HUME CITY COUNCIL

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

If you need help to complete this form, read How to complete the Application for Planning Permit form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ **Questions marked with an asterisk (*) are mandatory and must be completed.**

⚠ **If the space provided on the form is insufficient, attach a separate sheet.**

Planning Enquiries
Phone: 03 9205 2200
Web: http://www.hume.vic.gov.au

Clear Form

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: 1 | St. Name: Uniting Lane

Suburb/Locality: Bulla | Postcode:3428

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: 1 ○ Lodged Plan ○ Title Plan ◉ Plan of Subdivision No.: 923586T

OR

B Crown Allotment No.: | Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit?** *

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Operation of the existing bluestone Church as a Church. Church/community services to be as follows:
1. Every Thursday and Sunday; 2. 27 July - Iglesia ni Cristo Day; 3. late December - Thanksgiving Service; and 4. Community events ad hoc including weddings, funerals, baptisms - up to 20 pdays er annum, for a total of approximately 130 days per annum.
Expected congregation of up to 350 members.
Car parking as shown on Annexure for up to 110 car parks on site.
Bathroom access through to 2 WCs through the Porch side entrance of the Manse.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

(3) **Estimated cost of development for which the permit is required** *

Cost $0 (NIL)

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.
Visit www.sro.vic.gov.au for information.

Existing Conditions

(4) **Describe how the land is used and developed now** *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Church is used ad hoc for private events. Manse is used as private residential property.
Annexures: 1. Aerial view - existing Church and Manse and 110 car parks. 2. Manse floor plan.

Provide a plan of the existing conditions. Photos are also helpful.

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Title Information

5 Encumbrances on title *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ○ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Declaration

7 This form must be signed by th

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

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Need help with the Application?

If you need help to complete this form, read How to complete the Application for Planning Permit form
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

(8) Has there been a pre-application meeting with a Council planning officer?

○ No ◉ Yes

If 'yes', with whom? Harry Valentine

Date: 19 Sep 2025 day / month / year

Checklist

(9) Have you:

☑ Filled in the form completely?

☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- ☑ A full, current copy of title information for each individual parcel of land forming the subject site
- ☑ A plan of existing conditions.
- ☑ Plans showing the layout and details of the proposal
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☑ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☐ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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

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

VOLUME 10032 FOLIO 707

Security no : 124123384170A
Produced 02/04/2025 10:44 PM

LAND DESCRIPTION

Crown Allotment 3A Section 1 Parish of Bulla Bulla.
Created by instrument R336697Q 13/05/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL381507S 25/09/2014
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
S323948K 25/01/1993

DIAGRAM LOCATION

SEE TP073883K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY999216V (E)	WITHDRAWAL OF CAVEAT	Registered	27/03/2025
AZ010176R (E)	WITHDRAWAL OF CAVEAT	Registered	31/03/2025

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

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

Street Address: 1 UNITING LANE BULLA VIC 3428

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**30/04/2025 11:05**

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PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1 | **PS923586T**

LOCATION OF LAND

PARISH: BULLA BULLA
CROWN DESCRIPTION: CA. 3, 3A, CROWN SECTION 1
TITLE REFERENCES: VOL. 970 FOL. 820
VOL. 10032 FOL. 707
LAST PLAN REFERENCE: TP564828G
TP73883K
POSTAL ADDRESS: 120 SUNBURY ROAD BULLA 3428 VIC
(at time of subdivision) 1 UNITING LANE BULLA 3428 VIC

Council Name: Hume City Council

Council Reference Number: S010472
Planning Permit Reference: P25941
SPEAR Reference Number: S228191A

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Jouna KOLOSE for Hume City Council on 04/10/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15m (CA 3A ONLY)

This is an ePlan

SURVEY:
This plan is based on survey.

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EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

STACEY·SURVEYING
LAND DEVELOPMENT & SUBDIVISION
Stacey Surveying (VIC) Pty Ltd
425 Maroondah Highway, Croydon North VIC 3136
(03) 9088 3695 www.staceysurveying.com.au
info@staceysurveying.com.au
ABN 62 899 451 347| ACN 606 262 355

