenities windows. Standard B4-3 applies to habitable room windows, and specifically excludes bedrooms. Therefore, first floor east facing windows meet the standard. The standard is met.	No
Clause 55.04-5 *Internal Views*	Standard B4-3 – Variation Required The ground level internal dividing fencing has a nominated height of 1.8m above the deck finished floor levels, thus meeting Standard B4-3. The first floor windows facing abutting courtyards are bedroom windows that do not qualify as habitable room windows.	No

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The variation applies to the first floor sitting rooms of dwellings 5 and 6 that feature full sized windows that offer angled views to an adjacent courtyard.

The variation satisfies the 'internal views objective' at Clause 55.04-5 "*to limit views into the secluded private open space…of dwellings...within a development*" as follows:

- The potential view into the adjacent courtyard is an angled, and secondary view;
- It occurs from a secondary living space that will be used less frequently than the primary ground floor living areas; and
- This secondary living space would not need to be screened if it were a bedroom, and arguably, kids using this sitting room to read, play video-games, watch tv etc could perform these same tasks from a bedroom without screening to windows.

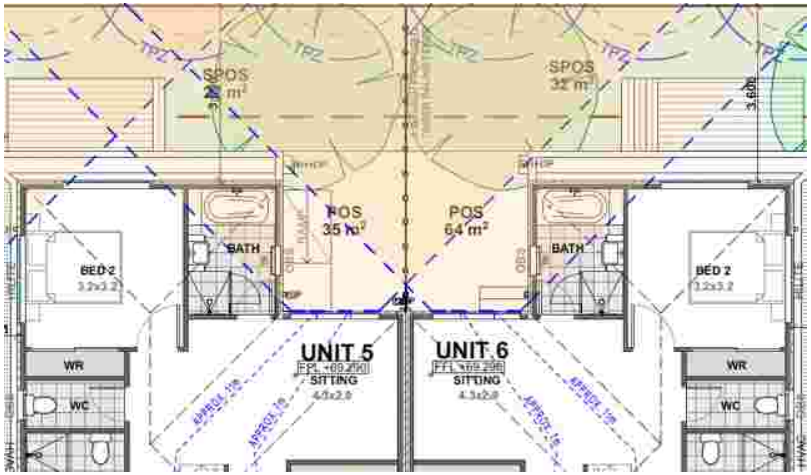


Figure 15 – Extract of First Floor Plan

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Clause 55.05 – Sustainability		
Clause 55.05-1 *Permeability and Stormwater*	Standard B5-1– Complies The development provides a permeability level of 36% that exceeds the requirement for 20%. Drawing 11 includes a 'permeability and storm water management' plan demonstrating a compliance level of 107% in the BlueFactor assessment. The standard is met.	No
Clause 55.05-2 *Overshadowing Domestic Solar Energy Systems*	Standard B5-2 – Complies Aerial imagery and the plans indicate there are no existing domestic solar systems on abutting properties. The abutting dwellings all feature single sky-lights that are not to be confused with solar panels.	No
Clause 55.05-3 *Rooftop Solar Energy Generation Area*	Standard B5-3 – Complies Table B5-3 requires dwelling 1 to 7 (four bedroom) demonstrate capacity to accommodate 34 square metres of rooftop solar energy, and that dwellings 8 and 9 (three bedroom) demonstrate capacity to accommodate 26 square metres of rooftop solar energy.	No

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	Drawing 5 shows that each dwelling provides more than sufficient space to accommodate the requisite roof top solar energy, with the purple outlines and areas for each roof far exceeding the levels required. The standard is met.	
Clause 55.05-4 *Solar Protection to New North-Facing Windows*	Standard B5-4 – Variation Required The plans do not show external shading of north-facing windows. This can be provided as a condition of any approval.	No
Clause 55.05-5 *Waste & Recycling*	Standard B5-5 – Complies Table B5-5.1 (individual bin storage area for a dwelling) requires a bin storage area per dwelling with a minimum area of 1.8 square metres, a minimum depth of 0.8 metres and minimum height of 1.8 metres. The bins are shown stored in the courtyards of the respective dwellings. The nominated dimensions of these areas accord with Standard B5-4.	No
Clause 55.05-6 *Noise Impacts*	Standard B5-6 – Complies	No

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	There is no mechanical plant proposed. The ground floor plan shows the location of hot water systems and air-conditioning condensers that are separated from bedrooms.	
Clause 55.05-7 *Energy Efficiency for Apartment Developments*	Standard B5-7 – Not Applicable The proposal is not an apartment development.	No

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conclusion

The proposal is worthy of support.

A permit is triggered in the General Residential Zone to construct the dwellings and remove five existing canopy trees, and there are no overlays that trigger planning considerations.

All Clause 55 standards are met with the exception of Standard B4-3 (overshadowing secluded open space), Standard B4-5 (internal views) and Standard B5-4 (solar protection to new north-facing windows).

Only the variation to Standard B4-3 provides an objector with a right of appeal. As demonstrated in this submission, the variation sought is more than reasonable having regard to the site context, the availability of sunlight to these adjacent units, and the fact the shadowing caused by this development occurs very late in the day.

All car parking requirements are met.

The architecture is modern, and respectful of original houses and the evolving character.

The proposal implements important policy directives on housing diversity and housing affordability on this large and well positioned site.

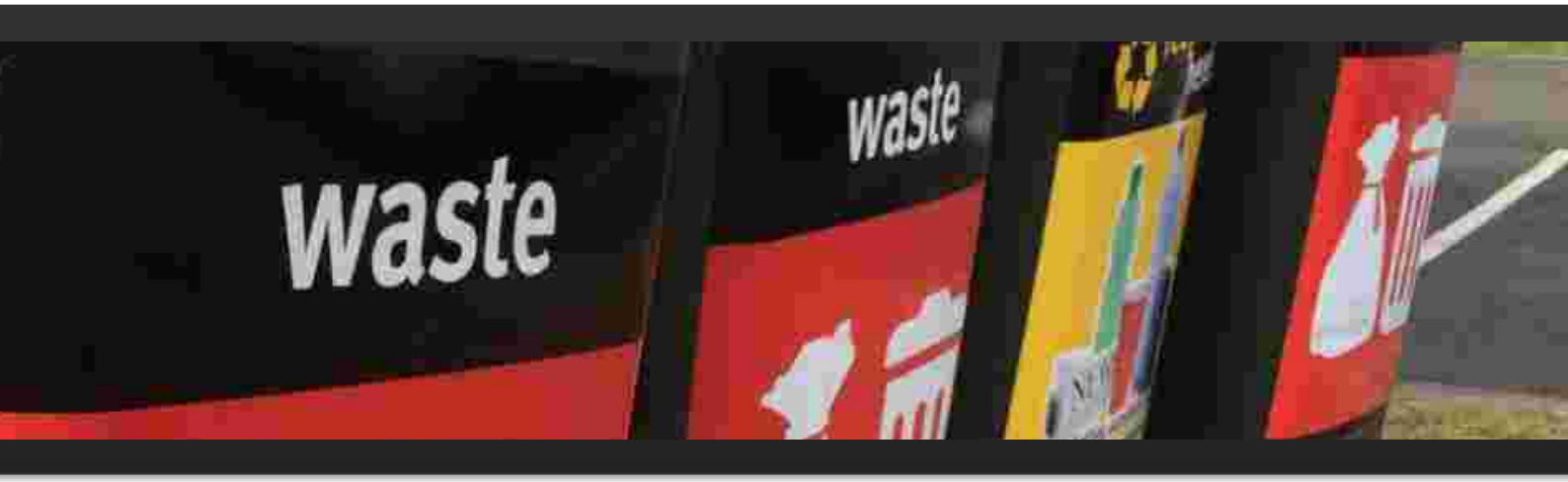
On this basis, a permit should issue.

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118 Ahren Road, Pakenham

Waste Management Plan



250022WMP001B-F.docx

3 December 2025

1 INTRODUCTION

onemile**grid** has been requested by CIVIKONS Pty Ltd to prepare a Waste Management Plan for the proposed residential development at 118 Ahren Road, Pakenham.

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

2 PURPOSE

The purpose of the waste management plan is to:

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

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3 POLICIES, STRATEGIES AND GUIDELINES

3.1 Recycling Victoria – Best Practice Waste Management

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

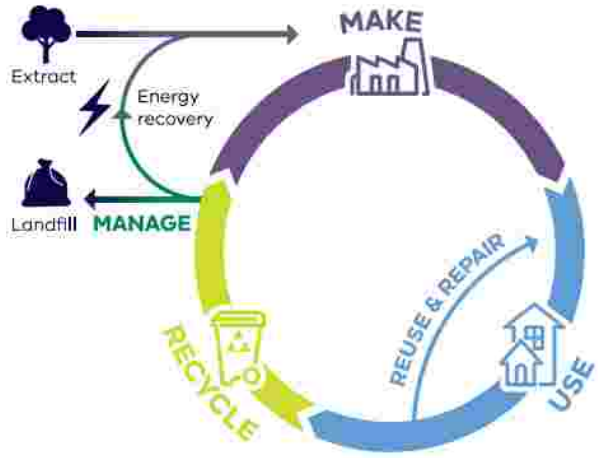
The benefits of reducing waste generation are far reaching and have been identified as significantly important by Council and the Victorian Government.

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

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

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

Figure 1 Resource Flows in a Circular Economy



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3.2 Sustainability Victoria

Sustainability Victoria has developed the Guide to Better Practice for Waste Management and Recycling in Multi-Unit Developments (MUDs) to improve waste management practices and increase recycling in MUDs and commercial developments.

This guide is a stand-alone resource providing guidance for architects, building designers, developers, building managers, residents, planners, and waste management officers to incorporate effective waste and recycling systems into all stages of a development's life.

It outlines essential points of consideration when designing a waste management system for medium or high-density residential, mixed-use, and precinct-scale developments, with some guidance and better practice options applicable to a broader range of developments.

3.3 Council Policy

Cardinia's Waste and Resource Recovery Strategy (2017-2026) provides guidance on the waste, recycling, and litter services, for existing and new developments, sets out framework for the coordinated management of all waste management issues within the municipality and includes the following key outcomes:

- Work with DELWP, Recycling Victoria and Sustainability Victoria to support and implement *Recycling Victoria: A New Economy* policy and action plan;
- Plan and implement standardisation of Cardinia kerbside bin colours, as set by the Victoria Government;
- Develop plan for the implantation of universal food and garden waste bins services for all households;
- Investigate options and develop a plan for the implementation of a separate glass collection service, accessible to all households;
- Support introduction of a Container Deposit Scheme;
- Continue to seek alternatives to landfill, through participation in the South East Melbourne Advanced Waste Processing project;
- Continue to support waste reduction rebate program;
- Support the Victorian Governments single use plastic ban and provide support and assistance to help the local community with the transition;
- Conduct a Shire-wide education campaign on waste minimisation;
- Support the Victoria Governments goal to divert 72% of waste from landfill by 2025;
- Continue to promote the benefits of home composting and community gardens in reducing waste to landfill;
- Continue to provide a kerbside bin inspection program to enhance community waste sorting behaviour;
- Develop annual Waste and Recycling Guide to meet the needs of the community;
- Review waste and resource recovery content on Council's website regularly to ensure continued relevance;
- Conduct regular material audits to facilitate data driven decision making and help inform education campaign and develop targeted messaging; and
- Continue to support a range of resource recovery options outside of the kerbside system (such as Detox Your Home) and advocate for new recovery and reuse programs/opportunities.

Cardinia Shire Council has also developed the 'Waste Guidelines for New Residential, Commercial and Mixed-Use Developments within Cardinia Shire Council' (2020) to assist applicants, developers, and Council staff in meeting Council's requirements in relation to waste.

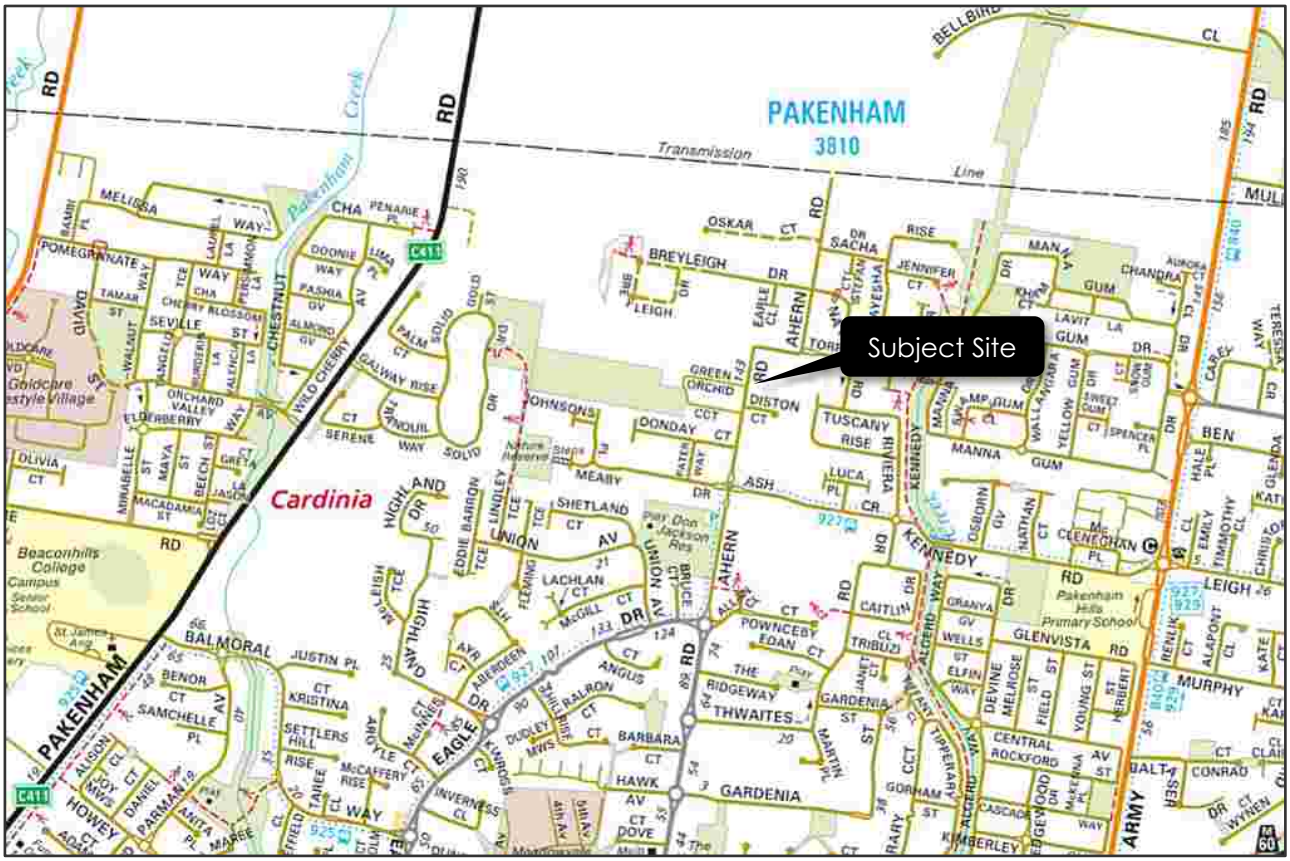
The guideline provides information and requirements with regard to Council's waste collection service, private collections, storage design, and collection requirements for both residential, commercial, and mixed-use developments.

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4 EXISTING SITE CONDITIONS

The subject site (118 Ahern Road, Pakenham) is located on the eastern side of Ahern Road, opposite the northern intersection with Green Orchid Circuit, as shown below in Figure 2.

Figure 2 Site Location



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The site has a frontage of approximately 40 metres to Ahern Road, along the western boundary.

5 PROPOSED DEVELOPMENT

It is proposed to develop the site for the purposes of a residential development, comprising of nine 3 and 4 bedroom townhouses.

Each townhouse is provided with either a single or double car garage, with two townhouse provided direct access to Ahern Road, whilst the remainder provided access from a shared centralised driveway.

