

Notice of Application for a Planning Permit

The land affected by the application is located at:	L2 LP89014 5 Huxtable Road, Pakenham VIC 3810
The application is for a permit to:	Use and development of land for a small second dwelling, buildings and works associated with a Contractor's Depot (shed)

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

35.04-1	Use of land for a small second dwelling
35.04-5	Buildings and works associated with a section 2 use.
35.04-5	A building which is within nominated setbacks.
35.04-5	A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i> .
42.01-2	Construct a building or construct or carry out works
63.05	Construct a building or construct or carry out works associated with a use in Section 2 or 3 of a zone for which an existing use right is established.

APPLICATION DETAILS

The applicant for the permit is:	Peter Thomas Building Design
Application number:	T250602

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

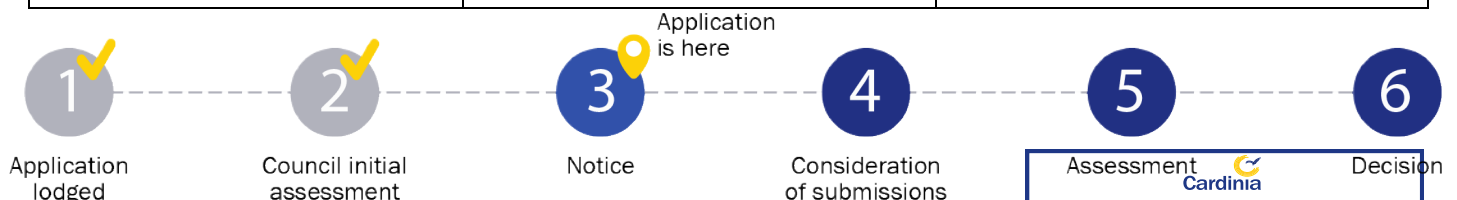
This can be done during office hours and is free of charge.

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



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	16 June 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>



Assessment  Decision

ADVERTISED MATERIAL
 Planning Application: T250602
 Date Prepared: 29 May 2026

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Application Summary

Portal Reference A4259585

Basic Information

Proposed Use	SHEDCONNECTED TO THE CONTRACTORS DEPOT AND COTTAGE 1 & 2 AS BED AND BREAKFASTS
Current Use	DWELLING & CONTRACTORS DOPOT
Cost of Works	\$80,000
Site Address	5 Huxtable Road Pakenham 3810

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED] PETER THOMAS BUILDING DESIGN	12 Edinburgh Drive, BEACONSFIELD VIC 3807	W: 0413-731-101 E: admin@ptbuildingdesign.com.au
Owner	[REDACTED]		
Preferred Contact	[REDACTED] PETER THOMAS BUILDING DESIGN	12 Edinburgh Drive, BEACONSFIELD VIC 3807	W: 0413-731-101 E: admin@ptbuildingdesign.com.au

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 11 Not more than \$100,000	\$1,302.80	100%	\$1,302.80
Total			\$1,302.80

Meetings

Meeting Type	Officer Name	Date of Meeting
Enforcement	[REDACTED]	02 Sep 2025


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Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vc.gov.au

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

Documents Uploaded

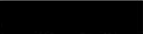
Date	Type	Filename
01-10-2025	A Copy of Title	TITLE CERTIFICATE (2025-09-18).PDF
01-10-2025	A Copy of Title	TITLE PLAN (2025-09-18).PDF
01-10-2025	A Copy of Title	TITLE DOCUMENTS (2025-09-18).pdf
01-10-2025	Site plans	TP - 5 Huxtable Road Pakenham - As Built Outbuildings.pdf
01-10-2025	Additional Document	PLANNING REPORT - 5 HUXTABLE RD PAKENHAM UPPER .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	 PETER THOMAS BUILDING DESIGN	12/12 Edinburgh Drive Edinburgh Drive, BEACONSFIELD VIC 3807	W: 0413-731-101 E: admin@ptbuildingdesign.com.au
Submission Date	01 October 2025 - 12:00:PM		

Declaration

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


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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.:	T250602
Address of the Land:	5 Huxtable Road, Pakenham VIC 3810

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	PETER THOMAS BUILDING DESIGN
Address:	12 Edinburgh Drive BEACONSFIELD 3807
Phone:	0413 731 101
Email:	peter@ptbuildingdesign.com.au

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
change what the application for: remove reference to Bed & Breakfast and replace with Small Second Dwelling.		
Application now for : Buildings and works associated with a Contractor's Depot and small second dwelling.		

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.	
Name:	[REDACTED]
Signature:	[REDACTED]
Date:	27/01/2026

LODGEMENT

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

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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


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

VOLUME 08850 FOLIO 681

Security no : 124128207753A
Produced 18/09/2025 12:56 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 089014.
PARENT TITLE Volume 06553 Folio 442
Created by instrument D816479 28/08/1970

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE LP089014 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: 5 HUXTABLE ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END



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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP089014
Number of Pages (excluding this cover sheet)	1
Document Assembled	18/09/2025 12:56

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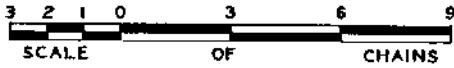
LP89014
EDITION 1
 APPROVED 29/7/70

**PLAN OF SUBDIVISION OF
 PART OF CROWN ALLOTMENT 80^C
 PARISH OF NAR-NAR-GOON
 COUNTY OF MORNINGTON**

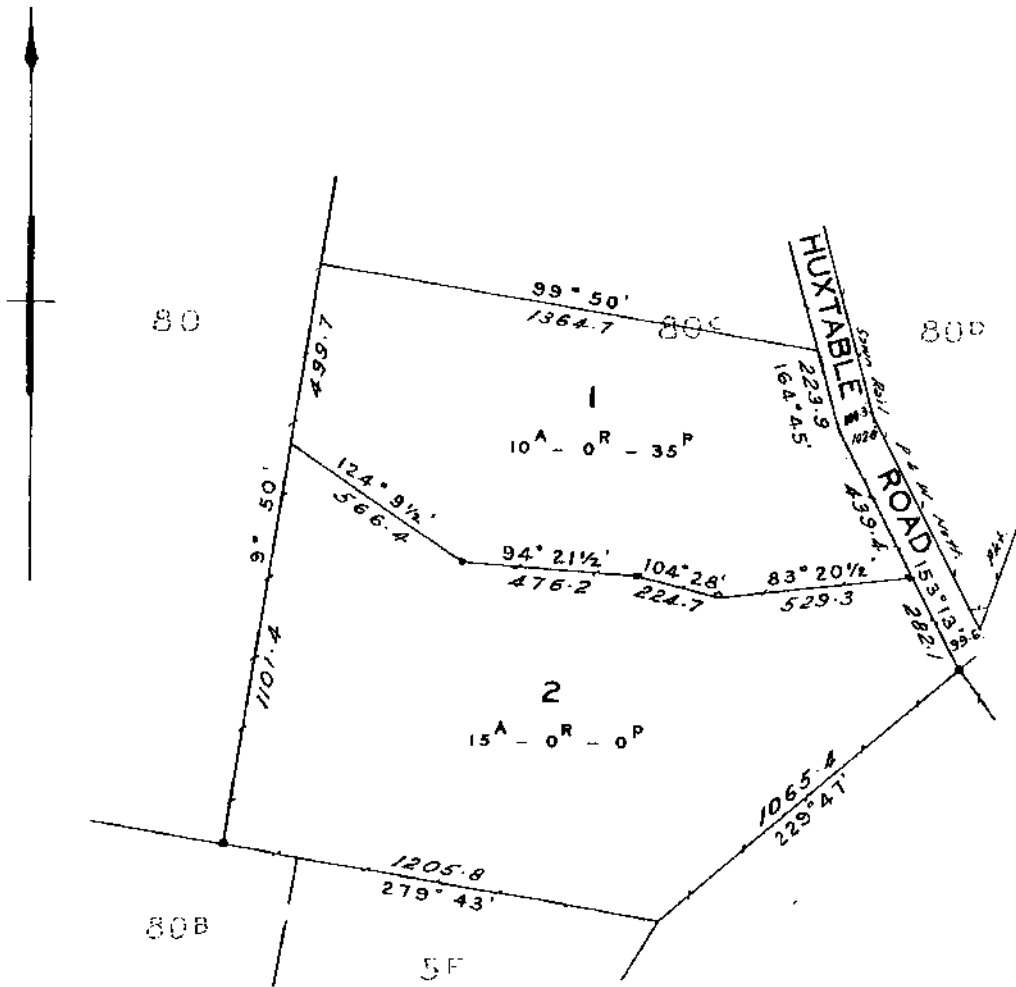
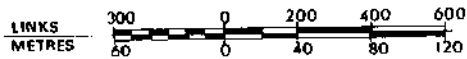
APPROPRIATIONS

NOTATIONS

DEPTH LIMITATION: 50 FEET



REF P21




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Peter Thomas
Building Design

Building Design & Town Planning Consultants

25/03/2026

CARDINIA CITY COUNCIL
TOWN PLANNING DEPT.

APPLICATION NO: T250602
ADDRESS: 5 Huxtable Road, Pakenham VIC 3810

Dear [REDACTED]

I write in response to your letter dated 24/02/2026, and respond to each item in order of your letter:

REQUIRED FURTHER INFORMATION:

1. Outstanding fees have been paid - \$748.05
2. Town Planning Report - Rev C (2026-03-24) attached
3. Site Plan Rev B - to avoid confusion, I have removed Sheets 3 & 4 By Golden Age Building Design and added TP-01 Site Plan to the Drawings set - this addresses all site information, including the Survey Plan b [REDACTED], all on one sheet.

4. / 5. / 6. Waste Water Management:
Attached:

Compliance Certificate and Council Approval No. for the System as installed

Letter From Licensed Plumber Owen Burns who reviewed and commenced on the System capacity being appropriate for the current load, including both cabins. - We are now removing one cabein to a lower load, therefore the system is appropriate, without alteration.

7. Arborcultural Report:
Attached, conclusion no impact.

- 8 . Bushfire Management Statement:
Updated to clarify/remove issues.

Office: 12 Edinburgh Drive, Beaconsfield 3807
Phone: 0413 731 101
Email: peter@ptbuildingdesign.com.au

Web: ptbuildingdesign.com.au
ABN: 16.278.349.884
RBP: DP-AD1670



RESPONSE TO ISSUES OF CONCERN:

- A. Small Second Dwelling: Site plans consolidated for clarity - Form 50 was previously submitted for updating the application from B&B to Small Second Dwelling.
- B. Bushfire Management Statement (Small Second Dwelling): Corrected - updated report attached
- C. Bushfire Management (Contractors Depot): Agree, not required for this building use. Removed
- D. Proliferation of Build From:

Shed 3 Is Clustered with the other Sheds.

The Small Second Dwelling (Cabin 2) is located in close proximity to the Driveway, with a new access entry to the site. It is very small and blends well with its surroundings. It is located in a manor that ensures minimal impact to the land, and should not be seen as a loss of green wedge land, but as an appropriate use of land. Other locations on the site would actual require the establishment of a new path/ driveway to the building and would result in a larger area of the site being required. The current location is a highly efficient and appropriate use of the land. I have further discussion on this matter and photos within the updated planning report.

- E. Extractive Industry:

The Proposed Small Second Dwelling is not within 500m of the WA174 Boundary. I have added a discussion on this in the planning report, as stated in the planning Certificate, that it is proposed dwellings within 500m of the WA boundary, not triggered by the land boundary that the dwelling is on. - No referral required.

We trust that this response adequately addresses each item and ask that the council proceed to the advertising of this application.

If any items of concern to the council remain, we ask that the council address these items with us, together with any further items raised before making a decision on this application.

We also request that at the time the council has concluded a report to determine the decision of this application, and before issuing the permit, the council would afford us the opportunity, as the applicant, to review any proposed condition 1 items and grant two working days to comment on these items. In the past, we have found this process produces better outcomes on the permit that avoid later corrections.

Kind regards,



Designer



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Planning Report

for Proposed Town House Development at:
5 Huxtable Rd, PAKENHAM UPPER



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Peter Thomas Building Design
Version C 24/03/2026

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Existing use (Contractors Depot)	20
Clause 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES	21
Objective	
To protect and conserve environmentally sensitive areas.	21
The Small second dwelling is insignificant in nature, is natural-coloured, and is consistent in appearance with other dwellings and buildings seen within the landscape.	21
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N.B.: This design response is to be read in conjunction with all other supplied documentation.



Site Description:

The subject site is located at 5 Huxtable Rd.,PAKENHAM UPPER on the corner of Pakenham Road.

The Site has a total area of : 60719 sq. m (6.07 ha).

The site is primarily grassland, with 2 Dams.

There is 1 Dwelling, a Studio and two Sheds.

In addition to these buildings, there are 2 Cabins and an additional Shed, of which this planning application seeks to obtain approval for.

