


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP549079 153 Rainy Hill Road, Cockatoo VIC 3781
The application is for a permit to:	Buildings and works to construct an outbuilding and removal of vegetation

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

35.06-5	Construct a building within nominated setbacks	 <p>ADVERTISED MATERIAL Planning Application: T250773 Date Prepared: 14 April 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p>
42.01-2	Remove, destroy or lop vegetation	
42.01-2	Construct a building or construct or carry out works	

APPLICATION DETAILS

The applicant for the permit is:	Stringybark Planning
Application number:	T250773

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:

30 April 2026

WHAT ARE MY OPTIONS?

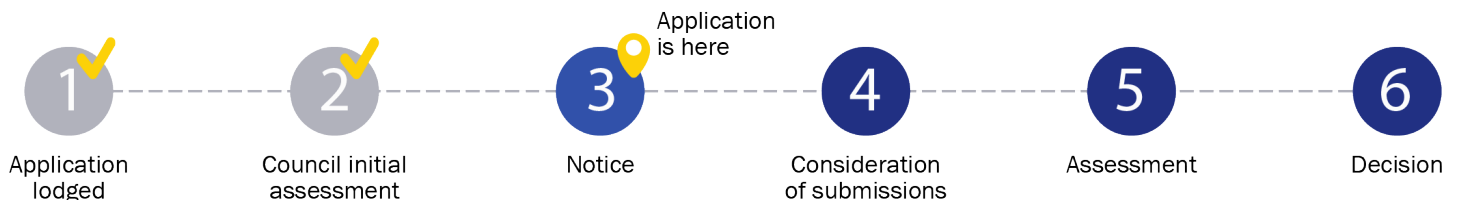
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

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.



Application Summary

Portal Reference A42527LX

Basic Information

Proposed Use Buildings and works to construct an outbuilding and removal of vegetation
 Current Use Existing dwelling
 Cost of Works \$56,713
 Site Address 153 Rainy Hill Road Cockatoo 3781

Covenant Disclaimer

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

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


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Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]		
Owner			
Preferred Contact			

Fees

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

Documents Uploaded

Date	Type	Filename
24-12-2025	A Copy of Title	REGISTER SEARCH STATEMENT.pdf
24-12-2025	A Copy of Title	COPY OF PLAN.pdf
24-12-2025	Alteration statement	Cover Letter.pdf
24-12-2025	Site plans	153 Rainy Hill Road Cockatoo - REV A - 19-12-2025.pdf



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 VC, 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

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	24 December 2025 - 11:35:AM

Declaration

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



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

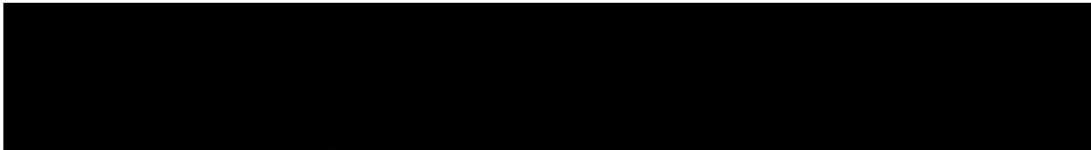
VOLUME 10464 FOLIO 605

Security no : 124130472099E
Produced 04/12/2025 10:09 AM

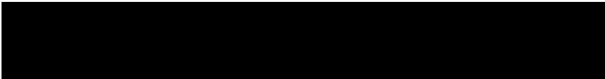
LAND DESCRIPTION

Lot 1 on Title Plan 549079J.
PARENT TITLE Volume 08211 Folio 025
Created by instrument W166623E 16/07/1999

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE TP549079J 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: 153 RAINY HILL ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



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Document Type	Plan
Document Identification	TP549079J
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/12/2025 10:09

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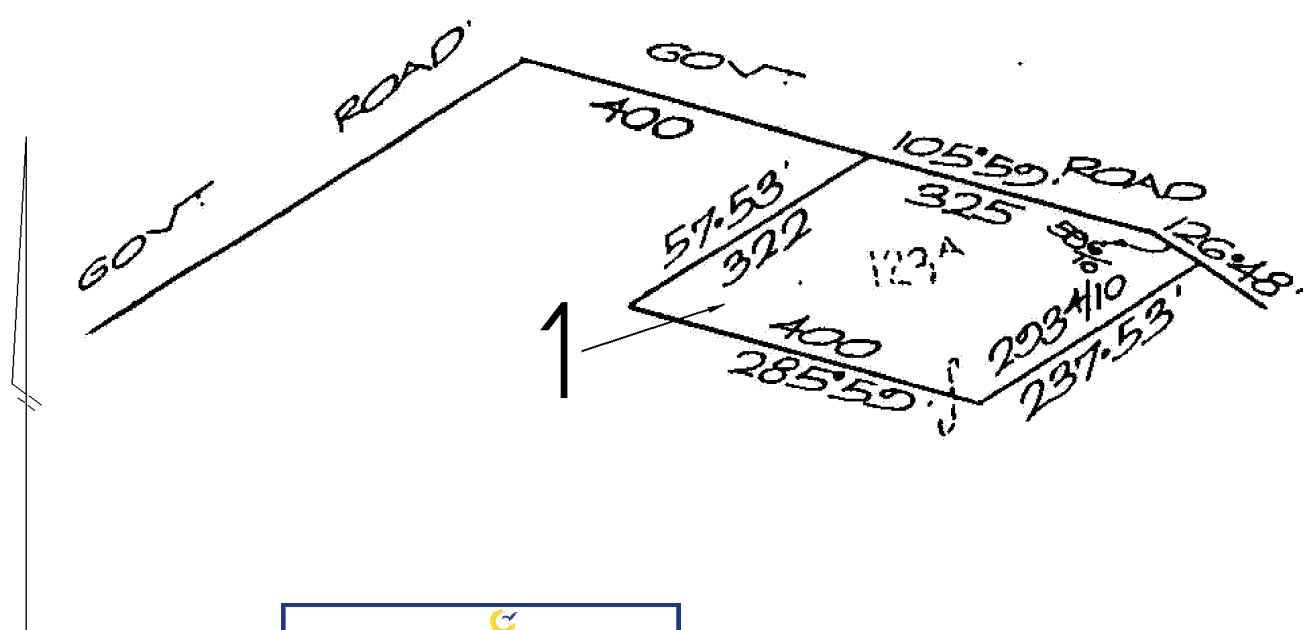
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TITLE PLAN	EDITION 1	TP 549079J
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<p>Location of Land</p> <p>Parish: GEMBROOK</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 123A (PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 10464 FOL 605</p> <p>Depth Limitation: 15.24 m</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 30/06/2000</p> <p>VERIFIED: BH</p>
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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 123A (PT)



26-03-2026
Cardinia Shire Council
Planning Department
PO Box 7
Pakenham VIC 3810

RE: Planning application T250773 – 153 Rainy Hill Road Cockatoo

We refer to the further information letter dated 29 January 2026 and provide the following response.

Item 1

The plans show the natural ground level, existing ground level and proposed levels. It is true that the proposal makes use of an existing site cut. This fact does not mean that an additional cut cannot be part of the proposal. There is nothing inconsistent about the way the application was described in the cover letter and the way it is shown on the plans.

Item 2A

Ab arborist report is provided with this response and addresses the required information.

