

Map 4 - Land Management Plan

181 Rainy Hill Road Cockatoo

Development Layout

-  Dwelling
-  Defendable Space
-  Septic Treatment Zone
-  Driveway
-  Verandah
-  Title Boundary

Management Zones

-  Conservation Zone
-  Domestic and Defendable Space Zone
-  Vegetation Protection Zone

Significant Weeds

-  Blackberry
-  English Holly
-  Spanish Heath
-  Spear Thistle
-  Willow-leaf Hakea

Date: 29 September 2025

Created by: William Tester

Map Program: QGIS 3.14

Scale (A3)

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Planning Application: T240545

Date Prepared: 05 June 2026

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RANGES
Environmental

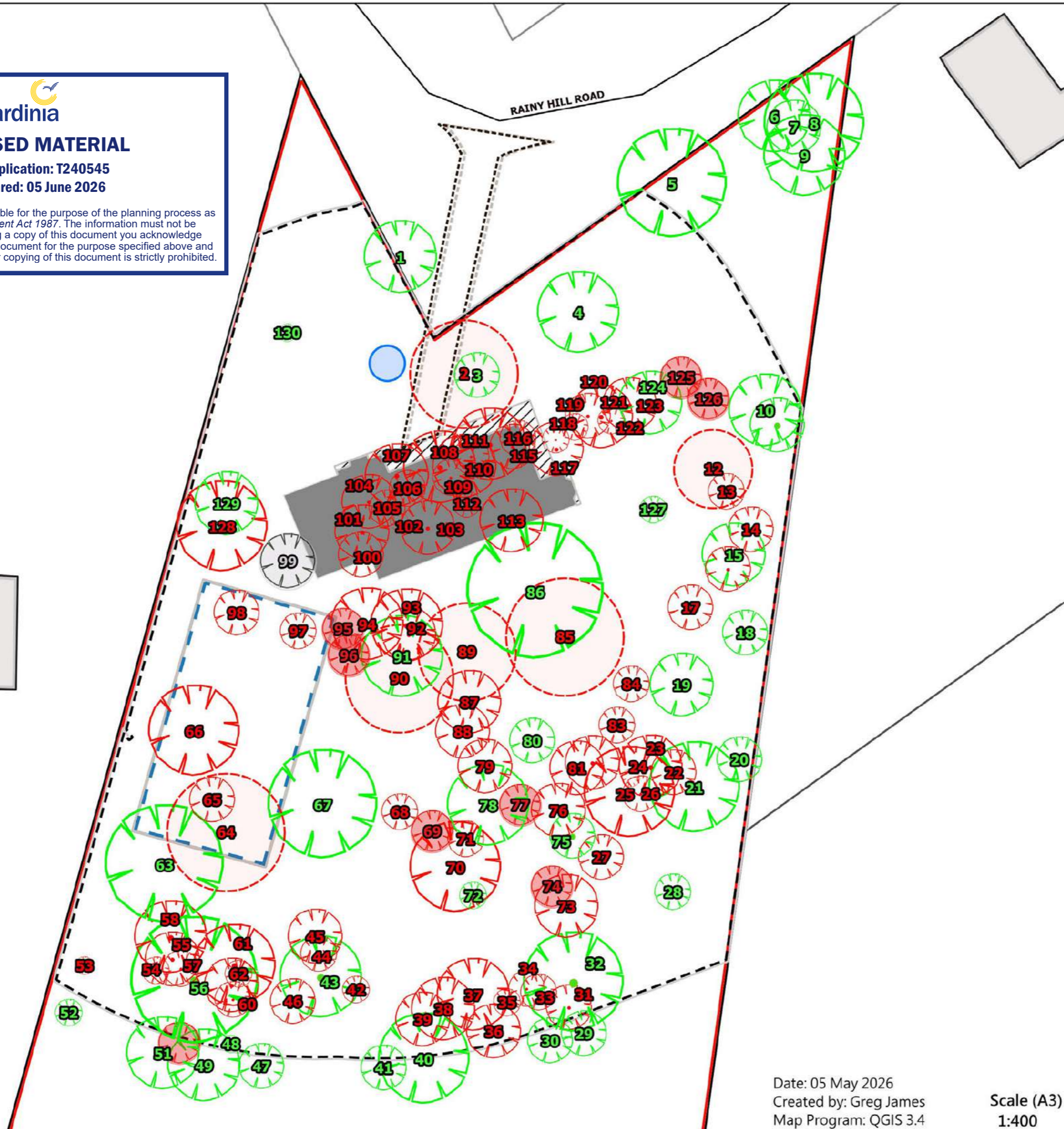
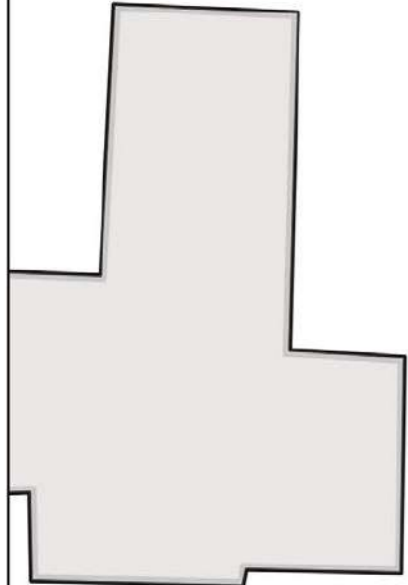
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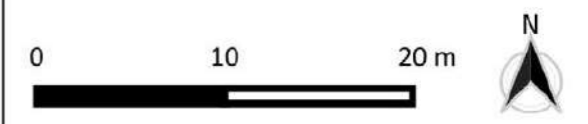
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Map 5 - Tree Removal and Retention

181 Rainy Hill Road Cockatoo

- Title Boundary
- Development Layout**
- Dwelling
- Verandah
- Defendable Space
- Driveway
- Septic Treatment Zone
- 10,000L Water Tank
- Tree Census**
- Retain (Smaller Canopy Tree <70cm)
- Exotic to be removed
- Remove (Large Canopy Tree >70cm)
- Remove (Smaller Canopy Tree <70cm)
- Remove (Understorey Tree)



Date: 05 May 2026
Created by: Greg James
Map Program: QGIS 3.4
Scale (A3)
1:400

RANGES
Environmental








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


**Map 6 - Existing Bushfire Exemptions
(10-50 Entitlements)**

181 Rainy Hill Road Cockatoo

Development Layout

-  Dwelling
-  Defendable Space
-  Driveway
-  Neighbouring Dwelling constructed prior to 2009
-  Title Boundary

Habitat Hectare Assessment

-  Habitat Zone 1
-  Habitat Zone 2
-  Habitat Zone 1 within 10/50 Entitlements
-  Habitat Zone 2 within 10/50 Entitlements

Note: within the defendable space area, 0.15 hectares of native vegetation is not subject to any permit exemptions.

Date: 22 January 2026

Created by: Greg James
Map Program: OGIS 3.14

Scale (A3)
1:550

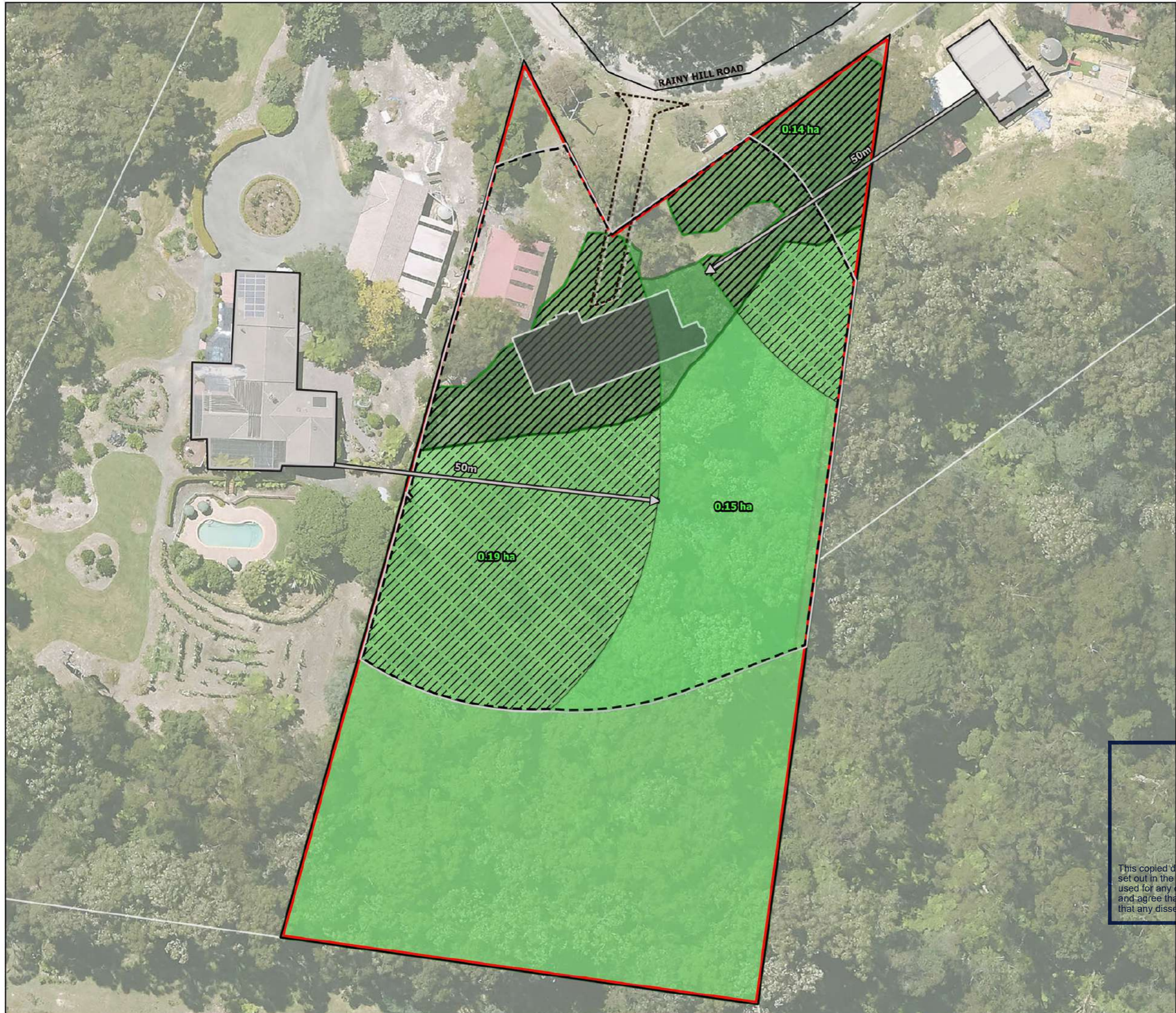
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Appendix 2 - Flora Survey Results

* Introduced species # Victorian species outside their natural range C Regionally Controlled

Origin	Scientific name	Common name	Lifeform
	<i>Acacia mearnsii</i>	Black Wattle	Large shrub
	<i>Acacia melanoxylon</i>	Blackwood	Large shrub
	<i>Acacia mucronata</i> subsp. <i>longifolia</i>	Narrow-leaf Wattle	Medium shrub
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee	Medium herb
	<i>Acrotriche prostrata</i>	Trailing Ground-berry	Prostrate shrub
*	<i>Aira elegantissima</i>	Delicate Hair-grass	-
	<i>Amperea xiphioclada</i> var. <i>xiphioclada</i>	Broom Spurge	Small shrub
*	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	-
	<i>Astroloma humifusum</i>	Cranberry Heath	Prostrate shrub
	<i>Austrostipa muelleri</i>	Wiry Spear-grass	Large non-tufted graminoid
	<i>Austrostipa pubinodis</i>	Tall Spear-grass	Large tufted graminoid
	<i>Bauera rubioides</i>	Wiry Bauera	Small shrub
*	<i>Bellis perennis</i>	English Daisy	-
*	<i>Billardiera fusiformis</i>	Bluebell Creeper	-
	<i>Billardiera scandens</i> s.l.	Common Apple-berry	Scrambler or climber
	<i>Blechnum nudum</i>	Fishbone Water-fern	Ground fern
	<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	Common Cassinia	Medium shrub
*	<i>Centaurium erythraea</i>	Common Centaury	-
	<i>Centella cordifolia</i>	Centella	Medium herb
	<i>Chiloglottis valida</i>	Common Bird-orchid	Medium herb
* C	<i>Cirsium vulgare</i>	Spear Thistle	-
	<i>Clematis aristata</i>	Mountain Clematis	Scrambler or climber
	<i>Coprosma quadrifida</i>	Prickly Currant-bush	Medium shrub
*	<i>Corymbia ficifolia</i>	Flowering Gum	-
*	<i>Crococsmia X crocosmiiflora</i>	Montbretia	-
*	<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch	-
*	<i>Cyperus eragrostis</i>	Drain Flat-sedge	-
*	<i>Dactylis glomerata</i>	Cocksfoot	-
	<i>Dampiera stricta</i>	Blue Dampiera	Small shrub
	<i>Dianella laevis</i> var. <i>aspera</i>	Rough Flax-lily	Medium tufted graminoid
	<i>Dianella tasmanica</i>	Tasman Flax-lily	Medium tufted graminoid
	<i>Dichondra repens</i>	Kidney-weed	Small herb
	<i>Dicksonia antarctica</i>	Soft Tree-fern	Tree fern
	<i>Drosera auriculata</i>	Tall Sundew	Medium herb
*	<i>Ehrharta erecta</i>	Panic Veldt-grass	-
	<i>Epacris impressa</i>	Common Heath	Medium shrub
*	<i>Erica lusitanica</i>	Spanish Heath	-
*	<i>Erigeron sumatrensis</i>	Tall Fleabane	-
	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Canopy tree
	<i>Eucalyptus ovata</i>	Swamp Gum	Canopy tree
	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	Narrow-leaf Peppermint	Canopy tree