Description of Buildings

Cabin 1:(to be removed)

Cabin 2: Small second dwelling

Residence, Carport: Main dwelling on site

Studio: Ancillary to the Main Residence as per Planning Permit T200747

Shed 1 & Shed 2: Existing Storage and Maintenance Shed Associated with the Contractor's Depot (Certificate No. C25001)

Shed 3: Farm Style Open shed for storage of items like grass slashers, and Workshop area for the storage and Maintenance of small equipment such as wiper snippers





Cabin 1 & 2



Residence:


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Studio:



Shed 3 foreground 2 Centre, 1 Distance



Shed1:



Shed 2:


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Shed 3 workshop:


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Shed 3 open bays

Application:

Cabin 1 to be removed,
Cabin 2 approval as a Small Second Dwelling)
Shed 3 (in connection with the existing use of Contractors Depot)



Planning Triggers:

Green Wedge Zone GWZ1

Section 2 Use - Small Second Dwelling

Section 2 - Other use - Shed (open bay and maintenance) associated with the Contractor's Depot

BMO - Building & Works - Accommodation (Small Second Dwelling)

Exempt:

BMO - Building & Works - Shed (not listed as required)

ESO1 - Construct a Building or Works

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

Building materials must be non-reflective or subdued colours that complement the environment to the satisfaction of the responsible authority.

Complies

The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.

Complies

The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.

Complies

The slope of the land on which the buildings or works are undertaken must not exceed 20%.

Complies

The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or

zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).

Complies

If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.

n/a

If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.

n/a not ancillary to a dwelling (Small Second Dwelling)

If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.

n/a - not for agriculture

If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.

n/a

Both buildings comply; therefore, ESO not triggered

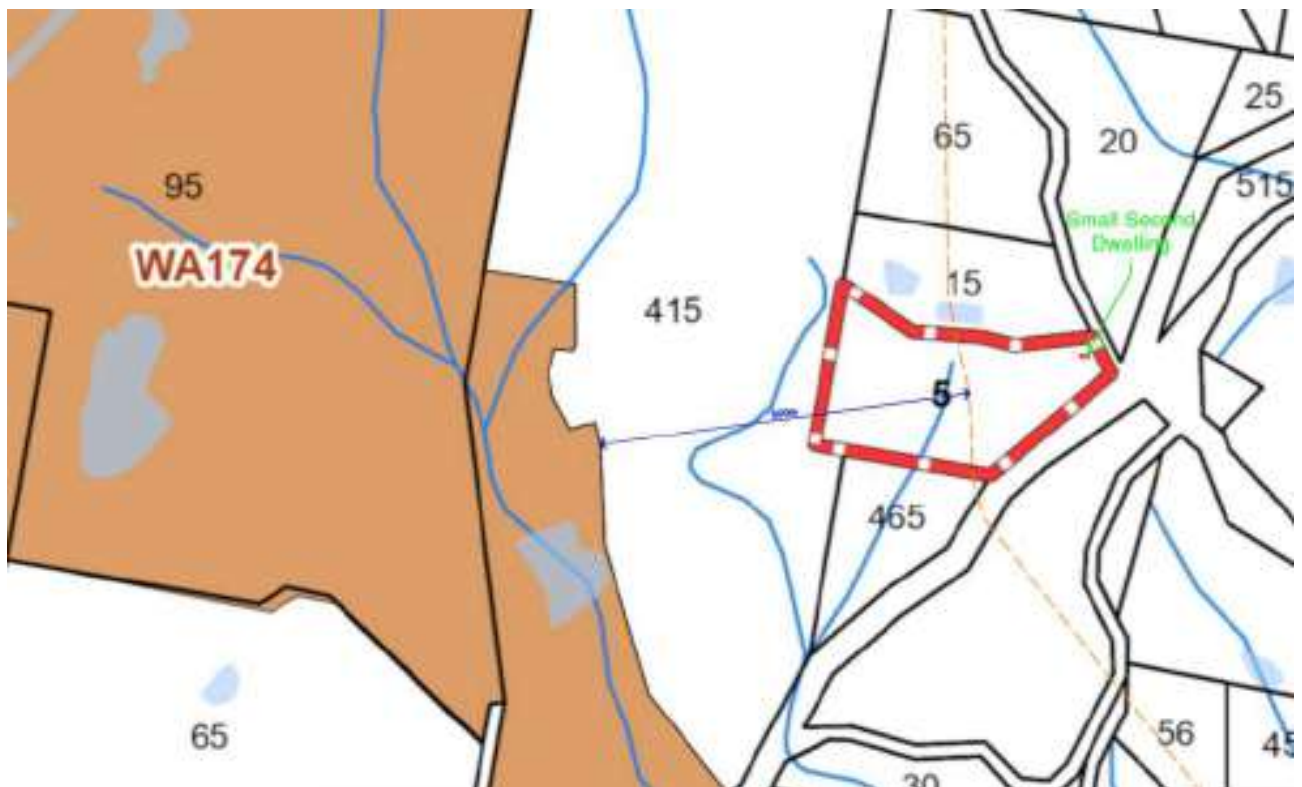


Referral:

Extractive Industry WA - Current

The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

Small Second Dwelling (Accommodation) is more than 500m from the nearest title boundary of WA174 - no referral is required.




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Planning Controls:

Zone	Green Wedge Zone-Schedule 1
Overlays	Bushfire Management Overlay ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)
Aboriginal Cultural Significance	NO
Bushfire Prone	YES/
Other	Part of this property are within 500 metres of the Extractive Industry Work Authorities

Zone Use:
<p><i>Existing Land use:</i> The existing property has a single-storey residence, with Associated Caport & Studio Permit T200747 recently updated to correctly reflect as-built conditions.</p> <p><i>Shed 1 & 2 Storage Sheds associated with the contractors Depart - consistent with C25001 Existing use Rights</i></p>
Proposed Use
Section 2: Permit Required
<p>Small second dwelling: Must be no more than one dwelling existing on the lot. Must be the only small second dwelling on the lot. Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling. Must meet the requirements of Clause 35.04-2.</p>
<p>Shed Associated with existing Use: Shed is used as a storage shed for equipment relating to the owner's business.</p>
No change of use proposed.

Overlays:

Bushfire Management Overlay

The site has a Bal 19 assessment attached.



ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

- The location of any existing buildings and works.
Site plan provided
- Details of elevations, including external colours, materials and finishes.
Elevation, materials, and finished on drawings
- The location of any existing vegetation and any vegetation proposed to be removed.
No vegetation to be removed
- Details of the location and extent of any earthworks.
No proposed earthworks
No removal, destroy or lop native vegetation:

- A photograph or site plan (drawn to scale) showing the boundaries of the site, existing vegetation, and the vegetation to be removed.
Refer Feature Survey
- A description of the vegetation, including the understorey to be removed, including the species, extent, number and size (diameter at 1.3 metres above natural ground level) of any trees to be removed and the Ecological Vegetation Class of native vegetation.
N/A
- Location of any hollow-bearing trees.
N/A
- Topographic information, highlighting ridges, crests and hilltops, streams and waterways, slopes of more than 20 per cent, drainage lines, low-lying areas, saline discharge areas, and areas of existing erosion.
Refer to Appendix - Land Grade is less than 20%
- A written explanation of the steps that have been taken to:
 - Avoid the removal of vegetation, where possible.
 - Minimise the removal of vegetation.
 - Appropriately replace and/ or compensate the loss of vegetation, if required.
 - A copy of any property vegetation plan that applies to the site.N/A
- Where the removal, destruction or lopping of vegetation is to create defendable space, a statement explaining why removal, destruction or lopping of vegetation is required having regard to other available bushfire risk mitigation measures. This does not apply to the creation of defendable space in conjunction with an application under the Bushfire Management Overlay.
N/A

- An environmental assessment report prepared by a suitably qualified person and to the satisfaction of the responsible authority.
N/A - Not Vegetation removal proposed. Existing Condition for building in open land, no perceivable impact.

Land Use Term: Small Second Dwelling

A building with a gross floor area of 60 square metres or less, on the same lot as an existing dwelling and used as a self-contained residence, which must include:

Cabin 2 has a Gross floor area of 36.9sqm

a) a kitchen sink;

Yes

b) food preparation facilities;

Yes

c) a bath or shower; and

Shower

d) a toilet and wash basin.

Yes



Clause 35.04-2 Assessment

Use of land for a dwelling or Small Second Dwelling

A lot used for a dwelling or a small second dwelling must meet the following requirements:

- Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

Cabin 2 is accessible from the main driveway via a crushed rock all-weather driveway.

- The dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

Cabin 2 is connected via a pump system to the on-site sewerage treatment.

- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.

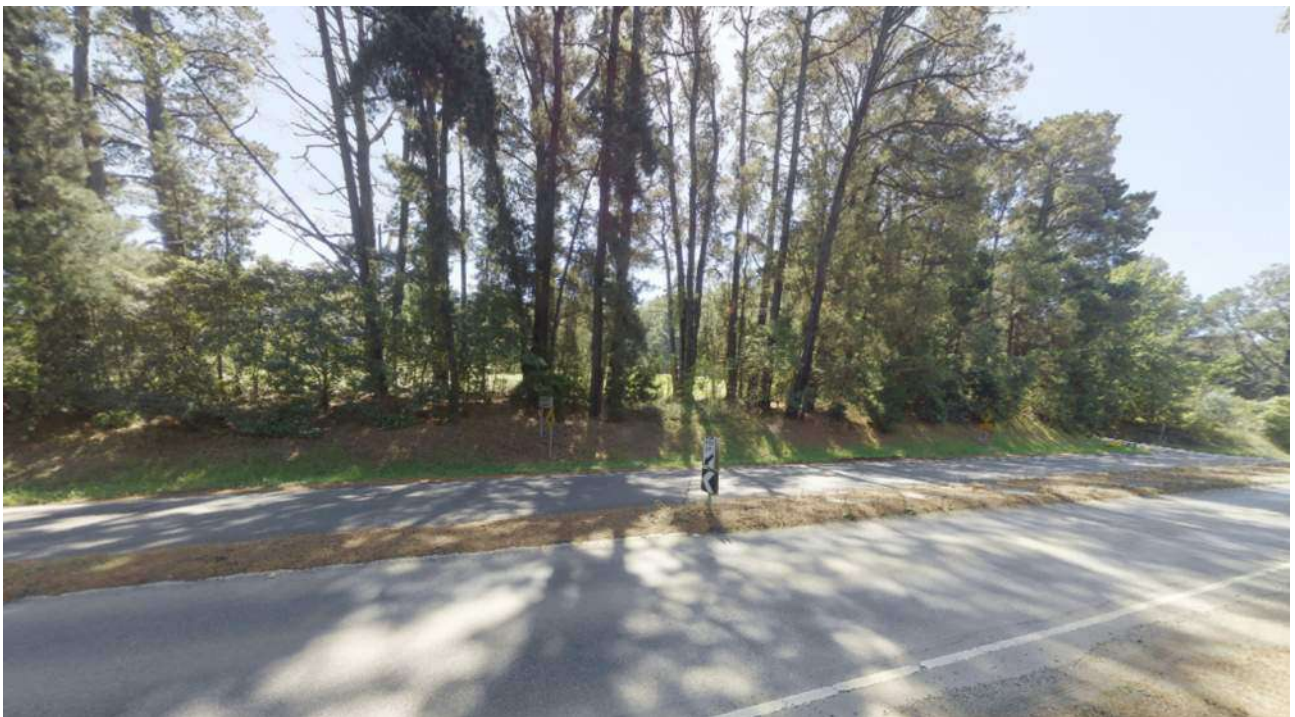
Cabin 2 is connected to potable water and has access to a rainwater tank for firefighting purposes.

- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Cabin 2 is connected to the mains electricity supply

This small second dwelling is located near the front of the site, second from view from the street and is in muted tones.

