Notice of Application for a Planning Permit

Cardinia

Cardinia
ADVERTISED MATERIAL
Planning Application: T250542
Date Prepared: 04 June 2026
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The land affected by the application is located at:	**PC366729** **188 Toomuc Valley Road, Pakenham VIC 3810**
The application is for a permit to:	**Buildings and works (construct a glass house associated with Crop Raising)**

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

42.01-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	[redacted]
Application number:	**T250542**

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:	**23 June 2026**

WHAT ARE MY OPTIONS?

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

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

1 Application lodged — 2 Council initial assessment — 3 Notice (Application is here) — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia Shire Council

Request to amend a current planning permit application

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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.:	T250542 PA
Address of the Land:	188 Toomuc Valley Road Pakenham, VIC, 3810

APPLICANT DETAILS

Name:	[redacted]
Organisation:	n/a
Address:	As above
Phone:	[redacted]
Email:	markfacey@gmail.com

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:	☐
Section 50A - Amendment to application at request of responsible authority **before** notice:	☑
Section 57A – Amendment to application **after** notice is given:	☐

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☑	Plans / other documents ☑	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
To construct a non-habitable outbuilding (glass house) associated with Crop Raising.

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Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☑	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 t[redacted]

Name:	[redacted]
Signature:	[redacted]
Date:	29/4/26

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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PERMIT APPLICATION DETAILS

Application No.:	T250542 PA
Address of the Land:	188 Toomuc Valley Road, Pakenham VIC 3810

APPLICANT DETAILS

Name:	[redacted]
Organisation:	n/a
Address:	As above
Phone:	[redacted]
Email:	[redacted]

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Section 50A - Amendment to application at request of responsible authority **before** notice:	☑
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AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for ☐	Plans / other documents ☑	Applicant / owner details ☐
Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.
Nominal move of site location.

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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:	
Date:	

LODGEMENT

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PERMIT APPLICATION DETAILS

Application No.:	T250242 PA
Address of the Land:	188 Toomuc Valley Road Pakenham

APPLICANT DETAILS

Name:	[redacted]
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant **before** notice:	☑
Section 50A - Amendment to application at request of responsible authority **before** notice:	☐
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What is being amended? (select all that apply)		
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Land affected ☐	Other ☐	

Describe the changes. If you need more space, please attach a separate page.

As per the updated plan submission, the dwelling is a non-habitable shed under 100 ~~square metres. It is associated with the existing building by providing tool and material~~ supply storage, and a workshop facility for the primary purpose of constructing farm equipment (e.g., implements and tools etc.), milling, and building (e.g., farm animal shelters for mini cows, sheep, chicken coups, bee hives etc.), wind break manufacture, post (fence) routing among other farm related purposes.

Specify the estimated cost of any development for which the permit is required:		
Not applicable ☐	Unchanged ☐	New amount $[illegible]

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Name:	[redacted]
Signature:	
Date:	

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Cardinia ePlanning

Application Summary

Portal Reference	A32517GQ

Basic Information

Proposed Use	The addition of a Dependent Person's Unit
Current Use	Single Dwelling
Cost of Works	$300,000
Site Address	188 Toomuc Valley 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?	Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	[redacted]	suite 2, Level 1, 2 Emerald-Beaconsfield Road, Beaconsfield VIC 3807	W: 03-9769-8096 E: caelliott@drakedesign.com.au
Owner		188 Toomuc Valley Road, Pakenham VIC 3810	M: 0409-094-354
Preferred Contact		suite 2, Level 1, 2 Emerald-Beaconsfield Road, Beaconsfield VIC 3807	W: 03-9769-8096 E: caelliott@drakedesign.com.au

Fees

Regulation	Fee Condition	Amount	Modifier	Payable
9 - Class 4	More than $100,000 but not more than $500,000	$1,462.50	100%	$1,462.50
		Total		**$1,462.50**

Documents Uploaded

Date	Type	Filename
05-09-2025	A Copy of Title	Copy Of Plan.pdf
05-09-2025	A Copy of Title	Copy of Title.pdf
05-09-2025	Site plans	25063 188 Toomuc Valley Road Pakenham DPU - 20250905 - Prelim TP1.pdf

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

Lodged By

Site User	[redacted]	Suite 2 - Level 1/2 Beaconsfield-Emerald Rd, Beaconsfield VIC 3807	W: 03-9769-8096 M: 0414-415-117 E: info@drakedesign.com.au
Submission Date	[redacted]5 - 03:14:PM		

Declaration

☑ By ticking this checkb[redacted]e 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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Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: mail@cardinia.vic.gov.au

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

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

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

VOLUME 10809 FOLIO 667

Security no : 124127826733B
Produced 05/09/2025 12:45 PM

LAND DESCRIPTION

Land in Plan of Consolidation 366729Q.
PARENT TITLES :
Volume 10677 Folio 850 Volume 10783 Folio 337
Created by instrument PC366729Q 22/06/2004

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REGISTERED PROPRIETOR

Estate Fee Simple

[redacted]MUC VALLEY ROAD PAKENHAM VIC 3810
AX385858K 25/10/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC366729Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ535158Q (E)	TRANSFER CONTROL OF ECT	Completed	28/08/2025

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

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

Street Address: 188 TOOMUC VALLEY ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 26254U COUNTRY LIFE LAW
Effective from 28/08/2025

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PC366729Q**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**05/09/2025 12:45**

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Delivered by LANDATA®, timestamp 05/09/2025 12:45 Page 1 of 1

PLAN OF CONSOLIDATION

LR use only
EDITION 1

Plan Number
PC366729Q

Location of Land

Parish. Nar Nar Goon
Township. ----------
Section: ----------
Crown Allotment. 1A & 2002
Crown Portion: ----------

Title References Vol. 10677 Fol. 850
Vol. 10783 Fol 337
Last Plan Reference· ----------

Postal Address· Toomuc Valley Road
(At time of subdivision) Pakenham 3810

MGA Co-ordinates E 365800
(Of approx centre of plan) N 5788400 ZONE 55

Council Certification and Endorsement

Council Name: Cardinia Shire Council Ref S04 1042

1 This Plan is certified under Section 6 of the Subdivision Act 1988

~~2 This plan is certified under section 11(7) of the Subdivision Act 1988~~
~~Date of original certification under section 6 / /~~

3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Council delegate
~~Council seal~~
Date 8 / 4 / 2004

LR use only
Statement of compliance/
Exemption Statement
Received ☑ 18/06/04

LR use only
PLAN REGISTERED
TIME 11.45AM
DATE 22/6/2004 Keith Mayfe
Assistant registrar of titles

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Planning Application: T050424
Date Prepared: 04 June 2026
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Notations

Depth Limitation
Crown Allotment 1A 15·24m
Crown Allotment 2002 15m

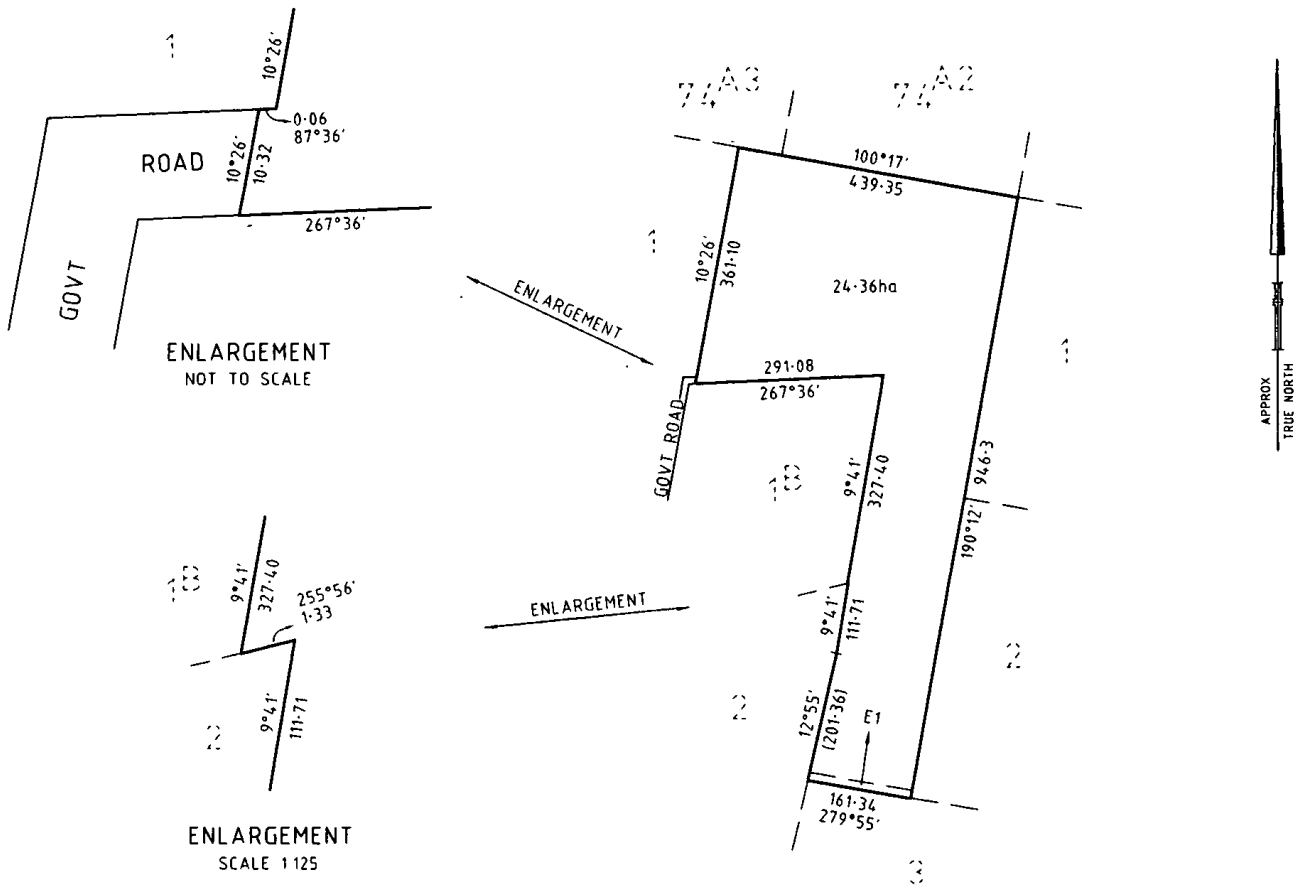
WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Survey This plan is not based on survey

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	Water Supply	6	C/E V940313U	Melbourne Water Corporation



LITTLE & BROSNAN PTY LTD
ACN 005 434 885
LAND SURVEYORS PLANNERS
& DEVELOPMENT CONSULTANTS
8/417 FERNTREE GULLY RD, MT WAVERLEY, 3149
TELEPHONE (03)9544-1922 FAX (03)9562-8116