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Origin	Scientific name	Common name	Lifeform
	Euchiton japonicus s.s.	Creeping Cudweed	Medium herb
*	Fumaria bastardii	Bastard's Fumitory	-
	Gahnia radula	Thatch Saw-sedge	Large tufted graminoid
	Gahnia sieberiana	Red-fruit Saw-sedge	Large tufted graminoid
*	Galium aparine	Cleavers	-
	Galium leiocarpum	Maori Bedstraw	Small herb
	Geranium potentilloides	Soft Crane's-bill	Medium herb
	Gonocarpus humilis	Shade Raspwort	Medium herb
	Gonocarpus tetragynus	Common Raspwort	Medium herb
	Goodenia lanata	Trailing Goodenia	Small herb
	Goodenia ovata	Hop Goodenia	Medium shrub
*	Hakea salicifolia subsp. salicifolia	Willow-leaf Hakea	-
*	Hedera helix s.l.	English Ivy	-
*	Holcus lanatus	Yorkshire Fog	-
	Hydrocotyle hirta	Hairy Pennywort	Medium herb
*	Hypericum androsaemum	Tutsan	-
	Hypericum gramineum	Small St John's Wort	Medium herb
*	Hypochaeris radicata	Flatweed	-
*	Ilex aquifolium	English Holly	-
	Juncus gregiflorus	Green Rush	Large tufted graminoid
	Juncus procerus	Tall Rush	Large non-tufted graminoid
	Kunzea ericoides s.l.	Burgan	Medium shrub
	Leptospermum continentale	Prickly Tea-tree	Medium shrub
*	Lolium spp.	Rye Grass	-
	Lomandra filiformis	Wattle Mat-rush	Medium tufted graminoid
	Lomandra longifolia	Spiny-headed Mat-rush	Large tufted graminoid
	Luzula acutifolia subsp. acutifolia	Sharp-leaf Woodrush	Medium tufted graminoid
*	Lysimachia arvensis (Red-flowered variant)	Scarlet Pimpernel	-
*	Malus pumila	Apple	-
*	Medicago spp.	Medic	-
*	Melaleuca styphelioides	Prickly Paperbark	-
	Microlaena stipoides var. stipoides	Weeping Grass	Medium non-tufted graminoid
	Microtis unifolia	Common Onion-orchid	Large herb
	Olearia lirata	Snowy Daisy-bush	Medium shrub
	Opercularia varia	Variable Stinkweed	Small herb
	Oxalis corniculata s.l.	Yellow Wood-sorrel	Small herb
	Oxalis exilis	Shade Wood-sorrel	Small herb
	Parsonsia brownii	Twining Silkpod	Scrambler or climber
*	Plantago lanceolata	Ribwort	-
*	Poa annua s.l.	Annual Meadow-grass	-
	Poa tenera	Slender Tussock-grass	Medium non-tufted graminoid
	Polyscias sambucifolia	Elderberry Panax	Medium shrub
	Pomaderris aspera	Hazel Pomaderris	Large shrub
	Poranthera microphylla s.l.	Small Poranthera	Medium herb
	Prostanthera lasianthos	Victorian Christmas-bush	Medium shrub


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Origin	Scientific name	Common name	Lifeform
*	<i>Prunella vulgaris</i>	Self-heal	-
	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken	Ground fern
	<i>Pultenaea gunnii</i>	Golden Bush-pea	Medium shrub
* C	<i>Rubus fruticosus</i> spp. agg.	Blackberry	-
	<i>Rytidosperma pallidum</i>	Silvertop Wallaby-grass	Large tufted graminoid
	<i>Rytidosperma</i> spp.	Wallaby Grass	-
	<i>Schoenus apogon</i>	Common Bog-sedge	-
	<i>Senecio hispidulus</i> s.l.	Rough Fireweed	Large herb
*	<i>Senecio jacobaea</i>	Ragwort	-
	<i>Senecio minimus</i>	Shrubby Fireweed	Large herb
*	<i>Sonchus asper</i> s.l.	Rough Sow-thistle	-
*	<i>Sonchus oleraceus</i>	Common Sow-thistle	-
	<i>Stylidium graminifolium</i> s.l.	Grass Triggerplant	Medium tufted graminoid
	<i>Tetrarrhena juncea</i>	Forest Wire-grass	Large non-tufted graminoid
	<i>Tetratheca ciliata</i>	Pink-bells	Small shrub
	<i>Thelymitra</i> spp.	Sun Orchid	Large herb
*	<i>Trifolium repens</i> var. <i>repens</i>	White Clover	-
	<i>Viola hederacea</i> sensu Willis (1972)	Ivy-leaf Violet	-
	<i>Xanthosia dissecta</i> s.l.	Cut-leaf Xanthosia	Prostrate shrub

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Appendix 3 – Tree Assessment

DBH – Diameter at Breast Height TPZ – Tree Protection Zone GR – Tree Group

No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
1	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	73		10-15m	8	Good	8.76	High	None	Retain	Large
2	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	74		10-15m	11	Good	8.88	High	None	Remove	Large
3	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	42		10-15m	5	Poor	5.04	High	Canopy Dieback	Retain	Small
4	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	73		10-15m	9	Fair	8.76	High	None	Retain	Large
5	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	111		15-20m	12	Fair	13.32	High	None	Retain Minor Prune	Large
6	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	62		10-15m	8	Good	7.44	High	None	Retain	Small
7	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	55		10-15m	6	Poor	6.6	High	Canopy Dieback	Retain	Small
8	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	67	53 42	10-15m	11	Good	8.04	High	Bifurcated at base	Retain	Small
9	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	49		10-15m	9	Fair	5.88	High	None	Retain	Small
10	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	98		15-20m	8	Good	11.76	High	None	Retain	Large
11	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	30		10-15m	6	Fair	3.6	Moderate	Shared canopy with Tree 10	Retain	Small
12	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	84		15-20m	8	Good	10.08	High	None	Remove	Large

 Retain
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 Remove
 Large

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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
13	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	23		10-15m	4	Fair	2.76	High	None	Remove	Small
14	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	50		15-20m	5	Fair	6	High	None	Remove	Small
15	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	84		15-20m	7	Fair	10.08	Very High	Habitat Hollows (medium)	Retain	Large
16	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	21		5-10m	5	Fair	2.52	Moderate	None	Remove	Small
17	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	31		10-15m	5	Fair	3.72	High	None	Remove	Small
18	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	27		10-15m	5	Poor	3.24	Moderate	None	Retain	Small
19	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	47		15-20m	7	Fair	5.64	High	Co-dominant Trunks	Retain	Small
20	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	47		20-25m	5	Poor	5.64	High	None	Retain	Small
21	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	79		20-25m	10	Good	9.48	Very High	None	Retain	Large
22	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	31		10-15m	5	Poor	3.72	High	None	Remove	Small
23	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	42		15-20m	7	Fair	5.04	High	None	Remove	Small
24	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	15		5-10m	2	Poor	2.0	Moderate	None	Remove	Small
25	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	55		15-20m	10	Good	6.6	Very High	None	Remove	Small
26	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	39		15-20m	4	Fair	4.68	High	None	Remove	Small


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
27	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	33		15-20m	5	Fair	3.96	High	None	Remove	Small
28	Indigenous Canopy Tree	Acacia melanoxylon	Blackwood	17		5-10m	4	Fair	2.04	Moderate	None	Retain	Small
29	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	23		10-15m	5	Fair	2.76	High	None	Retain	Small
30	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	14		5-10m	5	Fair	2.0	Moderate	None	Retain	Small
31	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	20		5-10m	5	Good	2.4	High	1 obliqua at base	Remove	Small
32	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	79		25-30m	11	Good	9.48	Very High	Habitat Hollows (small)	Retain - Minor Prune	Large
33	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	26		10-15m	4	Fair	3.12	Moderate	None	Remove	Small
34	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	45		20-25m	4	Good	5.4	High	None	Remove	Small
35	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	20		5-10m	3	Poor	2.4	Moderate	None	Remove	Small
36	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	33		10-15m	6	Fair	3.96	High	None	Remove	Small
37	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	63		20-25m	8	Good	7.56	Very High	None	Remove	Small
38	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	51		15-20m	7	Fair	6.12	Very High	None	Remove	Small
39	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	39		10-15m	6	Fair	4.68	High	None	Remove	Small
40	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	83		20-25m	14	Good	9.96	Very High	Blackwood at base	Retain	Large


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
41	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	34		10-15m	6	Good	4.08	High	Heavy Trunk Lean	Retain	Small
42	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	15		10-15m	3	Fair	2.0		None	Remove	Small
43	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	172		20-25m	12	Fair	15.0	Very High	Trunk Decay , Habitat Hollows (large) , Trunk Wound	Retain	Large
44 (GR)	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	20	10-20	5-10m	4	Good	2.4	Moderate	Group of 3	Remove	Small
45	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	25		10-15m	6	Fair	3	Moderate	None	Remove	Small
46	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	17		5-10m	5	Fair	2.04	High	None	Remove	Small
47	Indigenous Understorey Tree	Acacia mearnsii	Black Wattle	29		10-15m	5	Fair	3.48	Moderate	None	Retain	Small
48	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	11		5-10m	2	Fair	2.0	Moderate	None	Retain	Small
49	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	46		15-20m	8	Fair	5.52	Moderate	None	Retain	Small
50	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	56		15-20m	7	Dead	6.72	Low	None	Remove	Small
51	Indigenous Canopy Tree	Eucalyptus cypellocarpa	Mountain Grey-gum	53		15-20m	8	Fair	6.36	High	None	Retain	Small


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
52	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	16		5-10m	3	Good	2.0	Moderate	None	Retain	Small
53	Indigenous Canopy Tree	Eucalyptus ovata	Swamp Gum	15		5-10m	2	Fair	2.0	Moderate	None	Remove	Small
54	Indigenous Canopy Tree	Acacia melanoxylon	Blackwood	11		5-10m	3	Good	2.0	Moderate	None	Remove	Small
55	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	31		10-15m	6	Good	3.72	High	None	Remove	Small
56	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	91		20-25m	14	Fair	10.92	Very High	Habitat Hollows (large) , Habitat Hollows (small)	Retain	Large
57	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	17		5-10m	4	Fair	2.04		None	Remove	Small
58	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	57		15-20m	8	Good	6.84	High	None	Remove	Small
59	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	39		15-20m	6	Good	4.68	High	None	Remove	Small
60	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	12		5-10m	4	Good	2.0	Moderate	None	Remove	Small
61	Indigenous Canopy Tree	Eucalyptus cypellocarpa	Mountain Grey-gum	38		15-20m	9	Fair	4.56	High	None	Remove	Small
62	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	13		5-10m	3	Good	2.0	Moderate	Shared canopy w	Remove	Small
63	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	49		15-20m	13	Good	5.88	High	None	Retain	Small
64	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	82		15-20m	12	Fair	9.84	Very High	None	Remove	Large


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
65 (GR)	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	20	10 to 20	5-10m	5	Fair	2.0	Low	Group of 5	Remove	Small
66	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	65		10-15m	10	Good	7.8	High	None	Remove	Small
67	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	79		15-20m	12	Fair	9.48	Very High	None	Retain	Large
68	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	15		5-10m	4	Fair	2.0	Moderate	None	Remove	Small
69	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	44		10-15m	8	Poor	5.28	Moderate	None	Remove	Small
70	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	52		15-20m	10	Good	6.24	High	None	Remove	Small
71	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	21		10-15m	4	Fair	2.52	High	None	Remove	Small
72	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	11		5-10m	3	Good	2.0	Moderate	None	Retain	Small
73	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	43		15-20m	7	Good	5.16	High	None	Remove	Small
74	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	32		10-15m	5	Dead	3.84	Low		Remove	Small
75	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	20		5-10m	5	Fair	2.4	Moderate	None	Retain	Small
76	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	48		15-20m	6	Fair	5.76	Moderate	None	Remove	Small


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
77	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	59		15-20m	6	Very Poor	7.08	Moderate	None	Remove	Small
78	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	68	24 64	15-20m	9	Good	8.6	High	None	Retain	Small
79	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	21		10-15m	6	Fair	2.52	Moderate	None	Remove	Small
80	Indigenous Canopy Tree	Eucalyptus ovata	Swamp Gum	49		15-20m	5	Fair	5.88	High	None	Retain	Small
81	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	34		10-15m	6	Poor	4.08	Moderate	None	Remove	Small
82	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	16		5-10m	6	Fair	2.0	Moderate	Shared canopy with 81	Remove	Small
83	Indigenous Canopy Tree	Eucalyptus sp.		48		5-10m	4	Dead	5.76	Low	Habitat Hollows (medium)	Remove	Small
84	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	15		10-15m	4	Fair	2.0	Moderate	None	Remove	Small
85	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	93		10-15m	12	Fair	11.16	High	Heavy Trunk Lean , Significant Trunk Wound	Remove	Large
86	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	79		15-20m	15	Fair	9.48	High	None	Retain	Large
87	Indigenous Canopy Tree	Eucalyptus baxteri	Brown Stringybark	25	16 19	10-15m	7	Good	3.0	Moderate	Bifurcated at base	Remove	Small
88	Indigenous Canopy Tree	Eucalyptus dives	Broad-leaved Peppermint	17		10-15m	6	Poor	2.04	Moderate	None	Remove	Small
89	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	99		15-20m	10	Good	11.88	High	None	Remove	Large


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
90	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	75		15-20m	11	Poor	9	High	None	Remove	Large
91	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	64		10-15m	9	Fair	7.68	High	Branch Failure	Retain	Small
92	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	67		15-20m	6	Poor	8.04	High	None	Remove	Small
93	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	47		10-15m	8	Fair	5.64	Moderate	None	Remove	Small
94	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	47		10-15m	8	Good	5.64	Moderate	None	Remove	Small
95	Indigenous Understorey Tree	Acacia melanoxylon	Blackwood	22		5-10m	6	Fair	2.64	Moderate	None	Remove	Small
96	Indigenous Tree	Acacia melanoxylon	Blackwood	36		5-10m	7	Good	4.32	Moderate	None	Remove	Small
97	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	24		10-15m	4	Fair	2.88	Moderate	None	Remove	Small
98	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	14	7 12	5-10m	5	Good	2.0	Moderate	None	Remove	Small
99	Exotic	*Prunus sp.		12		5-10m	6	Good	2.0	Low	None	Remove	Small
100	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	20		5-10m	5	Fair	2.4	Moderate	None	Remove	Small
101	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	20		5-10m	6	Fair	2.4	Moderate	Plus 1 at base 10dbh	Remove	Small
102	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	13		5-10m	2	Fair	2.0	Moderate	None	Remove	Small
103	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	23		5-10m	6	Fair	2.76	Moderate	None	Remove	Small


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
104	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	26		10-15m	6	Fair	3.12	Moderate	None	Remove	Small
105	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	21		10-15m	4	Fair	2.52	Moderate	None	Remove	Small
106 (GR)	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	16	6-15	5-10m	4	Fair	2.0	Moderate	Group of 8	Remove	Small
107	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	27	25 9	10-15m	7	Good	3.24	Moderate	None	Remove	Small
108	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	48		10-15m	8	Fair	5.76	High	None	Remove	Small
109	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	26	24 11	10-15m	4	Fair	3.12	Moderate	None	Remove	Small
110	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	33		10-15m	7	Fair	3.96	Moderate	None	Remove	Small
111	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	25		5-10m	4	Fair	3.0	Moderate	None	Remove	Small
112	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	18	10-15	5-10m	3	Good	2.0	Moderate	None	Remove	Small
113	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	37		10-15m	7	Fair	4.44	Moderate	None	Remove	Small
114	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	39		10-15m	8	Fair	4.68	Moderate	None	Remove	Small
115	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	32		10-15m	5	Fair	3.84	Moderate	None	Remove	Small
116	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	29		10-15m	4	Fair	3.48	Moderate	None	Remove	Small
117	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	31		10-15m	6	Good	3.72	Moderate	None	Remove	Small


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No	Type	Species	Common Name	DBH (cm)	Multi Stem	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status	Size Class
118 (GR)	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	10		5-10m	3	Fair	1.2	Moderate	Group of 2	Remove	Small
119	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	18	10-15	5-10m	3	Good	2.0	Moderate	None	Retain	Small
120	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	33	11 31	10-15m	5	Fair	3.96	Moderate	None	Remove	Small
121	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	34		10-15m	7	Fair	4.08	Moderate	None	Remove	Small
122 (GR)	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	12	8-12	5-10m	3	Good	2.0	Moderate	Group of 4	Remove	Small
123	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	38		10-15m	6	Poor	4.56	Moderate	None	Remove	Small
124	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	44		10-15m	7	Good	5.28	High	Branch Failure 1 A. dealbata at base	Retain	Small
125	Indigenous Understorey Tree	Acacia dealbata	Silver Wattle	25		10-15m	5	Good	3	Moderate	None	Remove	Small
126	Indigenous Understorey	Acacia dealbata	Silver Wattle	26		10-15m	5	Good	3.12	Moderate	None	Remove	Small
127 (GR)	Indigenous Understorey	Acacia dealbata	Silver Wattle	10	5-10	5-10m	3	Good	2.0	Moderate	Group of 3	Remove	Small
128	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	51		10-15m	10	Good	6.12	High	None	Remove	Small
129	Indigenous Canopy Tree	Eucalyptus radiata	Narrow-leaved Peppermint	55		10-15m	7	Good	6.6	High	Shared canopy	Retain	Small
130	Indigenous Canopy Tree	Eucalyptus obliqua	Messmate Stringybark	7		5-10m	2	Good	2.0	Moderate	None	Remove	Small


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Attachment 1 – NVRP Report 1

Provided on the overleaf



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Native Vegetation Removal Report

NVRR ID: 311_20260505_DAG

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 05/05/2026

Local Government Area: CARDINIA SHIRE

Shapefile name: A1066_NVR.shp

Site assessor name: Greg James

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.50393, -37.91580

Address: 181 RAINY HILL ROAD COCKATOO 3781

Regulator Notes

Removal polygons are located:



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Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.42	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.420
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	6	<i>No. Large Patch Trees</i>	6
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.26 General Habitat Units
Minimum strategic biodiversity value score ²	0.5200
Large Trees	6
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>



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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
 2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
 3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property. Does a PVP apply to the proposal?


