
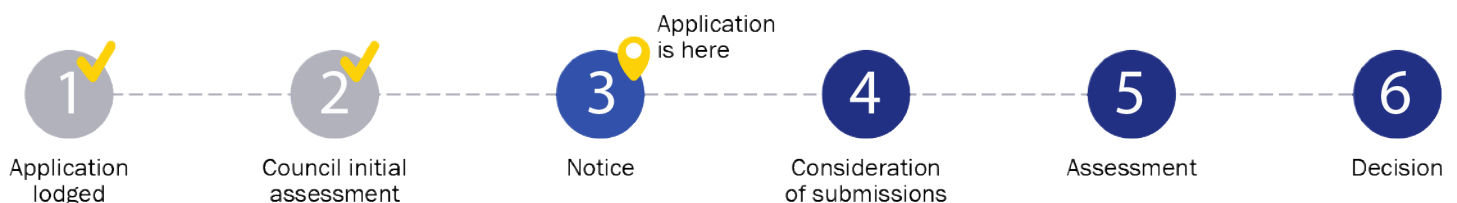


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP209157 V9465 F980 33 Williamson Road, Gembrook VIC 3783	
The application is for a permit to:	Buildings and works for a dwelling addition	
A permit is required under the following clauses of the planning scheme:		
43.02-2	Construct a building or construct or carry out works	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:	Hoban-Hynes Pty. Ltd.	
Application number:	T250674	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		<b>05 May 2026</b>
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



  
**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T250674  
 Date Prepared: 17 April 2026

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## Application Summary

Portal Reference A425886Z

## Basic Information

Proposed Use Proposed additions to the existing dwelling  
 Current Use Single dwelling  
 Cost of Works \$95,000  
 Site Address 33 Williamson Road Gembrook 3783

## Covenant Disclaimer

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

## Contacts

Type	Name	Address	Contact Details
Applicant	Hoban-Hynes Pty. Ltd.	[Redacted]	[Redacted]
Owner	[Redacted]	[Redacted]	[Redacted]
Preferred Contact	Hoban-Hynes Pty. Ltd.	[Redacted]	[Redacted]

**Cardinia**  
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## 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
	<b>Total</b>		<b>\$714.40</b>

## Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[Redacted]	27 Oct 2025



**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.vc.gov.au

Monday to Friday 8.30am–  
 5pm

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

## Documents Uploaded

Date	Type	Filename
30-10-2025	A Copy of Title	Copy of plan.pdf
30-10-2025	A Copy of Title	Register Statement.pdf
30-10-2025	Alteration statement	10144pla.pdf
30-10-2025	Site plans	10144-planning-1.pdf
30-10-2025	Site plans	10144-planning-2.pdf
30-10-2025	Existing floor plan	10144-planning-3.pdf
30-10-2025	A proposed floor plan	10144-planning-4.pdf
30-10-2025	Proposed elevation plan	10144-planning-5.pdf

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

## Lodged By

Site User	[REDACTED]
Submission Date	30 October 2025 - 02:50: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.



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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  
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### ADVERTISED MATERIAL

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# Request to amend a current planning permit application

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

### PERMIT APPLICATION DETAILS

Application No.:	T 25 06 74
Address of the Land:	33 WILLIAMSON RD. GEMBROOK.

### APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

### AMENDMENT TYPE

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

### AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
AMENDED PLANS HAVE BEEN SUBMITTED TO INCLUDE THE		
EXISTING SEPTIC DETAILS.		
 <b>ADVERTISED MATERIAL</b> Planning Application: T250674 Date Prepared: 17 April 2026		

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

**DECLARATION**

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

**Name:** [Redacted]

**Signature:** [Redacted]

**Date:** 14.04.2026

**LODGEMENT**

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

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

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

**IMPORTANT INFORMATION**

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

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

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

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

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

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

  
**Cardinia**

**ADVERTISED MATERIAL**

Planning Application: T250674  
Date Prepared: 17 April 2026

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

VOLUME 09465 FOLIO 980

Security no : 124129496629X  
Produced 30/10/2025 02:22 PM

## LAND DESCRIPTION

Lot 1 on Title Plan 209157P.  
PARENT TITLE Volume 06968 Folio 515  
Created by instrument J845480 05/03/1982

## 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 TP209157P FOR FURTHER DETAILS AND BOUNDARIES

## ACTIVITY IN THE LAST 125 DAYS

NIL

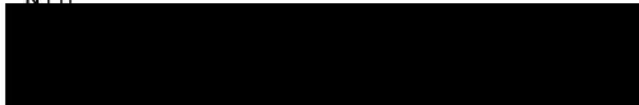
-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 33 WILLIAMSON ROAD GEMBROOK VIC 3783

## ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



**ADVERTISED MATERIAL**  
Planning Application: T250674  
Date Prepared: 17 April 2026

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP209157P</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>30/10/2025 14:22</b>

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The document is invalid if this cover sheet is removed or altered.

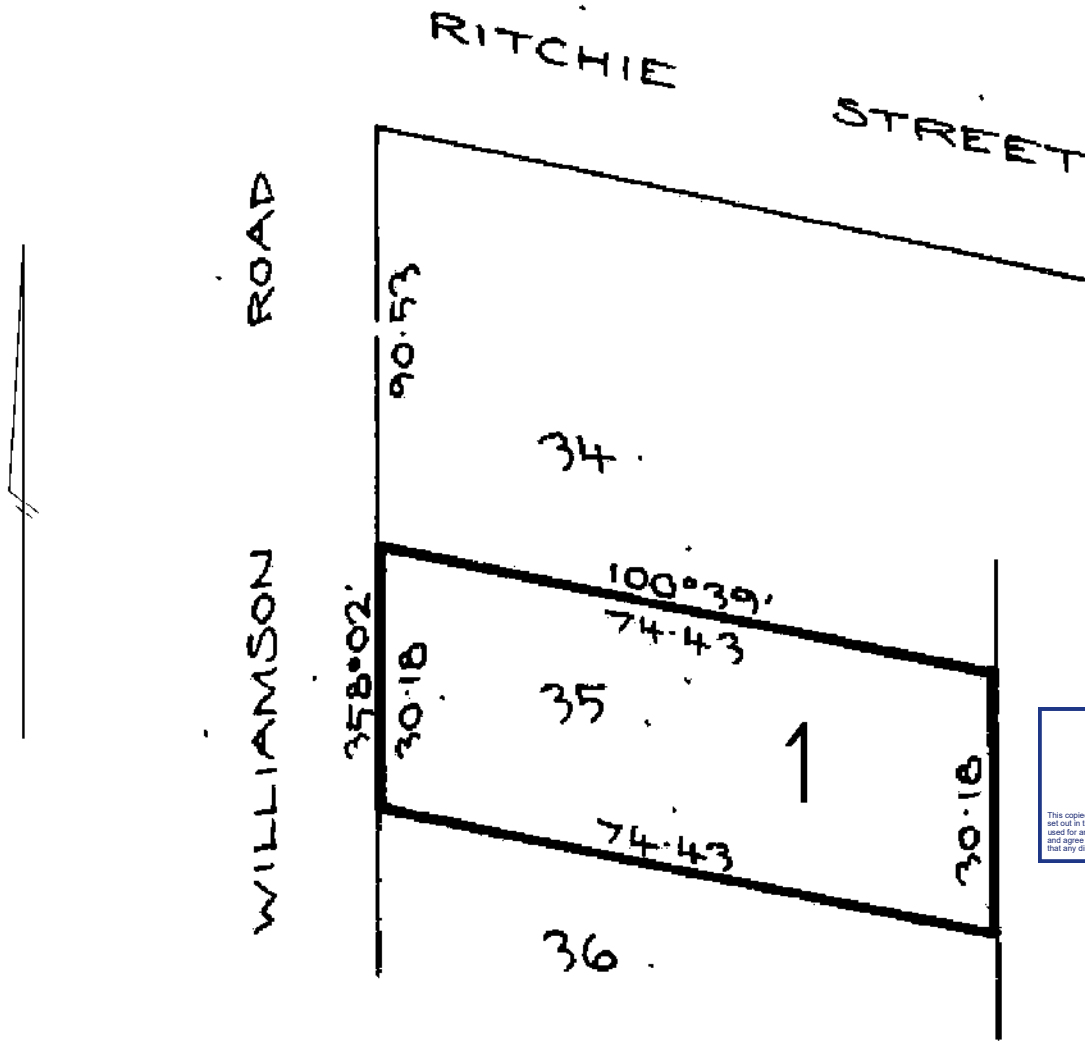
  
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TITLE PLAN		EDITION 1	TP 209157P
------------	--	-----------	------------

<b>Location of Land</b> Parish: GEMBROOK Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 13518 Derived From: VOL 9465 FOL 980 Depth Limitation: 15.24 m	<b>Notations</b>       ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
--	---

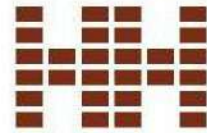
<b>Description of Land / Easement Information</b>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/11/1999 VERIFIED: GB
---	--



  
**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: 1250674  
 Date Prepared: 17 April 2026

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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 = LOT 35 ON LP 13518



**Hoban-Hynes Pty. Ltd.**  
**Building Designers**

Shop 14  
Rosebud Square  
1283 Point Nepean Road  
Rosebud Vic 3939  
T: 5975 4233  
[mail@hobanhynes.com.au](mailto:mail@hobanhynes.com.au)

30 October 2025

Chief Executive Officer  
Cardinia Shire Council  
20 Siding Ave,  
Officer VIC 3809

## RE: PROPOSED DWELLING ADDITIONS 33 WILLIAMSON ROAD, GEMBROOK

ATT: PLANNING DEPARTMENT

Hi,

It is proposed to extend the existing single storey dwelling at the above address.

Please find attached documents for a planning application.

Attached are –

- Application form
- Copy of title
- Full set of drawings, including
  - site plans (existing and proposed)
  - floor plans (existing and proposed), and
  - elevations (existing and proposed).

Should you require further information or assistance, please call.

HOBAN-HYNES PTY. LTD.



10144pla



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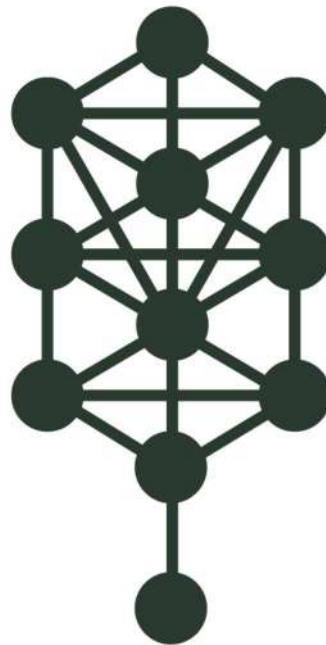
12/12/2025

# 33 Williamson Road Gembrook, VIC 3783

## Tree Health and Development Impact Report V.1

  
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Planning Application: T250674  
Date Prepared: 17 April 2026

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**MULTIPOINT**  
— ARBORICULTURE —

Jake Shepherd | Dip. Arb  
MULTIPOINT ARBORICULTURE

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## 1. Introduction

Multipoint Arboriculture Pty Ltd have been engaged by the owners of 33 Williamson Road, Gembrook Mr and Ms Toan, who from here on in will be referred to as ‘Client’, to undertake a tree health and development impact assessment for various trees on their property. This report will outline any development impact the tree may be subject to with proposed works, and act as a supporting document for removal of the tree if necessary. The conditions on site during the assessment were wet and breezy.

## 2. Summary

Nine (9) trees have been identified and discussed within this report, in line with the request for further information document sent from Cardina Shire Council on 27 November 2025. Specifically, any tree within a 15m radius of any proposed building works, including trees growing in adjoining properties.

The subject site consists of a small dwelling situated in the southwest corner of the block approximately 15m from front fence line and 3m from southern boundary. The site slopes to the west and a driveway is located on the norther boundary line, which extends to the rear of the property boundary to the east.

There are many trees on site, mixed with native and exotic species.

## 3. Methodology

On 06/12/2025, Jake Shepherd from Multipoint Arboriculture Pty Ltd attended 22 Williamson Road Gembrook, which from here on in will be referred to as 'Site', to undertake a Visual Tree Assessment (VTA) from ground level. The data collected has been recorded and displayed within this report. The following data was collected for the tree:

Tree number	DBH (cm)	Structure
Botanical name	Height (m)	Retention value
Common name	Spread (m)	TPZ and SRZ
Age	Health	

The DBH measured at approximately 1.4m above ground level using a flexi tape and has been recorded in centimetres (cm). DARB was recorded at ground level using a flexi tape and has been recorded in centimetres (cm). DBH and DARB will be rounded to the nearest whole number.

Height and spread measurements have been estimated and recorded in metres (m).

Retention value is an opinion based on the descriptors at the end of this document.

TPZ and SRZ have been calculated using an online TPZ/SRZ calculator.

For descriptors and language see Appendix 1.

Legal constraints have been researched using 'VicPlan' and local government websites.



### 3.1 Tree Protection Zone (TPZ) and Structural Root Zone (SRZ)

As per Australian Standard 4970 – *Trees on Development Sites* (AS4970) the following methodology is used to determine TPZ, SRZ and outlines conditions for encroachment.

#### 3.1 TREE PROTECTION ZONE (TPZ)

The tree protection zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable.

The TPZ incorporates the structural root zone (SRZ) (refer to Clause 3.3.5).

#### 3.2 DETERMINING THE TPZ

The radius of the TPZ is calculated for each tree by multiplying its DBH  $\times$  12.

$$\text{TPZ} = \text{DBH} \times 12$$

where,

DBH = trunk diameter measured at 1.4 m above ground.

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 m nor greater than 15 m (except where crown protection is required). Clause 3.3 covers variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 m outside the crown projection.

### **3.3 VARIATIONS TO THE TPZ**

#### **3.3.1 General**

It may be possible to encroach into or make variations to the standard TPZ. Encroachment includes excavation, compacted fill and machine trenching.

#### **3.3.2 Minor encroachment**

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. Variations must be made by the project arborist considering relevant factors listed in Clause 3.3.4.

#### **3.3.3 Major encroachment**

If the proposed encroachment is greater than 10% of the TPZ or inside the SRZ (see Clause 3.3.5), the project arborist must demonstrate that the tree(s) would remain viable. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ. This may require root investigation by non-destructive methods and consideration of relevant factors listed in Clause 3.3.4.