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6 WASTE MANAGEMENT

6.1 General

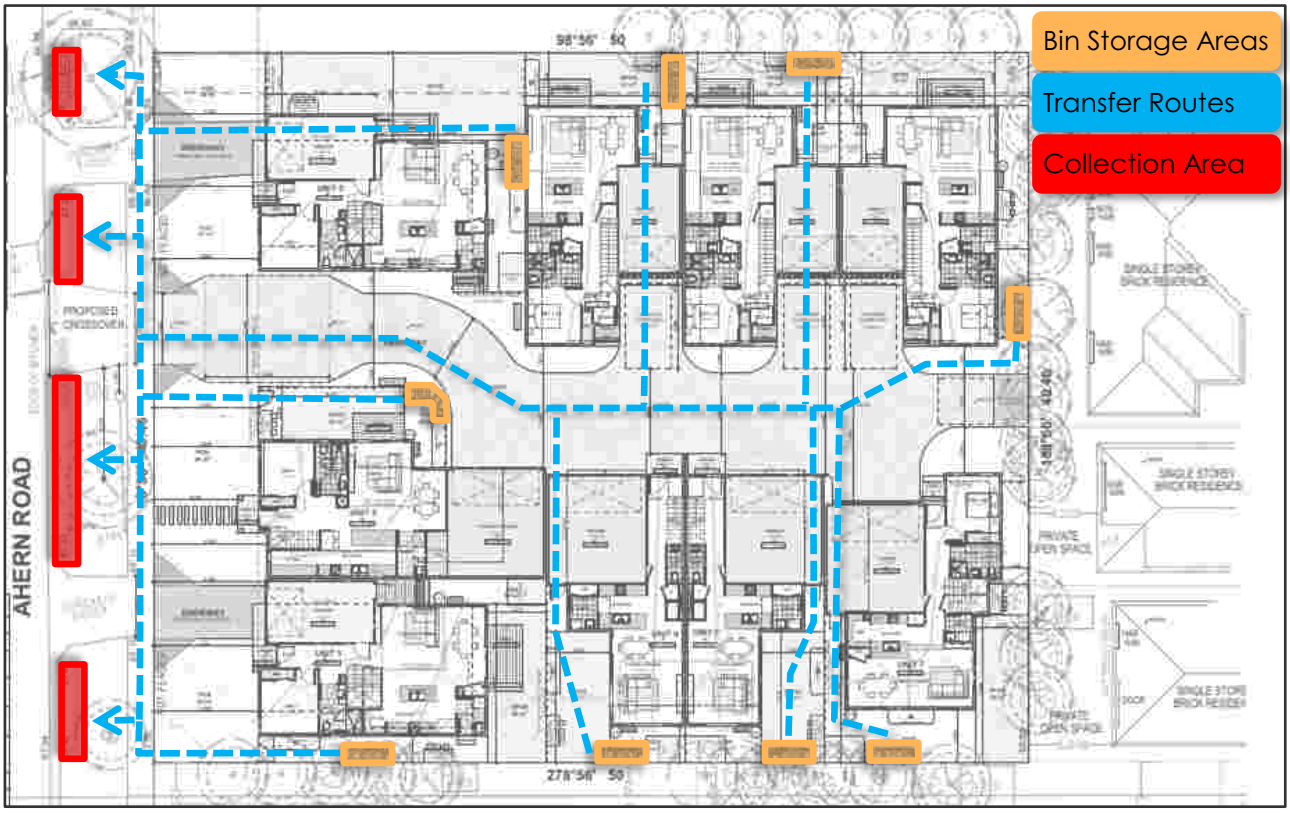
It is proposed to utilise Cardinia Council's municipal waste collection services to manage the collection and disposal of all waste streams associated with the development.

The proposed townhouses will include a four bin system within each townhouse, to ensure garbage, organics (food), recyclables, and glass, are sorted at the time of disposal. Each townhouse will be provided with a 120 litre garbage (80 litre can be requested for a reduced cost), an optional 120 litre or 240 litre green waste, and a 240 litre recycling bin, which will be stored within the private open space area or garages for each dwelling. Additionally, space will be provided to accommodate a separate glass recycling bin (assumed 120 litre) once a council glass collection is implemented.

Bins will be transferred by the residents from the storage area and placed adjacent to the kerbside on Ahern Road for collection on the specified collection days. Following collection, residents will be responsible for collecting their own bins and returning them to their respective bin storage area.

The storage and collection locations, and expected transfer routes, are shown in Figure 3 below.

Figure 3 Bin Storage and Collection Details



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6.2 Waste Streams

6.2.1 Garbage

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

A mobile 120 litre (or 80 litre) garbage bin will be provided to each townhouse for the collection and disposal of garbage.

6.2.2 Organic (Food) Waste

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

An optional 120 litre or 240 litre mobile organics bin can be provided to each townhouse for the collection and disposal of organic (food) waste.

Alternatively, a worm farm and/or compost bin could be used by the residents, with the resulting waste utilised on landscaping areas (i.e. gardens).

6.2.3 Recycling

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

A 240 litre mobile recycling bin will be provided to each townhouse for the collection and disposal of recycling.

6.2.4 Glass Recycling

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

It is understood that Cardinia will transition to the provision of a separate glass recycling stream by 2027, as part of the State Government's Recycling Victoria Policy. The provision of separate glass waste collection would result in the reduction of weekly recycling generation.

Sufficient space is provided within the bin storage areas for the provision of a glass recycling bin, one council collection commences.

In the meantime, residents can collect and dispose of appropriate glass containers at one of the Container Deposit Scheme (CDS) depots (refer below), or within the recycling bin.

6.2.5 Container Deposit Scheme (CDS)

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

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

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

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

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

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

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6.2.6 Green Waste

Given the nature of the proposed development and dwellings (being multi-unit with small private open spaces), it is expected that green waste generation will be minimal or negligible.

Residents can choose to utilise Council's optional green waste services, with ample area available within the bin storage areas of each townhouse for the storage of a food and garden waste bin. In relation to collection, food and garden waste will be collected fortnightly, on opposite weeks to the recycling collection, therefore the collection of food and garden waste can occur in a similar manner to the recycling collection, utilising the proposed collection points.

6.2.7 Hard Waste

Cardinia Shire Council provides two at-call hard waste collections per dwelling per year and requires a 2 metres x 1 metre area to be allocated for hard waste collection.

Hard waste will be collected from kerbside in accordance with Council standard requirements.

Additional to the above, hard waste may be disposed of independently by residents, at Council's Recycling Centre/Transfer Station.

6.2.8 Electronic Waste (E-Waste)

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

On 1st July 2019, the disposal of E-waste to landfill was banned by the Victorian Government.

A large number of e-waste collection points are available in Victoria and private contractors are equipped with the resources to undertake E-waste collections.

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

- Future Recycling Pakenham (30-32 Exchange Drive, Pakenham) accepts all e-waste.
- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (https://recyclingnearyou.com.au/electrical);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings Warehouse stores accept batteries.
- See Council website for information regarding other local tips, transfer station and waste facilities;

Additional recycling locations are also provided at www.recyclemate.com.au and https://recyclingnearyou.com.au/.

6.2.9 Re-Useable Items

Residents should be encouraged to offer items which are still in good usable condition to local charity organisations or for free pickup on social media, before being sent for disposal.

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7 WASTE GENERATION

Cardinia Shire Council has identified the following rates for residential uses, for dwellings of up to 3-bedrooms:

- Garbage – 120 litres/dwelling/week; and
- Recycling – 120 litres/dwelling/week.

Furthermore, Sustainability Victoria identifies that approximately 35% of the garbage generation for residential properties comprises organic waste.

Cardinia Shire Council currently provides residents with the option of a 120 litre or 80 litre garbage bin, collected weekly, a 240 litre recycling bin, collected fortnightly, and an optional 120 litre or 240 litre food and garden waste bin, collected fortnightly (alternate week to recycling).

As mentioned, it is understood that Cardinia Shire Council will transition to the provision of a separate glass recycling stream by 2027, however, details regarding the bin provisions or intended collection frequency are yet to be determined.

Based on the provisions and collection frequency of other Councils, this will likely be a provision of an 80 litre, or 120 litre glass recycling bin collected on a fortnightly or monthly basis, respectively.

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8 WASTE DISPOSAL AND COLLECTION REQUIREMENTS

8.1 Bin Provision and Specifications

8.1.1 In-Dwelling

Separate small waste bins will be provided in-dwelling for each of the waste streams (organics, recycling, garbage, and future glass), with appropriate bin storage locations provided within the kitchen for each dwelling, as required.

8.1.2 Bulk Waste Bins

It is proposed to provide bins for garbage, food and garden waste and recycling in accordance with Council standard bin provision, with each dwelling provided the following:

- 1 x 80 litre or 120 litre garbage bin, collected weekly;
- 1 x 240 litre recycling bin collected fortnightly;
- 1 x 120 litre or 240 litre food and garden waste bin collected fortnightly; and
- 1 x 80 litre or 120 litre glass recycling bin with collection TBC (future)

Typical bin specifications for each bin size are provided in Table 1 below.

Table 1 Bin Specifications

Capacity	Width	Depth	Height	Area
80 litres	0.45 m	0.50 m	0.85 m	0.23 m²
120 litres	0.50 m	0.55 m	0.95 m	0.28 m²
240 litres	0.60 m	0.75 m	1.10 m	0.45 m²

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Bins will be colour coded to the Australian Standard (AS4123), as shown in Table 2 below.

Table 2 Bin Colours

Stream	Colour
Garbage	Red lid and dark green or black body
Commingled Recycling	Yellow lid and dark green or black body
Food and garden Waste	Light Green lid and dark green or black body
Glass (future)	Purple lid and dark green or black body

8.2 Bin Storage

As indicated in Figure 3, ample area is provided within the open space areas or garages of each dwelling for the storage of the required waste bins, including space to accommodate a glass recycling bin in the future.

Indicative bins storage areas have been shown in the open space areas, allow appropriate access by residents, whilst be secure from the common areas and allowing for the bins to be transferred to the kerb without needing to go through the dwelling.

Figure 4 Indicative Bin Storage Layout (northern townhouses)

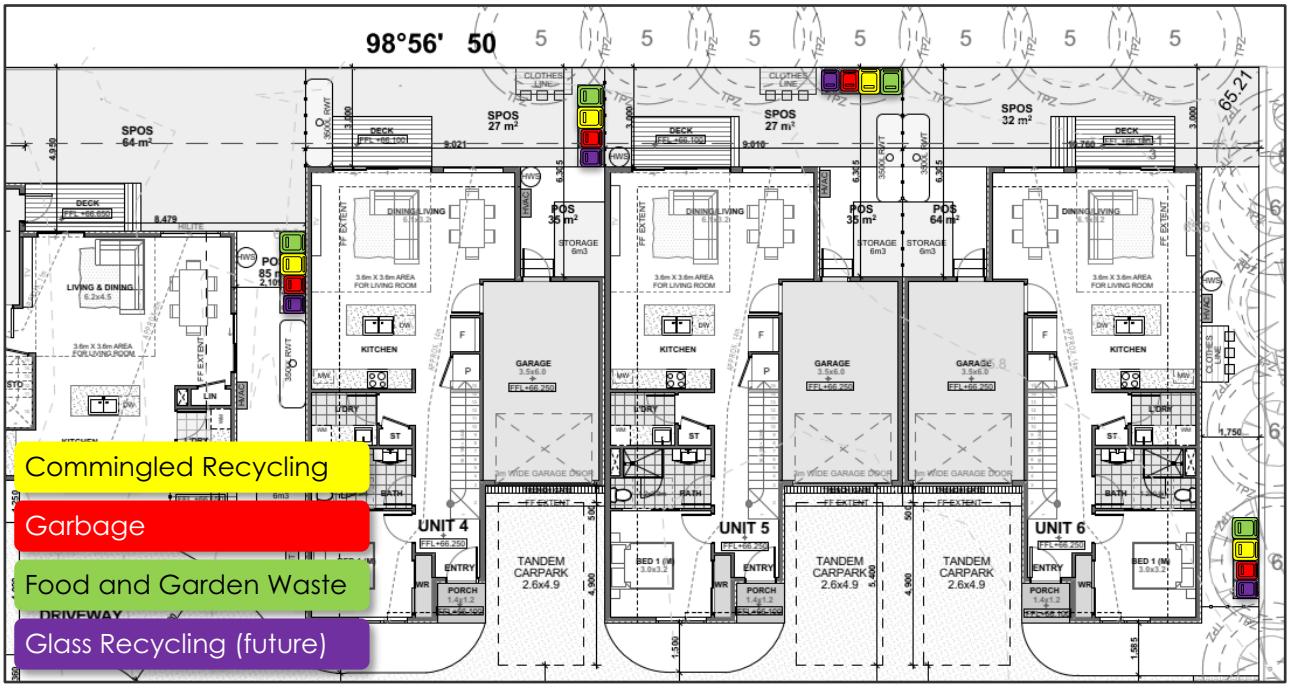
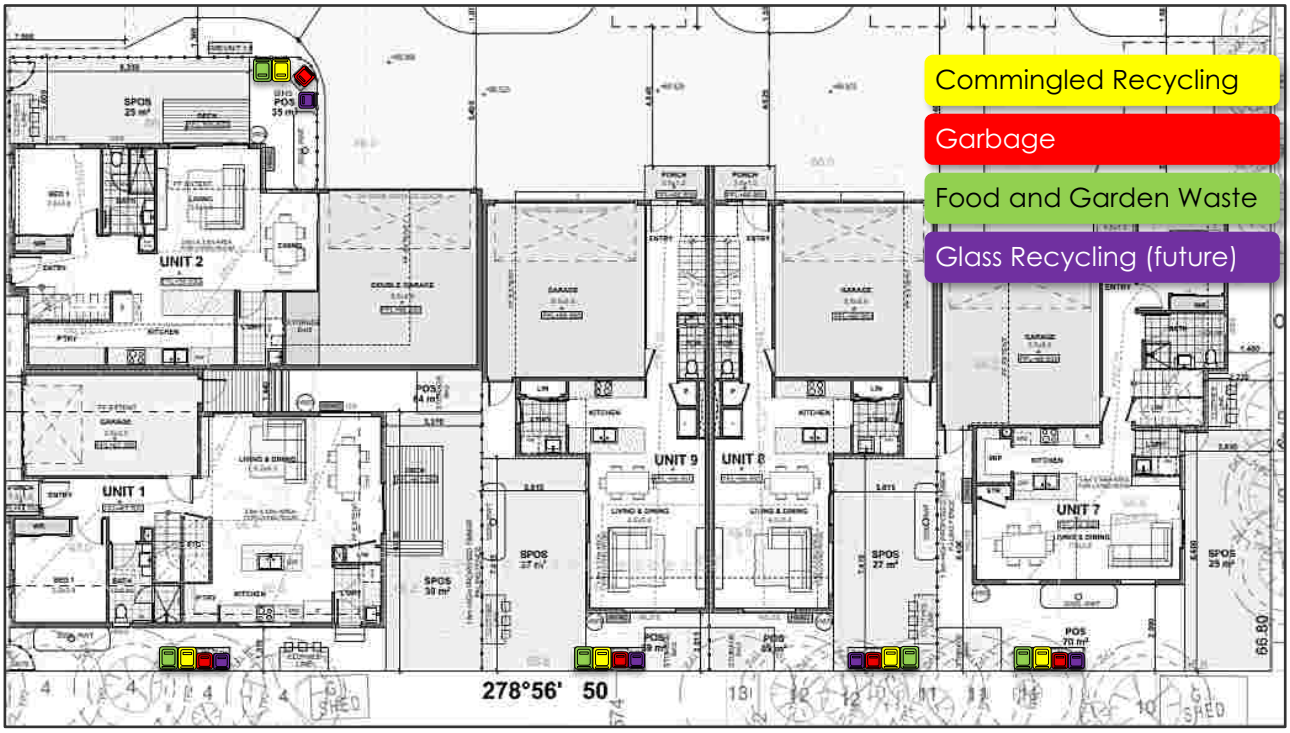


Figure 5 Indicative Bin Storage Layout (southern townhouses)



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8.3 Bin Usage

Residents will bag and dispose of garbage in the provided bin, located in their bin storage area.