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Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.


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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

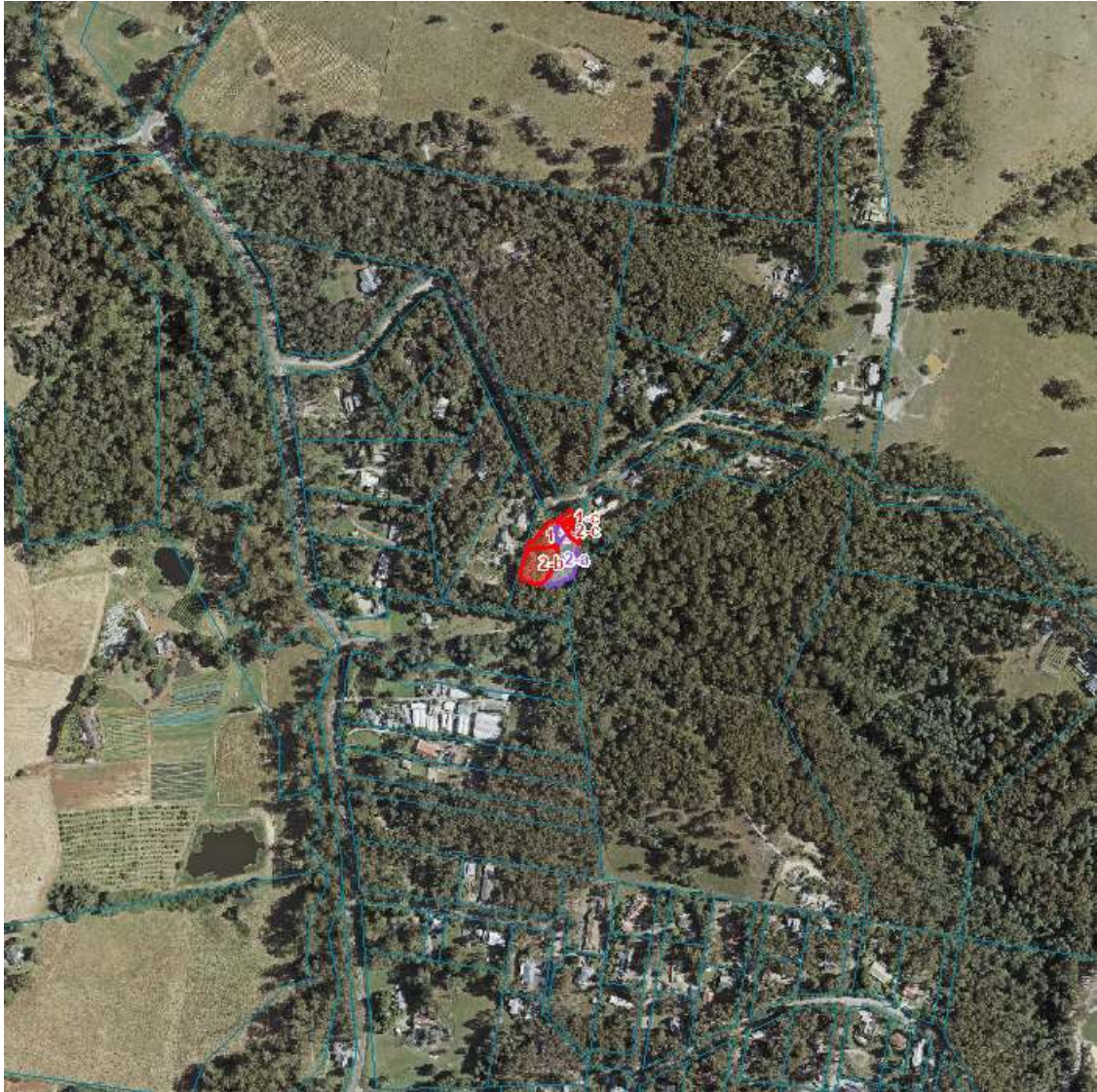
Zone	Information provided by or on behalf of the applicant						Information calculated by NVR Map				
	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	HSF_0016	Least Concern	yes	0.580	1	0.068	0.068	0.650	0.025
1-b	Patch	-	HSF_0016	Least Concern	no	0.580	-	0.017	0.017	0.650	0.012
1-c	Patch	-	HSF_0016	Least Concern	yes	0.580	-	0.027	0.027	0.650	0.010
2-a	Patch	-	HSF_0016	Least Concern	no	0.780	1	0.134	0.134	0.650	0.130
2-b	Patch	-	HSF_0016	Least Concern	yes	0.780	3	0.149	0.149	0.650	0.072
2-c	Patch	-	HSF_0016	Least Concern	yes	0.780	1	0.025	0.025	0.650	0.012






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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Past Removal
-  Partial Removal
-  Property Boundaries






200 m

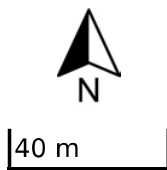

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2. Aerial photograph showing mapped native vegetation



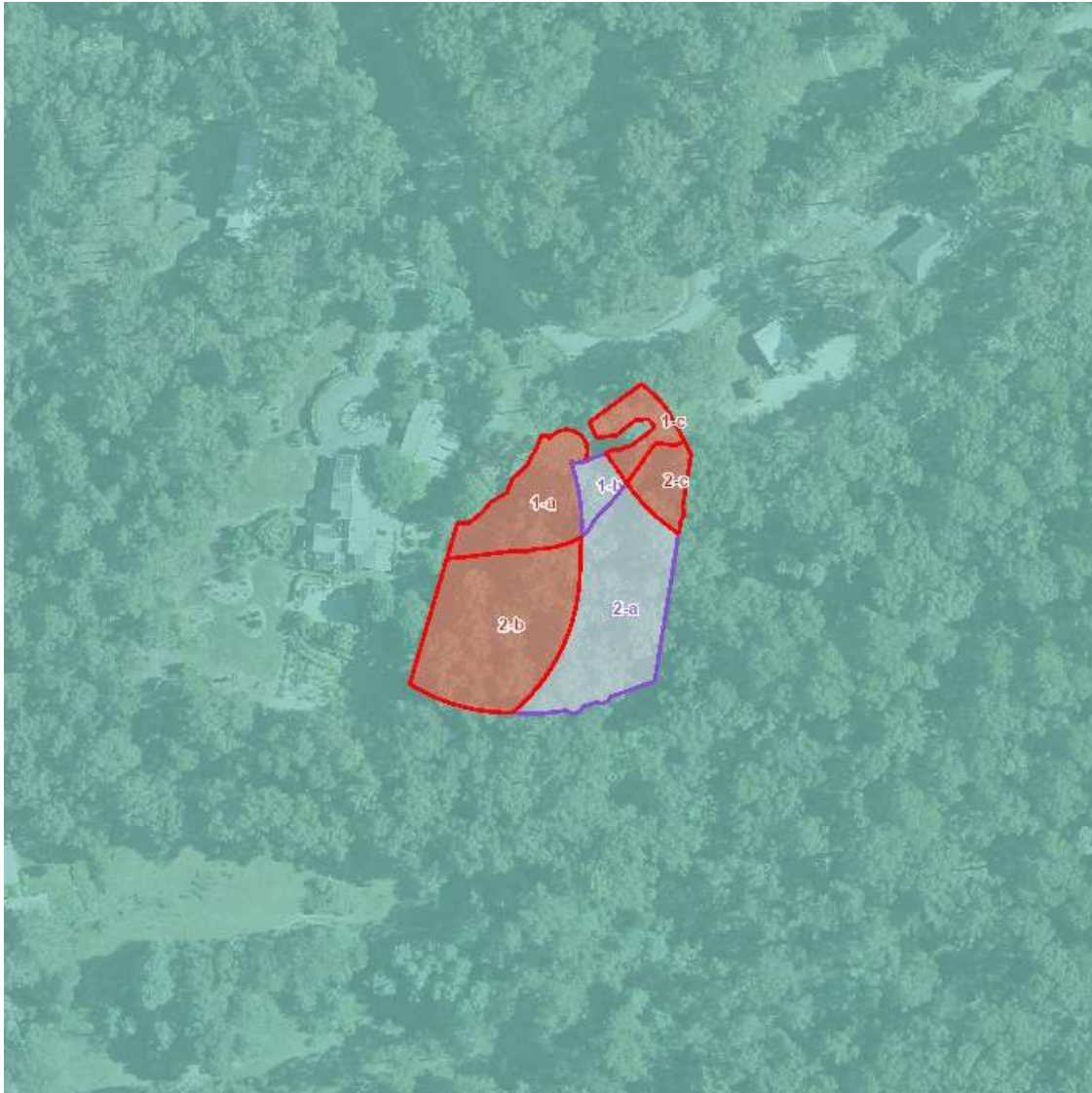
-  Proposed Removal
-  Past Removal
-  Partial Removal









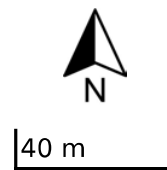

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3. Location Risk Map



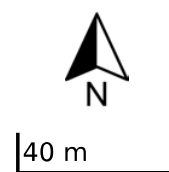
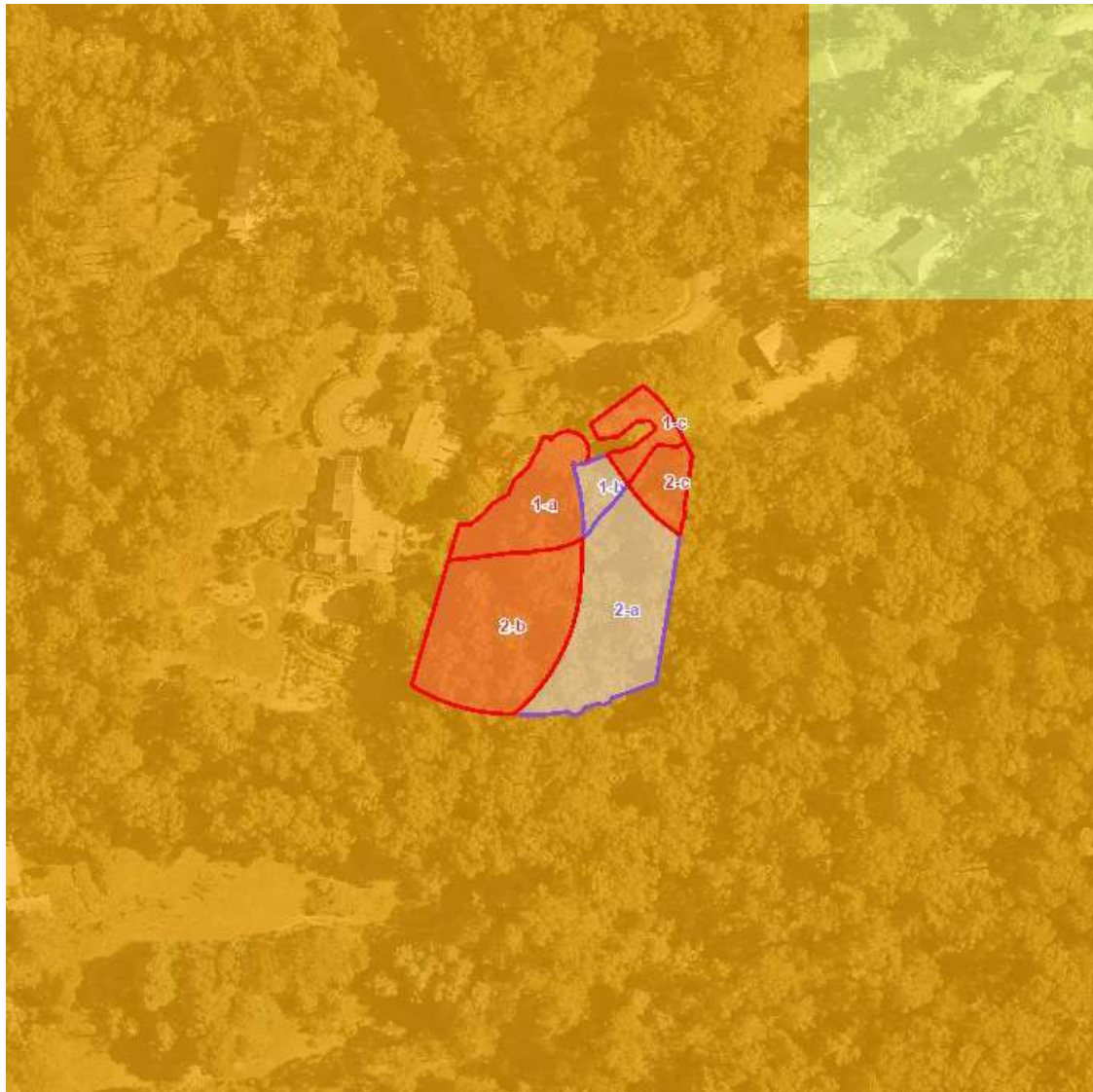
- | | |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal |  Location 2 |
|  Partial Removal |  Location 3 |




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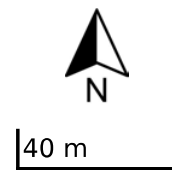
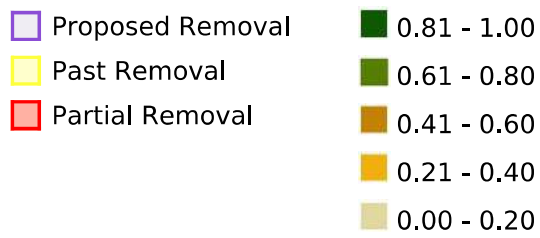
4. Strategic Biodiversity Value Score Map




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5. Condition Score Map




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6. Endangered EVCs

Not Applicable

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Attachment 2 – NVRP Report 2



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Native Vegetation Removal Report

NVRR ID: 311_20260505_VI3

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 05/05/2026

Local Government Area: CARDINIA SHIRE

Shapefile name: F1066_NVR.shp

Site assessor name: Greg James

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.50408, -37.91585

Address: 181 RAINY HILL ROAD COCKATOO 3781

Regulator Notes

Removal polygons are located:



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Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.151	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.151
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	1	<i>No. Large Patch Trees</i>	1
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.142 General Habitat Units
Minimum strategic biodiversity value score ²	0.5200
Large Trees	1
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>


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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
 2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
 3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property. Does a PVP apply to the proposal?