Sheet 1 of 1 Sheets

SCALE
80 0 80 160 240 320
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1·8000 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) Damian Leo Slattery
SIGNATURE _____ DATE 03/03/04
REF 3031-2 VERSION 03-03-04
3031-2 DWG

DATE 8 /4 / 2004
COUNCIL DELEGATE SIGNATURE

Toomuc Greenhouse

Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

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Job No:25063

DRAKE DESIGN
EXCELLENCE IN BUILDING DESIGN

DRAKE DESIGN PTY LTD
Suite 2, Level 1, 2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
Email: info@drakedesign.com.au
www.drakedesign.com.au
ABN: 52 638 464 906 ACN: 121 878 331

TP4 Issue

_Drawing List_TP

DWG NO.	TITLE	REVISION
TP000	Cover Sheet	4
TP100	Neighbourhood Site Description	3
TP102	Existing / Demo Part Site Plan	3
TP201	Proposed Overall Site Plan	4
TP202	Proposed Part Site Plan	4
TP203	Proposed Floor Plan	4
TP501	Proposed Elevations	3
TP502	Proposed Elevations	3

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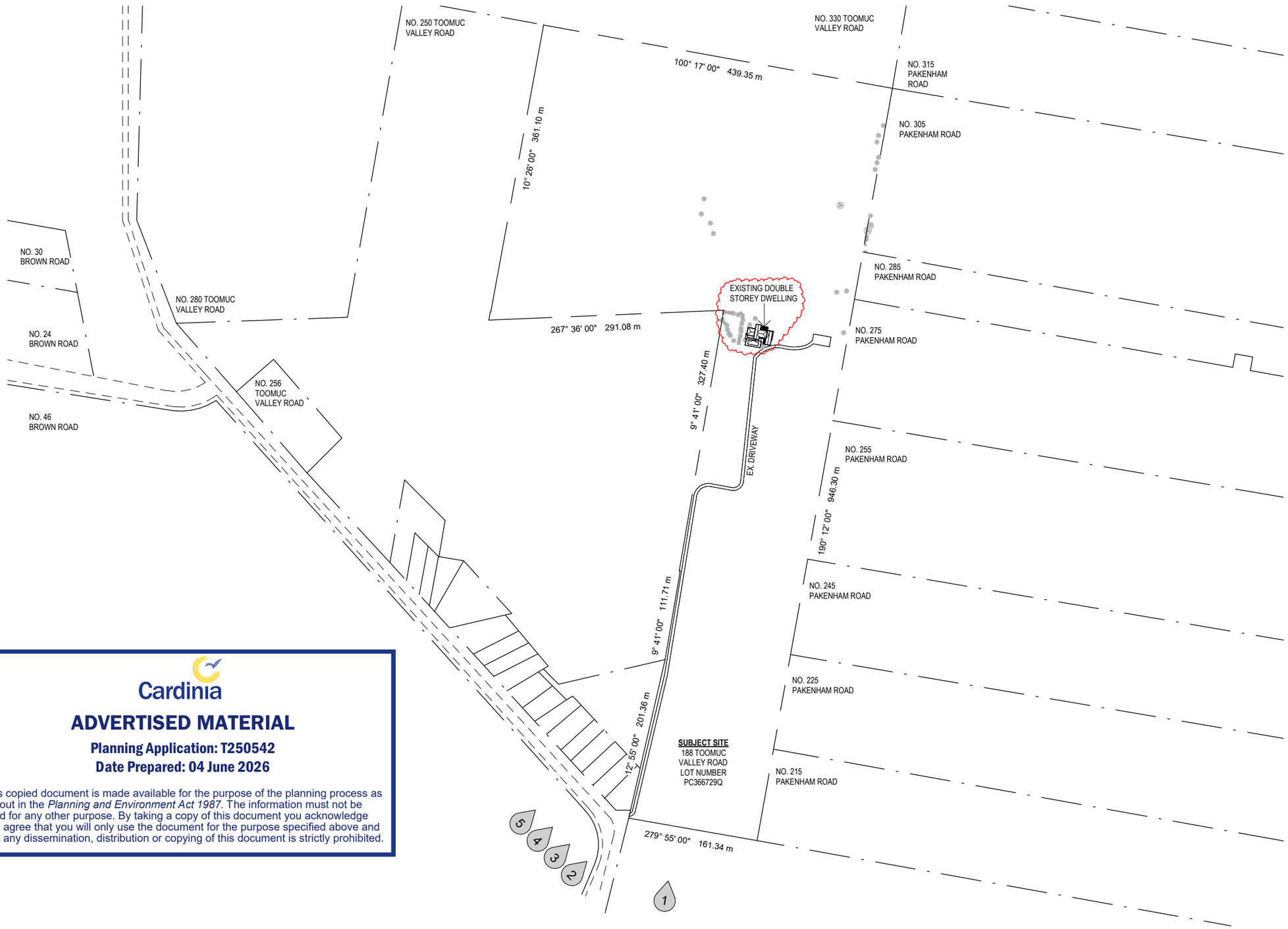

NO. 1 SUBJECT SITE 188 TOOMUC VALLEY ROAD

NO. 2 192 TOOMUC VALLEY ROAD

NO. 3 194 TOOMUC VALLEY ROAD

NO. 4 196 TOOMUC VALLEY ROAD

NO. 5 198 TOOMUC VALLEY ROAD

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DRAKE DESIGN
REGISTERED Building Practitioner
Drake Design Pty Ltd
Suite 2, Level 1
2 Beaconsfield-Emerald Rd
Beaconsfield Vic 3807
03 9769 8096 :P
info@drakedesign.com.au :E
www.drakedesign.com.au :W
A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Neighbourhood Site Description TP100 3

Date: APR. 2026 Scale: 1 : 5000 @A3 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
3	TP3 Issue	02/03/2026

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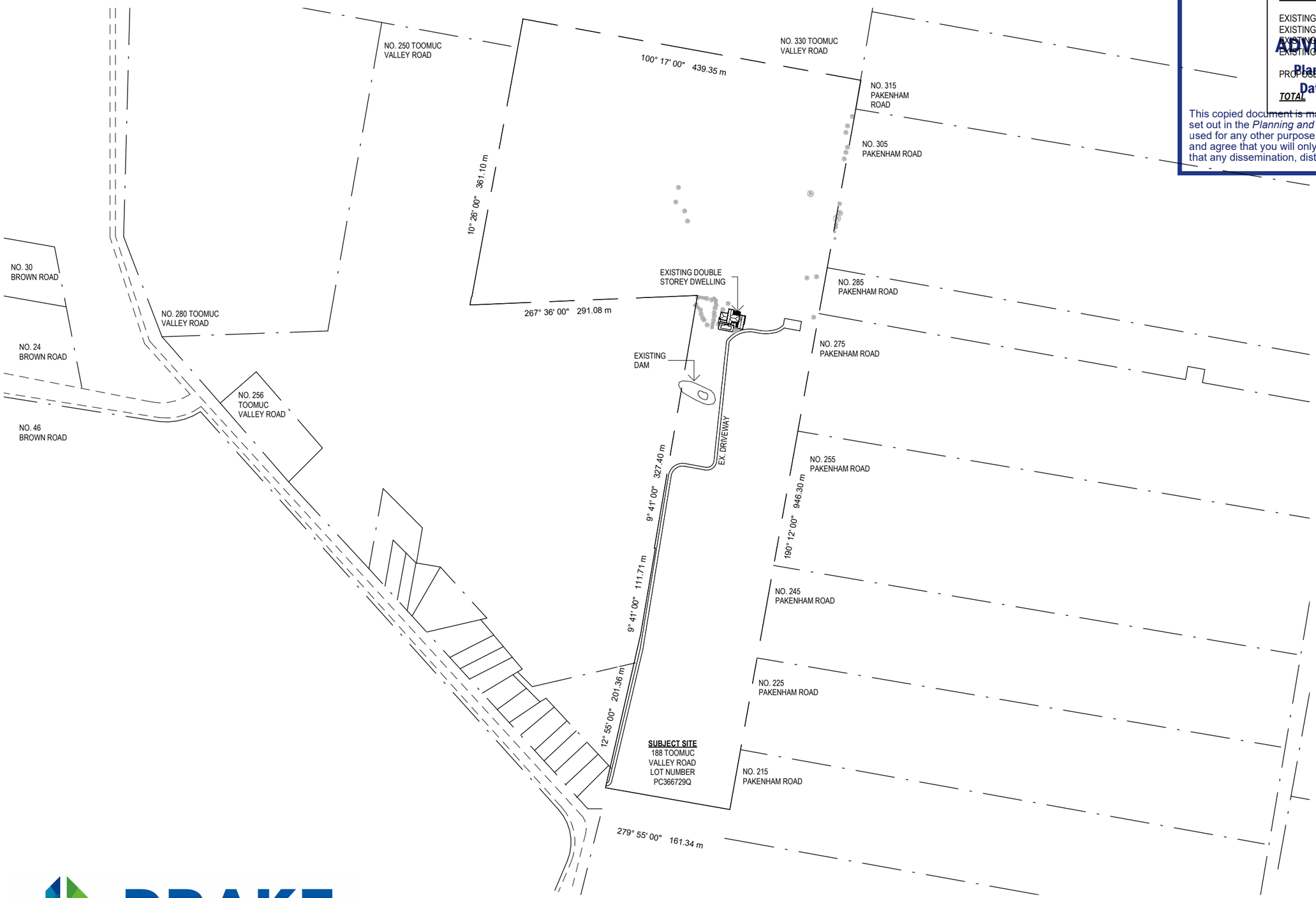

SITE CALCULATIONS

TOTAL SITE AREA	***: 343,209.6m²***	***100%***
EXISTING SITE COVERAGE	: 337.471m²	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m²	0.22%
EXISTING PERMEABLE AREA	: 341,975.0m²	99.67%
EXISTING SHEDS	: 272.000m²	0.08%
PROPOSED GREENHOUSE	: 95.90m²	0.03%
TOTAL	***: 343,209.6m²***	***100%***

Cardinia
ADVERTISED MATERIAL
Planning Application: T250542
Date Prepared: 04 June 2026
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A.T.F. DRAKE FAMILY TRUST - ABN: 52 638 464 906 - ACN: 121 878 331

Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Existing / Demo Part Site Plan TP102 3