Residents will transport and dispose of recyclables (non-bagged) in the provided bin, located in the bin storage area. Cardboard boxes should be flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

Food waste is to be placed in the dedicated food and garden bin, and can go in the bin loose, wrapped in paper towel/newspaper, or in compostable food waste bags. Bags must be an accepted AS4736-certfified compostable liner.

Once commenced, glass recycling shall be disposed of in the appropriate bin provided.

8.4 Bin Collection

On collection days, bins must be transferred from their respective bin storage area to the Ahern Road frontage for collection, by the residents, and placed in accordance with Council requirements (including location, separation between bins, etc.). Council's 'Waste guidelines for new residential and mixed-use developments within Cardinia Shire' specifies the presentation areas must provide space for a minimum of three bins to be presented kerbside at the same time per dwelling.

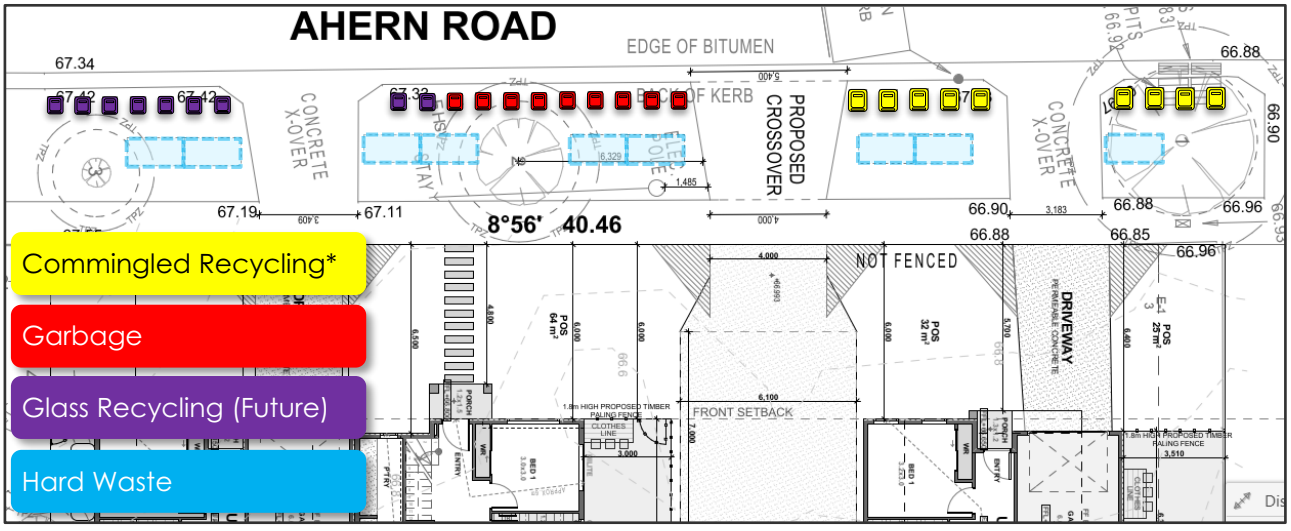
Noting the typical dimensions of the bins and accounting for the approximate 0.5 metre spacing between bins, a minimum 25.9 metres is required along the site frontage for bin presentation. With provision of the new/modified crossover, approximately 30 metres of frontage can be used to present three bins from each dwelling, for collection at one time.

Furthermore, the guideline states that where the verge width is 2 metres or more, hard waste can be stored behind the normal bin collection location. Where constrained, a minimum of 1 hard waste area per 3 dwellings will be required.

The verge along the frontage of the site is approximately 4 metres wide (excluding the footpath), therefore hard waste can be stored for collection behind the bins, and there is sufficient space to accommodate nine 2 metre x 1 metre areas along the site frontage.

The indicative presentation arrangement, including hard waste is shown below in Figure 6, with scaled plans also provided in Appendix A.

Figure 6 Indicative Bin Presentation



* *Food and Garden Waste bins on alternative weeks*

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8.5 Bin Cleaning

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

9 MANAGEMENT

9.1 General

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

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

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

9.2 Resident Information

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

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- A copy of Cardinia Shire Council's Waste and Recycling Guide (2024);
- Information regarding bin collection days and requirements;
- Resident responsibilities with regard to bin usage, storage, and collection; and
- Resident responsibilities with regard to litter and waste removal from the common property.

9.3 Common Property Litter and Waste Removal

The proposed development includes common property areas, such as the common driveway and the bin presentation area.

The Owners Corporation shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis.

Given the small number of dwellings, it is considered appropriate that the removal of litter and waste from common areas is undertaken by residents, under the management of the Owners Corporation.

10 CONTACT INFORMATION

10.1 Council

Cardinia Shire Council

Phone: 1300 787 624 (Customer Service)

Web: www.cardinia.vic.gov.au

Email: mail@cardinia.vic.gov.au

10.2 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

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

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

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Appendix A Scaled Plans

Cardinia

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DEVELOPMENT SUMMARY

SITE AREA - 2023m²
TOTAL NO OF DWELLINGS - 9

SITE STATS		
SITE AREA 2023sqm	sqm	%
BUILDING COVER (GRZ MAX. 65%)	950	47
DRIVEWAY	338	
GARDEN AREA	706	35
PERMIABILITY	726	36

UNIT 1	
	sqm
1 GROUND FLOOR	83
2 FIRST FLOOR	79
3 GARAGE	23
4 PORCH	2
	187 m²

UNIT 02	
	sqm
1 GROUND FLOOR	78
2 FIRST FLOOR	77
3 GARAGE	39
4 PORCH	3
	197 m²

UNIT 03	
	sqm
1 GROUND FLOOR	83
2 FIRST FLOOR	79
3 GARAGE	23
4 PORCH	2
	187 m²

UNIT 04	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 05	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 06	
	sqm
1 GROUND FLOOR	76
2 FIRST FLOOR	85
3 GARAGE	23
4 PORCH	2
	186 m²

UNIT 07	
	sqm
1 GROUND FLOOR	74
2 FIRST FLOOR	89
3 GARAGE	35
4 PORCH	1
	199 m²

UNIT 08	
	sqm
1 GROUND FLOOR	56
2 FIRST FLOOR	73
3 GARAGE	35
4 PORCH	3
	167 m²

UNIT 09	
	sqm
1 GROUND FLOOR	56
2 FIRST FLOOR	73
3 GARAGE	35
4 PORCH	3
	167 m²

POS AND SPOS	
	sqm
UNIT 1 POS	106
UNIT 1 SPOS	30
UNIT 2 POS	99
UNIT 2 SPOS	25
UNIT 3 POS	142
UNIT 3 SPOS	64
UNIT 4 POS	35
UNIT 4 SPOS	27
UNIT 5 POS	35
UNIT 5 SPOS	27
UNIT 6 POS	64
UNIT 6 SPOS	32
UNIT 7 POS	70
UNIT 7 SPOS	25
UNIT 8 POS	39
UNIT 8 SPOS	27
UNIT 9 POS	39
UNIT 9 SPOS	27

LEGEND

PRIVET OPEN SPACE	POS (Area)
SECLUDED PRIVET OPEN SPACE	SPOS (Area)
EX, TREE TO BE REMOVED	
EX, TREE & SHRUBSS SRZ - Structural Root Zone TPZ - Tree Protection Zone	
PROPOSED CANOPY TREE	
CORNER SPLAY (50% clear of visual obstructions & any planting or structure max, 0.9 High)	2.5m DRIVEWAY, 2m ROAD
PROPOSED FENCE	
RAINWATER TANK (Connected to toilets. Washing machine and gardening)	RWT CAPACITY
RETAINNING WALL	RTW
BREEZE PATH	APPROX. (distance)m
EXTERNAL SENSOR LIGHT	
EXTERNAL BOLLARD LIGHT	

HWS	- HOT WATER UNIT
WM	- WATER METER
EMB	- ELECTRICAL METRE
HVAC	- HEATING AND COOLING UNITS
OBS	- FIXED OBSCURE GLASS UP TO 1.7M FROM FFL
HILITE	- 1.7M - MIN WINDOW SILL HEIGHT
NGL	- NATURAL GROUND LEVEL

Cardinia
CONCRETE DRIVEWAY
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ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

AHERN ROAD

98°56' 50

278°56' 50

188°56' 40.46

8°56' 40.46

No. 12
U 13

SINGLE STOREY BRICK RESIDENCE

SINGLE STOREY BRICK RESIDENCE

SINGLE STORE BRICK RESIDEN

PROPOSED CROSSOVER

APPROXIMATE LOCATION OF UNDERGROUND SEWER

APPROX. SEWER PIT

Garbage Bin (120L) · Recycling Bin (240L)
Green/Organics Bin (240L) · Future Glass Bin (120L)
Transfer Path · Hard Waste (1m x 2m)

onemilegrid

SCALE - 1:100

PROPOSED UNIT DEVELOPMENT
118 AHERN RD PAKENHAM

PRELIMINARY

MCH_R2436 / FOR APPROVAL
03-DESIGN RESPONSE GROUND FLOOR

ISSUE:A
27/11/2025
RS / AG

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T&T ARBORICULTURE • REPORTS & CONSULTING •

Arboricultural Impact Assessment

Prepared For:	Civikons Consulting
Site Address:	118 Ahern Road, Pakenham Vic 3810
Report Date:	Thursday, 18 December 2025
Version:	0.2

0435 288 000
info@ttarboriculture.com
ttarboriculture.com

1 EXECUTIVE SUMMARY

1.1 KEY REPORT CONCLUSIONS & RECOMMENDATIONS

I. CLAUSE 52.37 BOUNDARY CANOPY TREE PERMIT REQUIREMENTS APPLY TO TREES 22, 25, 28, 38 & 54 WITHIN THE SITE. (***5.2***).

II. ALL COUNCIL AND NEIGHBOURING TREES ARE TO BE RETAINED AND PROTECTED THROUGHOUT THE DEVELOPMENT (***6.1.2***).

III. ALL TREES WITHIN THE SITE ARE PROPOSED TO BE REMOVED (***6.1.3***).

IV. ALL TREES TO BE RETAINED ARE EXPECTED TO REMAIN VIABLE (***5.3***) PROVIDING THAT SURFACES ARE CONSTRUCTED APPROPRIATELY (***6.2***) AND TREE PROTECTION MEASURES ARE IMPLEMENTED (***6.3***).

1.2 TREE RETENTION MATRIX

		TREE RETENTION VALUE				
	TOTAL	**COUNCIL**	**NEIGHBOURING**	**LOW**	**MODERATE**	**HIGH**
TOTAL	**54**	**3**	**10**	**38**	**2**	**1**
RETAIN	**13**	3	10	0	0	0
REMOVE	**41**	0	0	38	2	1

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2.4 BRIEF

This report provides an independent arboricultural assessment of prominent trees within the site and located within approx. five (5) metres of the site boundary lines, as per the Council RFI (ref. T240523 PA). *

Detail has been requested in relation to the following instructions:

- To provide an objective assessment of the overall condition of the subject trees.
- To provide an objective assessment of the retention value of the subject trees.
- To determine the Notional Root Zones (NRZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine which tree(s) (if any) are subject to any permit requirements.
- To determine if the subject trees are expected to remain viable as a result of the proposed development.
- To propose recommendations that are expected to ensure that the subject trees (to be retained) would remain viable post development.

For consideration by the property/tree owner, development project team and Cardinia Shire Council planning department.

3 REPORT INFORMATION

3.1 SITE VISIT

Data collected by Consulting Arborist Ben Thomas of T&T Arboriculture at subject site on date specified in CLIENT & SUBJECT SITE DETAILS ***(2.3)***.

3.2 SITE DESCRIPTION

The local council is Cardinia Shire Council.

The following zoning and overlays apply to the site (Landchecker, 2025):

- GRZ - General Residential Zone - Schedule 1*
- DCPO - Development Contributions Plan Overlay - Schedule 1
- Bushfire Prone Area (figure 1)*

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Figure 1. Extent of bushfire prone area within site.

** Tree & Vegetation controls apply (see **5.2**).*

There is currently a residential dwelling and outbuilding located within the site.

The subject trees are located within the subject site, council nature strip (front) and adjoining properties;

- 120 Ahern Road (common driveway)
- 1 & 5 Diston Court

No additional prominent vegetation was observed within five (5) metres of the site boundary lines.

3.3 DATA COLLECTION

3.3.1 REFERENCED DOCUMENTS

3.3.1.1 PROJECT

DOCUMENT	AUTHOR & REF.	DATE
Site Survey/Existing Conditions	Nilsson, Noel & Holmes; ref. 24-147	02/03/2024
Proposed Plans	Civikons Pty Ltd; issue. A	25/11/2025
Request for Information	Cardinia Shire Council; ref. T240523 PA	13/05/2025

3.3.1.2 GENERAL

Cardinia Shire Council Planning Scheme

Australian Standard AS4970 – 2025 ‘Protection of Trees on Development Sites’

Australian Standard AS4373 – 2007 ‘Pruning of Amenity Trees’

Bibliography & References (**7**)

3.3.2 PROPOSED PLAN

The proposed plan referenced in this report may be subject to change.

Trees have been mapped in the locations as per the site survey and on-site observations (if necessary).

Tree retention intent is as per the plans provided.

3.3.3 METHOD OF DATA COLLECTION

For the purposes of this report, a 'tree' is considered to be free-standing vegetation, approx. three (3) meters or above in height.

Access to neighbouring properties was restricted, assessment was therefore limited only to parts of the trees that were visible from within the subject site and any neighbouring tree dimensions are estimated.

The subject trees were assessed from observations made as viewed from ground level and canopy spread has been estimated.

A circumference tape measure was used to determine the trunk dimensions of trees accessible at the time of assessment, unless stated otherwise.

A digital camera was used at ground level to obtain photographs within this report.

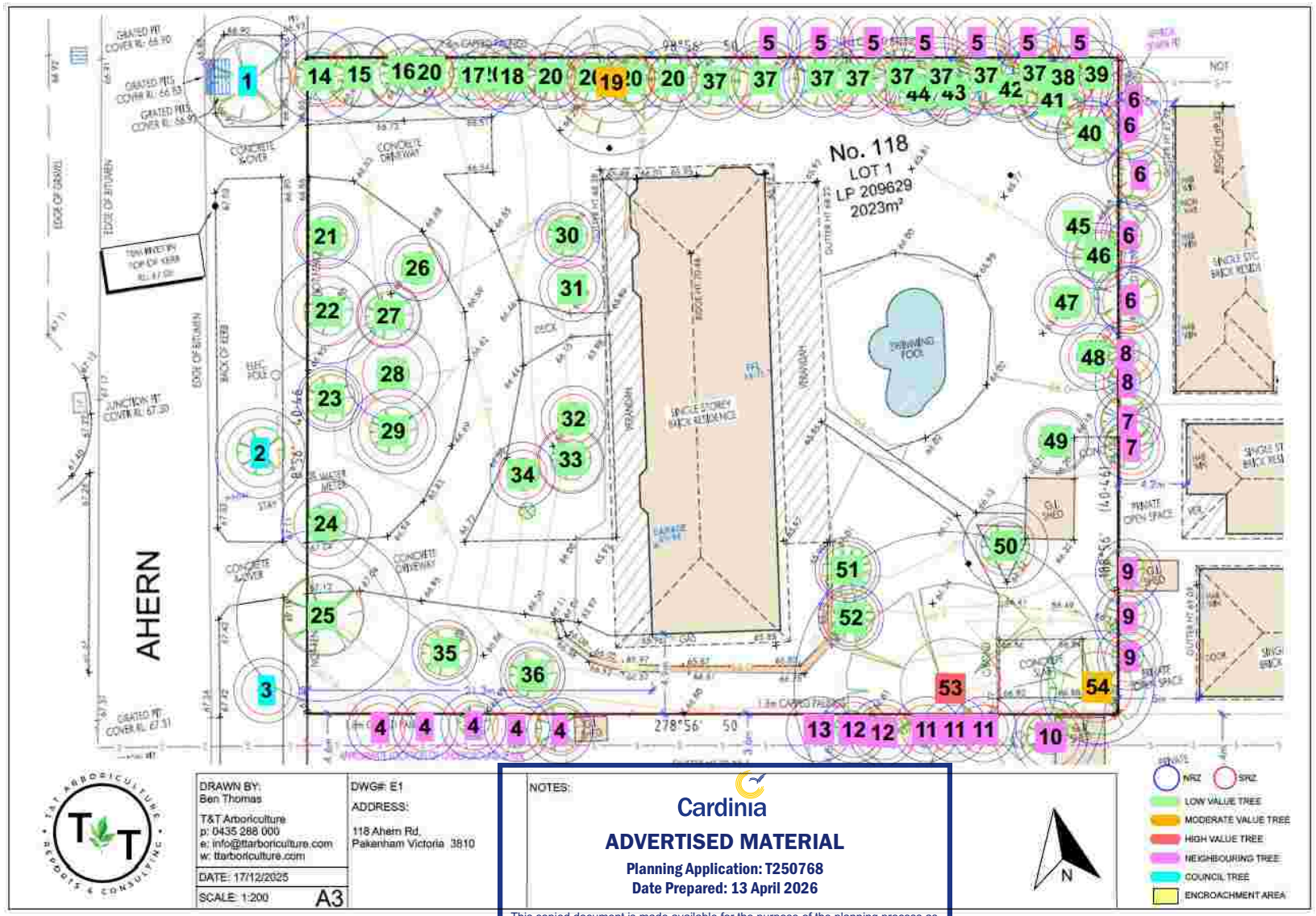
The height of the trees was measured by using a Nikon Forestry Pro Laser Range Finder.

