
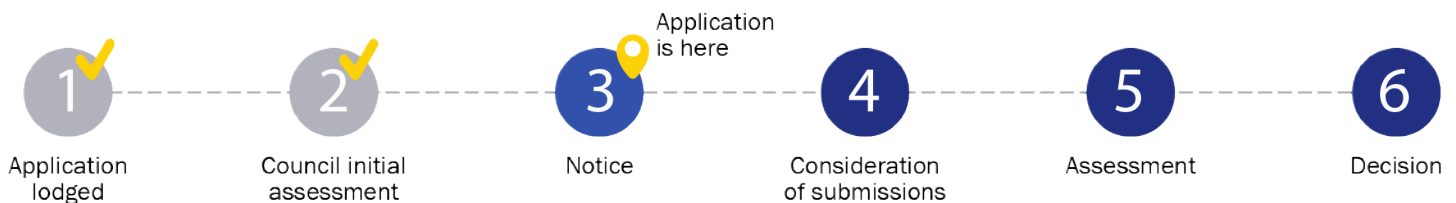


# Notice of Application for a Planning Permit

  
**ADVERTISED MATERIAL**  
 Planning Application: T240226  
 Date Prepared: 20 May 2026  
This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose, by taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

<b>The land affected by the application is located at:</b>	<b>L53 LP6808</b> <b>27 Baker Street, Cockatoo VIC 3781</b>	
<b>The application is for a permit to:</b>	<b>Buildings and Works (Construction of a Dwelling, Outbuildings and Associated Earthworks)</b>	
<b>A permit is required under the following clauses of the planning scheme:</b>		
43.02-2	Construct a building or construct or carry out works	
<b>APPLICATION DETAILS</b>		
<b>The applicant for the permit is:</b>	TERRAIN NINE PTY LTD	
<b>Application number:</b>	T240226	
<p><b>You may look at the application and any documents that support the application at the office of the Responsible Authority:</b></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>		
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:		<b>05 June 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>	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.



  
**Cardinia**  
**ADVERTISED MATERIAL**  
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**Application Summary**

Portal Reference	A224999J
------------------	----------

**Basic Information**

Proposed Use	PROPOSED NEW SINGLE DWELLING
Current Use	VACANT
Cost of Works	\$350,000
Site Address	27 Baker Street Cockatoo 3781

**Covenant Disclaimer**

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

**Contacts**

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

**Fees**

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 4	More than \$100,000 but not more than \$500,000	\$1,383.30	100%	\$1,383.30
<b>Total</b>				<b>\$1,383.30</b>

**Documents Uploaded**

Date	Type	Filename
17-05-2024	A Copy of Title	170524_T9_27 Baker Street, Cockatoo_Title Certificate.pdf
17-05-2024	Site plans	170524_T9_27 Baker Street, Cockatoo_Architectural Set.pdf
17-05-2024	Additional Document	170524_T9_27 Baker Street, Cockatoo_Title Plan.pdf
17-05-2024	Additional Document	170524_T9_27 Baker Street, Cockatoo_Cover Letter.pdf
17-05-2024	Neighbourhood and Site Description	170524_T9_27 Baker Street, Cockatoo_Feature Level Survey.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

Submission Date

## Declaration

By ticking this declaration, I declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) is/are the Applicant.



**Civic Centre**  
20 Siding Avenue, Officer, Victoria

**Council's Operations Centre (Depot)**  
Purton Road, Pakenham, Victoria

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham VIC, 3810

**Email:** mail@cardinia.vic.gov.au

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



### 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.:	T240226 PA
Address of the Land:	27 Baker Street, Cockatoo VIC 3781

## APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Terrain Nine Pty Ltd
Address:	20 Liberator Drive, Point Cook VIC
Phone:	03 8323 9994
Email:	[REDACTED]

  
**ADVERTISED MATERIAL**  
 Planning Application: T240226  
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## 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.		
1. The proposed house is slightly aligned to the north.		
2. The color of the roof has been altered.		
3. The kitchen window facing north has been omitted.		

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

Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$
---	---	---------------

**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.

<b>Name:</b>	
<b>Signature:</b>	
<b>Date:</b>	

**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*.

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

VOLUME 04705 FOLIO 820

Security no : 124114520343U  
Produced 29/04/2024 11:39 AM

## LAND DESCRIPTION

Lot 53 on Plan of Subdivision 006808.  
PARENT TITLE Volume 04184 Folio 694  
Created by instrument 1105317 19/05/1923

## REGISTERED PROPRIETOR

Estate Fee Simple



TH VIC 3136

## ENCUMBRANCES, CAVEATS AND NOTICES

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

## DIAGRAM LOCATION

SEE LP006808 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: 27 BAKER STREET COCKATOO VIC 3781

DOCUMENT END



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# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>LP006808</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>29/04/2024 11:39</b>

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# LP 6808

EDITION 2  
PLAN MAY BE LODGED 28/01/16.

3 SHEETS  
SHEET 1

COLOUR CODE  
E-1 = BLUE  
E-2 = BROWN

**APPROPRIATIONS**  
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR DRAINAGE PURPOSES

**ENCUMBRANCES**  
AS TO THE LAND MARKED E-2: ANY EASEMENTS AFFECTING THE SAME

**NOTATIONS**  
WATERWAY NOTATION: LOTS 11, 22, 25, 26, 27 & 59 IN THIS PLAN MAY ABOUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

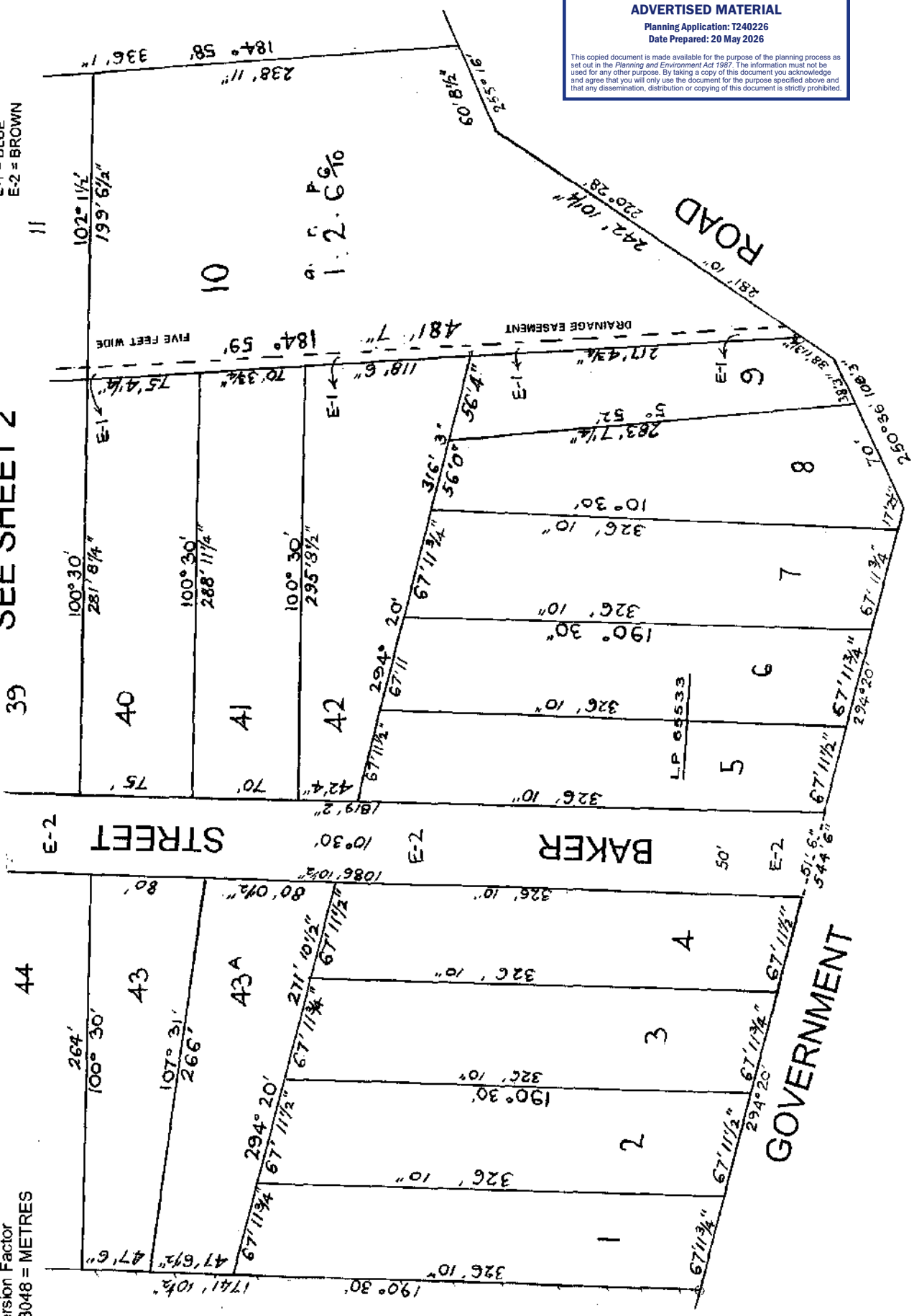
# PLAN OF SUBDIVISION OF OF CROWN ALLOTMENT 123 PARISH OF GEMBROOK

COUNTY OF EVELYN

VOL 2571 FOL 129 VOL 3945 FOL 806

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES

SEE SHEET 2



Cardinia  
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LP 6808

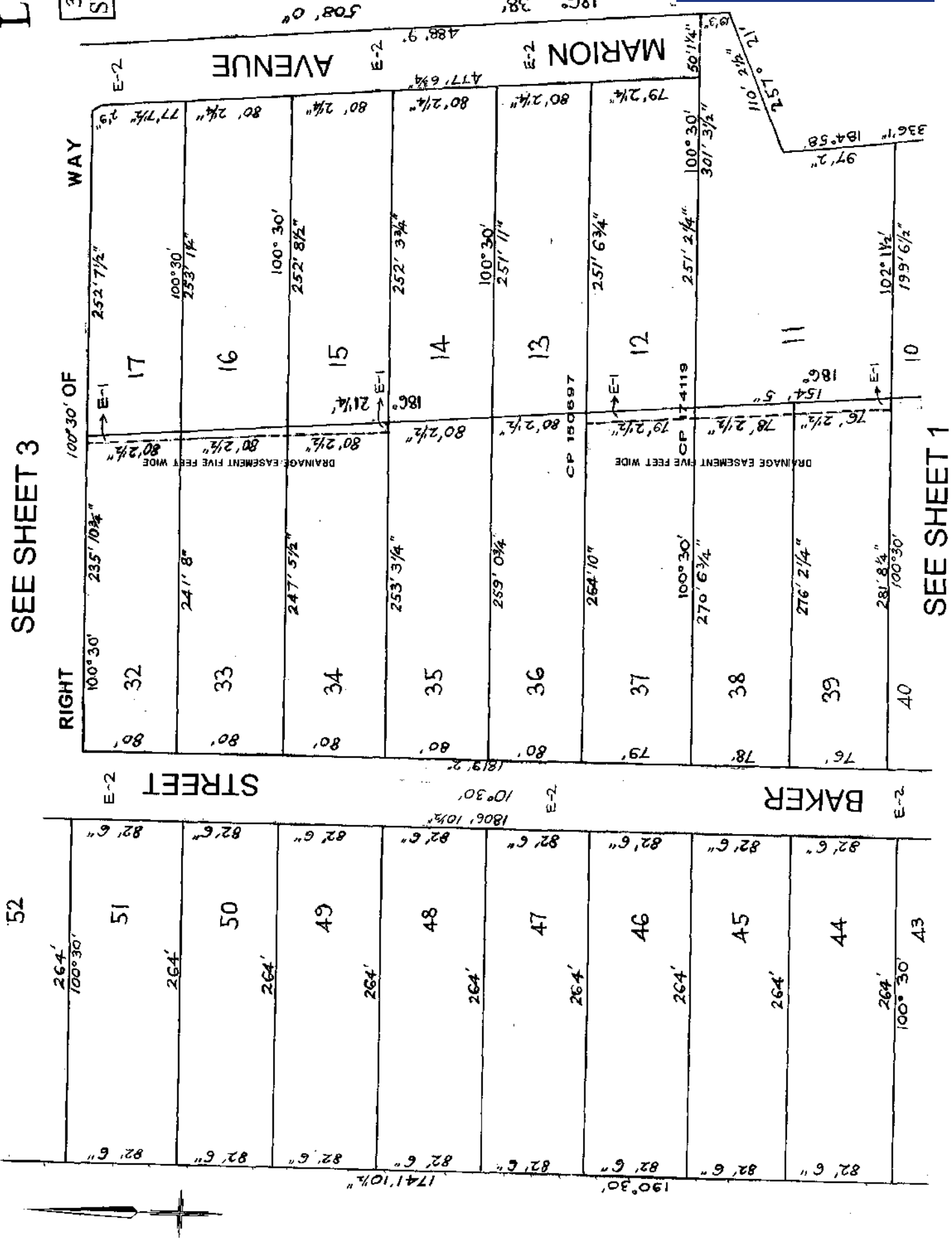
3 SHEETS  
SHEET 2



ADVERTISED MATERIAL

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SEE SHEET 3

SEE SHEET 1





Date: 28<sup>th</sup> November 2025



To,  
Cardinia Shire Council,  
20 Siding Avenue,  
Officer VIC 3809

**Attention: Hamish Mival**

**Response Planning Permit Application T240226 PA\_27 BAKER STREET, COCKATOO VIC 3781**

Dear [REDACTED]

Close to the end of 2025 and we are hoping to receive planning approval. My architect, Sumedh Shinde, and I understand the need to use guidelines provided by Council in planning and building my home in Cockatoo.

We have listened to and addressed the Council's concerns arising from plans previously submitted, and thoroughly read the Cockatoo Township Strategy 2008, and the requirements of the 3 Overlays applicable to my site.

We have also sought to follow the advice of Joan Webster OAM in her CSIRO published and commended books on Bushfire Safety.

Unfortunately, we did not find in the Council's 'Vegetation Overlay' reference to the danger trees can cause humans and property during or after cyclonic winds, or fire, or if disturbed during building procedures. This has become a difficulty whether I am allowed to build or not. I do not want the very tall Eucalyptus trees remaining on my narrow site to fall on my neighbour's homes or property, or across the road, as several trees have done in the past 10 years. Nor do I want to take the chance of my new home and me being crushed.

With the increasing severity and frequency of cyclonic winds and fire, I need to remove the trees on site and replant as planned, using mainly appropriately sized native plants or indigenous plants according to CFA and fire-retarding landscaping requirements. I have made suggestions on the landscape overlay.

I hope Council understands this need.

We have also carefully assessed the access to the site and vehicle manoeuvrings in relation to our neighbour's needs, on a 5.5m wide street that drops down steeply on the opposite side of the road.

The solution is shown on Sumedh's plans.

I have been fined for having 'weeds and pests' (unidentified pests) on this site, which in the main will be rectified by careful landscaping. Fined also last year for my bush site looking 'unkempt', so until the plans are implemented and we have created a pleasing 'garden effect' viewed from the street, as Council expects, I would appreciate your intervention to prevent such fines.

I will let workers on the site understand the need for careful cleanups.

The embankment at the front of the site which needs to be levelled for parking, is contaminated with and eroding from *Watsonia* corms, and will be removed, but other excavated topsoil and

clay will be reused on site for berming where possible. Another important aspect of my goal is to fulfill my needs as an aging person. The building and the site itself, as planned, will be an exemplar of a home for the aged or disabled who need to move or renovate in Melbourne's outer areas, (naturally prone to bushfires) wish to build and live sustainably, respect our environment, and to contribute to the community.

Thank you for your previous advice, Hamish, and understanding.

(Owner



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Date: 19<sup>th</sup> April 2026

To,  
Cardinia Shire Council,  
20 Siding Avenue,  
Officer VIC 3809

**Attention: Hamish Mival**

Dear [REDACTED]

**Request for Planning Permit Application T240226 PA**  
**27 BAKER STREET, COCKATOO VIC 3781**

In response to your email dated 7<sup>th</sup> February 2026, enclosed additional information required as part of the application:

- Revised set of Architectural Drawings addressing council's concern.

The plans are revised to show the following:

1. A written statement with rationale for inclusion of 2.5m wide paved/gravelled strip along front boundary is now provided in response later **(Refer to enclosed letter RFI Response)**

Site Plan:

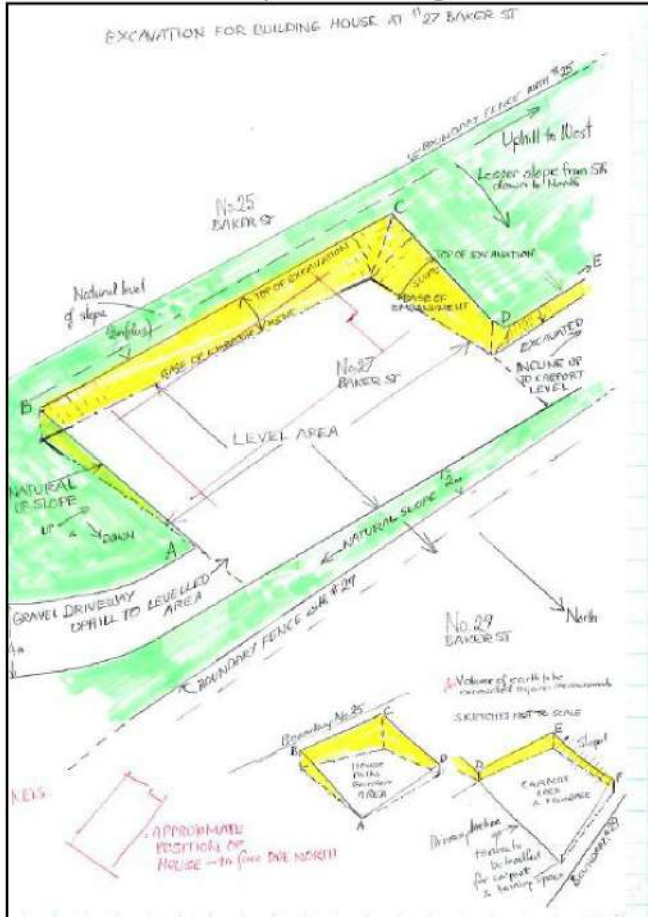
2. The site plan now shows the following:
  - a. There are no existing trees to provide setback of from proposed crossover **(Refer to sheet TN.03, TN.04 & RFI Response letter)**.
  - b. The width of the driveway and material were always shown on the ground floor and have indicated again for your preference with additional dimensions **(Refer to sheet TN.04 & RFI Response letter)**.
  - c. All necessary location of vegetation now shown to be removed including with street reserve **(Refer to sheet TN.03, TN.04 & RFI Response letter)**.
  - d. We have provided the site cut and depth of the cut in elevations **(Refer to sheet TN.05, TN.06, TN.07 & TN.08)**.

Also refer to below photograph to the South-Side of 29 Baker Street, Cockatoo showing the level of shed, existing dwelling and levels. The dwelling is on a single level similar to our proposal, where its clearly seen the level to the rear as the house is on a single level.





- e. The maximum depth has been marked on the North Side Elevation, the site slopes down to the north and east and we have also provided a image which shows the site cut (**Refer to sheet no.TN.09**).



- f. Please refer to the bottom of the sheet with all reference dates revision details, sheet no. which are marked shown every time we have submitted the architectural set in the past.

Please refer to all other plans, report and letter to support our detailed response as above.

We trust these changes addresses council's concern and we look forward to your response.  
 Please contact me at **03 8323 9994** or **sneha@terrain9.com.au** for any queries.

Thank you.  
 Yours sincerely,



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 www.Terrain9.com.au  
 03 8323 9994 | Studio@Terrain9.com.au



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Date: 19<sup>th</sup> April 2026

To,  
 Cardinia Shire Council,  
 20 Siding Avenue,  
 Officer VIC 3809

**Attention: Hamish Mival**

Dear [REDACTED]

**Request for Planning Permit Application T240226 PA**  
**27 BAKER STREET, COCKATOO VIC 3781**

**RESPONSE TO FURTHER REQUEST**

**Address: 27 Baker Street, Cockatoo VIC 3781**  
**Prepared for:** Council Submission  
**Application No.:** T240226

**Application Details**

Item	Details
Application No.	T240226
Property No.	2053101400
Address	Lot 53 LP6808, 27 Baker Street, Cockatoo VIC 3781
Overlays	BMO, VPO, DDO

**Proposal**

Request for a Planning Permit to construct a dwelling and carport; erect a shipping container shed; and undertake associated earthworks.

---

Eliminating the contaminated embankment at the eastern front of the site will allow an entrance and driveway to be constructed early in the building process. This will prevent workers' four-wheel drive vehicles from being driven randomly across the site, thereby avoiding unnecessary soil compaction and disturbance.

Retaining the existing trees would result in disturbance to the widespread shallow root systems during construction. I am also concerned about the safety risk posed by potential tree fall, including the risk to neighbouring properties, Baker Street, and my future dwelling. Given increasingly frequent and severe weather events, it is important that I feel safe on the site.

I recall a Council Officer suggesting that the house would present better to the street if rotated to face east. I respectfully reject this suggestion.

To maximise winter solar access and optimise solar panel efficiency, the dwelling must face north. To maintain the required defendable space around the dwelling, it must also face north.

**Building Construction Standard:** Minimum BAL-29.



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03 8323 9994 | Studio@Terrain9.com.au



**TERRAIN NINE**  
design studio

101 Moray Street, South Melbourne VIC 3205

### **Defendable Space:**

This has been clearly indicated on the submitted site plan. All requirements are addressed, with the understanding that ongoing maintenance will be required once construction and planting are complete.

---

### **Static Water Provision**

The site (approximately half an acre) will include a 10,000-litre concrete/steel water tank accessible to the CFA and fitted with the required CFA connections.

The existing fire hydrant located on the verge in front of No. 29 is approximately 38 metres from the rear of the proposed dwelling.

All CFA requirements relating to static water supply and access will be fully implemented.

---

### **Council Request**

1. Provide a written statement outlining the rationale for inclusion of a 2.5-metre-wide gravelled strip along the front boundary.

### **Response**

We are required to protect the site during construction by minimising unnecessary disturbance to native vegetation, both on the site and on the adjacent public nature strip.

We have also been advised to avoid unnecessary soil compaction across the site.

In addition, we must ensure that the use of Baker Street by neighbours and service providers is not impeded during vegetation removal, earthworks, and construction activities, including when large trees are removed.

---

### **Facts Relating to the Site and Constraints**

#### **A. Vegetation**

As shown on the submitted plans, the existing vegetation consists primarily of *Eucalyptus obliqua*, a small number of wattles, various weeds, and sphagnum moss. There are no understory shrubs or significant native plantings requiring protection.

Despite a previous arborist's report indicating that the large (25–30 metre) eucalyptus trees had an extremely low probability of failure ("1 in 500,000"), six trees have fallen within the past 11 years. One fell across the road to the east, and another narrowly missed my neighbour's house at No. 29.

---

#### **B. Road Width**

Baker Street narrows to approximately 5.5 metres in width between the outer edges of the kerbing in front of No. 27.

---

#### **C. Opposite Verge Conditions**

On the opposite side of Baker Street, there is approximately 20 cm of soft nature strip beside the kerb, after which the land drops steeply downhill along most of the 25-metre frontage opposite my property.



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03 8323 9994 | Studio@Terrain9.com.au



---

#### D. Vehicle Constraints

Construction vehicles and delivery trucks required to stop in front of the site would need to park partially on the narrow verge and roadway. This would leave minimal room for other vehicles to pass safely, if at all.