Item 2B

The proposal has been designed to maximise the functionality of the driveway area allowing for vehicles with a trailer to complete a change of direction. The driveway is steep and it is not desirable to reverse a trailer up or down that driveway. The local road network is also very poorly suited to on-street car parking. If friends and family visit the site maximising the on-site car parking is important. Siting the shed as has been proposed assists with this objective.

Given the sloping nature of the property and the fact that it is extensively vegetated, completely avoiding vegetation removal is difficult. We believe the proposal provides for appropriate retention of the majority of trees considered. The proposed shed has been sited to avoid being in close proximity to trees 1-8 which will provide for their ongoing retention.

A condition requiring replacement trees to be planted somewhere on the property would be an acceptable compromise to my client.

Item 3 and 4

An arborist report is provided with this response and includes all information required.



Response to Preliminary Concerns and Comments

We believe that the proposal appropriately balances the interests of supporting the existing dwelling use with the environmental interests highlighted by the Environmental Significance Overlay. The design approach is described in our response to Item 2.

It is quite clear when on site that the existing ground levels are not natural. When the existing site cut was carried out is unknown and may well have occurred at a time before planning approval was required for earthworks of this type. For this reason we have not sought retrospective approval for the existing site cut. Unless it becomes known that these works did require approval we think it is not worthwhile to pursue such an approval. The site cut certainly existed before the current owners took possession of the property.

We note Items C and D within the Preliminary Concerns part of the further information letter.

Please note we have updated the development plans to accord with the arborist report.

We attach the following documents with this response:

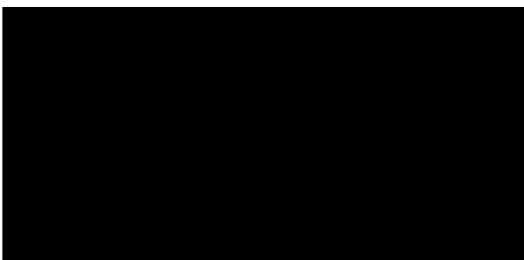
- Updated development plans
- Arborist report

Please proceed with the assessment of the application. In the event that the response is not deemed adequate we request an extension of time to provide the further information.

We request that in the event that Council intends to impose a condition 1 type of condition on the planning permit that this is raised with the applicant first so any potential issues can be worked through before the permit is issued.

Please contact me if you require further information.

Kind regards,



Urban Forestry Victoria

Arboricultural Consultation



Arboricultural Impact Assessment



153 Rainy Hill Rd, Cockatoo VIC 3781

Date of Report 4/03/2026

Report version 1.0

Prepared by Urban Forestry Victoria Pty. Ltd.

E: urbanforestryvictoria@gmail.com

Report Author [Redacted] (AQF level. 5)

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^a I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.

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Executive summary

There is a total of twelve (12) trees^a included in the assessment. The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Twelve (12) trees are located within the subject site.

- Eight (8) trees proposed for retention within the subject site will not be impacted. Tree 1, 2, 3, 4, 5, 6, and 12.
- One (1) tree proposed for retention within the subject site will be impacted and will remain viable with no mitigation of impact. Tree 8.
- Three (3) trees located within the subject site are proposed to be demolished. Tree 9, 10, and 11.
 - Three (3) trees will require a permit to remove, destroy, or lop. Tree 9, 10, and 11.

No trees are located within neighbouring property.

No trees are located within municipal property.



^a May include grouped trees (row, copse, or other).

Introduction

Report objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2025).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All long-lived woody perennial plants within 15.0m of the proposed works, and all long-lived woody perennial third party owned plants within 15.0m of the proposed works, greater than 3 meters in height with one or relatively few stems or trunks or as determined by the relevant authority, as defined in the Australian standard for the protection of trees on development sites (AS4970-2025).

Vegetation not meeting the above criterion is excluded from the scope of this Arboricultural Impact Assessment.

The site inspection was conducted on 17/02/2026.

Row, copse, or other grouped tree populations may be assessed as a single unit where form and function are sufficiently similar.

All data was obtained through ground-level visual inspection.

Trees were assigned identifiers by Urban Forestry Victoria, independent of any existing site documentation.

Assessments were conducted during the site inspection using the metrics defined in the Appendix Glossary.

Encroachment percentages are calculated using Microsoft Excel and Bluebeam Revu.

Limitations

All information provided by Urban Forestry Victoria is accurate to the best of our knowledge at the time of inspection. External data is assumed to be correct.

Tree assessments may be limited by access, visibility, or seasonal factors affecting identification and accuracy.

Encroachment figures are approximate, based on the accuracy of provided plans and site measurements.

Risk assessment is general in methodology unless otherwise specified.

This report includes recommended construction controls but is not a Tree Protection Specifications (TPS) report. If required by the responsible authority, a separate TPS report must be prepared prior to development.

If development plans altered after the completion of this report, the client must notify Urban Forestry Victoria to determine if an amendment to the report is necessary.



Observations

Subject site description

The subject site is located within the Highlands – Southern Fall bioregion, within a Lowland Forest 16 EVC. The block is situated on the south side of Rainy Hill Rd. There are private properties to the east, south, and west of the subject site. The subject site area is 3844.97m².

The area of assessment includes a cleared section of gravel driveway. There is an earthen batter on the north side of the driveway, and an earthen batter spanning the east and south sides of the driveway.

There is no vegetation within the gravel driveway area.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 15/04/24



Description of the proposal

The design is a proposed shed within the location of the existing gravel driveway.

Reviewed documentation

- Proposed Site Plan, 19/12/2025, Stringybark Planning



Subject site municipal tree control

The subject site is located within a Rural Conservation Zone - Schedule 2, and Designated Bushfire Prone Area of Cardinia Shire Council. The following tree controls apply to the subject site.

- Bushfire Protection Exemptions 52.12
- Environmental Significance Overlay - Schedule 1

52.12 05/08/2020 VC176 BUSHFIRE PROTECTION EXEMPTIONS

52.12-1 05/08/2020 VC176 Exemptions to create defensible 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 planning permit or a building permit issued 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.
- The removal, destruction or lopping of any vegetation, except trees, within 30 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 planning permit or a building permit issued 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.
- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation if all of the following requirements are met: –
 - The building must be located in the Bushfire Management Overlay.
 - The building must have been:
 - constructed before 10 September 2009; or


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- lawfully constructed without a planning permit before 18 November 2011; or
- approved by a planning permit or a building permit issued before 10 September 2009 and constructed before 18 November 2011; 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.

52.12-2 05/08/2020 VC176 Exemption for vegetation removal along a fenceline

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.

10/06/2021 C254card SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY Shown on the planning scheme map as **ESO1**.

3.0 10/06/2021 C254card Permit requirement

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

- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.



- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:
 - Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.
 - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
- It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.
- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

Table: <https://api.app.planning.vic.gov.au/planning/v2/generate/card/ordinanceNumber/42.01-s1>



Tree Protection Status

The protection status^a of the subject trees, as defined under the Victorian Planning Scheme and/or applicable municipal local laws, is outlined below. This list may not be exhaustive, and it is recommended that confirmation of the listed protection status be obtained from the relevant authority prior to the removal of any trees included in this assessment.