Encroachment percentages have been calculated via ArborCAD V9 (CAD International).

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4 SITE MAPS

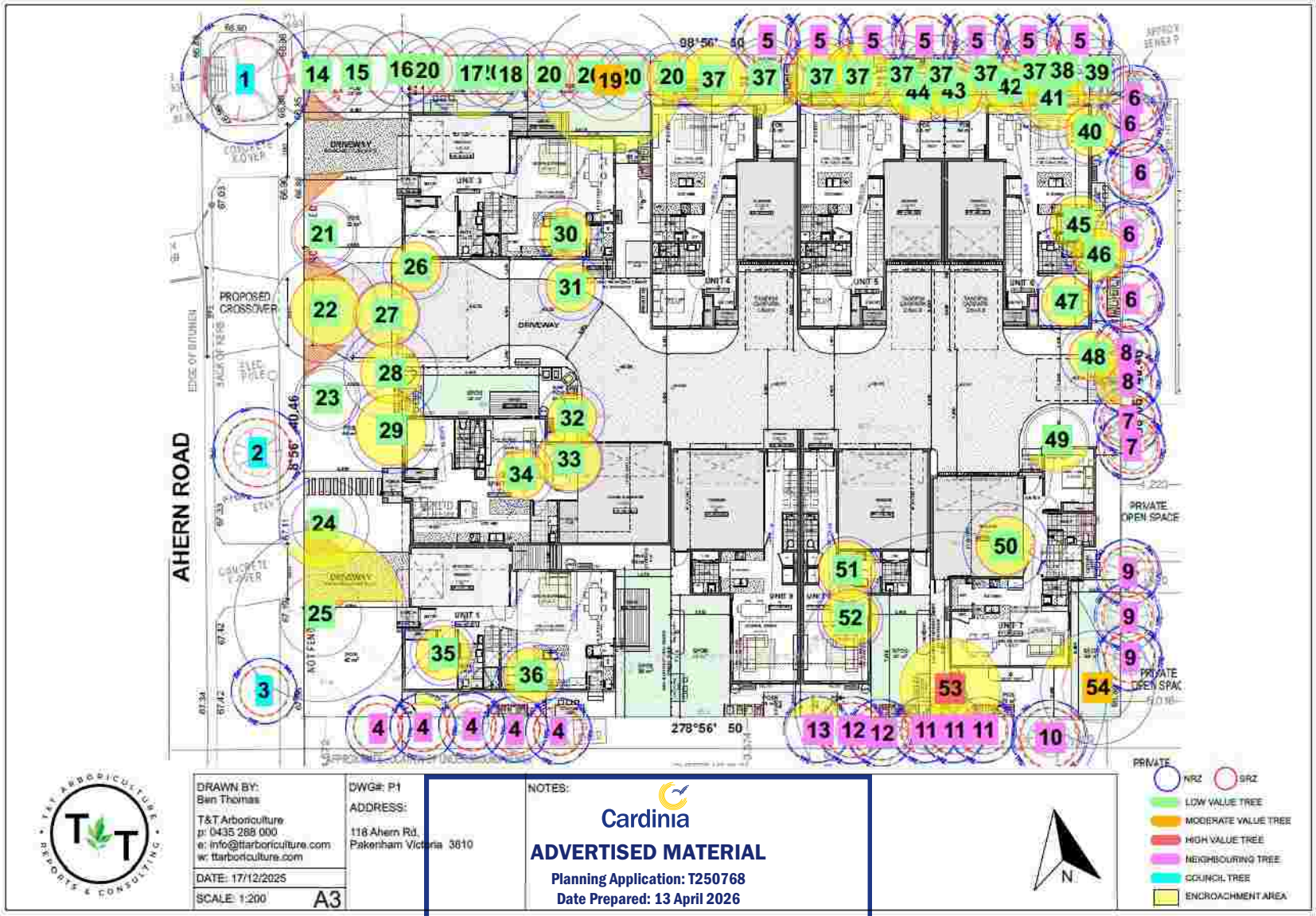
4.1 EXISTING CONDITIONS



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4.2 PROPOSED PLAN



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5 DISCUSSION

5.1 RETENTION VALUE

Refer to TREE RETENTION VALUE ***(9.3.5)*** for retention value attributes.

5.1.1 COUNCIL OWNED TREES

There are 3 TREES considered to belong to Cardinia Shire Council.

TREES 1 – 3

5.1.2 NEIGHBOURING TREES

There are 10 TREES/GROUPS considered to be within neighbouring properties.

TREES 4 – 13

5.1.3 LOW RETENTION VALUE

There are 38 TREES of low retention value within the site.

TREES 14 – 18

TREES 20 – 52

5.1.4 MODERATE RETENTION VALUE

There are 2 TREES of moderate retention value within the site.

TREE 19

TREE 54

5.1.5 HIGH RETENTION VALUE

There is 1 TREE of high retention value within the site.

TREE 53

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5.2 PERMIT REQUIREMENTS

Whilst all due care is taken to identify relevant permit requirements, council may have additional tree planning controls that are not publicly available; confirming all applicable planning controls remains the responsibility of the landowner and council advice is recommended before any tree removal is undertaken.

5.2.1 STATE PLANNING CLAUSES

5.2.1.1 CANOPY TREES - CLAUSE 52.37

On 15 September 2025, Amendment VC289 introduced clause 52.37 (Canopy trees) to all planning schemes. The clause requires a planning permit to remove, destroy or lop a canopy tree in specific circumstances. The requirement applies to all residential zones (except for the Low-Density Residential Zone).

Clause 52.37 requires a permit to remove, destroy or lop a canopy tree.

A canopy tree means a tree that has:

- *a height of more than 5 metres above ground level;* ***and***
- *a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level;* ***and***
- *a canopy diameter of at least 4 metres.*

A permit is required to remove, destroy or lop a canopy tree anywhere on the lot where:

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Planning Application T250750
Date Prepared: 15 April 2026
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- *The land is vacant.*
- *The land is vacant and a new single dwelling is proposed (and only a building permit is required)*

A permit is required to remove, destroy or lop a canopy tree within 6 metres of the narrowest street frontage and 4.5 metres of the rear boundary where:*

- *The land contains an existing dwelling where no development is proposed.*
- *The land contains an existing dwelling and is proposed to be extended.*
- *The land is vacant and a planning permit application is being assessed for one or more dwellings.*
- *The land contains an existing dwelling(s) and a planning permit application is being assessed for a one or more dwellings.*

** Referred to as 'boundary canopy tree'.*

For more information see; Introduction of Clause 52.37 Canopy trees

5.2.1.2 BUSHFIRE PROTECTION EXEMPTION (CLAUSE 52.12)

This site is within a Bushfire Prone Area which are subject to the following bushfire protection exemptions:

EXEMPTION TO CREATE DEFENDABLE SPACE AROUND BUILDINGS USED FOR ACCOMMODATION

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to any of the following:

The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation if all of the following requirements are met:

- *The building must be located in an area that is designated as a Bushfire Prone Area under the Building Act 1993.*
- *The building must have been:*
    - *constructed before 10 September 2009; or*
    - *approved by a permit issued under this scheme before 10 September 2009; or*
    - *approved by a building permit issued under the Building Act 1993 before 10 September 2009; or*
    - *constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.*

EXEMPTION FOR VEGETATION REMOVAL ALONG A FENCE LINE

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of any vegetation along a boundary fence between properties in different ownership if all of the following requirements are met:

- *The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.*
- *The fence must have been constructed before 10 September 2009.*
- *The clearing alongside both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.*

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5.2.2 LOCAL LAW

The site is not subject to any local law in regard to tree protection.

5.2.3 OVERLAYS

The site is not subject to any overlays in regard to tree protection.

5.2.4 STREET TREE POLICY

The following is publicly available information that has been extracted from local council resources. Despite efforts to include all relevant text, some information may be incomplete, and additional comments may be provided by the local council in relation to public owned trees and vehicle crossovers.

5.2.4.1 STREET TREES

Removal of street trees

- *Planting and maintenance of street trees takes precedence over all resident-initiated modifications and residents must not remove, prune or alter street trees.*

5.2.5 TREES SUBJECT TO PERMIT REQUIREMENTS

5.2.5.1 TREES THAT REQUIRE A PERMIT

TREE(S) #	APPLICABLE GOVERNANCE	PERMIT CRITERIA
1 – 3	Council Owned Tree	Street Tree Policy
10, 22, 25, 28, 38, 54	Clause 52.37	Boundary Canopy Tree

5.2.5.2 TREES THAT DO NOT REQUIRE A PERMIT

TREE(S) #	PERMIT EXEMPTION
4, 5, 6, 7, 8, 9, 11, 12, 13, 17, 18, 19, 20, 26, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 50, 51, 52, 53	N/A – Not a boundary canopy tree.
15, 21, 23, 24, 27, 29, 39, 40,41, 45, 46, 47, 48, 49	Do not meet boundary canopy tree size criteria.
14, 16	Exempt – Bushfire prone area ▪ Within 10 metres of dwellings, or ▪ Within 4-metre clearance corridor along fence line.

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5.3 IMPACT ASSESSMENT

The IMPACT ASSESSMENT SUMMARY (5.3.1) provides commentary as necessary, and the IMPACT ASSESSMENT TABLE (5.3.2) presents any encroachments into the NRZ and SRZ that are expected as a result of the proposed development.

Encroachment category definitions:

- **N/A**: There are no encroachments into the NRZ or SRZ of the subject trees due to the proposed development.
- **MINOR**: The proposed encroachment is less than or equal to **10% (0 – 10 %)** of the notional root zone (NRZ) and is outside the structural root zone (SRZ). Further investigation, less invasive construction measures or development redesign is generally not required as the tree is expected to remain viable post construction.
- **MODERATE**: The proposed encroachment is greater than **10% or equal to 20% (10.1 – 20 %)** of the notional root zone (NRZ) and is outside the structural root zone (SRZ). To demonstrate that the tree(s) will remain viable, further investigation, less invasive construction measures and/or additional tree protection measures during development may be required.
- **MAJOR**: The proposed encroachment is greater than **20% (20.1+ %)** of the notional root zone (NRZ) and/or is within the structural root zone (SRZ). Alternative design solutions will be required unless more detailed, further investigation is undertaken (e.g., root investigation, soil analysis, historical records, relevant literature or comparable examples) to demonstrate that the trees will remain viable.

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An area equivalent to the encroachments shall be incorporated into the tree protection zone (TPZ) to avoid a net loss in soil area and volume, unless it can be demonstrated that the tree will remain viable.

Unless accounted for within the impact assessment overview (5.3.1), **MODERATE** or **MAJOR** encroachments will require construction/design and/or tree protection recommendations within *SECTION 6.2 & 6.3* of this report to ensure that the tree(s) would remain viable post construction.

5.3.1 IMPACT ASSESSMENT SUMMARY

39 trees in total will be impacted by the proposed development, 36 are major and one is moderate.

34 of the impacted trees are within the site and as all trees within the site are proposed to be removed, no construction or design options need to be addressed.

Five neighbouring trees/groups will be impacted by the proposed development, all of which are major, and all are proposed to be retained.

Tree 4 is a neighbouring tree group located to the south of the site. As the encroachment is only marginally within the SRZ & within the NRZ by < 10 %, the trees are expected to remain viable. Tree protection measures will be required throughout the development (*6.2*).

Tree 7 is a neighbouring tree located to the east of the site. As the encroachment is only marginally within the SRZ & within the NRZ by < 10 %, the tree is expected to remain viable. Tree protection measures will be required throughout the development (6.2).

Tree 8 is a neighbouring tree group located to the east of the site. Although the driveway is within the NRZ and SRZ, as it is to be constructed from permeable material to natural ground level, the trees are expected to remain viable. Construction and tree protection measures will be required (6.2 & 6.3).

Trees 11 & 13 are neighbouring tree groups located to the south of the site. As the storage sheds are major encroachments, less invasive construction techniques and tree protection measures are to be implemented (6.2 & 6.3).

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5.3.2 IMPACT ASSESSMENT TABLE

TREE	ENC. TYPE	NRZ ENC.	SRZ ENC.	ENC. CATEGORY	PROPOSED RETENTION	RETENTION VALUE	PERMIT	CON. / DESIGN MEASURES	TREE PROTECTION MEASURES	IMPACT ASSESSMENT COMMENTS
1	N/A	0.0%	0.0%	N/A	Retain	Council Owned Tree	Yes (Street Tree)	✗	✓	Tree protection measures required (6.3).
2	N/A	0.0%	0.0%	N/A	Retain	Council Owned Tree	Yes (Street Tree)	✗	✓	Tree protection measures required (6.3).
3	N/A	0.0%	0.0%	N/A	Retain	Council Owned Tree	Yes (Street Tree)	✗	✓	Tree protection measures required (6.3).
4	Water tank	7.9%	2.2%	Major	Retain	Neighbouring Tree	No (N/A)	✗	✓	Tree protection measures required (6.3).
5	N/A	0.0%	0.0%	N/A	Retain	Neighbouring Tree	No (N/A)	✗	✓	Tree protection measures required (6.3).
6	N/A	0.0%	0.0%	N/A	Retain	Neighbouring Tree	No (N/A)	✗	✓	Tree protection measures required (6.3).
7	Permeable driveway	6.3%	3.6%	Major	Retain	Neighbouring Tree	No (N/A)	✗	✓	Permeable driveway to be constructed to NGL. Tree protection measures required (6.3).
8	Permeable driveway	33.7%	34.4%	Major	Retain	Neighbouring Tree	No (N/A)	✓	✓	Permeable driveway to be constructed to NGL. Tree protection measures required (6.3).
9	N/A	0.0%	0.0%	N/A	Retain	Neighbouring Tree	No (N/A)	✗	✓	Tree protection measures required (6.3).
10	N/A	0.0%	0.0%	N/A	Retain	Neighbouring Tree	Yes (c.52.37)	✗	✓	Tree protection measures required (6.3).
11	Storage	18.9%	16.0%	Major	Retain	Neighbouring Tree	No (N/A)	✓	✓	Tree protection measures required (6.3).
12	N/A	0.0%	0.0%	N/A	Retain	Neighbouring Tree	No (N/A)	✗	✓	Tree protection measures required (6.3).