---

#### E. Emergency Access and Safety

In bushfire conditions, reduced visibility due to smoke and debris presents additional risks. Vehicles travelling along Baker Street—particularly near the downhill eastern side—may encounter dangerous conditions.

CFA vehicles may require access to:

- The fire hydrant in front of No. 29, and/or
- The proposed CFA-compliant 10,000-litre water tank near the driveway entrance at No. 27

Safe and unobstructed access must therefore be maintained at all times.

---

#### F. Construction Vehicle Requirements

Large construction vehicles, often comparable in size to CFA appliances (approximately 9m long and 3–5m wide with operational clearance), require significantly more space than is currently available.

For example, a 9-metre truck carrying a 15-tonne excavator requires additional space to deploy ramps, unload machinery, and allow the excavator to manoeuvre safely onto level ground. This can increase the required operational length by approximately 6 metres.

---

#### G. Turning Movements

Large trucks require space to perform U-turns within Baker Street. Existing driveways in the vicinity are unsuitable for accommodating long and heavy vehicles.

---

#### H. Pedestrian Safety

Baker Street does not have a footpath. Pedestrian safety must therefore be carefully considered, particularly during construction when large vehicles are entering and exiting the site.

---

#### J. Embankment Condition

The embankment at the front of No. 27 is approximately one metre deep and consists primarily of invasive species, including *Watsonia*, ivy, convolvulus, blackberry, and residual eucalyptus root mass.

While previous owners have undertaken ongoing maintenance, permanent stabilisation and weed removal would require significant earthworks.

---

#### Proposed Solution

The eucalyptus saplings on site are all *Eucalyptus obliqua* and are expected to grow to heights unsuitable for the site context.



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www.Terrain9.com.au  
03 8323 9994 | Studio@Terrain9.com.au



In order to construct the dwelling in accordance with Bushfire Management Overlay (BMO), Vegetation Protection Overlay (VPO), and Design and Development Overlay (DDO) requirements, as well as sustainable design principles, it is proposed to remove the embankment and later restore the area with appropriate indigenous or native planting.

Removal of the embankment will:

- Provide additional space for vehicles to park safely
- Enable efficient loading and unloading of construction materials
- Allow safe opening of vehicle doors
- Improve access via a wider, flatter driveway entrance
- Facilitate safer turning movements for large vehicles

---

### Use of the Nature Strip

1. The only vegetation requiring protection is a tree fern, which can be relocated or replanted appropriately.
2. The area used for access and parking will be reinforced with road base and compacted gravel capable of supporting heavy vehicle loads (up to approximately 15 tonnes).
3. A low retaining wall will be constructed to:
  - Improve soil stability
  - Manage drainage
  - Reduce uphill fire risk

---

### Future Outcome

The intention is to create a frontage that is both functional during construction and visually appropriate in the long term.

Following completion of works:

- The site will be landscaped appropriately
- Seating and pedestrian-friendly elements may be incorporated
- Vegetation (such as grasses) can be reinstated on the verge if required by Council

---

### Request

I respectfully request that the removal of the embankment and levelling of approximately 5 metres from the kerb be accepted as the most practical and safest solution for this site.

---



### Additional Considerations

- Access to fire-resistant roller shutters protecting windows and doors must be maintained
- Future accessibility requirements (including wheelchair access) will be accommodated via level or gently sloping surfaces
- The northern portion of the site provides the most suitable building platform
- Drainage will be engineered to prevent erosion or slippage
- While no known history of slope instability exists, appropriate precautions will be taken
- Construction on level ground, combined with erosion control planting and maintenance, will improve long-term site stability and safety



# Arboricultural Impact Assessment – Version 2

Cardina

ADVERTISED MATERIAL

Planning Application: T240226

Date Prepared: 20 May 2026

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Prepared by: Ryan Roche, Level 8 Consulting Arborist, Future Tree Health

*Grad Cert, Arb, University of Melbourne*

## Prepared for

---

**Subject property:** 27 Baker St Cockatoo 3781

**Inspection date:** 15 November 2025

**Date of report:** 2 December 2025

## Purpose of this report

---

The purpose of this report is to provide the findings of an independent assessment of the trees occupying the aforementioned area, as well as impact mitigation advice and a risk of harm assessment where relevant. This report has been prepared in accordance with *AS4970-2025 – Protection of Trees on Development Sites* and *AS4373-2007 – Pruning of Amenity Trees*.



---

## Documents relevant to this report

- Australian Standard: Protection of Trees on Development Sites AS4970-2025
- Australian Standard: Pruning of Amenity Trees AS4373-2007
- Site proposal / Plans

### Victorian Planning Provisions

- Bushfire Prone Area (BPA)
- VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (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 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.
  - The vegetation is an environmental weed.
- Clause 52.12 Exemption for vegetation removal along a fenceline
- 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.



To whom it may concern,

This report, as understood by the author is to be submitted to relevant parties regarding planned development of the property and the relationship to the trees present.

As agreed, this tree report will provide the following information regarding trees assessed:

- Onsite inspection of trees using QTRA methods where relevant
- Tree Identification
- Measurements and photographs (DSH tape, height meter, iPad photographs)
- Observations of tree health and condition
- Expected impact on trees and structures (including NRZ/SRZ details)
- Professional recommendations for works (if any), and/or mitigation or changes to construction techniques to allow any significant trees to be retained in accordance with AS4970-2025 *Protection of trees on Development Sites*.
- Specifics, details, or recommendations as required by the determining authority.

**Please note:**

1. Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to our *Terms of Advice and Service* as provided at the end of the report.
2. Report inclusions and exclusions, assessment methodology (QTRA) and specifics pertaining to Australian Standards referenced may also be found at the end of the document.

Please find the tree report included below.

Kind Regards,

Ryan Roche.



**Cardina**  
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## 1.0. Executive Summary

### Outline of proposed development:

- The current development design consists of the constriction of a new residential dwelling.
- A total of 29 trees were assessed as part of this development, all other vegetation within or adjacent to the subject site were considered low value shrubs and not relevant to this report or tree controls.

### Trees to be retained with no impact:

The following trees are to be retained throughout the current development design, and will not receive any impact as a result:

- Trees 2-4, 9, 12, 15 & 27-29 will be retained alongside all development activities with no impact.

### Trees proposed for removal:

In order to facilitate the current development proposal, the following trees are considered unretainable and will require removal:

- Trees 1, 5-8, 10, 16-22 & 24-25 will require removal to facilitate the current development design.

### Tree removal permits:

- It is the responsibility of the client to apply to council via this report to obtain any necessary removal permits for trees included in this report.
- Trees located within neighbouring properties or council land are owned by the respective property owners. Their removal will require the owner's permission and any necessary permits.
- All permit requirements are shown within Section 2.1. of this report.

### Acceptable impact to retained trees:

The proposed development will result in acceptable impact to the following trees:

- Tree 11 will receive acceptable minor impact of 2.8% as a result of the proposed gravel driveway.
- Tree 13 will receive acceptable minor impact of 9% as a result of the proposed gravel driveway and site cut requirements.
- Tree 14 will receive acceptable moderate impact of 13.3% as a result of the proposed gravel driveway and site cut requirements.
- Tree 23 will receive acceptable minor impact of 5.1% as a result of the proposed site cut.
- These encroachments are deemed acceptable under Australian Standard: Protection of Trees on Development Sites AS4970-2025.

### Conclusion:

- We endorse the current proposal and all impact to retained trees provided that all construction techniques and practices listed above are implemented into the development proposal.
- Provided a Tree Protection Management Plan is implemented, we can confirm that all trees set for retention will be adequately protected throughout each stage of the proposed development.

## 2.0. Property Location



### **ADVERTISED MATERIAL**

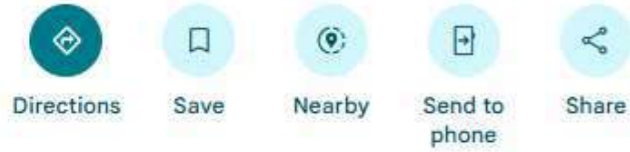
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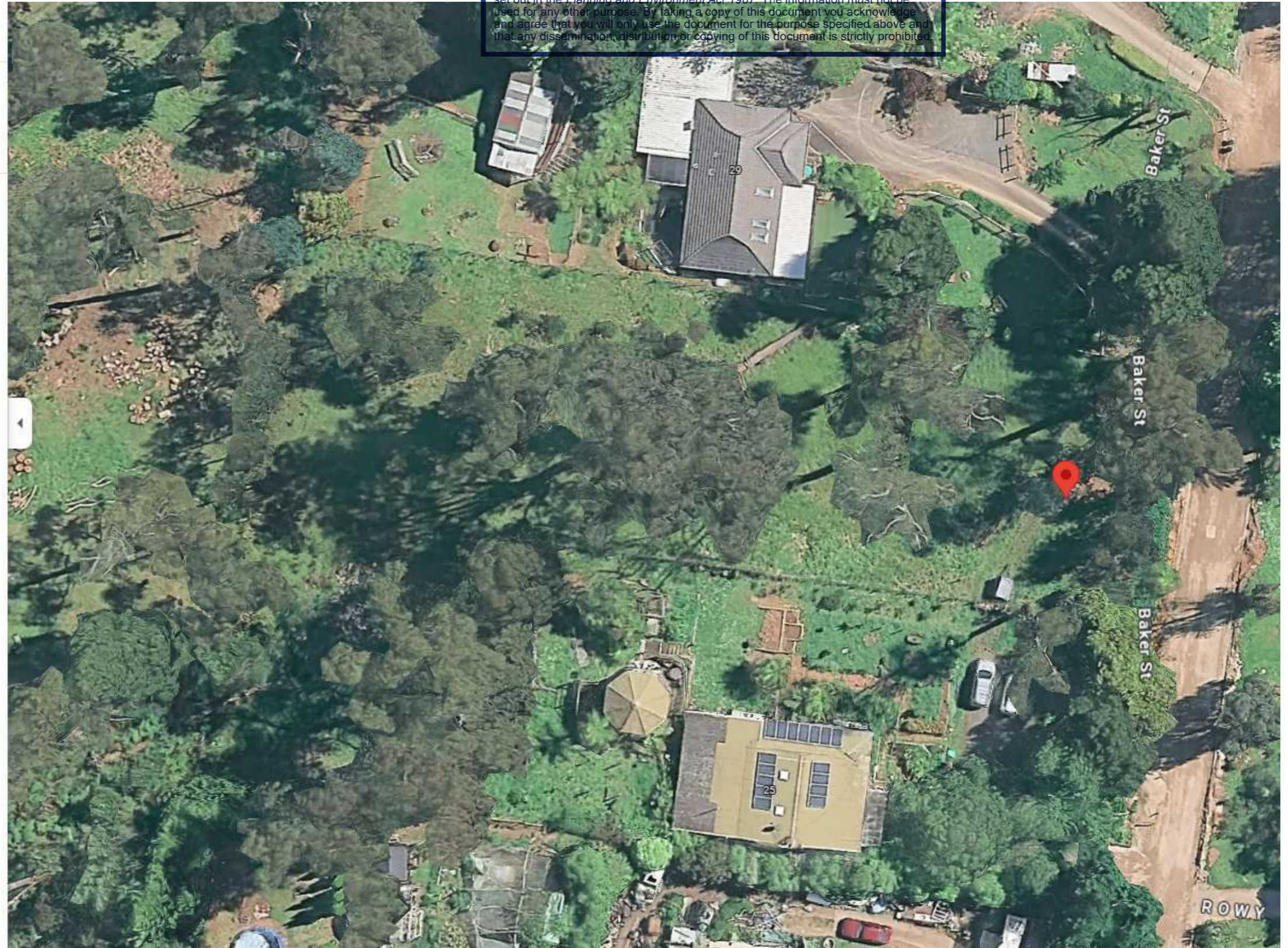
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## 27 Baker St



-  27 Baker St, Cockatoo VIC 3781
-  3F8Q+W4 Cockatoo, Victoria
-  Suggest an edit on 27 Baker St
-  Add a missing place
-  Add your business
-  Add a label
-  Your Maps activity

### Photos



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## 2.1. Tree Data Table

\*All measurements are in metres.

No.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	DSH	NRZ	DAB	SRZ	HEALTH	STRUCTURE	AGE	VALUE	ULE	ENCROACHMENT	IMPACT	OWNERSHIP	ORIGIN	PERMITS
1	<i>Dicksonia antarctica</i>	Fern Tree	3	2	0.24	2.88	0.25	1.85	Good	Good	Semi-mature	Low	20-30	Removal	Removal	Subject site	Victoria	VPO1
2	<i>Photinia x fraseri</i>	Red-Leaf Photinia	5	6	0.29	3.49	0.22	1.75	Good	Good	Semi-mature	Low	20-30	None	None	Third-party	Asia	VPO1
3	<i>Photinia x fraseri</i>	Red-Leaf Photinia	7	4	0.33	3.96	0.30	2.00	Good	Good	Semi-mature	Low	20-30	None	None	Third-party	Asia	VPO1
4	<i>Photinia x fraseri</i>	Red-Leaf Photinia	5	4	0.15	2.00	0.29	1.97	Good	Good	Semi-mature	Low	20-30	None	None	Third-party	Asia	VPO1
5	<i>Eucalyptus obliqua</i>	Messmate Stringybark	7	1	0.15	2.00	0.20	1.68	Good	Average	Young	Low	50+	Removal	Removal	Subject site	Victoria	VPO1
6	<i>Eucalyptus obliqua</i>	Messmate Stringybark	7	1	0.10	2.00	0.15	1.50	Good	Good	Young	Low	50+	Removal	Removal	Subject site	Victoria	VPO1
7	<i>Acacia mearnsii</i>	Black Wattle	7	2	0.15	2.00	0.27	1.91	Good	Good	Young	Low	50+	Removal	Removal	Subject site	Victoria	VPO1
8	<i>Eucalyptus radiata</i>	Peppermint	11	4	0.63	7.56	0.73	2.90	Good	Average	Semi-mature	Medium	15-20	Removal	Removal	Subject site	Victoria	52.12 Exemption
9	<i>Acacia melanoxylon</i>	Blackwood	4	3	0.05	2.00	0.07	1.50	Good	Good	Young	Low	50+	None	None	Third-party	Victoria	VPO1
10	<i>Eucalyptus obliqua</i>	Messmate Stringybark	15	8	0.90	10.80	1.05	3.38	Average	Average	Maturing	High	20-30	Removal	Removal	Subject site	Victoria	VPO1
11	<i>Eucalyptus radiata</i>	Peppermint	10	4	0.41	4.92	0.46	2.39	Good	Good	Semi-mature	Medium	20-30	2.8%	Minor	Third-party	Victoria	VPO1
12	<i>Acacia melanoxylon</i>	Blackwood	9	9	0.51	6.12	0.58	2.63	Good	Good	Maturing	Medium	20-30	None	None	Third-party	Victoria	VPO1
13	<i>Acacia melanoxylon</i>	Blackwood	8	3	0.31	3.72	0.36	2.15	Good	Average	Semi-mature	Low	20-30	9.0%	Minor	Third-party	Victoria	VPO1
14	<i>Prunus cerisifera</i>	Black Cherry	5	8	0.25	3.00	0.26	1.88	Good	Good	Semi-mature	Low	20-30	13.3%	Moderate	Third-party	Victoria	VPO1
15	<i>Acacia melanoxylon</i>	Blackwood	12	8	0.44	5.28	0.52	2.51	Good	Average	Semi-mature	Medium	50+	None	None	Third-party	Victoria	VPO1
16	<i>Eucalyptus obliqua</i>	Messmate Stringybark	15	6	0.78	9.36	0.84	3.08	Poor	Poor	Maturing	Low	<5	Removal	Removal	Subject site	Victoria	VPO1
17	<i>Eucalyptus obliqua</i>	Messmate Stringybark	16	12	0.89	10.68	1.01	3.32	Dead	Poor	Dead	Low	<5	Removal	Removal	Subject site	Victoria	VPO1
18	<i>Eucalyptus obliqua</i>	Messmate Stringybark	12	5	0.85	10.20	0.95	3.24	Average	Average	Maturing	Medium	15-20	Removal	Removal	Subject site	Victoria	VPO1
19	<i>Eucalyptus obliqua</i>	Messmate Stringybark	20	18	1.18	14.16	1.21	3.59	Good	Good	Maturing	High	20-30	Removal	Removal	Subject site	Victoria	VPO1
20	<i>Acacia mearnsii</i>	Black Wattle	3	2	0.08	2.00	0.10	1.50	Good	Good	Young	Low	20-30	Removal	Removal	Subject site	Victoria	VPO1
21	<i>Acacia mearnsii</i>	Black Wattle	5	1	0.05	2.00	0.10	1.50	Good	Good	Epi-regen	Low	5-10	Removal	Removal	Subject site	Victoria	VPO1
22	<i>Eucalyptus obliqua</i>	Messmate Stringybark	15	7	0.97	11.64	1.10	3.44	Average	Average	Maturing	Medium	20-30	Removal	Removal	Subject site	Victoria	VPO1

No.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	DSH	NRZ	DAB	SRZ	HEALTH	STRUCTURE	AGE	VALUE	ULE	ENCROACHMENT	IMPACT	OWNERSHIP	ORIGIN	PERMITS
23	<i>Eucalyptus radiata</i>	Peppermint	11	5	0.41	4.92	0.50	2.47	Good	Average	Maturing	Medium	20-30	5.1%	Minor	Third-party	Victoria	VPO1
24	<i>Eucalyptus obliqua</i>	Messmate Stringybark	7	2	0.10	2.00	0.15	1.50	Good	Good	Young	Low	20-30	Removal	Removal	Subject site	Victoria	VPO1
25	<i>Eucalyptus obliqua</i>	Messmate Stringybark	9	2	0.12	2.00	0.15	1.50	Good	Good	Young	Low	50+	Removal	Removal	Subject site	Victoria	52.12 Exemption
26	<i>Eucalyptus obliqua</i>	Messmate Stringybark	12	5	0.50	6.00	0.55	2.57	Poor	Poor	Semi-mature	Low	10-15	None	None	Third-party	Victoria	VPO1
27	<i>Eucalyptus radiata</i>	Peppermint	7	6	0.22	2.60	0.43	2.32	Good	Good	Semi-mature	Medium	20-30	None	None	Third-party	Victoria	VPO1
28	<i>Acacia mearnsii</i>	Black Wattle	9	9	0.14	2.00	0.16	1.53	Poor	Poor	Young	Low	20-30	None	None	Third-party	Victoria	VPO1
29	<i>Photinia x fraseri</i>	Red-Leaf Photinia	4	4	0.13	2.00	0.14	1.50	Good	Good	Semi-mature	Low	20-30	None	None	Third-party	Asia	VPO1



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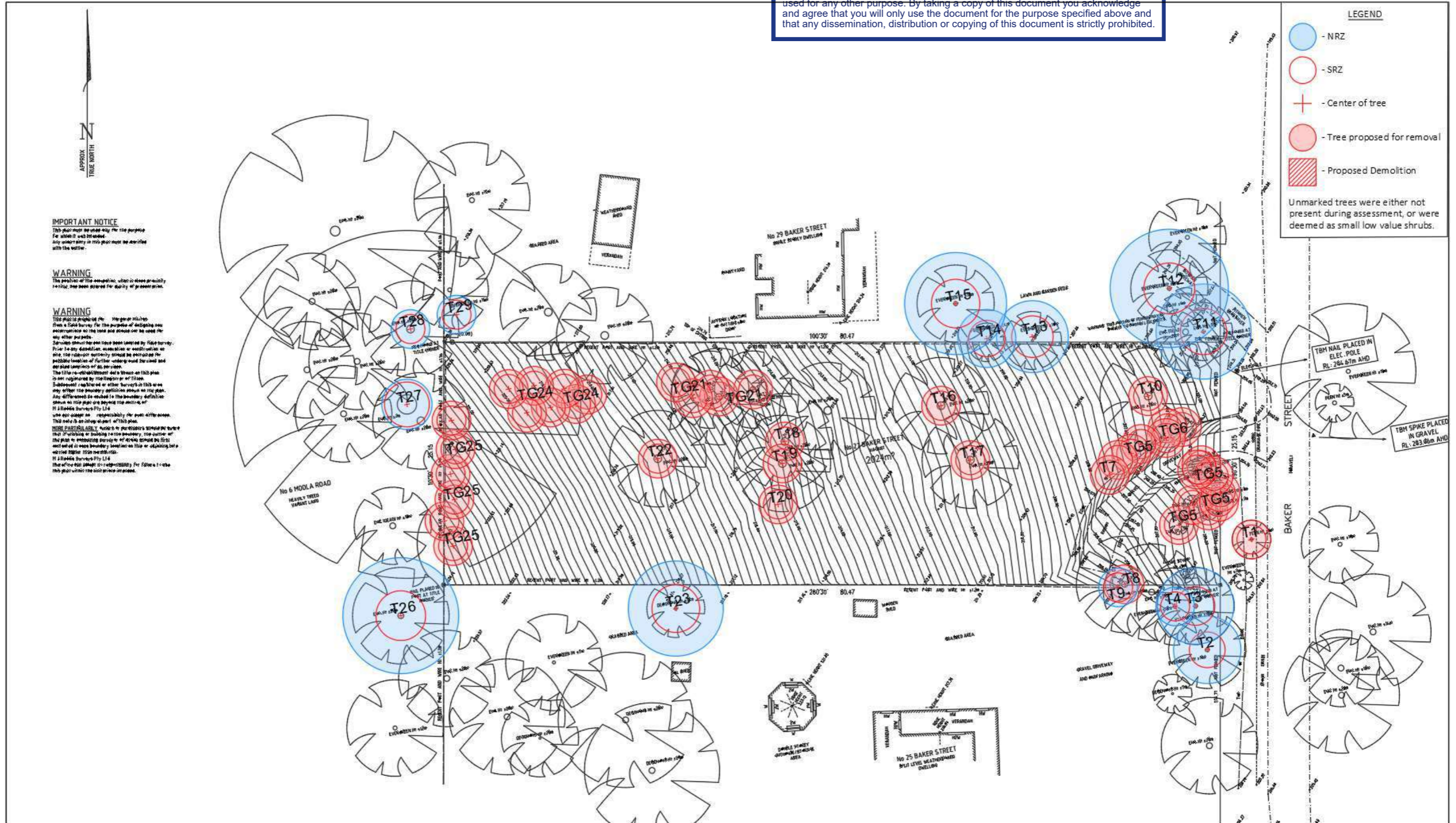
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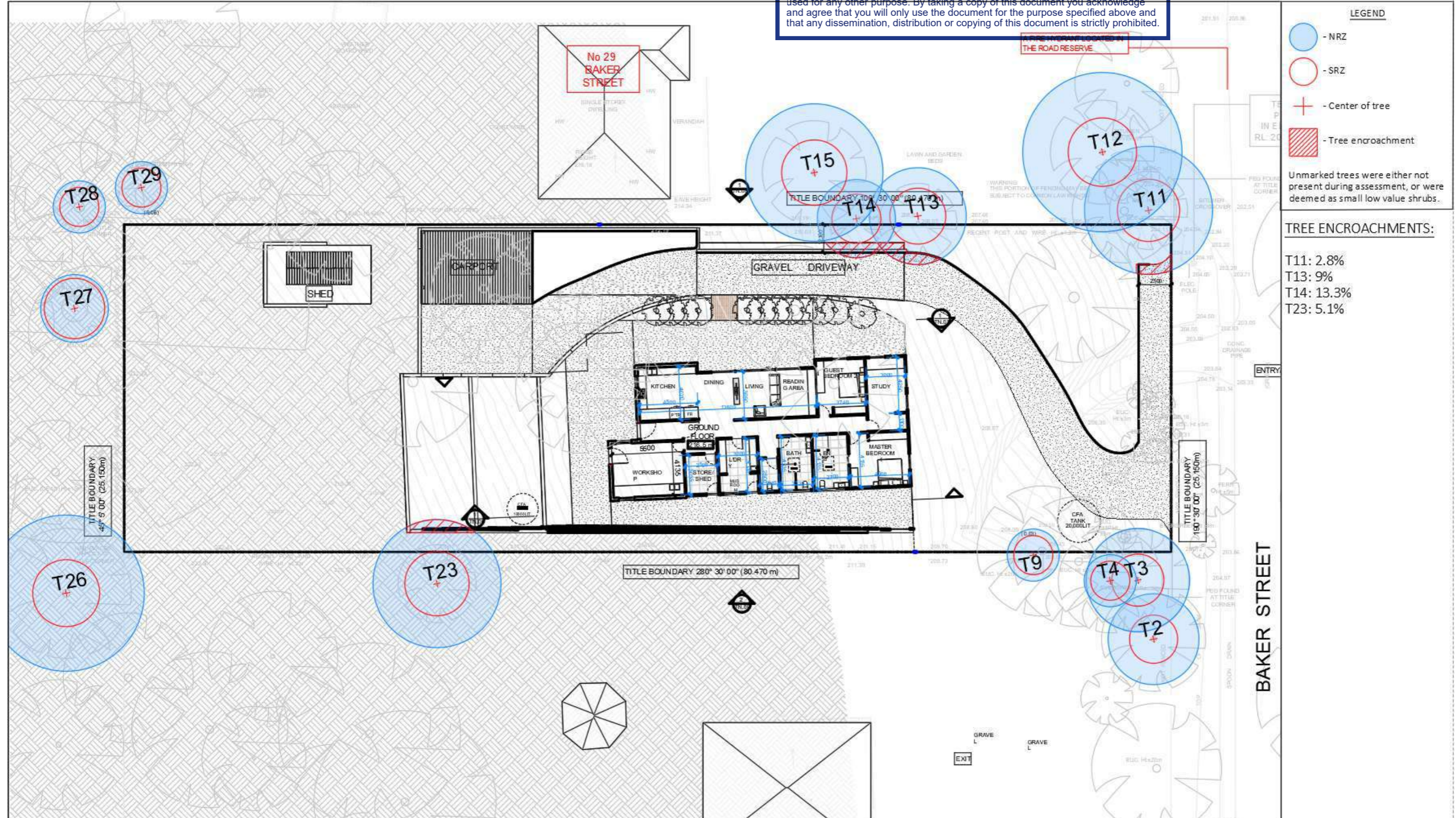
2.2. Existing conditions