#### **3.3.4 TPZ encroachment considerations**

When determining the potential impacts of encroachment into the TPZ, the project arborist should consider the following:

- (a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken and a root zone map prepared.

NOTE: Regardless of the method, roots must not be cut, bruised or frayed during the process.

It is imperative that exposed roots are kept moist and the excavation back filled as soon as possible.

- (b) The potential loss of root mass resulting from the encroachment: number and size of roots.
- (c) Tree species and tolerance to root disturbance.



(d) Age, vigour and size of the tree.

(e) Lean and stability of the tree.

NOTE: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.

(f) Soil characteristics and volume, topography and drainage.

(g) The presence of existing or past structures or obstacles affecting root growth.

(h) Design factors.

Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

When siting a structure near to a tree, the future growth of the tree, both above and below ground should be taken into account. Precautions should be taken at the planning and design stage to minimize potential conflict between trees and new structures. When the root zone is reactive clay, techniques such as localized pier and beam (bridged), screwpile footings or root and soil moisture control barriers may be appropriate to minimize effects on structures.

NOTE: Collaboration may be required between the project arborist and the geotechnical or structural engineer.

### 3.3.5 Structural root zone (SRZ)

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ only needs to be calculated when major encroachment into a TPZ is proposed.

There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula or Figure 1. Root investigation may provide more information on the extent of these roots.

$$\text{SRZ radius} = (D \times 50)^{0.42 \times 0.64}$$

where

D = trunk diameter, in m, measured above the root buttress

NOTE: The SRZ for trees with trunk diameters less than 0.15 m will be 1.5 m (see Figure 1).

This is an indicative calculation which generalizes all the conditions influencing the estimate. SRZ is often less than the indicated calculation. A Non-Destructive Root Investigation (NDRI) as per AS 4970 may provide more information regarding extent of these roots.

## 4. Legal constraints

The Site is located within the municipality of Cardinia Shire Council. Properties within Cardinia Shire Council are governed by overlays rather than local law, which means each address can have different constraints.

A property report for this address has triggered an Environmental Significance Overlay (ESO), Bushfire Management Overlay (BMO) and a Vegetation Protection Overlay (VPO) which limits the removal of vegetation.

## 4.1 Environmental Significance Overlay – Schedule 1 (ESO1)

### Objectives of ESO1:

To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.

To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.

To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.

To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

### Exemptions of ESO1:

*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 Accomodation. 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 of 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 (subject to conditions).

Ref: SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

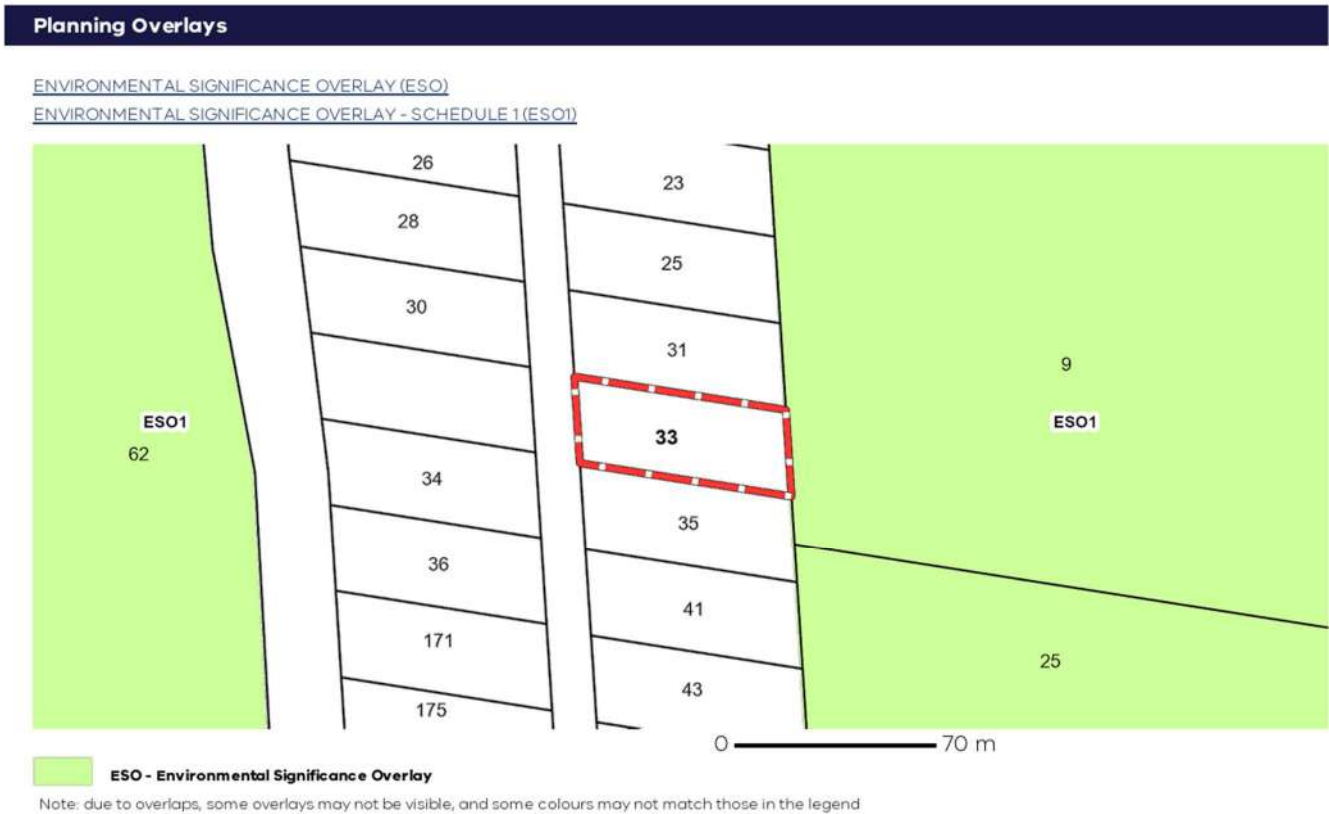


Figure 1: ESO1 on eastern boundary of the property

## 4.2 Bushfire Mangagment Overlay (BMO)

### Purpose of BMO Clause 52.12:

To facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire.

To facilitate the construction and protection of community fire refuges and private bushfire shelters.

### Exemptions for vegetation removal within Clause 52.12:

Around a building 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*
    - *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.*

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.

Ref: BUSHFIRE PROTECTION EXEMPTIONS Clause 52.12

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Figure 2: BMO over property

### 4.3 Vegetation Protection Overlay – Schedule 1 (VPO1)

*Objectives of VPO1:*

To protect and conserve existing vegetation as an important element of the character of low density residential areas.

To maintain and enhance local habitat and biolinks, including hollow bearing trees.

To avoid and minimise the removal of vegetation where it contributes to the management of environmental hazards such as erosion, salinity, siltation of creeks and watercourses, and stormwater runoff.

To ensure that vegetation remains a significant part of the character and visual amenity of these areas, with the built form being located within a landscape, and vegetation being the predominant feature.

*Exemptions of VPO1*

A permit is required to remove, destroy or lop any vegetation. This does not apply if:

- It is exempt under Clause 52.12 (Bushfire Protection: Exemptions) of this Planning Scheme.
- 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 as a result of 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 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.
- 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 of less than 0.4 hectares.
- It is necessary for works associated with the normal operation of the 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 required 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 (subject to conditions)

Ref: SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

VEGETATION PROTECTION OVERLAY (VPO)  
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

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Figure 3: VPO over property



## 6. Tree Data

Tree no	Botanical name	Common name	Age	Height (m)	Spread (m)	CBH (cm)	DBH (cm)	CARB (cm)	DARB (cm)	Health	Structure
1	<i>Hesperocyparis macrocarpa</i>	Monterey Cyprus	Mature	20	12	230	73	320	102	Fair	Fair
2	<i>Eucalyptus obliqua</i>	Stringy bark	Mature	30	12	300	95	360	115	Fair	Fair
3	<i>Liquidambar styraciflua</i>	Sweet gum	Mature	18	10	155	49	198	63	Fair	Fair
4	<i>Acacia mearnsii</i>	Black wattle	Mature	18	12	273	87	340	108	Poor	Poor
5	<i>Fraxinus angustifolia</i>	Desert ash	Mature	12	8	285	91	235	75	Fair	Poor
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Mature	7	5	70	22	70	22	Fair	Fair
7	<i>Prunus domestica</i>	Damson	Mature	7	6	320	102	165	53	Fair	Poor
8	<i>Liquidambar styraciflua</i>	Sweet gum	Mature	15	6	140	45	200	64	Fair	Poor
9	<i>Prunus cerasifera 'Nigra'</i>	Purple leaf flowering plum	Mature	5	5	120	38	90	29	Fair	Fair



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## 6.1 Retention Value

Tree no	Botanical name	Common name	Retention value
1	<i>Hesperocyparis macrocrpa</i>	Monterey Cyprus	Medium
2	<i>Eucalyptus obliqua</i>	Stringy bark	High
3	<i>Liquidambar styraciflua</i>	Sweet gum	High
4	<i>Acacia mearnsii</i>	Black wattle	Low
5	<i>Fraxinus angustifolia</i>	Desert ash	Low
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Low
7	<i>Prunus domestica</i>	Damson	Medium
8	<i>Liquidambar styraciflua</i>	Sweet gum	Medium
9	<i>Prunus cerasifera</i> 'Nigra'	Purple leaf flowering plum	Low



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## 7.2 TPZ and SRZ

Tree no	Botanical name	Common name	TPZ radius (m)	TPZ Area (m <sup>2</sup> )	SRZ radius (m)	SRZ area (m <sup>2</sup> )
1	<i>Hesperocyparis macrocrpa</i>	Monterey Cyprus	8.8	242	3.3	34.9
2	<i>Eucalyptus obliqua</i>	Stringy bark	11.5	413	3.5	38.6
3	<i>Liquidambar styraciflua</i>	Sweet gum	5.9	110	2.7	23.3
4	<i>Acacia mearnsii</i>	Black wattle	10.4	342	3.4	36.8
5	<i>Fraxinus angustifolia</i>	Desert ash	10.9	372	2.9	27.0
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.7	22	1.8	9.7
7	<i>Prunus domestica</i>	Damson	12.2	469	2.5	20.0
8	<i>Liquidambar styraciflua</i>	Sweet gum	5.3	90	2.7	23.5
9	<i>Prunus cerasifera 'Nigra'</i>	Purple leaf flowering plum	4.6	66	2.0	12.0



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# 7. Proposed Development

The Client wishes to redevelop the existing property by extending the footprint of the building to the northwest, as well as to the southeast. The development will also see alterations to the outside cladding and roof structure.