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TREE	ENC. TYPE	NRZ ENC.	SRZ ENC.	ENC. CATEGORY	PROPOSED RETENTION	RETENTION VALUE	PERMIT	CON. / DESIGN MEASURES	TREE PROTECTION MEASURES	IMPACT ASSESSMENT COMMENTS
13	Storage	23.1%	N/A	Major	Retain	Neighbouring Tree	No (N/A)	✓	✓	Tree protection measures required (6.3).
14	N/A	0.0%	0.0%	N/A	Remove	Low	No (Bushfire)	✗	✗	—
15	N/A	0.0%	0.0%	N/A	Remove	Low	No (Size)	✗	✗	—
16	N/A	0.0%	0.0%	N/A	Remove	Low	No (Bushfire)	✗	✗	—
17	Unit 3	3.6%	0.0%	Minor	Remove	Low	No (N/A)	✗	✗	—
18	N/A	0.0%	0.0%	N/A	Remove	Low	No (N/A)	✗	✗	—
19	Unit 3 & 4	14.0%	0.0%	Moderate	Remove	Moderate	No (N/A)	✗	✗	—
20	Unit 4	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	✗	✗	Eastern most tree of hedge.
21	N/A	0.0%	0.0%	N/A	Remove	Low	No (Size)	✗	✗	—
22	N/A	0.0%	0.0%	N/A	Remove	Low	Yes (c.52.37)	✗	✗	—
23	N/A	0.0%	0.0%	N/A	Remove	Low	No (Size)	✗	✗	—
24	Driveway	13.9%	2.6%	Major	Remove	Low	No (Size)	✗	✗	—
25	Driveway	24.9%	22.6%	Major	Remove	Low	Yes (c.52.37)	✗	✗	—
26	Driveway	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	✗	✗	—

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TREE	ENC. TYPE	NRZ ENC.	SRZ ENC.	ENC. CATEGORY	PROPOSED RETENTION	RETENTION VALUE	PERMIT	CON. / DESIGN MEASURES	TREE PROTECTION MEASURES	IMPACT ASSESSMENT COMMENTS
27	Driveway	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
28	Driveway	Whole tree	Whole tree	Major	Remove	Low	Yes (c.52.37)	X	X	—
29	Unit 2	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
30	Unit 3	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
31	Driveway	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
32	Unit 2	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
33	Unit 2	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
34	Unit 2	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
35	Unit 1	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
36	Unit 1	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
37	Units 4, 5, & 6	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
38	Unit 6	Whole tree	Whole tree	Major	Remove	Low	Yes (c.52.37)	X	X	—
39	Unit 6	14.8%	3.4%	Major	Remove	Low	No (Size)	X	X	—
40	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—

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TREE	ENC. TYPE	NRZ ENC.	SRZ ENC.	ENC. CATEGORY	PROPOSED RETENTION	RETENTION VALUE	PERMIT	CON. / DESIGN MEASURES	TREE PROTECTION MEASURES	IMPACT ASSESSMENT COMMENTS
41	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
42	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
43	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
44	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
45	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
46	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
47	Unit 6	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
48	Driveway	Whole tree	Whole tree	Major	Remove	Low	No (Size)	X	X	—
49	Unit 7	33.0%	32.0%	Major	Remove	Low	No (Size)	X	X	—
50	Unit 7	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
51	Unit 8	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
52	Unit 8	Whole tree	Whole tree	Major	Remove	Low	No (N/A)	X	X	—
53	Storage	Whole tree	Whole tree	Major	Remove	High	No (N/A)	X	X	—
54	Unit 7	5.7%	0.0%	Minor	Remove	Moderate	Yes (c.52.37)	X	X	—

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6 CONCLUSION & RECOMMENDATIONS

6.1 TREE RETENTION

6.1.1 TREE RETENTION MATRIX

Total number of tree(s) to be retained or removed.

		TREE RETENTION VALUE				
	TOTAL	COUNCIL	NEIGHBOURING	LOW	MODERATE	HIGH
TOTAL	**54**	**3**	**10**	**38**	**2**	**1**
RETAIN	**13**	3	10	0	0	0
REMOVE	**41**	0	0	38	2	1

6.1.2 TREE(S) TO BE RETAINED

Trees proposed to be retained as part of the project plans:

TREE #	RETENTION VALUE	PERMIT REQUIREMENTS
1, 2, 3	Council Owned Tree	Yes (Street Tree)
4, 5, 6, 7, 8, 9, 11, 12, 13	Neighbouring Tree	No (N/A)
10	Neighbouring Tree	Yes (c.52.37)

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The following is recommended in order to ensure that trees that are proposed to be retained would remain viable post construction:

- Comply with Construction & Tree Protection recommendations.

6.1.3 TREES TO BE REMOVED

Trees proposed to be removed as part of the project plans:

TREE #	RETENTION VALUE	PERMIT REQUIREMENTS
14, 16	Low	No (Bushfire)
15, 21, 23, 24, 27, 29, 39, 40, 41, 45, 46, 47, 48, 49	Low	No (Size)
17, 18, 20, 26, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 50, 51, 52	Low	No (N/A)
19	Moderate	No (N/A)

TREE #	RETENTION VALUE	PERMIT REQUIREMENTS
22, 25, 28, 38	Low	Yes (c.52.37)
53	High	No (N/A)
54	Moderate	Yes (c.52.37)

In the event of tree removal, the following is recommended:

- Tree removal should be undertaken prior to construction commencing.
- Written consent from the responsible authority must be obtained prior to tree removal (if required).

6.2 CONSTRUCTION RECOMMENDATIONS

6.2.1 PERMEABLE DRIVEWAY (TREE 8)

In preparation for the proposed permeable surface, excavation should be limited to surface scraping for levelling purposes only (e.g., grass/turf layer only, no greater than approx. 50 mm in depth) within the NRZ.

The existing soil must not be compacted.

6.2.2 STORAGE (TREES 11 & 13)

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Excavation should be limited to surface scraping for levelling purposes only (e.g. no greater than approx. 50 mm in depth) within the NRZ.

Construct individual concrete slab to the natural ground level.

The existing soil must not be compacted.

6.3 TREE PROTECTION RECOMMENDATIONS

6.3.1 TREE PROTECTION SPECIFICATIONS (TPS)

To ensure the long term viability of trees which are to be retained and whether or not a planning requirement, tree protection specifications (TPS) prepared in accordance with AS4970-2025 'Protection of Trees on Development Sites', should be prepared by a suitably qualified and experienced Arborist in relation to the management and maintenance of all trees that are to be retained prior to the commencement of any works (including any demolition, levelling of the site, excavations, tree removal, delivery of building/construction materials and/or temporary buildings).

The TPS must include a tree protection plan (TPP) and make specific recommendations in accordance with the Australian Standard AS4970-2025 'Protection of Trees on Development Sites' to ensuring that the trees remain healthy and viable during the development.

6.3.2 PRUNING

Pruning of trees that are proposed to be retained is not required for clearance purposes and should therefore not be undertaken.

If unforeseen pruning is required, only the minimum amount necessary for clearance in order to complete construction should be removed.

Pruning should be undertaken by a suitably qualified Arborist (minimum AQF level 3).

The pruning should be undertaken in accordance with the AS4373 – 2007 'Pruning of amenity trees'.

Pruning should be undertaken prior to machinery being brought onto site.

6.3.3 TREE PROTECTION FENCING (TREES 1 - 3)

Tree protection fencing (TPF) should be installed as close to the NRZ as practically possible provided that it does not encroach onto the road, footpath, crossover or proposed works.

TPF should be installed prior to machinery being brought onsite for the demolition of existing structures or removal of vegetation.

TPF should be a minimum **1.8m high** and comprised of wire mesh (or similar) supported by concrete feet (or similar) (figure 2).

TPF should remain intact for the duration of the project.

The existing site perimeter fencing may be used as TPF for the remaining neighbouring trees.

TPF should only be removed or shifted with the approval of the project arborist and the Responsible Authority.

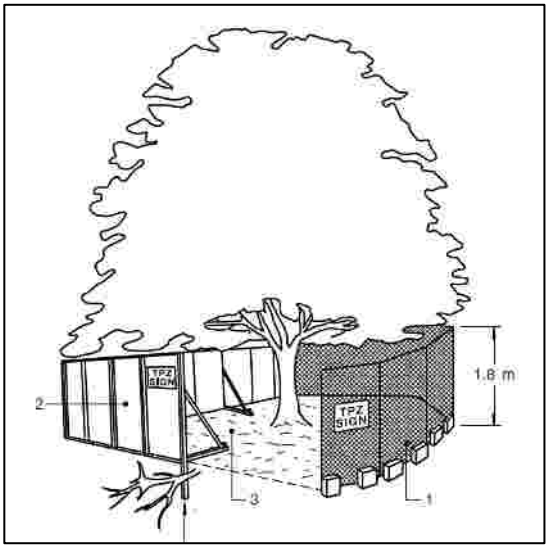


Figure 2. Tree Protection Fencing (Image from AS4970-2009)

6.3.3.1 TREE PROTECTION SIGNAGE

The signage should be placed on TPZ fencing at regular intervals so that it is visible from any angle outside the TPZ.

Signage should state 'Tree Protection Zone, No Access' or similar (figure 3).

Signage should be approx. A3 paper size (300 mm X 420 mm).

The contact details of the project arborist and site manager should be written on the sign.



Figure 3. TPZ signage

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6.3.4 GROUND PROTECTION (TREE 4 - 13)

Ground Protection (GP) should be installed adjacent to the boundaries within the TPZ of the neighbouring trees and maintained throughout the duration of the project.

Ground protection should consist of a layer of permeable membrane, such as geotextile fabric, beneath a 100 mm thick layer of mulch.

Mulch must then be covered with a layer of strapped timber boards or similar (figure 4).

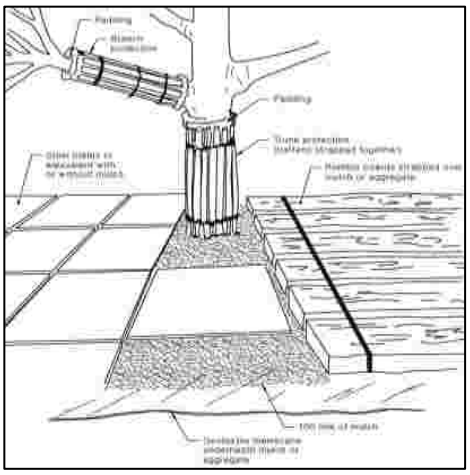


Figure 4. Ground protection (Image from AS4970-2009)

6.3.5 SCAFFOLDING

When scaffolding must be erected within the TPZ, cover the ground with a 100mm layer of mulch, and then cover this with boards and plywood to prevent soil compaction, see GROUND PROTECTION.

6.3.6 SITE STORAGE

A designated storage area, where building materials and chemicals etc. can be stored, should be located outside the TPZ of retained trees.

6.3.7 PROHIBITIONS WITHIN THE TPZ

The following activities are prohibited within the TPZ:

- Machine excavation including trenching (unless approved by the Project Arborist, Arborist supervision may be required)
- Cultivation
- Storage
- Preparation of chemicals, including cement products
- Parking of vehicles
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Physical damage to the tree
- Pruning or damaging of roots greater than 30mm in diameter

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6.3.8 DRAINS AND SERVICES

In the event that any drains or services, which includes those within the nature strip, along with any existing proposed encroachments exceed a 10% encroachment of the NRZ or into the SRZ of tree(s) that are proposed to be retained, the following should be undertaken:

Drains or services should be installed by non-root destructive means, as follows:

- Horizontal boring of at least 600 mm in depth. Final depth should be established after consultation with the project arborist and site engineers with consideration to development needs.
- By means of hand digging or low pressure pneumatic/hydro-excavation to ensure that the bark and cambium of the roots remain undamaged. Fine roots (<2 mm) are typically destroyed as part of this procedure but are usually readily replaced by healthy trees.

Engage suitably qualified arborist (AQF Level 5) to supervise excavation for the drains and services within the TPZ.

The supervising arborist should prune any roots that are encountered in accordance with AS4373-2007 ‘Pruning of Amenity Trees’ (section 9) with sharp, sterilised hand tools. Roots must not be mechanically cut, torn or pulled during excavation.

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8 LIMITATION OF LIABILITY

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report. This report and its recommendations are valid as at the time of the inspection only.

Information contained in this report covers the tree(s) that were examined and reflect the condition of those tree(s) at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

Property boundaries and ownership, disputes between neighbours, landlord-tenant matters, and related incidents are beyond the scope of the engagement of the author and are not considered in this report. Unless stated otherwise, there was no access to neighbouring properties, assessment is therefore limited only to parts of the trees that are visible from within the subject site and any neighbouring tree dimensions are estimated.

Unless otherwise expressed in this report, this report only applies to and only covers identifiable defects and issues present at the time of an external, visual and non-disturbance tree inspection requested by the client. It does not include an internal/invasive inspection inside the tree trunk or below the ground (i.e. a root inspection) and accordingly it is always possible that defects including decay, could remain undetected, concealed or out of reasonable view and examination.

Trees are living entities and as such are subject to the forces of nature and third-party intervention, all of which are outside the control of the author. The inspection and recommendations in this report whilst undertaken with all due care, skill and appropriate arboriculture expertise, can only apply to what is reasonably identifiable in the specific inspection requested by the client and which is the subject of this report.

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Accordingly, the author cannot guarantee that the tree(s) inspected as part of this report are and will remain structurally sound and safe under all circumstances and cannot guarantee that the recommendations made in this report will categorically render the tree(s) hazard free.

The author accepts no responsibility for and cannot be held liable for:

- The health and structure of the tree; pre, during or post development including any structural defects (including internal defects within the tree itself) whatsoever and howsoever caused.
- Any damage or injury caused by any act or omission of the client in implementing or not implementing recommendations made by the author; or
- Any unforeseen weather events/conditions or any third-party intervention that impacts upon the inspected tree(s), which occurs post, the inspection contained in this report.
- Any actual or implied impacts or delay to the planning or construction of the project and any costs related to amendments or changes to any planning or construction as a result of a recommendation made in this report.
- Any material facts which you have withheld from us when providing your instructions (whether knowingly or recklessly) which ought reasonably to have been disclosed to us as they may have had a bearing on the outcome of our findings.
- Any adverse effects as a result of the implementation of recommendations made within tree management plans produced by T&T Arboriculture (or from another arborist's report provided by you) undertaken in the capacity of Project Arborist or otherwise.
- Where T&T Arboriculture has been engaged as a project arborist, the scheduling of site inspections, supervision of works and implementation of any recommendations made are the sole responsibility of the owner/project manager. T&T Arboriculture are in no way liable for any council non-compliance due to the non-implementation of recommendations made as part of the Tree Management Plan, or related correspondence.