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2.3. Development proposal



### 3.0. Tree Profiles

#### Tree # 1 *Dicksonia antarctica* Fern Tree



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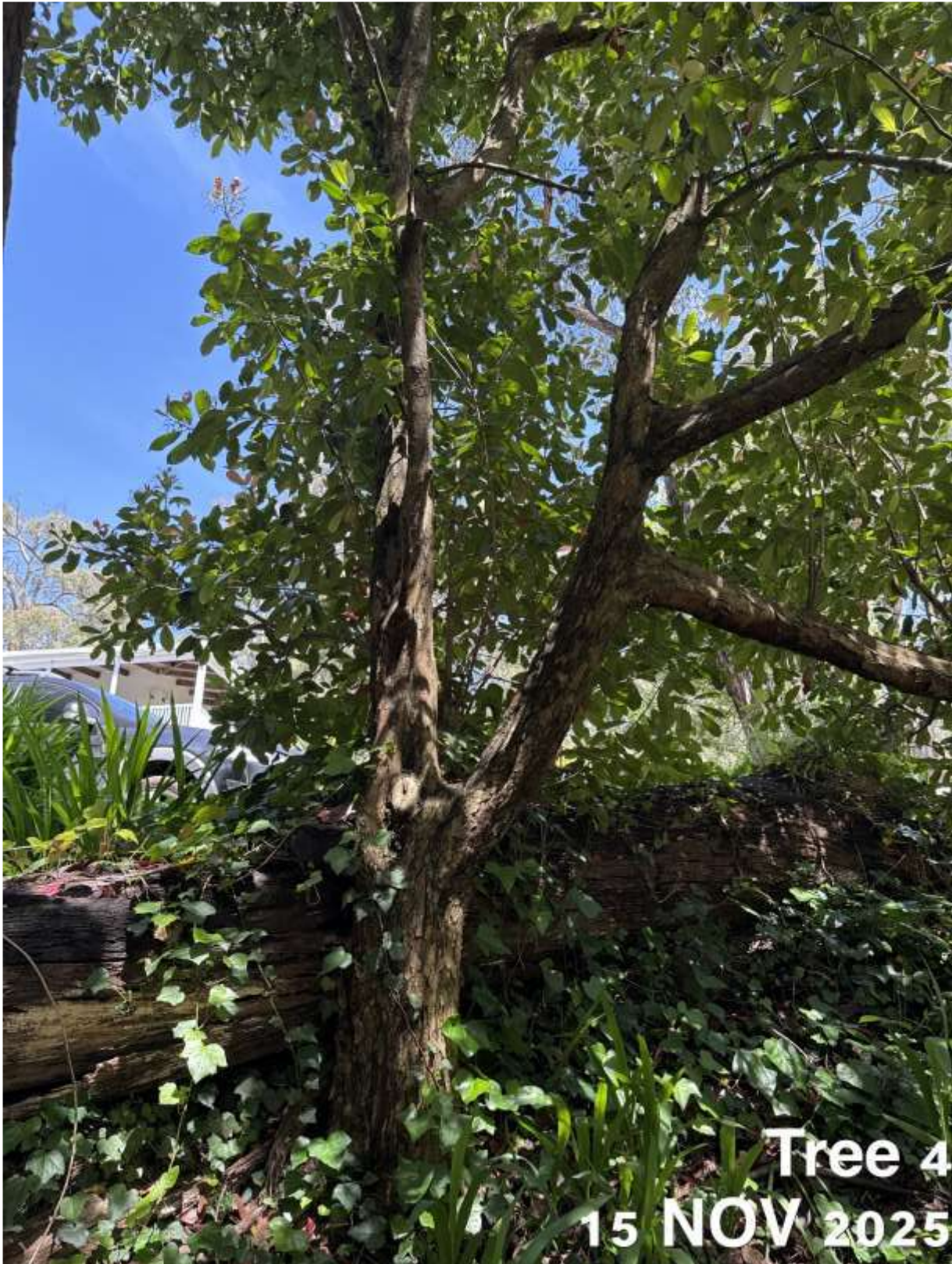
Tree # 2 *Photinia x fraseri* Red-Leaf Photinia



Tree # 3 *Photinia x fraseri* Red-Leaf Photinia



Tree # 4 *Photinia x fraseri* Red-Leaf Photinia



Tree # 5 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 6 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 7 *Acacia mearnsii* Black Wattle



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## Tree # 8 *Eucalyptus radiata* Peppermint



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Tree # 9 *Acacia melanoxylon* Blackwood



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Tree # 10 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 11 *Eucalyptus radiata* Peppermint



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Tree # 12 *Acacia melanoxylon* Blackwood



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Tree # 13 *Acacia melanoxylon* Blackwood

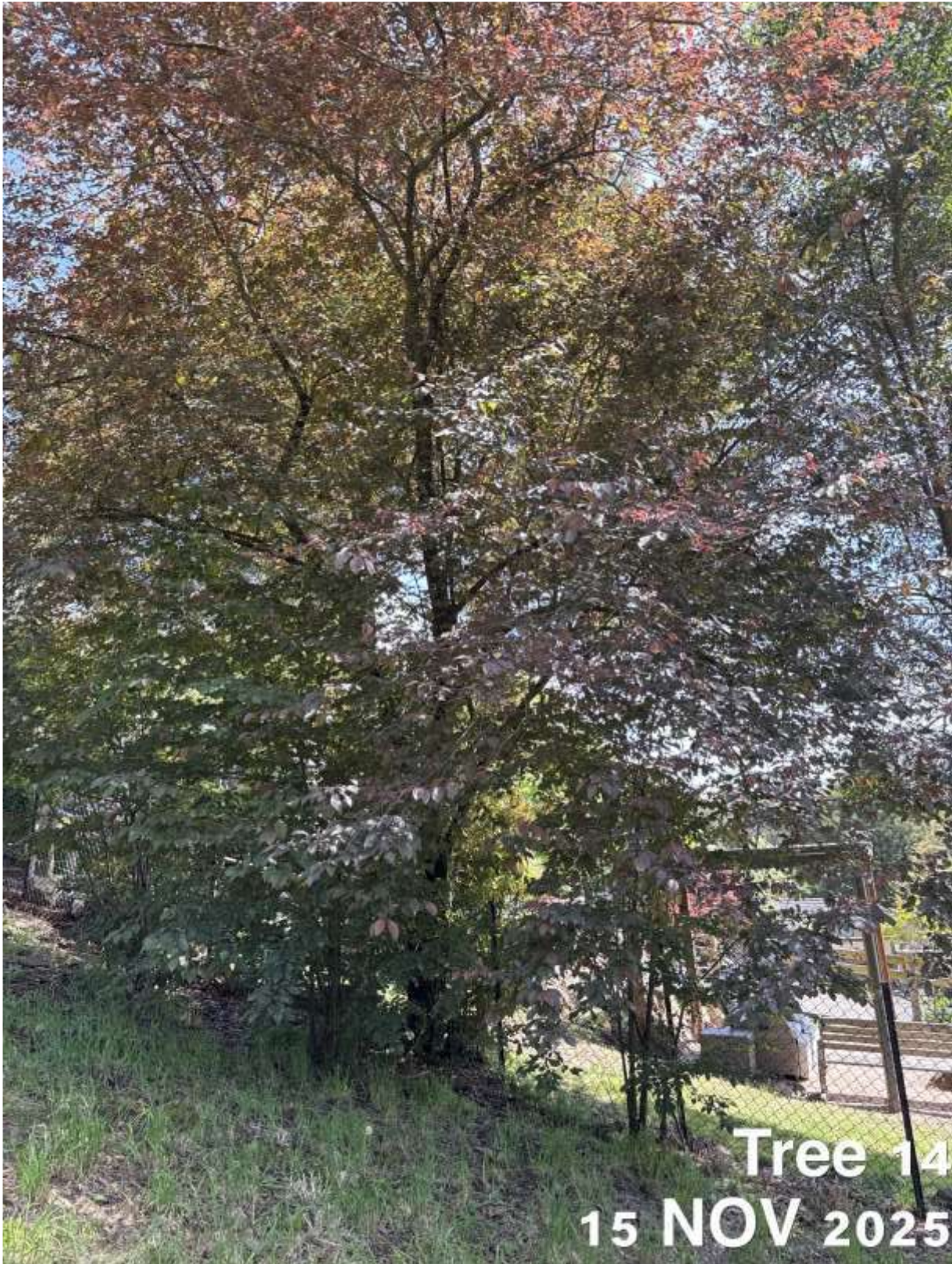


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Tree # 14 *Prunus cerasifera* Black Cherry



Tree # 15 *Acacia melanoxylon* Blackwood



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Tree # 16 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 17 *Eucalyptus obliqua* Messmate Stringybark



Tree # 18 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 19 *Eucalyptus obliqua* Messmate Stringybark



**Tree 19**  
**15 NOV 2025**

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Tree # 20 *Acacia mearnsii* Black Wattle



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Tree # 21 *Acacia mearnsii* Black Wattle



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Tree # 22 *Eucalyptus obliqua* Messmate Stringybark



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## Tree # 23 *Eucalyptus radiata* Peppermint



Tree # 24 *Eucalyptus obliqua* Messmate Stringybark



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Tree # 25 *Eucalyptus obliqua* Messmate Stringybark



**Tree group 25**  
**15 NOV 2025**

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Tree # 26 *Eucalyptus obliqua* Messmate Stringybark



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## Tree # 27 *Eucalyptus radiata* Peppermint



Tree # 28 *Acacia mearnsii* Black Wattle



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Tree # 29 *Photinia x fraseri* Red-Leaf Photinia



#### 4.0. Overview of AS4970-2025 & specifics on Tree Protection Measures

- This TPMP has been prepared in accordance with Australian Standard 4970-2025: Protection of Trees on Development Sites. Where proposed works are within the vicinity of trees, this standard is used to determine acceptable distances of works from trees via the calculation of Notional Root Zones (NRZ) and the Structural Root Zone (SRZ). This ensures trees are protected for the duration of the works.
- The proposed works must not encroach within the notional root zone unless this encroachment is deemed acceptable by the project arborist and in accordance with Australian Standard 4970-2025: Protection of Trees on Development Sites.

#### 4.1. Tree Protection Zone procedures

This section outlines the non-negotiable prohibitions beyond allowable encroachment into the TPZ:

- Machine excavations including trenching.
- Excavation for silt fencing
- Cultivation
- Storage
- Preparation of chemicals including cement products
- Parking of vehicles and plant
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment.
- Placement of fill
- Lighting of fires
- Soil level changes
- Temporary placement of utilities and/or signs
- Physical damage to the tree



## 4.2. Inspections

- During construction, any damage is to be documented and subsequently reported to the determining authority/Project Arborist within 24 hours. Items for the checklist are, in general:
- Tree condition including any damage.
- Adherence to TPMP procedures.
- Unauthorized deviations from the TPMP.
- New requests due to unforeseen events and requirements for amendments to the TPMP.

## 4.3. TPZ isolation fencing

- Fences should be erected before any machinery or materials are brought onto the site and before the commencement of works, including demolition, or in accordance with the TPS and as shown on the TPP. Once erected, protective fencing shall not be removed or altered without approval by the project arborist except in accordance with the TPS.
- The fence should restrict access to the enclosed portion of the TPZ. Semi-permanent fences or options that make it difficult to move the fence should be considered where appropriate. AS 4687.2 specifies applicable requirements where temporary fence panels are used. Where semi-permanent fences are used, the posts should be driven into the soil 600 mm (1 000 mm in sand), and top rails should be used as required.
- Existing perimeter fences and other structures may be used as part of the protective fence if suitable.
- Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site, as shown in Figure 4. The lettering on the sign should conform to AS 1319 .
- Section 4.4 indicates an example of protective fences.



#### 4.4. TPZ Fencing – illustrative examples.

*\*Although only one side of tree is shown, all sides of trees must be protected*

*\*As much allocation should be made as possible for the fencing within the nature strip area (wider the better so long as footpaths or similar are kept clear).*




  
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**TREE  
PROTECTION  
ZONE**

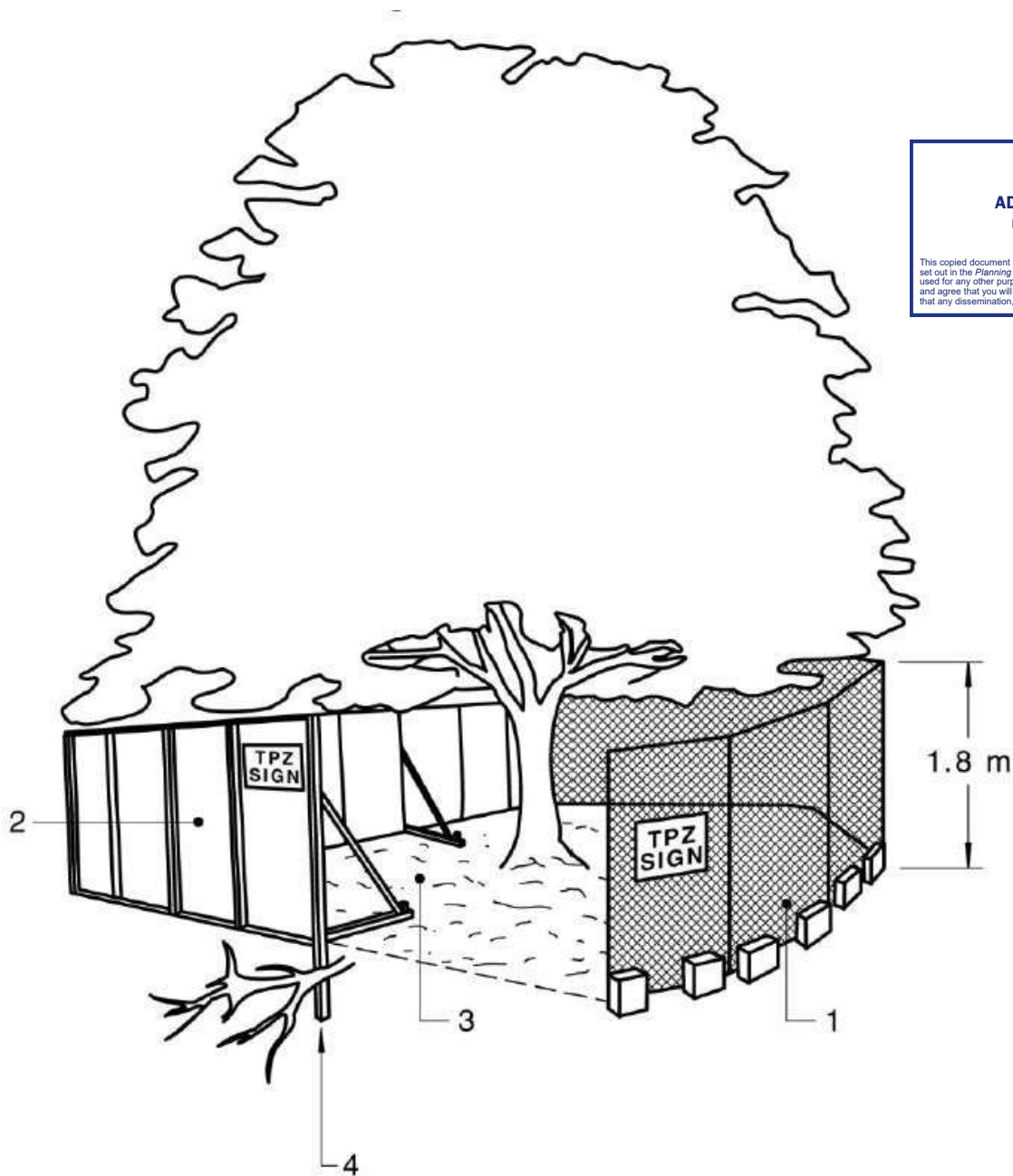


**NO ACCESS**

**Activities excluded from the TPZ include —**

- (a) **Excavation or disturbance of the soil, including scraping of the surface**
- (b) **Spreading or stockpiling of fill**
- (c) **Cultivation**
- (d) **Equipment and material storage**
- (e) **Preparation of chemicals, including preparation of cement products**
- (f) **Parking of vehicles and plant**
- (g) **Refuelling**
- (h) **Dumping of waste**
- (i) **Wash down and cleaning of equipment**
- (j) **Fires**
- (k) **Physical damage to the tree**

**Contact:**  
Contact Project Manager for copy of the Tree Protection Specifications (TPS).



  
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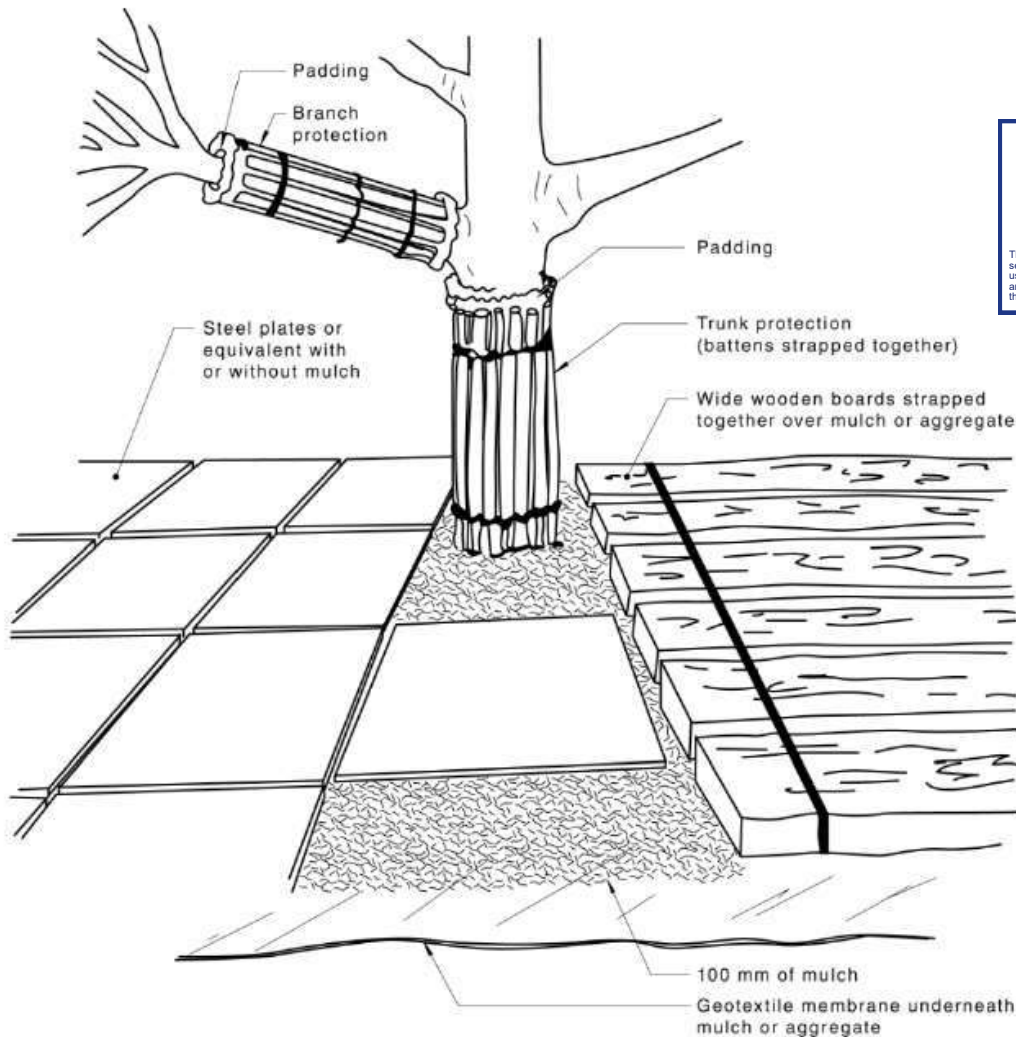
**KEY:**

- <sup>1</sup> Chain wire mesh panels that are held in place with concrete feet.
- <sup>2</sup> Alternatively, plywood or wooden paling fence panels may be used. This fencing material also prevents building materials or soil from entering the TPZ.
- <sup>3</sup> Mulch installation across the surface of the TPZ (as detailed in the TPS). No excavation, construction activity grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ other than those indicated in the TPS.
- <sup>4</sup> Bracing may be used within the TPZ. Installation of posts or supports should avoid damaging roots.

#### 4.5. Compaction mitigation and fine root damage prevention via Ground Protection

- Protective measures for trunks and branches must be installed wherever directed in the Tree Protection Specification (TPS), consent conditions, or as illustrated in the Tree Protection Plan (TPP).
- No temporary services or structural elements, such as powerlines, stays, guys, or similar attachments, may be fixed to any tree unless explicitly allowed in the TPS.
- When pedestrian movement or temporary machinery access is required inside the Tree Protection Zone (TPZ), ground protection methods must be applied. These measures are designed to prevent root injury and soil compaction within the TPZ.
- Ground protection may also be extended to root zones outside the TPZ if needed.