Date: APR. 2026 Scale: As indicated @A3 Drawn by: MK

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
3	TP3 Issue	02/03/2026

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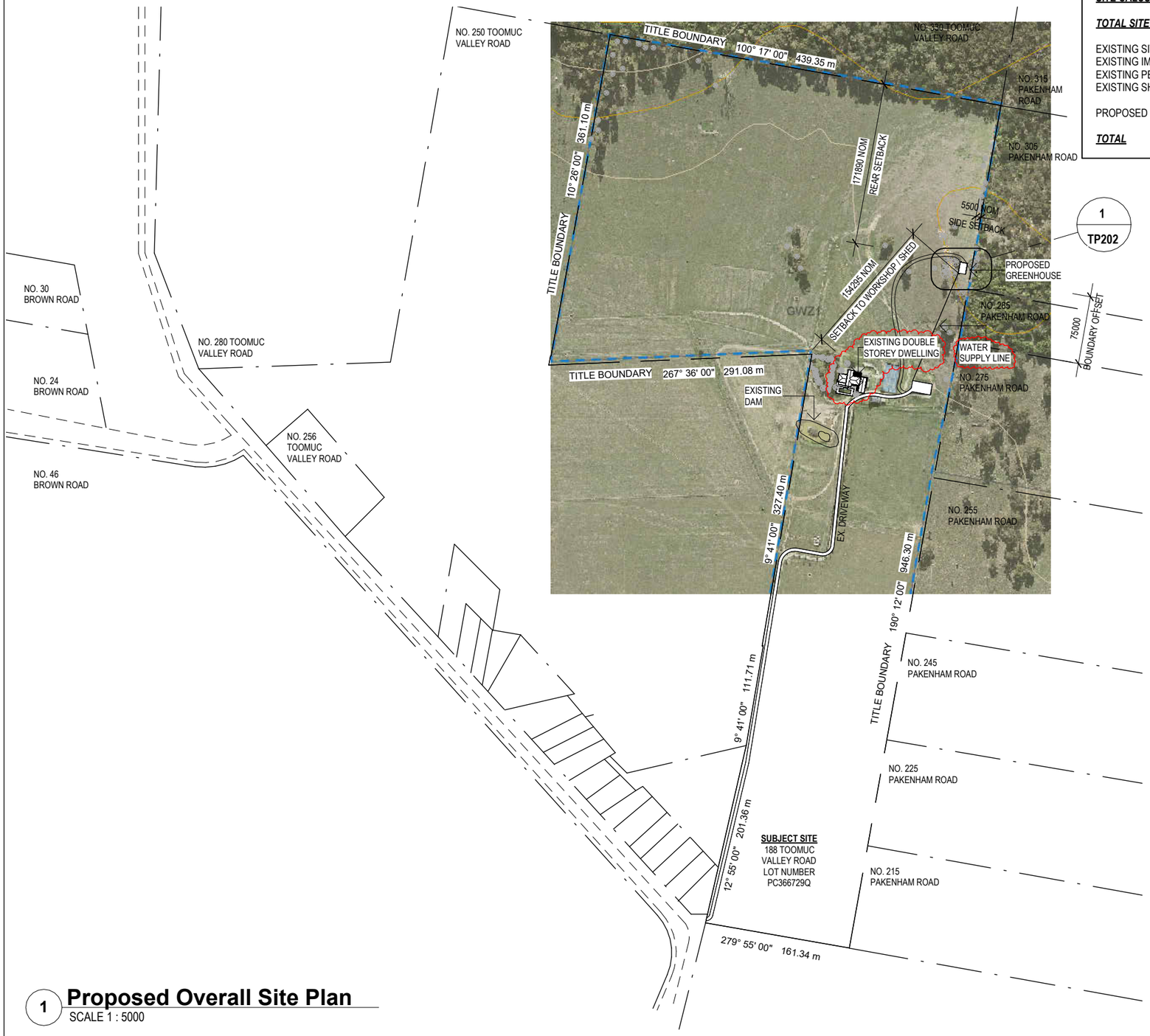

1 Proposed Overall Site Plan

SCALE 1 : 5000

SITE CALCULATIONS

TOTAL SITE AREA	***: 343,209.6m² 100%***	
EXISTING SITE COVERAGE	: 337.471m²	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m²	0.22%
EXISTING PERMEABLE AREA	: 341976.6m²	99.67%
EXISTING SHEDS	: 272.000m²	0.08%
PROPOSED GREENHOUSE	: 95.96m²	0.03%
TOTAL	***: 343,209.6m² 100%***	

SITE PLAN NOTES.

GENERALLY:
- ALL BOUNDARY DIMENSIONS ARE APPROXIMATE & TO BE VERIFIED WITH A CLEAR COPY OF TITLE;

CIVIL DRAINAGE PLAN TO TAKE PRECEDENCE OF SITE PLAN STORMWATER LAYOUT

MINIMUM REQUIREMENTS FOR STORMWATER DRAINS:
- BUILDER TO OBTAIN LEGAL POINT OF DISCHARGE FROM AUTHORISED AUTHORITIES PRIOR TO CONSTRUCTION;
- STORM WATER LAYOUT IS ONLY INDICATIVE & SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORKS;
- CONNECT ALL DOWN PIPES TO THE SATISFACTION OF LOCAL COUNCIL AUTHORITIES NOMINATED LEGAL POINT OF DISCHARGE. BUILDER SHALL VERIFY ALL LEVELS TO ENSURE ADEQUATE DISCHARGE DRAINAGE PRIOR TO ANY WORKS. PROVIDE MIN. OF 1 D.P. EVERY 12m;
- PROVIDE 90mmØ UPVC STORMWATER PIPES AS REQUIRED;
- PROVIDE 300mm GROUND COVER TO ALL DRAINS.

d.p. SELECTED 90mmØ OR SIMILAR DOWNPIPES

sprd. SELECTED 90mmØ OR SIMILAR SPREADER

d.p./ r.w.h. SELECTED 90mmØ DOWNPIPES WITH RAIN WATER HEAD

SITE PREPARATION:
- SITE TO BE SCRAPED APPROX. 100mm ALLOWING FOR THE REMOVAL OF ANY VEGETATION AND TO PROVIDE A LEVEL BASE FOR THE FOOTING SYSTEM DESIGNED BY AN ENGINEER; SPREAD FILL OVER REMAINING BUILDING AREA TO BE LEVEL; TO BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS;
- ALL SITE CUTS, FILL, BATTER OR SCRAPES TO BE CONFIRMED BY BUILDER PRIOR TO THE COMMENCEMENT OF ANY WORKS;
- ALL FINISHED FLOOR LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO ANY WORKS;

F.F.L. FINISHED FLOOR REDUCED LEVEL.

PRELIMINARY SITE LEVELS:
SITE LEVELS ARE APPROXIMATE ONLY DUE TO EXISTING SITE CONDITIONS (EXISTING STRUCTURES); SITE LEVELS WILL BE RE-ASSESSED ON COMPLETION OF CLEARING SITE.

TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES TO COMPLY WITH THE REQUIREMENTS OF LOCAL AUTHORITIES BY-LAWS.

TIMBER FRAMING NOTES:
90 x 45mm F5 PINE TOP & BOTTOM PLATES;
90 x 45mm F5 PINE STUDS @ 450mm CENTRES TO EXTERNAL WALLS;
90 x 35mm F5 PINE STUDS @ 600 CENTRES TO INTERNAL WALLS;
NOGGINS AT HALF STUDS.

LEGEND : -

S/W DRAIN OUTLET	DOWN PIPE LOC.
SEWER MANHOLE	METER BOX LOC.
WATER METER	STORM WATER RUN
HOT WATER	EXISTING TREES
RECYCLED WATER POINT	TREES REMOVED
EXTERNAL WATER POINT	SMOKE DETECTOR
CAPPED GAS POINT	EXHAUST FAN
GAS METER	RAINWATER TANK

Cardinia
ADVERTISED MATERIAL
Planning Application: T250542
Date Prepared: 04 June 2026
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Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Proposed Overall Site Plan TP201 4

Date: APR. 2026 Scale: As indicated @A3 Drawn by: JFD

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
2	TP2 Issue	22/01/2026
3	TP3 Issue	02/03/2026
4	TP4 Issue	30/04/2026

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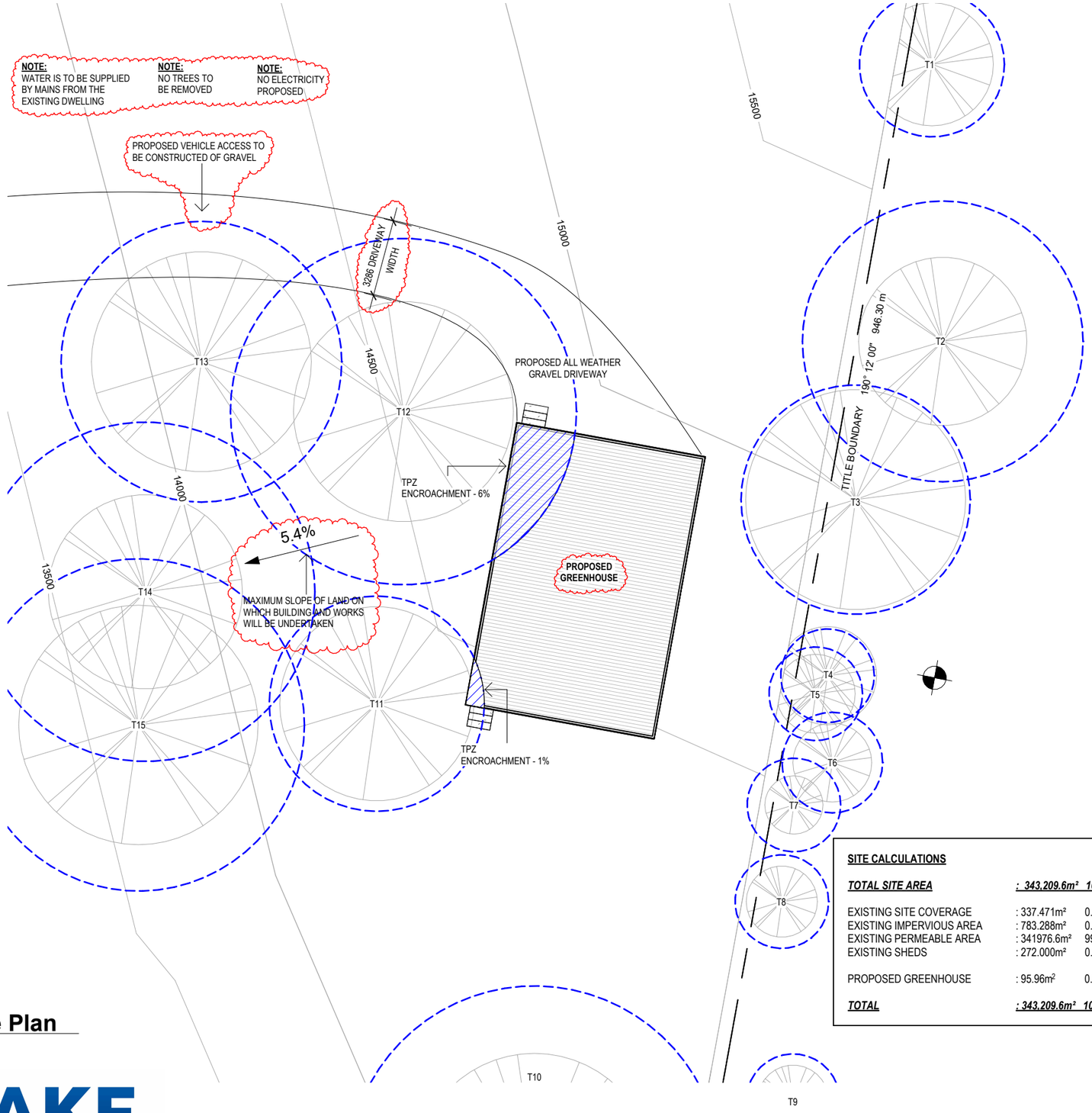
SUMMARY OF CONSTRUCTION REQUIREMENTS ASSOCIATED WITH THE RELEVANT **BAL** RATING	
	BAL - 12.5
SUBFLOOR SUPPORTS	No special construction requirements
FLOORS	No special construction requirements
EXTERNAL WALLS	External walls – Parts less than 400 mm above ground or decks etc to be of noncombustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
EXTERNAL WINDOWS	4 mm Grade A safety glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber
EXTERNAL DOORS	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, door framing can be naturally fire resistant (high density) timber, decking, etc, tight-fitting with weather strips at base
ROOFS	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
VERANDAS DECKS ETC.	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

Please note: The information in this table is a summary of the construction requirements outlined in **AS. 3959 - 2018 - Construction of Building in Bushfire Prone Areas** and is not intended as a design guide. You should refer to the standard for the full technical details and amendments issued from time to time.