9 APPENDIX

9.1 APPENDIX 1 - TREE DATA & PHOTOGRAPHIC EVIDENCE

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
1	*Callistemon citrinus*	Mature	Native NSW QLD VIC	6.4 m	N-S 7.0 m	0.18 m 0.15 m 0.14 m 0.16 m 0.10 m (0.33 m)	Good	Fair/Good	20+ years	Moderate	Council Owned Tree	4.0 m	2.6 m	Yes (Street Tree)	Retain	Council owned tree located within the front nature strip.
						0.72 m 0.63 m 0.63 m (1.98 m)										
	Crimson bottlebrush				E-W 6.0 m	0.55 m										
2	*Callistemon citrinus*	Mature	Native NSW QLD VIC	5.6 m	N-S 6.0 m	0.11 m 0.12 m 0.10 m 0.12 m 0.08 m (0.23 m)	Good	Fair/Good	20+ years	Moderate	Council Owned Tree	2.8 m	2.1 m	Yes (Street Tree)	Retain	Council owned tree located within the front nature strip.
						0.85 m										
	Crimson bottlebrush				E-W 5.0 m	0.33 m										
3	*Tristaniopsis laurina*	Semi Mature	Native NSW QLD VIC	2.8 m	N-S 2.0 m	0.03 m 0.03 m 0.03 m 0.03 m (0.06 m)	Good	Fair/Good	20+ years	Low	Council Owned Tree	2.0 m	1.5 m	Yes (Street Tree)	Retain	Council owned tree located within the front nature strip.
						0.19 m 0.13 m 0.13 m (0.44 m)										
	Kanooka				E-W 2.0 m	0.11 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
4	*Pittosporum tenuifolium*	Semi Mature	Exotic	6.6 m	N-S 3.0 m	0.08 m 0.08 m 0.08 m (0.13 m)	Good	Fair/Good	10 - 20 years	Low	Neighbouring Tree	2.0 m	1.5 m	No (N/A)	Retain	Neighbouring tree located within the southern adjoining property (1 Diston Court). 5 - 6 trees of the same species; dimensions have been averaged.
						0.28 m 0.28 m 0.28 m (0.85 m)										
	Kohuhu				E-W 3.0 m	0.15 m										
5	*Pittosporum tenuifolium*	Semi Mature	Exotic	2.5 m	N-S 2.0 m	0.02 m 0.02 m (0.02 m)	Good	Good	10 - 20 years	Low	Neighbouring Tree	2.0 m	1.5 m	No (N/A)	Retain	Neighbouring tree located within the northern adjoining property (120 Ahern Road (unit complex)).
						0.06 m 0.06 m (0.13 m)										
	Kohuhu				E-W 2.0 m	0.05 m										
6	*Pittosporum tenuifolium*	Semi Mature	Exotic	7.0 m	N-S 3.0 m	0.10 m 0.10 m 0.10 m (0.17 m)	Good	Good	10 - 20 years	Moderate	Neighbouring Tree	2.0 m	1.7 m	No (N/A)	Retain	Neighbouring tree located within the eastern adjoining property (120 Ahern Road (unit complex)). Several trees of same species; dimensions averaged.
						0.35 m 0.35 m 0.35 m (1.04 m)										
	Kohuhu				E-W 3.0 m	0.20 m										

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7	*Pittosporum tenuifolium*	Semi Mature	Exotic	8.0 m	N-S 3.0 m	0.08 m 0.08 m 0.08 m 0.08 m 0.08 m (0.17 m)	Good	Good	10 - 20 years	Moderate	Neighbouring Tree	2.0 m	1.7 m	No (N/A)	Retain	Neighbouring tree located within the eastern adjoining property (120 Ahern Road (unit complex))).
						0.28 m 0.28 m 0.28 m 0.28 m (1.13 m)										
	Kohuhu				E-W 3.0 m	0.20 m										
8	*Pittosporum tenuifolium*	Semi Mature	Exotic	3.2 m	N-S 2.0 m	0.08 m	Good	Good	20+ years		Neighbouring Tree	2.0 m	1.5 m	No (N/A)	Retain	Neighbouring tree located within the eastern adjoining property (120 Ahern Road (unit complex)). 2 trees of the same species; dimensions have been averaged.
						0.28 m										
	Kohuhu				E-W 2.0 m	0.10 m										
9	*Pittosporum tenuifolium*	Semi Mature	Exotic	8.0 m	N-S 3.0 m	0.10 m 0.10 m (0.14 m)	Good	Good	10 - 20 years	Moderate	Neighbouring Tree	2.0 m	1.5 m	No (N/A)	Retain	Neighbouring tree located within the eastern adjoining property (120 Ahern Road (unit complex)). 3 trees of the same species; dimensions have been averaged.
						0.35 m 0.35 m (0.69 m)										
	Kohuhu				E-W 3.0 m	0.16 m										
10	*Pittosporum tenuifolium*	Semi Mature	Exotic	8.0 m	N-S 4.0 m	0.17 m 0.10 m (0.19 m)	Good	Fair	10 - 20 years	Moderate	Neighbouring Tree	2.3 m	1.8 m	Yes (c.52.37)	Retain	Neighbouring tree located within the southern adjoining property (5 Diston Court).
						0.57 m 0.31 m (0.88 m)										
	Kohuhu				E-W 4.0 m	0.24 m										

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11	*Pittosporum tenuifolium* Kohuhu	Semi Mature	Exotic	3.0 m	N-S 2.0 m E-W 2.0 m	0.10 m 0.35 m 0.13 m	Good	Fair	10 - 20 years	Low	Neighbouring Tree	2.0 m	1.5 m	No (N/A)	Retain	Neighbouring tree located within the southern adjoining property (5 Diston Court). Several trees of same species; dimensions averaged.
12	*Pittosporum tenuifolium* Kohuhu	Semi Mature	Exotic	7.0 m	N-S 4.0 m E-W 4.0 m	0.10 m 0.10 m 0.10 m (0.17 m) 0.35 m 0.35 m 0.35 m (1.04 m) 0.20 m	Good	Fair/Good	10 - 20 years	Moderate	Neighbouring Tree	2.0 m	1.7 m	No (N/A)	Retain	Neighbouring tree located within the southern adjoining property (5 Diston Court). 2 trees of the same species; dimensions have been averaged.
13	*Yucca elephantipes* Spineless yucca	Semi Mature	Exotic	3.8 m	N-S 2.0 m E-W 2.0 m	0.10 m 0.10 m 0.10 m (0.17 m) 0.38 m 0.38 m 0.38 m (1.13 m) 0.40 m	Good	Good	10 - 20 years	Low	Neighbouring Tree	2.0 m	N/A	No (N/A)	Retain	Neighbouring tree located within the southern adjoining property (5 Diston Court). TPZ adjusted in accordance with section 3.2 of AS4970-2009. SRZ not required in accordance with section 3.3.5 of AS4970-2009.
14	*Callistemon viminalis* Weeping bottlebrush	Semi Mature	Native NSW QLD	6.0 m	N-S 5.0 m E-W 3.0 m	0.23 m 0.79 m 0.21 m	Fair/Good	Fair	10 - 20 years	Low	Low	2.8 m	1.7 m	No (Bushfire)	Remove	1m from fenceline.

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
15	*Callistemon viminalis*	Semi Mature	Native NSW QLD	6.0 m	N-S 5.0 m	0.15 m 0.13 m 0.11 m 0.08 m (0.24 m)	Fair/Good	Fair	10 - 20 years	Low	Low	2.9 m	2.0 m	No (Size)	Remove	
						0.47 m 0.47 m 0.47 m 0.31 m (1.73 m)										
	Weeping bottlebrush				E-W 4.0 m	0.30 m										
16	*Callistemon viminalis*	Semi Mature	Native NSW QLD	6.2 m	N-S 5.0 m	0.19 m	Fair/Good	Fair	10 - 20 years	Low	Low	2.3 m	2.2 m	No (Bushfire)	Remove	<1m from fenceline.
						0.66 m 0.69 m (1.35 m)										
	Weeping bottlebrush				E-W 4.0 m	0.39 m										
17	*Callistemon viminalis*	Semi Mature	Native NSW QLD	6.0 m	N-S 4.0 m	0.17 m 0.16 m (0.23 m)	Fair	Fair	10 - 20 years	Low	Low	2.8 m	2.0 m	No (N/A)	Remove	
						0.79 m										
	Weeping bottlebrush				E-W 3.0 m	0.30 m										
18	*Callistemon viminalis*	Semi Mature	Native NSW QLD	5.8 m	N-S 4.0 m	0.13 m 0.08 m 0.08 m 0.08 m (0.19 m)	Fair	Fair	10 - 20 years	Low	Low	2.3 m	1.8 m	No (N/A)	Remove	
						0.72 m										
	Weeping bottlebrush				E-W 3.0 m	0.23 m										

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19	*Liquidambar styraciflua*	Semi Mature	Exotic	11.6 m	N-S 7.0 m	0.37 m 1.29 m	Good	Good	20+ years	Moderate	Moderate	4.4 m	2.5 m	No (N/A)	Remove	
	Liquidambar				E-W 7.0 m	0.50 m										
20	*Pittosporum tenuifolium*	Semi Mature	Exotic	5.0 m	N-S 3.0 m	0.06 m 0.05 m 0.05 m (0.09 m) 0.19 m 0.19 m 0.19 m (0.57 m)	Fair	Fair	10 - 20 years	Low	Low	2.0 m	1.5 m	No (N/A)	Remove	Hedge; tree dimensions averaged.
	Kohuhu				E-W 3.0 m	0.12 m										
21	*Pittosporum tenuifolium*	Semi Mature	Exotic	5.0 m	N-S 3.5 m	0.08 m 0.07 m 0.07 m 0.06 m 0.06 m (0.15 m) 0.41 m 0.38 m 0.22 m 0.19 m 0.19 m (1.38 m)	Fair/Poor	Fair	5 - 10 years	Low	Low	2.0 m	1.8 m	No (Size)	Remove	Sparse foliage.
	Kohuhu				E-W 4.0 m	0.24 m										

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22	*Pittosporum tenuifolium*	Semi Mature	Exotic	5.2 m	N-S 4.0 m	0.16 m 0.11 m 0.11 m 0.12 m 0.10 m (0.27 m)	Fair/Good	Fair	10 - 20 years	Low	Low	3.2 m	2.1 m	Yes (c.52.37)	Remove	
						0.66 m 0.41 m 0.41 m 0.35 m 0.31 m (2.14 m)										
	Kohuhu				E-W 4.0 m	0.35 m										
23	*Pittosporum tenuifolium*	Semi Mature	Exotic	5.2 m	N-S 4.0 m	0.08 m 0.07 m 0.06 m 0.06 m 0.06 m (0.14 m)	Fair/Good	Fair	10 - 20 years	Low	Low	2.0 m	1.8 m	No (Size)	Remove	
						0.31 m 0.22 m 0.22 m 0.19 m 0.19 m (1.13 m)										
	Kohuhu				E-W 4.0 m	0.23 m										
24	*Pittosporum undulatum*	Semi Mature	Native NSW QLD VIC	5.0 m	N-S 5.0 m	0.12 m 0.15 m 0.13 m (0.23 m)	Fair	Fair	5 - 10 years	Low	Low	2.8 m	2.0 m	No (Size)	Remove	Sparse foliage.
						0.69 m										
	Sweet pittosporum				E-W 7.0 m	0.29 m										

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25	*Pittosporum undulatum*	Semi Mature	Native NSW QLD VIC	6.0 m	N-S 7.0 m	0.38 m 0.18 m 0.16 m (0.44 m)	Fair	Fair/Good	10 - 20 years	Low	Low	5.3 m	2.5 m	Yes (c.52.37)	Remove	Sparse foliage.
						1.26 m										
	Sweet pittosporum				E-W 7.0 m	0.51 m										
26	*Lagerstroemia indica*	Semi Mature	Exotic	4.0 m	N-S 4.0 m	0.05 m 0.05 m 0.05 m 0.05 m 0.05 m (0.11 m)	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.5 m	No (N/A)	Remove	
						0.22 m 0.22 m 0.19 m 0.16 m 0.22 m (1.01 m)										
	Crepe myrtle				E-W 4.0 m	0.16 m										
27	*Elaeocarpus reticulatus*	Semi Mature	Native NSW QLD TAS VIC	5.0 m	N-S 3.0 m	0.08 m 0.06 m 0.05 m 0.05 m 0.05 m (0.13 m)	Fair/Good	Fair/Good	20+ years	Low	Low	2.0 m	1.9 m	No (Size)	Remove	
						0.28 m 0.31 m 0.31 m 0.16 m 0.16 m (1.23 m)										
	Blueberry ash				E-W 3.0 m	0.27 m										

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28	*Prunus serrulata*	Semi Mature	Exotic	5.0 m	N-S 4.0 m	0.24 m 0.69 m	Good	Fair	10 - 20 years	Low	Low	2.9 m	1.8 m	Yes (c.52.37)	Remove	
	Japanese flowering cherry				E-W 5.0 m	0.25 m										
29	*Elaeocarpus reticulatus*	Semi Mature	Native NSW QLD TAS VIC	5.6 m	N-S 4.0 m	0.10 m 0.12 m 0.12 m 0.08 m 0.08 m (0.22 m) 0.38 m 0.44 m 0.47 m 0.35 m (1.63 m)	Fair/Good	Fair/Good	20+ years	Low	Low	2.6 m	2.2 m	No (Size)	Remove	
	Blueberry ash				E-W 4.0 m	0.36 m										
30	*Camellia japonica cv.*	Semi Mature	Exotic	3.6 m	N-S 3.0 m	0.09 m 0.08 m 0.06 m 0.06 m (0.14 m) 0.25 m 0.35 m 0.22 m 0.19 m (1.01 m)	Fair/Good	Fair/Good	10 - 20 years	Low	Low	2.0 m	1.6 m	No (N/A)	Remove	
	Camellia				E-W 3.0 m	0.17 m										

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31	*Lagerstroemia indica*	Semi Mature	Exotic	2.8 m	N-S 2.0 m	0.03 m 0.03 m 0.03 m 0.03 m 0.03 m (0.06 m)	Fair/Good	Fair	20+ years	Low	Low	2.0 m	1.5 m	No (N/A)	Remove	
	Crepe myrtle				E-W 2.0 m	0.16 m 0.16 m 0.16 m 0.16 m 0.25 m (0.88 m)										
32	*Camellia japonica cv.*	Semi Mature	Exotic	2.8 m	N-S 2.0 m	N/A	Fair	Fair	5 - 10 years	Low	Low	2.0 m	1.5 m	No (N/A)	Remove	Too many stems to practically measure or estimate. TPZ & SRZ have therefore been estimated. 2m 1.5
	Camellia				E-W 2.0 m											
33	*Callistemon sp.*	Semi Mature	Native	3.0 m	N-S 3.0 m	0.08 m 0.08 m 0.08 m 0.08 m 0.08 m (0.17 m)	Fair	Fair	10 - 20 years	Low	Low	2.0 m	1.9 m	No (N/A)	Remove	
	Bottlebrush				E-W 3.0 m	0.31 m 0.38 m 0.31 m 0.22 m (1.23 m)										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
34	*Lagerstroemia indica*	Semi Mature	Exotic	3.4 m	N-S 3.0 m	0.05 m 0.05 m 0.05 m 0.05 m 0.05 m (0.11 m)	Good	Fair	20+ years	Low	Low	2.0 m	1.5 m	No (N/A)	Remove	
						0.19 m 0.19 m 0.19 m 0.19 m (0.75 m)										
	Crepe myrtle				E-W 3.0 m	0.14 m										
35	*Acer palmatum*	Semi Mature	Exotic	4.6 m	N-S 4.0 m	0.06 m 0.06 m 0.06 m 0.06 m 0.06 m (0.13 m)	Fair/Good	Fair/Good	20+ years	Low	Low	2.0 m	1.6 m	No (N/A)	Remove	
						0.31 m 0.22 m 0.25 m 0.25 m 0.19 m (1.23 m)										
	Japanese maple				E-W 4.0 m	0.19 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
36	*Acer palmatum*	Semi Mature	Exotic	3.0 m	N-S 3.0 m	0.05 m 0.04 m 0.04 m 0.04 m 0.05 m (0.09 m)	Fair	Fair	10 - 20 years	Low	Low	2.0 m	1.7 m	No (N/A)	Remove	
						0.25 m 0.25 m 0.25 m 0.19 m 0.19 m (1.13 m)										
	Japanese maple				E-W 3.0 m	0.20 m										
37	*Pittosporum tenuifolium*	Semi Mature	Exotic	8.4 m	N-S 4.0 m	0.10 m 0.10 m 0.10 m 0.10 m (0.20 m)	Fair/Good	Fair	10 - 20 years	Moderate	Low	2.4 m	2.1 m	No (N/A)	Remove	Approx. 8 trees of the same species; dimensions have been averaged. Boundary screening.
						0.35 m 0.35 m 0.35 m 0.35 m (1.38 m)										
	Kohuhu				E-W 4.0 m	0.32 m										
38	*Pittosporum tenuifolium*	Semi Mature	Exotic	8.0 m	N-S 4.0 m	0.17 m 0.15 m 0.10 m 0.10 m (0.26 m)	Fair/Good	Fair/Good	10 - 20 years	Moderate	Low	3.1 m	2.0 m	Yes (c.52.37)	Remove	Boundary screening, within 4.5 from rear.
						0.63 m 0.69 m (1.32 m)										
	Kohuhu				E-W 4.0 m	0.30 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
39	*Pittosporum tenuifolium*	Semi Mature	Exotic	4.0 m	N-S 3.0 m	0.06 m 0.06 m (0.08 m)	Fair	Fair	10 - 20 years	Low	Low	2.0 m	1.5 m	No (Size)	Remove	2 trees of the same species; dimensions have been averaged.
						0.19 m 0.22 m (0.41 m)										
	Kohuhu				E-W 3.0 m	0.10 m										
40	*Citrus x limon*	Semi Mature	Exotic	3.6 m	N-S 2.0 m	0.04 m 0.03 m 0.03 m 0.03 m (0.06 m)	Fair/Good	Fair/Good	20+ years	Low	Low	2.0 m	1.5 m	No (Size)	Remove	
						0.16 m 0.16 m 0.16 m (0.47 m)										
	Lemon				E-W 2.0 m	0.11 m										
41	*Fraxinus griffithii*	Semi Mature	Exotic	6.6 m	N-S 4.0 m	0.10 m 0.10 m 0.10 m 0.08 m 0.08 m (0.20 m)	Good	Fair/Good	20+ years	Low	Low	2.4 m	1.9 m	No (Size)	Remove	
						0.38 m 0.31 m 0.31 m 0.28 m (1.29 m)										
	Evergreen ash				E-W 5.0 m	0.28 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
42	*Syzygium smithii*	Semi Mature	Native NSW QLD	6.2 m	N-S 4.0 m	0.10 m 0.08 m (0.12 m)	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.6 m	No (N/A)	Remove	
						0.31 m 0.31 m (0.63 m)										
	Lilly pilly				E-W 4.0 m	0.18 m										
43	*Syzygium smithii*	Semi Mature	Native NSW QLD	5.6 m	N-S 3.0 m	0.10 m 0.07 m 0.07 m (0.14 m)	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.7 m	No (N/A)	Remove	
						0.41 m 0.28 m (0.69 m)										
	Lilly pilly				E-W 3.0 m	0.21 m										
44	*Fraxinus griffithii*	Semi Mature	Exotic	5.0 m	N-S 3.0 m	0.07 m 0.05 m 0.05 m 0.05 m 0.05 m (0.12 m)	Fair/Good	Fair/Good	10 - 20 years	Low	Low	2.0 m	1.8 m	No (N/A)	Remove	
						0.25 m 0.19 m 0.19 m 0.16 m 0.16 m (0.94 m)										
	Evergreen ash				E-W 3.0 m	0.23 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
45	*Prunus domestica*	Semi Mature	Exotic	3.6 m	N-S 3.0 m	0.07 m 0.06 m 0.06 m 0.06 m 0.06 m (0.13 m)	Fair/Good	Fair/Good	10 - 20 years	Low	Low	2.0 m	1.8 m	No (Size)	Remove	
						0.25 m 0.25 m 0.19 m 0.19 m (0.88 m)										
	Plum				E-W 3.0 m	0.22 m										
46	*Callistemon citrinus*	Semi Mature	Native NSW QLD VIC	4.2 m	N-S 4.0 m	0.10 m 0.08 m 0.08 m 0.08 m (0.17 m)	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.6 m	No (Size)	Remove	
						0.38 m 0.25 m 0.25 m (0.88 m)										
	Crimson bottlebrush				E-W 4.0 m	0.18 m										
47	*Prunus armeniaca*	Semi Mature	Exotic	3.4 m	N-S 3.0 m	0.08 m 0.06 m 0.06 m (0.11 m)	Fair/Good	Fair/Good	10 - 20 years	Low	Low	2.0 m	1.5 m	No (Size)	Remove	
						0.28 m 0.25 m 0.25 m (0.79 m)										
	Apricot				E-W 3.0 m	0.16 m										