SURVEYORS FILE REF: 10731

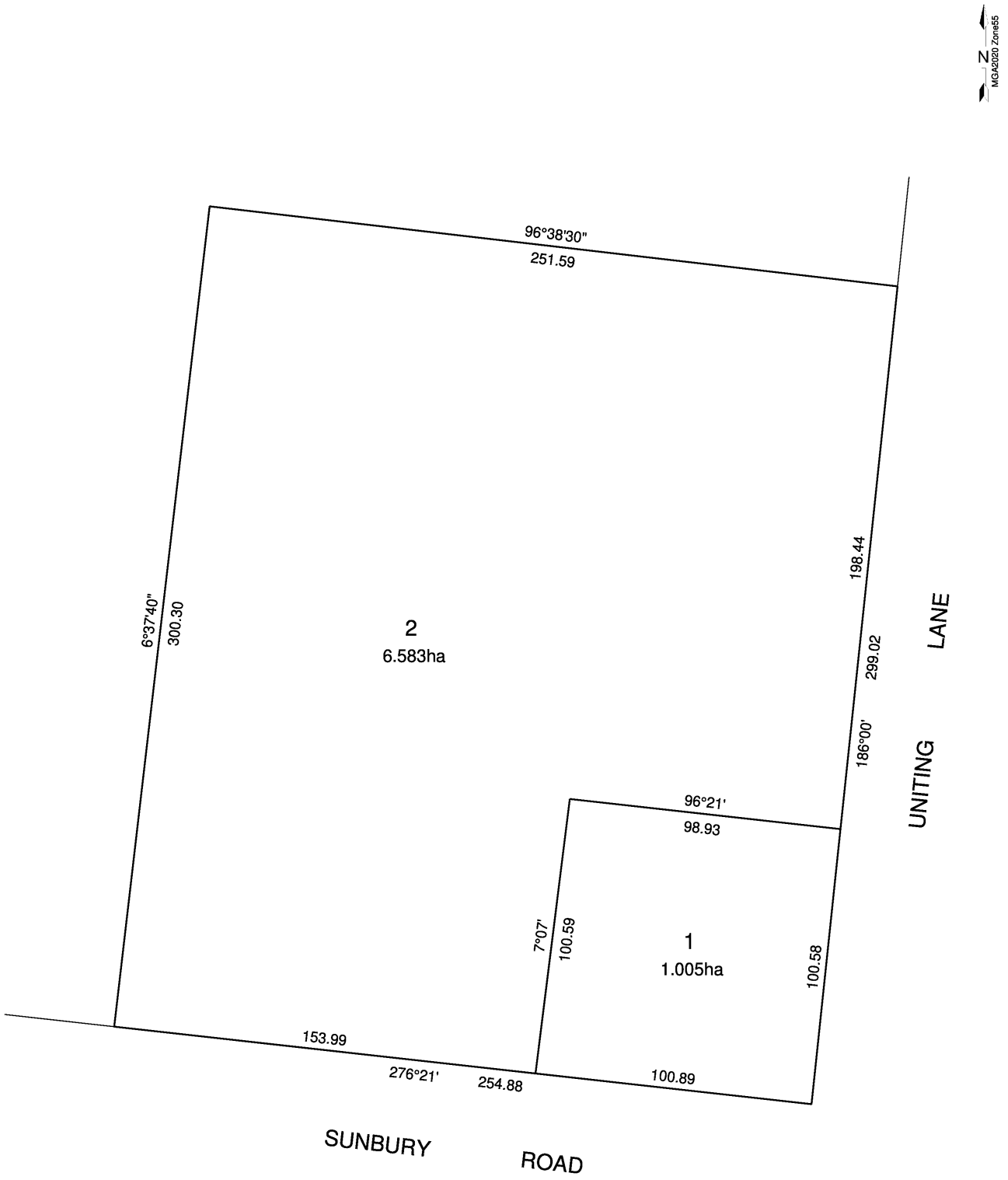
ORIGINAL SHEET SIZE: A3

Digitally signed by: David Stringer, Licensed Surveyor, Surveyor's Plan Version (1), 25/09/2024, SPEAR Ref: S228191A

Land Use Victoria Plan Registered
09:24 AM
28/04/2025
Assistant Registrar of Titles

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PS923586T



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STACEY·SURVEYING
LAND DEVELOPMENT & SUBDIVISION
Stacey Surveying (VIC) Pty Ltd
425 Maroondah Highway, Croydon North VIC 3136
(03) 9088 3695 www.staceysurveying.com.au
info@staceysurveying.com.au
ABN 62 899 451 347| ACN 606 262 355

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1 : 1500	0 15 30 45 60 75 90 LENGTHS ARE IN METRES		

Digitally signed by: David Stringer, Licensed Surveyor, Surveyor's Plan Version (1), 25/09/2024, SPEAR Ref: S228191A

Digitally signed by: Hume City Council, 04/10/2024, SPEAR Ref: S228191A

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Number of Pages (excluding this cover sheet)	**4**
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APPLICATION UNDER SECTION 181 PLANNING & ENVIRONMENT ACT.

$323948K

Lodged by:

PEARCE WEBSTER DUGDALES,
51 Queen Street,
Melbourne.

Solicitor Code: 1375W

APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate of Title to the land referred to.

LAND: Volume 10032 Folio 707

ADDRESS OF THE LAND: Cnr. Sunbury Road & Uniting Lane, Bulla.

RESPONSIBLE AUTHORITY: Shire of Bulla.