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Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.


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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

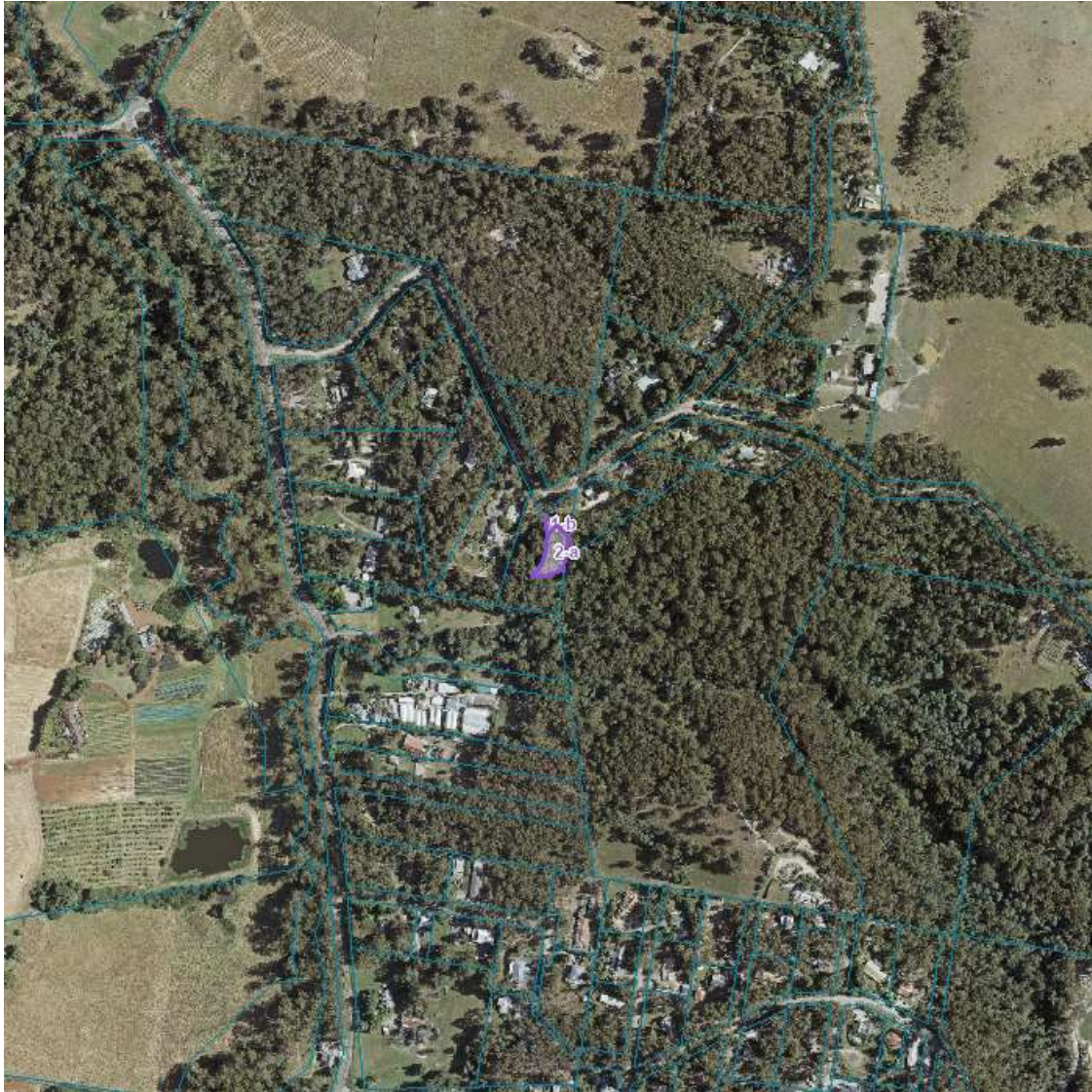
Information provided by or on behalf of the applicant					Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-b	Patch	-	HSF_0016	Least Concern	no	0.580	-	0.017	0.017	0.650	0.012
2-a	Patch	-	HSF_0016	Least Concern	no	0.780	1	0.134	0.134	0.650	0.130






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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Past Removal
-  Partial Removal
-  Property Boundaries



200 m


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2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal



35 m


Cardinia

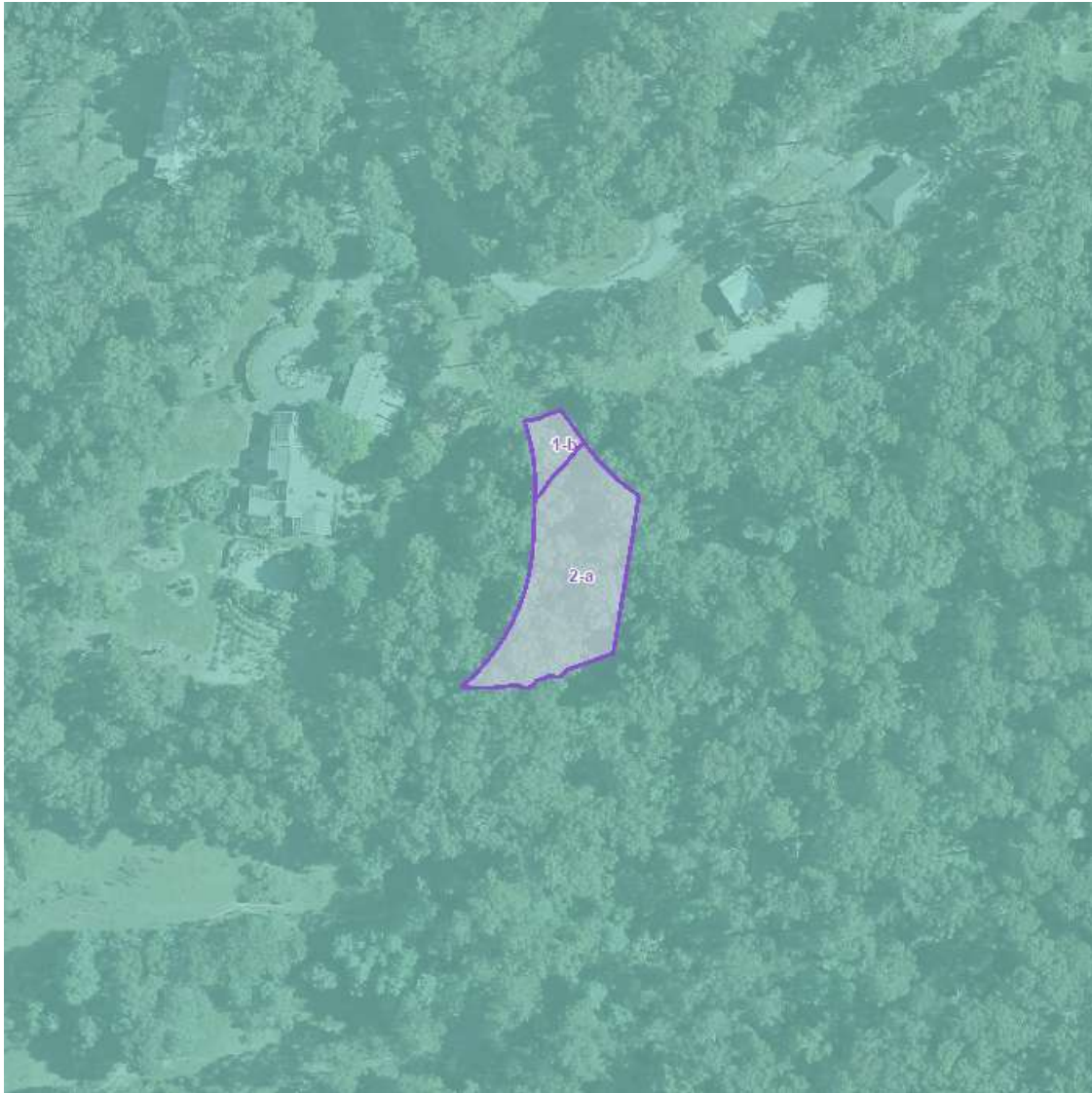
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Planning Application: T240545

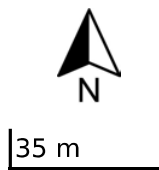
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3. Location Risk Map



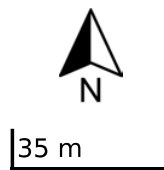
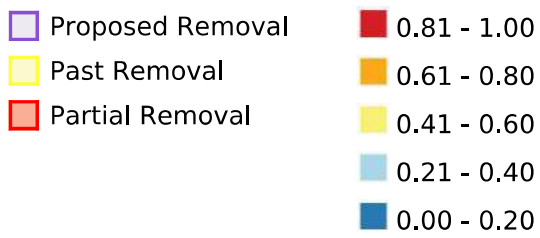
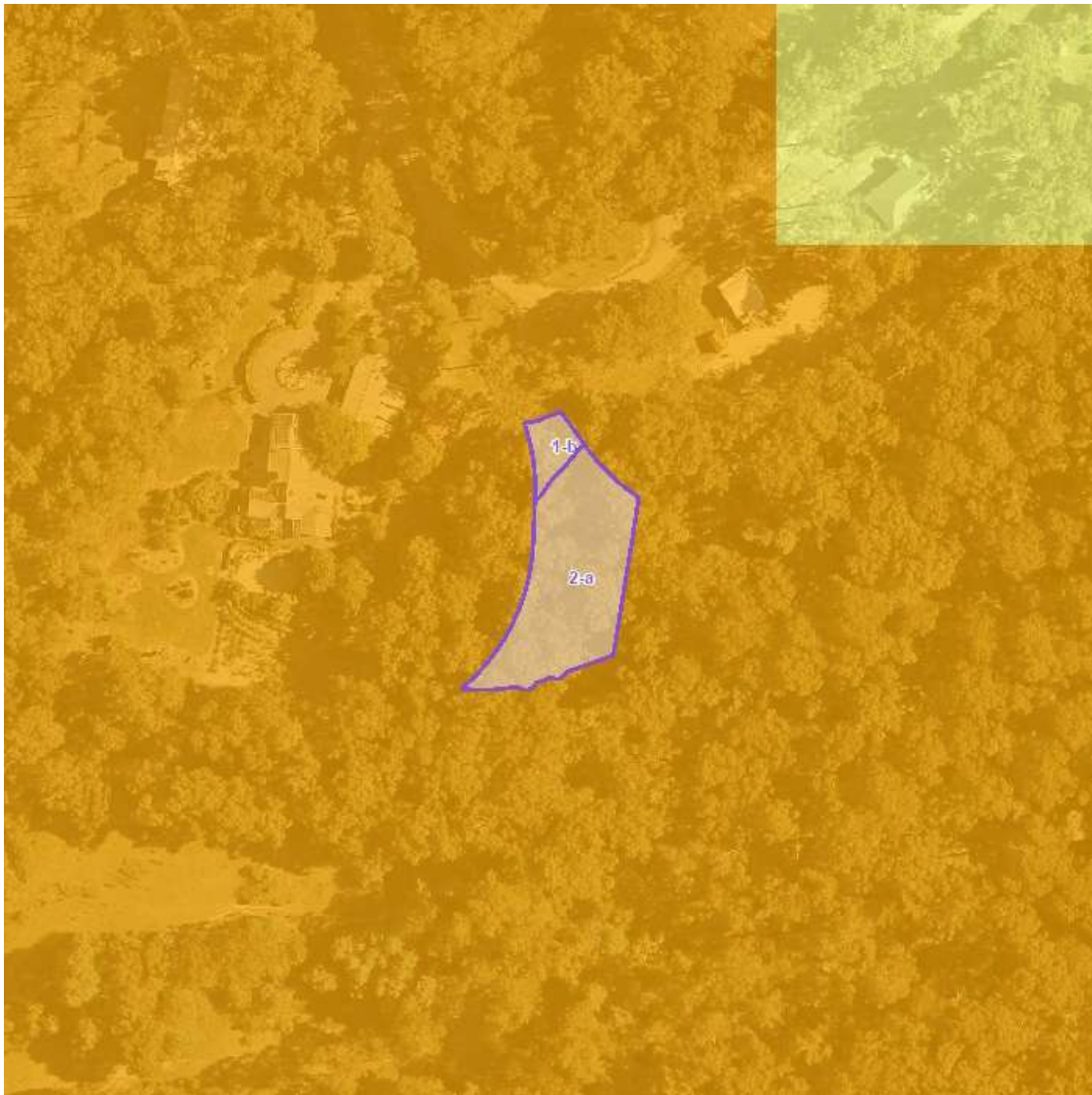
- | | |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal |  Location 2 |
|  Partial Removal |  Location 3 |




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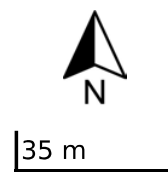
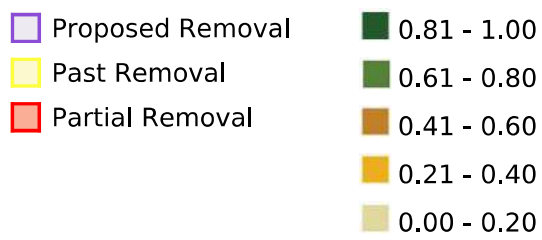
4. Strategic Biodiversity Value Score Map




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5. Condition Score Map




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6. Endangered EVCs

Not Applicable

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Attachment 3 – NVRP Report 3



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Native Vegetation Removal Report

NVRR ID: 311_20260429_ALB

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the [Guidelines for the removal, destruction or lopping of native vegetation](#) (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 29/04/2026

Local Government Area: CARDINIA SHIRE

Shapefile name: PA1066_NVR.shp

Site assessor name: Greg James

Registered Aboriginal Party: Wurundjeri

Coordinates: 145.50376, -37.91583

Address: 181 RAINY HILL ROAD COCKATOO 3781

Regulator Notes

Removal polygons are located:



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Date Prepared: 05 June 2026

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Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.269	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.269
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	5	<i>No. Large Patch Trees</i>	5
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.118 General Habitat Units
Minimum strategic biodiversity value score ²	0.5200
Large Trees	5
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

NB: values within tables in this document may not add to the totals shown above due to rounding

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>



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1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
 2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
 3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.

Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed


Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.


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Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and

- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defensible space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defensible space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.


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Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.



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Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) are calculated by the following equation in accordance with the Guidelines

General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-a	Patch	-	HSF_0016	Least Concern	yes	0.580	1	0.068	0.068	0.650	0.025
1-c	Patch	-	HSF_0016	Least Concern	yes	0.580	-	0.027	0.027	0.650	0.010
2-b	Patch	-	HSF_0016	Least Concern	yes	0.780	3	0.149	0.149	0.650	0.072
2-c	Patch	-	HSF_0016	Least Concern	yes	0.780	1	0.025	0.025	0.650	0.012



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Appendix 2: Images of mapped native vegetation

1. Property in context



-  Proposed Removal
-  Past Removal
-  Partial Removal
-  Property Boundaries



200 m


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2. Aerial photograph showing mapped native vegetation



- Proposed Removal
- Past Removal
- Partial Removal



40 m


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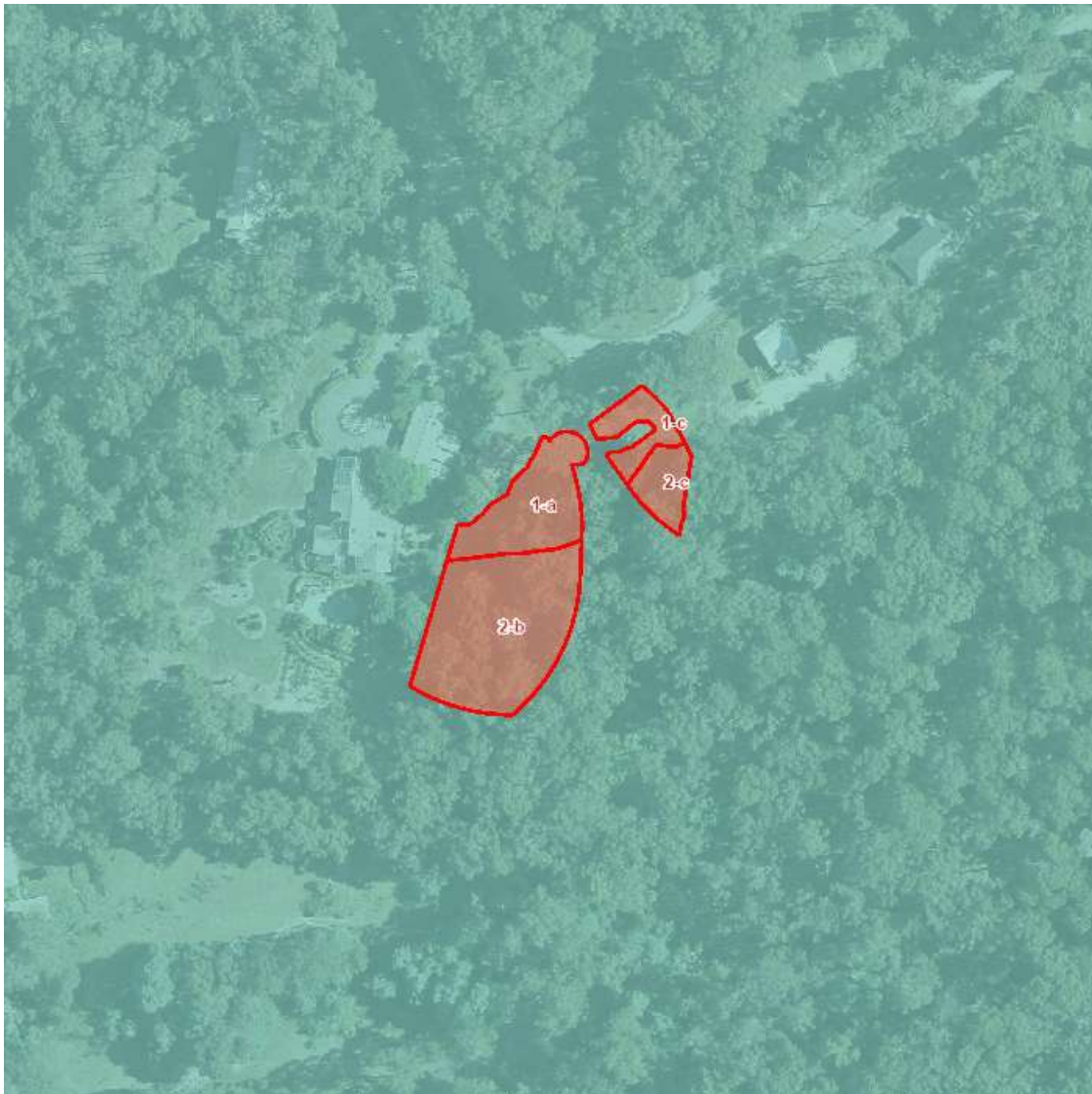
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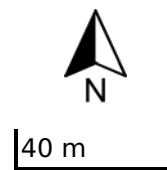
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3. Location Risk Map



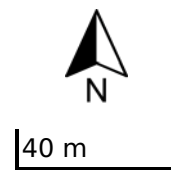
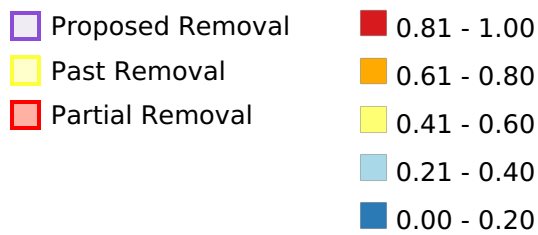
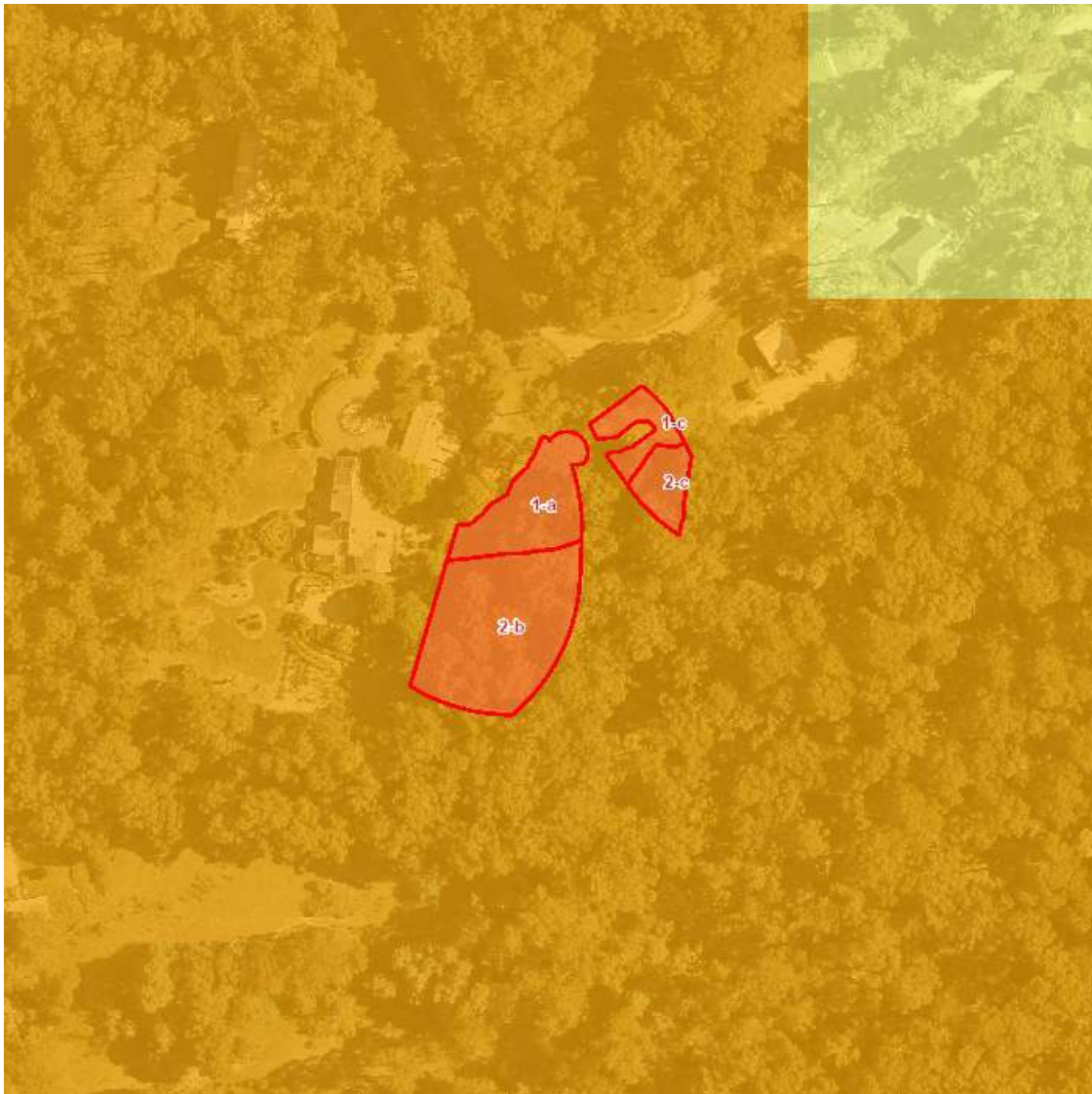
- | | |
|--|--|
|  Proposed Removal |  Location 1 |
|  Past Removal |  Location 2 |
|  Partial Removal |  Location 3 |




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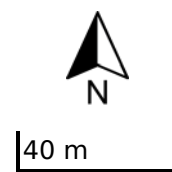
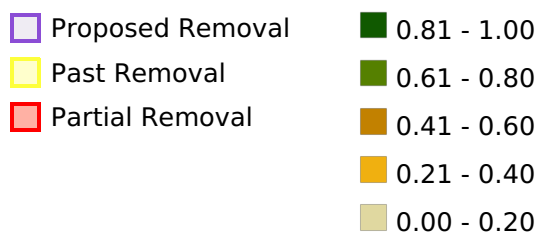
4. Strategic Biodiversity Value Score Map




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5. Condition Score Map




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6. Endangered EVCs

Not Applicable

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Attachment 4 - Available Native Vegetation Credits

Provided on the overleaf



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Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 05/05/2026 03:55



Report ID: 35453

What was searched for?

General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.26	0.52	6	CMA	Melbourne Water
			or LGA	Cardinia Shire

Details of available native vegetation credits on 05 May 2026 03:55

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.499	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.095	65	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	2.600	1208	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2870	2.222	415	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	13.273	1569	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.153	320	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3744_01	1.078	347	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3805_01	2.852	795	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3806_01	3.582	134	Melbourne Water	YARRA RANGES SHIRE	Yes	Yes	No	Yarra Ranges SC
VC_CFL-3821_01	10.172	1362	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3833_01	9.986	658	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
----------------	-----	----	-----	-----	------------	--------	-------------	-----------

There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.050	467	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3792_01	14.025	1235	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3816_01	8.308	424	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority



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Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
	Fully traded			
Abezco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes



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Attachment 5– Locally Significant Weeds



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Appendix C – Locally significant weeds

Table 9. Cardinia Shire Environmental Weed List

Botanical Name	Common Name	Other Classifications
<i>Acacia baileyana</i>	Cootamundra Wattle	
<i>Acacia decurrens</i>	Early Black Wattle	
<i>Acacia elata</i>	Cedar Wattle	
<i>Acacia floribunda</i>	White Sallow Wattle	
<i>Acacia longifolia</i>	Coast / Sallow Wattle	
<i>Acacia saligna</i>	Golden Wreath Wattle	
<i>Acer pseudo-platanus</i>	Sycamore Maple	
<i>Agapanthus praecox orientalis</i>	African Lily	
<i>Allium triquetrum</i>	Angled Onion	Noxious (RC)
<i>Alstromeria aurea</i>	Peruvian Lily	
<i>Amaryllis belladonna</i>	Belladonna Lily	
<i>Anredera cordifolia</i>	Madeira vine	
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	
<i>Arctotheca calendula</i>	Cape Weed	
<i>Asparagus asparagoides</i>	Bridal Creeper	WONS
<i>Asparagus scandens</i>	Asparagus Fern	
<i>Arbutus unedo</i>	Strawberry Tree	
<i>Berberis darwinii</i>	Darwin's Berberry	
<i>Briza minor</i>	Shivery Grass	
<i>Briza maxima</i>	Quaking Grass	
<i>Buddleia variabilis</i>	Butterfly Bush	
<i>Calicotome spinosa</i>	Spiny broom	Noxious (RP)
<i>Cestrum elegans</i>	Red Cestrum	
<i>Chamaecytisus palmensis</i>	Tree Lucerne	
<i>Chrysanthemoides monilifera</i>	Boneseed	Noxious (RC) WONS
<i>Chrysanthemum maximum</i>	Shasta Daisy	
<i>Cirsium vulgare</i>	Spear thistle	
<i>Conium maculatum</i>	Hemlock	Noxious (RC)
<i>Convolvulus spp.</i>	Bindweeds	



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Botanical Name	Common Name	Other Classifications
<i>Conyza bonariensis</i>	Tall Fleabane	
<i>Coprosma repens</i>	Mirror Bush	
<i>Coprosma repens</i>	Tuapata	
<i>Coprosma robusta</i>	Karamu	
<i>Cornus capitata</i>	Evergreen Dogwood	
<i>Cortaderia selloana</i>	Pampas Grass	
<i>Cotoneaster spp.</i>	Cotoneaster	
<i>Crataegus monogyna</i>	Hawthorn	Noxious (RC)
<i>Crocsmia x crocosmiifolia</i>	Montbretia	
<i>Cytisus palmensis</i>	Tree Lucerne	
<i>Cytisus scoparius</i>	English Broom	Noxious (RC)
<i>Cynodon dactylon</i>	Couch grass	
<i>Cyperus erogrostis</i>	Drain Flat Sedge	
<i>Echium plantagineum</i>	Paterson's Curse	Noxious (RC)
<i>Ehrharta erecta</i>	Panic Veldt Grass	
<i>Ehrharta longiflora</i>	Annual Veldt grass	
<i>Delairea odorata</i>	Cape Ivy	
<i>Dipogon lignosus</i>	Common Dipogon (Dolichos)	
<i>Dodonea viscosa</i>	Sticky Hop Bush	
<i>Erica baccans</i>	Berry-flower Heath	
<i>Erica lusitanica</i>	Spanish Heath	
<i>Euryops abrotanifolius</i>	Euryops	
<i>Foeniculum vulgare</i>	Fennel	Noxious (RC)
<i>Fraxinus ornus</i>	Manna Ash	
<i>Fraxinus oxycarpa</i>	Caucasian Ash	
<i>Galium aparine</i>	Cleavers	
<i>Genista linifolia</i>	Flax Leaf Broom	Noxious (RC)
<i>Genista monspessulana</i>	Cape/Montpellier Broom	Noxious (RC)
<i>Hakea salicifolia</i>	Willow Hakea	
<i>Hakea sauveolens</i>	Sweet Hakea	
<i>Hedra helix</i>	English Ivy	
<i>Holcus lanatus</i>	Yorkshire Fog	
<i>Hypericum androsaemum</i>	Tutsan	Noxious (RC)