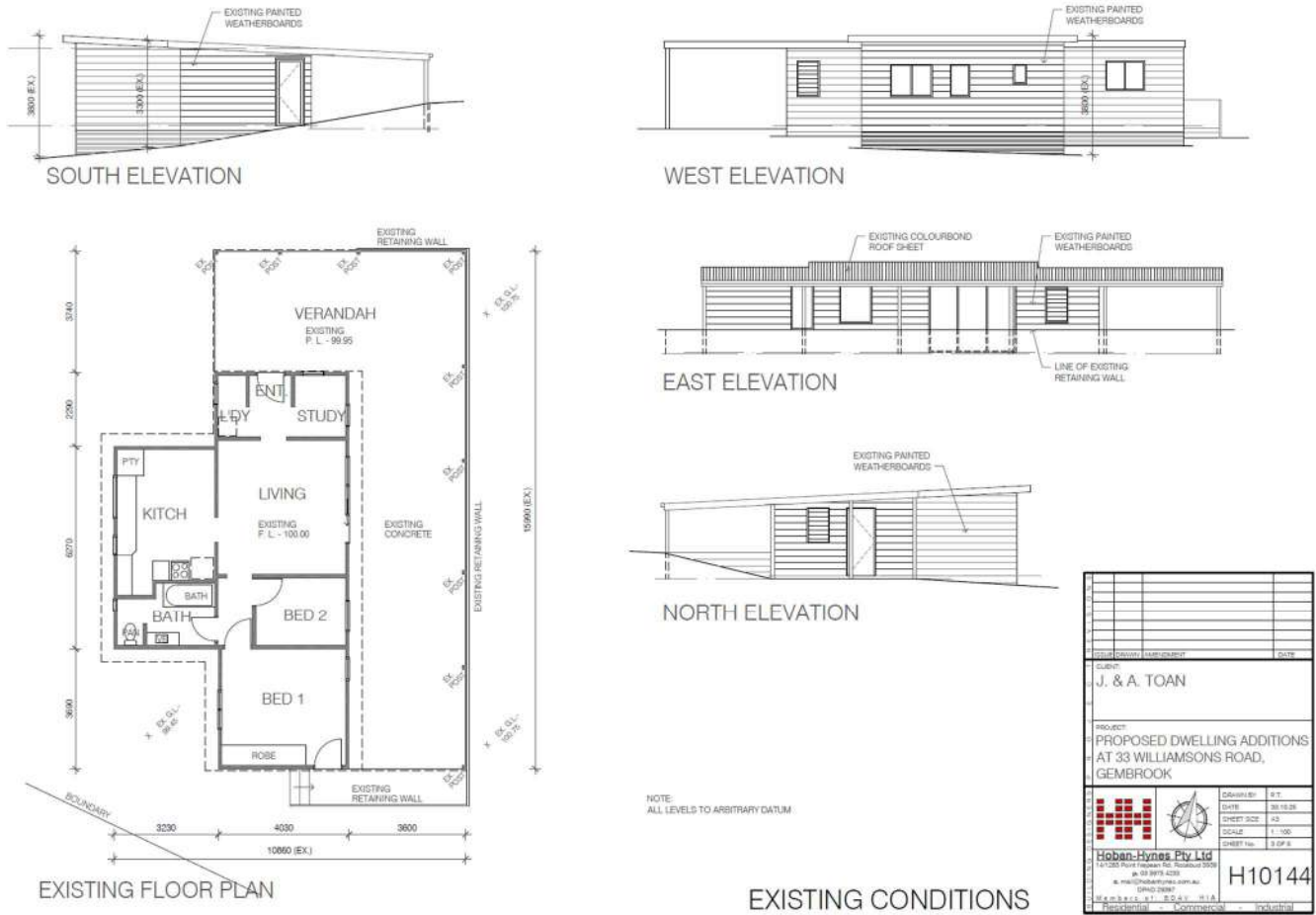


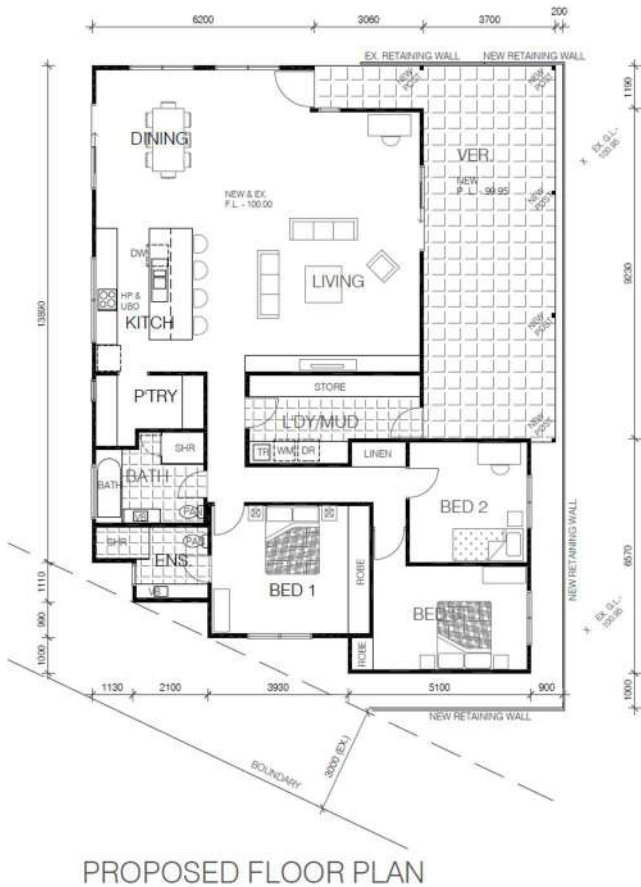
Figure 5: Existing property plan



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PROJECT	PROPOSED DWELLING ADDITIONS AT 33 WILLIAMSONS ROAD, GEMBROOK
CLIENT	J. & A. TOAN
DATE	30/10/26
SCALE	1:100
SHEET No.	4 OF 6
<b>Hobart-Hynes Pty Ltd</b> 1/1125 River Highway, Mt. Nicholson 3800 Ph: 05 9876 4233 www.hobart-hynes.com.au DAVID 26887 Planning - Commercial - Industrial	
<b>H10144</b>	

Figure 6: Proposed redevelopment plans

## 8. Discussion

The trees assessed are a mixture of native and exotic species. They are all within a 15m radius of the house in line with Cardinia Shire Council request, apart from T1 and T2 which are on the driveway crossover and need to be considered for tree protection for the duration of the development.

### 8.1 Health and Structure

The tree assessed generally had fair health with fair-poor structure. The trees with poor structure display completely failed limbs, established growth from previous poor pruning and cavities in the heartwood. However, the trees generally display fair health with minimal deadwood and full leafy canopies.

### 8.2 Retention Value

The retention values of the trees on this site range from Low to High. The trees with a Low retention value relate directly to that with ones of poor structure. It would be beneficial to remove these trees prior to the development, to ensure future damage to the proposed development is eliminated (by these hazards).

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# 9. Photos



Figure 7: T1



Figure 8: T2



Figure 9: Exposed root structure at base of T1&T2 on driveway



Figure 10: T3



Figure 11: T4



Figure 12: T4 failed limb in upper canopy



Figure 13: T5



Figure 14: T5 canopy union cavity



Figure 15: T6



Figure 16: T7



Figure 17: T8



Figure 18: T8 branch failure in upper canopy



Figure 19: T9

  
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## 10. Recommended Works

Tree no	Botanical name	Common name	Remove/ Retain	Permit required to remove?	Works to be undertaken
1	<i>Hesperocyparis macrocrpa</i>	Monterey Cyprus	Retain	No	N/a
2	<i>Eucalyptus obliqua</i>	Stringy bark	Retain	No	N/a
3	<i>Liquidambar styraciflua</i>	Sweet gum	Retain (prune)	No	Laterally reduce leader that extends towards the existing dwelling to prevent risk of failure and to allow building works to be undertaken without canopy damage.
4	<i>Acacia mearnsii</i>	Black wattle	Remove	No	Remove due to structure and failed limb.
5	<i>Fraxinus angustifolia</i>	Desert ash	Remove	No	Remove due to structure and proximity to building.
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Retain	No	3 <sup>rd</sup> party tree. Must be retained unless written consent approved by owner.

7	<i>Prunus domestica</i>	Damson	Retain	Yes	N/a
8	<i>Liquidambar styraciflua</i>	Sweet gum	Retain	Yes	Weight reduce upper canopy where union has failed and take appropriate action to prevent future failure.
9	<i>Prunus cerasifera</i> 'Nigra'	Purple leaf flowering plum	Retain (prune)	No	Pruning to appropriate targets to reduce lateral growth around the driveway to allow for the construction to take place without causing damage to the canopy.

The table above gives my recommendation for works to be undertaken prior to work commencing at the site. This will allow for ease of completion for the tree works preconstruction, and the construction post tree works. It also minimises the requirement for tree protection as outlined below.

## 11. Tree protection

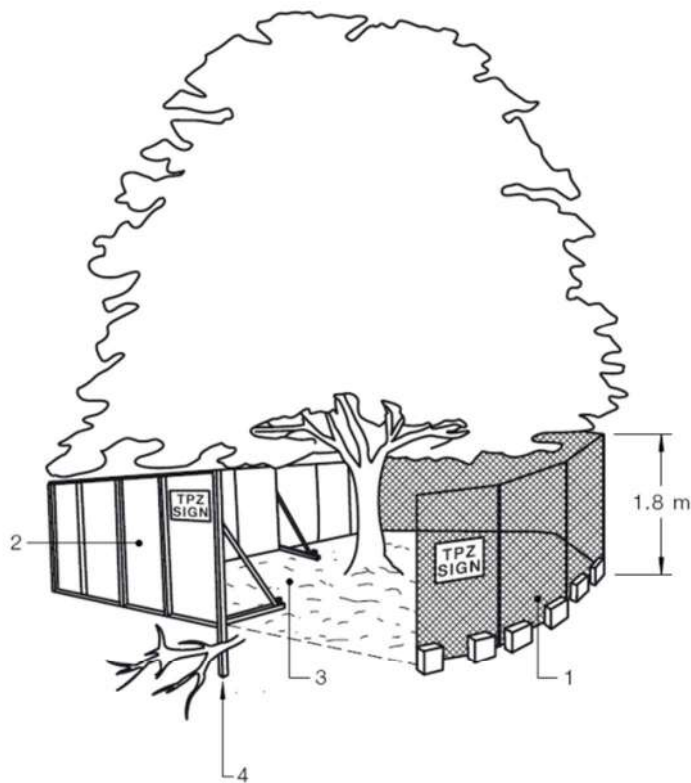
The use of correct tree protection practices will ensure that the trees remain viable throughout and upon completion of the development. The techniques used for tree protection must be in accordance with AS4970-2009. They must be installed prior to development commences and must remain in place until completion of project and approved for removal by site Arborist.

Where possible, protective fencing should be installed around the circumference of the TPZ, unless where minor encroachment is approved, in which case the fence will be installed accordingly as per the encroachment allowance. Where the use of a fence cannot be used, for example, access to the site, suitable ground protection should be installed to prevent soil compaction and root damage.

### 11.1 Protective fencing

Any fencing used as a TPZ hard barrier must be in accordance with AS 4687, which specifies applicable fencing requirements. Shade cloth or similar should be attached to the fencing to reduce contaminants into the protected area. Fence posts and supports should have a diameter of 20mm or greater and be located clear of roots. It may be suitable to use existing structures and barriers as TPZ fencing, at the discretion of the site Arborist.





  
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**LEGEND:**

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 19 – TPZ fencing requirements taken from AS 4970 - 2009

## 11.2 Signage

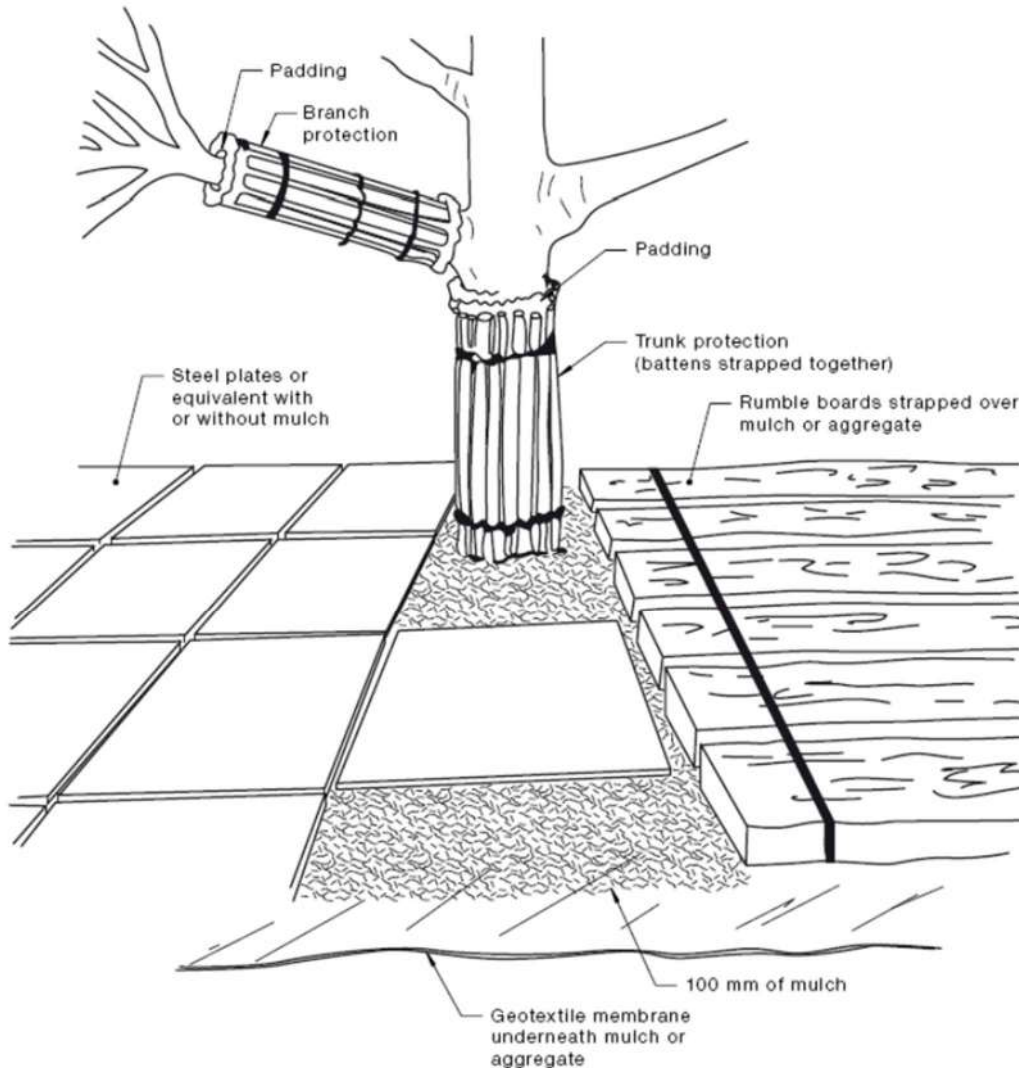
Clear signage should be displayed around the edge of the TPZ to identify the area, and it needs to be visible from within the development site. The signage should be in accordance with AS 1319 and remain in place and visible throughout the development.



Figure 20: TPZ Signage

### 11.3 Trunk, Branch and Ground protection

Where temporary fencing cannot be used, in an area of access, for example, alternative protection methods will be required. These will vary from site to site and be condition dependant, so will be monitored and modified for each development. Alternative techniques include protection of the trunk and branches, with material and position determined by site Arborist. Techniques for ground protection include but are not limited to, using permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards.



#### NOTES:

- 1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
- 2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 21 – Trunk, Branch and Ground protection taken from AS 4970 -2009

  
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## 11.4 Tree Protection Requirements and TPZ Encroachment

Tree no	Botanical name	Common name	TPZ radius (m)	TPZ Area (m <sup>2</sup> )	SRZ radius (m)	SRZ area (m <sup>2</sup> )	TPZ requirements
1	<i>Hesperocyparis macrocrpa</i>	Monterey Cyprus	8.8	242	3.3	34.9	Mulch base of tree, install fencing at the trunk to prevent damage to cambium, water through dry periods
2	<i>Eucalyptus obliqua</i>	Stringy bark	11.5	413	3.5	38.6	Mulch base of tree, install fencing at the trunk to prevent damage to cambium, water through dry periods
3	<i>Liquidambar styraciflua</i>	Sweet gum	5.9	110	2.7	23.3	Undertake pruning as mentioned above and TPZ fencing
4	<i>Acacia mearnsii</i>	Black wattle	10.4	342	3.4	36.8	Remove tree
5	<i>Fraxinus angustifolia</i>	Desert ash	10.9	372	2.9	27.0	Remove tree
6	<i>Pittosporum undulatum</i>	Sweet Pittosporum	2.7	22	1.8	9.7	TPZ fencing long fence line
7	<i>Prunus domestica</i>	Damson	12.2	469	2.5	20.0	TPZ fencing
8	<i>Liquidambar styraciflua</i>	Sweet gum	5.3	90	2.7	23.5	TPZ fencing

9	<i>Prunus cerasifera 'Nigra'</i>	Purple leaf flowering plum	4.6	66	2.0	12.0	Pruning as mentioned above and TPZ fencing
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Plans with exact tree location and spread have not been supplied and as such a detailed TPZ plan cannot yet be provided. Upon plans being received, encroachment, if any, can be identified and appropriate TPZ amendments can be made.

The proposed works should not impact the majority of trees mentioned within this report. 'T3' is the tree which most likely to be impacted, however with appropriate tree protection, I'm confident it'll remain viable post development.