PLANNING SCHEME: Planning and Environment Act 1987 for the Shire of Bulla.

AGREEMENT DATE: 2nd November 1992.

AGREEMENT WITH: Shire of Bulla.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority.

TOWN CLERK/CHIEF EXECUTIVE.

Date: 15th December 1992.

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THIS AGREEMENT is made the 2nd day of November

B E T W E E N:

THE SHIRE PRESIDENT, COUNCILLORS AND CITIZENS OF THE SHIRE OF BULLA of Craigieburn Road West, Craigieburn in the State of Victoria ("the Council")

of the one part

- AND -

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of 130 Little Collins Street, Melbourne in the said State ("the Owner")

of the other part

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W H E R E A S:

A. The Owner is entitled to be registered as proprietor of all that piece of land described in Certificate of Title Volume 10032 Folio 707 being all that land situated at and known as corner Sunbury Road and Uniting Lane, Bulla ("the Land").

B. The Council is the responsible authority pursuant to the Planning and Environment Act 1987 ("the Act") for the Bulla Planning Scheme ("the Scheme").

C. The Owner applied to the Council for a planning permit for the use of the Land for the purpose of an education centre generally in accordance with plans received by Council on 27th June, 1991.

D. On 2nd September, 1991 the Council issued Planning Permit No. 1154 ("the Permit"). The Permit provided, inter alia:

"15. The applicant shall enter into agreements under Section 173 of the Planning and Environment Act 1987 that it or any future owner or occupier foregoes any

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right to take action against the Shire of Bulla and/or the Federal Airports Corporation in respect of aircraft noise levels. Further, a copy of this Planning Permit shall be included within any future contract of sale in respect of the subject land."

E. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an Agreement pursuant to Section 173 of the Act.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement unless inconsistent with the context of the subject matter "Owner" has the same meaning as provided for in the Act.

2. The Owner shall not make any claim nor take any action against the Council and/or the Federal Airports Corporation in respect to aircraft noise levels on the Land.

3. The Owner shall include a copy of the Planning Permit within any contract for the sale of the Land or any part thereof.

4. The Owner acknowledges that the Council may apply to the Registrar of Titles to register this Agreement under the provisions of Section 181 of the Act in respect of the Land and hereby consents to any such application and shall take all steps and sign all documents reasonable required by Council to enable such entry to take place.

5. Any notice hereunder may be served by delivering the same to the Owner or the Council at its address as aforesaid or by putting the same into the post in a prepaid certified envelope addressed to the Owner or the Council as the case may be at that address and any notice so posted shall be conclusively deemed to have been served at the expiration of

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48 hours from the date of posting.

IN WITNESS WHEREOF the parties have hereunder set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR, COUNCILLORS AND CITIZENS OF THE SHIRE OF BULLA was hereunto affixed in the presence of:-)

..... MAYOR

..... COUNCILLOR

..... CHIEF EXECUTIVE OFFICER

THE COMMON SEAL of THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) was hereunto affixed in pursuance of a Resolution passed at a meeting of the Members of the Trust in the presence of:-)

..... MEMBER

..... MEMBER

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This form is only to be used for changes made to a current planning permit application

DECLARATION FOR AMENDMENT TO A PLANNING PERMIT APPLICATION

HUME CITY COUNCIL

PLANNING PERMIT NO:

Office Use Only:

DATE RECEIVED:

FEE PAID: $

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT: Who is making this amendment

[redacted]

THE LAND: Give the address and title particulars of the land.

1 Uniting Lane, Bulla

PROPOSED AMENDMENTS: What changes are being requested since lodging the original application for planning permit (attach letter if required)

Use of the land as a Place of Worship

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THE OWNER: The owner must be notified of these proposed changes

Name: Address:	Tel. Bus. hours:

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS This form must be signed. Please complete A, B or C		
A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
B	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date:
C	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	[redacted]

This form is only to be used for changes made to a current planning permit application

HOW TO AMEND AN APPLICATION FOR A PLANNING PERMIT

Section 50. Amendment to application at request of applicant before notice

(1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7)On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the request for amendment was received by the responsible authority.

50A. Amendment of application by responsible authority before notice

(1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) The responsible authority may require the applicant—
- (a) to notify the owner under subsection (1); and
- (b) to make a declaration that that notice has been given.

(4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(5) On the amendment of an application under this section, the amended application is to be taken—
- (a) to be the application for the purposes of this Act; and
- (b) to have been received on the day that the applicant agreed to the amendment.

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57A. Amendments to application after notice of application is given

(1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.
(2) An amendment to an application may include—
- (a) an amendment to the use or development mentioned in the application; and
- (b) an amendment to the description of land to which the application applies; and
- (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
- (a) be accompanied by the prescribed fee (if any); and
- (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
- (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.
(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(7) On the amendment of an application under this section—
- (a) the amended application is to be taken—
  - (i) to be the application for the purposes of this Act; and
  - (ii) to have been received on the day that the request for amendment was received by the responsible authority; and
- (b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.
(9) Sections 52 and 55 do not apply to an amended application.