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Botanical Name	Common Name	Other Classifications
<i>Hypericum perforatum</i>	St. John's Wort	Noxious (RC)
<i>Hypericum tetrapterum</i>	St. Peter's Wort	Noxious (RC)
<i>Ilex aquifolium</i>	Holly	
<i>Ipomoea indica</i>	Morning Glory	
<i>Lathyrus latifolius</i>	Sweet Pea	
<i>Leptospermum laevigatum</i>	Coast Tea Tree	
<i>Leycesteria Formosa</i>	Himalayan Honeysuckle	
<i>Ligustrum vulgare</i>	Privet	
<i>Lonicera japonica</i>	Japanese Honeysuckle	
<i>Malus spp</i>	Apple	
<i>Melaleuca armillaris</i>	Giant Honey Myrtle	
<i>Melaleuca hypericifolia</i>	Honey Myrtle	
<i>Myosotis sylvatica</i>	Common Forget-me-not	
<i>Myrsiphyllum scandens</i>	Asparagus Fern	
<i>Myrsiphyllum asparagoides</i>	Bridal Creeper	
<i>Myrsiphyllum asparagoides</i>	Smilax	
<i>Oenothera stricta</i>	Common Evening Primrose	
<i>Opuntia aurantiaca</i>	Prickly Pear	
<i>Oxalis pes-caprae</i>	Soursob	
<i>Portulaca oleracea</i>	Common Purslane	
<i>Paraserianthis lophantha</i>	Cape Wattle	
<i>Passiflora sp. aff. mollissima</i>	Banana Passionfruit	
<i>Pentaglottis serpyllifera</i>	Alkante	
<i>Phalaris aquatica</i>	Toowoomba Canary Grass	
<i>Pennisetum clandestinum</i>	Kikuyu	
<i>Phytolacca octandra</i>	Inkweed	
<i>Pinus radiata</i>	Monterey Pine	
<i>Pittosporum crassifolium</i>	Karo	
<i>Pittosporum undulatum</i>	Sweet Pittosporum	
<i>Polygala myrtifolia</i>	Myrtle Leaf Milkwort	
<i>Populus tremuloides</i>	American Aspen	
<i>Prunus cerasifera</i>	Cherry Plum	
<i>Prunus laurocerasus</i>	Cherry Laurel	


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Botanical Name	Common Name	Other Classifications
<i>Prunus lusitanica</i>	Portugal Laurel	
<i>Prunus</i> spp.	Plum	
<i>Psoralea pinnata</i>	Bloukeur (Pinnate Scurf-Pea)	
<i>Pyracantha</i> spp.	Firethorns	
<i>Ranunculus repens</i>	Creeping Buttercup	
<i>Rhamnus alaternus</i>	Italian Buckthorn	
<i>Ricinus communis</i>	Castor Oil Plant	
<i>Robinia pseudacacia</i>	Black Locust	
<i>Romulea rosea</i> var <i>australis</i>	Onion Grass	
<i>Rosa rubiginosa</i>	Sweet Briar	Noxious (RC)
<i>Rubus fruticosus</i> spp. agg.	Blackberry	Noxious (RC), WONS
<i>Salix</i> spp.	Willow	WONS
<i>Salpichroa organifolia</i>	Pampas Lily of the Valley	Noxious (RC)
<i>Senecio jacobaea</i>	Ragwort	Noxious (RC)
See Cape Wattle	False Wattle	
<i>Solanum linnaeanum</i>	Apple of Sodom	Noxious (RC)
<i>Solanum mauritianum</i>	Tree Tobacco	
<i>Solanum nigrum</i>	Black Nightshade	
<i>Solanum pseudocapsicum</i>	Madeira Winter Cherry	
<i>Sollya heterophylla</i>	Blue-bell Creeper	
<i>Tradescantia fluminensis</i>	Wandering Jew/Trad	
<i>Trapaolum majus</i>	Nasturtium	
<i>Ulex europaeus</i>	Gorse	Noxious (RC), WONS
<i>Verbascum thapsus</i>	Great Mullein	
<i>Viburnum timus</i>	Laurestinus	
<i>Vinca major</i>	Blue Periwinkle	
<i>Viola odorata</i>	Fragrant Violet	
<i>Viola riviniana</i>	Wood Violet	
<i>Watsonia borbonica</i>	Rosy Watsonia	
<i>Watsonia meriana</i> var. <i>bulbillifera</i>	Bulbil Watsonia	Noxious (RC)
<i>Zantedeschia aethiopica</i>	White Arum Lily	


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Geotechnical Consultancy, Soil testing, Land Capability Assessments

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Telephone: (03) 5608-0044 Mobile: 0438-344-645
Email: luke@hcgeotech.com.au

LAND CAPABILITY ASSESSMENT

Client: [REDACTED]

Project: No. 181 Rainy Hill Road, COCKATOO.

Date: 8th September 2025

Report Number: 250916 – LCA


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Executive Summary

The proposed development at No. 181 Rainy Hill Road, COCKATOO is suitable for on-site effluent disposal. The approximate size of area is 8504m² with an existing shed with a new three (3) bedroom dwelling to be built.

The site is located in the Cardinia Shire Council.

The site currently has an existing shed. The site has coverage of natural pasture grasses and dense vegetation (ranging from small to large), both on and surrounding the site. The site has a moderate slope to the south. This has been used to determine areas on the site that have suitable slope conditions for the construction of an LAA for an onsite septic system.

The site selected has slope ranging from 15-18% so a 20% decrease in the DIR has been used as per Table M2, AS1547-2012. There is an existing shed that is contained on the site.

The proposal is to build a new resident with three (3) bedrooms, with an occupancy of four (4) people, that will be constructed and will require an onsite wastewater system.

Testing at the site included soil profile logging and sampling and laboratory testing, and water and nutrient balance modeling. This analysis has revealed that on-site effluent is achievable and sustainable.

The effluent at the site will be treated to a minimum 20-30 standard via secondary treatment, a sand filter or AWTS, and distributed via a pressure compensated irrigation system.

The proposal for the site is for a new dwelling to be developed, with a new three (3) bedroom dwelling, with an occupancy of four (4) people, that will require a system to handle the following effluent loads based, based on a water usage rate of 150 litres/person/day. These values have taken into account and been increased due to the slope of the site. The site also has areas where the irrigation systems can be increased.

The site has slopes ranging from 15-18% and have had a 20% decrease in the DIR as per Table M2, AS1547-2012.

These loads are detailed in Table 1 below.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Litres/day)	Total irrigation area required (m ²)	Total Irrigation area required (m ²) with 20% decrease in DIR
3	4	600	310	370

Table 1: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts.

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Potential surface flows can be managed through the design of the irrigation system having a cut-off drain around the high side. This will remove any surface flows before they reach the Land Application Area (LAA).

All requirements of SEPP (Waters of Victoria) can be met if the proposed system is used.


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1. Introduction

Hardcore Geotech has been contracted to perform a Land Capability Assessment for the proposed new dwelling at No.181 Rainy Hill Road, COCKATOO. The site is 8504m² in size. The proposal is for a new three (3) bedroom dwelling with an existing shed. The allotment falls within the Cardinia Shire Council.

This report has been completed in order to show that No.181 Rainy Hill Road, COCKATOO can comply with the SEPP (Waters of Victoria) requirements regarding an on – site wastewater system. This LCA looks at the size of the lots and the requirements of the wastewater system that will need to be met so that all effluent is contained on the site. This LCA provides a conceptual design with some recommendations on the management and monitoring of the system. The pressure compensating irrigation lines need to be laid in parallel with the contours of the site as shown on the site plan in this report. The spacing between the irrigation lines must be at least 1000mm.

The site is covered in native pasture grasses, and there are trees (ranging from small to large) both on and bordering the site. The site is typical of the natural undulating landscape throughout the area. The site has no potable water supplies close by. The site has a moderate slope falling to the south-west. As the site is in the upper areas of Cockatoo there is low risk of seasonal flooding.

The site is subject to moderate rainfall and the site will be supplied with onsite tank water. The area has a mean annual rainfall of 1016mm and a mean annual evaporation of 1205mm. These values were obtained from the stations at Beaconsfield Upper – 86261 and Scoresby Research Institute – 086104, respectively.

It is recommended that the effluent should be treated to at least a secondary level and be distributed on site by a sub-surface pressure compensated irrigation system.

2. Site Features

The LCA was undertaken by Luke Tymensen from Hardcore Geotech on the 8th September 2025. The site was analyzed and information was recorded to complete Appendix 1, Land Capability Assessment Table. This table is included later in the report. It was noted that the site will have moderate to high seasonal rainfall, a moderate slope and a low permeable soil. Due to the slope of the site being between 10 and 20 %, the application rate will be reduced by 20%, as per Table M2, AS1547.2012 to 1.6mm per day.

The irrigation system is to be constructed in an area that is covered in natural grasses and large trees. The Water balance calculations have been calculated using a value taken from Table 10.6 Scheme for inferring the hydraulic conductivity range of soil horizons, Soil, Their Properties and Management, Third Edition, Peter E.V CHARMAN and Brian W. MOIR. This gives a range of 0.1mm/h to 2.5mm/h.



The LCA has been worked out assuming that one (1) new dwelling will be constructed at the site. It has been assumed that the new dwelling will be a three (3) bedroom dwelling, that will be suitable for a maximum occupancy of four (4) people respectively. The site will be supplied with tank water and it is anticipated that sewer will not be available in the near future due to the low development density in the area and the considerable distance from the existing wastewater services.

The new dwelling will consist of new appliances that will have a low water rating label, based on the Water Efficiency Labelling and Standards Scheme, (WELS). A design wastewater load of 150L per person per day has been used giving a total daily design load of up to 600 liters. This design load was determined using Table 4, EPA Code of Practice 891.4.

Available land for LAA – For this site size is not a constraining factor. The site has areas where the LAA can be expanded in the future if required. This gives a medium rating risk for the secondary treatment system that is recommended within this report.

Aspect and Exposure – The area allocated for the system faces south. This area is located in elevated treed areas of COCKATOO. The surrounding area is covered in pasture grasses and trees. This gives the site moderate to high sun and wind exposure.

Slope form and gradient – the area recommended as suitable for the LAA has a moderate slope to the south of ranging from 15-18% based on contours from LASSI. No site specific survey was available for the site at the time this report was prepared. The site slope will be a limiting factor and the Irrigation Rate will need to be reduced by 20%, as per Table M2, AS1547-2012, to 1.6mm/day. The pressure compensating subsurface irrigation should also run along the contours as mentioned in Section M9.3 of AS/NZS 1547, 2012.

Site Drainage – a cutoff drain will be required around the high sides of the system. The cutoff drain will prevent overland water flow from entering the system during high rainfall events.

Landslip – At the time of the investigation no evidence of landslip was seen. The proposed effluent system won't increase the land slip risk in the area proposed for the LAA.

Erosion Potential – there are no signs of erosion at the site. This is a medium risk issue.

The proposed



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Flood Inundation – as the site is located in the upper areas of COCKATOO, there is a low chance of the site being flooded. Cutoff drains around the high side of the LAA have been directed.

Distance to surface waters – the area on the site where the irrigation system is to be located is over 30m from any influencing water bodies, and over 200m (as water would run) from any potable reservoir supplies.

Distance to groundwater bores – there are zero (0) bores on the site. The LAA needs to be located in an area at least 20m away from any bores.

Vegetation – the site is covered in natural grasses and there are trees ranging from small to large both on and surrounding the site. The area for the LAA is covered in natural grasses and trees. There are trees on the proposed LAA. This can be seen by looking at the photos from the site.

Depth to water table / perched water table – no perched water table / groundwater was encountered at the time of the investigation. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA.

Rainfall – the site has a moderate to high annual rainfall of 1016mm (mean). This is a limiting risk at the site that has been managed by using a cut off drain along the high sides of the LAA.

Pan Evaporation – the site has a moderate to high pan evaporation of 1205mm (mean), and this is a medium risk. Evaporation will exceed rainfall at the site for the warmer months of the year from October through to May.

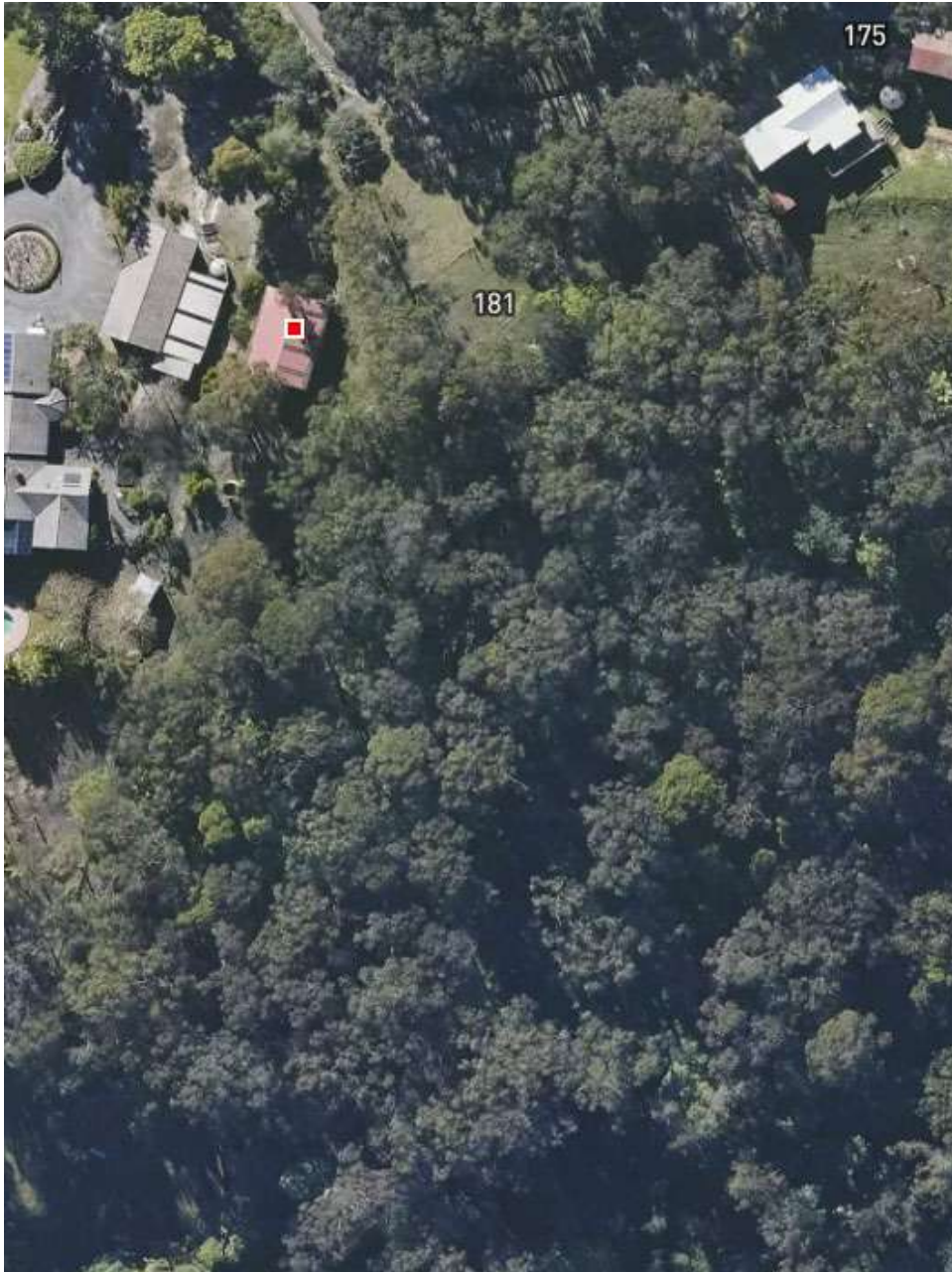


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3. Site Plan



No. 181 Rainy Hill Road, COCKATOO.