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NOGGINS AT HALF STUDS.

LEGEND : -

S/W DRAIN OUTLET	DOWN PIPE LOC.
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RECYCLED WATER POINT	TREES REMOVED
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Cardinia
ADVERTISED MATERIAL
Planning Application: T250542
Date Prepared: 04 June 2026
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1 **Proposed Part Site Plan**
SCALE 1 : 200

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Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Proposed Part Site Plan TP202 4

Date: APR. 2026 Scale: As indicated @A3 Drawn by: CAE

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
2	TP2 Issue	22/01/2026
3	TP3 Issue	02/03/2026
4	TP4 Issue	30/04/2026

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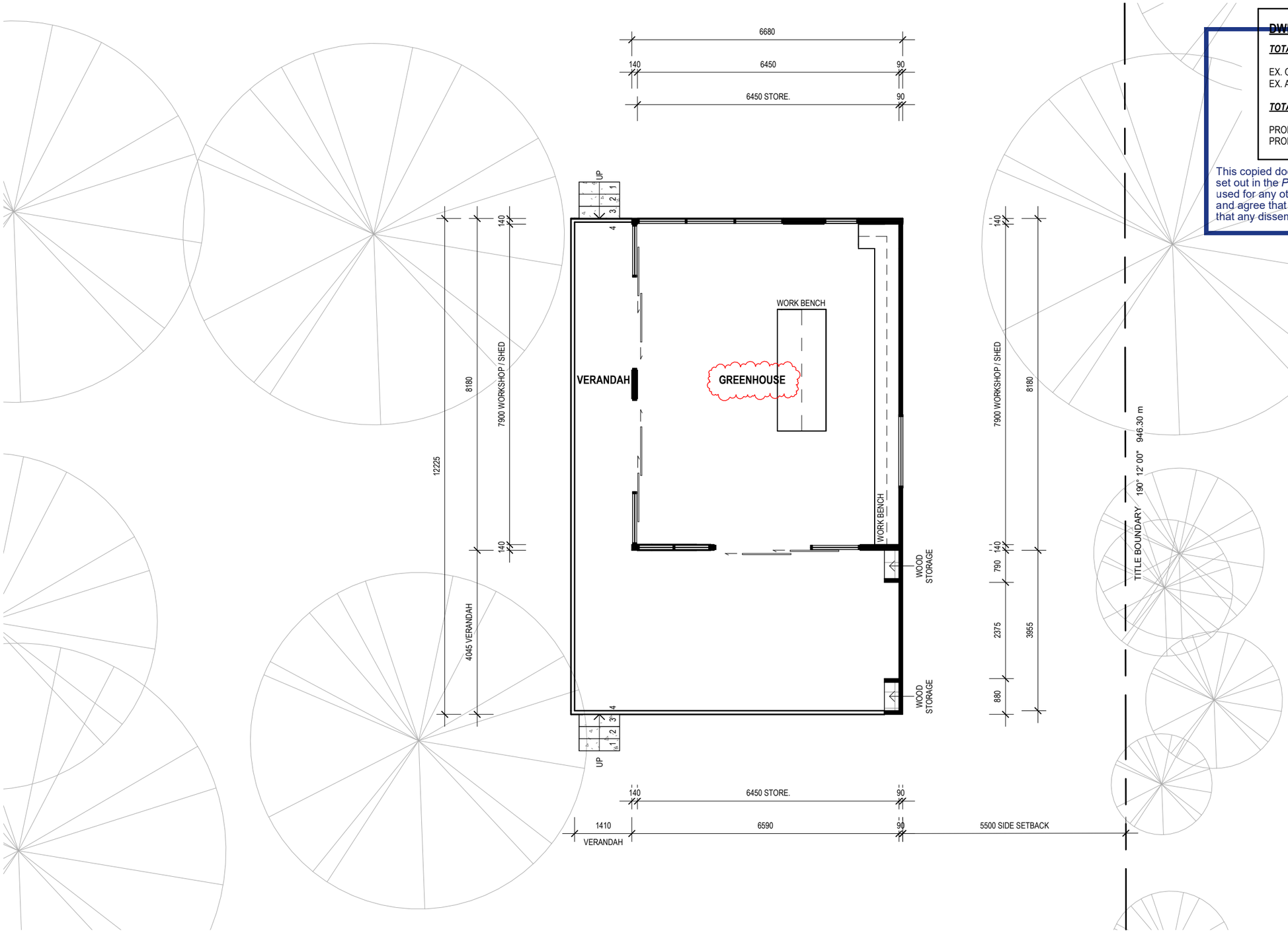

DWELLING AREAS

TOTAL EXISTING DWELLING AREA	***:303.565m²***	***(32.68 sq)***
EX. GROUND FL LIVING	: 264.581m²	(28.48 sq)
EX. ALFRESCO	: 38.984m²	(4.20 sq)
TOTAL PROPOSED GREENHOUSE AREA	***:99.99m²***	***(10.76 sq)***
PROP. GREENHOUSE	: 54.64m²	(5.88 sq)
PROP. VERANDAH	: 45.35m²	(4.88 sq)

Cardinia

ADVERTISED MATERIAL

Planning Application: T250542

Date Prepared: 04 June 2026

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Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Proposed Floor Plan TP203 4

Date: APR. 2026 Scale: 1 : 100 @A3 Drawn by: BB

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
2	TP2 Issue	22/01/2026
3	TP3 Issue	02/03/2026
4	TP4 Issue	30/04/2026

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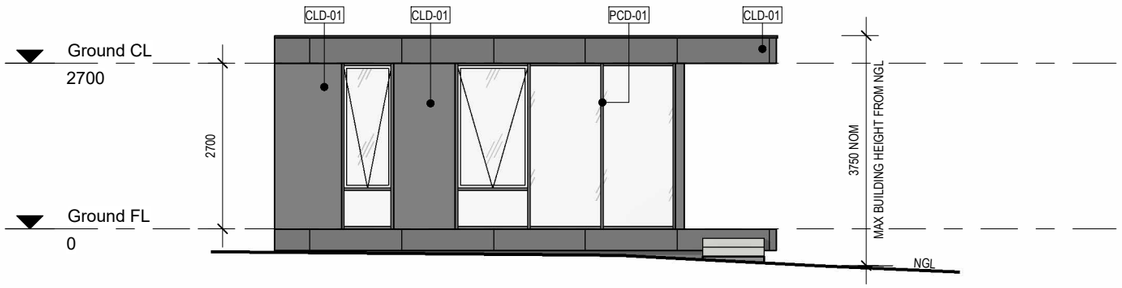
1 Proposed West Elevation

SCALE 1 : 100



2 Proposed North Elevation

SCALE 1 : 100

LEGEND

FG -	FIXED GLAZING
OS-	OPENABLE SASH
AS-	AWNING SASH
DH-	DOUBLE HUNG
OB-	OBSCURE GLAZING
SL-	SLIDING
L.-	OPENABLE LOUVRES

ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMING UNLESS OTHERWISE NOTED.

GENERAL NOTES

ALL GROUND LINES & LEVELS ARE TO BE VERIFIED ON SITE BY BUILDER.

400mm CLEARANCE TO UNDERSIDE OF BEARER IN ACCORDANCE WITH AS-3660.1 TERMITE MANAGEMENT.

EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL WHERE WITHIN 900mm OF THE BOUNDARY

NOTE:
WINDOW CONFIGURATION AND DIMENSIONS TO BE CONFIRMED BETWEEN CLIENT AND THE MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORKS.

EXTERNAL MATERIAL

CLD-01	JAMES HARDIE	FINE TEXTURE CLADDING IN COLORBOND MONUMENT OR SIMILAR	
PCD-01	BY WINDOW SUPPLY	POWDERCOATED WINDOWS: COLORBOND IN "MONUMENT" - GUTTERS, FACSIA AND DOWNPIPES PRESSED METAL COLORBOND "MONUMENT" OR SIMILAR TO EXTERNAL WINDOWS AND DOORS	
TMB-01	MODINEX	CERA FACADE IN SEPHIRO OR SIMILAR	

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Planning Application: T250542
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Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Proposed Elevations TP501 3

Date: APR. 2026 Scale: As indicated @A3 Drawn by: BB

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
2	TP2 Issue	22/01/2026
3	TP3 Issue	02/03/2026

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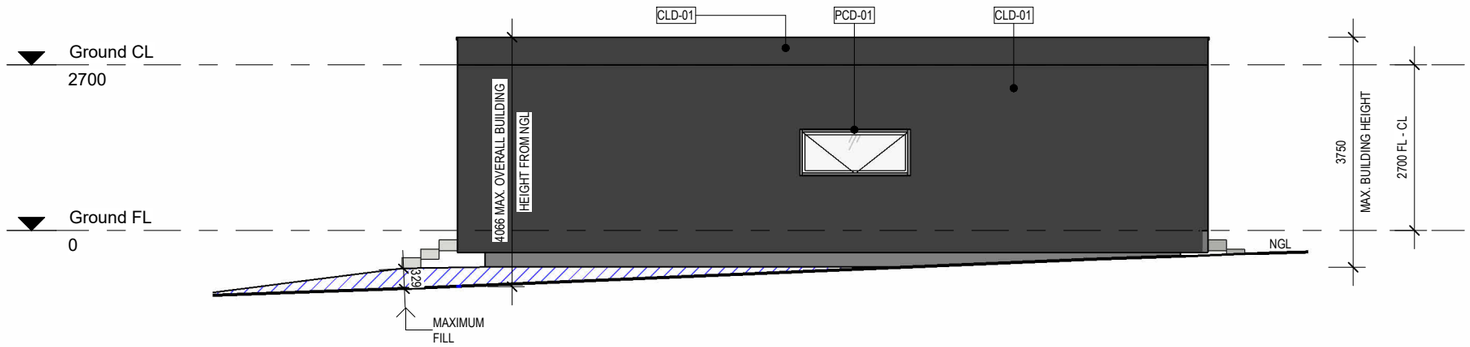

1 Proposed East Elevation

SCALE 1 : 100

LEGEND

FG -	FIXED GLAZING
OS-	OPENABLE SASH
AS-	AWNING SASH
DH-	DOUBLE HUNG
OB-	OBSCURE GLAZING
SL-	SLIDING
L.-	OPENABLE LOUVRES

ALL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMING UNLESS OTHERWISE NOTED.