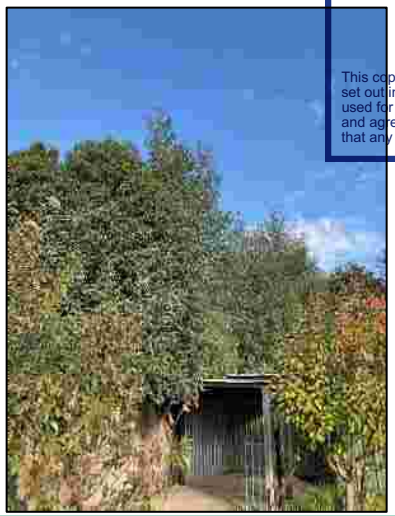
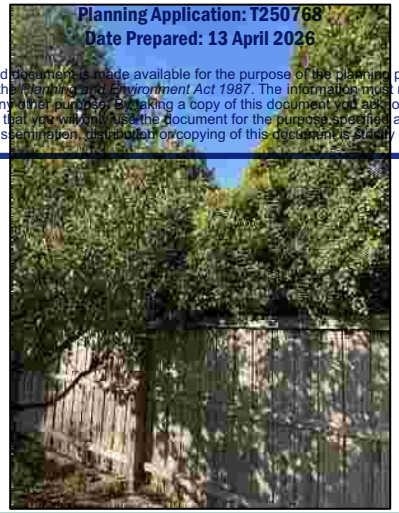
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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
48	*Prunus sp.*	Semi Mature	Exotic	4.0 m	N-S 4.0 m	0.08 m 0.08 m 0.08 m 0.08 m 0.08 m (0.17 m)	Fair/Good	Fair/Good	10 - 20 years	Low	Low	2.0 m	1.5 m	No (Size)	Remove	
						0.31 m 0.25 m 0.25 m (0.82 m)										
	Cherry				E-W 4.0 m	0.15 m										
49	*Malus domestica*	Semi Mature	Exotic	3.4 m	N-S 4.0 m	0.06 m 0.06 m 0.06 m 0.06 m 0.06 m (0.13 m)	Good	Fair	20+ years	Low	Low	2.0 m	1.8 m	No (Size)	Remove	
						0.28 m 0.22 m 0.22 m 0.25 m 0.25 m (1.23 m)										
	Apple				E-W 4.0 m	0.25 m										
50	*Lycianthese rantonnetii*	Semi Mature	Exotic	4.4 m	N-S 4.0 m	N/A	Good	Fair	10 - 20 years	Low	Low	2.6 m	1.8 m	No (N/A)	Remove	Too many stems to practically measure or estimate. TPZ & SRZ have therefore been estimated. Old vine. 2.6. 1.8
	Blue potato bush				E-W 4.0 m											
51	*Thuja orientalis*	Semi Mature	Exotic	3.4 m	N-S 3.0 m	0.15 m	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.8 m	No (N/A)	Remove	
						0.50 m										
	Oriental arbor-vitae				E-W 3.0 m	0.22 m										

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy Diameter	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Intent	Comments
52	*Thuja orientalis* Oriental arbor-vitae	Semi Mature	Exotic	3.4 m	N-S 3.0 m E-W 3.0 m	0.15 m 0.50 m 0.22 m	Good	Fair/Good	20+ years	Low	Low	2.0 m	1.8 m	No (N/A)	Remove	
53	*Fraxinus angustifolia subsp. angustifolia* Desert ash	Mature	Exotic	14.0 m	N-S 16.0 m E-W 16.0 m	0.80 m 2.29 m 0.84 m	Good	Good	20+ years	High	High	9.6 m	3.1 m	No (N/A)	Remove	Considered a weed is some areas.
54	*Liquidambar styraciflua* Liquidambar	Semi Mature	Exotic	7.0 m	N-S 8.0 m E-W 6.0 m	0.19 m 0.22 m (0.29 m) 0.60 m 0.75 m (1.35 m) 0.36 m	Fair	Fair	20+ years	Moderate	Moderate	3.5 m	2.2 m	Yes (c.52.37)	Remove	

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TREE 1	TREE 2	TREE 3	TREE 4 (GROUP)	TREE 5 (GROUP)
				
TREE 6 (GROUP)	TREE 7 (GROUP)	TREE 8 (GROUP)	TREE 9 (GROUP)	TREE 10

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TREES 11 & 12 (GROUP)



TREE 13



TREE 14



TREE 15



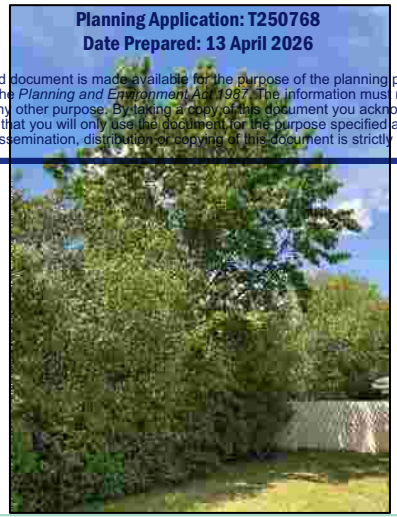
TREE 16



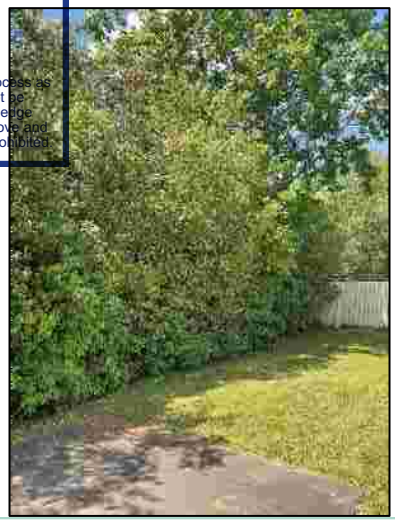
TREE 17



TREE 18



TREE 19

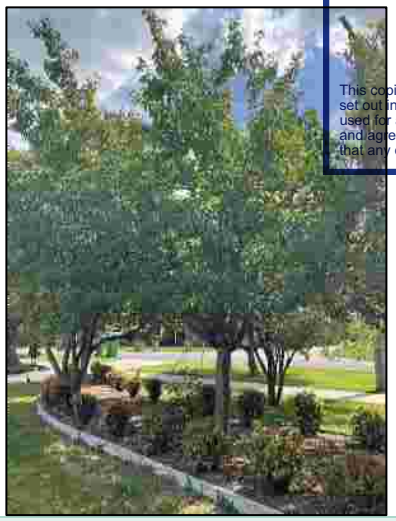
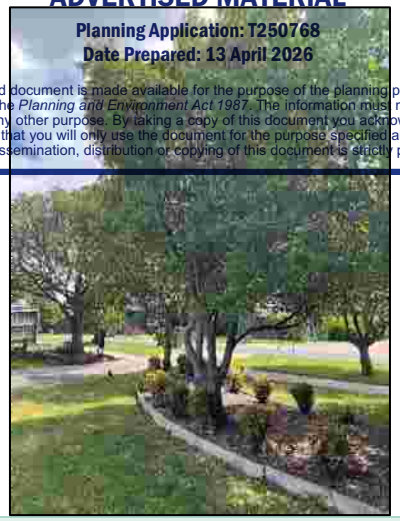


TREE 20 (GROUP)

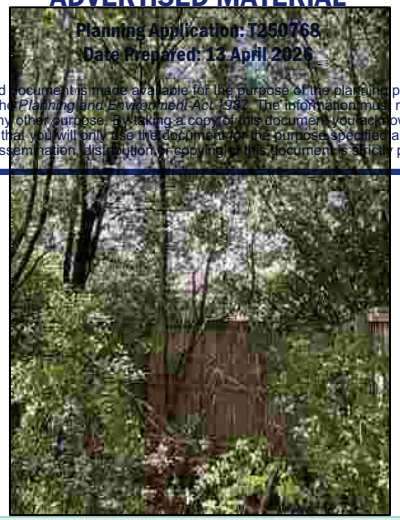
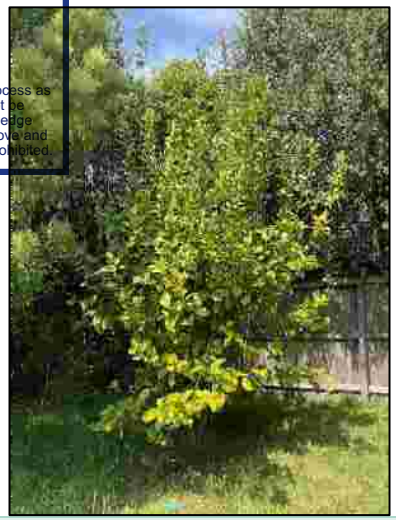


TREE 21

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TREE 22	TREE 23	TREE 24	TREE 25	TREE 26
				
TREE 27	TREE 28	TREE 29	TREE 30	TREE 31

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TREE 32	TREE 33	TREE 34	TREE 35	TREE 36
				
TREE 37 (GROUP)	TREE 38	TREE 39 (GROUP)	TREE 40	TREE 41

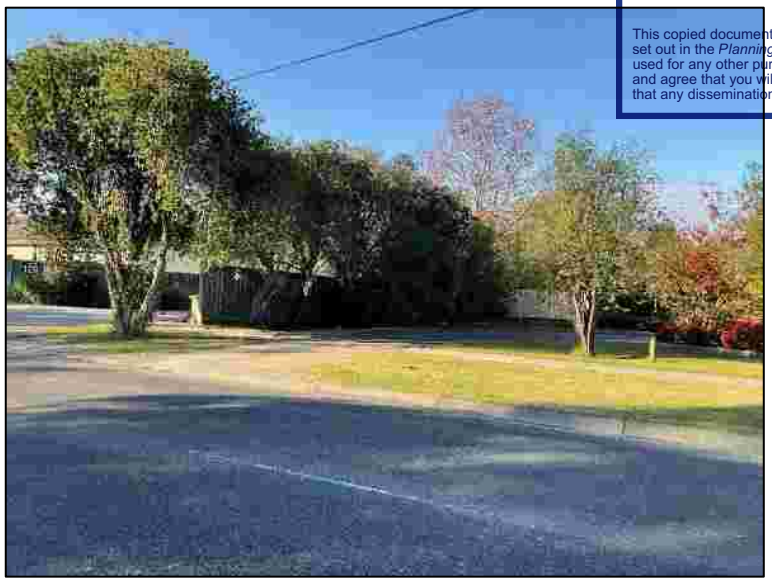
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TREE 42	TREE 43	TREE 44	TREE 45	TREE 46
				
TREE 47	TREE 48	TREE 49	TREE 50	TREE 51

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TREE 52	TREE 53	TREE 54		

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NATURE STRIP VIEWED FROM THE SOUTHWEST	NATURE STRIP VIEWED FROM THE NORTHWEST



EXISTING NORTHERN CROSSOVER



EXISTING SOUTHERN CROSSOVER

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EXISTING SOUTHERN DRIVEWAY



FRONT YARD VIEWED FROM THE SOUTH



REAR YARD VIEWED FROM THE SOUTH



REAR YARD VIEWED FROM THE NORTH

Cardinia

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9.2 APPENDIX 2 – ARBORICULTURAL DEVELOPMENT CONSIDERATIONS

9.2.1 TREE PROTECTION ZONE (TPZ)

Australian standard definition (2025) – *Establishing and maintaining a TPZ is the most important part of protecting trees during the onsite stages of work (e.g. site establishment, demolition, construction). The TPZ is the zone determined by the project arborist using the process set out below, it shall be shown on the TPP to be isolated or managed so that the tree remains viable.*

The NRZ is the Starting point for determining the TPZ, along with the considerations in Clause 3.3.2. Alternatively, the TPZ may be specified by the consent authority.

9.2.2 NOTIONAL ROOT ZONE (NRZ)

In accordance with the Australian Standard, AS4970-2025 'Protection of Trees on Development Sites', the notional root zone (NRZ) is determined by multiplying the trunk diameter of the tree at standard height (DSH), which is at 1.4 meters above ground level, by a factor of twelve (12) i.e., *NRZ radius = DSH x 12*.

The minimum NRZ radius that must apply is 2.0 meters whilst the maximum is 15.0 meters.

Section 3.2 within the Standard states that the NRZ of palms, other monocots, cycads and tree ferns is not calculated but should not be less than 2 metres.

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9.2.3 STRUCTURAL ROOT ZONE (SRZ)

Australian standard definition (2025) – *The SRZ is a notional area required for tree stability. A larger area is required to maintain a viable tree.*

The SRZ shall be calculated when major encroachment (greater than 20%) into an NRZ is proposed. SRZ locations and dimensions may be included on arboricultural documentation.

Many factors affect the size of the SRZ (e.g., tree height, crown area, soil type, soil moisture). Natural or built structures, such a rocks and footings, can influence the SRZ. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula (below). Root investigation can provide more information on the extent of these roots.

SRZ radius = (D X 50)$^{0.42}$ x 0.64, where *D* = trunk diameter in metres measured above the root buttress flare.

The minimum SRZ radius that must apply is 1.5 meters.

Palms, other monocots, cycads and tree ferns do not require an allocated SRZ due to their root architecture.