Please Note: Drawing is not to scale and indicative only.

Locations and offset distances to be confirmed to scale upon receipt of Site Survey

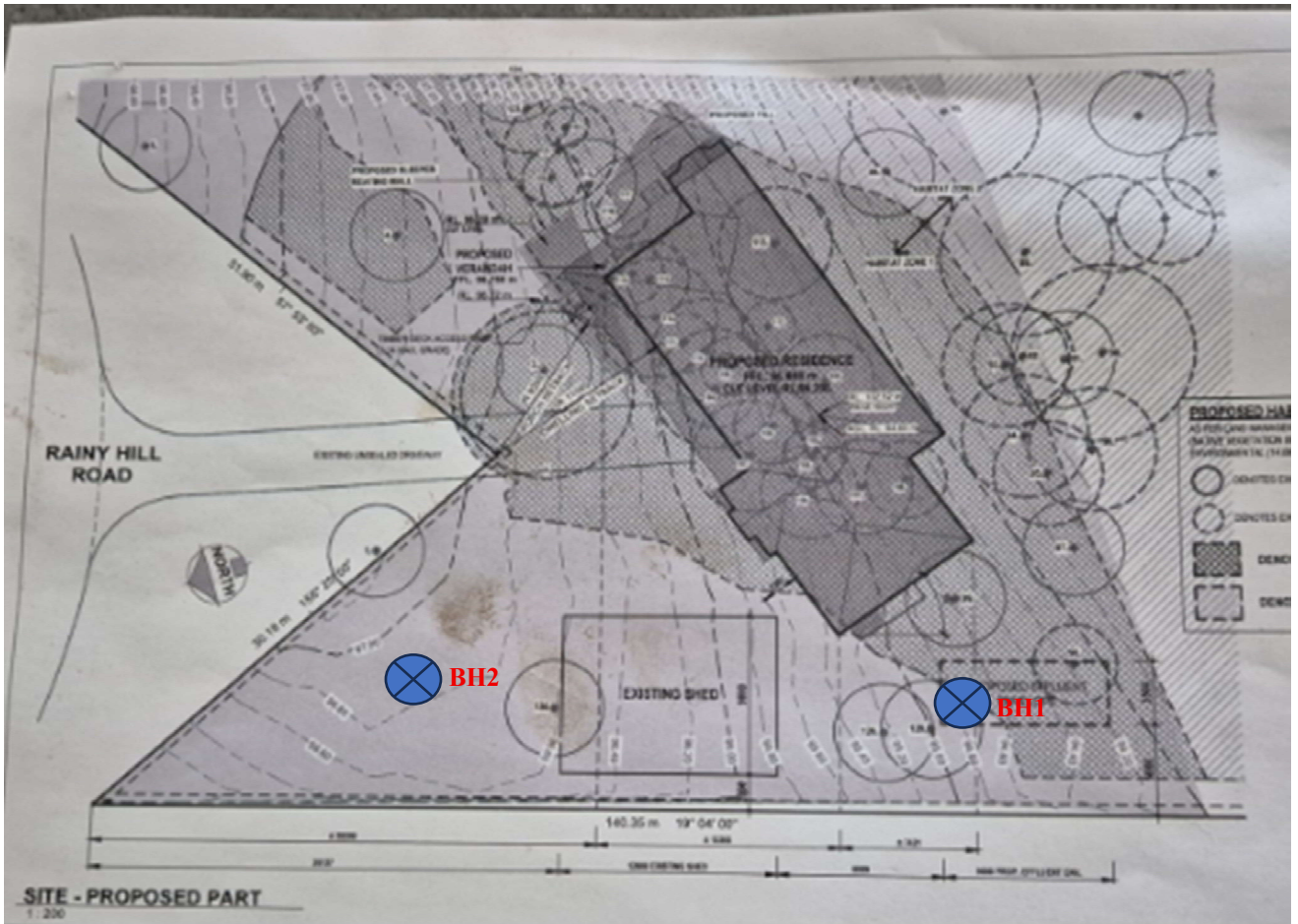

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3.1 Site Plan – Borehole Locations



No. 181 Rainy Hill Road, COCKATOO. – LAA’s Boreholes.

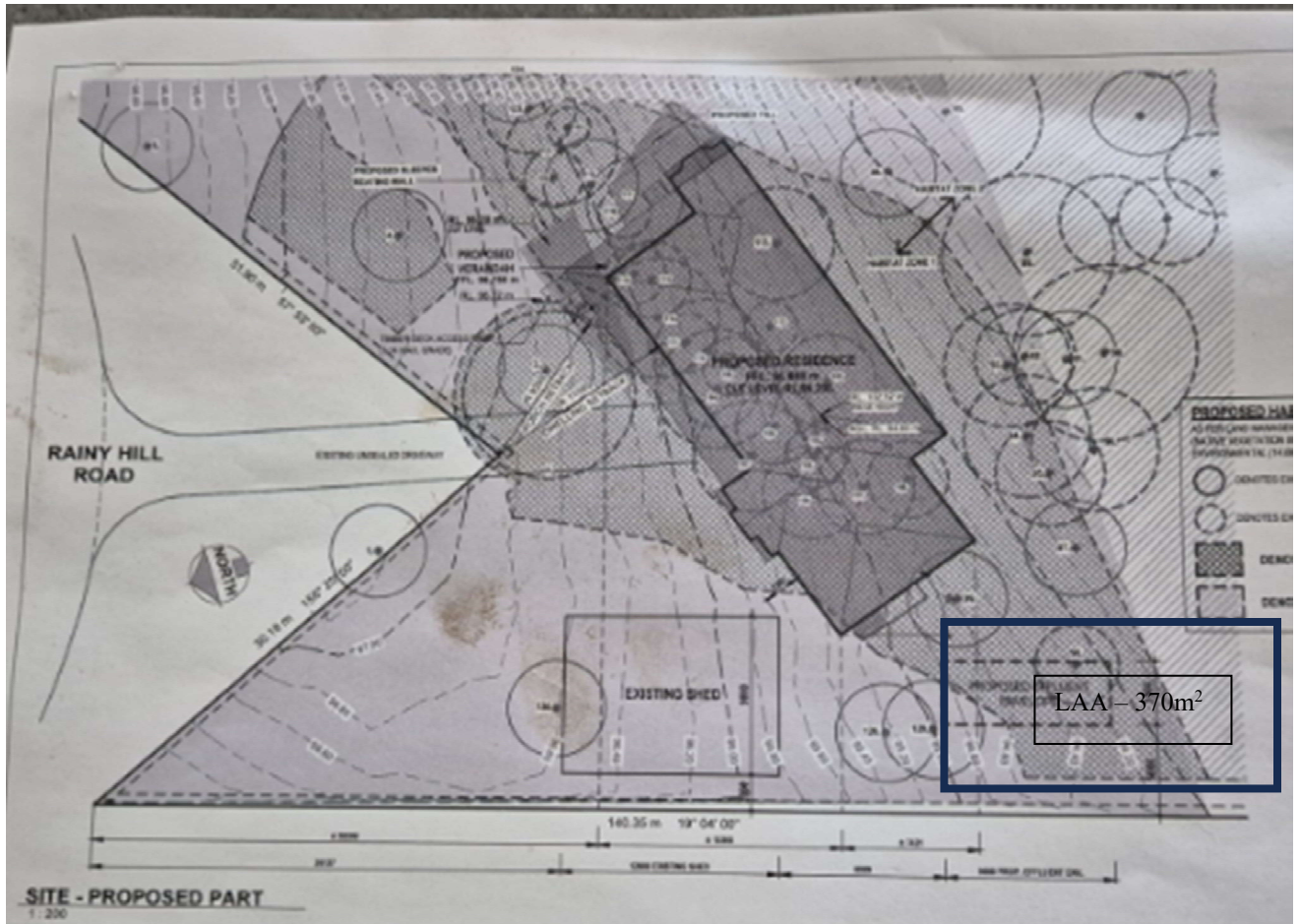
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3.2. Site LAA



No. 181 Rainy Hill Road, COCKATOO.

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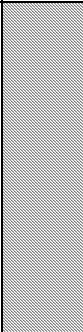
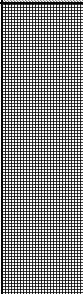
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4. Soil Assessment

Two (2) boreholes were completed across the site to determine the geology of the site so that the soil in the area chosen for the LAA would be known. The boreholes show that the site consists of a brown clayey SILT (FILL) overlying a natural brown clayey SILT, followed by an orange / light brown mottled grey Silty CLAY overlaying a orange / yellow / mottled grey completely weathered SILTSTONE, to a Highly weathered SILTSTONE.

Borehole 1

Depth (m)		Description	Strength / Density	Moisture
0.150		Clayey SILT (FILL) Brown Traces of Organics & Tree Roots	Loose	Moist
0.650		Clayey SILT Pale Brown	Medium dense	Moist
1.550		Silty CLAY Orange / Light Brown / Mottled Light Grey Moist becoming Dry-moist with depth Tree Roots at 1000mm Becoming weathered and paler with depth	Stiff	Moist
2.000		Completely weathered / Highly weathered SILTSTONE Orange/ Yellow / Mottled Light Grey Increasing mottled light Grey with depth	Friable-stiff - very stiff	Dry





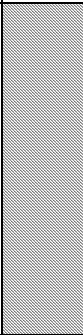
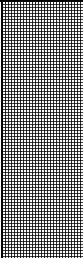
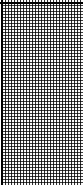
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Borehole 2

Depth (m)		Description	Strength / Density	Moisture
0.150		Clayey SILT (FILL) Brown Traces of Organics & Tree Roots	Loose	Moist
0.600		Clayey SILT Pale Brown Traces of coarse gravels	Medium dense	Moist
0.900		Silty CLAY Orange / Light Brown / Mottled Light Grey Moist becoming Dry-moist with depth Tree Roots at 1000mm Becoming weathered and paler with depth	Stiff	Moist
1.500		Completely weathered SILTSTONE Orange/ Yellow / Mottled Light Grey Becoming mottled Red with depth	Very stiff	Dry-moist
2.000		Highly weathered SILTSTONE Light Brown / Light Purple / Light Grey	Very stiff	Dry


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4.1 Soil Features

Profile Depth – Two boreholes were completed to 2000mm. The profile is shown in the Borehole logs above.

Depth to water table: No perched water table was encountered at the time of the investigation. It is possible that a transient water table may exist in the wetter months of the year above the clay soils. A cut off drain will be constructed around the high side of the LAA to prevent any surface or subsurface waters entering the LAA.

Coarse Fragments – in the soil profile encountered there were approximately 5% rock fragments.

Soil Permeability – The soil permeability was determined through references to published soil properties as mentioned in Site Features on page 4.

Limiting Soil Layer – the limiting soil layer at this site is the silty CLAY soils. These are Category 5/6 as per AS1547-2012.

Design Irrigation Rate: the design irrigation rate for the pressure compensating subsurface irrigation for the site is based on previous experience and reference to published values is 2.0mm/day. This has been reduced by 20% as per Table M2, AS1547-2012, due to the slope of the site being between 10 and 20%, to 1.6mm/day. This has been incorporated into the Water Balance that has been completed that is contained later in this report.

pH – the pH of the CLAY soils was measured using a Hanna hand held pH/EC meter. The pH was found to be between the range of 4.2 to 4.4. This indicated an acid soil. Needs lime fertilizer, plants require acid tolerance.

Electrical Conductivity – the EC of the CLAY soils was measured using a Hanna hand held pH/EC meter. The EC(SE) was found to be between 0.18 to 0.27. This indicates that the CLAY soils are slightly saline. This is very sensitive and will affect crops.

5. Wastewater Management System

After all of the above information has been processed and analyzed it has been determined that a system using secondary treatment, a sand filter or an AWTS, would be appropriate for the site. This choice will achieve a level of effluent quality that can be distributed on the site by a pressure compensating subsurface irrigation system. It is recommended that a secondary treatment system is used as it will reduce the risks at the site to negligible levels. By using a secondary treatment system, the effluent will be treated to a high standard being allowed to pass through into the natural soils on the site.

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The size of the irrigation areas required have been calculated using a water balance equation and nutrient balance to ensure that the system can handle the anticipated loads. The worksheet for this water balance equation can be seen in Appendix A and the nutrient balance is also included. The reduction in the DIR by 20% due to the slope being between 10% and 20% has been calculated in the table below. The size of the irrigation area has been calculated to be 370 square meters due to hydraulic load based on the number of bedrooms being three (3) and maximum occupancy being four (4) for the site. The pressure compensating subsurface irrigation should also run along the contours as mentioned in Section M9.3 of AS/NZS 1547, 2012. A cut off drain around the LAA will reduce the risk of a perched water table occurring.

Number of bedrooms	Maximum occupancy (persons)	Total effluent load (Litres/day)	Total irrigation area required (m ²)	Total Irrigation area required (m ²) with 20% decrease in DIR
3	4	600	310	370


Table 2: Total effluent loads and irrigation area required, based on the total number of bedrooms and maximum occupancy the final house design adopts.

Gypsum should be added to the LAA at a rate of 1kg per square meter and should be spread over the LAA area and then should be worked into the soil by a rotary hoe or some other mechanical means and relevelled prior to the laying of the pressure compensating sub surface irrigation. This will allow the soils to become more permeable.