No.	Common Name	Botanical Name	Origin	Location	H (m)	W (m)	DRF (cm)	DSH (cm)	Circ. (cm)	52.12	ESO1	Status ^b
1	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	9	71	68	214	NA	Protected	Protected
2	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	14	7	47	44	138	NA	Protected	Protected
3	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	8	58	56	176	NA	Protected	Protected
4	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	16	10	54	49	154	NA	Protected	Protected
5	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	7	73	67	210	NA	Protected	Protected
6	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	16	8	58	56	176	NA	Protected	Protected
7	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	14	8	40	36	113	NA	Protected	Protected
8	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	12	71	68	214	NA	Protected	Protected
9	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	8	60	59	185	NA	Protected	Protected
10	Silver Wattle	<i>Acacia dealbata</i>	Vic. native	Subject site	8	6	18	16	50	NA	Protected	Protected
11	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	16	7	48	45	141	NA	Protected	Protected
12	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	Subject site	20	8	57	50	157	NA	Protected	Protected



^a Determination as to whether the removal of a tree is subject to a permit requirement or exempt from the necessity of obtaining such a permit.

^b Refers to the tree's protection status under municipal tree controls (Protected/Exempt). Neighbouring (N) and municipal (M) trees are protected regardless of species or condition.

Arboricultural Impact Assessment

(H) There are no trees assessed as having a high retention value.

(M+) There are six (6) trees assessed as having a medium to high retention value.

Tree	Common Name	Status ^a	Proposal ^b	Retainable ^c	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Enc. (m ²)	Enc. (%)	Type	TPZ (m)	C. area (m ²)
1	Messmate	Protected	Retain	Yes	2.87	8.16	209.18	0.00	0.00%	none	8.50	0.00
5	Messmate	Protected	Retain	Yes	2.90	8.04	203.08	0.00	0.00%	none	8.50	0.00
6	Messmate	Protected	Retain	Yes	2.63	6.72	141.87	0.00	0.00%	none	7.00	0.00
7	Messmate	Protected	Retain	Yes	2.25	4.32	58.63	0.00	0.00%	none	4.50	0.00
10	Silver Wattle	Protected	Demolish	Yes	1.61	2.00	12.57	0.03	0.24%	minor		
11	Messmate	Protected	Demolish	Refer to Discussion	2.43	5.40	91.61	10.58	11.55%	moderate		

(M) There are three (3) trees assessed as having a medium retention value.

Tree	Common Name	Status	Proposal	Retainable	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Enc. (m ²)	Enc. (%)	Type	TPZ (m)	C. area (m ²)
2	Messmate	Protected	Retain	Yes	2.41	5.28	87.58	0.00	0.00%	none	5.50	0.00
4	Messmate	Protected	Retain	Yes	2.55	5.88	108.62	0.00	0.00%	none	6.00	0.00
12	Messmate	Protected	Retain	Yes	2.61	6.00	113.10	0.00	0.00%	none	6.00	0.00

(M-) There are no trees assessed as having a medium to low retention value.

(L) There are three (3) trees assessed as having a low retention value.

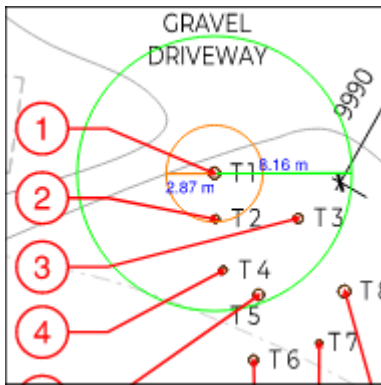
Tree	Common Name	Status	Proposal	Retainable	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Enc. (m ²)	Enc. (%)	Type	TPZ (m)	C. area (m ²)
3	Messmate	Protected	Retain	Yes	2.63	6.72	141.87	0.00	0.00%	none	7.00	0.00
8	Messmate	Protected	Retain	Yes	2.87	8.16	209.18	3.82	1.83%	minor	8.50	NA
9	Messmate	Protected	Demolish	No	2.67	7.08	157.48	157.48	100.00%	major		

^a Refers to the tree's protection status under municipal tree controls (Protected/Exempt). Neighbouring (N) and municipal (M) trees are protected regardless of species or condition.

^b Indicates the intended tree management approach based on the proposed design (Retain/Demolish).

^c Denotes whether the tree is retainable within the context of the proposed design and may require reference to the discussion section of the report.

Discussion^a



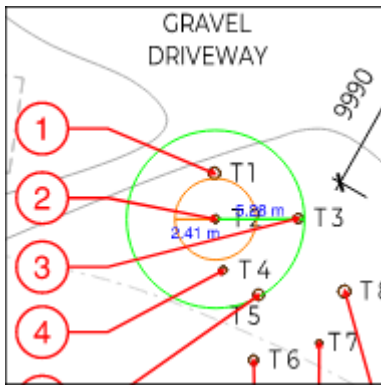
Tree 1 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 8.50m.



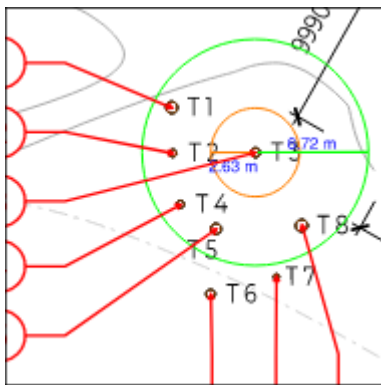
Tree 2 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium retention value and moderate significance, located on the subject site. The canopy of the tree is asymmetrical due to crowding by nearby trees.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 5.50m.



Tree 3 is a dead, Victorian native Messmate (*Eucalyptus obliqua*) of low retention value and low significance, located on the subject site. The tree is dead.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

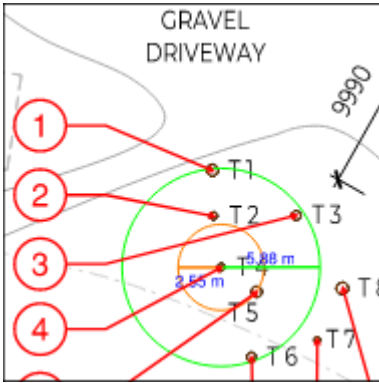


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^a See **Plan Markups** at the end of this document for further detail.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 7.00m.



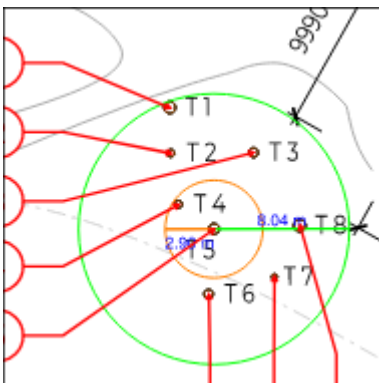
Tree 4 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium retention value and moderate significance, located on the subject site. The tree is showing symptoms of physiological decline.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 6.00m.

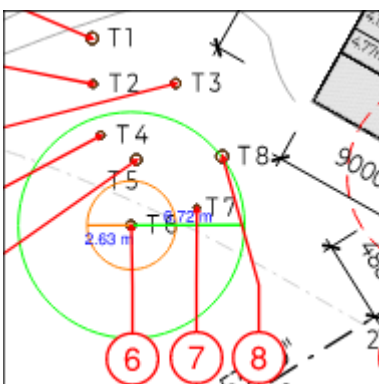


Tree 5 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 8.50m.