GENERAL NOTES

ALL GROUND LINES & LEVELS ARE TO BE VERIFIED ON SITE BY BUILDER.

400mm CLEARANCE TO UNDERSIDE OF BEARER IN ACCORDANCE WITH AS-3660.1 TERMITE MANAGEMENT.

EAVES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL WHERE WITHIN 900mm OF THE BOUNDARY

NOTE:
WINDOW CONFIGURATION AND DIMENSIONS TO BE CONFIRMED BETWEEN CLIENT AND THE MANUFACTURER PRIOR TO THE COMMENCEMENT OF WORKS.

EXTERNAL MATERIAL

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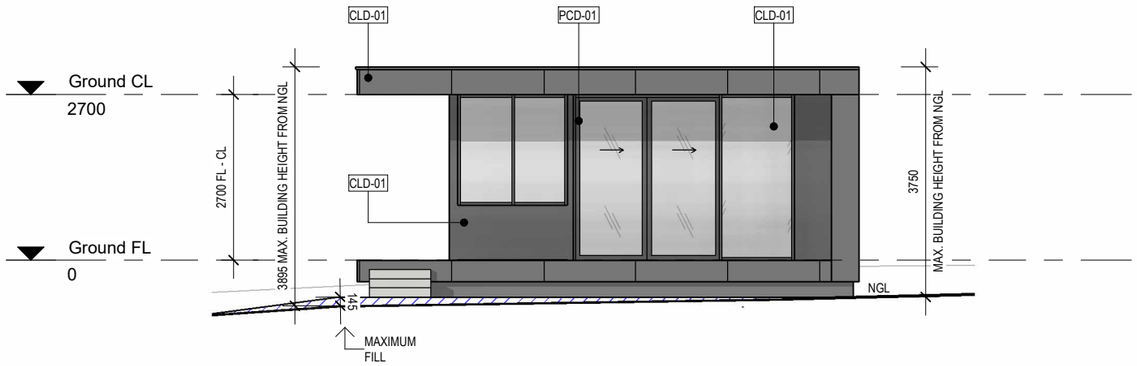
PCD-01	BY WINDOW SUPPLY	POWDERCOATED WINDOWS: COLORBOND IN "MONUMENT" - GUTTERS, FACSIA AND DOWNPIPES PRESSED METAL COLORBOND "MONUMENT" OR SIMILAR TO EXTERNAL WINDOWS AND DOORS	
TMB-01	MODINEX	CERA FACADE IN SEPHIRO OR SIMILAR	



2 Proposed South Elevation

SCALE 1 : 100

Cardinia

ADVERTISED MATERIAL

Planning Application: T250542
Date Prepared: 04 June 2026

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Proposed Greenhouse

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job No:25063

Proposed Elevations TP502 3

Date: APR. 2026 Scale: As indicated @A3 Drawn by: BB

Rev No.	Description	Date
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[redacted]

Subject: Re: T250542 PA - Further Information Response - 188 Toomuc Valley Rd, Pakenham
Date: Thursday, 5 March 2026 3:25:21 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
aerial photo overlay 260226.png
Screenshot 2026-02-26 at 15.43.06.png
Screenshot 2026-03-04 at 17.26.16.png
25063 188 Toomuc Valley Road Pakenham - 20260305 - TP3 Issue.pdf

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Hi [redacted]

Thank you for meeting me on Thursday [redacted] it was helpful to clarify everyones' objectives, and firm a path forward.

Please find enclosed and attached, my RFI response, as promised. With our mutual interest in mind, hopefully this information is sufficient to determine if our shed/workshop requires a Planning Permit. And if so, it can be granted, on this basis:

RE: Response to Second RFI Dated 2/2/26:

Town planning report:

1a. Currently, we run beef cattle, and are growing Pinus Radiata to potentially sell for Christmas trees. For the past eight years, we have planted over 1,500 trees, for this purpose, and to reforest sections of the non-grazing land with natives (River, Lemon Gums, Mountain Ash), and some non-natives.

We only have two sheds on-site which service 120 acres (approx. 50 hectares), which includes our adjoining property at 240 Toomuc Valley Road. One shed is used for storage, parking an ATV, and farm maintenance. The other is used to store machinery, implements and farm supplies. They are both at capacity.

b. The main use of the proposed outbuilding is as a nursery for propagation, planting and seedling establishment prior to their transplantation outdoors. This is to improve success and fast-track tree establishment for the above listed uses.

c (i) The proposed outbuilding best aligns with Section 1 of Clause 35.04-1 of the GWZ: Agriculture. As detailed above, the main use of the building is as a greenhouse to sow and propagate trees and plants.

I believe the location best aligns with the use and the aim of the GWZ to promote agriculture, being situated at the top of a very steep hill (see image attached taken from the base of the hill), where planting is prohibitive due to poor soil quality, that includes mainly rock, and where the cattle are not able, or unwilling, to access. If located lower down the hillside, and closer to the main house, it would take up land otherwise used or earmarked for cattle grazing or agriculture.

Further, we have previously erected a temporary greenhouse structure, of a similar size, but it was blown into the paddock by strong westerly winds, even though it was sheltered behind the existing shed, near the house. Hence, we require a permanent structure.

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(ii) No conditions are listed under the proposed use.

d. The purpose of the western glass facade is to act as a greenhouse, improving the success of plant and tree establishment. The overhanging verandah will provide shade against the harsh summer sun. The colourbond roof was also chosen for this reason. The sliding windows will aid in cooling, allowing air to circulate. The temporary greenhouse also had opening vents, but the internal temperature still went over 40 degrees in summer, too hot for seeds and seedlings in pots to handle.

The deck provides a seasonal indoor/outdoor option. All living organisms have similar tolerances to us. Too much exposure to extremes at any time of year, therefore, will slow growth or kill a plant/tree seedling. This could be high/dry winds, dry summers, summer sun, or too much shade. We have made careful design choices to address each of these issues within a temperate ("four seasons in a day") climate, which pendulums with seasonal extreems, far more than the subtropical or tropical climates of Sydney and Brisbane.

And finally, the raised floor allows the structure to be built on piers, with less impact on the surrounding trees and landscape. We want to maintain the surrounding gums to give the structure westerly shade in summer. In addition, construction of the deck also requires the structure to be raised.

e. As discussed with [redacted] this is more of a planner's role.

<u>Site plan updates:</u>

2a. Done

b. The driveways/tracks shown are representative. Additional tracks on the north of the residence heading toward the proposed shed are existing. They existed when we arrived in 2018 as a track to the piggery, which we removed.

c. Done

3. Part site plan update:

a. AHD not found in endorsed planning permit T220355 PC1, so not included.

b. Done

c. 'Driveway' dimensions: Approx. 5.5 wide. Refer to 1b.

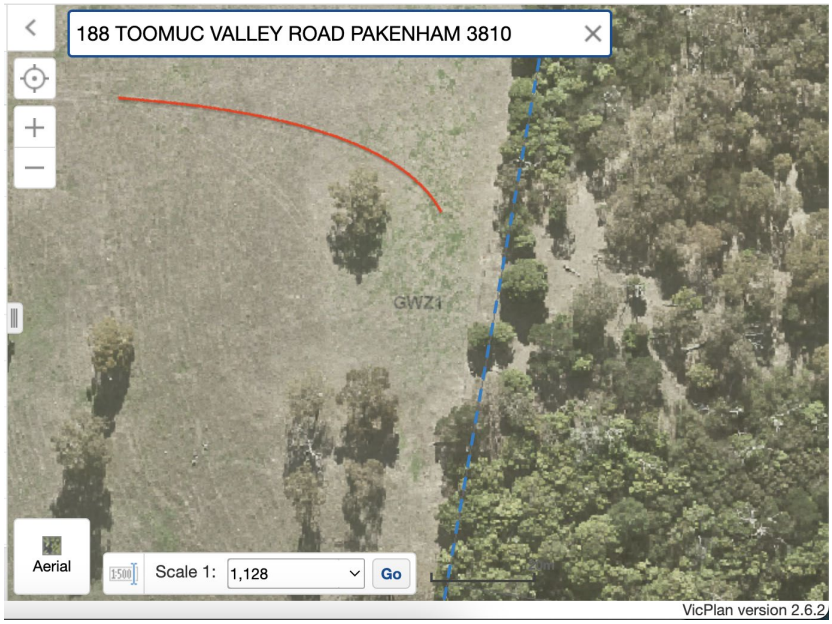
d. Done.

e. Done.

f. No trees are proposed to be removed.

g. Vic Plan aerial photo inc. existing structures, vehicle access (noted in red), fence

(marked in dotted blue line), and vegetation within 15 metres of works:



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h. Done.

i. Submitted plans have these details.

<u>Floor plan:</u>

4a. Done.

b. Done.

c. Done.

<u>Elevation plans:</u>

5a. See 3a.

b. Done.

c. Done.

d. Part of submitted plans. See pp 7-8.

e. See 3i.

<u>Arboricultural report:</u>

6. Building envelope has been moved 0.5 metres to the east, now 5.5 metres from eastern boundary, and 5.3 metres from the north-western tree. It is, therefore, no longer within 10% of the encroachment zone of the north-west tree, as shown in the calculations below, and attached plans. In addition, the adjusted site location does not encroach into the TPZ of any trees on the east (including within the boundary of 305 Pakenham Road), or the single gum tree, that lies within my boundary, to the south west of the proposed building, shown in attached plans.

Council Arboriculture Victoria

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AS 4970-2009 Calculator

The AS 4970-2009 Calculator is a free web app based on the Australian Standard® AS 4970-2009 *Protection of trees on development sites*. The calculator allows you to calculate tree protection zones (TPZ/SRZ) and two types of encroachment. The calculator accepts circumference or diameter measurements and can calculate DBH for multi-stemmed trees.

Calculate Protection Zones

Single stem | Multi stem

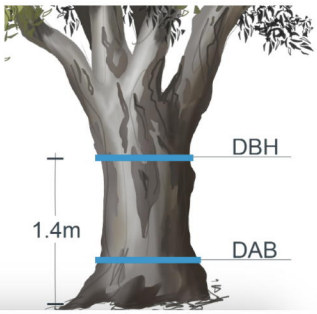
Diameter | Circumference

Circumference (cm) of stem measured at 1.4m above ground.