Send your completed form and all documents to the Responsible Authority:

HUME CITY COUNCIL – STATUTORY PLANNING
P O BOX 119, DALLAS 3047
1079 PASCOE VALE RD. BROADMEADOWS

[redacted]

Project No: 26000
Your Reference: P26932

21st April 2026

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Building and Planning Department
Hume City Council
PO Box 119
Dallas VIC 3047

Dear Sir/Madam

P26932 – Response to Further Information Request for the Use of land for a Place of Worship at 1 Uniting Lane, Bulla

Introduction:

[redacted] acts on behalf of [redacted] the applicant and landowner of 1 Uniting Lane, Bulla with respect to this planning permit, which seeks permission to allow the use of the land for a place of worship. We refer specifically to Council's letter dated the 20th of October 2025, which made a formal request for further information (RFI) to be submitted in support of the application.

Responding to the Request for Further Information attached to this letter and as prepared by [redacted] includes:

- Planning Report (Prepared by [redacted]
- Site Plan (Prepared by [redacted]
- Church Plan and Elevations (Prepared by [redacted]
- Site Context Plan (Prepared by [redacted]

A Section 50 Application also accompanies the application to clarify what is proposed.

RFI Response:

1. Planning Report

A detailed Planning Report has been prepared by [redacted], explaining the extent of the proposal, existing site conditions and context and a response to all applicable policies and clauses is available within Attachment 1 of this submission.

The report concludes that the proposed use of the existing church building as a place of worship provides an excellent opportunity to reuse the former St. Andrew's Presbyterian Church and manse which are of historic, social and architectural (aesthetic) significance to the City of Hume and township of Bulla.

The proposed use of the existing church building as a place of worship promotes the ongoing use of the land in a manner that is appropriate to its heritage significance and therefore accords with the purpose of the metropolitan green wedge.

The proposed use promotes liveable communities and improves quality of life by offering cultural services and facilities that meet the needs of the local community. The proposal responds adequately to the requirements and policies of the Hume Planning Scheme. For further information, please refer to the Planning Report.

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2. Site Context Plan

A Site Context Plan has been prepared by UDM which demonstrates the context of surrounding properties, trees and other services.

The subject site has a frontage to Uniting Lane and a side boundary to Sunbury Road, which is in a Transport Road Zone 2 (TRZ2). The site is in a Green Wedge Zone (GWZ), and no residential properties are located within a 500m radius.

To the north and west of the site is agricultural land with minimal landscaping. A scatter of trees exists along Sunbury Road next to the subject site. Several trees are located north of the property boundary.

To the south, Sunbury Road is a major transport route between Melbourne Airport and ultimately the city to the south and Sunbury to the north. Further south of Sunbury Road the land is used for vehicle storage.

To the east of Uniting Lane and southeast of Sunbury Road is Crown Land used as a solar farm. The solar farm extends south to the northern boundary of Melbourne Airport.

Melbourne Airport is located approximately 530m south of the subject site.

3. Detailed plans and elevations

A Site Plan, Church Plan and Elevations have been prepared by UDM and are included as part of this submission.

The site is accessed by an existing crossover to Uniting Lane. The frontage to that road is fenced with a gate parking the entry to the property, located close to the northern boundary. The unmade accessway extends from Uniting Lane to the Manse that sits toward the south-west corner of the site. Twenty-five (25) car parking spaces are provided with access provided via the existing driveway.

The site includes the former St Andrew's Presbyterian Church and manse, erected in 1858/59. The Hume Heritage Study citation identifies these buildings as significant, along with the grounds and mature plantings. The citation notes that *the existence of the manse in the church grounds adds considerably to the significance of the church*.

The existing church building is located toward Uniting Lane and is described in the heritage study as a four bay bluestone church that draws on Gothic elements. The church is substantially intact with a distinctive front façade.

No works or alterations to the existing dwelling are proposed as part of this application and therefore no further information has been provided regarding the dwelling.

Referral Comments:

1. An Arboriculture Report

We note that no buildings and works or removal of vegetation is proposed as part of this application. The church will utilise the existing driveway. The proposed car parking spaces have been deliberately sited away from any canopy trees, where they will have no impact and therefore ensure that they are retained.

The structural tree root area of all trees will be avoided, and no trees will be impacted by this proposal. This satisfies the items raised in Council's RFI letter.

2. A Detailed Landscape Plan

We note Council's Landscape Department have requested a detailed landscape plan as part of the application. No existing vegetation will be impacted by the proposed use to reinstate a church building as a place of worship. No buildings or works are proposed.