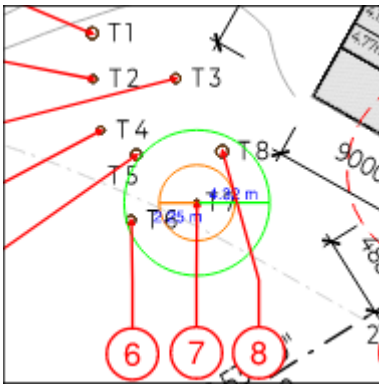
Tree 6 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 7.00m.



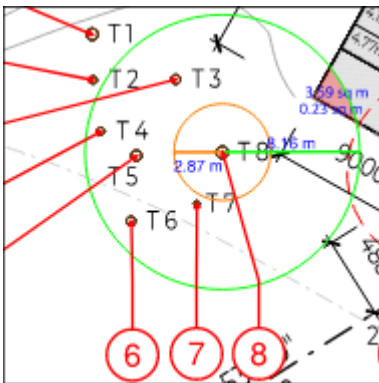
Tree 7 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 4.50m.



Tree 8 is a dead, Victorian native Messmate (*Eucalyptus obliqua*) of low retention value and low significance, located on the subject site. The tree is dead.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

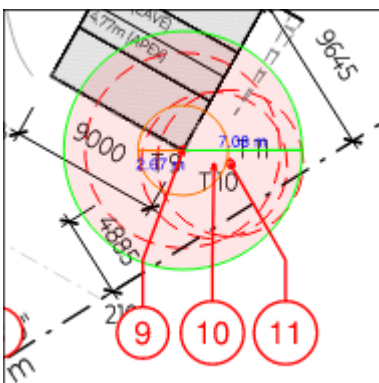
Within the context of the proposed design the NRZ area will incur a total, 3.82m² (1.83%) encroachment. The proposed encroachment is considered minor in accordance with AS4970-2025. The total NRZ area encroachment includes the

following encroachment/s.

- a) Shed, 3.59m² (1.72%) prohibitive encroachment
- b) Earthworks, 0.23m² (0.11%) semi-prohibitive encroachment

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 8.50m. The compensatory area required to compensate for NRZ encroachment is not applicable as the tree is dead.

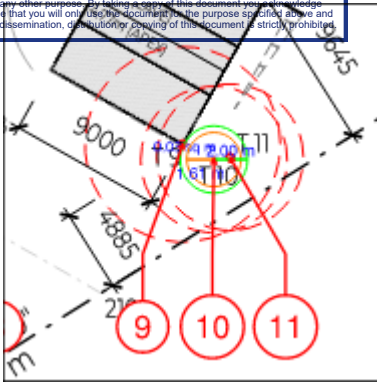


Tree 9 is a dead, Victorian native Messmate (*Eucalyptus obliqua*) of low retention value and low significance, located on the subject site. The tree is dead.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 157.48m² (100.00%) encroachment.

The tree is proposed to be demolished and will require a Planning Permit to remove.



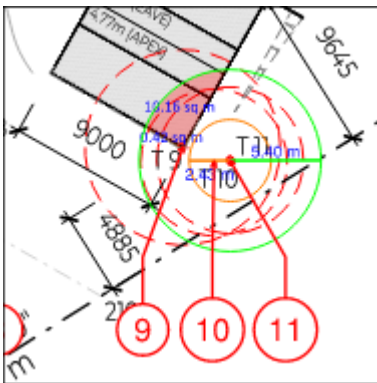
Tree 10 is a semi-mature, Victorian native Silver Wattle (*Acacia dealbata*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.03m² (0.24%) encroachment. The proposed encroachment is considered minor in accordance with AS4970-2025. The total NRZ area encroachment includes the following encroachment/s.

- a) Earthworks, 0.03m² (0.24%) semi-prohibitive encroachment

The tree is proposed to be demolished and will require a Planning Permit to remove.



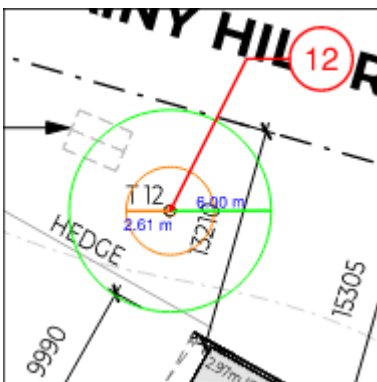
Tree 11 is a semi-mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium to high retention value and moderate significance, located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 10.58m² (11.55%) encroachment. The proposed encroachment is considered moderate in accordance with AS4970-2025. The total NRZ area encroachment includes the following encroachment/s.

- a) Shed, 10.16m² (11.09%) prohibitive encroachment
- b) Earthworks, 0.42m² (0.46%) semi-prohibitive encroachment

The tree is proposed to be demolished and will require a Planning Permit to remove.



Tree 12 is a mature, Victorian native Messmate (*Eucalyptus obliqua*) of medium retention value and moderate significance, located on the subject site. There are perennial cankers throughout the stem and canopy.

There is 0.00m² existing prohibitive encroachment, and 0.00m² existing semi-prohibitive encroachment within the NRZ.

Within the context of the proposed design the NRZ area will incur a total, 0.00m² (0.00%) encroachment.

The tree is proposed to be retained and will remain viable with general Tree Protection Specifications.

For the purpose of tree protection throughout the phases of development, the TPZ shall be 6.00m.

No other trees meeting the assessment criteria within the subject site, neighbouring properties, or municipal properties will be affected by the proposed development.

Conclusion

The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Twelve (12) trees are located within the subject site.

- Eight (8) trees proposed for retention within the subject site will not be impacted. Tree 1, 2, 3, 4, 5, 6, and 12.
- One (1) tree proposed for retention within the subject site will be impacted and will remain viable with no mitigation of impact. Tree 8.
- Three (3) trees located within the subject site are proposed to be demolished. Tree 9, 10, and 11.
 - Three (3) trees will require a permit to remove, destroy, or lop. Tree 9, 10, and 11.

No trees are located within neighbouring property.

No trees are located within municipal property.

Tree Protection Specifications

The Arboricultural Impact Assessment provides the following recommendations to support the viable retention of the trees identified for preservation.

General Tree Protection Specifications

- 1) No excavation, construction activity, grading, surface treatment, or storage of materials is permitted within the NRZ of retained trees, unless expressly allowed under the permit or otherwise approved in writing by the Responsible Authority.
- 2) Trenching within the NRZ of retained trees for utility service installation is prohibited, except where non-destructive methods such as hydro-excitation or hand excavation have been approved by the Responsible Authority.
- 3) All tree protection measures for retained trees must be implemented in accordance with the Tree Protection Specification (TPS) report and the Tree Protection Plan (TPP).