NOTE Existing hard surfaces, such as driveways or concrete slabs, can be considered suitable ground protection.



  
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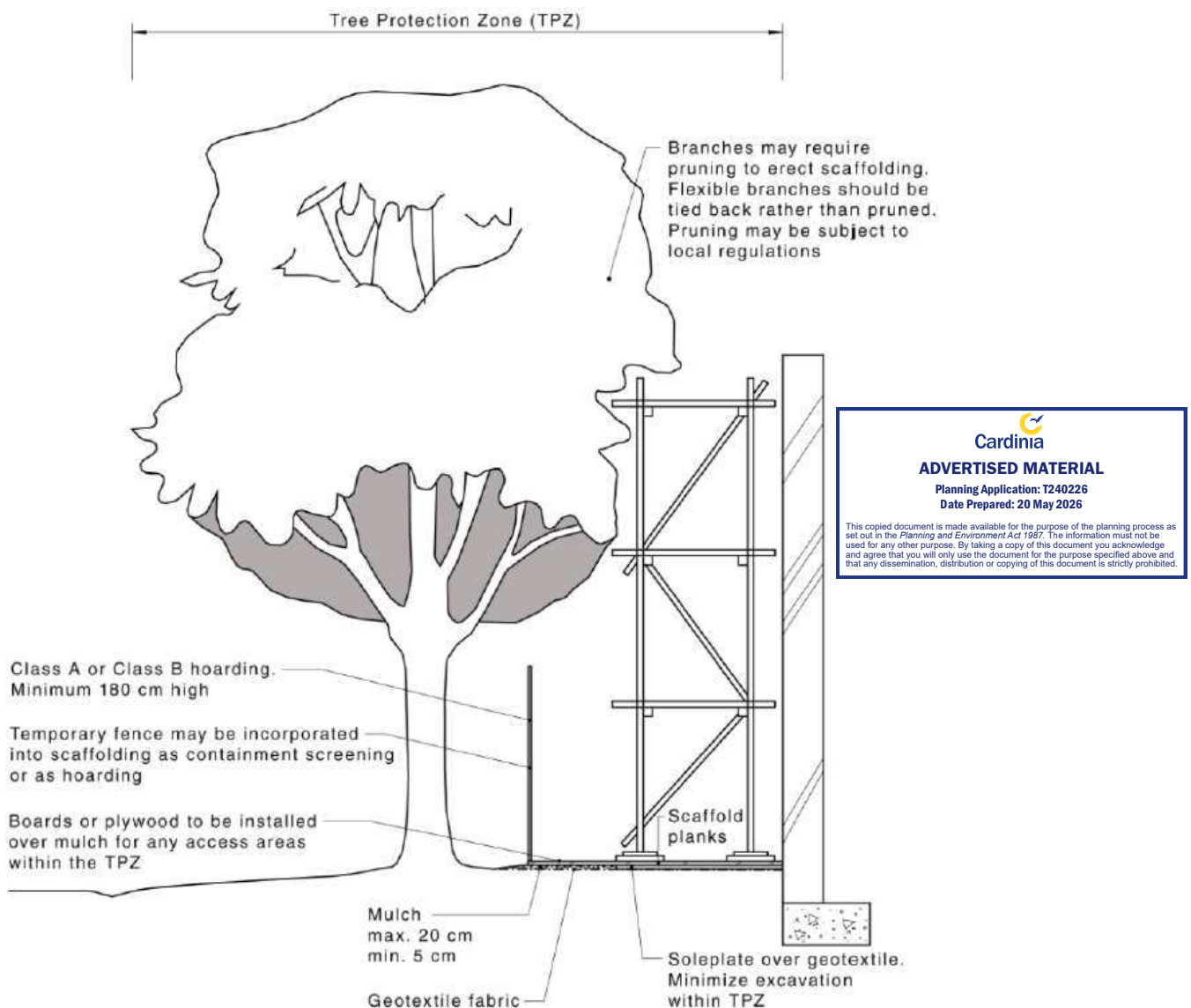
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NOTE 1 For trunk and branch protection, boards and padding may be used to prevent damage to bark. Boards shall be joined to each other using hoop straps and screws or similar. They shall not be screwed or nailed to the tree.

NOTE 2 Wide wooden boards or plastic or metal plates should be of a suitable thickness to spread the load and prevent soil compaction and root damage.

#### 4.6. Scaffolding

- Scaffolding should be positioned outside the Tree Protection Zone (TPZ) whenever feasible. If it must be located within the TPZ, any branch removal should be kept to a minimum. This can be achieved by adjusting the scaffolding design, narrowing its structure to avoid contact with branches, or temporarily tying branches back.
- Any pruning works require approval from the relevant authority and must follow the specifications provided, in accordance with AS 4373 standards.
- The ground beneath scaffolding should be covered with protective boarding, such as plywood sheets or scaffold planks, to capture falling materials like mortar or render. Where personnel or machinery access is necessary, appropriate ground protection must be installed to reduce soil compaction. This protection should remain in place until the scaffolding is dismantled, as outlined in the ground protection requirements (refer to Section 4.5).
- Excavation for scaffold sole plates or footings should be avoided where possible. If work within the Notional Root Zone (NRZ) is unavoidable, the method and extent of excavation must be determined in consultation with the project arborist.



#### 4.7. Tree Pruning, including branch and root pruning.

- Below are the steps to adequately protect trees from inadvertent branch breakage or the cutting of branches contrary to AS4373-02007 Pruning of Amenity Trees.
- For all trees that require pruning of branches, roots, or the tying back of branches, the following procedure applies.
- Any pruning requests (branches or roots) must be submitted to the determining authority, subsequently authorized, and must only be undertaken by a qualified arborist (AQF5 min) in accordance with AS4373-2007, Pruning of Amenity Trees.
- Prior to any works, and utilising the Impact Assessment where relevant, project arborist and construction manager are to determine extent of branch pruning and/or root pruning required to gain clearances for proposed work zones (once approval is gained). Pruning is to comply with AS 4373-2007 (Pruning of Amenity Trees).
- Damage to roots and/or pruning of roots must not occur/be undertaken without the authority of project arborist.

#### 4.8. Service Installation

- Utility services should be routed outside the Tree Protection Zone (TPZ) wherever possible. If it is unavoidable to run underground services within the TPZ, they must be installed through directional drilling, hand-dug pits or trenches, or in accordance with guidance provided by the project arborist.
- Directional drilling should maintain an upper bore surface depth of at least 0.6 m, and it is preferable that this work remains outside the Structural Root Zone (SRZ).
- A thorough evaluation of the potential effects from boring activities, as well as the placement of launch and exit pits, must be carried out for all trees that are to be preserved.
- Any trenching carried out manually requires the project arborist to identify which roots should be preserved and to supervise the work. Manual methods may include the use of hand tools or other techniques that cause minimal disturbance.
- Installing services inside the TPZ of protected trees requires active supervision from the project arborist to reduce the risk of harming the trees' health or stability. Before any work begins, all proposed service routes must be reviewed by the arborist. This early planning allows the arborist to recommend locations, establish protective measures, and evaluate possible impacts, ensuring that the trees remain safeguarded throughout the process.

#### 4.9. Post Construction and Landscape Construction Stage

- Landscaping within any TPZs is to be completed in the final stage of construction once machinery has left the site. Tree protection fencing and additional protective measures may be removed at this stage unless specified by the project arborist.
- All soft landscaping to be completed at existing ground level, without cultivation or changes to soil levels.

## 5.0. Report exclusions

This assessment/report did not include the following:

1. Below ground inspection (includes: location, condition and/or integrity of roots; condition of inaccessible parts of trunk; property or asset conflicts and/or damage due to roots).
2. Soil profile test (includes levels of compaction if any)
3. Detailed aerial tree inspection observations/findings (Visual Tree Inspection was conducted from the ground)
4. Abiotic disorder certainty (resulting from groundwater analysis, gas leak investigations, etc.).
5. Certainty of presence/identity of biotic agents (pests, pathogens). Where present, biotic agents must be sampled and sent for lab analysis, a process not included in this commission.
6. Certainty of decay present (if any) within the tree (tree was inspected from the outside only, meaning the condition and integrity of the xylem - wood - within the tree cannot be ascertained).
7. Trees omitted from this report have been excluded either (a) in our professional opinion, they are not relevant to the matter under consideration, or (b) their exclusion was specifically requested on a valid planning or procedural basis. The trees included are those either expressly requested for survey by the client, deemed relevant based on third-party planning documents, applicable legislation, or our professional experience.

## 6.0. AS 4970-2025: Protection of Trees on Development Sites

This report has been prepared in accordance with Australian Standard 4970-2025: Protection of Trees on Development Sites. Where proposed works are within the vicinity of trees, this standard is used to determine acceptable distances of works from trees via the calculation of Tree Protection Zones (TPZ) and the Structural Root Zone (SRZ).

A tree protection zone is erected to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. Following this, the erection of isolation fencing, the tying of branches, tree protection measures or instalment of tree protection zone signage may be required. This ensures the tree is protected for the duration of the works. The proposed works must not encroach within the notional root zone (NRZ) unless this encroachment is deemed acceptable by the project arborist and in accordance with Australian Standard 4970-2025: Protection of Trees on Development Sites.

Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted. Works conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.



## 7.0. Retention Methodologies & Tree Assessment Descriptors

### Arboricultural Value:

Low	Trees that offer little in terms of contributing to the future landscape.
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.

### ULE (Useful Life Expectancy):

Long	Trees that appear retainable with an acceptable level of risk for more than 40 years.
Medium	Trees that appear retainable with an acceptable level of risk for 15- 40 years.
Short	Trees that appear retainable with an acceptable level of risk for 5-15 years.
Remove	Trees with a high level of risk that would require removal within the next 5 years.

### Tree age:

Juvenile	A recently planted tree.
Young	Tree is actively establishing.
Semi-mature	Tree is actively growing.
Maturing	Tree has reached expected size in existing conditions.

### Tree health:

Good	Foliage is entire and with good colour, very little sign of pathogens and good density. Growth indicators are good i.e., extension growth of twigs and wound wood development. Minimal or no canopy dieback (deadwood).
Average	Tree is showing one or more of the current symptoms; <25% deadwood, minor canopy dieback, foliage with good colour though with some imperfections may be present. Minor pathogen damage present with growth indicators typical for the species and location of tree.
Poor	Tree is showing one or more of the following symptoms: >25% deadwood, canopy dieback is observable, discoloured, or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.

### Tree structure:

Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of species with a well-developed form showing no obvious root problems, pests, or disease.
Average	Tree shows minor structural defects or minor damage to trunk e.g., bark missing, cavities present. Minimal damage to structural roots. Tree could be seen as an average/typical example of its species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems present, or poor structure with points of failure. Girdling or damaged roots can be observed. Tree is structurally problematic.



  
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Victoria  
 New South Wales  
 South Australia  
 Queensland

E. [treereports@futuretreehealth.com.au](mailto:treereports@futuretreehealth.com.au)  
 W. <https://futuretreehealth.com.au>  
 PH. 0407 689 388  
 ABN.49 615 477 319

## 8.0. Glossary of terms

Term	Definition
Arb Value	The Arboricultural value of a tree
Compaction	The process of removing aeration from between soil aggregate via pressure applied to the soil. Pressure can be applied via pedestrian, vehicular or machinery methods. Compaction is damaging to tree roots and overall tree health and vitality
DAB	Diameter at base, as measured from just above the root flare of tree
DSH	Diameter at Standard Height, as measured at 1.4m above ground level
Encroachment (%)	The percentage of total NRZ area to be impacted via demolition, access, or construction. Minor encroachment – 10% or less Moderate encroachment – 20% or less Major encroachment – more than 20% or SRZ encroachment
Ground Protection	The entire process of protecting the TPZ of a tree from damaging soil compaction or root cuts/disturbance via pedestrian, vehicular or machinery access. Executed via a geotextile membrane under 100mm of mulch. Rumble boards or steel plates are then placed atop.
Health	The health of a tree, gauged from a visual inspection, including but not limited to canopy %, photosynthetic material quantity and quality, apical bud health & bark condition.
Height	An estimate of the height of a tree
Impact	Potential / actual damage of proposed works to a tree.
Incursion	See encroachment
Measurements	All measurements within the report, including DSH, DAB, height, Spread, etc are measured in metres.
Overlay	Any vegetation or tree related regulations as imposed by the determining authority (i.e., local council).
POF	Probability of Failure
Project Arborist	An AQF Level 5 or higher qualified consulting Arborist
Pruning	The process of removing branch or root material from a tree
QTRA	Quantified Tree Risk Assessment
Rumble Boards	Wooden planks to be placed atop mulch for ground protection
Spread	The combination of east-west & north-south canopy width estimates
SRZ	Structural Root Zone (SRZ) refers to the structural roots within closer vicinity to the trunk which are required by the tree to remain upright. Encroachment into the SRZ of an existing tree is not permitted without authorization. Root cuts conducted within the SRZ may destabilise the tree, requiring removal to avoid subsequent tree failure.
SRZ breach	Disturbance of any kind within the Structural Root Zone via any unapproved or unscheduled works.

Structure	The structural integrity of a tree, i.e., architecture, root structure,
Supervision	The presence of a Project Arborist to observe works within the TPZ of a tree/s
TPMP Site Induction	Construction manager, project arborist and all contractors to meet on-site or remotely prior to site preparation to introduce the Tree Management and Protection Plans, including the works requiring supervision by the project arborist inside the TPZ. The Tree Management Plan and Tree Protection Plan induction must be attended by all contractors. Project arborist to attend and sign off.
NRZ	A notional Root Zone (NRZ) is calculated ( $DSH \times 12$ ) to establish the acceptable proximity of works, equipment, and construction practices/procedures from an existing tree. This measurement represents a radius from the centre of the tree trunk and encompasses both below and above ground aspects.
TPZ Fencing	Fencing erected in accordance with AS4970 to isolated and protect a tree to be retained
TPZ Mulching	The procedure of applying mulch within the TPZ of a tree. Mulch must be of a heavy, wood chip variety and applied at a minimum of 100mm depth. To avoid burns and health complications, mulch must not be allowed to come in contact with the immediate tree trunk
Tree architecture	The shape of a trees' canopy.
Tree Protection Plan (TPP)	A document involving all protection measures for trees on a site to be retained in the same or an acceptable condition throughout a construction project. This document is provided to all workers on site and must be adhered to
TPS	Tree protection specifications
Trunk Protection	The process of protecting tree trunks or branches from any form of damage as a result of demolition, access, or construction.
ULE	Useful Life Expectancy



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## 9.0 General References

1. Bardgett, R, 2005, *The Biology of Soil: A Community and Ecosystem Approach*, Oxford University Press, New York
2. Costello, L, Perry, E, Matheny, N, Henry, J, Geisel, P, 2003, *Abiotic disorders of landscape plants: a diagnostic guide*, Oakland, Calif.: University of California, Agriculture and Natural Resources
3. Draper, D, Richards, P, 2009, *Dictionary for Managing Trees in Urban Environments*, CSIRO Publishing, Collingwood
4. James et al, 2014, *Tree Biomechanics Literature Review: Dynamics*, Arboriculture & Urban Forestry 2014. 40(1): 1–15, International Society of Arboriculture
5. Harris, R, 1992, *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, 2<sup>nd</sup> edn, Prentice Hall Career & Technology, New Jersey
6. Mathney & Clark, 1994, *A photographic guide to the evaluation of hazard trees in urban areas*, International Society of Arboriculture, Champaign, IL.
7. Moore, G.M., 2003, *Crown Thinning and Weight Reduction*, Proceedings, ISAA Conference, Annual
8. Standards Australia, 4970-2025 – *Protection of Trees on Development Sites*.
9. Standards Australia 4373-2007 – *Pruning of Amenity Trees*



## 10.0. Terms of advice and service

Prior to reading this report and subsequently following any advice, opinions, recommendations, or findings provided, you must hereby understand and agree to the following:

- This assessment and subsequent report findings are the culmination of research combined with the professional opinion of a qualified consulting arborist. Our consultants pride themselves on independent reports. This report has not been produced to support a particular motive, produce a desired value, or predict a desired occurrence. All findings are reported without bias towards certain parties or results.
- To the authors knowledge, all facts, assessment techniques and material presented is current and accurately researched. Opinions expressed within this report are supported by current research.
- This report contains sketches, photographs, plans, and/or diagrams. These are for illustrative use only and should not be considered to scale unless stipulated otherwise.
- *Future Tree Health* and its representatives will assume that all information divulged to them regarding legal matters, ownership of property or titles is correct. Any properties or projects will be considered to be compliant to relevant codes, legislation, and/or appropriate regulations.
- *Future Tree Health* has gone to every professional length to ensure data and information provided is correct, reliable, and accurate. Data or information provided by third parties is considered outside the control of our consultants and neither they, nor *Future Tree Health* will be held responsible for discrepancies or inaccuracies.
- Representatives of *Future Tree Health* are not required to give testimony or appear in court as a result of this tree report. An expert opinion may be presented by *Future Tree Health* where further arrangements are made; however, this is not a requirement or contractual obligation of this report.
- *Future Tree Health* and its representatives will not be held responsible for occurrences outside the consultants' control.
- This report is the product of a tree assessment, undertaken at the specific time and date listed on the Cover Page, within specific weather and environmental conditions. Thus, all information expressed within is relevant to this time, and date only. As a result, *Future Tree Health* will be in no way held responsible for damages, matters, occurrences, or other issues occurring after this inspection was completed. Following the inspection, all aspects pertaining to the tree/s and site/s in question are considered out of the control of *Future Tree Health*.
- Alterations or loss of this report will result in the entire report being deemed invalid.
- Publication and ownership rights of this report remain with *Future Tree Health*, and no file sharing, hard copy sharing, unauthorised publication or other unintended use will be undertaken without gaining prior consent from *Future Tree Health*.
- This report will not include or pertain to matters other than those aforementioned within the introductory letter and will not include any items listed within the 'Report exclusions' section.
- *Future Tree Health* cannot guarantee that any opinions expressed will come to fruition and will not be held responsible should matters discussed either eventuate or fail to do so.

## 11.0. Disclaimer

- *Future Tree Health* and its representatives are qualified professionals, and we take great care to provide information that is accurate, knowledgeable, and reliable. You hereby agree to the extent of the law that we will not be held responsible (regardless of liability theory) for occurrences or advice, due to direct, indirect or negligent actions (using professional opinions, experience, or information – including information from third parties) which lead to or are perceived to lead to: any loss or damage (monetary, or otherwise), perceived loss, perceived damage; injury; revenue changes; aesthetic changes; and/or lifestyle impacts. We do not provide warranties or guarantees.
- This disclaimer is governed by the law in force in the State of Victoria, New South Wales, South Australia and Queensland.



Date: 19<sup>th</sup> April 2026

To,  
Cardinia Shire Council,  
20 Siding Avenue,  
Officer VIC 3809

Attention: Hamish Mival

Dear [REDACTED]

**Request for Planning Permit Application T240226 PA**  
**27 BAKER STREET, COCKATOO VIC 3781**

### **BUSHFIRE MANAGEMENT PLAN**

**Address: 27 Baker Street, Cockatoo VIC 3781**

**Prepared for:** Council Submission

**Application No.:** T240226

#### **Application Details**

Item	Details
Application No.	T240226
Property No.	2053101400
Address	Lot 53 LP6808, 27 Baker Street, Cockatoo VIC 3781
Overlays	BMO, VPO, DDO

## **2. Proposal**

This Bushfire Management Plan has been prepared to address Council's continuing concerns regarding:

- The impact of required earthworks on existing **modified bush vegetation**; and
- Responsiveness to **Schedule 1 of the Design and Development Overlay (DDO)**.

## **3. Concerns and Responses**

### **3.1 Extent of Excavation & Impact on Native Vegetation**

#### **Concern:**

Impact on native vegetation on-site and on the public kerbside.

#### **Response:**

- The only native vegetation on the kerbside fronting No. 27 Baker Street is **one tree fern**.
- This vegetation may be replanted in a location determined by Council but **cannot remain in place during excavation works**.
- Existing on-site vegetation primarily consists of:
  - *Eucalyptus oblique*
  - Sphagnum moss
- Site conditions also include:



- No understorey shrub layer
- Isolated native grasses and exotic species
- A large presence of invasive weeds
- Several young *Acacia* species classified as invasive by the Victorian Government

---

### 3.2 Supporting Landscape Measures

The accompanying **Landscape Plan** addresses vegetation management and site improvement through:

- Implementation of bushfire management strategies
- High wind management considerations
- Introduction of low-growing native ground covers
- Strategic placement of suitable trees and shrubs

These measures aim to:

- Restore native vegetation
- Replace invasive weed species
- Improve long-term site safety and ecological value

#### Additional site observations include:

- Oversized trees posing safety risks (six trees have fallen within the past 10–11 years)
- Widespread self-seeding of *Eucalyptus obliqua* and *Acacia* species across the site

---

### 3.3 Soil Compaction and Disturbance

#### Concern:

Potential soil compaction and disturbance resulting from construction activities.

#### Response:

Soil disturbance has been identified as a key issue and is addressed through:

- Removal of the **contaminated and unstable eastern-front embankment**
- Creation of a designated parking area for heavy vehicles and equipment
- Establishment of a defined entrance and contour-following driveway

These measures will:

- Prevent uncontrolled vehicle movement across the site
- Minimise widespread soil compaction
- Improve construction management and site safety

Tree removal will be undertaken as required to facilitate these works.

  
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### 3.4 Tree Safety and Risk to Life and Property

#### Concern:

Trees affecting safety to life and property.

#### Response:

Unavoidable soil disturbance will occur, as *Eucalyptus* species have relatively shallow root systems extending approximately **2 to 5 times the radius of the tree canopy**.

Remaining mature trees are likely to have **interconnected root systems**, meaning:

- Removal of some trees may destabilise others
  - Certain trees may become **unsafe and prone to falling** once roots are disturbed
-



### Arborist Advice

The arborist report identifies:

- Challenges in retaining older trees
- Recommendations to protect roots of:
  - A *Prunus* species
  - An *Acacia* species

These are located along the neighbouring boundary (No. 29) and have extended suckers into the site.

While root pruning could be undertaken if required:

- These species are considered invasive/environmental pests in Victoria
- They are unlikely to significantly benefit from minor root pruning

---

### Site Fire History and Vegetation Condition

The site shows evidence of impact from the **1983 bushfires**, including:

- Charcoal markings on older tree bark

Since that time:

- Vegetation has regenerated naturally
- Many trees now exhibit:
  - Limb drop
  - Instability and fall risk

This creates:

- Safety hazards
- Barriers to establishing a safer, managed environment

Vegetation management is required to:

- Reduce bushfire risk
- Improve safety
- Manage wind and storm impacts



---

### 4. Site Context and Planning Considerations

The site is considered desirable due to:

- Location within Victoria
- Proximity to public transport
- Access to local amenities

The land is intended for development of a **sustainable dwelling**; however, constraints include:

- Baker Street being a **dead-end road adjoining Wright Forest**
- Sloping land (two slopes across the site)
- Bushfire and environmental considerations

### Design Response

The proposed design:

- Provides suitable accommodation for the owner
  - Responds to slope and site constraints
  - Incorporates bushfire-conscious planning principles
-



## 5. Applicant Experience and Research

The applicant has:

- Extensively researched fire impacts on:
  - Landscapes
  - Property
  - Human safety

This knowledge has informed:

- Site planning decisions
- Risk mitigation strategies
- Long-term land management

---

## 6. Orientation and Council Feedback

### Council Suggestion:

Rotate the dwelling to face east for improved streetscape appearance.