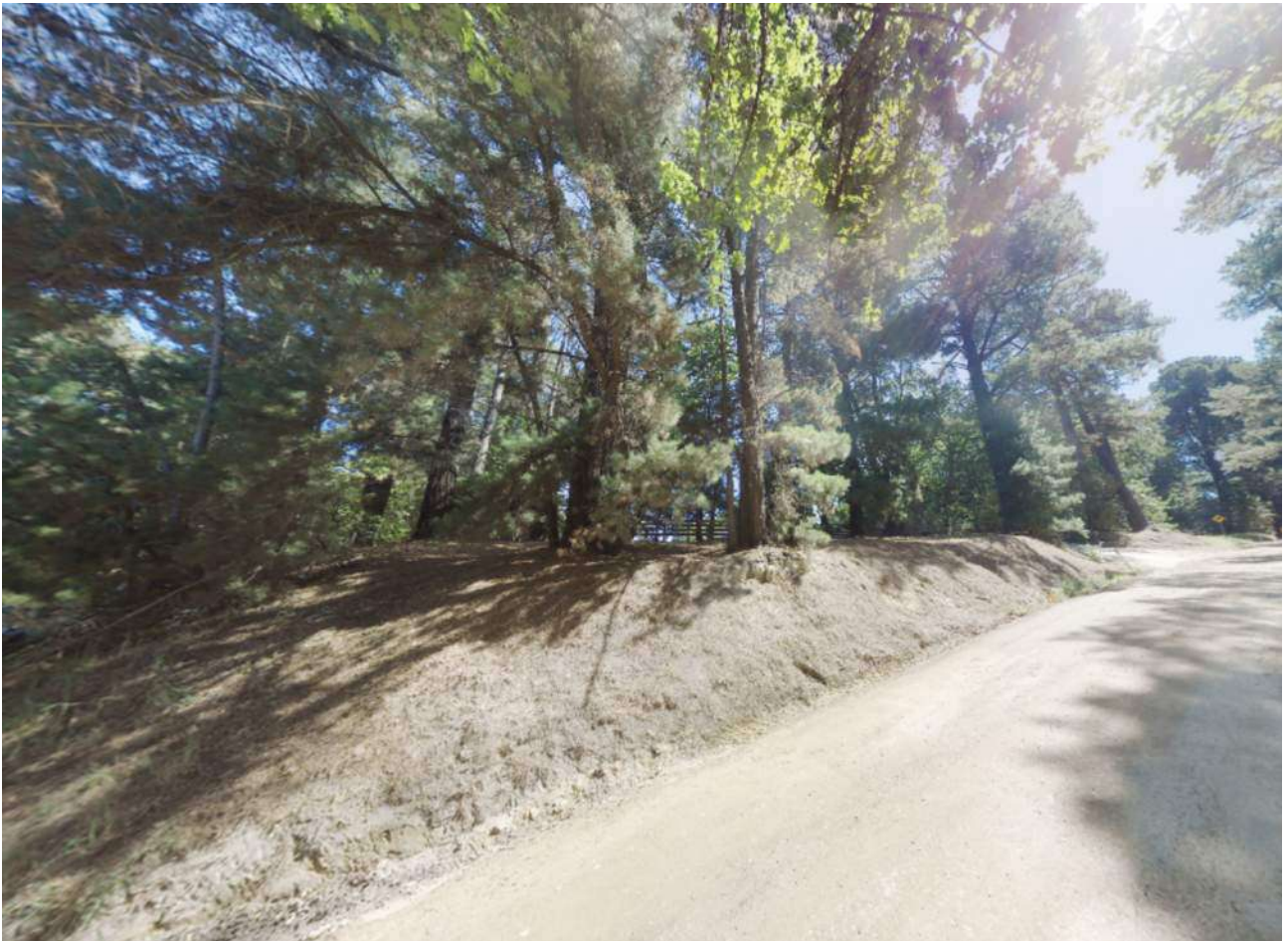
It is the only building on site that is visible from Huxtable Road, and none of the buildings are visible from Pakenham Road.



Pakenham Road, looking toward the site - Huxtable Road to the RHS of the photo.


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Near intersection of Huxtable Rd and Pakenham Rd - Site Driveway to the RHS of Image


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In Huxtable Road - Looking up Site Driveway

Cabin 2 (Small Second Dwelling) is not obtrusive and sits appropriately within its setting.

Clause 35.04-6 Decision Guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.

Small Second dwelling and shed are both consistent with the use of the land

- Any Regional Catchment Strategy and associated plan applying to the land.

N/a

- The capability of the land to accommodate the proposed use or development.

Clearly, a small second dwelling and shed have negligible to no impact to the 60719

sqm parcel of land

- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.

There is no proposed or intensification of the current use.

- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

Both proposed buildings have no impact on the adjoining land uses. Cabin 2 is completely screened from view and is not a source of noise. The Adjoining quarry use is as remote as possible from the proposed small dwelling >500m and will be less impacted than the current dwelling.

- Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.

N/A

- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.

The proposed building are on negligible visual impact due to screening, muted colours and/or position on site, which can hardly be seen from beyond the site.

- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Greater than 500m from a Mineral Resource.

Rural issues

- The maintenance of agricultural production and the impact on the rural economy.

Site is not used or likely to be used for agricultural production due to size.

- The environmental capacity of the site to sustain the rural enterprise.

The site is likely to be used for rural enterprise (other than its current use to support

rural employment for off-site work) due to its size.

- The need to prepare an integrated land management plan.

n/a

- The impact on the existing and proposed rural infrastructure.

n/a

- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.

n/a the application is not changing or intensifying the current use.

- The protection and retention of land for future sustainable agricultural activities.

n/a

Environmental issues

- The impact of the use or development on the flora and fauna on the site and its surrounds.

n/a very minor proposal.

- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land, including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.

n/a no proposed impact to the area, or proposed removal of any vegetation.

- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.

n/a small site. And use does not impact the land

- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

n/a

Design and Siting Issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.

Small second dwelling: very small single-storey structure, in muted tones, screened by existing vegetation. Minimal visibility from beyond the site.

Shed: located remotely from the Road, and in muted tones.

The Shed is located with other existing sheds, keeping the works area clustered together, remote from roads, and unable to be seen from the public domain.



- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.

No proposed infrastructure

- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.

As per Sighting and design (above)

- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

Proposed Small Second Dwelling, located as remotely as possible from the Mineral Resources boundary.

Existing use (Contractors Depot)

The contractors' depot is an exist use - refer Certificate No. C25001

This utilised Sheds 1,2 & 3.

Shed use:

Sheds are used to store and maintain equipment for the operation of a Grass & Garden Maintenance Contracting Business that services businesses in the area.

I have provided pictures above in this report, showing these buildings and within. They are very typical to a rural area.

Workshop:

The Workshop area of Shed 3; Small equipment such as whipper snippers, mowers and protective equipment are maintained.

No of Employees:

The business is very seasonal, and employees/subcontractor numbers fluctuate. But being a depot, they simply come and collect equipment and schedule at the start of the day, and drop off equipment at the end of the day. There is rarely more than 10 staff on site for more than 60 Minutes

Hours of Operation:

Hours of Operation are in daylight hours, seasonally dependent

Waste Management:

No waste is stored on site, all waste associated with contracts are managed at those locations.



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The Small amount of waste generated on site, like packaging from new equipment, is taken by trailer to the Pakenham transfer station.

Emissions:

All operations occur during Daylight Hours.

Noise is only typical of a Rural Site, ie the movement of tractors or equipment.

There are no external lights that are directed toward adjoining properties.

The driveway is concrete to shed 1, and beyond are well compacted gravel area. There are currently no dust issues requiring mitigation.

Note:

Shed 3 simply provides undercover storage for some equipment, required for existing contracts. This is not an intensifying or expansion of the current use.

Clause 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

Objective

To protect and conserve environmentally sensitive areas.

The Small second dwelling is insignificant in nature, is natural-coloured, and is consistent in appearance with other dwellings and buildings seen within the landscape.

Shed 3 is clustered with other sheds on the site, and cannot be seen from the public domain

Clause 13.02 Bushfire

The proposal has been assessed as a Bal 19, and report provides how this risk can be appropriately managed.

Clause 14.01 Agriculture

This site is Farmland, and is too small for primary production. The proposal does not have any impact on Agriculture.

Clause 14.03 EARTH AND ENERGY RESOURCES

n/a the proposals is greater that 500m from WA174 and there operation currently have no impact on the operations of this site.

Clause 15.01-6S Design In Rural Areas

Objective

To ensure development respects valued areas of rural character.

The Small second dwelling is insignificant in nature, is natural colour and consistent in appearance with other dwellings and buildings seen within the landscape.

Shed 3 is clustered with other sheds on the site and cannot be seen from the public domain

Meets objective & Strategies.

Clause 16.01-3S Rural residential development.

Objective

To identify land suitable for rural residential development.

The Small second Dwelling located near the entry of the site, serviced by the existing driveway and utilities, minimises the impact on the remaining land use. While being able to provide housing for the owner's adult child.

This has no impact on surrounding properties and land use in the area.

Clause 21.01, 21.02, 21.03-5, 21.04-2, 21.04-6
Can not be found in the Cadinia Planning Scheme

Clause 51.02 METROPOLITAN GREEN WEDGE LAND: CORE PLANNING PROVISIONS

The Small Second Dwelling and Shed 3 are fully expected and common place use and works within the Green wedge Land.

In no way are these buildings or their use diminishing the nature of the Land.

Shed 3 is a typical looking Agricultural building, being used to store equipment that is typical for use on land of this nature.

Clause 52.08 n/a to this application

Clause 63 Existing use rights for the Contractors Depot have been established, refer Certificate No. C25001.

Conclusion

As these buildings are suitable ancillary structures for the Existing Site use, we trust that the Council will support this application.



Appendix:

A: Extractive Industry Work Authorities (500m offset Plan)


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Bushfire Management Statement Pathway 2



Property Address:

**5 Huxtable Road Pakenham Vic
3810**

Prepared for: **Proprietor**

Date: **March 2026**

Ref# **26164/2.0**

Prepared by

Bushfire Consultant

Post Graduate Diploma in Bushfire Protection
Western Sydney University

Assessing property in bushfire prone areas since 2010



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Bushfire Assessments project: 26164/2.0
 Cover image: Looking at the proposed from the west.

Bushfire Assessments

ABN 44 103 792 088

277 Plenty Road, Preston Vic

M: 0450 770 778


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Version Control

Version	Date		Name
1.0	28/11/2025	Analysis, mapping and report compilation	
1.0	5/12/2025	Peer review	
1.0	5/12/2025	Bushfire Assessment and BMP reports	To client
2.0	16/03/2026	Bushfire Assessment and BMP reports	To client

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Executive Summary

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

The site is a **residential** lot in a **Low-Density Residential Zone** of **Cardinia**

The parcel which has been developed has a total area of approximately **60,716.98m²**.

We are seeking development is for the **retrospective approval of a small second dwelling already constructed on the site.**

On-site and surrounding area vegetation within the 150m assessment area is classified as **forest woodland & low threat.**

Classified vegetation **forest** on a **0° slope** constructing with a **BAL 19** defensible space around the building is **35m.**

The area close to the site has no bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack.**

There are several designated NSP in **Cardinia** the **Gembrook Community Centre Carpark** is the closest one.

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

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



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

Introduction

The proposal seeks **retrospective approval of a small second dwelling already constructed on the site** on the land known as **5 Huxtable Road Pakenham Vic 3810**. The property comprises of one parcel as seen in *Figure 1 & Figure 2*

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

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

The parcel to be developed has **an irregular** shape and an area of approx. **60,716.98m²**. It is located approximately **7.0 km** via road, **north from Pakenham's township** in one of **Cardinia** urban areas. The property's static water supply will be from water tanks, it is also provided with telecommunication services and is connected to the sealed road network. Vehicular access to the land is via **Huxtable Road**. (as in *Figures 1 & 2*)

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



Site Description

3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia
Lot and Plan Number:	Lot 2 LP89014
The shape of the site is:	irregular
The dimensions of the site are:	Please refer to Image 2 Site area
The site has a total area of:	Approximately 60,716.98m ²
The zoning of the site is:	GREEN WEDGE ZONE (GWZ) GREEN WEDGE ZONE - SCHEDULE 1 (GWZ1)
The overlays that apply to the site are:	BMO & ESO1
Affected:	Areas of Aboriginal Cultural Heritage Sensitivity

Assessed by: **Paul Apostolos Oikonomidis**

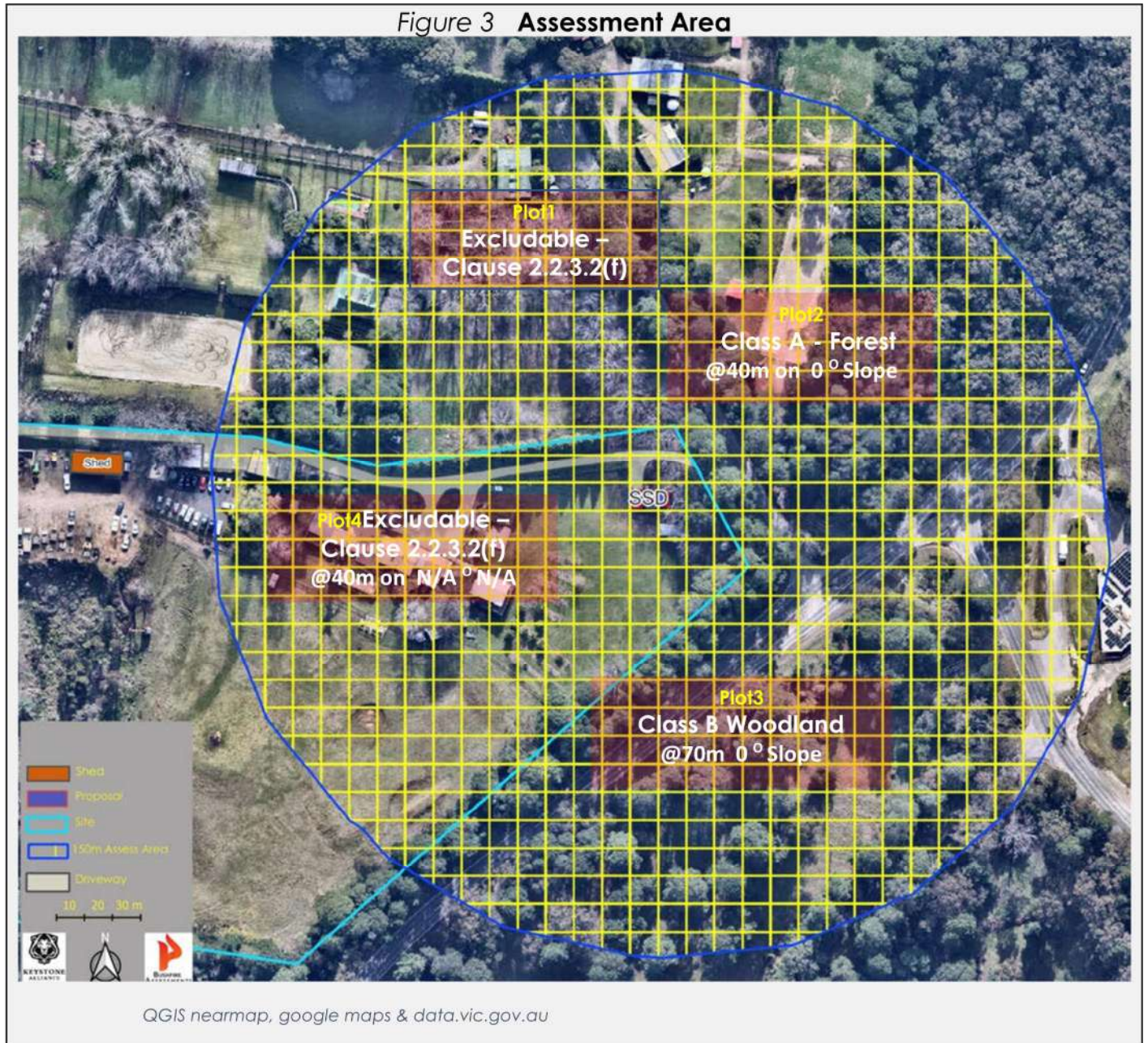


Figure 2 Property's area *QGIS data.vic.gov.au, google maps & nearmap*

Bushfire hazard site assessment

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

Figure 3 Assessment Area



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1.1 Hazard Assessment

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

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Excludable – Clause 2.2.3.2(f)	N/A	flat/upslope	NA	BAL – 19	24 or PB
2	Class A - Forest	N/A	flat/upslope	50	BAL – 19	35
3	Class B Woodland	N/A	flat/upslope	70	BAL – 19	24
4	Excludable – Clause 2.2.3.2(f)	N/A	flat/upslope	NA	BAL – 19	24 or PB

PB= property boundary

An assessment of the site conditions has categorized this site as **BAL-19** fire risk and a requirement of defendable space around the building is **35m**.