Appendices

Tree Data^a

Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DSH (cm)	NRZ (m)	TPZ (m)	Health	Canopy str.	Stem str.	Age Class	Significance	ELE	Retention Value	Location
1	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	9	71	2.87	68	8.16	8.50	G	G	G	M	M	>20	M+	Subject site
2	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	14	7	47	2.41	44	5.28	5.50	G	F	G	M	M	>15	M	Subject site
3	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	8	58	2.63	56	6.72	7.00	P	P	P	D	L	<5	L	Subject site
4	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	16	10	54	2.55	49	5.88	6.00	F	G	G	M	M	<15	M	Subject site
5	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	7	73	2.90	67	8.04	8.50	G	G	G	M	M	>20	M+	Subject site
6	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	16	8	58	2.63	56	6.72	7.00	G	G	G	M	M	>20	M+	Subject site
7	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	14	8	40	2.25	36	4.32	4.50	G	G	G	M	M	>20	M+	Subject site
8	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	12	71	2.87	68	8.16	8.50	P	P	P	D	L	<5	L	Subject site
9	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	8	60	2.67	59	7.08		P	P	P	D	L	<5	L	Subject site
10	Silver Wattle	<i>Acacia dealbata</i>	Vic. native	8	6	18e	1.61	16e	2.00		G	G	G	SM	M	>25	M+	Subject site
11	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	16	7	48e	2.43	45e	5.40		G	G	G	SM	M	>25	M+	Subject site
12	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	8	57	2.61	50	6.00	6.00	G	G	F	M	M	>15	M	Subject site



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^a Refer to the Glossary below for item terminology.

Photos

Tree 1



Tree 2



Tree 3



Tree 4



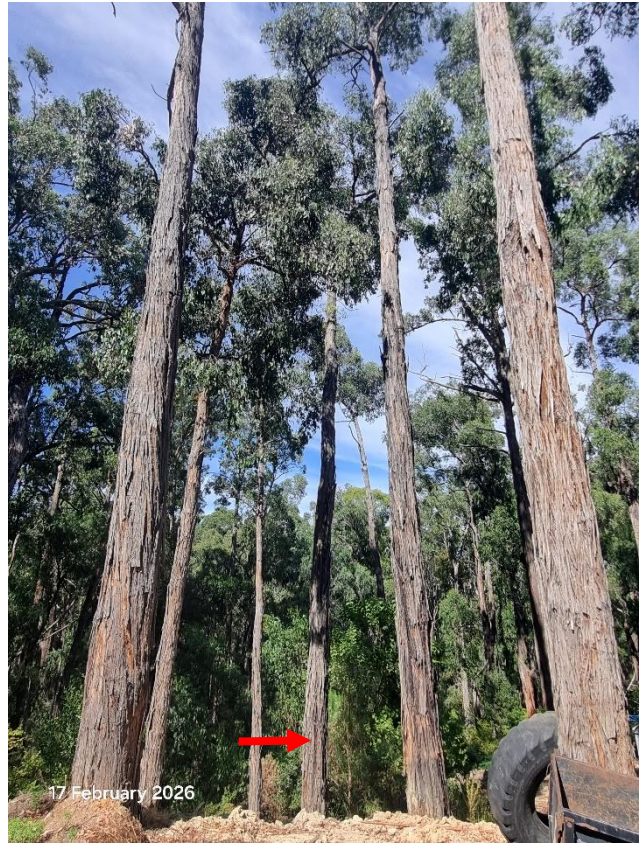

Cardinia
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Tree 5



Tree 6



Tree 7



Tree 8




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Tree 9



Tree 10



Tree 11



Tree 12




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Glossary

Item	Terminology
Age class	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Canopy Str.	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Circ. (cm)	Circumference at DSH expressed in centimetres.
Common Name	A name commonly associated with the tree, that may vary.
C. area (m²)	Compensatory area. The surface area of open space contiguous with the NRZ to the extent of the TPZ expressed in square meters.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an ‘e’ following the number indicates an estimate due to access or site restrictions.
DSH (cm)	Diameter at Standard Height. Nominal trunk diameter at 1.4m above ground level. Expressed in centimetres. DSH with an ‘x’ following the number indicates a multi-stemmed tree. For trees where there are multiple stems, the combined stem DSH is calculated using the four largest stems. DSH with an ‘e’ following the number indicates an estimate due to access or sight restrictions.
ELE	Estimated Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>
Enc. (m²)	The area of proposed encroachment into the NRZ of a tree expressed in square meters.
Enc. (%)	The area of proposed encroachment into the NRZ of a tree expressed as a percentage of the NRZ area.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
Location	Subject site - Tree is within the subject site. Neighbour - Tree is within a privately owned adjacent property. Municipal - Tree is within a municipal or state-owned adjacent property.
NRZ (m)	Notional Root Zone. Zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site.
NRZ area (m²)	The surface area within the NRZ expressed in square meters.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed encroachment	Prohibitive impact – Proposed encroachment into the NRZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the NRZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the NRZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium - The tree may be worth retention. L – Low - The tree is not worth retention and should not be a constraint on development of the subject site. A ‘+’ or ‘-’ – This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
Stem Str.	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.

Item	Terminology
TPZ (m)	Tree Protection Zone. Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.
Tree protection status or Status	Determination as to whether the removal of a tree is subject to a permit requirement or exempt from the necessity of obtaining such a permit. Trees marked with (N) are located on neighbouring properties, while those marked with (M) are situated on municipal land.
Width (m)	W= Estimated or measured width of canopy at its widest point. Expressed in meters.
Terms & Conditions	
<p>Accuracy of Information - The arborist relies on the accuracy of information provided by the client, including plans, boundaries, ownership details, and site history. Any inaccuracies or omissions may affect the report's findings and conclusions.</p> <p>Scope of Inspection - Inspections are visual and non-invasive, unless otherwise stated. The assessment is limited to the trees specified in the report; other trees or vegetation on or near the site are not included unless explicitly noted. Inspections do not involve excavation, boring, aerial work, or internal decay testing unless agreed beforehand.</p> <p>Limitations of the Report - The report reflects the condition of trees at the time of inspection. Trees are dynamic living organisms, and their condition may change due to environmental factors, pests, diseases, weather events, or site works. No guarantee can be provided regarding the future condition or safety of any tree.</p> <p>Reliance and Use of the Report - The report is prepared solely for the client and the stated purpose. The report may not be reproduced or distributed without full disclosure of its content and without written consent from the arborist. The report is not a guarantee of planning approval, permit issue, or compliance with statutory requirements.</p> <p>Copyright and Intellectual Property - All reports, photographs, diagrams, and data remain the property of the consulting arborist. The client is granted a license to use the report solely for the approved project.</p> <p>Changes Post-Inspection - If significant changes occur on-site after the inspection (e.g., construction, tree damage, site alterations), the report may become invalid. The arborist must be notified of any site changes to reassess impacts and update findings if required.</p> <p>Court and Tribunal Appearance - The client acknowledges that court or VCAT appearances (if required) are chargeable at the arborist's standard expert witness rates.</p> <p>Indemnity and Liability - The arborist is not responsible for any damage, loss, or injury resulting from reliance on this report beyond the limitations stated. Liability is limited to the re-supply of services or refund of professional fees.</p> <p>Compliance with Laws - The client remains responsible for ensuring that all relevant laws, regulations, and planning permit conditions are met, including local council overlays, vegetation protection controls, and state regulations.</p>	

Plan Markups

Scale markups of the following documents are attached below.

- Proposed Site Plan, 19/12/2025, Stringybark Planning

The qualifications of the report author are as follows:

Mr. Trevor Moulynox. Director, Urban Forestry Victoria Pty Ltd.

- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Diploma of Arboriculture (AQF level. 5), Melbourne Polytechnic (2017).

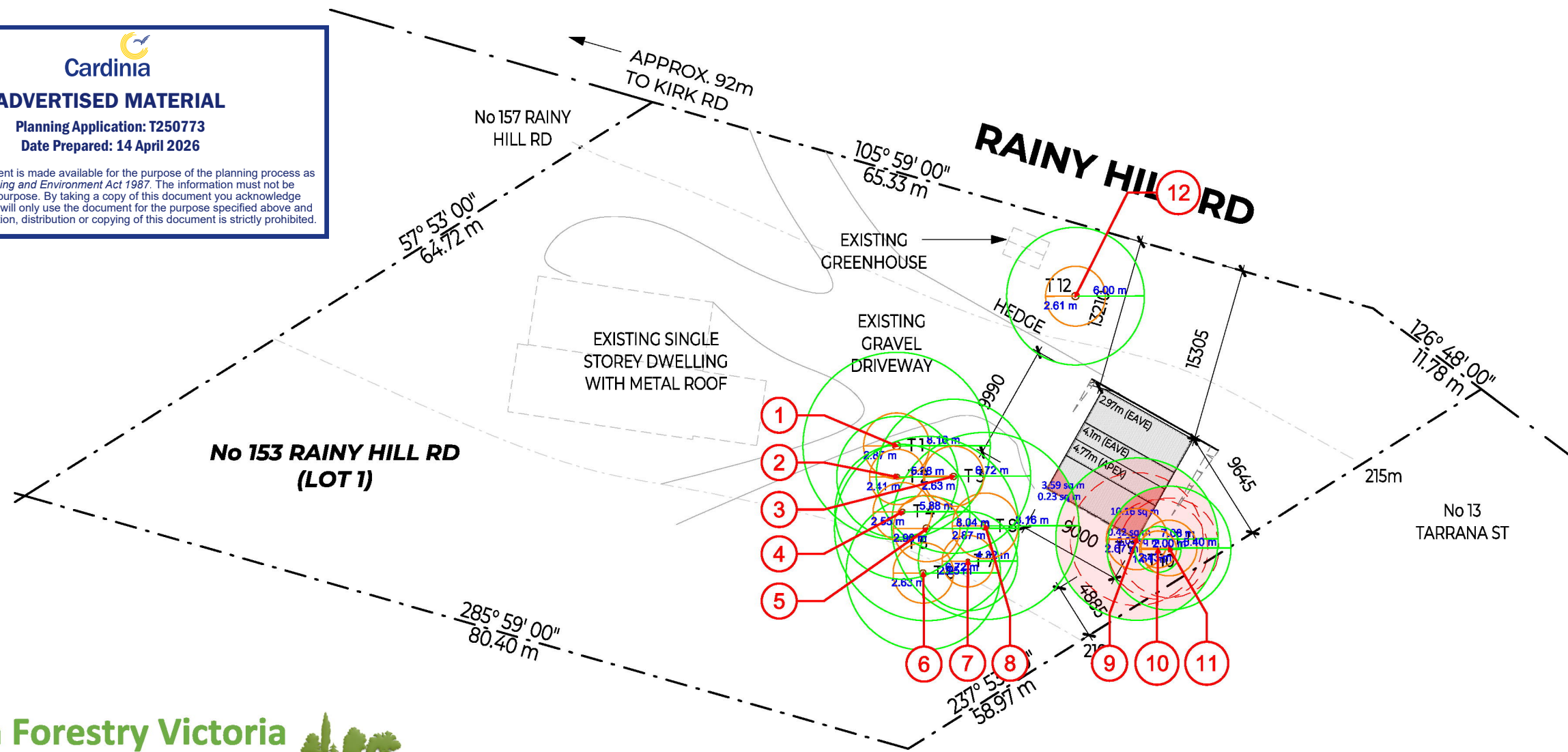




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PROPOSED STEEL SHED
9.99m x 9.0m x 4.77m (AT APEX)

SITE NOTES

WIND RATING: N1 (W28) IN ACCORDANCE WITH AS4055:2021

GENERAL CONSTRUCTION TO COMPLY WITH 2022 BCA VOLUME 2.

ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

DOWNPIPE LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018

HEIGHTS NOMINATED ON SITE PLAN AND FLOOR PLAN ARE THE BUILDING HEIGHT ONLY INCLUDING 100MM ALLOWANCE FOR A CONCRETE SLAB UNLESS NO SLAB IS PROPOSED. FOR HEIGHTS RELATIVE TO NATURAL GROUND LEVEL REFER TO ELEVATION PLANS.

SITE ANALYSIS

TOTAL SITE AREA	3819.80 m ²
EXISTING DWELLING	231.97 m ²
PROPOSED SHED	89.91 m ²
TOTAL SITE COVERAGE	321.88 m ² (8.43%)
GARDEN AREA	3080 m ² (80.63%)

Urban Forestry Victoria



Plan Markups

4/03/2026
v1.0 CIP

Legend of Arborist Markups

- NRZ
- NRZ - Within Development Footprint
- Prohibitive Encroachment
- Semi-prohibitive Encroachment
- SRZ
- Tree Number

Tree	Common Name	Status	Proposal	Retainable	SRZ (m)	NRZ (m)	NRZ Area (m ²)	Enc. (m ²)	Enc. (%)	Type	TPZ (m)	C. area (m ²)
1	Messmate	Protected	Retain	Yes	2.87	8.16	209.18	0.00	0.00%	none	8.50	0.00
2	Messmate	Protected	Retain	Yes	2.41	5.28	87.58	0.00	0.00%	none	5.50	0.00
3	Messmate	Protected	Retain	Yes	2.63	6.72	141.87	0.00	0.00%	none	7.00	0.00
4	Messmate	Protected	Retain	Yes	2.55	5.88	108.62	0.00	0.00%	none	6.00	0.00
5	Messmate	Protected	Retain	Yes	2.90	8.04	203.08	0.00	0.00%	none	8.50	0.00
6	Messmate	Protected	Retain	Yes	2.63	6.72	141.87	0.00	0.00%	none	7.00	0.00
7	Messmate	Protected	Retain	Yes	2.25	4.32	58.63	0.00	0.00%	none	4.50	0.00
8	Messmate	Protected	Retain	Yes	2.87	8.16	209.18	3.82	1.83%	minor	8.50	NA
9	Messmate	Protected	Demolish	No	2.67	7.08	157.48	157.48	100.00%	major		
10	Silver Wattle	Protected	Demolish	Yes	1.61	2.00	12.57	0.03	0.24%	minor		
11	Messmate	Protected	Demolish	Refer to Discussion	2.43	5.40	91.61	10.58	11.55%	moderate		
12	Messmate	Protected	Retain	Yes	2.61	6.00	113.10	0.00	0.00%	none	6.00	0.00

1 SITE PLAN
A.01 1 : 450

VEGETATION NOTE
ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 15M OF PROPOSED DEVELOPMENT IS SHOWN. VEGETATION TO BE RETAINED IS COLOURED GREEN AND VEGETATION TO BE REMOVED OR DESTROYED IS SHOWN RED.

EARTHWORKS NOTE
ALL PROPOSED CUT AND FILL AND PROPOSED BATTER AND RETAINING WALLS ARE SHOWN.