198.0 cm

DBH (cm)	63.0
TPZ radius (m)	7.6
TPZ area (m²)	179.7

Circumference (cm) measured immediately above the root buttress.



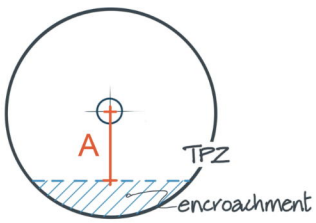
Calculate Encroachment

Type A | Type B

Distance (m) from trunk centre to edge of works.

A 5.3 m

Distance (m) for minor encroachment (10%)	5.2
TPZ radius (m)	7.6
SRZ radius (m)	1.5
TPZ area (m²)	179.7
Encroachment area (m²)	16.8
Encroachment (%)	9.4



Encroachment Type A: Works intersecting along a straight edge.[2]

The largest tree on the eastern boundary, on the side of 305 Pakenham Road, is 106cm CBH, with a 4m TPZ. The building envelope is 5.5m from this fence line, and 6.75m from the largest tree. All others are further away, with a smaller circumference.

As such, an arboricultural report has not been provided, as no trees are materially affected.

Let me know if you have further questions.

Sincerely,
[redacted]

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From: [redacted]
To: [redacted]
Subject: Re: T250542 PA - Further information requested from environment referral - 188 Toomuc Valley Rd, Pakenham
Date: Wednesday, 3 June 2026 10:41:53 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png

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Hi [redacted]

Thanks for your update, although surprising.

I have numbered their concerns and responded below, in turn:

1. Destruction of native vegetation: Did you convey to the Environment team that, as per the submitted plans, I did not want to remove any trees? And that they were viewed as essential for shading in this, a very exposed area? There is nothing more I can add to reassure their preservation, and any suggestions is pure speculation. I reiterate, however, the structure is a greenhouse, and you have witnessed the 800+ trees I have planted over the past eight years. Why then, would council think I would want to destroy the surrounding trees?

With regards to water access, this will run less than 300mm under the surface, and there is a clear straight line access from the existing water supply to the Glasshouse, which will not affect the existing trees. I can't understand why Environment would think it even practical for me to destroy a tree rather than divert the laying of the poly pipe around it anyway.

2. The presence of a "grassy forest" on site: See five (5) attached photos taken of, and around, the proposed building envelope yesterday. All grass dries out every summer due to the hill's extreme 30-40% steepness, and western aspect, leaving it exposed to high winds and sun. And as the photos show, no new trees have seeded, native or otherwise. A number of native trees have actually fallen over and died in recent years. In addition, the cattle trample and eat anything else. It's not a forest, it's a grazing paddock. I mentioned the cattle did not climb the hill prior, but since I sold my older cattle, the younger herd have been able to access the site, as the photos show, chewing on the recent regrowth.

3. The proposed envelope sits within DSE BioSite 6896: Does Environment have evidence to this? Nothing can be found.

4. Ecological assessment: Environment has, to date, provided no evidence of any claims the area warrants special ecological consideration, only imputations. I humoured council with an arborist report, even though the building was not within the TPZ of either of the two nearby trees, no trees were scheduled to be removed, the proposed building envelope is less than 100 square metres, and is scheduled to be built on piers. Even the arborist thought it was a waste of time. I fail to see the need to commission any further reports, simply to satisfy councils curiosity. I'm confident in my position that no such ecological significance exists, and what is proposed minimises the ecological harm, at worst. But if council wishes to commission other reports and fund them, I'm willing to accommodate,

notwithstanding the permit deadline of Monday 29 June.

5. Environment needs to provide evidence the site is "associated within the Grassy Forest community" or refer to responses above, noting it sits within a grazing paddock, and the minimal regrowth shown in the attached photos. Note further, that for four months of the year this is a barren, dead landscape.

6. Negative affects of water discharge and nutrient runoff: I do not understand what Environment is even alluding to here. Are they suggesting I am going to over water the proposed plants in the greenhouse, and this may cause adverse nutrient runoff? Even if excess plant water overflowed, it would have to flood the entire building to have a chance to end up in the natural ground. It's like raising a concern over a new build because it may one day flood. It's a non-issue.

1000010814.jpg

1000010815.jpg

1000010816.jpg

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With Thanks,
[redacted]

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On Tue, 2 June 2026, 14:10 [redacted] wrote:

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ARBORICULTURAL IMPACT ASSESSMENT

188 TOOMUC VALLEY ROAD, PAKENHAM

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DRAFT

PREPARED BY:

Simon Howe
Consultant Arborist
B.AppSci (Hort). G.Dip Plan. Des. (L.Arch)

APRIL 2026

TREE DEPARTMENT

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VERSION	AUTHOR	FILE NAME	DATE
1.0	SH	26-04-05TS-01.docx	28/04/2026

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1.0 INTRODUCTION

1.1.1 This report has been prepared to provide an arboricultural impact assessment for trees located adjacent to a proposed outbuilding within 188 Toomuc Valley Road, Pakenham.

1.1.2 This assessment has been prepared in response to an RFI issued by Cardinia Shire Council for Application No: T250542, Item 2, requiring an arboricultural impact assessment for all trees within 15 metres of any proposed buildings and works, including trees in adjoining properties.

1.1.3 The study area is located in the north east of the subject site close to the boundary with 305 Pakenham Road to the east.

1.1.4 Trees were assessed on 7th April 2026. Tree locations were captured using a high accuracy GNSS receiver with RTK corrections (< 5cm accuracy). Neighbouring trees were located as offsets from the surveyed boundary using a laser rangefinder.

2.0 SUBJECT TREES

2.1 OVERVIEW

2.1.1 Fifteen trees have been assessed as part of this study.

2.1.2 The definition of a tree as defined in AS4970-2025 *Protection of trees on development sites* has been used as the threshold for assessment, being a “long lived woody perennial plant usually greater than 3 m in height with one or relatively few main stems or trunks” (Standards Australia, p. 3).

2.1.3 The quality of trees in the study area varies significantly. Trees assessed within the site are indigenous trees in relatively good condition, except Tree 14, which is dead.

2.1.4 Trees assessed outside the site in the neighbouring property to the east are generally of lower quality. The dominant species in this location are shrubby examples of Sweet Pittosporum (*Pittosporum undulatum*), an environmental weed.

2.1.5 Of the trees assessed as part of this study:

- Five trees assessed within the site have been assessed of moderate arboricultural value
- One tree assessed within the site has been assessed of no arboricultural value
- Nine trees have been assessed outside the site

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2.2 SITE TREES

2.2.1 The six trees assessed within the site adjacent to the development area, including all trees within 15 metres of the proposed outbuilding, are all locally indigenous Eucalypts. This includes four specimens of Narrow-leaved Peppermint (*Eucalyptus radiata*, Trees 10, 11, 13 and 15) assessed of moderate arboricultural value and one Long-leaved Box (*E. goniocalyx*, Tree 12) also assessed of moderate arboricultural value.

2.2.2 A fifth Narrow-leaved Peppermint (Tree 14) is dead and has been assessed of no arboricultural value.

2.3 NEIGHBOURING TREES

2.3.1 As noted, trees assessed in the property to the east within 15 metres of the proposed outbuilding are generally of low value, including one over-mature Black Wattle (*Acacia mearnsii,* Tree 3), a juvenile Eucalypt (Eucalyptus sp., 7) and a Cherry Ballart (*Exocarpus cupressiformis*, Tree 6). A Narrow-leaved Peppermint (Tree 2) has been assessed of moderate value.

2.3.2 The balance of trees assessed to the east are the environmental weed Sweet Pittosporum which has naturalised through large areas of the adjacent property.

2.4 PERMIT REQUIREMENTS

2.4.1 Overlays

2.4.2 The site and surrounding properties are subject to Schedule 1 to the Environmental Significance Overlay (ESO1) that applies as part of the Cardinia Planning Scheme.

2.4.3 In terms of the trees assessed within the site, all live trees are protected under the provisions of ESO1, and Tree 14, which is dead, would need to be "assessed as being suitable for removal by an authorised officer of the responsible authority".

2.4.4 52.17 Native Vegetation

2.4.5 As the subject site is greater than 4000m^2 in area, consideration of clause 52.17 *Native vegetation* of the planning scheme is required. Under the provisions of 52.17:

> *A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.*

2.4.6 Native vegetation is defined as "Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses".

2.4.7 All six trees assessed within the site, included the dead tree, require a permit for removal under 52.17.

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TABLE 1 ASSESSED TREES

ID	*Taxon,* Common Name	Arboricultural Value
1	*Pittosporum undulatum*, Sweet Pittosporum	Outside site - None
2	*Eucalyptus radiata*, Narrow-leaved Peppermint	Outside site - Moderate
3	*Acacia mearnsii*, Black Wattle	Outside site - Low
4	*Pittosporum undulatum*, Sweet Pittosporum	Outside site - None
5	*Pittosporum undulatum*, Sweet Pittosporum	Outside site - None
6	*Exocarpos cupressiformis*, Cherry Ballart	Outside site - Low
7	*Eucalyptus sp.*, Eucalypt	Outside site - Low
8	*Pittosporum undulatum*, Sweet Pittosporum	Outside site - None
9	*Pittosporum undulatum*, Sweet Pittosporum	Outside site - None
10	*Eucalyptus radiata*, Narrow-leaved Peppermint	Moderate
11	*Eucalyptus radiata*, Narrow-leaved Peppermint	Moderate
12	*Eucalyptus goniocalyx*, Long-leaved Box	Moderate
13	*Eucalyptus radiata*, Narrow-leaved Peppermint	Moderate
14	*Eucalyptus radiata*, Narrow-leaved Peppermint	None
15	*Eucalyptus radiata*, Narrow-leaved Peppermint	Moderate

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3.0 IMPACT ASSESSMENT

3.1 PROPOSAL

3.1.1 Construction of an outbuilding is proposed in the north east of the site in a predominantly cleared area.

3.1.2 The following drawing has been reviewed in the preparation of these notes, made against the guidelines of AS4970-2025 *Protection of trees on development sites*:

Proposed Part Site Plan TP202 Rev No 3 02/03/2026
Proposed New Workshop / Shed. 188 Toomuc Valley Road, Pakenham, VIC 3810
Prepared by Drake Design

3.2 IMPACTS – SITE TREES

3.2.1 Encroachment is noted into the notional root zone (NRZ) of two trees within the site by the footprint of the proposed outbuilding:

- Tree 11, <1 % of the NRZ and outside its structural root zone (SRZ) a minor encroachment under AS4970. This tree will not be directly impacted by this level of encroachment.
- Tree 12, 6% of the NRZ and outside its SRZ a minor encroachment under AS4970. This tree will not be directly impacted by this level of encroachment.