As such a landscaping plan should not be required. If Council does require a landscape plan this should be included as a permit condition with specific reasoning for why and where the landscaping is to be provided.

[redacted]

Conclusion:

A Section 50 application is submitted to refine the application to Use – Place of Worship.

The use of the existing church building as a place of worship is appropriate to the historical context of the site. The manse is currently used as a dwelling and this use will continue. The manse is to be occupied by a senior member of church and used for an ancillary purpose as office administration.

No buildings or works are proposed as a part of this application.

This is a response to the request for further information required by Council. If it is considered the information is not sufficient, please accept this letter as a request for additional time to provide the necessary information.

It is upon this basis that we submit this application, and we respectfully request Council's support. If you wish to discuss this matter further, please do not hesitate to contact me at [redacted]

Yours sincerely

[redacted]

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

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

VOLUME 12608 FOLIO 159

Security no : 124133960296L
Produced 21/04/2026 01:05 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 923586T.
PARENT TITLES :
Volume 00970 Folio 820 Volume 10032 Folio 707
Created by instrument PS923586T 28/04/2025

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT as to part Section 173 Planning and Environment Act 1987
S323948K 25/01/1993

DIAGRAM LOCATION

SEE PS923586T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1 UNITING LANE BULLA VIC 3428

ADMINISTRATIVE NOTICES

NIL

eCT Control 26145A SHEPHERD PROPERTY LAWYERS
Effective from 14/11/2025

DOCUMENT END

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PLAN UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

PLAN OF SUBDIVISION

EDITION 1 | **PS923586T**

LOCATION OF LAND

PARISH: BULLA BULLA
CROWN DESCRIPTION: CA. 3, 3A, CROWN SECTION 1
TITLE REFERENCES: VOL. 970 FOL. 820
VOL. 10032 FOL. 707
LAST PLAN REFERENCE: TP564828G
TP73883K
POSTAL ADDRESS: 120 SUNBURY ROAD BULLA 3428 VIC
(at time of subdivision) 1 UNITING LANE BULLA 3428 VIC

Council Name: Hume City Council

Council Reference Number: S010472
Planning Permit Reference: P25941
SPEAR Reference Number: S228191A

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Jouna KOLOSE for Hume City Council on 04/10/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15m (CA 3A ONLY)

This is an ePlan

SURVEY:
This plan is based on survey.

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EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

STACEY·SURVEYING
LAND DEVELOPMENT & SUBDIVISION
Stacey Surveying (VIC) Pty Ltd
425 Maroondah Highway, Croydon North VIC 3136
(03) 9088 3695 www.staceysurveying.com.au
info@staceysurveying.com.au
ABN 62 899 451 347| ACN 606 262 355