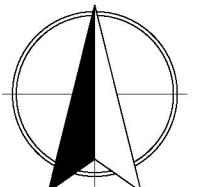


PROJECT ADDRESS DRAWING
PROPOSED NEW SHED
153 RAINY HILL ROAD, COCKATOO
PROPOSED SITE PLAN

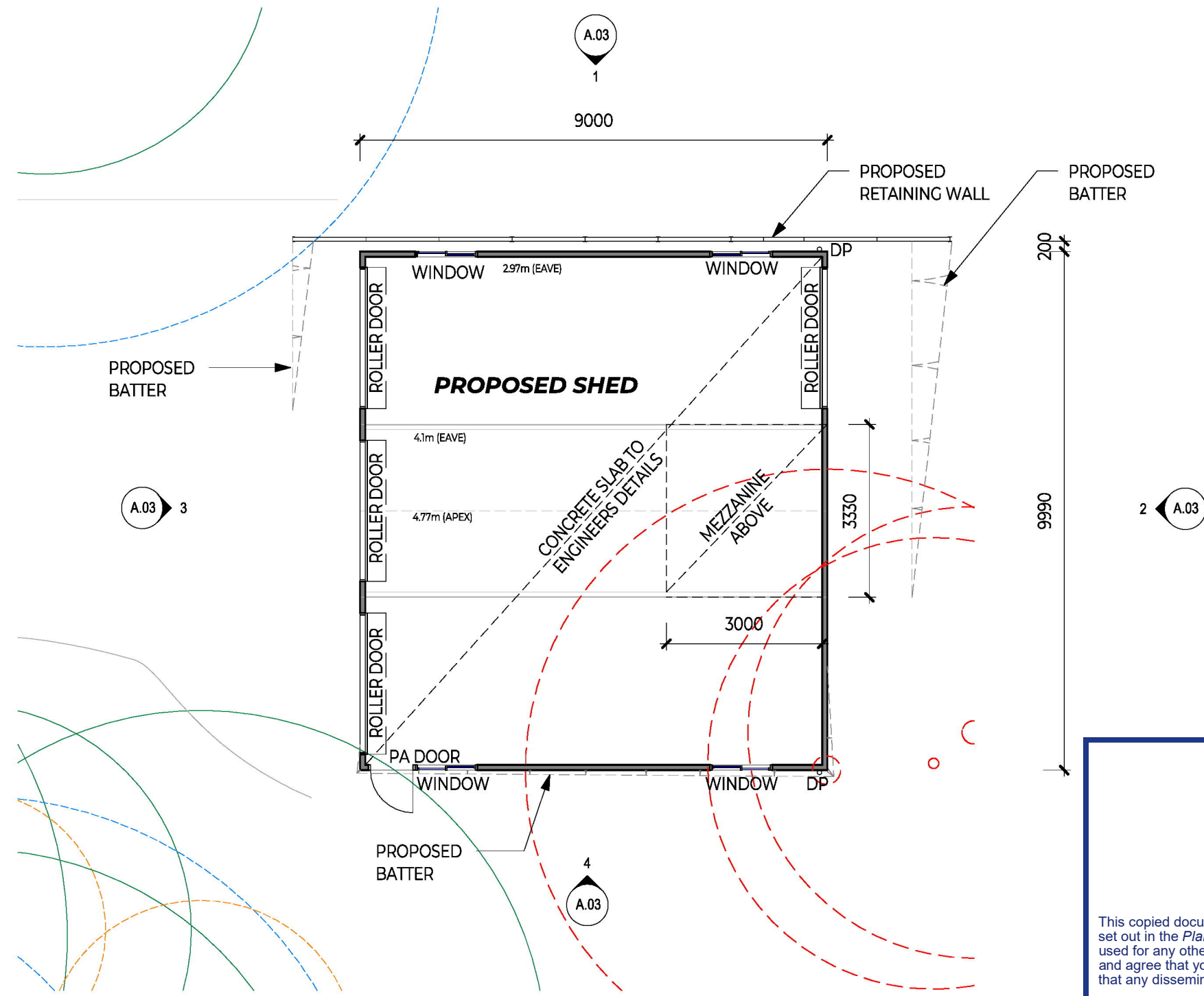
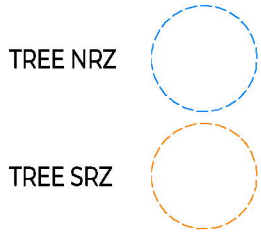
ISSUE DATE: 19-12-2025 SCALE (@A3) As indicated REVISION: A

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DWG NO: A.01 PROJ NO: 2025-015



LEGEND




Cardinia
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 Planning Application: T250773
 Date Prepared: 14 April 2026

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1 FLOOR PLAN
 A.02 1 : 100

VEGETATION NOTE
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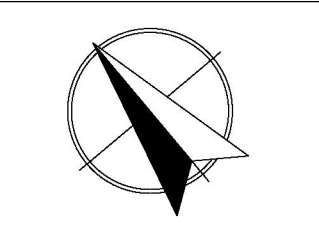
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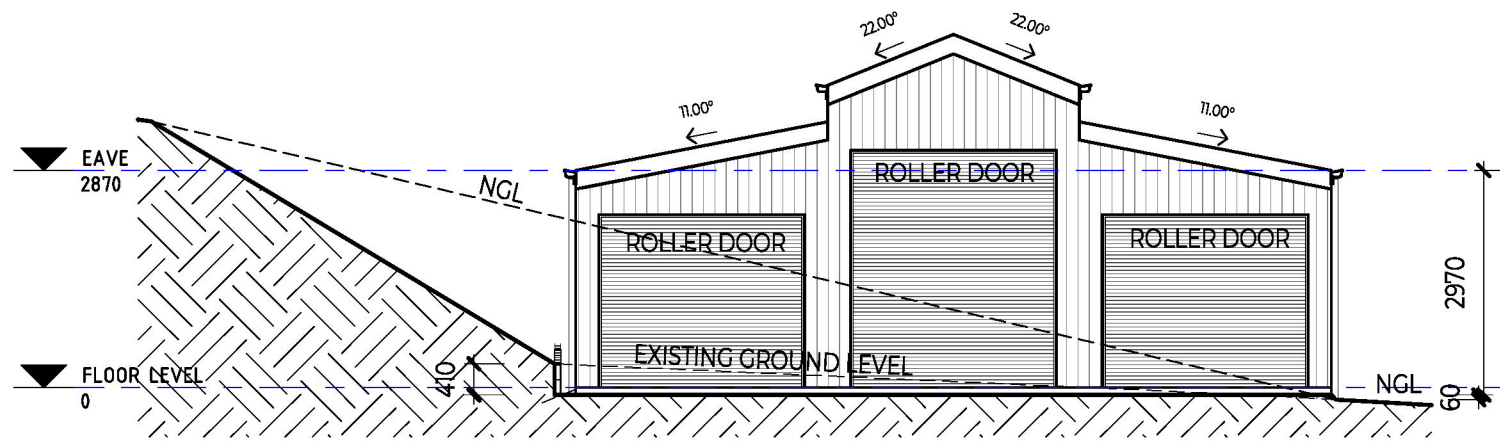
FAIR DINKUM BUILDS Sheds & More
 PAKENHAM