3.2.2 There is also an overlap by the alignment of the proposed all weather gravel driveway over the NRZs of Tree 12 and Tree 13, at 20% (cumulatively 26% with the outbuilding) for Tree 12, and 14% for Tree 13.

3.2.3 The driveway is to be constructed of gravel, following existing site grades. Provided no more than 100mm site scrape is utilised for sub-grade preparation, and considering the low anticipated usage, construction of the driveway should have no impact to either tree.

3.2.4 Alternatively, the alignment of the driveway could be relocated further to the north so that the driveway is entirely outside the NRZ of Tree 13 and represents no more than a minor encroachment, cumulatively with the outbuilding, into the NRZ of Tree 12.

3.3 IMPACTS – NEIGHBOURING TREES

3.3.1 There are no encroachments into the NRZs of any neighbouring trees by the outbuilding or driveway alignment.

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3.4 RECOMMENDATIONS FOR CONSTRUCTION

3.4.1 The following measures should be implemented to ensure proposed works do not adversely impact on the ongoing viability of trees assessed as part of this study:

- Fence off the entirety of the NRZs of Trees 11-15 using high visibility para-webbing, except for a 1.5 metres buffer to the west side of the outbuilding to allow for construction access. The fenced area should be maintained as a “no-go” zone for all construction activities.
- Fence off the entirety of the overlapping NRZs of Trees 2-8 located in the property to the east with para-webbing and maintain as a “no-go” zone for all construction activities.
- Site scrape for sub-grade preparation of the all-weather gravel driveway within the NRZs of Trees 12 and 13 should be limited to the removal of organic material only, c. 100mm depth, with the gravel laid on existing grade within the NRZs of these two trees.
- Any underground services such as electricity and drainage must be routed outside indicated NRZs.
- The following activities are not permitted within the fenced or unfenced NRZs of the subject trees:
    - Machine excavation including trenching, unless undertaken as part of approved works
    - Excavation for silt fencing
    - Cultivation
    - Storage
    - Preparation of chemicals, including preparation of cement products
    - Parking of vehicles and plant
    - Refuelling
    - Dumping of waste
    - Wash down and cleaning of equipment
    - Placement of fill
    - Lighting of fires

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- Soil level changes, unless undertaken as part of approved works
- Excavation for sub-surface irrigation and lighting conduit
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree

3.4.2 With these measures implemented, there should be no direct impact to any of the assessed trees by the proposed works.

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4.0 TREE ASSESSMENT DATA

TREE: 1	*Pittosporum undulatum*, Sweet Pittosporum			
ORIGIN: Victoria	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 0
AGE: Mature	HEIGHT (m): 6	WIDTH (m): 5	DSH (cm): 20 15 DAB (cm): 28	NRZ (m): 3.0 SRZ (m): 1.9
NOTES			ARBORICULTURAL RATING: None	

TREE: 2	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Fair-poor	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 11-20years
AGE: Mature	HEIGHT (m): 10	WIDTH (m): 7	DSH (cm): 50 DAB (cm): 70	NRZ (m): 6.0 SRZ (m): 2.8
NOTES			ARBORICULTURAL RATING: Moderate	

TREE: 3	*Acacia mearnsii*, Black Wattle			
ORIGIN: Indigenous	HEALTH: Fair-poor	STRUCTURE: Fair	FORM: Symmetrical	ULE: 1-5years
AGE: Over-mature	HEIGHT (m): 13	WIDTH (m): 9	DSH (cm): 40 DAB (cm): 46	NRZ (m): 4.8 SRZ (m): 2.4
NOTES			ARBORICULTURAL RATING: Low	

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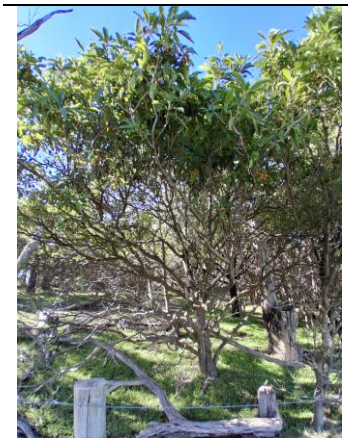
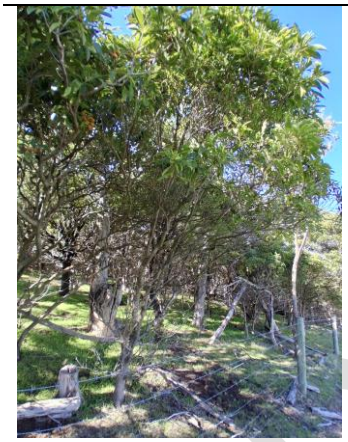
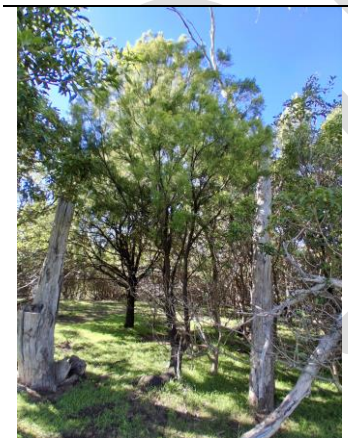


TREE: 4	*Pittosporum undulatum*, Sweet Pittosporum			
ORIGIN: Victoria	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 0
AGE: Semi-mature	HEIGHT (m): 3	WIDTH (m): 4	DSH (cm): 16 DAB (cm): 25	NRZ (m): 2.0 SRZ (m): 1.8
NOTES			ARBORICULTURAL RATING: None	



TREE: 5	*Pittosporum undulatum*, Sweet Pittosporum			
ORIGIN: Victoria	HEALTH: Fair	STRUCTURE: Fair	FORM: Symmetrical	ULE: 0
AGE: Semi-mature	HEIGHT (m): 3	WIDTH (m): 3	DSH (cm): 9 9 DAB (cm): 12	NRZ (m): 2.0 SRZ (m): 1.5
NOTES			ARBORICULTURAL RATING: None	



TREE: 6	*Exocarpos cupressiformis*, Cherry Ballart			
ORIGIN: Indigenous	HEALTH: Fair	STRUCTURE: Fair	FORM: Symmetrical	ULE: 20+years
AGE: Semi-mature	HEIGHT (m): 6	WIDTH (m): 3	DSH (cm): 16 9 DAB (cm): 20	NRZ (m): 2.2 SRZ (m): 1.7
NOTES			ARBORICULTURAL RATING: Low	

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TREE: 7	*Eucalyptus sp.*, Eucalypt			
ORIGIN: Indigenous	HEALTH: Fair	STRUCTURE: Fair	FORM: Symmetrical	ULE: 115-20years
AGE: Juvenile	HEIGHT (m): 6	WIDTH (m): 2	DSH (cm): 11 DAB (cm): 13	NRZ (m): 2.0 SRZ (m): 1.5
NOTES			ARBORICULTURAL RATING: Low	

TREE: 8	*Pittosporum undulatum*, Sweet Pittosporum			
ORIGIN: Victoria	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 0
AGE: Semi-mature	HEIGHT (m): 3	WIDTH (m): 3	DSH (cm): 12 DAB (cm): 16	NRZ (m): 2.0 SRZ (m): 1.5
NOTES			ARBORICULTURAL RATING: None	

TREE: 9	*Pittosporum undulatum*, Sweet Pittosporum			
ORIGIN: Victoria	HEALTH: Fair-good	STRUCTURE: Fair	FORM: Symmetrical	ULE: 0
AGE: Semi-mature	HEIGHT (m): 3	WIDTH (m): 3	DSH (cm): 12 DAB (cm): 14	NRZ (m): 2.0 SRZ (m): 1.5
NOTES			ARBORICULTURAL RATING: None	

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TREE: 10	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Fair-good	STRUCTURE: Fair	FORM: Symmetrical	ULE: 20+years
AGE: Mature	HEIGHT (m): 16	WIDTH (m): 18	DSH (cm): 52 40 DAB (cm): 85	NRZ (m): 7.9 SRZ (m): 3.1
NOTES			ARBORICULTURAL RATING: Moderate	

TREE: 11	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Fair-good	STRUCTURE: Fair	FORM: Symmetrical	ULE: 20+years
AGE: Semi-mature	HEIGHT (m): 10	WIDTH (m): 8	DSH (cm): 31 21 DAB (cm): 48	NRZ (m): 4.5 SRZ (m): 2.4
NOTES 0			ARBORICULTURAL RATING: Moderate	

TREE: 12	*Eucalyptus goniocalyx*, Long-leaved Box			
ORIGIN: Indigenous	HEALTH: Fair-good	STRUCTURE: Fair-poor	FORM: Asymmetrical	ULE: 20+years
AGE: Mature	HEIGHT (m): 12	WIDTH (m): 9	DSH (cm): 62 DAB (cm): 72	NRZ (m): 7.4 SRZ (m): 2.9
NOTES			ARBORICULTURAL RATING: Moderate	

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TREE: 13	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 20+years
AGE: Mature	HEIGHT (m): 11	WIDTH (m): 9	DSH (cm): 50 DAB (cm): 62	NRZ (m): 6.0 SRZ (m): 2.7
NOTES			ARBORICULTURAL RATING: Moderate	

TREE: 14	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Dead	STRUCTURE: Poor	FORM: Symmetrical	ULE: 0
AGE: Dead	HEIGHT (m): 16	WIDTH (m): 8	DSH (cm): 61 DAB (cm): 75	NRZ (m): 7.3 SRZ (m): 2.9
NOTES			ARBORICULTURAL RATING: None	

TREE: 15	*Eucalyptus radiata*, Narrow-leaved Peppermint			
ORIGIN: Indigenous	HEALTH: Fair-good	STRUCTURE: Fair-good	FORM: Symmetrical	ULE: 20+years
AGE: Mature	HEIGHT (m): 15	WIDTH (m): 10	DSH (cm): 59 DAB (cm): 75	NRZ (m): 7.1 SRZ (m): 2.9
NOTES			ARBORICULTURAL RATING: Moderate	

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5.0 DESCRIPTORS

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Taxon: Botanical name of tree.

Common Name: Accepted common name of taxon

Sources for Taxon and Common Names:

Flora of Victoria online (https://vicflora.rbg.vic.gov.au/)

Horticultural Flora of South Eastern Australia (Vols. 1-5)

Origin:

Indigenous	Naturally occurring taxon within locale. Considered Native under planning scheme provisions
Victoria	Naturally occurring taxon within Victoria. Considered Native under planning scheme provisions
Australia	Australian native. Occurs naturally within Australia, but outside Victoria.
Exotic.	Introduced taxon to Australia.

DSH: Diameter at breast height (1.4m), in centimetres.

DAB: Diameter of trunk immediately above root buttress, in centimetres.

Height: Height of tree, in metres.

Width: Estimated width of tree, in metres.