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# 12. Appendix

## 12.1 Glossary

Keyword	Description
<b>Bifurcation</b>	Natural division of a branch or stem into two or more stems or parts
<b>Branch collar</b>	Area where a branch joins another branch or trunk that is created by the overlapping vascular tissues from both the branch and the trunk. Typically enlarged at the base of the branch.
<b>Callus</b>	Undifferentiated tissue formed by the cambium, usually as the result of wounding. Contrast with wound wood.
<b>Cambium</b>	Thin layer(s) of meristematic cells that give rise (outward) to the phloem and (inward) to the xylem, increasing stem and root diameter.
<b>Canker</b>	Localised diseased area on stems, roots and branches. Often shrunken and discoloured.
<b>Co – dominant stems</b>	Two or more stems of a similar size and importance, usually associated with trunks or scaffold branches, arising from a common junction, and lacking a normal branch union.
<b>Compartmentalisation of decay in trees (CODIT)</b>	When a tree is wounded, cells undergo changes to form ‘walls’ around the wound to minimise, prevent or slow the spread of pest and disease and/or decay to the rest of the tree.
<b>Cracks</b>	An area of the tree that has failed in the woody tissue or bark, usually running with the grain.
<b>Decay</b>	An area of wood that is undergoing decomposition. The decomposition of organic tissue by fungi or bacteria.
<b>Decline</b>	Gradually diminishing health or condition of a tree.
<b>Defects</b>	Internal or external points of weakness that reduce the stability of a tree.
<b>Dieback</b>	The gradual decline of branches, generally starting from the tips and dying back towards the trunk.

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<b>Epicormic growth</b>	Fast growing shoots from a latent or adventitious bud.
<b>Epicormic bud</b>	Dormant axillary or adventitious buds found beneath the bark.
<b>Fungi</b>	A kingdom of multicellular organisms that feed off organic material (heterotrophs).
<b>Hazard tree</b>	A tree that has a structural defect that means it is likely to fail in whole or in part, with the failure causing risk of damage, harm, or death.
<b>Health</b>	The health of the tree is determined by assessing how it displays. As per the below descriptors.
<b>Included bark</b>	Included bark is where two stems have grown together at the same rate and as they've touched, they have an area of weakness where they meet.
<b>Kino</b>	Kino is a resin type gum that is produced by various Eucalyptus, Angophoras, Corymbia and Pterocarpus. It is a sign of stress, pest and disease or mechanical damage.
<b>Lenticels</b>	A porous tissue that provides a pathway for the exchange of gasses between the woody tissue and atmosphere.
<b>Lopping</b>	Lopping is to cut a branch between two buds/growth points. Lopping tends to cause dieback and/or exponential epicormic growth.
<b>Phloem</b>	Phloem is the living vascular tissue in plants that transports foods created during photosynthesis to other parts of the plant.
<b>Primary disorder</b>	The first stages of loss of health
<b>Secondary disorder</b>	The more established stages of loss of health
<b>Pruning</b>	Pruning is when you cut a tree to reduce size or weight, to an appropriate target/growth point.
<b>Risk</b>	Risk is how likely it is that something will fail causing damage, harm or death
<b>Signs and symptoms</b>	Indications or known reasons that a tree is performing the way it is.
<b>Soil compaction</b>	Soil compaction is where the air particles get compacted out the soil, leaving no room for roots, air or water to flow.

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<b>Tree condition</b>	Tree condition is how we assess the health. Looking for abiotic and biotic factors.
<b>Vigour</b>	The capacity in which a tree can grow, describes the condition of a tree.
<b>Wound response</b>	Wound response is how well a tree has undertaken CODIT when wounded.
<b>Wound wood</b>	Wound wood is the new wood developed in response to a wound, resulting in a swelling (after pruning for example) which eventually 'seals' the wound.
<b>Xylem</b>	Xylem is the living tissue that transports water and nutrients to the leaves and buds.

## 12.2 Descriptors

- D.B.H (cm) – Diameter of trunk measured at approximately 1.4m above ground level (unless otherwise specified), measured in centimetres.
- H x W (m) – Height of the tree x Width of the canopy, measured in meters
- Age
  - Young Juvenile or recently planted approximately 1-7 years.
  - Semi Mature Tree actively growing.
  - Mature Tree has reached expected size in situation.
  - Over Mature Tree is over mature and has started to decline (Senescent).
- Health: Health is rated in four categories: Good, Fair, Poor, Dead or dying.
  - Good: Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
  - Fair: Tree is showing one or more of the following symptoms: >25% dead wood, minor canopy dieback, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
  - Poor: Tree is showing one or more of the following symptoms of tree decline: >25% deadwood, canopy die back is observable, discoloured, or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
  - Dead or dying: Tree is in severe decline: >55% deadwood, very little foliage, epicormic shoots, minimal extension growth.
- Structure: Structure is rated into four categories: Good, Fair, Poor, Hazardous



- Good: Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
- Fair: Tree shows some minor structural defects or minor damage to trunk e.g. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
- Poor: There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
- Hazardous: Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.
- Retention Value: Retention Value is rated into three levels: LOW, MEDIUM, and HIGH.
  - LOW: Trees that offer little in terms of contributing to the future landscape. Should not be a constraint on development proposals and may be considered for removal.
  - MEDIUM: Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
  - HIGH: Trees with the potential to positively contribute to the site. Should be considered for retention if possible.
- Useful Life Expectancy – ULE: Assessment of useful life expectancy provides an indication of health and tree appropriateness and involves an estimate of how long a tree is likely to remain in the landscape based on species, stage of life (cycle), health, amenity, environmental services contribution, conflicts with adjacent infrastructure and risk to the community. It would enable tree managers to develop long-term plans for the eventual removal and replacement of existing trees in the public realm. It is not a measure of the biological life of the tree within the natural range of the species. It is more a measure of the health status and the trees positive contribution to the urban landscape.
  - Long ULE: Trees that appears to be retainable with an acceptable level of risk for more than 40 years.
    - Structurally sound trees located in positions that can accommodate future growth.
    - Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
    - Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.
  - Medium ULE: Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.
    - Trees that may only live between 15 and 40 years.
    - Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.



- Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
- Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.
- Short ULE: Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.
  - Trees that may live for 5 to 15 years.
  - Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
  - Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
  - Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.
- Remove: Trees with a high level of risk that would need removal within the next 5 years.
  - Dead trees.
  - Dying or suppressed and declining trees through disease or inhospitable conditions.
  - Dangerous trees through instability or recent loss of adjacent trees.
  - Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
  - Damaged trees that are considered unsafe to retain.
  - Trees that will become dangerous after removal of other trees for the above reasons.

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Thank you,



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# Bushfire Attack Level (BAL) assessment AS 3959:2018 – Method 1

Proposed development of additions and alterations to a single dwelling at 30 Williamson Road, Gembrook VIC 3873

**Version 1, 27 January 2026**



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<b>Document type</b>	Bushfire Attack Level (BAL) assessment in accordance with the simplified procedure (Method 1) of AS 3959:2018			
<b>Bushfire hazard map</b>	Designated Bushfire Prone Area	Yes	Bushfire Management Overlay	Yes
<b>Address</b>	33 Williamson Road, Gembrook VIC 3783 – Lot 1, TP209157			
<b>Proposal</b>	Development of additions and alterations to a single dwelling			
<b>Building class</b>	Class 1a (National Construction Code 2022, Volume Two)			
<b>Client</b>	[REDACTED]			
<b>Municipality</b>	Cardinia Shire Council			
<b>Report author</b>	[REDACTED] Director Nexus Planning	Level 2 – VIC Accreditation # BPAD46250		

## Document control

Version	Date	Comments	Approved by
1	27/1/2026	Original version	Anthony M



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## Terminology

AS 3959:2018/ AS 3959	Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas
Bushfire	An unplanned fire burning in vegetation; also referred to as wildfire. <sup>1</sup>
Bushfire attack	Attack by wind, burning embers, radiant heat or flame generated by a bushfire. <sup>2</sup>
Bushfire-prone area (BPA)	An area that is subject to, or likely to be subject to, bushfire attack <sup>3</sup> and as designated pursuant to Section 192A of the <i>Building Act 1993</i> .
Bushfire Attack Level (BAL)	A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire. <sup>4</sup>
Classified vegetation	Vegetation that has been classified in accordance with Clause 2.2.3 <sup>5</sup> [of AS 3959:2018].
Effective slope	The slope under that classified vegetation which most influences the bushfire attack. <sup>6</sup>
Ember attack	Attack by smouldering or flaming windborne debris that is capable of entering or accumulating around a building, and that may ignite the building or other combustible materials and debris. <sup>7</sup>
Fire Danger Index (FDI)	The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long- and short-term drought effects. <sup>8</sup>
Low threat vegetation	Vegetation that is excluded from the bushfire assessment in accordance with Clause 2.2.3.2 of AS 3959:2018
Planning Scheme	Cardinia Planning Scheme
Site	That part of the allotment of land on which a building stands or is to be erected. <sup>9</sup>

<sup>1</sup> Standards Australia, 18 December 2020 – Clause 1.5.1

<sup>2</sup> Standards Australia, 18 December 2020 – Clause 1.5.2

<sup>3</sup> Standards Australia, 18 December 2020 – Clause 1.5.3

<sup>4</sup> Standards Australia, 18 December 2020 – Clause 1.5.4

<sup>5</sup> Standards Australia, 18 December 2020 – Clause 1.5.7

<sup>6</sup> Standards Australia, 18 December 2020 – Clause 1.5.11

<sup>7</sup> Standards Australia, 18 December 2020 – Clause 1.5.12

<sup>8</sup> Standards Australia, 18 December 2020 – Clause 1.5.14

<sup>9</sup> Standards Australia, 18 December 2020 – Clause 1.5.30



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## 1 Purpose and scope of this report

This report is a Bushfire Attack Level (BAL) assessment that has been prepared in accordance with Clause 2.2 (Method 1) of *Australian Standard AS 3959:2018 – Construction of buildings in bushfire-prone areas* (AS 3959:2018)<sup>10</sup>. The report is intended to accompany an application for a building permit for the development of additions and alterations to a single dwelling at 33 Williamson Road, Gembrook.

## 2 Introduction


### 2.1 Bushfire hazard identification

As depicted in **Appendix 1**, the subject land is located in a designated Bushfire Prone Area ('BPA') pursuant to Section 192A of the *Building Act 1993*. The subject land is also mapped in the Bushfire Management Overlay (BMO) pursuant to Clause 44.06 of the Planning Scheme<sup>11</sup>. However, based on the floor area analysis documented in the plans referenced in **Section 2.4** below, the proposed development does not trigger a planning permit under Clause 44.06-2 of that control, as the gross floor area of the building would be increased by less than 50 per cent of the existing gross floor area. Whilst the plans describe the areas as 'floor area', rather than the defined term 'gross floor area' that is referenced in the BMO control, the calculations appear to be based on the same parts of the building that would be appropriately assessed as constituting the gross floor area of the building.

### 2.2 National Construction Code 2022 and AS 3959:2018

The proposed buildings and works are required to comply with Performance Requirement H7P5 – *Buildings in bushfire prone areas* (H7P5) of Volume Two of the National Construction Code 2022 (NCC)<sup>12</sup>. In accordance with H7D1 – *Deemed-to-Satisfy provisions* and H7D4 – *Construction in bushfire prone areas* Performance Requirement H7P5 is satisfied for a Class 1 building, or a Class 10 building or deck associated with a Class 1 building if it is constructed in accordance with AS 3959 or the NASH Standard – *Steel Framed Construction in Bushfire Areas*. This report has been prepared on the basis that the owner has elected to comply with AS 3959.

### 2.3 Subject land

	 <b>ADVERTISED MATERIAL</b> <small>Planning Application: T250674                  Date Reported: 27/1/2026</small>
<b>Address</b>	33 Williamson Road, Gembrook VIC 3783 – Lot 1, TP209157
<b>Land use control</b>	Established residential area
<b>Lot size (approx.)</b>	2,188 sqm
<b>Existing conditions</b>	Single storey, two bedroom dwelling setback approximately 11 metres from the front boundary with a habitable outbuilding and shed located in the rear yard of the property. The plans document that the floor area of the existing is 142.9 sqm

<sup>10</sup> Standards Australia, 18 December 2020

<sup>11</sup> DELWP, 27 January 2026

<sup>12</sup> ABCB, 2022

## 2.4 Proposal

<b>Buildings/works (subject to BAL requirements)</b>	Development of additions and alterations to the existing dwelling which include increasing the number of bedrooms to three and increasing the size and improving the functional layout of the main living areas of the home. The plans record that the floor area of the completed building will be 204 sqm – representing a 42 per cent increase when compared to the existing floor area. The site plan for proposed development is reproduced in <b>Appendix 2</b> .
<b>Classification</b>	Class 1a (Vol. 2, NCC 2022 <sup>13</sup> )
<b>Plans supplied for assessment</b>	Hoban-Hynes – Job/Project No.: H10144; Sheet No. 1-6, Date: 30.10.25, Rev A – 06.01.26

## 3 Bushfire Attack Level (BAL) assessment

This section of the report is to be read in conjunction with **Map 1** provided at the end of this section. This assessment uses the simplified procedure (Method 1) as set out in Clause 2.2 of AS 3959:2018 and is informed by an inspection of the site and surrounding land carried out by the author of this report on 16 December 2025.

### 3.1 Step 1 – Relevant Fire Danger Index (FDI)

In accordance with Table 2.1 to AS 3959:2018 a Fire Danger Index (FDI) of FDI 100 is applicable in non-alpine areas of Victoria and in accordance with the commentary to Clause B1 of Appendix B to AS 3959:2018 grassland fire behaviour is modelled using the Grassland Fire Danger Index (GFDI) and the equivalent representative value for the GFDI is GFDI 130.

### 3.2 Step 2 – Vegetation classification

In accordance with Clause 2.2.3 of AS 3959:2018 all vegetation located within 100 metres of the site<sup>14</sup> has been classified in accordance with Table 2.3 and Figures 2.3 and 2.4(A) to 2.4(G) of AS 3959:2018. Where there is more than one vegetation type, each type has been classified separately with the worst-case scenario applied – which is not necessarily the predominant vegetation.

#### 3.2.1 Forest – Type A vegetation (green shading)

Bushland located on private land to the west of the site has been classified as Forest (Type A vegetation) and is most closely aligned with the description for Open Forest 03:

*Trees up to 30 m high; 30–70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.*<sup>15</sup>

<sup>13</sup> ABCB, 2022

<sup>14</sup> In accordance with Clause 2.2.3.2(a) of AS 3959:2018, vegetation of any type located more than 100 metres from the site is excludable from the site assessment.