1.2 Vegetation

Woodland

Heathland ecosystems are characterised by a dense layer of small-leaved shrubs, usually 1-2 m tall, over a ground layer of sedges, coarse lilies, rope-rushes, prostrate shrubs and herbs. In most places there are occasional small, short-trunked, spreading trees, to 15m tall, which may form a sparse canopy on deeper soils. The commonest tree species is *Eucalyptus viminalis* subsp. *pryoriana* (Coast Manna Gum) in the eastern part of the range, *Eucalyptus baxteri* (Brown Stringybark), *Eucalyptus arenacea* (Wimmera Scentbark) and *Eucalyptus willisii* (Shining Peppermint) in the west and south-east, and *Eucalyptus pauciflora* (Snow Gum) along the margins in the high country. Where the soils are relatively dry the dominant shrubs are usually tea-trees (*Leptospermum*) and stunted she-oaks (*Allocasuarina*); where the soils are waterlogged, paperbarks (*Melaleuca*) and large sedges (*Gahnia*, *Lepidopserma*) form dense thickets with occasional small trees such as *Eucalyptus cephalocarpa* (Mealy Stringybark) and *Eucalyptus conspicua* (Silver Swamp Stringybark). In the high country wet heathlands are dominated by a range of heaths (*Epacris*) and rope rushes (*Restionaceae*).

Forest

Trees 10–30 metres high with foliage cover in the range of 30 per cent to 70 per cent at maturity, predominantly dominated by Eucalypts. Sclerophyllous understorey (vegetation that has hard leaves and short internodes [the distance between leaves along the stem]), small trees, tall scrubs or tall shrubs. Forests generally have several layers of tiered vegetation arranged vertically extending from the surface to the canopy including a pronounced shrubby middle layer in addition to a taller canopy and an underlying layer of grasses, herbs or sedges. AS 3959 Method 1 cannot differentiate between open, closed, tall or short forest. It should all be classified as Class A Forest. Includes plantations, which are classified as Class A Forest.

1.3 Photos of Assessment Area



PLOT1 excludable, opposite property, north of proposed



PLOT1 excludable, adjacent property, north of proposed



PLOT2 *vegetation*



PLOT2 *aerial view vegetation.*



PLOT3 vegetation



PLOT3 vegetation.



PLOT4 vegetation, looking at the proposed.



PLOT4 vegetation, looking south-west of the proposed

Bushfire Hazard Landscape Assessment

1.4 Location description

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

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

Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant**, no injuries, little or no damage, little or no financial loss.

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

The main driveway access into the site is from **Huxtable Road**. This is a dual carriageway, linking to **Pakenham Upper's** closest CFA Fire Station located **3.2 km** via road on **2 Bourke's Creek Road** north of the entrance driveway.



1.4.1 Location & Landscape Assessment

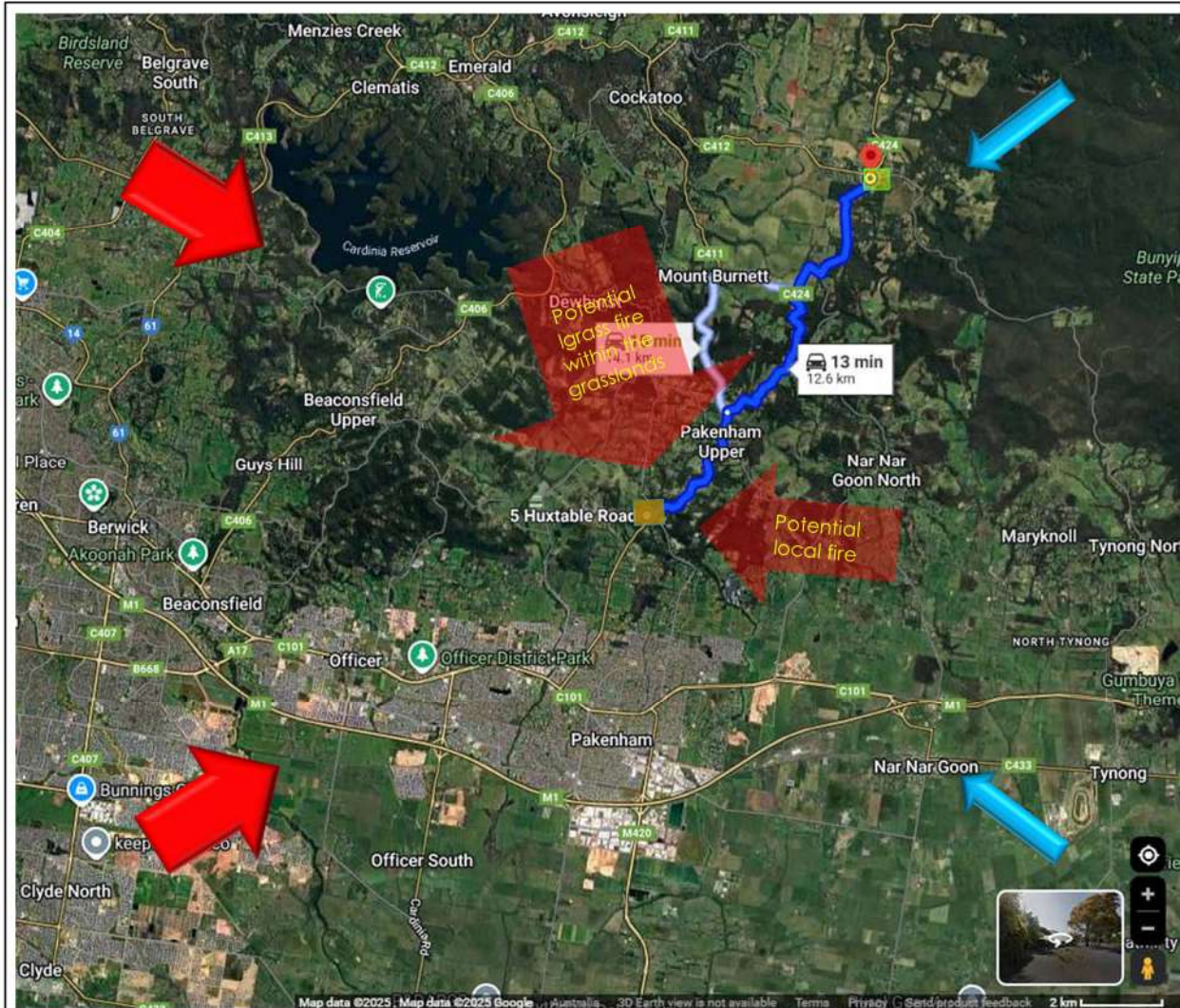


Figure 4 Location of site

Wind Directions	Proposal	Root to NSP	NSP

Cardinia has several designated Neighbourhood Safe Places (NSP). The **Gembrook Community Centre Carpark** is the closest NSP at approx. 14.1km as you can see in Figure 4 above.

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1.4.2 Landscape risk

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

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

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 1**.

Table 1- Landscape risk

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


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1.5 Bushfire History

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

Controlled burns have taken place, and a wildfire history has been recorded in the wider areas surrounding the proposal as you can see on Fig 5. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire in 1939.



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




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Planning Application: T250602
Date Prepared: 29 May 2026

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1.6 Bushfire Scenario

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

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

Hazard vegetation in this occasion is located **south & east** from the proposal; the development site will be impacted upon by a **local low-moderate** fire approaching from the **south & east**. A fire from these directions would approach through the **forested** areas of driven **north-west** winds commonly.

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

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

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

Bushfire Management Statement

1.7 Landscape, siting and design objectives

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

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

1.7.1 Approved measure 2.1 Landscape

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

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

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

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

1.7.2 Approved measure 2.2 Siting

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

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

The proposed development involves the retrospective approval of two outbuildings already constructed on the site. As the structures are existing, the opportunity to refine siting elements—such as slope, aspect, or building orientation—to further reduce bushfire exposure is inherently limited. In this context, the assessment focuses on verifying that the established building footprints continue to satisfy the relevant bushfire protection objectives of Clause 53.02 – Bushfire Planning.

A review of the surrounding vegetation, topography and potential fire-run pathways confirms that the outbuildings are positioned at sufficient distances from the classified vegetation edges to achieve the defendable space requirements associated with BAL-19 construction. This distance ensures that radiant heat, flame contact and ember attack levels are moderated to within the thresholds specified in AS 3959:2018 for BAL-19.

The required setbacks under Table 2 to Clause 53.02-5 have been met in full. These separation distances have been assessed with respect to the site's vegetation classification and the applicable slope under the classified vegetation. Although the structures could not be re-sited to optimise bushfire resilience, compliance with the defendable space standards ensures that the existing layout continues to provide an acceptable level of protection.

Further detail regarding the spatial extent of defendable space, the vegetation hazard assessment, and the measured setback distances is presented in Defendable Space Figure 7, which forms part of this report. This figure illustrates the defendable space envelope required to support a BAL-19 outcome and demonstrates that the vegetation management zone can be practically implemented and maintained over the life of the development.

In summary, despite the retrospective nature of the proposal and the limited capacity to enhance siting attributes, the outbuildings achieve the required defendable space outcomes and meet the objectives and standards of Clause 53.02.

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



1.7.3 Approved measure 2.3 Design

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

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

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

The house is a two-storey building with a generally rectangular footprint. Steps in the wall alignment, creates some re-entrant corners, with the main ones being the on the **east** side of the building where the **master bedroom protrudes from the main dwelling**. Also, the **west** side features a deep re-entrant corner on the first-level alfresco space.

These spaces are readily accessible and high-traffic areas where debris is unlikely to be allowed to accumulate.

The roof design of the buildings aims to facilitate wind flow over the building. It also avoids complex roof lines which may allow the build up of debris.

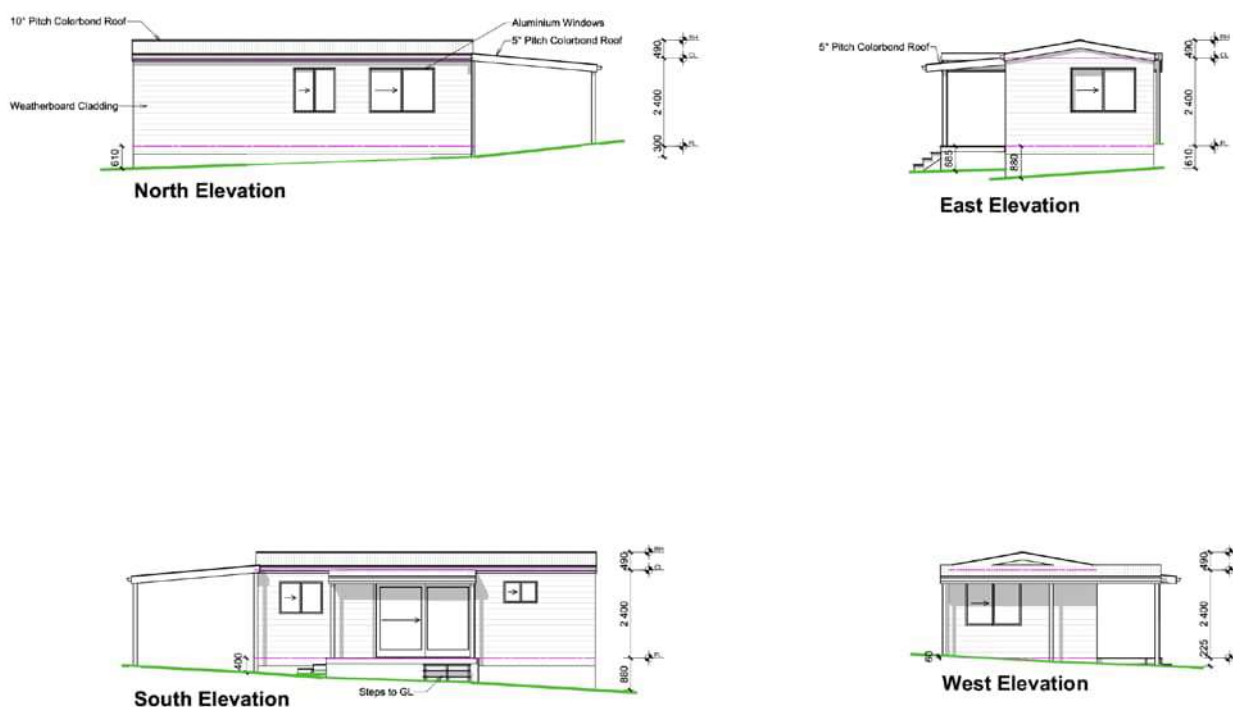


Figure 6 SSD Elevations has a straightforward design with a simple roof.