NRZ: Notional Root Zone calculated in accordance with AS4970-2025 *Protection of Trees on Development Sites.*

SRZ: Structural Root Zone calculated in accordance with AS4970-2025 *Protection of Trees on Development Sites.*

Form Shape of tree crown

Age

Juvenile:	Young, recently planted tree.
Semi-mature:	Tree is developing and established.
Mature:	Specimen has reached expected size in current situation, limited extension growth.
Over-mature:	Specimen entering stage of decline, declining health.
Senescent	Tree is in advancing decline.

Health

Good: Optimal vigour for this taxon. Crown full with good density, foliage entire, with good colour, minimal or no pathogen damage. Good growth indicators, e.g. extension growth. No or minimal canopy dieback. Good wound-wood and callus formation.

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Fair: Tree is exhibiting one or more of the following:

Tree has <30% deadwood. Or can have minor canopy dieback. Foliage generally with good colour, some discolouration may be present, minor pathogen damage present. Typical growth indicators e.g. extension growth, leaf size, canopy density for species in location may be slightly abnormal.

Poor: Tree has >30% deadwood. Canopy dieback present. Discoloured or distorted leaves and/or excessive epicormic re-growth. Pathogen is present and/or stress symptoms that could lead to or are contributing to the decline of tree.

Dead: Tree is dead.

Structure

Good: Optimal structure for this taxon. Sound branch attachment and/or no minor structural defects. Trunk and scaffold branches sound or only minor damage. Good trunk and scaffold branch taper. No branch over extension. No damage to structural roots, good buttressing present. No obvious root pests or diseases.

Fair: Some minor structural defects and/or minimal damage to trunk. Bark missing. Cavities could be present. Minimal or no damage to structural roots. Typical structure for species.

Poor: Major structural defects and/or trunk damaged and/or missing bark. Large cavities and/or girdling or damaged roots that are problematic.

Useful Life Expectancy (ULE)

The length of time a tree can be maintained as a useful amenity specimen. Contingent on a number of factors including expected life-span of the taxon, health and structure, pest and diseases, weed status.

Arboricultural Value

None: A tree in irreversible decline.

Self-sown environmental weed. Declared noxious weed.

Low: Small tree of little contribution to the landscape. Tree with limited useful life expectancy (< 10 years) due to compromised health and/or structure.

Moderate: Developing tree yet to achieve fully mature proportions but contributes to the immediate landscape and with a long, potential useful life expectancy of more than 20 years.

Mature and over-mature specimens with reduced health and/or structural ratings that limit the useful life expectancy to less than 20 years.

High: A well-established semi-mature, mature or over-mature tree with a strong contribution to the landscape, in overall fair-good condition, with a useful life expectancy of more than 20 years.

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6.0 TREE LOCATION PLAN

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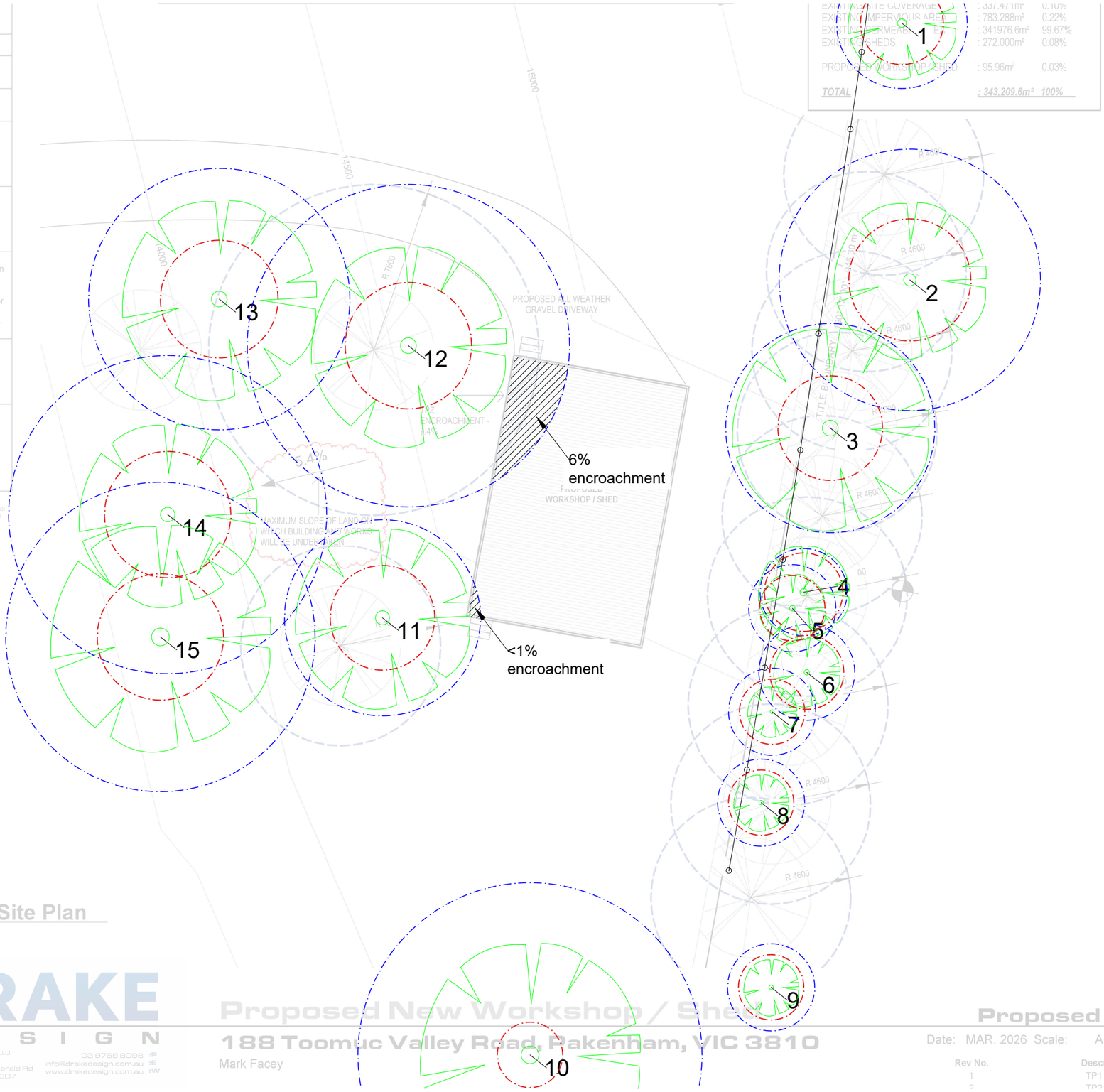
ASSOCIATED WITH THE RELEVANT **BAL** RATING

	BAL - 12.5
LOOR ORTS	No special construction requirements
ORS	No special construction requirements
RNAL LLS	External walls – Parts less than 400 mm above ground or decks etc to be of noncombustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber
RNAL DOWS	4 mm Grade A safety glass or glass blocks within 400 mm of ground, deck etc. Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber
RNAL ORS	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, door framing can be naturally fire resistant (high density) timber, decking, etc, tight-fitting with weather strips at base
OFS	Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked
NDAS S ETC.	Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

The information in this table is a summary of the construction requirements 3959 - 2018 - Construction of Building in Bushfire Prone Areas and is not design guide. You should refer to the standard for the full technical details and issued from time to time.



Proposed Part Site Plan

SCALE 1 : 200

EXISTING SITE COVERAGE	: 337.471m²	0.10%
EXISTING IMPERVIOUS AREA	: 783.288m²	0.22%
EXISTING PERMEABLE AREA	: 341976.6m²	99.67%
EXISTING SHEDS	: 272.000m²	0.08%
PROPOSED WORKSHOP / SHED	: 95.96m²	0.03%
TOTAL	: 343,209.6m²	100%

CLEAR COPY OF TITLE;

CIVIL DRAINAGE PLAN TO TAKE PREC
LAYOUT

MINIMUM REQUIREMENTS FOR NEW S
- BUILDER TO OBTAIN LEGAL POINT C
AUTHORITIES PRIOR TO CONSTRUCTI
- STORM WATER LAYOUT IS ONLY INI
TO THE COMMENCEMENT OF ANY WC
- CONNECT ALL DOWN PIPES
AUTHORITIES NOMINATED LEGAL PO
VERIFY ALL LEVELS TO ENSURE A
ANY WORKS. PROVIDE MIN. OF 1 D
- PROVIDE 90mmØ UPVC STORMW
- PROVIDE 300mm GROUND COVER T

d.p./ r.w.h. SELECTED 90mmØ DOWN

SITE PREPARATION:
- SITE TO BE SCRAPED APPROX. 100r
OF ANY VEGETATION AND TO PROVID
SYSTEM DESIGNED BY AN ENGINEER;
BUILDING AREA TO BE LEVEL; TO BE
COMMENCEMENT OF ANY WORKS;
- ALL SITE CUTS, FILL, BATTER OR SC
BUILDER PRIOR TO THE COMMENCEM
- ALL FINISHED FLOOR LEVELS TO BE
ANY WORKS;

F.F.L. FINISHED FLOOR REDUCE

PRELIMINARY SITE LEVELS:
SITE LEVELS ARE APPROXIMATE ONL
CONDITIONS (EXISTING STRUCTURES
ASSESSED ON COMPLETION OF CLEA

TERMITE PROTECTION:
PROVIDE TERMITE PROTECTION IN A

TEMPORARY FENCING:
BUILDER TO PROVIDE FENCING TO A
COMPLY WITH THE REQUIREMENTS C

TIMBER FRAMING NOTES:
90 x 45mm F5 PINE TOP & BOTTOM PL
90 x 45mm F5 PINE STUDS @ 450mm C
90 x 35mm F5 PINE STUDS @ 600 CEN
NOGGINS AT HALF STUDS.

LEGEND : -

- S/W DRAIN OUTLET
- SEWER MANHOLE
- WATER METER
- HOT WATER
- RECYCLED WATER POINT
- EXTERNAL WATER POINT
- CAPPED GAS POINT
- GAS METER

RWT

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www.drakedesign.com.au W

REGISTERED Building Practitioner

Proposed New Workshop / Shed

188 Toomuc Valley Road, Pakenham, VIC 3810

Mark Facey

Job

Proposed Part Site Plan

Date: MAR. 2026 Scale: As indicated @A3 Drawn by: CAI

Rev No.	Description	Date
1	TP1 Issue	20/10/2025
2	TP2 Issue	22/01/2026

188 TOOMUC VALLEY ROAD, PAKENHAM
Address

TREE LOCATION PLAN
Drawing

26-04-05	1:200@A3
Job N°.	Scale
28.04.2026	SH
Date	Drawn

TS01 –
Drawing N°. Revision

TREE DEPARTMENT

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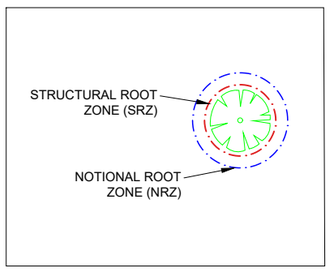
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