<sup>15</sup> Standards Australia, 18 December 2020

Representative photographs of this vegetation type located proximate to the site are presented in **Plates 1-3** below.

**Plate 1** Western edge of the bushland to the north-east of the site – with a strip of managed grass in the foreground



**Plate 2** Western edge of the bushland to the east of the site – with a strip of managed grass in the foreground



**Plate 3** Western edge of the bushland to the south-east of the site – with a strip of managed grass in the foreground



### 3.2.2 Exclusions – Low threat vegetation and non-vegetated areas (no shading)

It has been assessed that all unshaded areas within the 100 metre assessment area on **Map 1** comprise areas of low threat vegetation that satisfy one or more of the following exclusions under Clause 2.2.3.2 of AS 3959:2018:

- (a) *Vegetation of any type that is more than 100 m from the site.*
- (b) *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- (c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified.*

- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

**NOTES:**

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.<sup>16</sup>

This assessment takes the following factors into account:

- The nature of the cultivated gardens in the area and the general absence of significant understorey fuels.
- In accordance with Figure 2.2 of Clause 2.2.5 of AS 3959:2018 the distance from classified vegetation for forests, woodlands and rainforest is determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk of any trees which effectively treats scattered trees in a maintained lawn setting with little or no understorey as low threat vegetation.
- A review of historical high-resolution aerial photography indicates that the strip of grass located between the rear boundaries of the properties fronting Williamson Road and the classified Forest has been consistently maintained in short-cropped condition, consistent with the condition observed at the time of the inspection.
- The existing residential use, development and maintenance of surrounding land provides a reasonable level of assurance that vegetation on surrounding residential land will continue to be managed in a low threat condition.



Representative photographs of areas of low threat vegetation located proximate to the site are presented in **Plates 4-27** below.

<sup>16</sup> Standards Australia, 18 December 2020

**Plate 4** Frontage of the subject land



**Plate 5** Northern elevation of the subject dwelling



**Plate 6** Maintained lawn to the east of the subject dwelling



**Plate 7** Rear yard of the subject land



**Plate 8** Frontage of 35 Williamson Road – adjoining land to the south



**Plate 9** View from the subject land to the dwelling at 35 Williamson Road



  
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**Plate 10** View from the subject land to the gardens on the eastern side of the dwelling at 35 Williamson Road



**Plate 11** Excluded patch of unmanaged grass located adjacent to the eastern boundary of 35 Williamson Road (< 0.25 ha in area, > 20 m from the site and > 20 m from other classified vegetation)



**Plate 12** Frontage of 41 Williamson Road – south of 35 Williamson Road



**Plate 13** Frontage of 43 Williamson Road – south of 41 Williamson Road



**Plate 14** Southern extent of the frontage of 31 Williamson Road – adjoining land to the north



**Plate 15** Northern extent of the frontage of 31 Williamson Road



**Plate 16** View from the subject land across the front yard of 31 Williamson Road



**Plate 17** View from the subject land to the eastern end of the dwelling at 31 Williamson Road



**Plate 18** View from the subject land across the rear yard of 31 Williamson Road



**Plate 19** Frontage of 25 Williamson Road – north of 31 Williamson Road



**Plate 20** Frontage of 23 Williamson Road – north of 25 Williamson Road



**Plate 21** View south along Williamson Road from adjacent to the subject land



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**Plate 22** View north along Williamson Road from adjacent to the subject land



**Plate 23** Frontage of 36 Williamson Road – to the south-west of the subject land



**Plate 24** Vacant land at 34 Williamson Road to the west of the subject land



**Plate 25** Vacant land at 32 Williamson Road to the west of the subject land



**Plate 26** Frontage of 30 Williamson Road – to the north-west of the subject land



**Plate 27** Frontage of 28 Williamson Road – to the north-west of the subject land



  
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### 3.3 Step 3 – Distance of the site from classified vegetation

The distance of the site from areas of classifiable vegetation has been determined in accordance with Clause 2.2.4 of AS 3959:2018 and the outcome of this assessment is recorded in **Table A** below.

In accordance with Note 1 to Figure 2.1 of AS 3959:2018 the distance is taken from the nearest part of an external wall of the building or for parts of the building that do not have external walls it is taken from the supporting posts or columns.

### 3.4 Step 4 – Effective slope of land under the classified vegetation

The effective slope under areas of classifiable vegetation has been determined in accordance with Clause 2.2.5 of AS 3959:2018 and is recorded in **Table A** below.

### 3.5 Step 5 – Determination of Bushfire Attack Level (BAL)

Table 2.4.2 of AS 3959:2018 has been used to determine the Bushfire Attack Level (BAL) for each of the vegetation classifications determined at Clause 2.2.3 (Step 2), the distance from the site determined at Clause 2.2.4 (Step 3) and the effective slope determined at Clause 2.2.5 (Step 4) – in accordance with Clause 2.2.6 of AS 3959:2018. The outcome of this determination is summarised in **Table A** below.

**Table A: Recording the outcome of the Bushfire Attack Level (BAL) assessment**

Aspect	Step 2 Vegetation classification	Step 3 Distance from vegetation	Step 4 Effective slope (degrees)	Step 5 Bushfire Attack Level (BAL)
East	Forest	≥ 70 m	Upslope	<b>BAL-12.5</b>
South	Low threat	N/A	N/A	BAL-LOW (12.5)
West	Low threat	N/A	N/A	BAL-LOW (12.5)
North	Low threat	N/A	N/A	BAL-LOW (12.5)

- The distance from vegetation includes land that contains low threat vegetation or non-vegetated areas pursuant to Clause 2.2.3.2 of AS 3959:2018.
- Pursuant to Regulation 157 of the *Building Regulations 2018*, BAL-12.5 construction requirements must be applied where the BAL is determined as LOW.

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In accordance with Clause 2.2.6(c) of AS 3959:2018 the highest BAL from Step 5 is:

## BAL-12.5

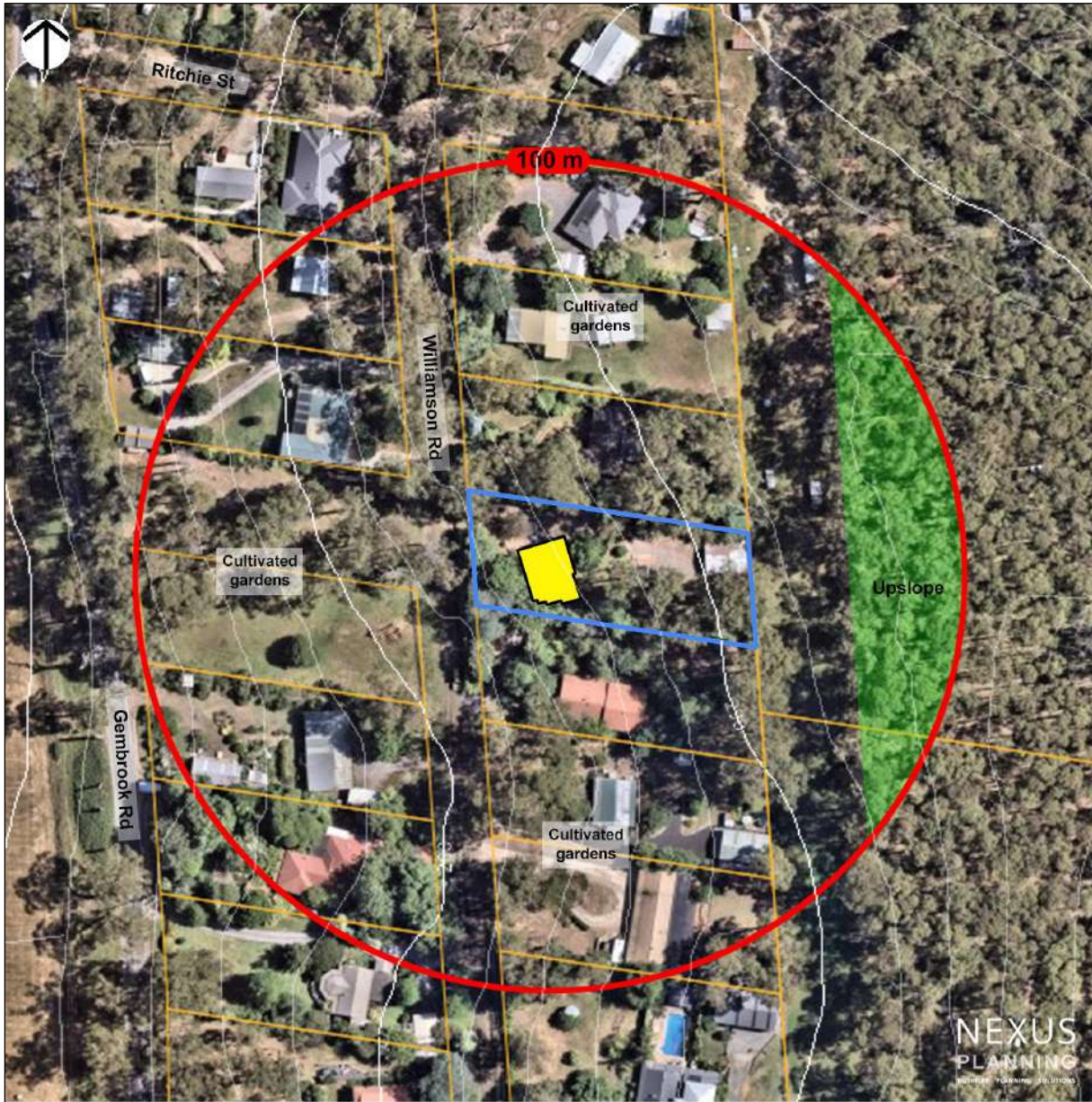
### 3.6 Step 6 – Determination of the appropriate construction requirements


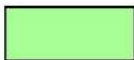
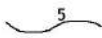

In accordance with Clause 2.2.7 of AS 3959:2018, Section 3 of AS 3959:2018 has been used (with particular reference to Table 3.1) to determine the minimum construction requirements for the proposed development which must be in accordance with:

- **Sections 3 and 5** of AS 3959:2018.



## Map 1: Bushfire Hazard Site Assessment Map



-  Subject land
-  Forest - Type A vegetation
-  1 metre contours
-  Approx. siting/footprint of the dwelling incorporating the proposed additions and alterations

Aerial sourced from Nearmap – capture date 15/12/2024

Bushfire Attack Level (BAL) Assessment – AS 3959:2018 Method 1				
Aspect	Step 2 Vegetation classification	Step 3 Distance from vegetation	Step 4 Effective slope (degrees)	Step 5 Bushfire Attack Level (BAL)
East	Forest	≥ 70 m	Upslope	<b>BAL-12.5</b>
South	Low threat	N/A	N/A	BAL-LOW (12.5)
West	Low threat	N/A	N/A	BAL-LOW (12.5)
North	Low threat	N/A	N/A	BAL-LOW (12.5)
Highest BAL – Clause 2.2.6(c) of AS.3959-2018			<b>BAL-12.5</b>	
Construction Requirements – Table 3.1 of AS.3959-2018			Must comply with Section 3 and Section 5 of AS 3959:2018 – Construction of buildings in bushfire-prone areas.	
<ol style="list-style-type: none"> <li>Distance from vegetation includes land that contains low threat vegetation or non-vegetated areas pursuant to Clause 2.2.3.2 of AS 3959:2018 – being all unshaded areas within 100 metres of the site.</li> <li>Pursuant to Regulation 157 of the Building Regulations 2018, BAL-12.5 construction requirements must be applied where the BAL is determined as LOW.</li> </ol>				

## 4 Obligations of the owner/occupier

1. The owner/occupier of the land is obligated to ensure that the construction requirements implemented in accordance with the requirements of AS 3959:2018 are maintained on an ongoing basis.
2. The client is obligated to provide a copy of this report to the owner of the land, if they are not the owner. The owner of the land is obligated to provide a copy of this report to the occupier of the land (if they are not the occupier) and to any future purchaser of the land so they are aware of the outcome of this bushfire assessment and the obligations, advice and recommendations contained in this report.

## 5 Report limitations and important advice and recommendations

1. Compliance with the BAL construction requirements of AS 3959:2018 does not guarantee the survival of buildings or their occupants. This is “... *substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*”<sup>17</sup>
2. The BAL construction requirements of AS 3959:2018 are **minimum** standards and are “*primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.*”<sup>18</sup>
3. The bushfire risk associated with a Bushfire Attack Level of BAL-12.5 is considered to be LOW with a risk of ember attack and the construction elements of the building are expected to be exposed to a heat flux of not greater than 12.5 kW/m<sup>2</sup>.<sup>19</sup>
4. No assessment has been made of the extent to which the plans of the proposed development demonstrate compliance (or not) with the relevant construction requirements of AS 3959:2018 – with such work being outside the scope of this report. It is the responsibility of the Relevant Building Surveyor to ensure that the final construction plans for the proposed development demonstrate compliance with those requirements.
5. It is recommended that gutters and roof valleys are maintained on a regular basis during the declared Fire Danger Period to prevent the accumulation of dense fine fuels that will increase the vulnerability of the building to bushfire attack.
6. To reduce the vulnerability of the dwelling to bushfire attack it is recommended that vegetation located on the subject land, including landscaping, is modified and maintained on a continuing basis to comply with the following prescriptions:
  - a. Grass is short cropped and maintained during the declared fire danger period.
  - b. All leaves and vegetation debris are removed at regular intervals during the declared fire danger period.
  - c. Plants greater than 10 centimetres in height are not placed within 3 metres of a window or glass feature of the dwelling.

<sup>17</sup> Taken from the Foreword to AS 3959:2018 (Standards Australia, 18 December 2020)

<sup>18</sup> Taken from the Foreword to AS 3959:2018 (Standards Australia, 18 December 2020)

<sup>19</sup> Taken from Appendix G to AS 3959:2018 (Standards Australia, 18 December 2020)

- d. Shrubs are not located under the canopy of trees.
- e. Shrubs are setback at least twice their height from the walls of the dwelling.
- f. Individual shrubs and clumps of shrubs do not exceed 5 square metres in area and are separated from each other by at least 5 metres.
- g. Trees do not overhang or touch any elements of the building.
- h. The canopy of trees are separated by at least 2 metres – except that it is acceptable to retain all mature trees that are existing at the time of this report, irrespective of their canopy separation and provided they don't overhang or touch the dwelling.
- i. There is a clearance of at least 2 metres between the lowest tree branches and ground level.