### Response:

The dwelling will face **north** to achieve:

- Improved winter sunlight
- Increased energy efficiency
- Optimal solar panel performance

This orientation supports:

- Passive heating
- Sustainable design outcomes

The design also ensures:

- Compliance with required setbacks
- Appropriate distances between:
  - Dwelling
  - Boundaries
  - Neighbouring properties

---

## 7. Additional Documentation

Refer to:

- *Rationale for Inclusion of 2.5m Gravelled Strip Along Front Boundary*

---

## 8. Siting, Slope Design and Bushfire Response

### Council Advice:

The dwelling was recommended to be moved further to the east to:

- Maintain a shorter driveway
- Reduce excavation requirements

---

## Applicant Consideration

Expert guidance on building in sloped and bushfire-prone environments has been considered, including:

- Building into a hillside rather than on exposed ridge tops
- Avoiding proximity to existing trees (both on-site and neighbouring properties) where fire behaviour may be intensified
- Reducing exposure to:
  - Fire winds sweeping downslope from the west
  - Fire moving rapidly through tree canopies from the east

Positioning a dwelling within the landscape (rather than above it) can provide improved protection from fire and wind exposure.



---

## Design Response

The proposed design incorporates:

- Excavation of a gently sloping driveway
- Access to a levelled area beginning on the lower northern side of the site
- Continuation toward the higher southern portion where the dwelling is proposed

This approach:

- Utilises the natural slope of the land
- Allows the dwelling to be partially sheltered by the hillside
- Reduces exposure to prevailing wind and fire direction (west and south)

Siting the building into the hill assists in:

- Deflecting wind flow over the structure
- Reducing direct fire impact on the roof

---

## Landscape and Wind Management

Additional measures include:

- Establishment of a **windbreak on the northern side** of the site
- Use of **low-growing groundcover planting** to reduce fire intensity and wind speed

---

## Defendable Space and Access

The dwelling will be located on a **level surface**, supported by:

- A surrounding gravel area acting as a defendable space
- Accessible zones allowing the occupant to:
  - Close fire-resistant windows and doors
  - Operate protective shutters if required

The site design also allows for:

- Safe and easy movement around the dwelling
- Elimination of steps or stairs where possible
- Accessibility for maintenance and emergency response

---

## Fire Safety Measures

In the event of a fire:

- External taps can be activated to assist with suppression
- A watering system is proposed to be remotely activated, targeting high-risk exposure areas

---

## Emergency Planning

Modern technology will be utilised to:

- Monitor fire conditions
- Enable early evacuation if required

This forms part of an overall **Fire Safety Plan**, particularly during high-risk days in Cockatoo.

## 1. Siting and Design Response

The dwelling has been strategically repositioned further to the east of the site to minimise driveway length and reduce excavation requirements. This siting approach is informed by established best practices for building on sloping sites.



The proposed dwelling is embedded into the hillside rather than located on or near the ridge line. This reduces exposure to bushfire risks, particularly wind-driven fire events. The siting avoids proximity to existing vegetation and neighbouring tree canopies where possible, thereby reducing the likelihood of flame contact and ember attack.

Positioning the dwelling within the slope offers increased protection from prevailing winds, particularly those from the west and south-west. This approach reduces the risk associated with fire fronts moving downslope or through elevated tree canopies. The building form remains low and integrated with the natural topography.

## 2. Excavation and Access Strategy

A gently sloping driveway is proposed, commencing from the lower northern portion of the site and extending toward the higher southern area where the dwelling is located. This design minimises cut and fill while ensuring safe and efficient access.

The dwelling is designed on a predominantly level platform, allowing for safe and accessible movement, elimination of steps and stairs, and compliance with accessibility considerations. Direct access is provided to all sides of the dwelling.

## 3. Bushfire Protection Measures

All bushfire protection measures are implemented in accordance with the approved Bushfire Management Plan and relevant standards.

- Construction to BAL-29 rating
- Defendable space maintained across all boundaries
- Minimum 5 metre canopy separation
- Low-flammability planting to reduce fire spread

A 20,000-litre dedicated fire water tank will be installed with CFA-compliant fittings and accessible connection points.

## 4. Emergency Access and Infrastructure

The nearest fire hydrant is located on the kerbside in front of No. 29 Baker Street, approximately 38 metres from the subject site. Vehicle access and turning provisions are demonstrated in the accompanying plans.

## 5. Landscape and Defendable Space

The landscape strategy prioritises reduced fuel loads, managed vegetation zones, and fire-resistant species. Windbreak planting along the northern boundary will assist in reducing wind speeds and ember travel.

## 6. Accessibility and Universal Design

The dwelling incorporates universal design principles, with no steps or stairs, continuous level pathways, and full wheelchair accessibility.

## 7. Fire Management and Safety Systems

A remote-controlled irrigation system will be installed to wet down surrounding areas during fire events. Fire-resistant and non-combustible materials will be used throughout.



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www.Terrain9.com.au  
03 8323 9994 | Studio@Terrain9.com.au

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design studio

101 Moray Street, South Melbourne VIC 3205

## 8. Personal Bushfire Response Plan

A personal fire safety strategy includes evacuation on high-risk days, monitoring of fire danger ratings, and early activation of on-site systems.

## 9. Conclusion

The proposed design responds comprehensively to bushfire risk through appropriate siting, construction standards, defensible space, water supply, emergency access, and occupant safety considerations.





Date: 19<sup>th</sup> April 2026

To,  
Cardinia Shire Council,  
20 Siding Avenue,  
Officer VIC 3809

Attention: Hamish Mival

Dear [REDACTED]

**Request for Planning Permit Application T240226 PA**  
**27 BAKER STREET, COCKATOO VIC 3781**

**BUSHFIRE MANAGEMENT PLAN**

**Address: 27 Baker Street, Cockatoo VIC 3781**  
**Prepared for: Council Submission**  
**Application No.: T240226**

**Application Details**

Item	Details
Application No.	T240226
Property No.	2053101400
Address	Lot 53 LP6808, 27 Baker Street, Cockatoo VIC 3781
Overlays	BMO, VPO, DDO

**2. Proposal**

This Bushfire Management Plan has been prepared to address Council's continuing concerns regarding:

- The impact of required earthworks on existing **modified bush vegetation**; and
- Responsiveness to **Schedule 1 of the Design and Development Overlay (DDO)**.

**Defendable Space**

Defendable space shall be provided from the outer face of the dwelling to the property boundary as shown on the plan.

- The defendable space must be managed in accordance with the following requirements:
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of the building, flammable objects must not be located close to the vulnerable parts of the building such as windows.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

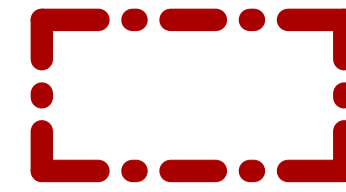


# ADVERTISED MATERIAL

Planning Application: T240226  
Date Prepared: 20 May 2026

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DEFENDABLE SPACE



**LEGEND**

EXISTING BUILDINGS	
EXISTING BUILDINGS/TREES - DEMOLISHED	
PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	

**DEVELOPMENT SUMMARY**

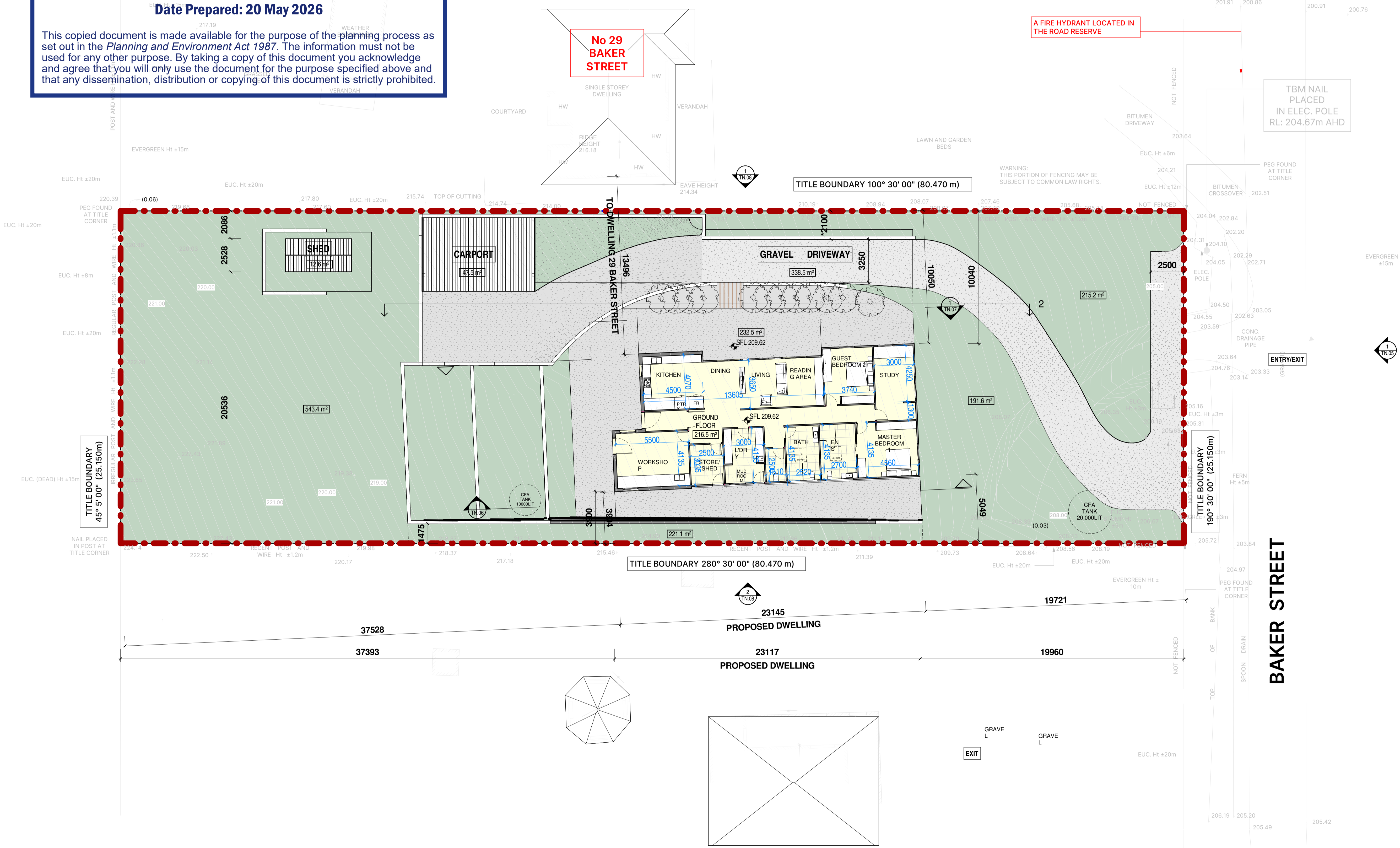
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GARDEN AREA	1,459.70m <sup>2</sup> (72.11%)
SITE COVERAGE	216.50m <sup>2</sup> (10.69%)
DRIVEWAY & PAVED AREA	571.00m <sup>2</sup> (28.21%)
TOTAL IMPERVIOUS AREA	787.50m <sup>2</sup> (38.90%)
PERMEABLE SURFACES	1236.50m <sup>2</sup> (61.09%)

**UNIT AREA CALCULATIONS**

PROPOSED UNIT	
GROUND FLOOR	216.50m <sup>2</sup>
PROPOSED CARPORT	47.50m <sup>2</sup>

**PROPOSED SHED**

GROUND FLOOR	12.60 m <sup>2</sup>
--------------	----------------------



DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS

**ABBREVIATION**

CL - CLOTHES LINE	NH - NON-HABITABLE WINDOW
CT - COOKTOP	OB - OBSCURED WINDOW
CJ - CONSTRUCTION JOINT	OV - OVEN
DW - DISH WASHER	PLB - PLANTER BOX
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HL - HIGH LEVEL WINDOWS	TPZ - TREE PROTECTION ZONE
LT - LAUNDRY TUB	WM - WASHING MASCHINE
NGL - NATURAL GROUND LEVEL	WMT - WATER METER



- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

### Construction Standard

- The dwelling must be designed and constructed to a Bushfire Attack Level (BAL) of BAL12.5.

### Water Supply

- A static water supply with a minimum capacity of 20,000 litres must be provided for firefighting purposes at the time the dwelling is constructed. The static water supply must meet the following requirements:
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Be readily identifiable from the dwelling or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the dwelling.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

### Access

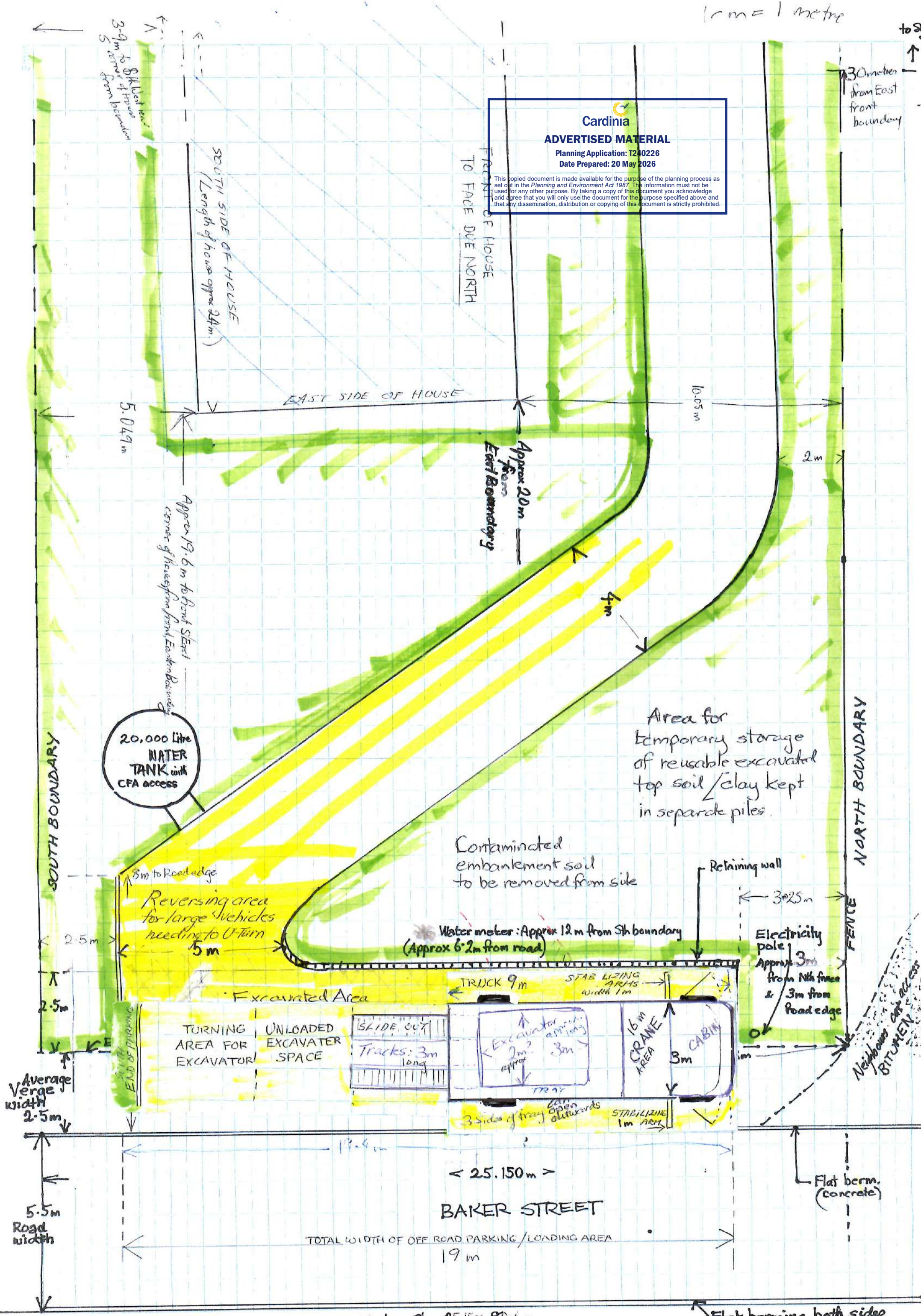
- The driveway to the extent necessary to provide access to the outlet of the water tank must be constructed to meet the following requirements:
- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.



1 cm = 1 metre

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 Date Prepared: 20 May 2026

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No 27 Baker St. 25.15 x 80.4 m.

Flat berming both sides of Baker St.

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WIDTH OF THIS TRUCK  
 3.2 m with doors closed.  
 1 metre each side extra  
 if stabilising arms used.  
 Total width = 5.2 metres.



THIS TRUCK LENGTH 9 m,  
 plus TRAILER/TRAY (5m)  
 plus ramp when extended (3m)  
 plus space for machine (15 tonne)  
 access to ramp (3m) from ground  
 requires 20m - 23m  
 space.

On trailer:  
 15 tonne Frontend Loader/Excavator.

width of stabilising arms  
 used by truck - (1 metre each  
 side)  
 = 5 metres.

The rationale for inclusion of 2.5m wide gravelled strip along the front boundary of 27 Baker St, Cockatoo:

Vehicles used by tree removers, site preparation and building artisans are bigger & heavier than the usual traffic using Baker St.

If parked on the road and nature strip, as most vehicles need to do to allow other vehicles to pass safely, the large trucks carrying heavy loads would be too wide to allow other vehicles to pass. The road in front of No. 27 being an narrow 5.5m wide.

The plan provides extra space & sturdier foundations for loading/unloading/turning heavy vehicles, prevent soil damage on site



Emily St Carnegie  
 7.760 m wide.

Another truck that carried an excavator, and a CRANE behind the cabin, measured 9 m in length. The ramp leading to the truck added another 3m and the unloading area on the ground another 3 m. Total length required to unload the excavator: 15 m.  
 Width of cabin: 3m  
 Width of cabin with stabilising arms extended: 5m

← WIDTH OF ROAD\*  
 AT SITE OF PARKED  
 TRUCK WITH TRAILER  
 KERB TO KERB: 7.760 m.  
 (compared with  
 WIDTH OF BAKER ST 5.5m.)  
 at front of No 27 Baker St.)

\* VEHICLES IN EMILY ST  
 CARNEGIE  
 - MARCH 2026



  
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Location  
of fire hydrant:

9m from North  
boundary of No 27  
Baker St

& In front of No 29  
Baker St.



No 29 Baker St

Driveway belongs to No 29 Baker St

White stake indicates Fire Hydrant is situated underground in front of it.

White triangle painted on Baker St indicates where Fire Hydrant can be located on kerbside

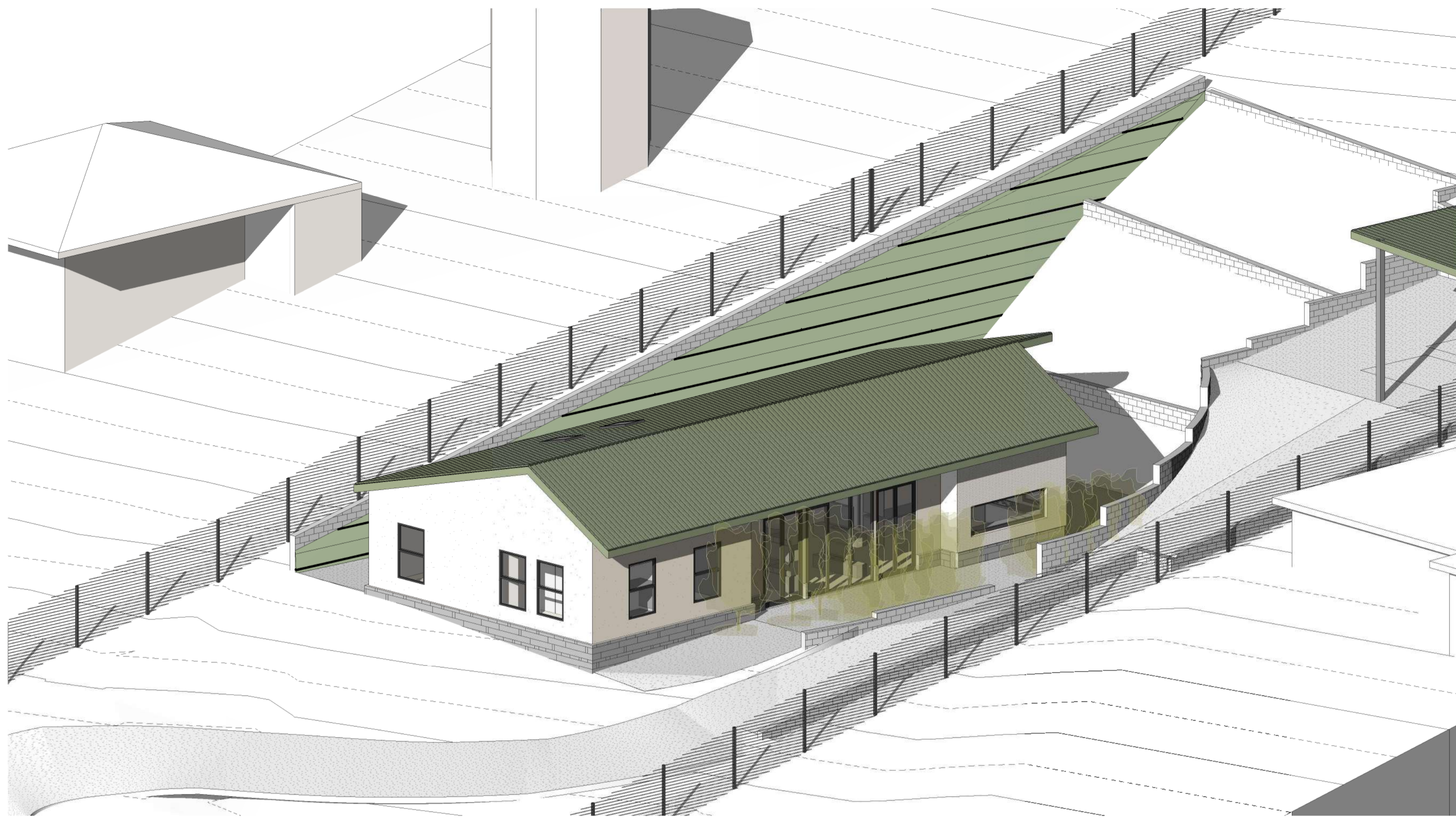
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Car in photo is parked in front of track entrance to No 27 Baker St

Visible driveway entrance belongs to No 27 Baker St



Client Name:  
**Ms. MARGARET MITSIKAS**

TOWN PLANNING - SHEET LIST			
SHEET NO.	TITLE	REV.	DATE
TN.01	COVER SHEET & PERSPECTIVE VIEWS	F	19/04/2026
TN.02	LOCATION, NEIGHBOURHOOD & SITE DESCRIPTION PLAN	F	19/04/2026
TN.03	EXISTING CONDITIONS & DEMOLITION PLAN	F	19/04/2026
TN.04	PROPOSED GROUND FLOOR SITE PLAN	F	19/04/2026
TN.05	ELEVATIONS	F	19/04/2026
TN.06	ELEVATIONS	F	19/04/2026
TN.07	ELEVATIONS	F	19/04/2026
TN.08	ELEVATIONS	F	19/04/2026
TN.10	PROPOSED SHADOWS DIAGRAMS	F	19/04/2026
TN.11	BUSHFIRE MANAGEMENT PLAN	F	19/04/2026