The area that has been determined to be the most appropriate for the system on the site is shown on the previous site plan. The location will be to the south of the existing shed location. This system also allows for the subsurface irrigation to be set up around the site in an area to ensure that as minimal surface runoff as possible will enter the site by the use of a cutoff drain along the higher sides of the LAA.

As the site has moderate to high rainfall, a heavy clay soil profile and a moderate slope it is recommended that a cutoff drain is installed along the high side of the LAA. This is to ensure that no overland water enters the LAA. This cutoff drain should be located 1m from the edge of the LAA and be approximately 150mm wide and at least up to 350mm deep, to a depth 200mm into the natural clayey SILT soils.

This drain should have a geotextile placed in it and be backfilled with a socked aggie pipe and covered with screenings or scoria. This will ensure that the LAA only has to cope with the hydraulic loads that have been calculated (i.e. irrigation and incident rainfall). This cut off drain should continue for at least two metres past the lower side of the LAA and then be diverted away from the LAA.

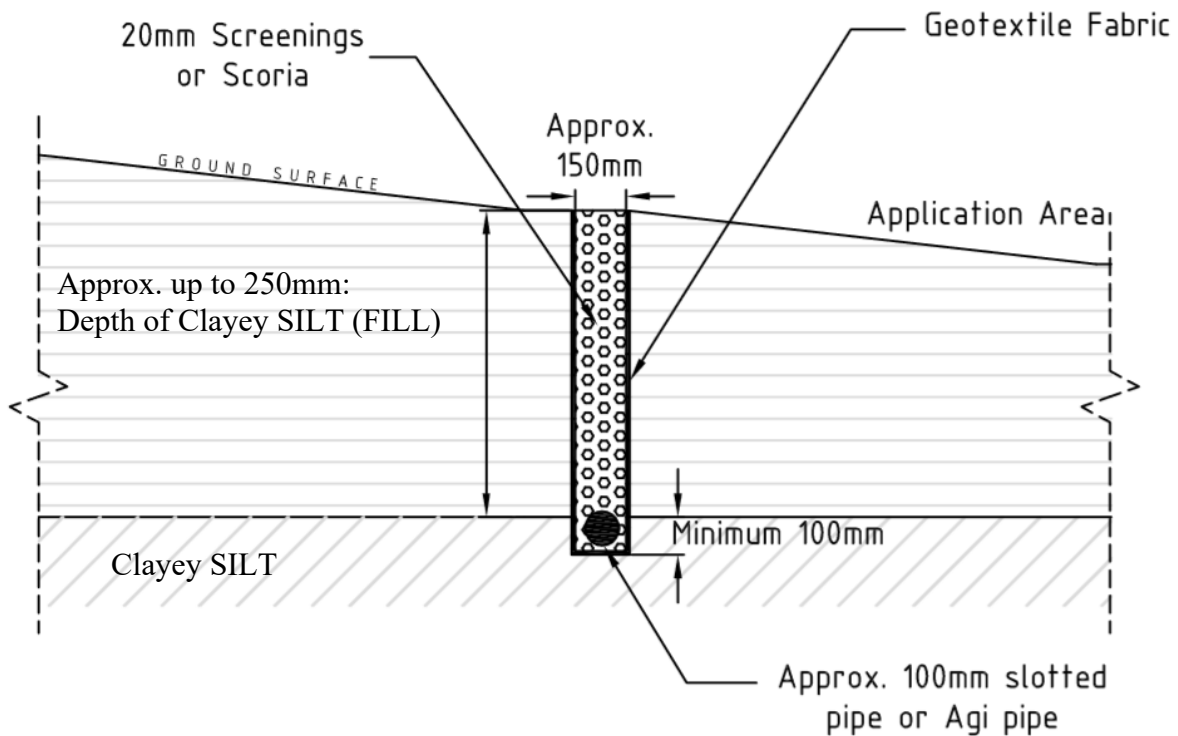
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The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.

There are a set of minimum setback distances that are contained in the EPA code of practice. These need to be followed along with all local council requirements. Where secondary treatment is used these distances can be reduced by 50%. All of these have been met with the location of the LAA.

6. Cut – Off Drain Cross Section



NOTE: Drawing is not to scale.

Cut-off drain is to be completed along the high sides of the LAA and completed across the site. This will give the drain somewhere to flow to as shown on the site plan of the site.

The drain is to be constructed by a licensed and registered plumber and needs to be graded away from the LAA. Depending on the slope of the site and the soil profile this may require a pit and pump to be installed.


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7. Monitoring, Operation and Maintenance

In order for the systems to operate effectively the resident must ensure that the following requirements for the treatment system are followed.

- Water usage at the site should be kept to a minimum. AAA rated water fixtures and appliances are required. This will reduce the effluent load on the system.
- To reduce the amount of fats and oils that enter the system
- Use cleaning products that are suitable for sand filters
- Have the system regularly inspected by a suitable qualified contractor to ensure that the system is treating the effluent to at least 20/30.
- Regularly mow the irrigation area to encourage further growth. This will encourage the uptake of nutrients from the system
- You are required to harvest the grass (i.e. cut and cart)

In order for the systems to work effectively and to maintain the reduced risk at the site it is recommended that the mandatory testing and reporting as described in the Code of Practice – Onsite Wastewater Management, EPA Publication 891.4, include an annual (post spring) and post periods of heavy and/or prolonged rainfall, report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

8. Conclusions

After the site has been visited and all of the information has been processed, our assessment has shown that at least one sustainable and suitable on-site effluent disposal method is appropriate for the site for the proposed new dwelling. It is recommended that a secondary treatment facility can be used at the site to handle the effluent for the site.

It is recommended that subsurface irrigation is used and that the effluent is distributed over an area calculated by the water balance to be 370 square meters, based on the dwelling design for the site.


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A cut off drain around the high side of the irrigation area will be required to limit any surface water that may flow on to the area and impede the permeability of the soils and to remove the risk of a perched water table ingress during the wetter months of the year. All water saving appliances are required in the construction of the new residence and that all water saving practices are used by the occupiers. It is recommended that all maintenance requirements for the system as provided by the supplier are met in order that the system runs efficiently and according to design.



Hardcore Geotech


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9. Other Information

The following table contains a list of plants, grasses and trees that will help with the transpiration in the effluent site.

Plants and grasses

Botanical Names	Common Names
<i>Lolium / Trifolium</i>	Rye / Clover
<i>Phragmites australis</i>	
<i>Canna x Generalis</i>	Canna Lily
	Calla Lily
	Ginger Lily
<i>Acacia howittii</i>	Sticky Wattle
<i>Callistemon citrinus</i>	Crimson Bottlebrush
<i>Callistemon macropunctatus</i>	Scarlet Bottlebrush
<i>Leptospermum lanigerum</i>	Wooley Tea-Tree
<i>Malaeleuca decussata</i>	Cross Honey Murtle
<i>Malaeleuca ericifolia</i>	Swamp Paperback
<i>Malaeleuca halmaturorum</i>	Salt Paperback
<i>Tamarix juniperina</i>	Flowering Tamarisk
<i>Eleocharis acuta</i>	Cannas
	Common Spike-Rush
	Buffalo / kikuyu
	Geranium
	Hydrangeas
	Tall wheat grass
	Strawberry Clover
	White Clover
	Perennial Rye
	Bougainvillea

Trees

<i>Eucalyptus Camaldulensis</i>	River Red Gum
<i>Eucalyptus Citriodora</i>	Lemon Scented Gum
<i>Fraxinus Raywoodi</i>	Claret Ash
<i>Eucalyptus Cladocalyx</i>	Sugar Gum
<i>Platanus – all species</i>	Plan Tree
<i>Populus nigra etc</i>	Poplar
<i>Salix banylonica</i>	Weeping Willow
<i>Acacia longiflora</i>	Swallow Wattle
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Callistemon lilacinus</i>	Lilac Bottlebrush
<i>Eucalyptus pressiana</i>	Bell-fruit Mallee
<i>Viminaria juncea</i>	Native Broom


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10. Sources of Information

The information contained in this report was gathered from a variety of sources as listed below.

- 1) *SEPPs (Waters of Victoria)*
- 2) *“Disposal systems for effluent from domestic premises”, Australian Standard AS/NZS 1547 – 2012*
- 3) *Code of Practice – Onsite Wastewater Management, Environmental Protection Agency, Publication No: 891.4*
- 4) *Model Land Capability Assessment Report, MAV and DSE, February 2014*



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11. Site Photos




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Appendix A - Water/Nitrogen Balance

Hardcore Geotech Pty Ltd

HARDCORE 01

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Data: Beaconsfield Upper - 86261 / Evaporation Data: Scoresby Research Institute - 086104

Location: No. 181 Rainy Hill Road, COCKATOO

Date: 8th September 2025

Client: Evan Williams

ITEM		#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR	
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365	
Evaporation (Mean)	mm	A	174	154	124	81	53	39	43	59	78	105	132	155	1205	
Rainfall (Mean)	mm	B1	65	61	71	81	88	89	87	95	99	100	90	81	1016	
Effective rainfall	mm	B2	59	55	64	73	79	80	78	86	89	90	81	73	907	
Peak seepage Loss ¹	mm	B3	171	154	171	165	171	165	171	171	165	171	165	171	2008	
Evapotranspiration (XA)	mm	C1	69	62	50	32	21	16	17	24	31	42	53	62	479	
Waste Loading(C1+B3-B2)	mm	C2	181	161	157	125	113	101	109	108	107	123	136	160	1580	
Net evaporation from lagoons (10(0.8A-B1x)lagoon area(ha))	L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0	
Volume of Wastewater	L	E	18600	16800	18600	18000	18600	18000	18600	18600	18000	18600	18000	18600	219000	
Total Irrigation Water(E-NL)/G	mm	F	50	45	50	49	50	49	50	50	49	50	49	0	542	
Irrigation Area(EC2)annual.	m ²	G													370	
Surcharge	mm	H	-131	-115	-106	-76	-63	-52	-59	-58	-58	-72	-88	-109	0	
Actual seepage loss	mm	J	40	39	64	89	108	113	111	112	107	98	77	61	1020	
Direct Crop Coefficient:		I	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:	
Rainfall Retained:	90	%	1. Seepage loss (peak) equals deep seepage plus lateral flow: 5mm (<12% ksat)													
Lagoon Area:	0	ha	CROP FACTOR													
Wastewater (Irrigation):	600	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	5.5	mm	N	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	Shade:
Irrig'n Area(No storage):	370	m ²	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	1.6	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20	%	S													
Plant Uptake:	220	kg/ha/yr	T													
Average daily seepage:	2.8	mm	U													
Annual N load:	5.26	kg/yr	V													
Area for N uptake:	239	m ²	W													
Application Rate:	2.5	mm	X													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

Figure 1 (above): Calculations based on a three-bedroom house design with a 20% reduction in the application rate to 1.6mm/day.


Cardinia


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Appendix B - Land Capability Assessment

The following table is a Land Capability Assessment that can be used for assessing a site for onsite domestic wastewater management.

APPENDIX B					
LAND CAPABILITY ASSESSMENT TABLE					
Site Address: No. 181 Rainy Hill Road COCKATOO Job No: 250916-LCA					
LAND FEATURE	LAND CAPABILITY RISK RATING				
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Sufficient land available for use, and future expansion if required
Aspect	North, north-east and north west	East, west, south-east, south-west	South	South, full shade	South Facing
Exposure	Full sun and/or high wind or minimal shading	Dappled light (partial shade)	Limited light, little wind to heavily shaded all day	perpetual shade	Site has moderate exposure
Site Drainage (runoff/run-on)	Very slow to slow	Moderate	Rapid	Very rapid or depressed	Site has a moderate slope
Slope gradient (%)	0-2	2-15	15-25	25+ or locally depressed	Slope ranges across the site from 15-17%
Slope form	Convex or divergent side slopes	straight sided slopes	Concave or convergent side slopes	Locally depressed	Slope is fairly uniform
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	Not suitable for the site conditions
Subsurface irrigation	<10%	10% to 30%	30% to 40%	>40%	Medium risk as there is variable slope across the sites.
Landslip	Potential	Potential	Potential	Existing	No signs of landslip at the site
Erosion potential	Low	Moderate	High	No practical amelioration	Non-dispersive soils
Flood/ Inundation	Never		<1% AEP	>5% AEP	Site is located in the elevated area of Pakenham Upper
Distance to non-potable surface waters (m)	Buffer distance complies with code requirements (>30m)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to potable surface waters (m)	Buffer distance complies with code requirements (>100m for waterways, >300m for reservoirs)		Buffer distance does not comply with code requirements	Reduced buffer distance not acceptable	LAA meets requirements
Distance to groundwater bores (m)	No bores on site or within significant distance (<50m)	Buffer distance complies with code	Buffer distance does not comply with code requirements	No suitable treatment methods	There are no bores within 200m of the proposed LAA
Vegetation	Plentiful / healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propogation not possible	Moderate cover of grass pasture
Trafficking	None to low	Moderate	High	Excessive	Provide fencing to stop any live stock access
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	surface	Cut off drain around the high sides of the LAA will prevent overland flow entering the LAA
Depth to water table (seasonal perched) (m)	>1.5	<0.5	0.5 to 1.5	surface	Cut off drain around the high sides of the LAA will prevent overland flow entering the LAA. Low chance of occurring due to slope
Rainfall (9th Decile)	<500	500-750	750-1000	>1000	Beaconsfield Upper - 86261
Pan Evaporation (mean) (mm)	>1250	1000-1250	750-1000	<750	Scoresby - 86104
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly Structured	Structureless, massive or hardpan		
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	No fill material was encountered
Thickness: (m)					
Trenches and beds	>1.4		<1.4	<1.2	Not suitable for the site conditions
Subsurface irrigation	1.5+	1.0 to 1.5	0.75	<0.75	
Permeability (limiting Horizon) (m/day)	0.15-0.30	0.03-0.15, 0.3-0.6	0.01-0.03, 0.6-3.0	>3.0, <0.03	
Permeability (buffer evaluation) (m/day)	<0.3	0.3-3	6 to 5	>5	
Stoniness	<10	10 to 20	>20		Some rock fragments/becoming friable
Emerson number	4, 5, 6, 8	7	2, 3	1.0	Not dispersive
Dispersion Index	0	1 to 8	8 to 15	>15	Not dispersive
Reaction Trend (pH)	5.5-8	4.5-5.5	<4.5, >8		pH measured in the range of 4.2 to 4.4 in the system
E.C. (dS/m)	<.8	0.8-2	>2	>2	Measured asin between the range of 0.18 to 0.27 - soils are slightly saline
Sodicity (ESP) (%)	<6	6 to 8	>8	>14	Not measured however due to the pH will not be a problem
Cation Exchange Capacity (cmol/kg)	>15	5 to 15	<5		Heavy Clay 20-30 as per published values
Free Swell	<30	30 to 80	80 to 120	>120	measured as BH2 20mm


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