SURVEYORS FILE REF: 10731

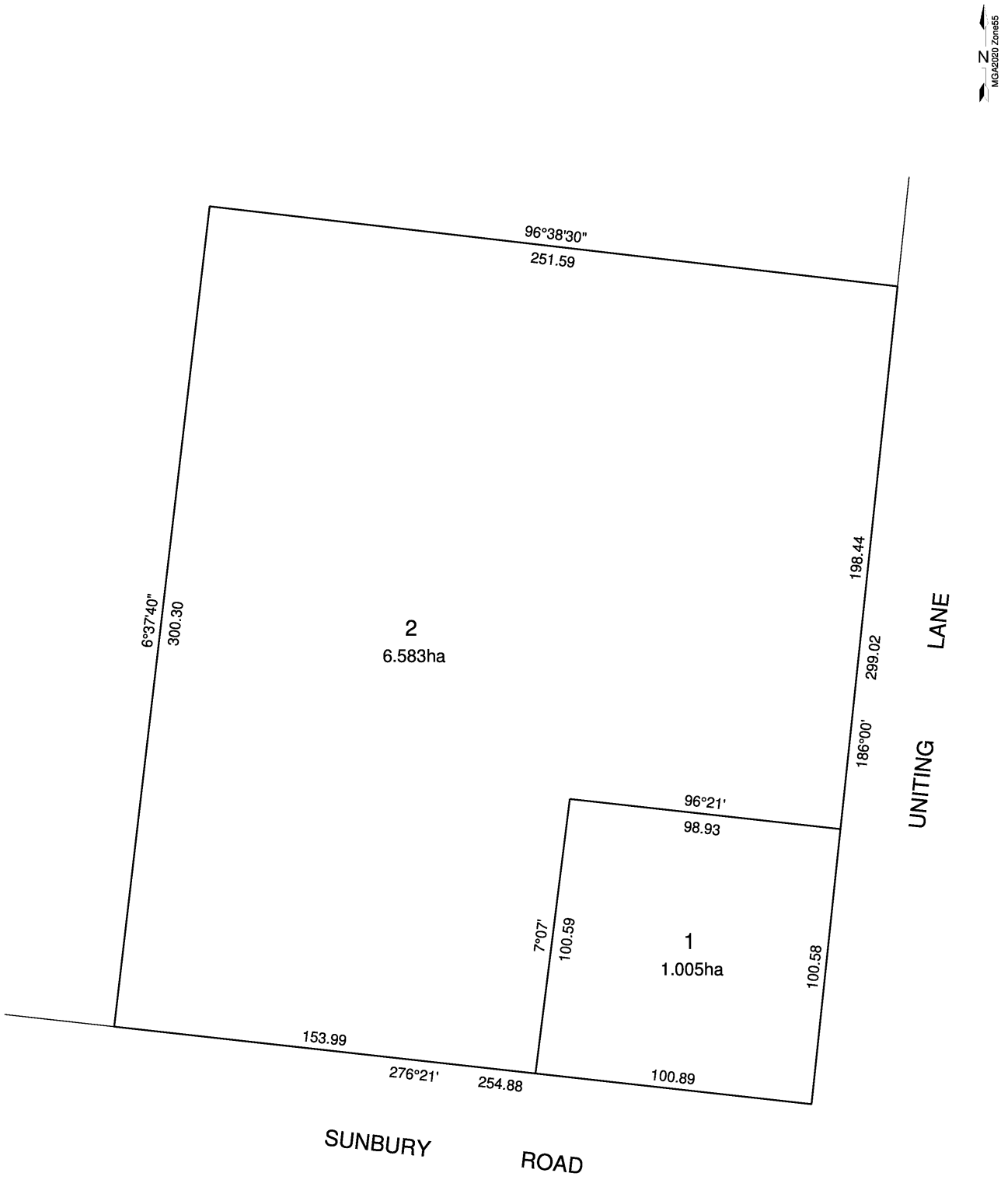
ORIGINAL SHEET SIZE: A3

Digitally signed by: David Stringer, Licensed Surveyor, Surveyor's Plan Version (1), 25/09/2024, SPEAR Ref: S228191A

Land Use Victoria Plan Registered
09:24 AM
28/04/2025
Assistant Registrar of Titles

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PS923586T



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LAND DEVELOPMENT & SUBDIVISION
Stacey Surveying (VIC) Pty Ltd
425 Maroondah Highway, Croydon North VIC 3136
(03) 9088 3695 www.staceysurveying.com.au
info@staceysurveying.com.au
ABN 62 899 451 347| ACN 606 262 355

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1 : 1500	0 15 30 45 60 75 90 LENGTHS ARE IN METRES		

Digitally signed by: David Stringer, Licensed Surveyor, Surveyor's Plan Version (1), 25/09/2024, SPEAR Ref: S228191A

Digitally signed by: Hume City Council, 04/10/2024, SPEAR Ref: S228191A

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APPLICATION UNDER SECTION 181 PLANNING & ENVIRONMENT ACT.

S323948K

Lodged by:

PEARCE WEBSTER DUGDALES,
51 Queen Street,
Melbourne.

Solicitor Code: 1375W

APPLICATION BY A RESPONSIBLE AUTHORITY under Section 181 Planning and Environment Act 1987 for ENTRY OF A MEMORANDUM OF AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate of Title to the land referred to.

LAND: Volume 10032 Folio 707

ADDRESS OF THE LAND: Cnr. Sunbury Road & Uniting Lane, Bulla.

RESPONSIBLE AUTHORITY: Shire of Bulla.

PLANNING SCHEME: Planning and Environment Act 1987 for the Shire of Bulla.

AGREEMENT DATE: 2nd November 1992.

AGREEMENT WITH: Shire of Bulla.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority.

TOWN CLERK/CHIEF EXECUTIVE.

Date: 15th December 1992.

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THIS AGREEMENT is made the 2nd day of November

B E T W E E N:

THE SHIRE PRESIDENT, COUNCILLORS AND CITIZENS OF THE SHIRE OF BULLA of Craigieburn Road West, Craigieburn in the State of Victoria ("the Council")

of the one part

- AND -

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of 130 Little Collins Street, Melbourne in the said State ("the Owner")

of the other part

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W H E R E A S:

A. The Owner is entitled to be registered as proprietor of all that piece of land described in Certificate of Title Volume 10032 Folio 707 being all that land situated at and known as corner Sunbury Road and Uniting Lane, Bulla ("the Land").

B. The Council is the responsible authority pursuant to the Planning and Environment Act 1987 ("the Act") for the Bulla Planning Scheme ("the Scheme").

C. The Owner applied to the Council for a planning permit for the use of the Land for the purpose of an education centre generally in accordance with plans received by Council on 27th June, 1991.