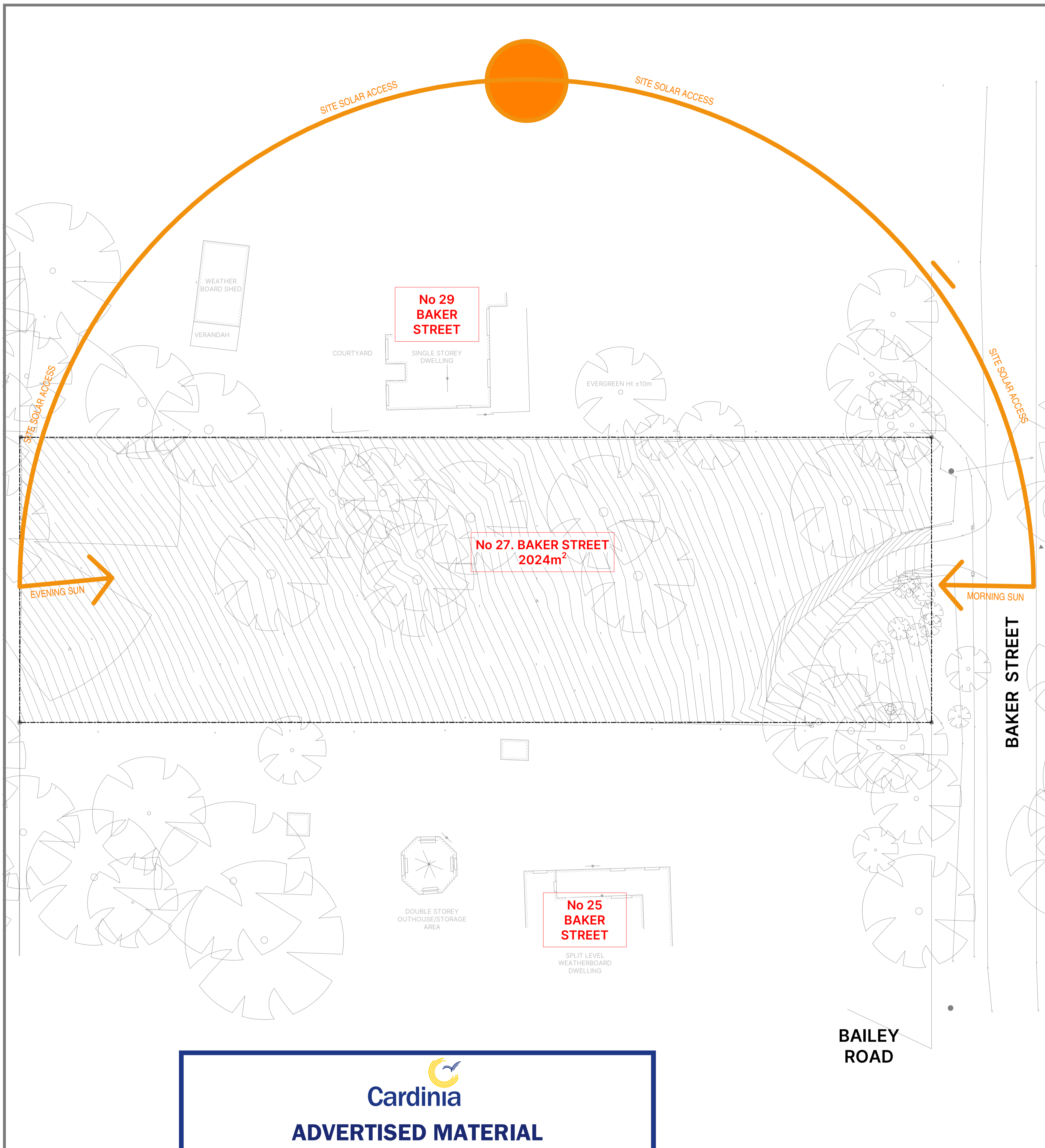
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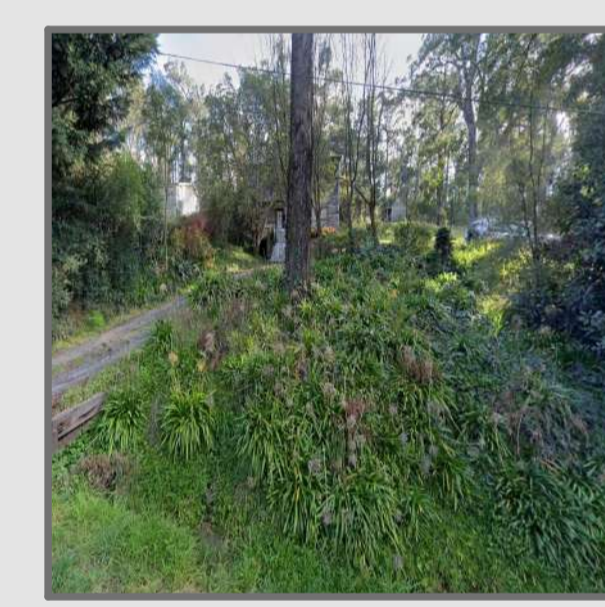


- 27 BAKER STREET, COCKATOO (SUBJECT SITE)
- PUBLIC AMENITIES
- MAJOR ROADWAYS
- MINOR ROADWAYS

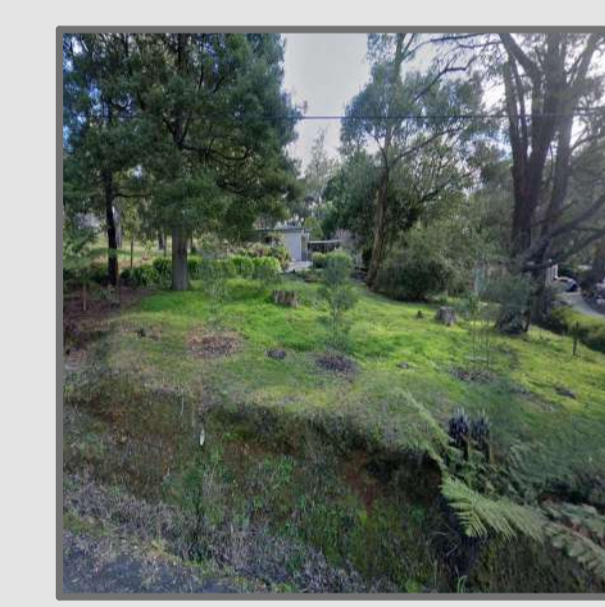
LOCATION PLAN (NTS)



27 BAKER STREET, COCKATOO (SUBJECT SITE)



25 BAKER STREET, COCKATOO (NEIGHBOURING PROEPERTY)



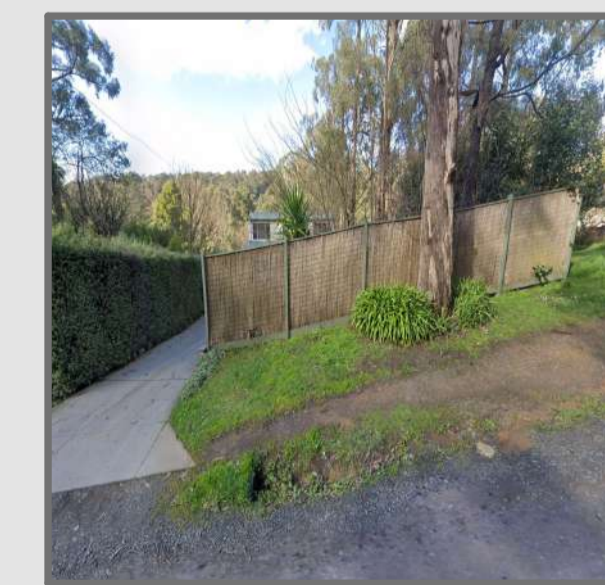
29 BAKER STREET, COCKATOO (NEIGHBOURING PROEPERTY)



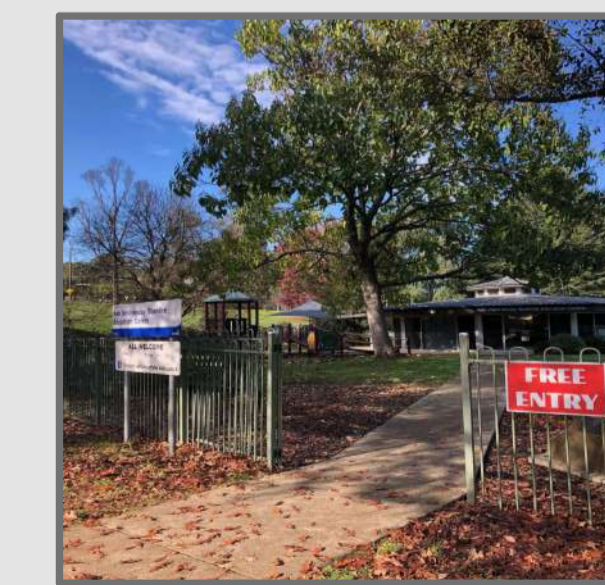
22 BAKER STREET, COCKATOO (NEIGHBOURING PROEPERTY)



24 BAKER STREET, COCKATOO (NEIGHBOURING PROEPERTY)



28 BAKER STREET, COCKATOO (NEIGHBOURING PROEPERTY)



ALMA TRELOAR RESERVE (PUBLIC AMENITY)



COCKATOO PRIMARY SCHOOL (PUBLIC AMENITY)



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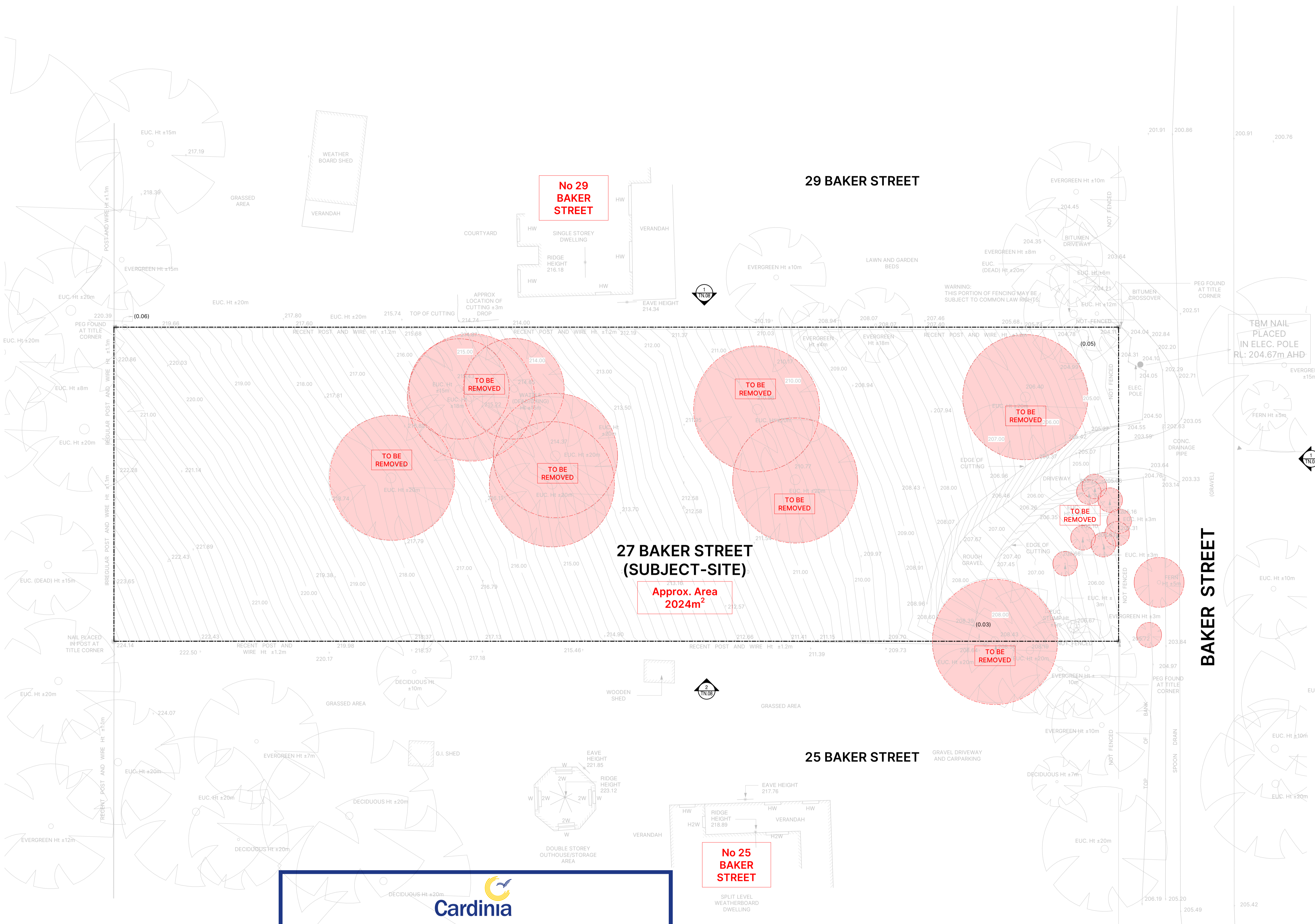


REV	DATE	DESCRIPTION	BY
B	15/05/2025	MEETING WITH COUNCIL PLANNER	SS
C	06/10/2025	CLIENT DISCUSSION	SS
D	12/11/2025	TO ARBORIST	SS
E	28/11/2025	TO COUNCIL (UPDATED RFI PLANS)	SS
F	19/04/2026	TO COUNCIL (RFI UPDATE)	SS

DATE	PROJECT ADDRESS:
19/04/2026	27 Baker Street, COCKATOO VIC 3781
REVISION:	DRAWN BY:
F	SS

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	LOCATION, NEIGHBOURHOOD & SITE DESCRIPTION PLAN
SCALE: @ A1	SHEET No.
1:200	TN.02

- LEGEND**
- EXISTING BUILDINGS 
  - EXISTING BUILDINGS/ TREES - DEMOLISHED 
  - PERMEABLE LANDSCAPE AREA 
  - STUD WALL LEVEL ABOVE 
  - PROPERTY BOUNDARY LINE 
  - 2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT 



**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T240226  
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F	19/04/2026	TO COUNCIL (RFI UPDATE)	SS		
<b>TOWN PLANNING</b>					
			REVISION:	DRAWN BY:	
			F	SS	

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: @ A1	SHEET No.
As indicated	TN.03



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LEGEND	
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PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
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DEVELOPMENT SUMMARY	
SITE AREA	2024.00 m <sup>2</sup>
GARDEN AREA	1,459.70m <sup>2</sup> (72.11%)
SITE COVERAGE	216.50m <sup>2</sup> (10.69%)
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PROPOSED CARPORT	47.50m <sup>2</sup>

PROPOSED SHED	
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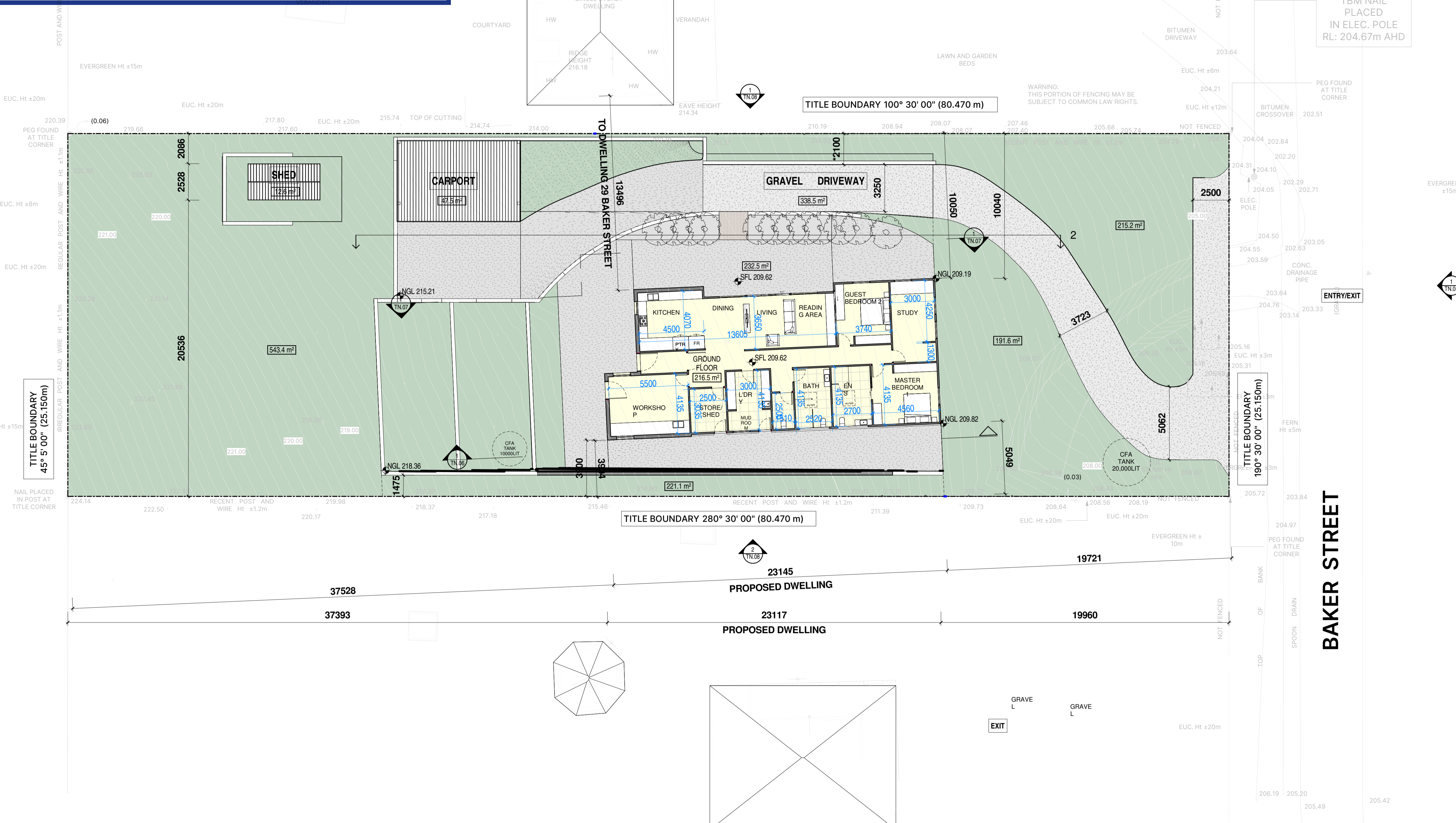
**DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS**

ABBREVIATION	
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LT - LAUNDRY TUB	WM - WASHING MACHINE
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PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	PROPOSED GROUND FLOOR SITE PLAN
SCALE: @ A1	SHEET No. TN.04
As indicated	



Studio@Terrain9.com.au 158 Merry Street, South Melbourne VIC 3205



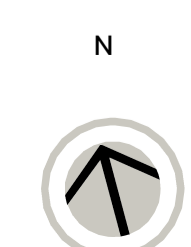
TITLE BOUNDARY 45° 5' 00" (25.150m)

TITLE BOUNDARY 100° 30' 00" (80.470 m)

TITLE BOUNDARY 280° 30' 00" (80.470 m)

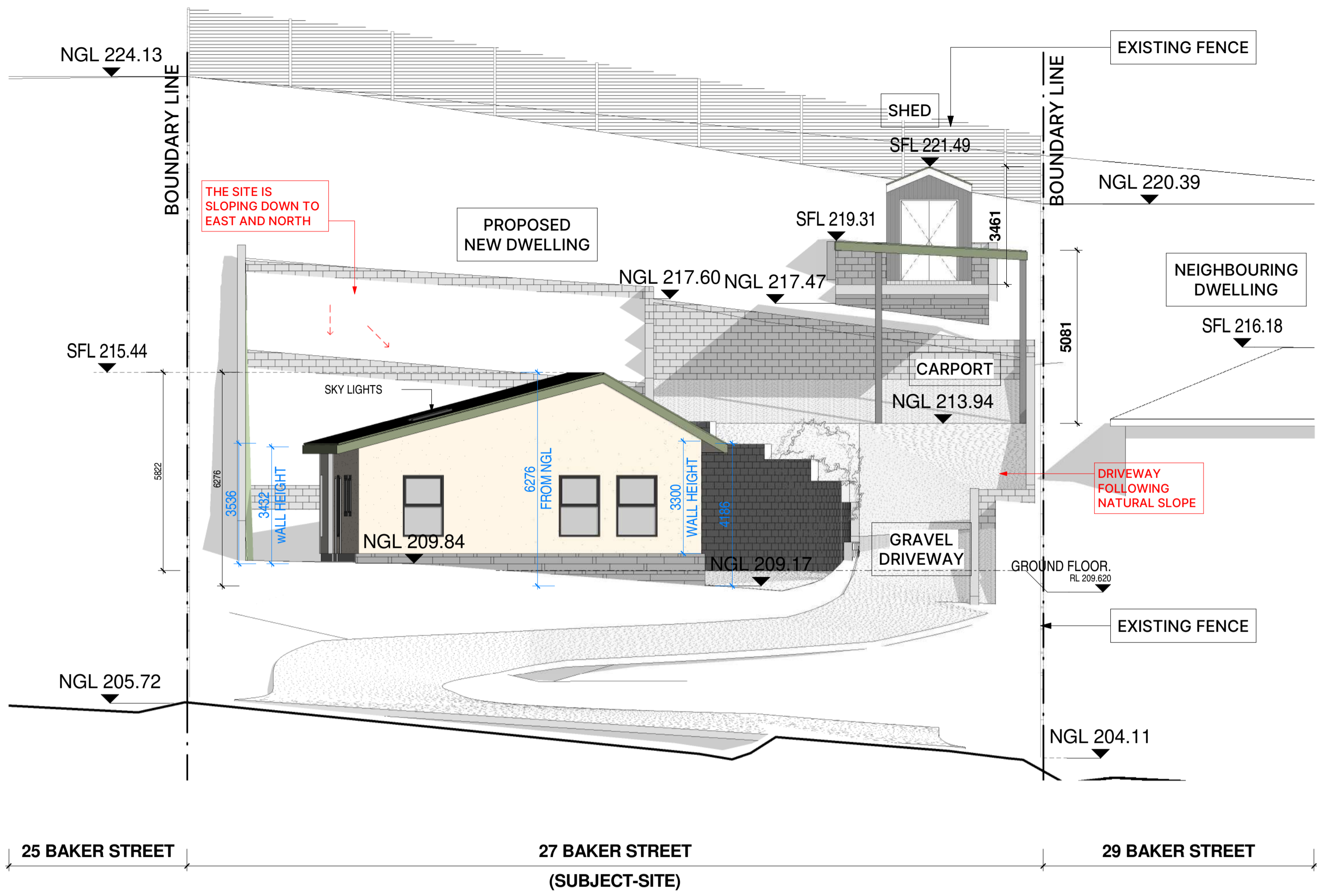
TITLE BOUNDARY 190° 30' 00" (25.150m)

REV	DATE	DESCRIPTION	BY	DATE	PROJECT ADDRESS:
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REVISION:	DRAWN BY:
F	SS

19/04/2026 3:46:11 PM



1 EAST ELEVATION(FRONT-SIDE)  
1 : 100

DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS




  
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 Date Prepared: 20 May 2026

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**LEGEND**

EXISTING BUILDINGS	
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STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	