 STRINGYBARK PLANNING

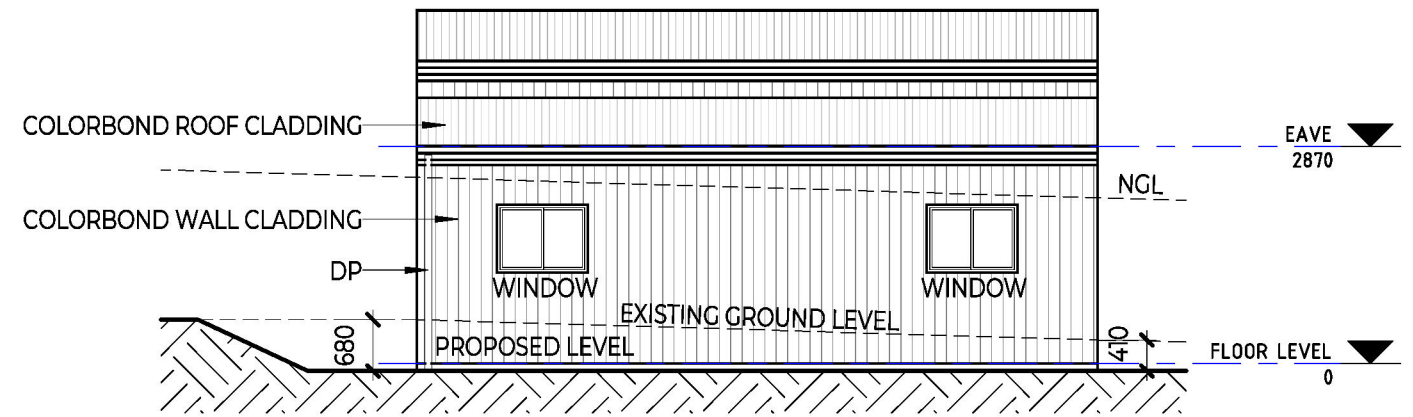
PROJECT	PROPOSED NEW SHED		
ADDRESS	153 RAINY HILL ROAD, COCKATOO		
DRAWING	FLOOR PLAN		
ISSUE DATE:	19-12-2025	SCALE (@A3)	1 : 100
REVISION:	A	DWG NO:	A.02
		PROJ NO:	2025-015

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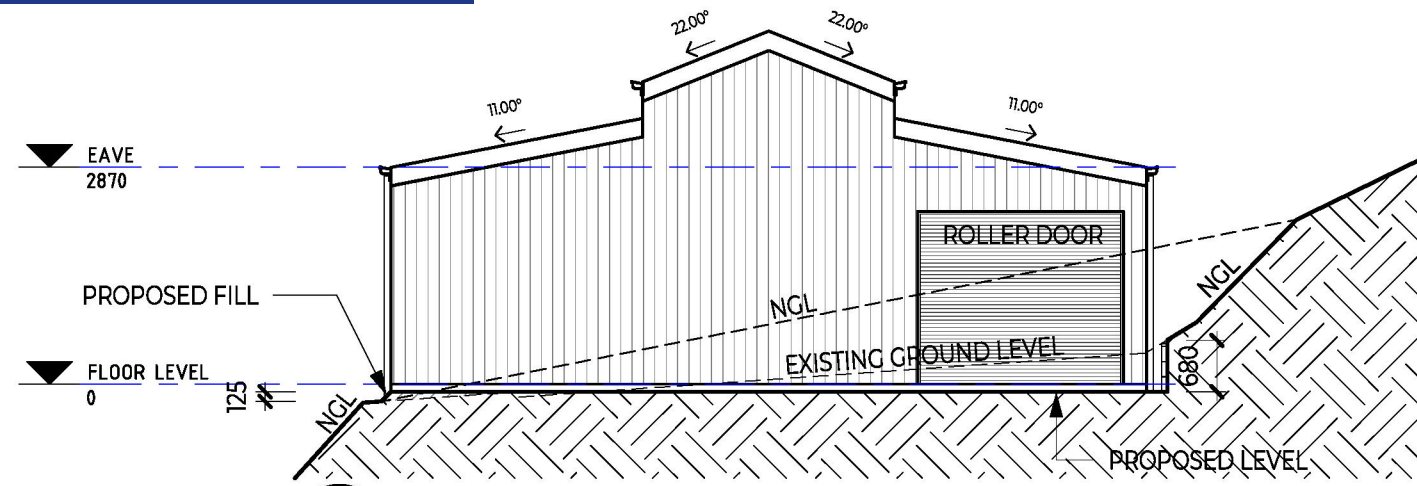
3 NORTH WEST ELEVATION
A.03 1 : 100



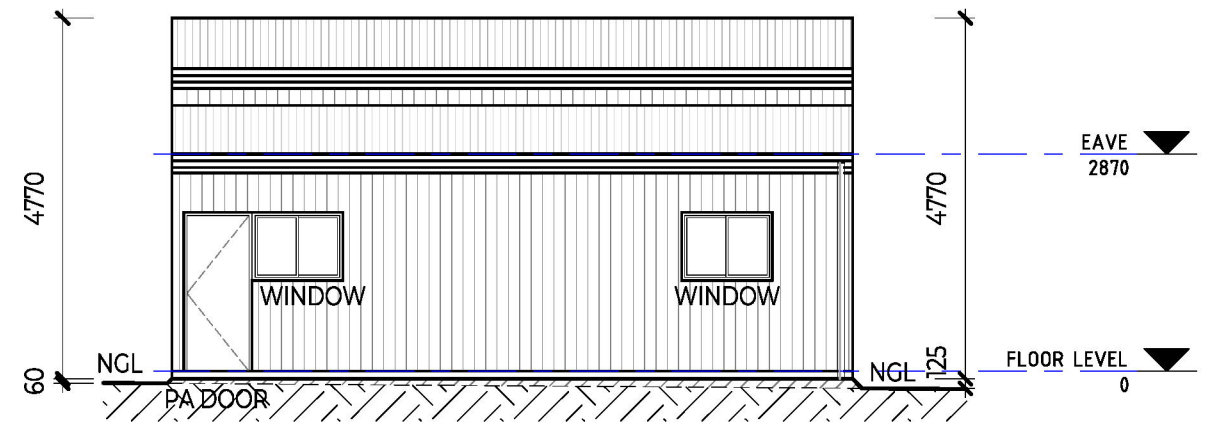
1 NORTH EAST ELEVATION
A.03 1 : 100

Cardinia
ADVERTISED MATERIAL
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2 SOUTH EAST ELEVATION
A.03 1 : 100



4 SOUTH WEST ELEVATION
A.03 1 : 100

FINISHES SCHEDULE

WALLS	ROOFING	GUTTERS, FLASHING, ETC	DOORS & WINDOWS
COLORBOND METAL CLADDING	COLORBOND METAL ROOFING		
WOODLAND GREY®	WOODLAND GREY®	WOODLAND GREY®	WOODLAND GREY®

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PROJECT ADDRESS DRAWING
PROPOSED NEW SHED
153 RAINY HILL ROAD, COCKATOO
ELEVATIONS

ISSUE DATE: 19-12-2025 SCALE (@A3) 1 : 100 REVISION: A

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