Please note that a planning permit **may** be required to remove any of the existing vegetation located on the land that does not meet the recommended requirements listed above and advice should be sought from the Cardinia Shire Council before removing any established vegetation.

- 7. It is recommended that a static water supply with a minimum capacity of 10,000 litres dedicated for firefighting purposes is provided in an above-ground metal or concrete water tank that incorporates CFA compliant fittings that is located within 4 metres of the driveway so that it is accessible by firefighting vehicles. The CFA publication 'Fire Ready Kit' includes guidance on static water supplies and other important information and can be accessed via – <http://www.cfa.vic.gov.au/plan-prepare/fire-ready-kit/>. This is not in any way intended as an indication that active defence of the property in a bushfire event is an appropriate action for this site or a viable option for the current or future owner/occupier of the dwelling.
- 8. If the potential to undertake active defence of the property forms part of a Bushfire Survival Plan for the occupants of the property it is recommended that a diesel pump and firefighting hoses are installed to support firefighting activities. This is not in any way intended to be indication that active defence of the property in a bushfire event is an appropriate action for this site or a viable option for the current or future owner/occupier of the land.
- 9. It is recommended that the owner/occupier prepare, practice and implement a Bushfire Survival Plan. Details about how to prepare a Bushfire Survival Plan and other important information about understanding your bushfire risk and knowing what to do before and during a fire is available from the Country Fire Authority – including: <http://www.cfa.vic.gov.au/plan-prepare/before-and-during-a-fire/> and <http://www.cfa.vic.gov.au/plan-prepare/your-local-area/>.



## 6 References

Author	Date	Publication / document	Source / viewed at
ABCB	2022	<i>National Construction Code Volume Two – Building Code of Australia 2022</i>	<a href="https://ncc.abcb.gov.au/editions/ncc-2022">https://ncc.abcb.gov.au/editions/ncc-2022</a>
DTP	27 January 2026	<i>Planning Property Report – 33 Williamson Road Gembrook 3783</i>	<a href="http://mapshare.maps.vic.gov.au/vicplan/">http://mapshare.maps.vic.gov.au/vicplan/</a>
DTP	14 December 2023 (VC253)	<i>Clause 44.06 – Bushfire Management Overlay</i>	<a href="https://planning-schemes.app.planning.vic.gov.au/Victoria%20Planning%20Provisions/ordinance/44.06">https://planning-schemes.app.planning.vic.gov.au/Victoria%20Planning%20Provisions/ordinance/44.06</a>
DELWP	September 2017	<i>Technical Guide Planning Permit Applications Bushfire Management Overlay</i>	<a href="https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay">https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay</a>
Standards Australia	18 December 2020*	<i>Australian Standard AS 3959:2018 Construction of buildings in bushfire-prone areas (AS 3959:2018)</i>	<a href="https://www.intertekinform.com/en-au/">https://www.intertekinform.com/en-au/</a>  (Subject to a fee to access and download)

\* Incorporating Amendment Nos 1 and 2

ABCB – Australian Building Codes Board  
 DELWP – Department of Environment, Land, Water and Planning  
 DTP – Department of Transport and Planning



## Appendix 1: Designated Bushfire Prone Area Planning Property Report

### PLANNING PROPERTY REPORT



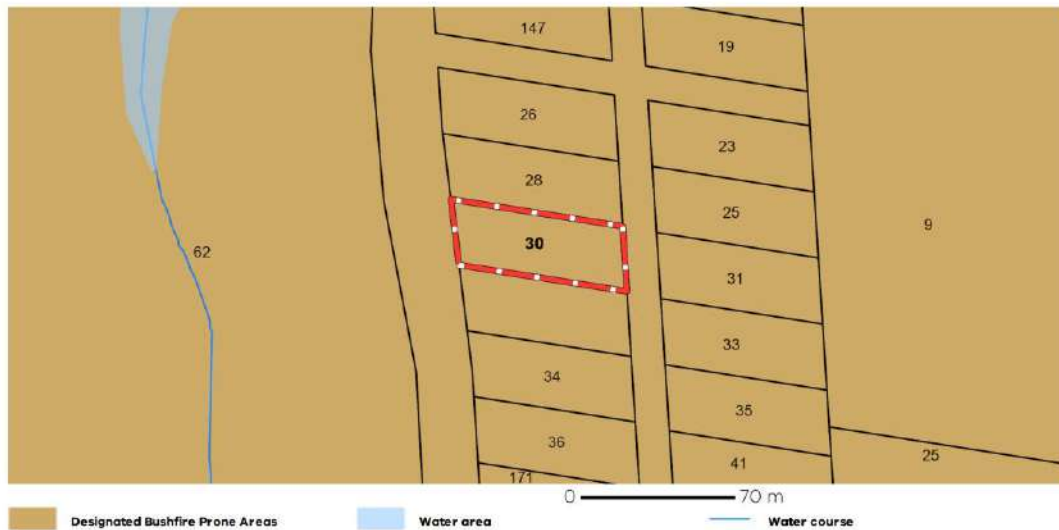
Department of Transport and Planning

#### Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au/>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au/>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au/>.

#### Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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Read the full disclaimer at <https://www.vic.gov.au/claim-disclaimer>.

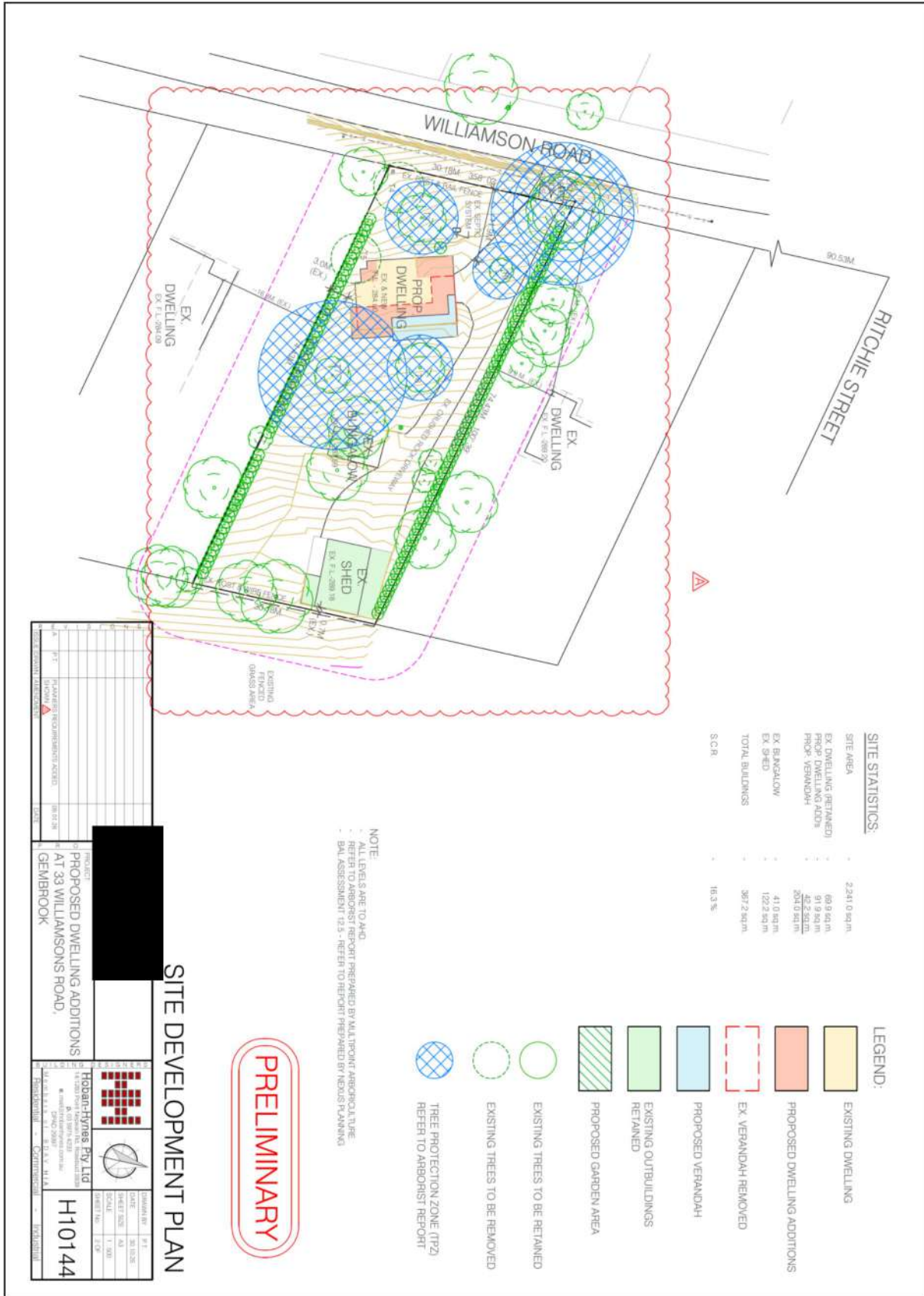
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 30 WILLIAMSON ROAD GEMBROOK 3783

Page 5 of 5

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## Appendix 2: Siting of the proposed development



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# ADVERTISED MATERIAL

Planning Application: T250674

Date Prepared: 17 April 2026

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## NOTATIONS

THE NOTES CONTAINED WITHIN THE PLAN ARE AN INTEGRAL PART OF THE INFORMATION PRESENTED, AND MUST BE INCLUDED IN ANY REPRODUCTION.

### TITLE REFERENCE & NOTES

TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED BY SURVEY, AND AS SUCH ARE LABELLED APPROXIMATE ONLY. VICMAP DATA  
THIS PLAN CONTAINS DATA EXTRACTED FROM VICMAP DIGITAL DATA (VDD) DATED 15/12/2025 (CADASTRAL INFORMATION). THIS DATA WAS USED TO OBTAIN APPROXIMATE TITLE

THE ACCURACY OF THE VDD FOR CADASTRAL DATA IS QUOTED AS BEING GENERALLY BETWEEN 0.3 METRES AND 0.8 METRES. THEREFORE THE INFORMATION SHOWN IN THIS REGARD IS INTENDED TO BE A GUIDE ONLY TO WHERE BOUNDARIES MAY BE LOCATED AND SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES. PLEASE REFER TO TITLE DETAILS OF ANY LOT FOR PRECISE DIMENSIONS AND EASEMENT OR RESTRICTION DETAILS.

SHOULD A MORE ACCURATE POSITION OF ANY VICMAP DATA BOUNDARIES, EASEMENTS OR RESTRICTIONS BE REQUIRED, A CADASTRAL SURVEY CONDUCTED BY A LICENSED SURVEYOR WOULD NEED TO BE UNDERTAKEN TO DETERMINE TITLE BOUNDARIES.

### SURVEY NOTES

LEVELS ARE IN METRES TO A.H.D. SHOWN THUS x<sup>1</sup> DATUM BEING GEMBROOK PM 12 WITH AN R.L. OF 318.536 A.H.D.  
THIS SURVEY IS ORIENTATED TO APPROXIMATE MGA2020 ZONE 55 BEARINGS VIDE VICMAP POSITION - GPSNET (VERIFIED TO GEMBROOK PM 12).

THE COORDINATES USED WITHIN THE CAD FILE MAINTAIN PLANE SCALE 1.0 ADOPTING THE OBSERVED GNSS MGA2020 ZONE 55 COORDINATES FOR TBM.

### VEGETATION

ALL ACCESSIBLE VEGETATION HAS BEEN RECORDED HOWEVER FOR A COMPLETE AND COMPREHENSIVE VEGETATION RECORD AND REPORT, SPECIALIST CONSULTATION WITH A ARBORIST IS REQUIRED. SURVEY IS LIMITED TO ACCESS AND VISIBILITY BOTH WHICH REDUCE ACCURACY AND COMPREHENSIVE DETAIL REGARDING VEGETATION SIZE AND POSITION.

### CONTOURS & TERRAIN MODELLING

MAJOR CONTOUR INTERVAL 1.00m

MINOR CONTOUR INTERVAL 0.20m

A DIGITAL TERRAIN MODEL IS PRESENT IN THE LAYER "SURF-TIN\_Surface".

### WINDOWS AND DOORS

HW = HABITABLE WINDOW NHW = NON HABITABLE WINDOW  
H = HEAD S = SILL  
HEAD AND SILL LEVELS HAVE NOT BEEN DIRECTLY MEASURED AND ARE SHOWN TO 0.1m ONLY.