1.8 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'. Compliance with this objective is proposed via the following Approved and Alternative measures.

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

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

The building is constructed with a **BAL-19** the bushfire attack level that corresponds to the defendable space of **35m** provided in accordance with Clause 53.02-5 Table 2.

1.8.1 Building defensible space

The habitable building will be constructed with a **BAL-19** vegetation classified as **low threat** on any effective slope required defensible space from classified vegetation is **35m** from the edges of the propose buildings as shown in *Figure 7* corresponding to Clause 53.02-5 Table 2.

1.8.2 Adjoining property defensible space

Alternative measures 3.3 (AltM 3.3)

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

The required 35m vegetation setback for the proposed development is achieved by utilising the adjoining road reserve, which forms part of the defensible space. Vegetation within this road reserve is required to be managed by the proprietor to low-fuel conditions, consistent with the vegetation management standards specified in Clause 53.02-5 Table 6. These standards include



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

maintaining grass to low heights, removing fine fuels, limiting shrub continuity, preventing the development of ladder fuels, and ensuring trees are managed to avoid continuous canopy

formation. When maintained in this manner, the road reserve effectively functions as a compliant defendable space area, ensuring that the full 35-metre setback is achieved to support the required BAL outcome and provide an appropriate level of bushfire protection.



Figure 7



Figure 8

1.9 Water supply and access objectives

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

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

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

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

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

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

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

Access

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



Clause 13.02-1S Bushfire

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

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

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **19** kilowatts/square metre, which is commensurate to a **BAL 19** construction standard.

The lot is **60,716.98 m²** and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is on a main public road.

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

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

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

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

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

Overall Conclusion

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

An assessment of the site conditions & adjoining property has categorised this site as “**BAL 19**” fire risk, with Sections 3 & 6 utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

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

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

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

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



Attachement 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

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

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

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



Attachement 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

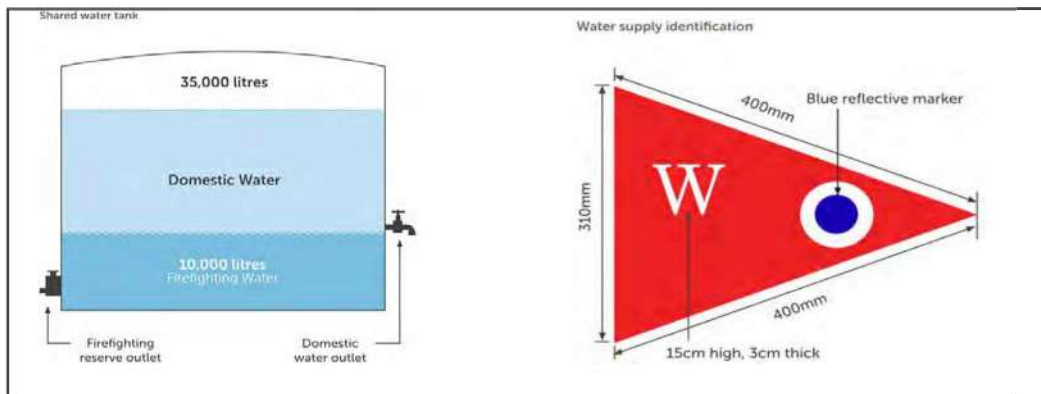
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

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

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

Water tank requirements

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



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

CFA Fittings (CFA, 2014b)

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

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

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

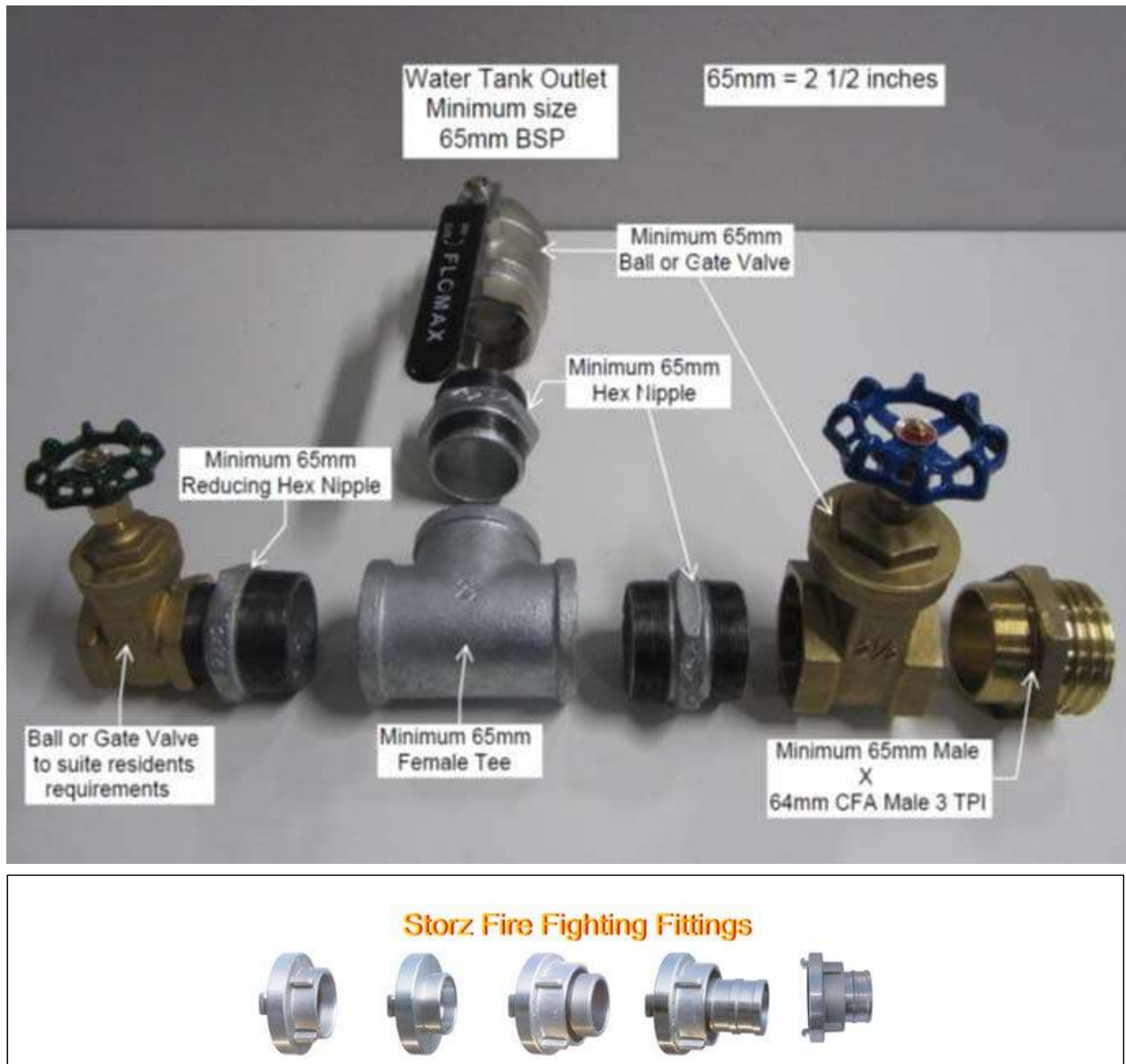


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings or Storz Fitting apply.

Conditions required for all applications

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

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

Additional conditions to apply if CFA fittings and access is required

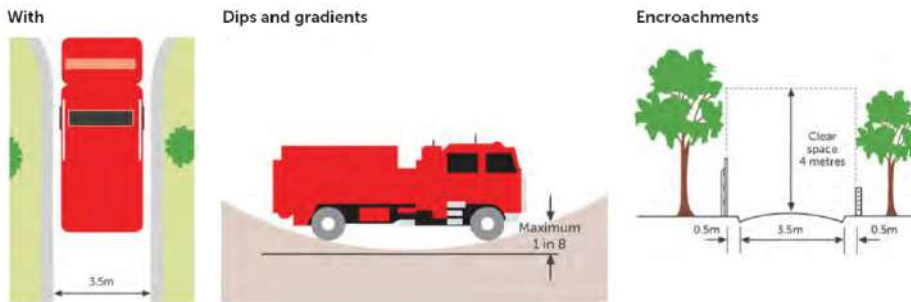
'The water supply must also –

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

Attachement 3: BMO access requirements

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

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



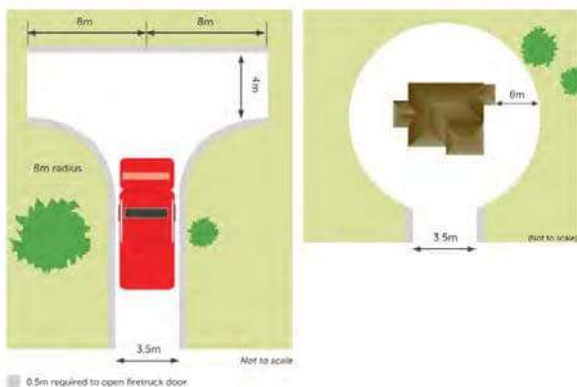
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

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

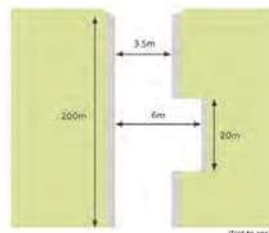
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.
- a turning circle with a minimum radius of 8 metres



Access greater than 200 metres in length

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

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



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Mandatory Condition

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

a) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL 19

b) Defendable Space

Defendable space for a distance of **35m** around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

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

c) Water Supply

The following requirements apply:

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

d) Access

Access Required: **Yes**

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of nom more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.10) entry and exit angle.
- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head-which meet the specification of Austroad Design for an 8.8 metre service vehicle.



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ARBORICULTURAL & IMPACT ASSESSMENT REPORT

5 HUXTABLE ROAD, PAKENHAM UPPER

REPORT PREPARED FOR:
PETER THOMAS BUILDING DESIGN

REPORT PREPARED BY: [REDACTED]
CONSULTING ARBORIST - DB HORTICULTURE PTY LTD.

18/03/2026


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1. Brief

The client has requested an Arboricultural & Impact Assessment Report for specified trees within the property at 5 Huxtable Road, Pakenham Upper.

2. Overview

The property contains a single dwelling and is located in the Cardinia Shire Council, Planning Scheme Zone GWAZ2. The following Planning Scheme Overlays also apply: ESO1 and Clause 52.37 (canopy trees).

3. Methodology

A visual site inspection of the trees took place on September 1st, 2025. The trees were not climbed nor was any soil excavation or diagnosis of the internal or below ground components of the trees undertaken.

The trees were photographed on site using an iPhone 14. Height and Spread of trees was recorded via visual estimation. Diameter at Breast Height (DBH) was taken at 1.4 metres above ground level using a diameter tape.

A Retention Value for each tree has been determined using tree condition factors and values as listed on Page 11 of this report.

4. Notional Root Zones (NRZ's)

Where appropriate, Notional Root Zones and Structural Root Zones have been applied as per AS4970-2025, 'Protection of Trees on Development Sites'.

Tree Protection Zones are determined by multiplying the Trunk Diameter @ Standard Height (DSH) x 12. NRZ's are measured from the centre of the trunk.

Structural Root Zones are the area required for tree stability and are only necessary where major encroachment into the NRZ is to occur. The SRZ radius = (Diameter x 50)^{0.42} x 0.64.



6. Tree Assessment Table

#	Species	Common name	Native/ Exotic	Height (m)	Spread (m)	DSH (cm)	NRZ (m)	SRZ (m)	SULE	Age	Condition	Structure	Form	Amenity value	Retention value	Comments
1	<i>Quercus robur</i>	English Oak	E	13	13	60	7.2	2.9	L	M	G	G	G	G	H	All trees require a removal permit in ESO1 as DSH @ 1.3m above NGL exceeds 40cm. Trees 1, 3 & 4 are within the 6.0m frontage of the site and require a permit for removal under clause 52.37.
2	<i>Quercus robur</i>	English Oak	E	16	15	118	14.2	3.6	L	M	G	G	G	G	H	
3	<i>Quercus robur</i>	English Oak	E	13	11	71	8.5	3.0	L	M	G	G	F	F	H	
4	<i>Pinus radiata</i>	Radiata Pine	E	21	10	84	10.1	3.2	L	M	G	G	G	F	M	
5	<i>Quercus robur</i>	English Oak	E	14	10	50	6.0	3.0	L	M	P	F	P	F	M	



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7. Photos



Trees 1 - 5



Trees 1, 2 & 3



Trees 2, 3 & 4



Trees 1 & 2



Trees 2 - 5



Cabin 1



Cabin 2



Site shed at western end of developed area – no trees within 15.0m.