D. On 2nd September, 1991 the Council issued Planning Permit No. 1154 ("the Permit"). The Permit provided, inter alia:

"15. The applicant shall enter into agreements under Section 173 of the Planning and Environment Act 1987 that it or any future owner or occupier foregoes any

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right to take action against the Shire of Bulla and/or the Federal Airports Corporation in respect of aircraft noise levels. Further, a copy of this Planning Permit shall be included within any future contract of sale in respect of the subject land."

E. The Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an Agreement pursuant to Section 173 of the Act.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. In this Agreement unless inconsistent with the context of the subject matter "Owner" has the same meaning as provided for in the Act.

2. The Owner shall not make any claim nor take any action against the Council and/or the Federal Airports Corporation in respect to aircraft noise levels on the Land.

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3. The Owner shall include a copy of this Planning Permit within any contract for the sale of the Land or any part thereof.

4. The Owner acknowledges that the Council may apply to the Registrar of Titles to register this Agreement under the provisions of Section 181 of the Act in respect of the Land and hereby consents to any such application and shall take all steps and sign all documents reasonable required by Council to enable such entry to take place.

5. Any notice hereunder may be served by delivering the same to the Owner or the Council at its address as aforesaid or by putting the same into the post in a prepaid certified envelope addressed to the Owner or the Council as the case may be at that address and any notice so posted shall be conclusively deemed to have been served at the expiration of

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48 hours from the date of posting.

IN WITNESS WHEREOF the parties have hereunder set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR, COUNCILLORS AND CITIZENS OF THE SHIRE OF BULLA was hereunto affixed in the presence of:-)

..... MAYOR

..... COUNCILLOR

..... CHIEF EXECUTIVE OFFICER

THE COMMON SEAL of THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) was hereunto affixed in pursuance of a Resolution passed at a meeting of the Members of the Trust in the presence of:-)

..... MEMBER

..... MEMBER

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[redacted]

Use of site as Place of Worship

1 Uniting Lane, Bulla

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April 2026

Quality Assurance Record

Prepared By	[redacted]
Reviewed By	
Approved By	
Revision No	A
Document Name/Reference	26000
Date of Issue	April 2026

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[redacted]

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1 Introduction

[redacted] acts on behalf of [redacted] Ltd, the applicant and landowner of 1 Uniting Lane, Bulla with respect to this planning permit, and seeks permission to allow the use of the land for a place of worship.

The subject site is known as Crown Allotment 3A Section 1 on Plan of Subdivision 923586.

The subject site is included within the Green Wedge Zone (GWZ) of the Hume Planning Scheme. The land is affected by the Heritage Overlay (HO21) and the Melbourne Airport Environs Overlay - Schedule 1 (MAEO1). The site is also within a designated Bushfire Prone Area.

Pursuant to Clause 35.04-1, a planning permit is required to use the land for a Place of Worship. Additionally pursuant to Clause 45.08-1 a planning permit is required to use the land for a Place of Worship, nested under 'Place of Assembly'. No change to the built form of the church or the manse is proposed. No works are proposed. This report assesses the proposal against the requirements of the Hume Planning Scheme.

ADDRESS	
Title Details	CA3A, Section 1, Parish of Bulla Bulla 1 Uniting Lane, Bulla
Covenants/Restrictions	S323948K
Land Area	1.005ha
Zoning	Green Wedge Zone (GWZ)
Overlays	Heritage Overlay (HO21) Melbourne Airport Environs Overlay, Schedule 1 (MAEO1)
Planning Permit Triggers	Clause 35.04-1 – Use of land as Place of Worship Clause 45.08-1 – Use of land as Place of Assembly
Area Of Cultural Heritage Sensitivity?	No
Bushfire Prone Area?	Yes
Relevant Planning Policy	**MPS:** ▪ Clause 02.03-1 Rural areas and Green Wedge areas and Melbourne Airport ▪ Clause 02.03-5 – Heritage ▪ Clause 02.03-9 - Infrastructure **PPF:** ▪ Clause 11.03-3S – Peri-urban areas ▪ Clause 13.02 - Bushfire ▪ Clause 13.05-1S – Noise management ▪ Clause 15.03-1S – Heritage conservation ▪ Clause 15.03-1L – Heritage conservation - Hume ▪ Clause 19.02-4S – Social and cultural infrastructure
Particular Provisions	▪ Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions ▪ Clause 51.04 – Melbourne Airport Environs Strategy Plan ▪ Clause 52.06 – Car Parking
Other key considerations	▪ Clause 65.01 – Approval of an application or plan

2 Section 173 – S323948K

The Property Title at 1 Uniting Lane, Bulla is subject to an agreement on title, dated November 1992.

The Agreement refers to a permit that was issued for the land as an education centre. Particularly, the agreement requires that:

The Owner shall not make any claim nor take any action against the Council and/or the Federal Airports Corporation in respect of aircraft noise levels on the land.