**MATERIALS**

 <b>BWL-01</b> <b>BRICK FINISH</b> UTZON LANG BRICKS OR SIMILAR	 <b>RWL-01</b> <b>RENDER OR PAINT ON CLADDING</b> BONE/BABY FAWN OR SIMILAR
 <b>CBR-01</b> <b>COLORBOND ROOF</b> PALE EUCALYPT MATT/STEEL OR SIMILAR	 <b>SWL-01</b> <b>STONE WALL</b>
 <b>CGL-01</b> <b>CLEAR GLASS</b> CLEAR FINISH OR SIMILAR	 <b>FACIA AND GUTTER</b> <b>COLORBOND FACIA &amp; QUAD/BOX GUTTER</b> MONUMENT OR SIMILAR

**ABBREVIATION**

CL - CLOTHES LINE	NH - NON-HABITABLE WINDOW
CT - COOKTOP	OB - OBSCURED WINDOW
CJ - CONSTRUCTION JOINT	OV - OVEN
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DP - DOWNPIPE	PS - PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSPARENCY)
DPS - DOWNPIPE SPREADER	RHW - RAIN WATER HEAD
EM - ELECTRIC METER	RH - RAIN HEAD
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HW - HABITABLE WINDOW	TPZ - TREE PROTECTION ZONE
HL - HIGH LEVEL WINDOWS (1700mm ABOVE FFL)	WM - WASHING MASCHINE
LT - LAUNDRY TUB	WMT - WATER METER
NGL - NATURAL GROUND LEVEL	

REV	DATE	DESCRIPTION	BY	DATE	PROJECT ADDRESS:
B	15/05/2025	MEETING WITH COUNCIL PLANNER	SS	19/04/2026	27 Baker Street, COCKATOO VIC 3781
C	06/10/2025	CLIENT DISCUSSION	SS		
D	12/11/2025	TO ARBORIST	SS		
E	28/11/2025	TO COUNCIL (UPDATED RFI PLANS)	SS		
F	19/04/2026	TO COUNCIL (RFI UPDATE)	SS		
<b>TOWN PLANNING</b>					
			REVISION:	DRAWN BY:	
			F	SS	

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	ELEVATIONS
SCALE: @ A1	SHEET No.
1 : 100	TN.05



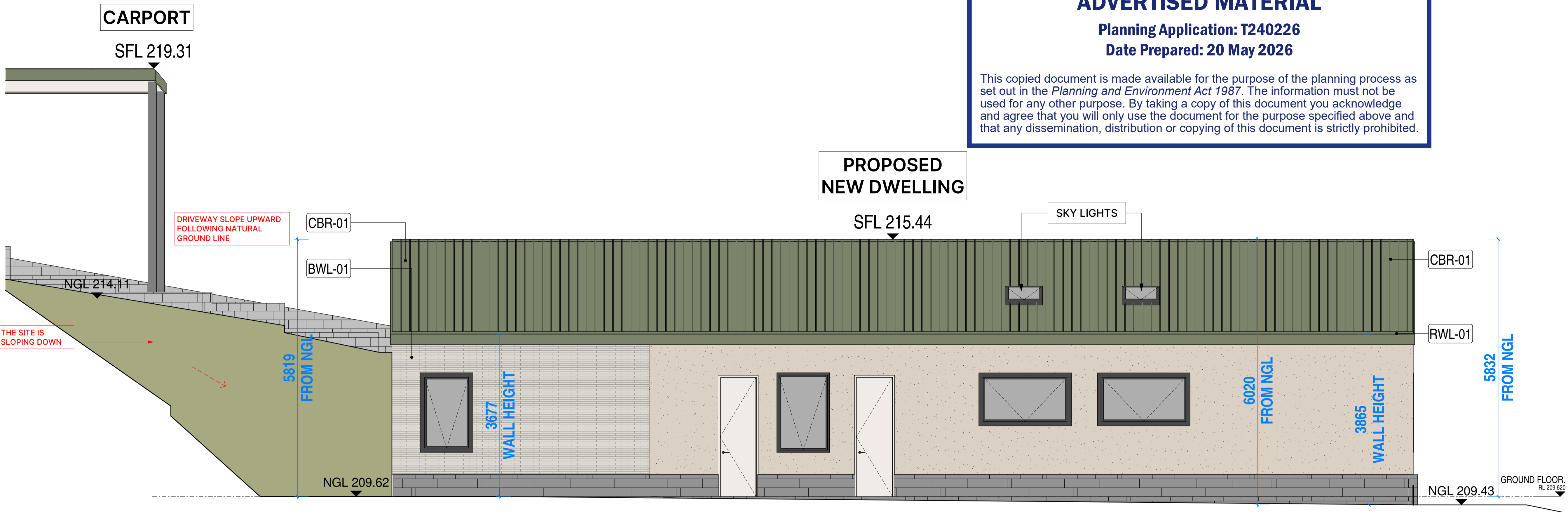
# ADVERTISED MATERIAL

Planning Application: T240226  
Date Prepared: 20 May 2026

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**LEGEND**

EXISTING BUILDINGS	
EXISTING BUILDINGS/ TREES - DEMOLISHED	
PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	



**MATERIALS**

<b>BWL-01</b> BRICK FINISH UTZON LANG BRICKS OR SIMILAR	<b>RWL-01</b> RENDER OR PAINT ON CLADDING BONE/BABY FAWN OR SIMILAR
<b>CBR-01</b> COLORBOND ROOF PALE EUCALYPT MATT/STEEL OR SIMILAR	<b>STONE WALL</b>
<b>CGL-01</b> CLEAR GLASS CLEAR FINISH OR SIMILA	<b>FACIA AND GUTTER</b>
	<b>COLORBOND FACIA &amp; QUAD/BOX GUTTER</b> MONUMENT OR SIMILAR

1 SOUTH ELEVATION (PROPOSED DWELLING)  
1 : 50

DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS

REV	DATE	DESCRIPTION	BY	DATE	PROJECT ADDRESS:
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F	19/04/2026	TO COUNCIL (RFI UPDATE)	SS		

**TOWN PLANNING**

REVISION:	DRAWN BY:
F	SS

**ABBREVIATION**

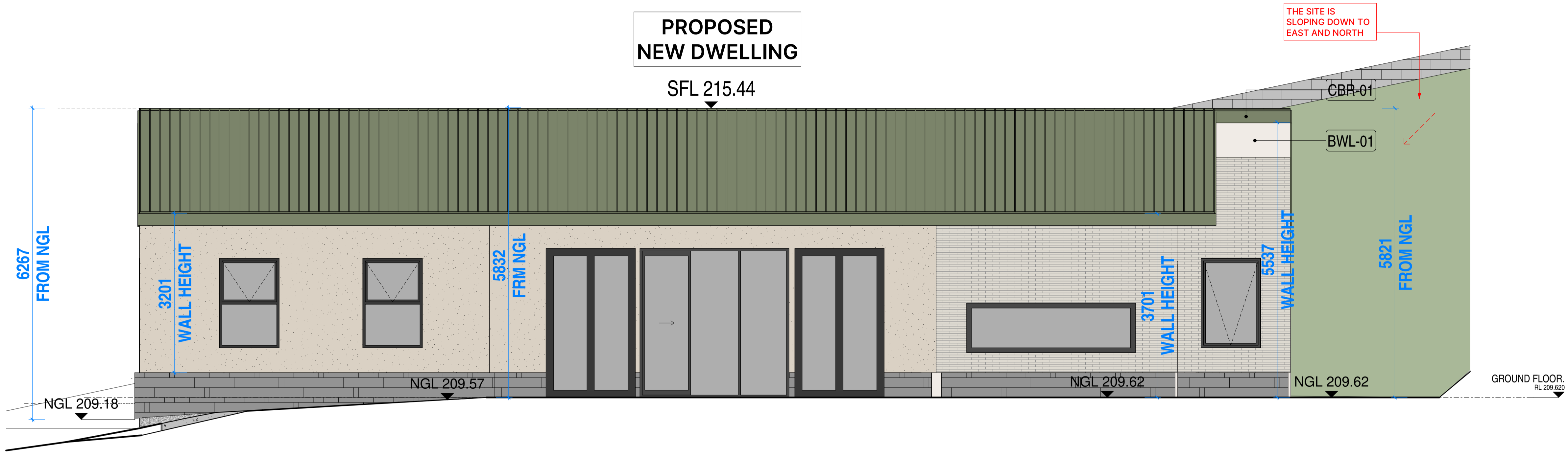
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PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	ELEVATIONS
SCALE: @ A1	SHEET No.
As indicated	TN.06

19/04/2026 3:40:15 PM

**LEGEND**

EXISTING BUILDINGS	
EXISTING BUILDINGS/ TREES - DEMOLISHED	
PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	



1 NORTH ELEVATION (PROPOSED DWELLING)  
1 : 50

**MATERIALS**

<b>BWL-01</b> BRICK FINISH UTZON LANG BRICKS OR SIMILAR	<b>RWL-01</b> RENDER OR PAINT ON CLADDING BONE/BABY FAWN OR SIMILAR
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<b>CGL-01</b> CLEAR GLASS CLEAR FINISH OR SIMILAR	<b>FACIA AND GUTTER</b> COLORBOND FACIA & QUAD/BOX GUTTER MONUMENT OR SIMILAR

**ADVERTISED MATERIAL**

Planning Application: T240226  
Date Prepared: 20 May 2026

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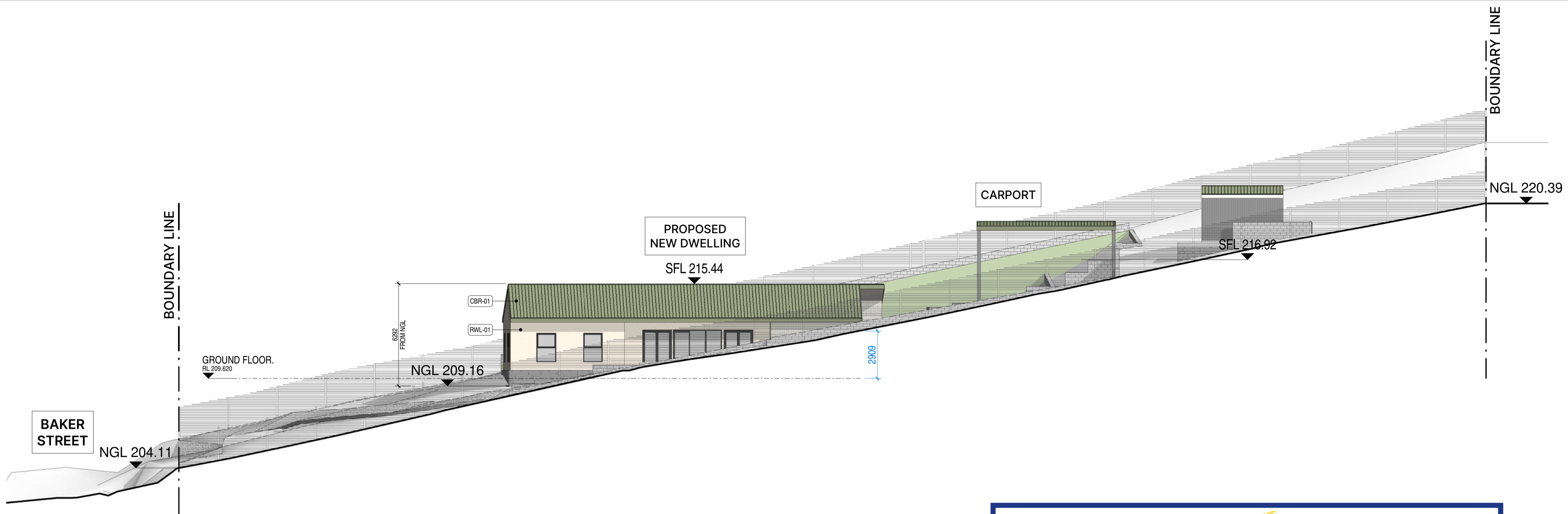
**ABBREVIATION**

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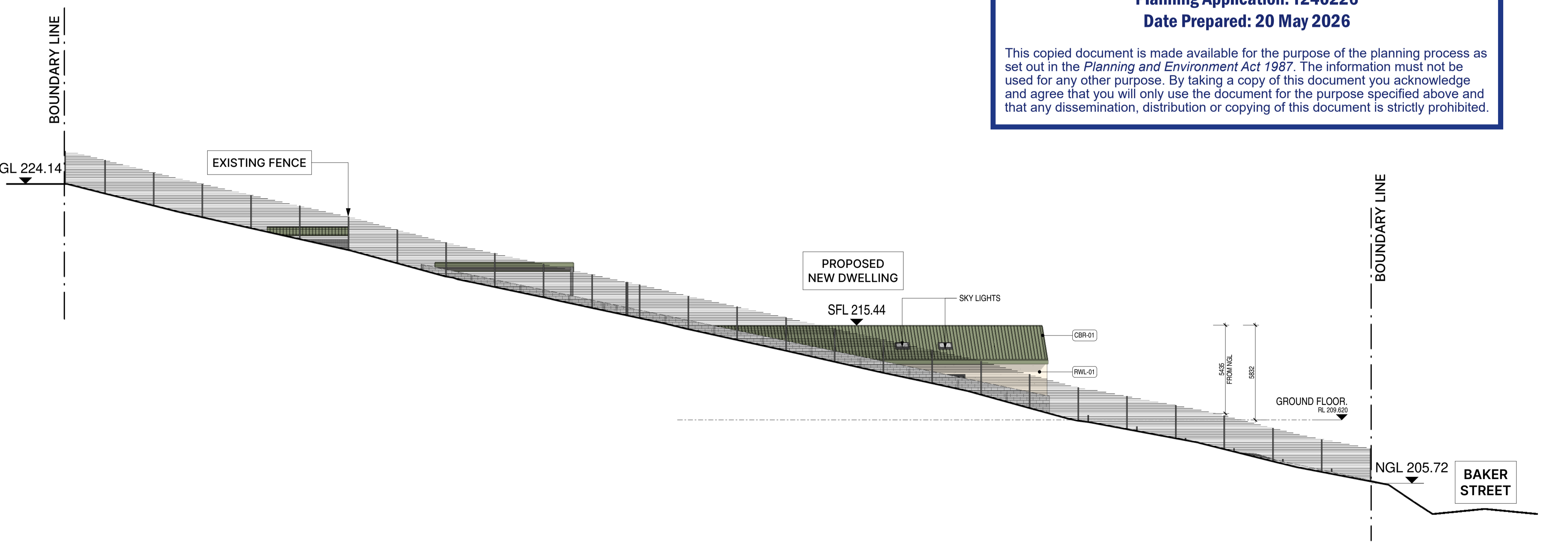
DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS

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		<b>TOWN PLANNING</b>		REVISION:	DRAWN BY:
				F	SS

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	ELEVATIONS
SCALE: @ A1	SHEET No.
As indicated	TN.07



1 NORTH ELEVATION  
1 : 150



2 SOUTH ELEVATION  
1 : 150

DWELLING WILL BE CONSTRUCTED TO BAL29 REQUIREMENTS








**ADVERTISED MATERIAL**  
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**LEGEND**

EXISTING BUILDINGS	
EXISTING BUILDINGS/TREES - DEMOLISHED	
PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	

**MATERIALS**

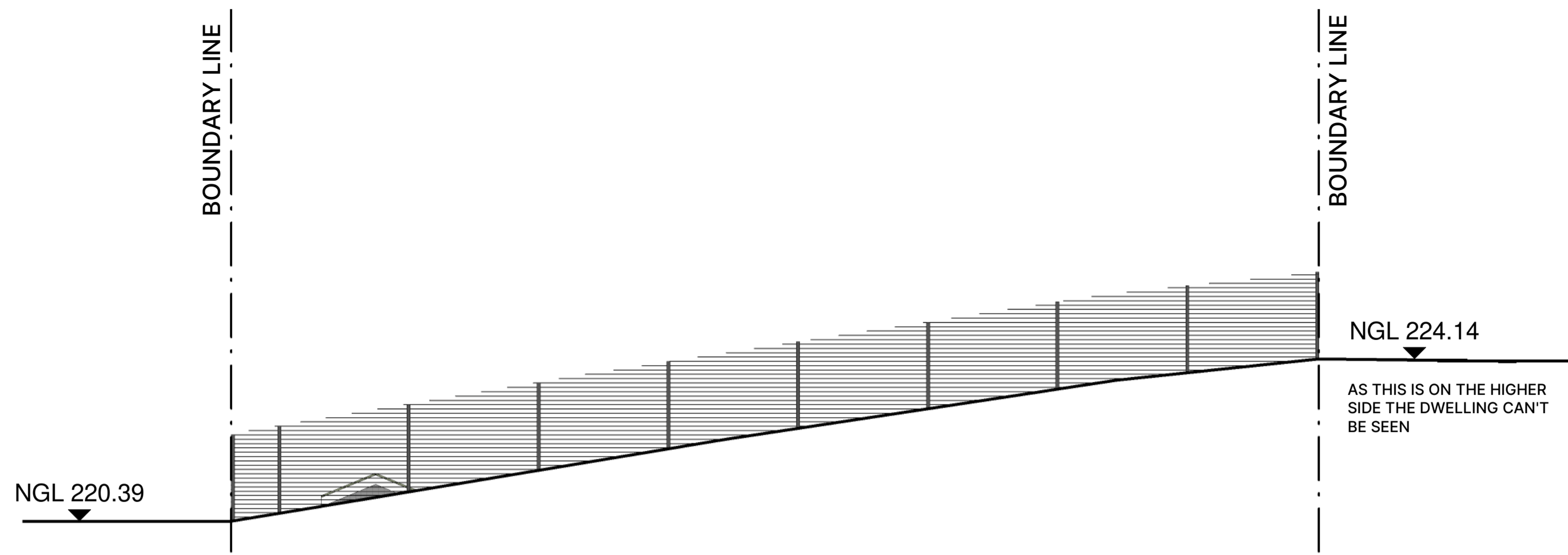
 <b>BWL-01</b> <b>BRICK FINISH</b> UTZON LANG BRICKS OR SIMILAR	 <b>RWL-01</b> <b>RENDER OR PAINT ON CLADDING</b> BONE/BABY FAWN OR SIMILAR
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<b>TOWN PLANNING</b>					
			REVISION:	DRAWN BY:	
			F	SS	

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	ELEVATIONS
SCALE: @ A1	SHEET No.
As indicated	TN.08



1 WEST ELEVATION (REAR-SIDE)  
1 : 100



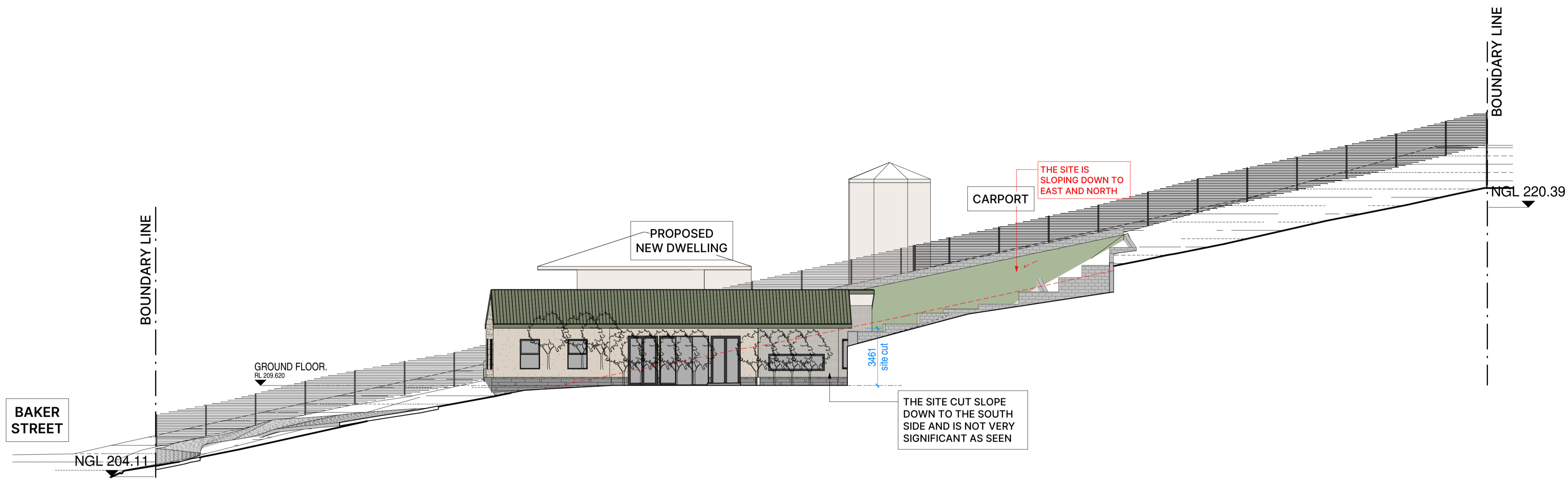
## ADVERTISED MATERIAL

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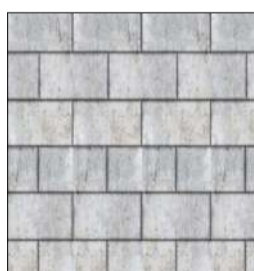

**LEGEND**

EXISTING BUILDINGS	
EXISTING BUILDINGS/ TREES - DEMOLISHED	
PERMEABLE LANDSCAPE AREA	
STUD WALL LEVEL ABOVE	
PROPERTY BOUNDARY LINE	
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	