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8. Preliminary Discussion / Recommendations

Trees 1, 2, 3 and 5 are English oaks and Tree 4 is a Radiata Pine. All are within the subject property close to the north-east corner of the property. There are two cabins within proximity of these trees. The cabins are built on a metal subframe with no footings. They are mounted on small concrete pads. Cabin 1 is to be removed. Cabin 2 is to be retained.

9. Construction Impact Assessment

- **Tree 1:** NRZ = 7.2m. Cabin 2, the nearest structure to this tree is 10.0m away, outside the NRZ. This tree will not be adversely affected and can be viably retained.
- **Tree 2:** NRZ = 14.2m. Cabin 2, the nearest structure to this tree is 6.7m away. The cabin is located above grade, sitting on small concrete pads. The only excavation associated with the cabin is from stormwater and services, which represents minor NRZ encroachment of <1%. This tree will not be adversely affected and can be viably retained.
- **Tree 3:** NRZ = 8.5m. Cabin 2, the nearest structure to this tree is 7.7m away. The only excavation associated with the cabin is from stormwater and services, which represents minor NRZ encroachment of <1%. This tree will not be adversely affected and can be viably retained.
- **Tree 4:** NRZ = 10.1m. Cabin 2 is 14.5m away, outside the NRZ. Cabin 1 (to be removed) is 9.0m away. The only excavation associated with the cabin is from stormwater and services, which represents minor NRZ encroachment of <1%. This tree will not be adversely affected and can be viably retained.
- **Tree 5:** NRZ = 6.0m. Cabin 1 (to be removed), the nearest structure to this tree is 6.5m away, outside the NRZ. This tree will not be adversely affected and can be viably retained.
- **Trees 1 - 5 are to be retained.**

The site shed to the west, at the rear of the developed part of the property does not have any trees within 15.0m of it (maximum TPZ AS490-2025), therefore there are no trees affected by this shed.

[REDACTED]
Consulting Arborist/Director
DB Horticulture Pty Ltd.

Grad. Cert. Arboriculture Cert. Horticulture ISA TRAQ

March 18th, 2026.



10. Tree Descriptors

Age

Y	Young	Tree is juvenile or recently planted
SM	Semi-mature	Tree is established and actively growing
M	Mature	Tree has reached expected maximum size
OM	Over Mature	Tree is over mature and in decline

Condition

G	Good	Full crown, free of disease, good colour, good extension growth of twigs, no dieback
F	Fair	Tree shows one or more of the following: <25% deadwood, dieback, unbalanced canopy, minor pathogens
P	Poor	Tree shows one or more of the following: >25% deadwood, major pathogen presence, structural faults
D	Dead	Tree is dead

Structure

G	Good	Good branch attachments and no structural defects present, no co-dominant stems, good branch and trunk taper, good buttressing at base of trunk
F	Fair	Some minor structural defects or cavities may be present
P	Poor	Major defects to trunk, branches or roots, poor attachment points, missing bark, likely points of failure
H	Hazardous	Tree poses immediate danger and should be removed

Form

G	Good	Full and balanced canopy
F	Fair	Minor asymmetry in canopy shape
P	Poor	Major asymmetry, unbalanced appearance

Amenity Value

G	Good	Attractive tree which contributes significantly to the surrounding landscape and public realm, may provide good screening and shade qualities
F	Fair	Tree contributes to its immediate surroundings, may be one of a group of trees and/or provide moderate screening and shading qualities
P	Poor	Tree does not make a positive contribution to the landscape and could be considered for removal

Safe Useful Life Expectancy (SULE)

L	Long	Tree appears retainable for 40+ years
M	Medium	Tree appears retainable for 15 – 40 years
S	Short	Tree appears retainable for 5 – 15 years
R	Removal	Tree should be removed
MO	Move or Replaced	Trees which can be readily moved or replaced

Retention Value

L	Low	An assessment rating which incorporates all the above criteria
M	Moderate	
H	High	

11. References

- Barrell, J. (2001), *SULE, its use and status into the new millennium*, NAAA Conference proceedings
- Clark, J.R. & Matheny N.P. (1998), *Trees and Development: A Technical guide to preservation of trees during land development*, ISA Publishing
- Standards Australia (2025), *AS4970-2025 Protection of Trees on Development Sites*, Standards Australia
- <https://planning-schemes.api.delwp.vic.gov.au>



Disclaimer: The views expressed in this report are those of the author only. All due care and skill has been used to provide this information to the extent permitted by law that you agree that DB Horticulture is not liable for any loss or liability; or alleged loss or liability caused either directly or indirectly by any person(s) using this information.

Unless expressed otherwise; the information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and the inspection undertaken as part of the preparation of this report was limited to visual examination of accessible components of any tree without climbing the tree or removal of any part of the tree or any dissection, excavation or probing unless otherwise stipulated.

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Certifier's Name	[REDACTED]	Licence No.	101612	Compliance Cert No.	Compliance Cert PIN
				16167585	5229

INSTALLATION ADDRESS			
Site Address	5 HUXTABLE RD		
Town/Suburb	PAKENHAM	Post Code	3810

PLUMBING WORK INFORMATION		BELOW GROUND SANITARY DRAINS	
Date of completion of plumbing work	25/03/2022	'As Laid' plans lodged	
Value of plumbing work	\$10,000 - \$19,999	Water Authority 'Consent to Connect' number	

TYPE OF WORK		GAS METER / LPG	
Residential / Commercial	Residential	Authorisation number	

SPECIALITY DETAILS			
Modification details	X	Recreational vehicle's chassis number	
Cooling tower	X	Performance solution	X
6 Star Sustainability	X		

INSTALLATION INFORMATION
Drainage

INSTALLATION DETAILS
<p>Installation of 1,800L all waste septic tank</p> <p>Installation of 2 x 30m long, 700mm wide, 450mm deep sub-soil absorption trenches following contour of land - as per permit to install #ST657222 issued by Cardinia Shire Council</p>

APPLIANCE/PRODUCT INFORMATION


Cardinia
ADVERTISED MATERIAL
Planning Application: T250602
Date Prepared: 29 May 2026

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DECLARATION

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the *Building Act 1993*.

The plumbing work was carried out by me or under my supervision	✓		
I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision			
The above compliance certificate details are correct and ready to be lodged with the VBA	✓		
I provide this compliance certificate in accordance with 221ZH(2)(a) of the Building Act 1993 initiating the status of a signed document	✓		
Compliance Certificate Status	Lodged	Date Lodged	31/03/2022

IMPORTANT NOTE TO PRACTITIONERS

A misstatement of fact, including an omission, is an offence under the *Building Act 1993*.

This Compliance Certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the owner/consumer), then that person must give it to the consumer within five (5) days of receipt.

IMPORTANT NOTE TO CONSUMERS

Information on this Compliance Certificate has been given to the Victorian Building Authority (VBA) in accordance with the *Building Act 1993*. The information also assists the VBA for its statutory functions to monitor and enforce compliance under that Act and for statistical purposes in a way that does not identify consumers. At www.vba.vic.gov.au you may view the details of this Compliance Certificate by using the Compliance Certificate number and PIN number in the top right corner of this Compliance Certificate, and also view the VBA's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the owner/consumer against defective work by a plumbing practitioner. You should retain your Compliance Certificate for six (6) years as evidence of your cover.



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Septic tank review

21 March 2026 at 06:47

To whom it may concern.

I ([REDACTED]) have reviewed the septic system:

At 5 Huxtable Rd, Pakenham Upper.

Installation of 1,800L all waste septic tank with 2 x 30m long, 700mm wide, 450mm deep sub-soil absorption trenches following contour of land - as per permit to install #ST657222 issued by Cardinia Shire Council

This currently service the Studio and two Cabins waste system.

The 1800 triple baffle tank system is currently providing efficient percolation via the two absorption trenches.

This system has suitably capacity to cater for the current loads on it.

The removal of one Cabin will have not adverse impact on the current septic system.

It's my view this system will maintain its efficiency and present no environment impact under these new operational conditions.

If you have any questions or wish to discuss any further information, please do not hesitate to contact me

Regards [REDACTED]
VBA licence number 32337



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CERTIFICATE OF COMPLIANCE - EXISTING USE OR DEVELOPMENT

Certificate No.: C25001

Planning Scheme: Cardinia Planning Scheme

Responsible Authority: Cardinia Shire Council


Address of the Land: L2 LP89014, 5 Huxtable Road, Pakenham VIC 3810

The Certificate Refers To: Use of the land for a contractor's depot (parks and garden maintenance)

This Certificate is issued in accordance with [Section 97N \(1\)\(a\)](#) of the [Planning and Environment Act 1987](#).

The use or development existing on the land and referred to in this Certificate complies with the requirements of the planning scheme at the date of this Certificate.

Date Issued: 8 May 2025

 e Responsible Authority:
Principal Statutory Planner

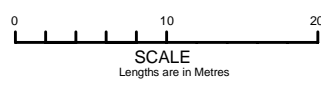
IMPORTANT INFORMATION ABOUT THIS CERTIFICATE

WHAT IS THIS CERTIFICATE?

The Responsible Authority has issued this Certificate with respect to the use and development existing on the subject land and referred to in the Certificate.

EFFECT OF CERTIFICATE

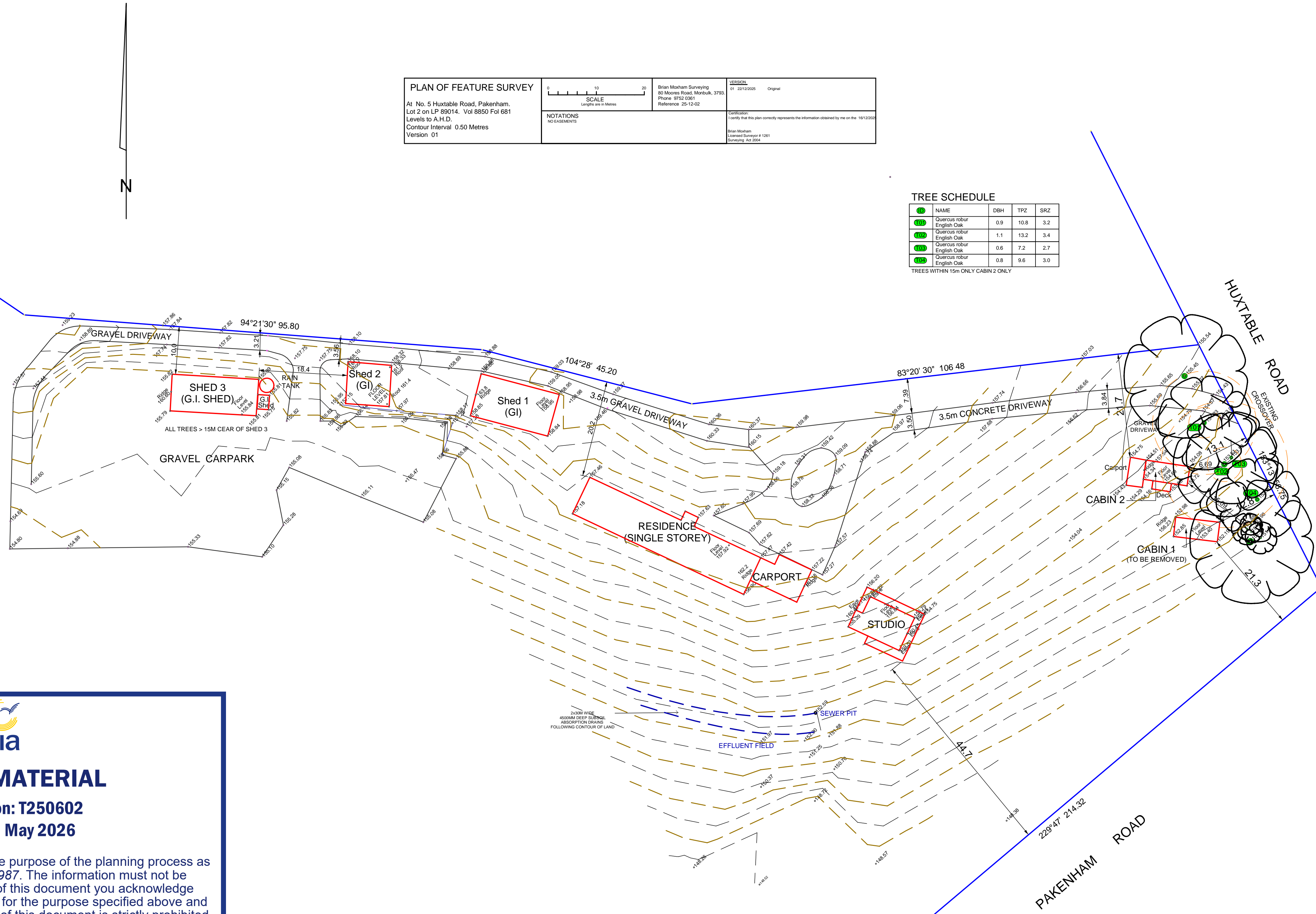
A Certificate is a statement about the effect of the planning scheme on the use or development on the land on the day it was issued.