9.2.4 MINOR NRZ ENCROACHMENT

The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ. Generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. To avoid a net loss of soil and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

9.2.5 MODERATE NRZ ENCROACHMNETS

The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of an area of the NRZ and is outside of the SRZ. A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors listed in Clause 3.3.2 to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of the tree protection specification (TPS) and tree protection plan (TPP). To avoid a net loss of soil and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

9.2.6 MAJOR ENCROACHMENT

The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the SRZ. the project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable. Relevant factors listed in Clause 3.3.2 should also be considered.

For assessment of much major encroachment a more detailed investigation is necessary. This can include research such as a root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPZ and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

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9.2.7 CLAUSE 3.3.2 – CONSIDERATIONS IN DETERMINING THE TPZ

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

- *Location and distribution of the roots.*
- *Potential loss of root mass resulting from the encroachment (number of roots and diameter of roots).*
- *Tree species and tolerance to root disturbance.*
- *If the works will result in a temporary (e.g. service trench) or permanent (e.g. basement carpark) loss of available soil.*
- *Age, health, current size and projected size of the tree*
- *Presence of other trees with overlapping NRZ or grafted roots.*
- *Proposed staging and timing of excavation or root-cutting.*
- *Proposed tree maintenance and tree care activities.*
- *Lean and stability of the tree.*
- *Soil characteristics and volume, topography and drainage.*
- *Presence of existing or past structures, obstacles affecting root growth or recent encroachment.*
- *Proposed construction measures that reduce the impact on trees.* [1]
- *Whether a root investigation is required. the location and distribution of the roots should be determined through minimally destructive methods (pneumatic, hydraulic, hand digging or ground penetrating radar).*

Photographs should be taken and, where needed to address geospatial issues, a root map should be prepared. [2]

Note 1 Construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment.

Note 2 Root damage should be minimised during this process. The roots should only be exposed for as long as required to meet the purpose of the investigation.

9.2.8 CALCULATING ENCROACHMENTS

Encroachment calculations are indicative only as they do not consider over excavations during development or asymmetric root architecture. Due to the highly modified nature of urban soils and the likely presence of existing structures and utilities, root architecture will be rarely symmetrical or conventional in morphology.

Due to typical, radiating root architecture, 'overlaps' are accounted for in instances where there is an area of expected root development beyond the footprint of a proposed encroachment feature (e.g., building, site cut, utility, etc.) that will also be affected (figure 2.1). In many instances, this will increase the encroachment percentage beyond that of the immediate footprint, and this must be accounted for when proposing works within the NRZ.

If there is more than one type of encroachment within a NRZ (e.g., building, driveway, utility), they will often be calculated individually as recommendations may differ based on the proposed structure type.

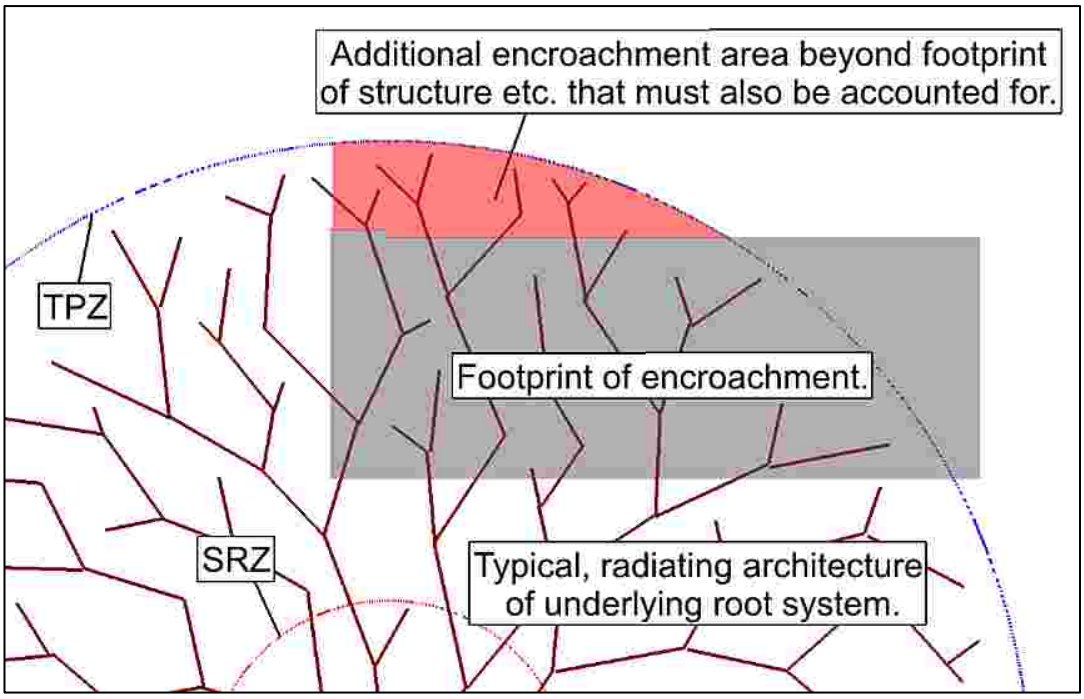


Figure 2.1. Indicative illustration of instances where the NRZ area beyond the footprint of an encroachment must be accounted for.

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9.2.9 ROOT INVESTIGATION

Where the proposed development is considered to be a major encroachment, a non-destructive root exploratory investigation may be required within the alignment of the proposed encroachment. This may also be at the request by Council as a matter of course, particularly when considering a new crossover for example.

By undertaking a non-destructive root exploratory investigation, the extent of roots within that particular area may be determined (figure 2.2). If a negligible amount of roots are required to be removed or damaged in order to construct the proposed development, the tree may remain viable. If a significant amount of roots are proposed to be removed or damaged in order to construct the proposed development, the tree may not remain viable.



Figure 2.2 Root exploration trench. Narrower trenches are usually sufficient (Down to earth, 2019).

A non-destructive root investigation is usually by means of pneumatic or hydraulic excavation, and sometimes hand digging is suitable if conditions permit.

Obstructions (e.g., paving, vegetation, structures) within the alignment of proposed encroachments may be required to be removed prior to the non-destructive root exploratory investigation occurring.

The non-destructive root exploratory investigation report should:

- Be undertaken by a suitably qualified Arborist (AQF Level 5 Arboriculture).
- Comment on soil type(s).
- Detail the total distance of each excavation line.
- Detail the closest distance from the trunk centre to the excavation line.
- The size (diameter) and number of roots discovered and the depth of roots (where relevant).
- Include photographs of the subject tree(s), trenches and roots.
- Include a discussion of the findings of the root investigation and the impact of the proposed works on the long-term health and structural stability of the tree(s).

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9.2.10 LESS INVASIVE FOOTINGS

In the instance that there is a major encroachment to a tree that is to be retained and that traditional construction measures will result in it being adversely affected, alternative design options may need to be considered to minimise the impact to the root system, ensuring the long-term viability of the tree.

AS4970-2025 'Protection of Trees on Development Sites', Clause 3.3.2 (note 1) states that *"construction measures such as pier and beam, suspended slabs, cantilevered building sections and screw piles can reduce the impact of encroachment".*

Matheny & Clark (1998), Harris et. al. (1999) and Roberts et. al. (2006) all describe various techniques to minimise the impact to tree roots, typically by bridging over significant roots and adopting footing technologies that minimise root damage.



Figure 2.3. Timber Pier and beam foundation. Concrete or steel may also be used (Permanent solutions foundations repair IIc, n.d.).

Cantilevered slabs, pier and beam (figure 2.3) and helical screw piles (figures 2.4 & 2.5) are such design solution that, in conjunction with an experienced engineer, can be utilised to provide appropriate foundations for any given design as well as safeguard the longevity of any impacted trees. In most cases, installation within the notional root zone (NRZ) will require supervision by the project arborist.

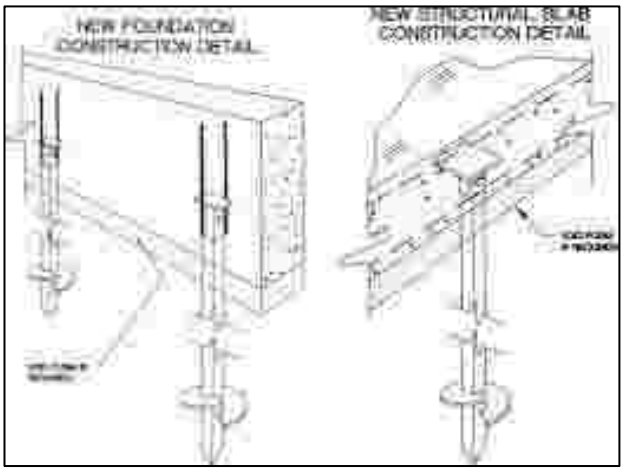


Figure 2.4. Helical screw pile footings for edge beam and slab foundations (Pack, 2012).



Figure 2.5. Helical screw pile footings with minimal soil disturbance (Homemasterex, 2024).

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9.3 APPENDIX 3 - DEFINITION OF TERMS

The following descriptors are used as indicators only. Other factors may be used in assessing an individual tree health, structure, ULE, retention value and amenity value.

9.3.1 TREE DATA TABLE

DSH: Diameter at Standard Height (1.4 meters from ground level)

DAB: Diameter At Base of tree

CA1: Circumference of trunk At 1 meter from ground level

NRZ: Notional Root Zone

SRZ: Structural Root Zone

TPZ: Tree Protection Zone

9.3.2 TREE HEALTH

GOOD

The tree is demonstrating good or exceptional growth for the species. The tree should exhibit a full canopy of foliage and have only minor pest or disease problems. Foliage colour size and density should be typical of a health specimen of that species.

FAIR

The tree is in reasonable condition and growing well for the species. The tree should exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.

POOR

The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.

VERY POOR

The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.

DEAD

The tree is no longer alive.

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9.3.3 STRUCTURE

The definition of structure is the likelihood of the tree to fail under normal condition. A tree with good structure is highly unlikely to suffer any significant failure, while a tree with poor to very poor structure is likely or very likely to fail.

GOOD

The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.

FAIR

The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean or be exhibiting minor defects. Probability of significant failure is low.

POOR

The tree may have a poorly structured crown, the crown may be unbalanced or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.

VERY POOR

The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.

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FAILED

A significant section of the tree or the whole tree has failed.

9.3.4 USEFUL LIFE EXPECTANCY (ULE)

Useful life expectancy is approximately how long a tree can be retained safely and usefully in the landscape providing site conditions remain unchanged and the recommended works are completed. It is based on the principals of safety and usefulness in the landscape and should not reflect personal opinions on species suitability.

UNSAFE OR 0 YEARS

The tree is considered dangerous in the location and/or No longer provides any amenity value.

LESS THAN 5 YEARS

The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.

5 - 10 YEARS

The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large

specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.

10 - 20 YEARS

The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.

20 + YEARS

The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance will be required.

9.3.5 TREE RETENTION VALUE

HIGH

The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous. Consider the retention of the tree and designing the development to accommodate the tree.

MODERATE

The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle. The tree may be retained if it does not hamper the design intent.

LOW

The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle. The tree may be removed if necessary.

NEIGHBOURING TREE

The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

COUNCIL OWNED TREE

The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained. Consider the retention of the tree unless written consent is obtained from the tree owner and/or responsible authority.

9.3.6 AGE

YOUNG: Juvenile (< 5 years) or recently planted tree.

SEMI MATURE: Tree actively growing and not yet reached expected size in particular location.

MATURING: Tree displays mature characteristics, is approaching expected size in particular location and growth is expected to be slower than previous life stage.

SENESCENT: Tree has started to decline and natural retrenchment (reduction) may be taking place.

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9.3.7 AMENITY VALUE

The amenity value rating considered the impact that the tree has on any neighbouring sites as being equally important to that supplied to the subject site. However, trees that contribute to the general area (e.g. streetscape) are given a greater weight.

VERY LOW

Tree makes little or no amenity value to the site or surrounding areas. In some cases, the tree might be detrimental to the area's amenity value (e.g. unsightly, risk of weed spread)

LOW

Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category. However, they may have the potential to supply increased amenity in the future.

MODERATE

The tree makes a moderate contribution to the amenity of the site and/or may contribute to the amenity of the surrounding area.

HIGH

The tree makes a significant contribution to the amenity value of the site, or the tree makes a moderate contribution to the amenity value of the larger landscape.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09781 FOLIO 802

Security no : 124130904931K
Produced 19/12/2025 10:11 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 209629B.
PARENT TITLE Volume 09435 Folio 588
Created by instrument LP209629B 30/11/1987

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY154964S 28/06/2024
PERMANENT CUSTODIANS LTD

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 LP209629B 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: 118 AHERN ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 28/06/2024

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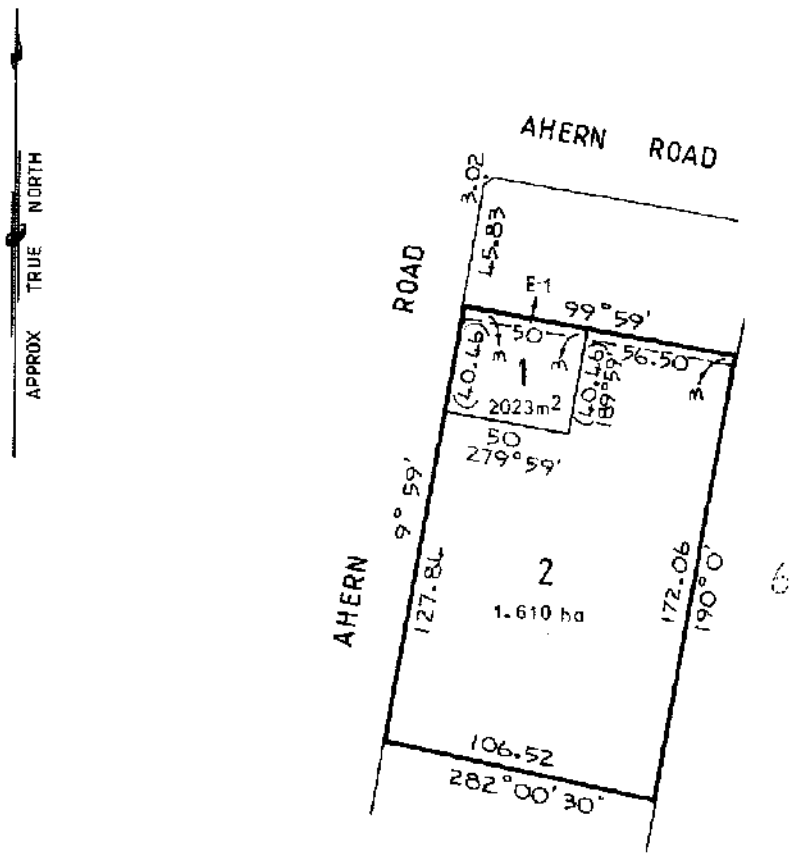
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LP209629 B
EDITION 1
~~PARISH~~ / ~~TOWNSHIP~~ / CHART 11

NOTATIONS

LAND APPROPRIATED OR SET APART
E-1 DRAINAGE AND SEWERAGE



209629B

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:
IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
TITLE REF: C/T V. 9435 F. 588
LAST PLAN REF: LOT 1 ON LP 36604 (PART)

PLAN OF SUBDIVISION

COUNTY MORNINGTON
PARISH NAR NAR GOON (CHART NO.11)
CROWN PORTION 7 (PART)

NUMBER OF SHEETS IN PLAN : 1
NUMBER OF THIS SHEET : 1

SCALE
20 0 20 40 60 80 100
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:2000 SHEET SIZE A3

OFFICE USE ONLY
LP209629B

VICTORIA

CERTIFICATION BY SURVEYOR

AMENDMENTS

T. O'B. SLATTERY
LICENSED SURVEYOR
40 Henry Street, Pakenham. Phone (059) 41 1726

SURVEYORS REF. 1253/2

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY COUNCIL REF.

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY
APPROVED

PLAN APPROVED
AT
ON
30·NOV·87

(ASSISTANT) REGISTRAR OF TITLES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
● DELETE WORDS NOT APPLICABLE