2 NORTH SIDE ELEVATION  
1 : 150

**MATERIALS**

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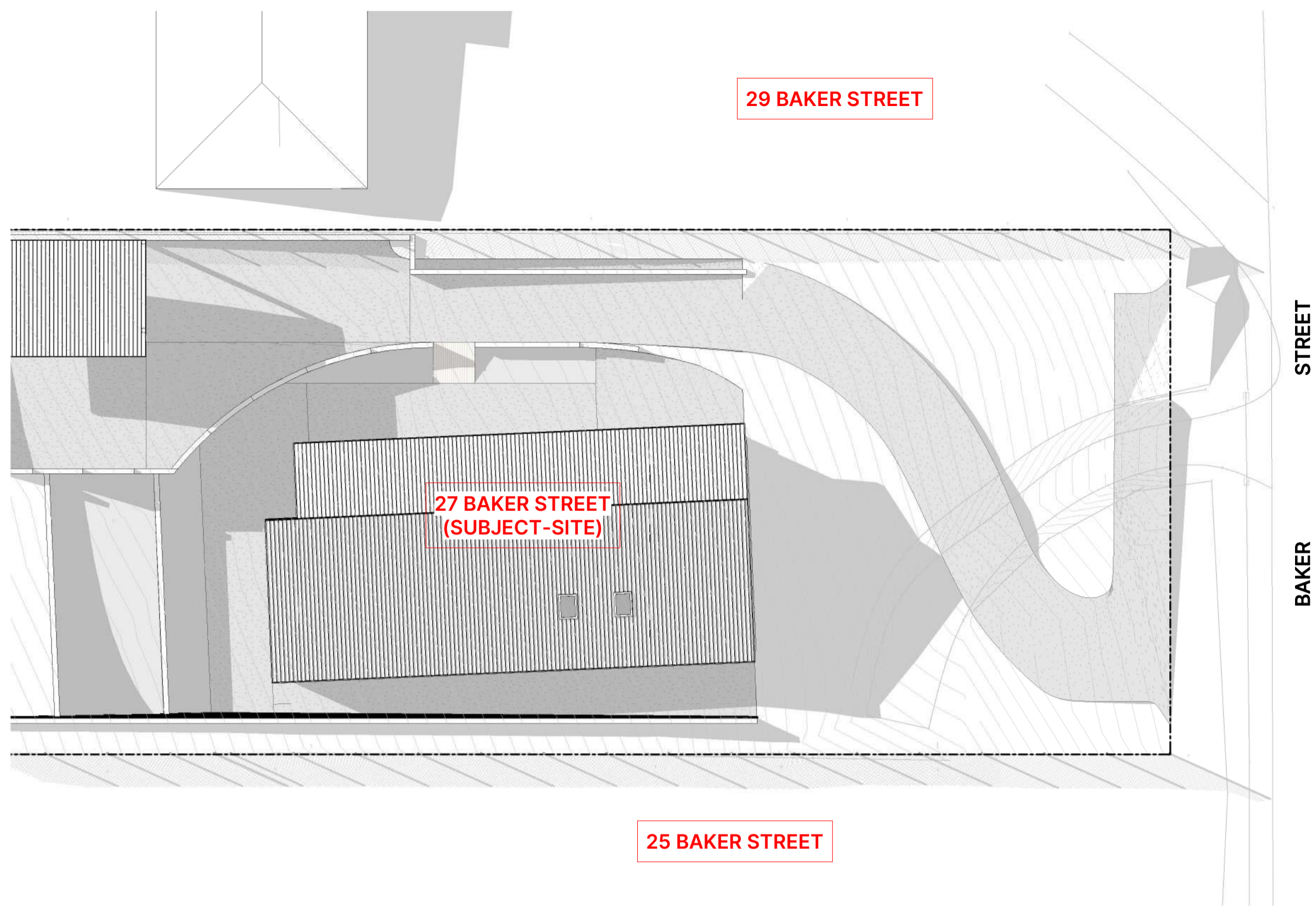
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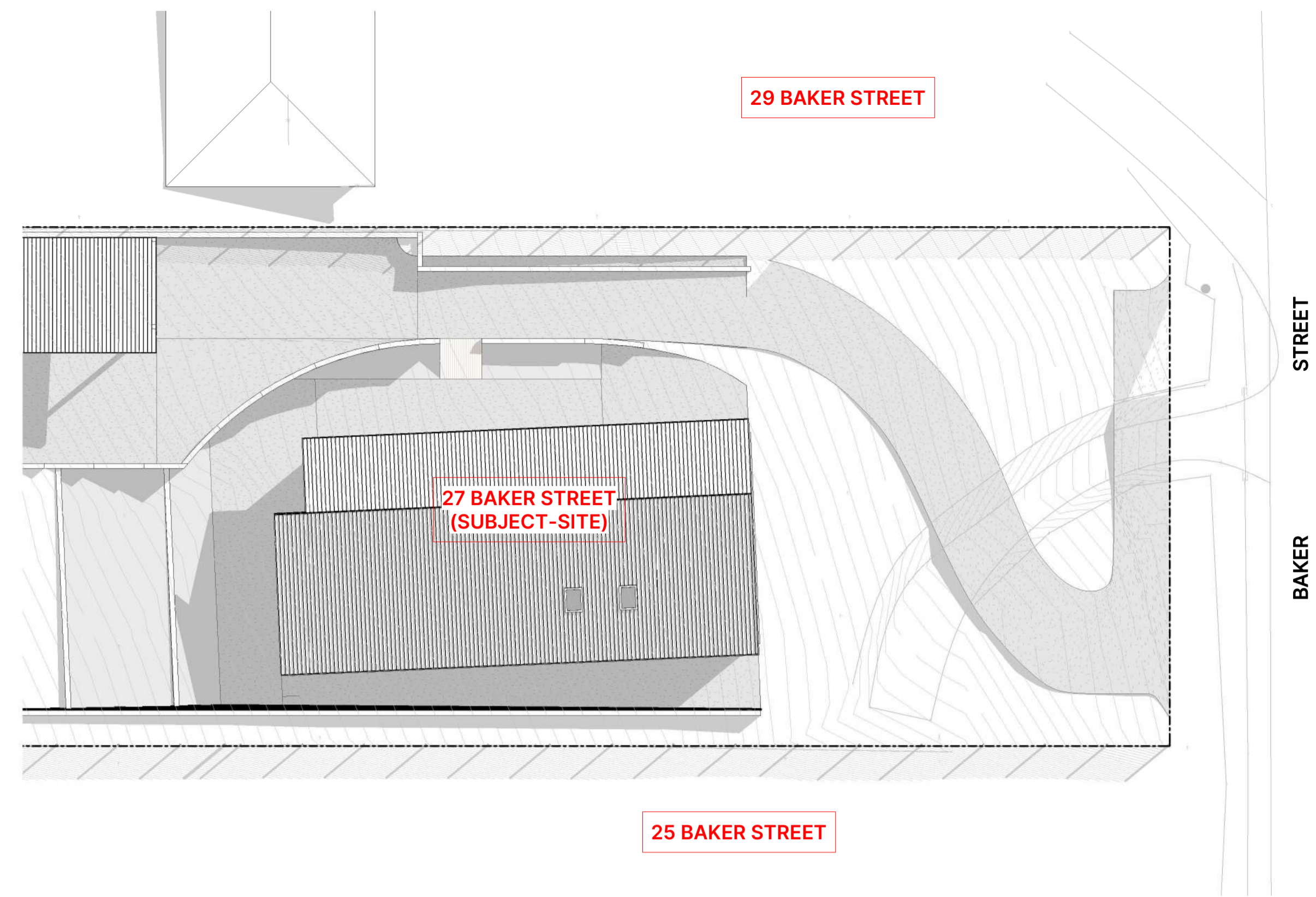
**TOWN PLANNING**

REVISION:	DRAWN BY:
F	SS

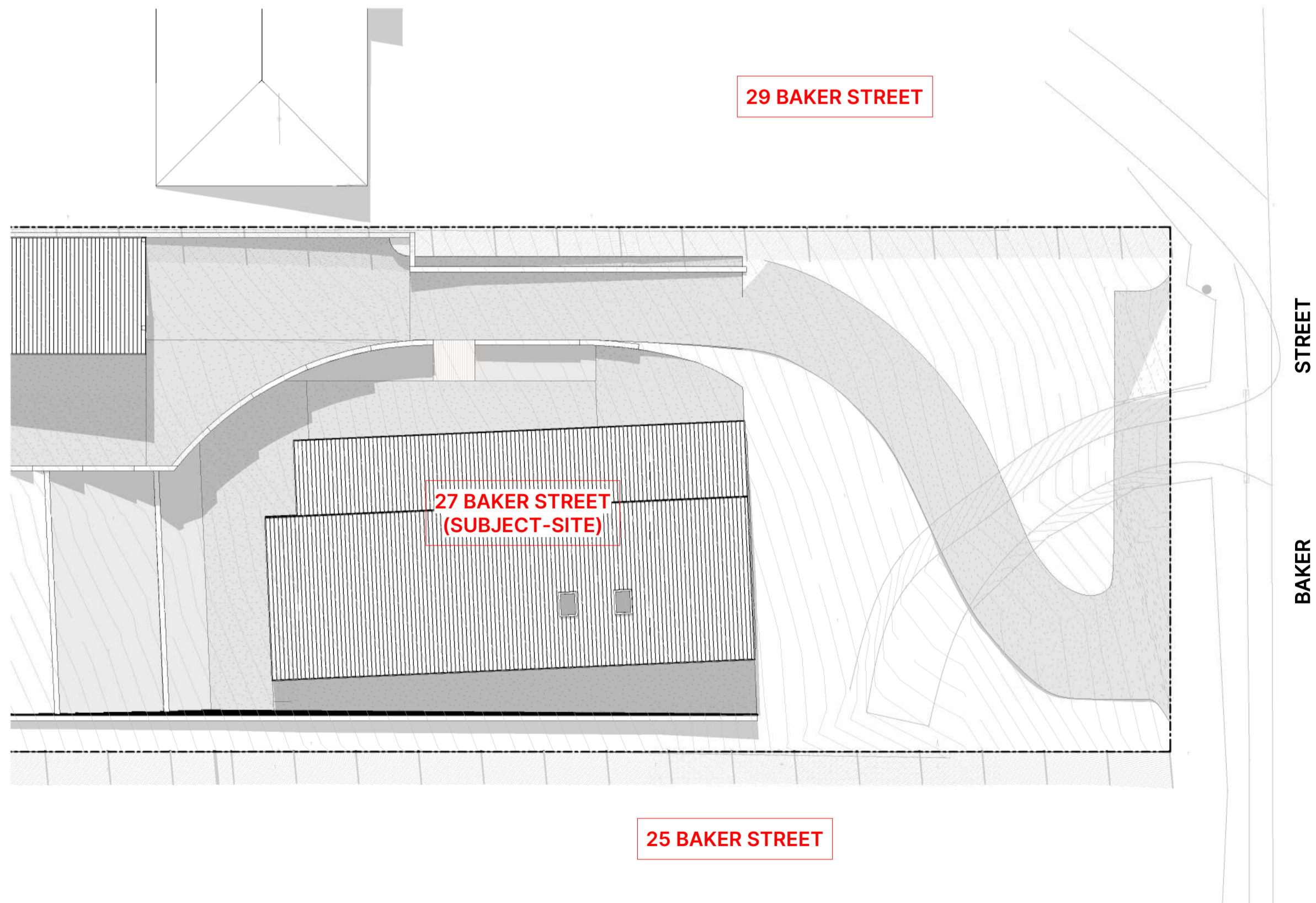
PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	ELEVATIONS
SCALE: @ A1	SHEET No.
As indicated	TN.09



1 SHADOW SEPT 22 - 3PM  
1 : 200



2 SHADOW SEPT 22 - 9AM  
1 : 200



3 SHADOW SEPT 22 - 12PM  
1 : 200



**Cardinia**

**ADVERTISED MATERIAL**

**Planning Application: T240226**

**Date Prepared: 20 May 2026**

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**TOWN PLANNING**

REVISION:	DATE	DRAWN BY:
F		SS

PROJECT ADDRESS:  
27 Baker Street, COCKATOO VIC 3781

PROJECT NAME	Baker House
PROJECT NO:	17-12D-231211
DRAWING TITLE	PROPOSED SHADOWS DIAGRAMS
SCALE: @ A1	SHEET No.
1 : 200	TN.10

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**LEGEND**

EXISTING BUILDINGS	[Grey Box]
EXISTING BUILDINGS/TREES - DEMOLISHED	[Red Box]
PERMEABLE LANDSCAPE AREA	[Green Box]
STUD WALL LEVEL ABOVE	[Blue Dashed Line]
PROPERTY BOUNDARY LINE	[Black Dashed Line]
2.0m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm IN HEIGHT	[Triangle Symbol]

**DEVELOPMENT SUMMARY**

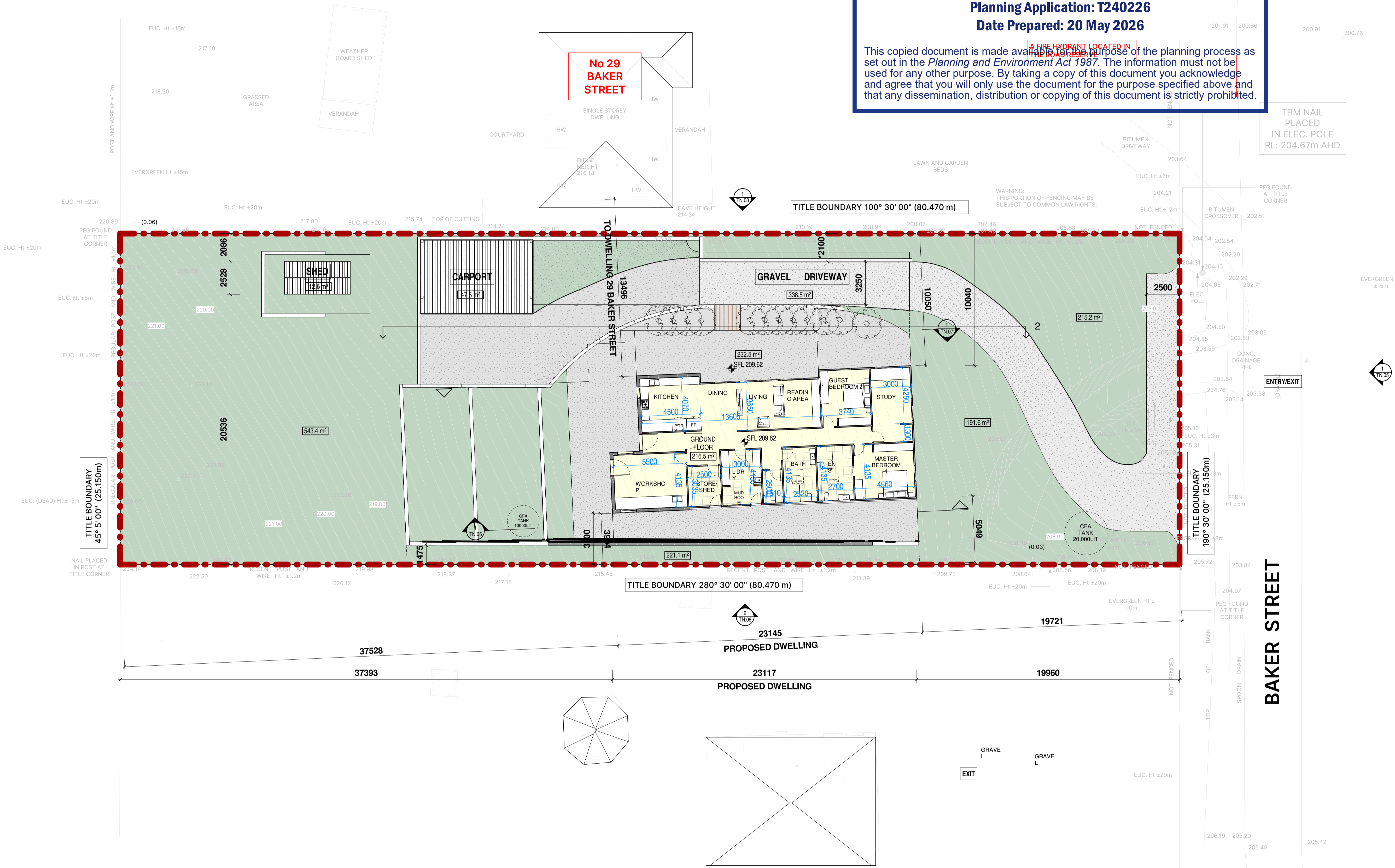
SITE AREA	2024.00 m <sup>2</sup>
GARDEN AREA	1,459.70m <sup>2</sup> (72.11%)
SITE COVERAGE	216.50m <sup>2</sup> (10.69%)
DRIVEWAY & PAVED AREA	571.00m <sup>2</sup> (28.21%)
TOTAL IMPERVIOUS AREA	787.50m <sup>2</sup> (38.90%)
PERMEABLE SURFACES	1236.50m <sup>2</sup> (61.09%)

**UNIT AREA CALCULATIONS**

<b>PROPOSED UNIT</b>	
GROUND FLOOR	216.50m <sup>2</sup>
PROPOSED CARPORT	47.50m <sup>2</sup>

**PROPOSED SHED**

GROUND FLOOR	12.60 m <sup>2</sup>
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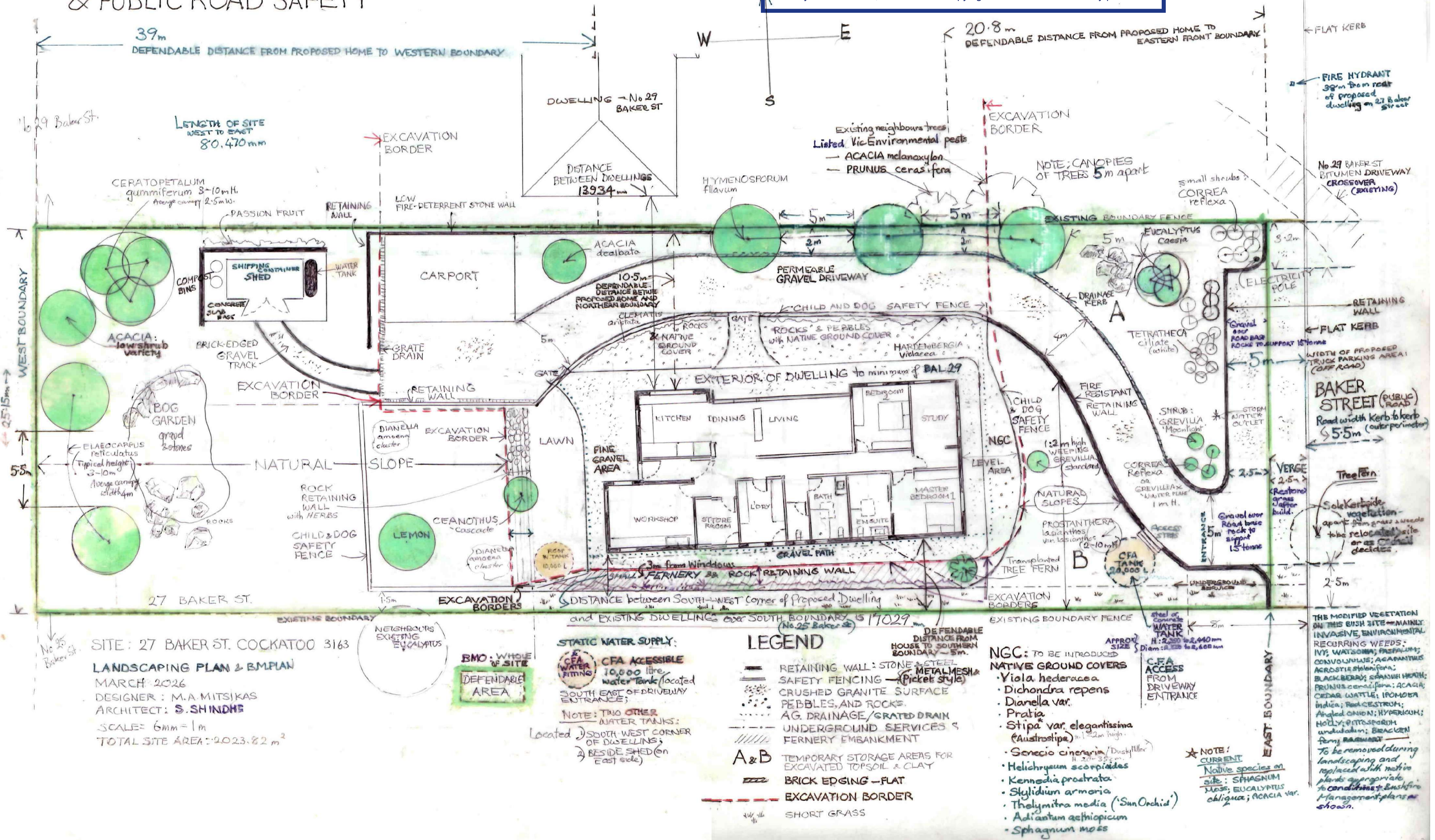
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27 BAKER ST. LANDSCAPING, SHOWING BUSHFIRE AND HIGH WIND MANAGEMENT, NATIVE VEGETATION RESTORATION, & PUBLIC ROAD SAFETY



SITE: 27 BAKER ST. COCKATOO 3163  
 LANDSCAPING PLAN & BMP/IAN  
 MARCH 2026  
 DESIGNER: M.A. MITSIKAS  
 ARCHITECT: S. SHINDHE  
 SCALE: 6mm = 1m  
 TOTAL SITE AREA: 2023.82 m<sup>2</sup>

**STATIC WATER SUPPLY:**  
 CFA ACCESSIBLE 10,000 litre water tank (located south east of driveway entrance)  
 NOTE: TWO OTHER WATER TANKS: Located 1) SOUTH WEST CORNER OF DWELLING; 2) RESIDE SHED (on East side)

LEGEND

- RETAINING WALL: STONE & STEEL METAL MESH
- SAFETY FENCING — (Picket style)
- CRUSHED GRANITE SURFACE PEBBLES, AND ROCKS
- AG. DRAINAGE/GRATED DRAIN UNDERGROUND SERVICES & FERNERY EMBANKMENT
- A & B TEMPORARY STORAGE AREAS FOR EXCAVATED TOPSOIL & CLAY
- BRICK EDGING — FLAT
- - - - EXCAVATION BORDER
- SHORT GRASS

- NGC: TO BE INTRODUCED NATIVE GROUND COVERS**
- Viola hederacea
  - Dichondra repens
  - Dianella var.
  - Pratia
  - Stipa var. elegantissima (Austrostipa)
  - Senecio cineraria / Dusk filler
  - Helichrysum scopioides
  - Kennedia prostrata
  - Styliidium armorica
  - Thelymitra media ('Sun Orchid')
  - Adiantum asthiopicum
  - Sphagnum moss

**THE MODIFIED VEGETATION ON THIS BUSH SITE — MAINLY INVASIVE ENVIRONMENTAL RECURRING WEEDS:**  
 IVE, WATSONIA, PEPALUS, CONVULVULUS, AGAPANUS, ACROSTIA stolonifera, BLACK BERRY, SPANISH HEATH, PRUNUS cerasifera, ACACIA, CEDAR WATTLE, PROMOLA indica, PEGACESTRUM, ANGLED ONION, HYPERICUM, HOLLY, PITTOSPORUM undulatum, BRACKEN fern, RAGWORT  
 To be removed during landscaping and replaced with native plants appropriate to conditions. Bushfire Management plans as shown.

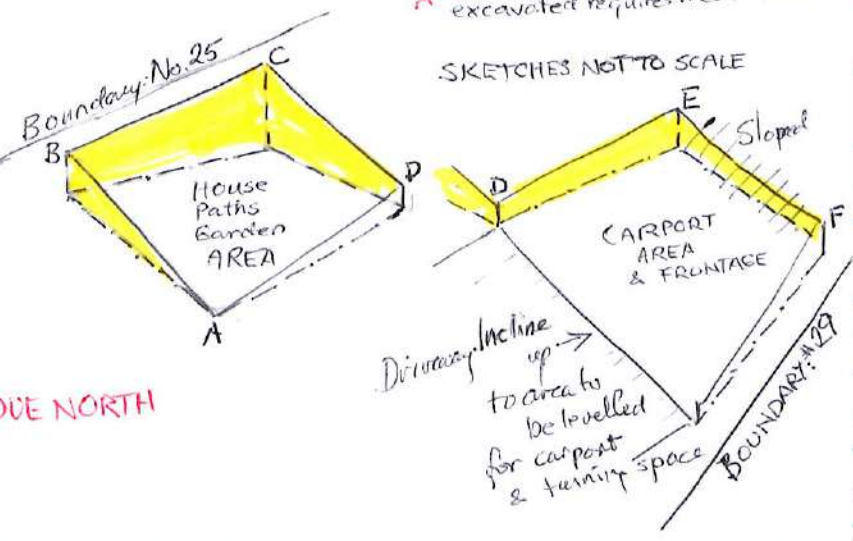
★ NOTE: CURRENT Native species on site: SPHAGNUM Moss; EUCALYPTUS obliqua; ACACIA var.

# EXCAVATION FOR BUILDING HOUSE AT #27 BAKER ST

Upstairs  
 0 - main visible  
 driveway  
 1 - main visible  
 2 - main visible  
 3 - main visible  
 4 - main visible  
 5 - main visible  
 6 - main visible  
 7 - main visible  
 8 - main visible  
 9 - main visible  
 10 - main visible  
 11 - main visible  
 12 - main visible  
 13 - main visible  
 14 - main visible  
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KEYS:  
 - APPROXIMATE POSITION OF HOUSE - to face DUE NORTH



\* Volume of earth to be excavated requires measurements  
 SKETCHES NOT TO SCALE

**Cardinia**  
**ADVERTISED MATERIAL**  
 Planning Application: T240226  
 Date Prepared: 20 May 2026

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