PLAN OF FEATURE SURVEY				Brian Mosham Surveying 80 Moores Road, Maribook, 3755 Phone: 9532 0861 Reference: 25-12-02	Version 01 22/12/2026 Original
At No. 5 Huxtable Road, Pakenham. Lot 2 on LP 89014. Vol 8850 Fol 681 Levels to A.H.D. Contour Interval 0.50 Metres Version 01		NOTATIONS NO EASEMENTS		Comments Verify that the plan correctly represents the information obtained by me on the 18/12/2026. Brian Mosham Licensed Surveyor # 1261 Expiry Date 2026	

TREE SCHEDULE

NAME	DBH1	TPZ	SRZ
Quercus robur English Oak	0.9	10.8	3.2
Quercus robur English Oak	1.1	13.2	3.4
Quercus robur English Oak	0.6	7.2	2.7
Quercus robur English Oak	0.8	8.6	3.0

TREES WITHIN 15M ONLY CABIN 2 ONLY





Cardinia

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VERSION:		© COPYRIGHT 2026
NO.	DATE:	DESCRIPTION:
A	26/01/2026	ITEMS FOR RFI

 **Peter Thomas Building Design**
 Office: 12 Edinburgh Drive Beaconsfield 3807
 Phone: 0413 731 101
 Email: peter@ptbuildingdesign.com.au
 ABN: 16 278 349 884 RBP: DP-AD 1670

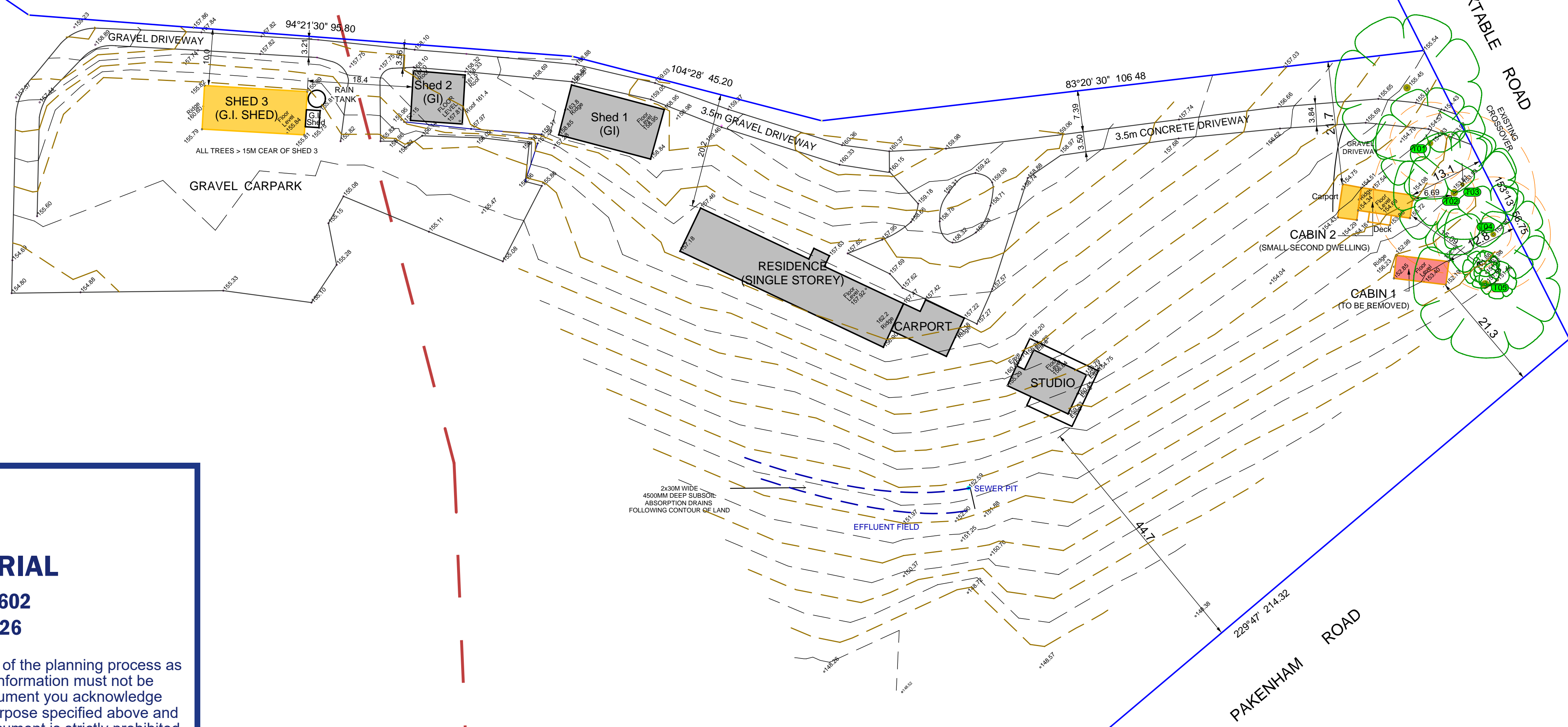
5 HUXTABLE RD
PAKENHAM UPPER

FEATURE SURVEY

TP-01 (A)

PLAN OF FEATURE SURVEY		SCALE	DATE	REVISION
At No. 5 Huxtable Road, Pakenham. Lot 2 on LP 89014. Vol 8850 Fol 681 Levels to A.H.D. Contour Interval 0.50 Metres Version 01		1:1000 Lengths in Metres	25/12/2026	Original
NOTATIONS NO EASEMENTS		Comments Verify that the plan correctly represents the information obtained by me on the 19/12/2026.		
		Brett Moulton Licensed Surveyor # 1261 Surveying Act 2004		

TREE SCHEDULE				
NAME	NRZ	SRZ		
Quercus robur English Oak	7.2	2.9		
Quercus robur English Oak	14.2	3.6		
Quercus robur English Oak	8.5	3.0		
Prunus radiata Radasha Pine	10.1	3.2		
Quercus robur English Oak	6.0	3.0		





Cardinia

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Date Prepared: 29 May 2026

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VERSION:			© COPYRIGHT 2026
NO.	DATE	DESCRIPTION	
A	26/01/2026	ITEMS FOR RFI	
B	24/03/2026	UPDATED FOR CLARITY - TPA RFI ITEMS	

Peter Thomas Building Design

Office: 12 Edinburgh Drive Beaconsfield 3807
Phone: 0413 731 101
Email: peter@ptbuildingdesign.com.au
ABN: 16 278 349 884 RBP: DP-AD 1670

5 HUXTABLE RD
PAKENHAM UPPER

SITE PLAN

TP-01 (B)



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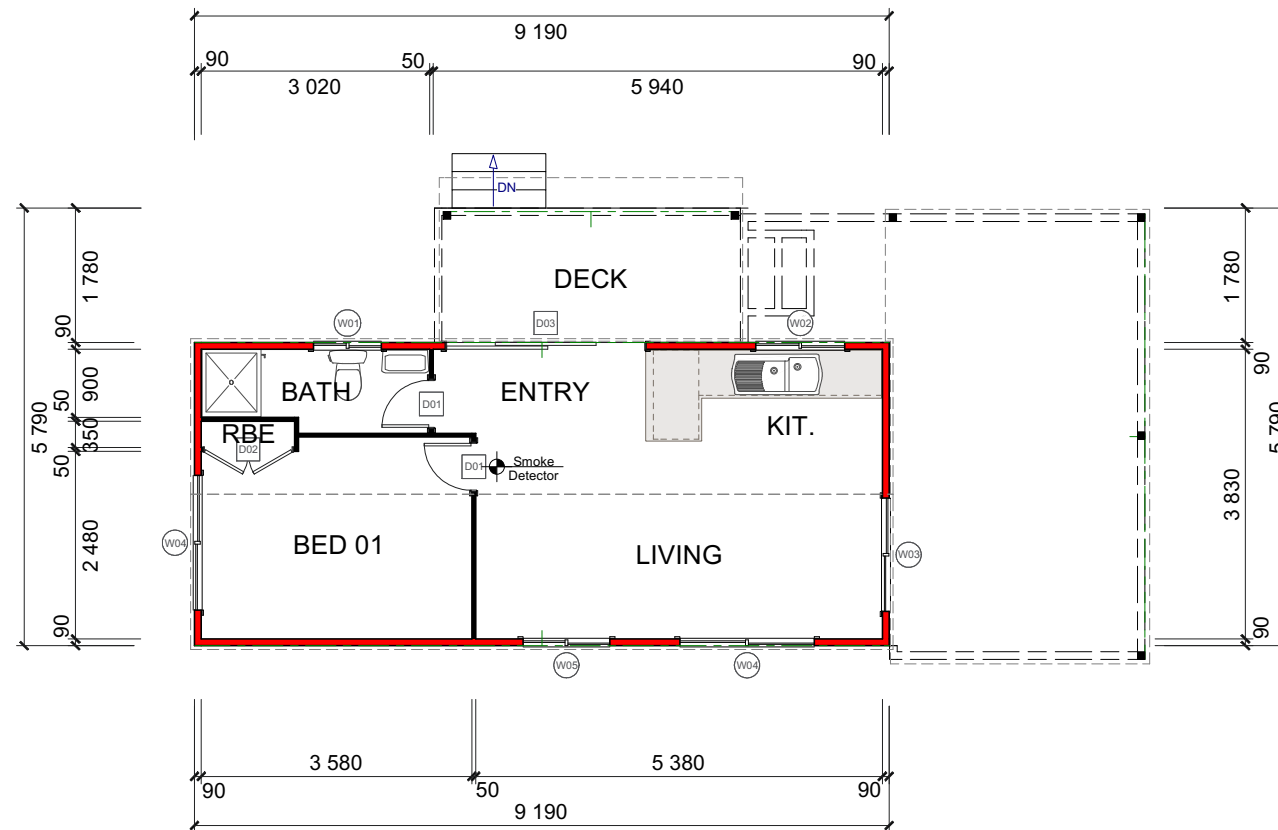
Planning Application: T250602

Date Prepared: 29 May 2026

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WINDOW SCHEDULE		
NUMBER	QTY	SIZE
W01	1	600X900
W02	1	880X1 180
W03	1	1 220X1 500
W04	2	1 210X1 780
W05	1	1 210X1 150

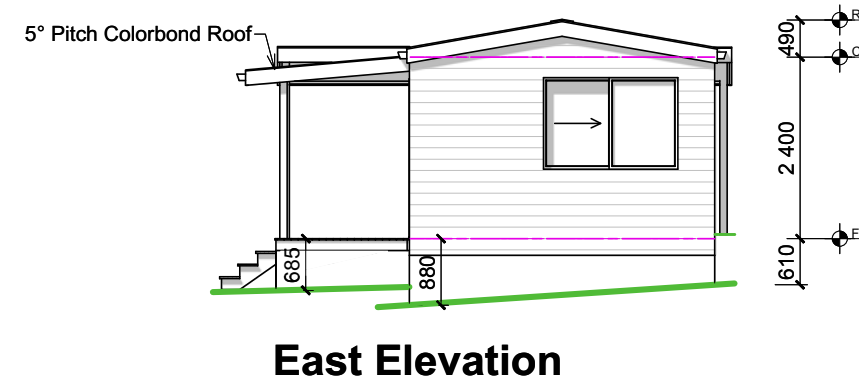
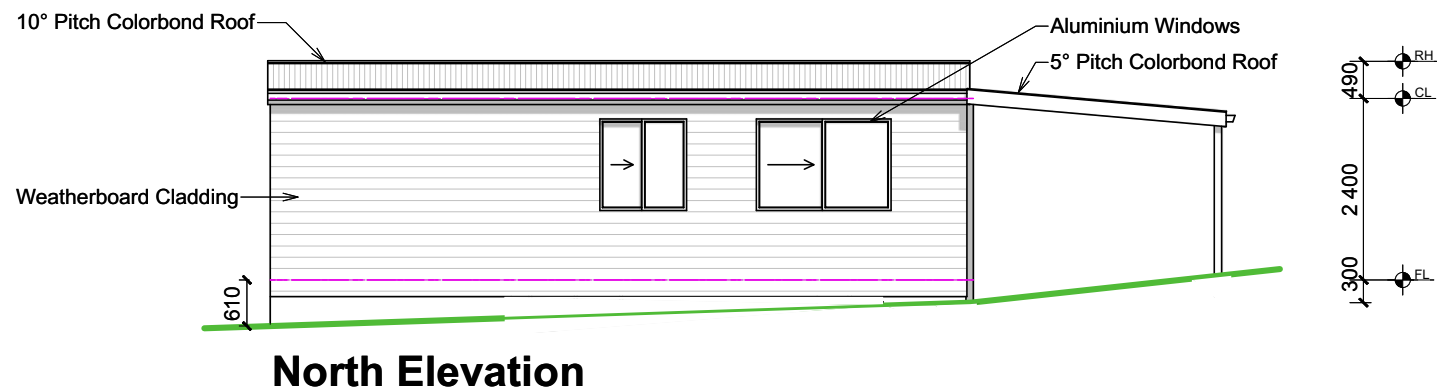
DOOR SCHEDULE		
NUMBER	QTY	SIZE
D01	2	620
D02	1	1 160
D03	1	2 620