### PHOTOGRAPH DIRECTION AND NUMBER

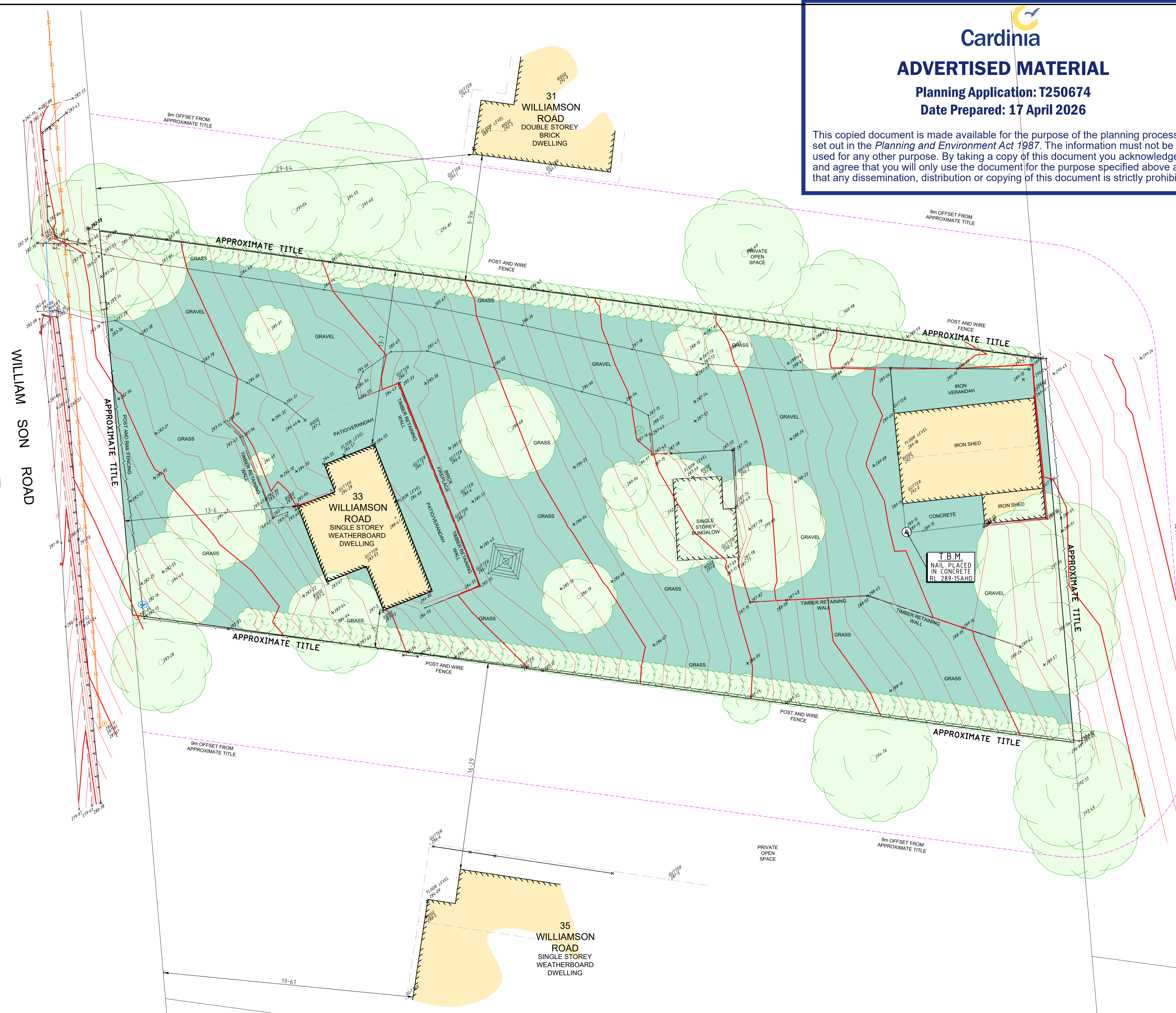
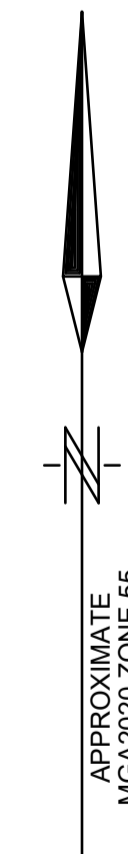
WHERE ROOF RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASHED LINES THIS INDICATES THAT THE LOCATIONS AND HEIGHTS OF SUCH INFORMATION HAVE BEEN DERIVED BY REMOTE SURVEY TECHNIQUES WITH AN ACCURACY OF +/- 0.1m.  
WHERE BUILDINGS, RIDGES, GUTTERS, EAVE LINES AND OTHER STRUCTURES ARE SHOWN AS DASH-DOT-DOT LINES THIS INDICATES THAT SUCH INFORMATION HAS BEEN DIGITISED OR TRACED FROM AN AERIAL PHOTOGRAPH OR OTHER DATA SOURCE. IS LIMITED IN ACCURACY, AND HAS BEEN PROVIDED FOR INFORMATION PURPOSES ONLY. SHOULD MORE ACCURATE LOCATIONS BE REQUIRED OF SUCH INFORMATION FOR SPECIFIC NEEDS, SUCH DATA SHOULD BE OBTAINED BY SURVEY.  
TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF SUCH FEATURES, THEY ARE DEPICTED AS APPROXIMATIONS OF ACTUAL DIMENSIONS. AS SUCH, CRITICAL TREES SHOULD BE IDENTIFIED BY THE USER OF THIS DATA AND STEPS TAKEN FOR THEM TO BE SURVEYED IN MORE DETAIL AS REQUIRED. TREES WITH A TRUNK DIAMETER OF GREATER THAN 0.1m HAVE BEEN SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

### LEGEND

002_Bench_Mark	713_Elec_Pole_w_Light	102_Bank-Top
003_Title_Peg	714_Electricity_Meter	103_Bank-Toe
004_Survey_Station	716_Electricity-Pit	301_Drain_Concrete_Earth
308_Drain-SEP	721_Comms-SEP	406_Kerb-Lip
309_Drain-GP	722_Comms-Pillar	407_Kerb-Invert
310_Drain-JP	723_Comms-Marker_Post	408_Kerb-Back
503_Sign	725_Phone_Box	409_Kerb-Face-BS
505_Traffic-Signal_Pole	731_Gas_Valve	501_Guardrail
507_Traffic-Signal_Pit	732_Gas-Marker_Post	603_Approximate_Roof_Line
512_Cable_Pit	735_Gas_Meter	605_Window
513_Detector_Pit	741_Sewer-Pit	606_Ridge_Roof
514_Red_Light_Camera	743_Sewer-Inspection_Shaft	633_Approximate_Roof_Line
515_Security_Camera	751_Stop_Valve	634_Approximate_Gutter_Line
521_Bollard	752_Fire_Plug	764_Utility-Unclassified
522_Rubbish_Bin	753_Fire_Hydrant	903_Fence
524_Seat	754_Water-Meter	
551_MMWB	757_Tap	
650_Clothesline	761_Stay_Pole	
	762_Pit-Unclassified	
	763_Pole-Unclassified	

9  
RICHIE STREET  
VACANT LAND

PRIVATE  
OPEN  
SPACE



**D.A.C PROJECTS**  
LAND SURVEYORS  
DACPROJECTS.COM.AU | 0430 555 836

SURVEY	DC	12/12/2025
DRAWN	DC	16/12/2025
CHECKED	DC	16/12/2025
APPROVED	DC	16/12/2025
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COMPS REF:	251212-FL.see	

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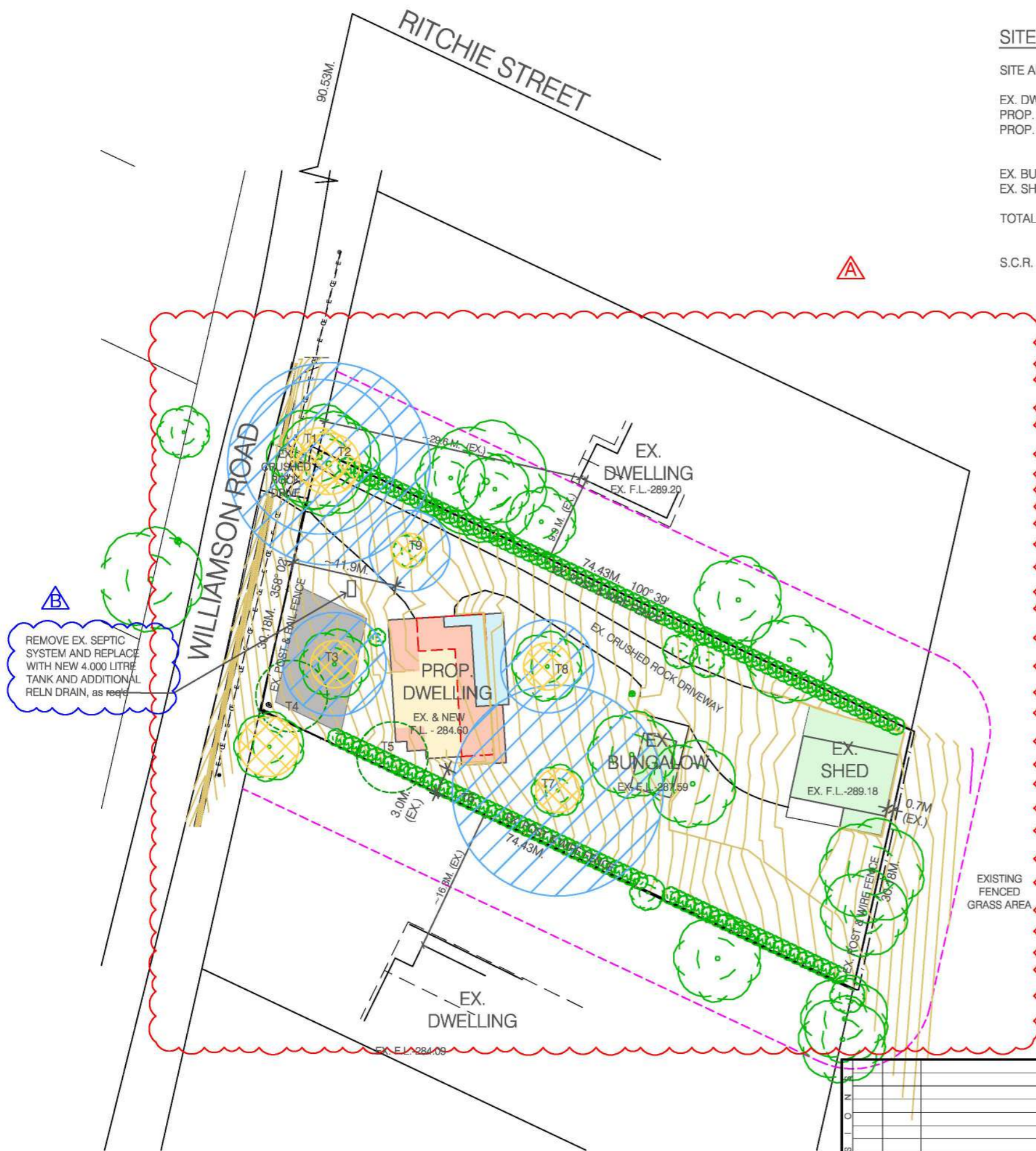
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E	-	-	-
D	-	-	-
C	-	-	-
B	-	-	-
A	DC	INITIAL RELEASE	16/12/2025
REV	BY	REVISION	DATE

REF No. 1258-1  
VERSION A  
DATE 16/12/2025  
SHEET No. 1 of 1

**EXISTING CONDITIONS PLAN**  
33 WILLIAMSON ROAD  
GEMBROOK

THIS PLAN IS AN UNCONTROLLED DOCUMENT. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THAT THIS PLAN IS A CURRENT COPY AND IS SUITABLE FOR THE PROPOSED PURPOSE. THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL SHEETS OF THIS SERIES.





**SITE STATISTICS:**

SITE AREA	-	2,241.0 sq.m.
EX. DWELLING (RETAINED)	-	69.9 sq.m.
PROP. DWELLING ADD's	-	91.9 sq.m.
PROP. VERANDAH	-	42.2 sq.m.
		204.0 sq.m.
EX. BUNGALOW	-	41.0 sq.m.
EX. SHED	-	122.2 sq.m.
TOTAL BUILDINGS	-	367.2 sq.m.
S.C.R.	-	16.3 %

**LEGEND:**

- EXISTING DWELLING
- PROPOSED DWELLING ADDITIONS
- EX. VERANDAH REMOVED
- PROPOSED VERANDAH
- EXISTING OUTBUILDINGS RETAINED
- APPROX. LOCATION OF EXISTING SEPTIC DISPERSAL FIELD
- PROPOSED GARDEN AREA
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ) REFER TO ARBORIST REPORT
- STRUCTURAL ROOT ZONE (SRZ) REFER TO ARBORIST REPORT

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T250674  
 Date Prepared: 17 April 2026

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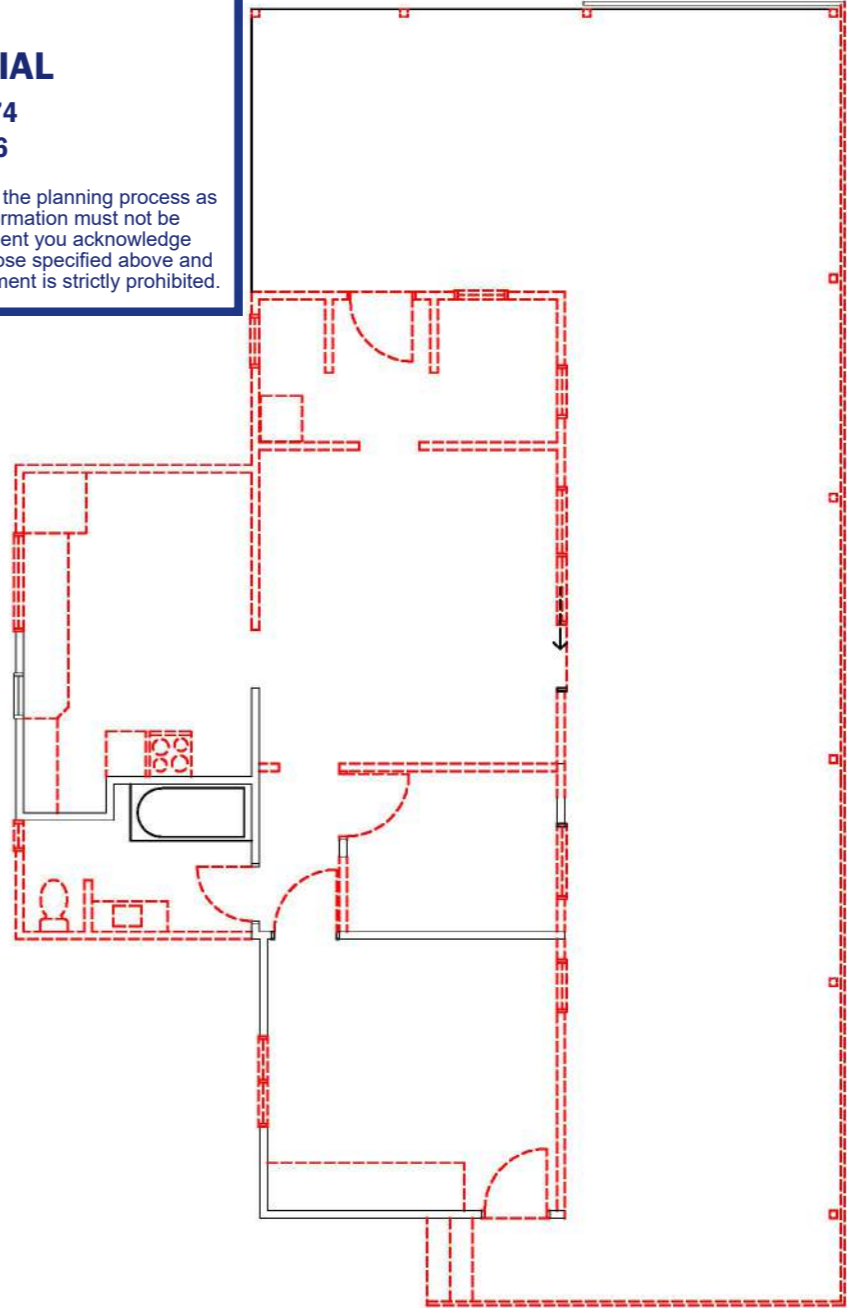
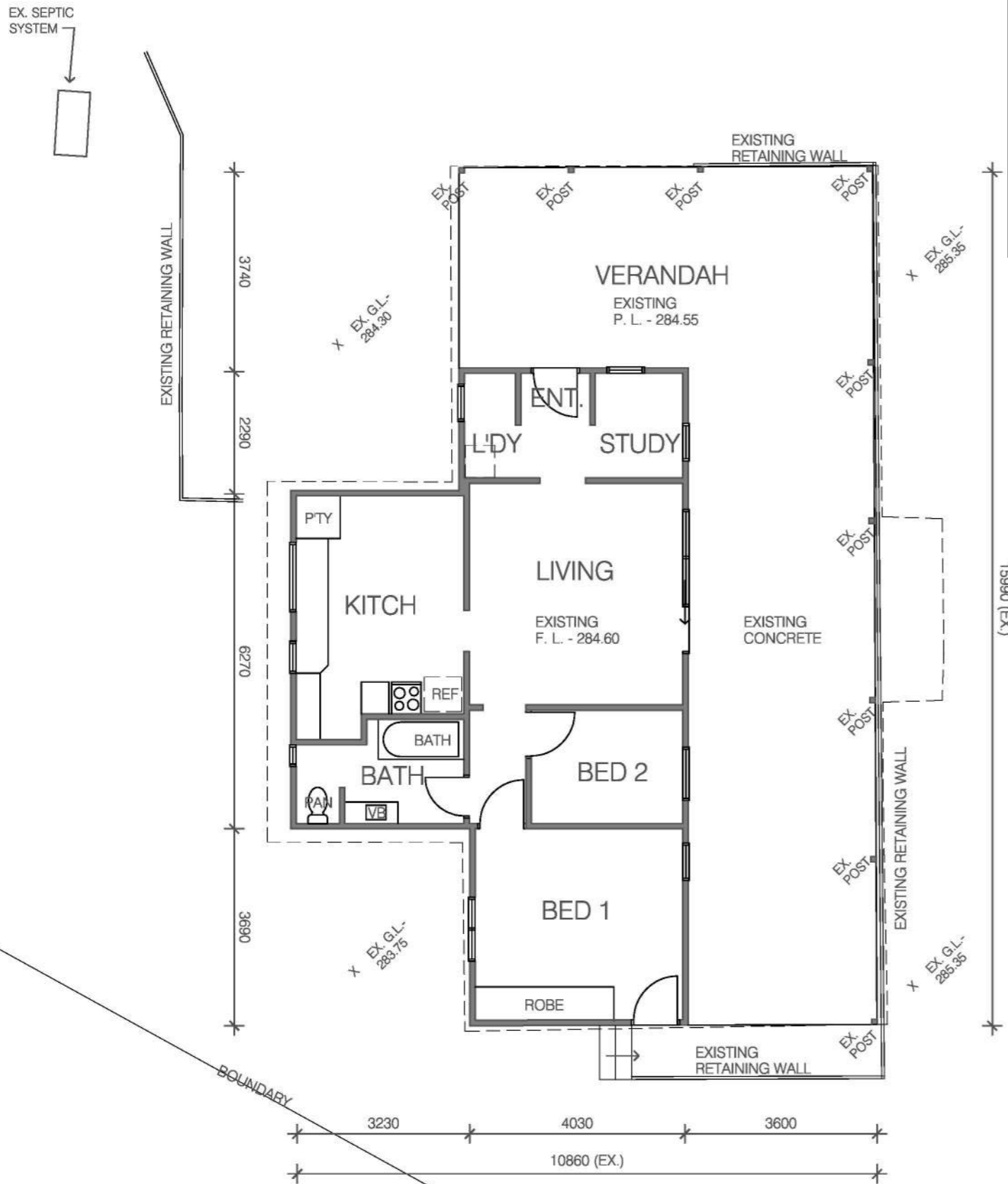
- NOTE:**
- ALL LEVELS ARE TO AHD.
  - REFER TO ARBORIST REPORT PREPARED BY MULTIPOINT ARBORICULTURE.
  - BAL ASSESSMENT 12.5 - REFER TO REPORT PREPARED BY NEXUS PLANNING

**SITE DEVELOPMENT PLAN**

		DRAWN BY P.T. DATE 30.10.25 SHEET SIZE A3 SCALE 1 : 500 SHEET No. 2 OF
PROJECT: <b>PROPOSED DWELLING ADDITIONS AT 33 WILLIAMSONS ROAD, GEMBROOK</b>		<b>H10144</b> Members of: BDAV HIA Residential - Commercial - Industrial
ISSUE DRAWN AMENDMENT DATE	B P.T. PLANNERS REQUIREMENTS ADDED, SHOWN  21.03.26 A P.T. PLANNERS REQUIREMENTS ADDED, SHOWN  06.01.26	

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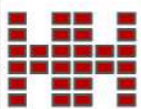
DEMOLITION PLAN

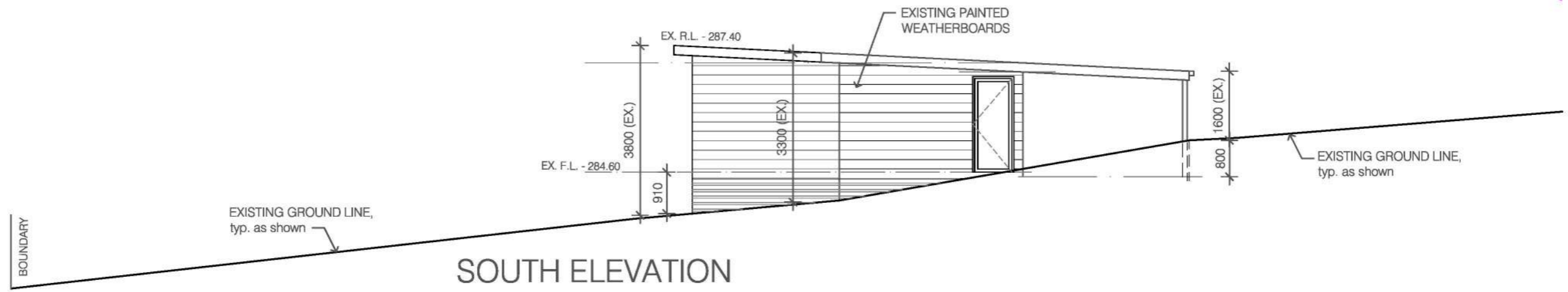
**EXISTING FLOOR PLAN**

AREAS:

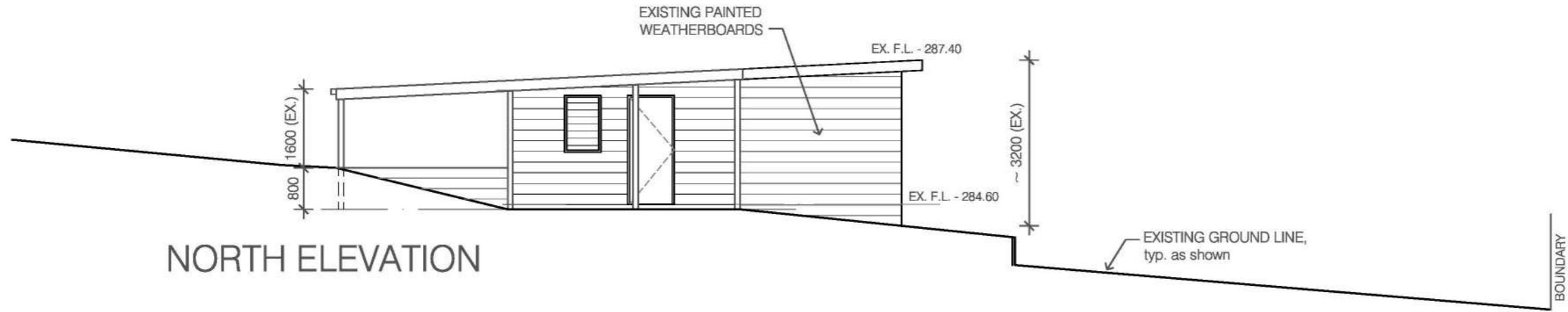
EX. DWELLING	-	69.9 sq.m.
EX. VERANDAH	-	73.0 sq.m.
		142.9 sq.m.

NOTE:  
ALL LEVELS TO AHD

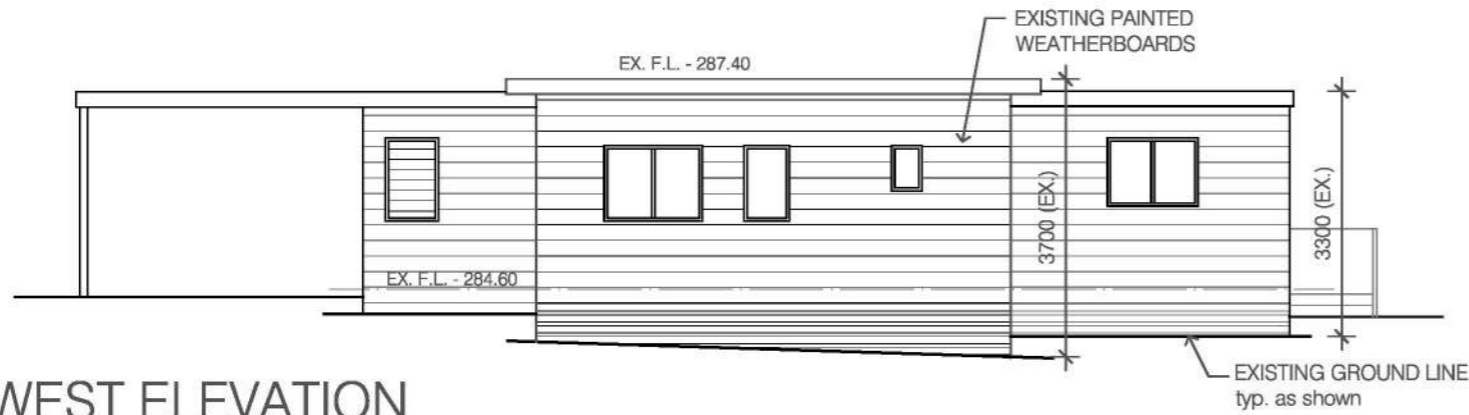
S N O I S V A E					PROJECT: PROPOSED DWELLING ADDITIONS AT 33 WILLIAMSONS ROAD, GEMBROOK	 <b>Hoban-Hynes Pty Ltd</b> 14/1283 Point Nepean Rd, Rosebud 3939 p. 03 5975 4233 e. mail@hobanhynes.com.au DPAD 29397 Members of: BDAV HIA Residential - Commercial - Industrial	DRAWN BY P.T. DATE 30.10.25 SHEET SIZE A3 SCALE 1:100 SHEET No. 3 OF 5
	ISSUE	DRAWN	AMENDMENT	DATE			<b>H10144</b>



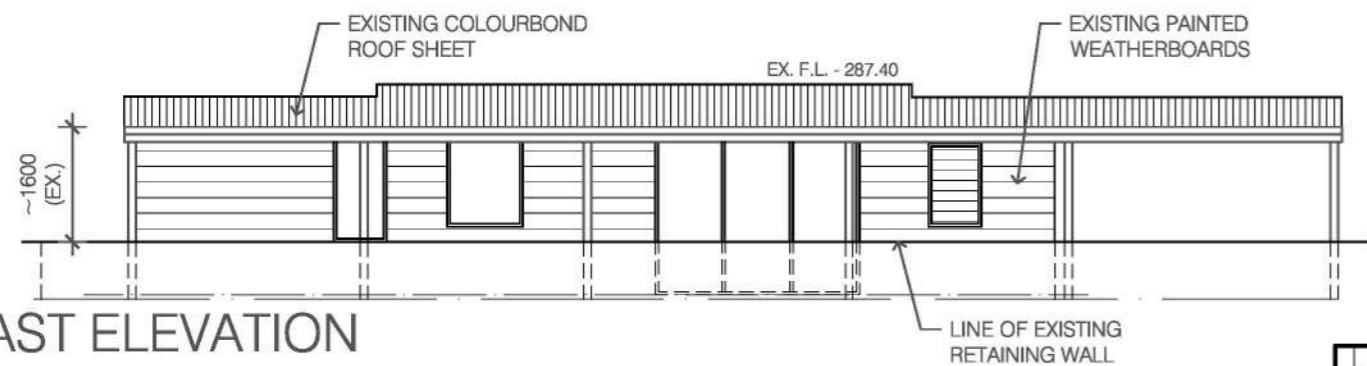
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NOTE:  
 - ALL LEVELS ARE TO AHD.  
 - REFER TO ARBORIST REPORT PREPARED BY MULTIPPOINT ARBORICULTURE.



**Cardinia**

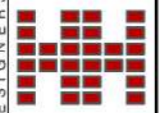

**ADVERTISED MATERIAL**

**Planning Application: T250674**

**Date Prepared: 17 April 2026**

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EXISTING ELEVATIONS

50 40 30 20 10 A P.T.	PLANNERS REQUIREMENTS ADDED, SHOWN	06.01.26	PROJECT: <b>PROPOSED DWELLING ADDITIONS AT 33 WILLIAMSONS ROAD, GEMBROOK</b>	 	DRAWN BY P.T. DATE 30.10.25 SHEET SIZE A3 SCALE 1 : 100 SHEET No. 4 OF
ISSUE DRAWN AMENDMENT DATE			<b>Hoban-Hynes Pty Ltd</b> <small>14/1283 Point Nepean Rd, Rosebud 3939          p. 03 5975 4233          e. mail@hobanhynes.com.au          DPAD 29397          Members of: BDAV HIA          Residential - Commercial - Industrial</small>		<b>H10144</b>