FLOOR PLAN
TOTAL AREA
36.9 sq m

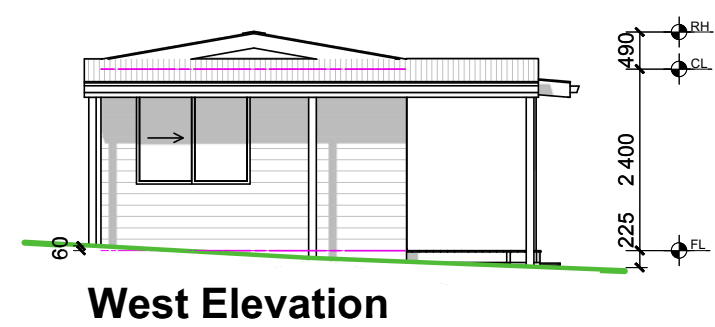
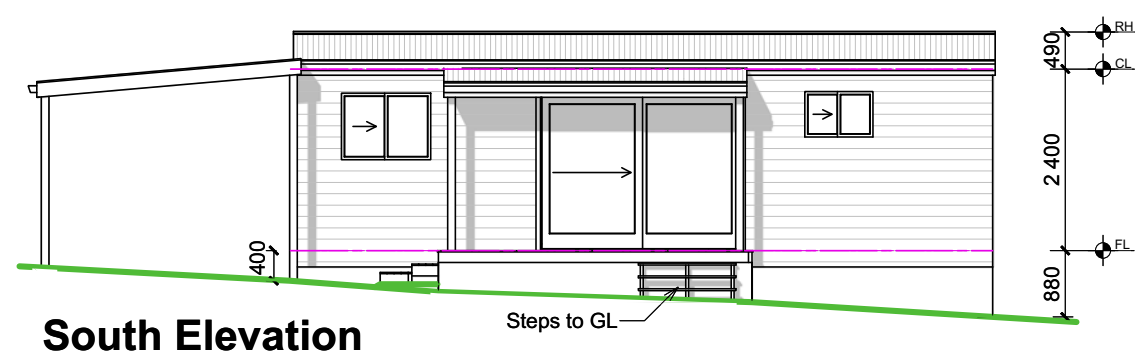
NOTE:
ALL STRUCTURE & LAYOUT AS PER EXISTING
STEPS AND LANDINGS BY CLIENT

<p>Ph: 1300 135 120 Email: gah@gah.com.au Web: www.gah.com.au</p>	<ul style="list-style-type: none"> CONTRACTORS TO VERIFY & CONFIRM ALL DIMENSIONS USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE DRAWINGS ANY ALTERATIONS OR CHANGES TO BE SUBMITTED TO THE DESIGNER FOR VERIFICATION BEFORE COMMENCING WORKS ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCING WORKS DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER APPLICABLE DOCUMENTS, TOGETHER WITH ALL SPECIFICATIONS, ENGINEERS DRAWINGS, SOIL REPORT & SERVICE DRAWINGS ALL WORKS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH THE CURRENT NCC 	<p>I / WE ACKNOWLEDGE THAT THESE PLANS ARE A TRUE & ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO IN THE CONTRACT BETWEEN GOLDEN AGE HOMES Pty. Ltd. & MYSELF / OURSELVES</p> <p>(SIGNED).....DATE.....</p> <p>(SIGNED).....DATE.....</p>	REVISION		PRINT DATE: 18/06/2025	JOB NUMBER: 2599-101	DRAWING TITLE: CABIN 2 FLOOR PLAN		SITE ADDRESS: 5 HUXTABLE ROAD PAKENHAM		
			DRAWN BY: MH	SHEET NUMBER: 7			NO. OF SHEETS: 10	DRAWING SCALE: 1 : 100 @ A3			
			CHECKED BY:		MAP REF: MEL 315 G7	PLAN OF SUBDIVISION: LOT 2 PS089014	STATUS: AS-BUILT CONDITIONS				
			<p>© THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF GOLDEN AGE HOMES PTY LTD AND ARE NOT TO BE REPRODUCED OR ALTERED IN ANY FORMAT WITHOUT PRIOR WRITTEN CONSENT FROM GOLDEN AGE HOMES PTY LTD</p>								




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 - ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCING WORKS
 - DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER APPLICABLE DOCUMENTS, TOGETHER WITH ALL SPECIFICATIONS, ENGINEERS DRAWINGS, SOIL REPORT & SERVICE DRAWINGS
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REVISION

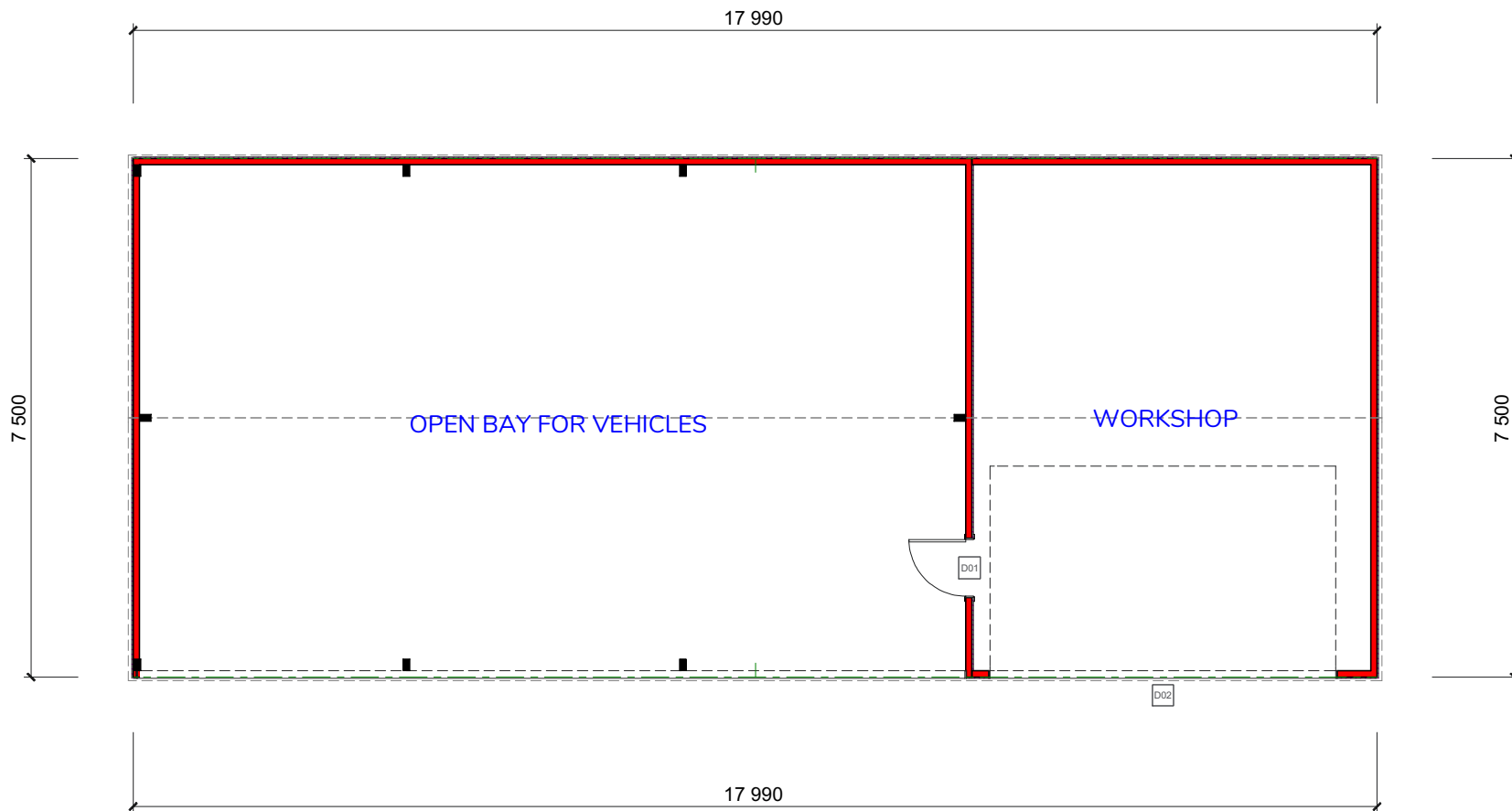
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18/06/2025	2599-101		
DRAWN BY:	SHEET NUMBER:	1 : 100 @ A3	CARDINIA
MH	8		
CHECKED BY:	NO. OF SHEETS:		
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CHECKED DATE:	MAP REF:	PLAN OF SUBDIVISION:	AS-BUILT CONDITIONS
	MEL 315 G7	LOT 2 PS089014	



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FLOOR PLAN
TOTAL AREA
134.9 sq m

GOLDEN AGE
BUILDING DESIGN

Ph: 1300 135 120
Email: gah@gah.com.au
Web: www.gah.com.au

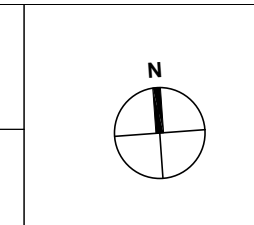
- CONTRACTORS TO VERIFY & CONFIRM ALL DIMENSIONS
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CHECKED DATE:	MAP REF: MEL 315 G7		

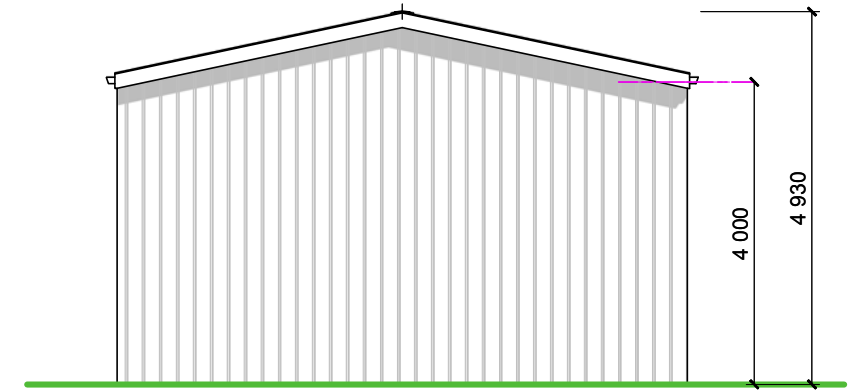
SITE ADDRESS:
**5 HUXTABLE ROAD
PAKENHAM**

CARDINIA





North Elevation



East Elevation

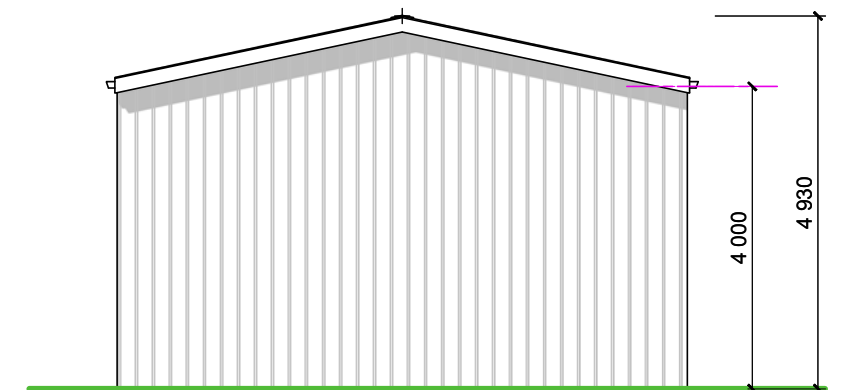


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South Elevation



West Elevation

 <p>GOLDEN AGE BUILDING DESIGN</p> <p><small>Ph: 1300 135 120 Email: gah@gah.com.au Web: www.gah.com.au</small></p>	<ul style="list-style-type: none"> CONTRACTORS TO VERIFY & CONFIRM ALL DIMENSIONS USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE DRAWINGS ANY ALTERATIONS OR CHANGES TO BE SUBMITTED TO THE DESIGNER FOR VERIFICATION BEFORE COMMENCING WORKS ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCING WORKS DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER APPLICABLE DOCUMENTS, TOGETHER WITH ALL SPECIFICATIONS, ENGINEERS DRAWINGS, SOIL REPORT & SERVICE DRAWINGS ALL WORKS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS & BE IN ACCORDANCE WITH THE CURRENT NCC <p><small>© THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF GOLDEN AGE HOMES PTY LTD AND ARE NOT TO BE REPRODUCED OR ALTERED IN ANY FORMAT WITHOUT PRIOR WRITTEN CONSENT FROM GOLDEN AGE HOMES PTY LTD</small></p>		REVISION		PRINT DATE: 18/06/2025	JOB NUMBER: 2599-101	DRAWING TITLE: SHED ELEVATIONS		SITE ADDRESS: 5 HUXTABLE ROAD PAKENHAM
			DRAWN BY: MH	SHEET NUMBER: 10	DRAWING SCALE: 1 : 100 @ A3		STATUS: AS-BUILT CONDITIONS		
			CHECKED BY:	NO. OF SHEETS: 10	PLAN OF SUBDIVISION: LOT 2 PS089014	CARDINIA			
			CHECKED DATE:	MAP REF: MEL 315 G7					