The owner of the site is aware of this agreement. It is expected that the use of the land as a Place of Worship (Church) will be conducted in full knowledge of the flight path of the Melbourne Airport and that this will be considered as a part of any church activities.

Attachment A provides a full copy of title including the Section 173 Agreement – S323948K.

3 Site and Context Description

3.1 Subject Site

The land is formally known as Crown Allotment 3A, Section 1, Parish of Bulla Bulla or 1 Uniting Lane, Bulla which is located on the north-west corner of Sunbury Road and Uniting Lane. The site is regular in shape with a frontage to each road of approximately 100m and an overall site area of 1ha. A full Certificate of Title has been provided with the application.

The site is accessed by an existing crossover to Uniting Lane. The frontage to that road is fenced with a gate parking the entry to the property, located close to the northern boundary. The unmade accessway extends from Uniting Lane to the Manse that sits toward the south-west corner of the site.

The site includes the former St Andrew's Presbyterian Church and manse, erected in 1858/59. The Hume Heritage Study citation identifies these buildings as significant, along with the grounds and mature plantings. The citation notes that *the existence of the manse in the church grounds adds considerably to the significance of the church*.

The site includes a row of trees along the Sunbury Road frontage and along the northern boundary. A row of trees is located along much of the western boundary. A hedge of trees provides a windbreak to the north of the church building and scattered trees are present between the manse and the church. Figure 1 shows an image of the subject site.

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Figure 1 - Subject site including church and manse

The existing church building is located toward Uniting Lane and is described in the heritage study as a four bay bluestone church that draws on Gothic elements. The church is substantially intact with a distinctive front façade, as shown in Figure 2.

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Figure 2: Existing Church Building

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The bluestone manse includes a gabled porch and restored front area (east) with a modern renovation to the rear (west) as shown in Figure 3 and Figure 4. The manse has previously been used as a training centre. A low fence provides a boarder around the manse and grounds, with a gate providing vehicle access to the rear of the building. No undercover carparking is provided for. The manse is currently occupied as a dwelling.



Figure 3: Existing manse north elevation



Figure 4: Existing manse east elevation

3.2 Surrounds and Context

The subject site has a frontage to Uniting Lane and a side boundary to Sunbury Road, being a Transport Road Zone 2 (TRZ2). The site is within a Green Wedge Zone (GWZ), and no residential properties are located in a surrounding 500m radius.

To the north and west of the site is agricultural land with minimal landscaping. A scatter of trees exists along Sunbury Road next to the subject site. Scattered trees are located north of the boundary, near the trees on the subject site and close to Uniting Lane.

To the south, Sunbury Road is a major transport route between the Melbourne Airport and ultimately the city to the south and Sunbury to the north. Further south of Sunbury Road the land is used for vehicle storage.

To the east of Uniting Lane and southeast of Sunbury Road is Crown Land used or the purpose of a solar farm. The solar farm extends south to the northern boundary of the Melbourne Airport.

The Melbourne Airport is located approximately 530m south of the subject site.

Attachment B – Site Context shows the site in the context of its proximity to the Melbourne Airport and the Solar Farm.

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4 Proposal

The application seeks a planning permit for the use of a Place of Worship on the subject site. No external buildings and works are proposed as a part of this application.

Use

It is proposed to restore the church and return it to the use as a Place of Worship (Place of Assembly). Place of Worship is defined as:

> *Land used for religious activities, such as church, chapel, mosque, synagogue, and temple.*

The congregation wishes to use the site on any day between 7am and 10pm for church services or religious activities. Church services generally are provided for 2 hours at various times of the day.

The church building and manse is included within Heritage Overlay (HO21). No internal controls apply to the heritage buildings.

The church building can accommodate no more than 75 people.

The rear of the existing manse is to be used as a dwelling for a senior member of the church congregation. The front of the manse includes the original built form and is to be used for administrative purposes ancillary to the operation of the church.

The manse building is able to provide access to toilets for use by the congregation as needed.

Religious activities

On occasion, the entire congregation will come together to celebrate key events such as Iglesia Ni Cristo Day (27 July), Christmas, weddings, funerals and baptisms.

It is anticipated that this will occur approximately 20 days a year. When events are held for the entire congregation with friends and family it will be held as a religious activity within the subject site.

The use of the land for these events is consistent with the definition of Place of Worship.

Carparking

A total of 25 spaces can be located onsite. The space provided for carparking is located outside of any tree canopy and without disruption of access to the manse, as shown below in Figure 5. The onsite car parking is to be provided for patrons of the church and any additional administrative persons on the site.

The car parking spaces will be accessed from Uniting Lane by the existing crossover and driveway. This is shown below in Figure 5 and is also provided at Attachment C – Site Plan.

One car space is required for the dwelling and is currently provided within the fenced area of the manse residence. The existing conditions will be retained and access to the manse from Uniting Lane will remain unaltered.

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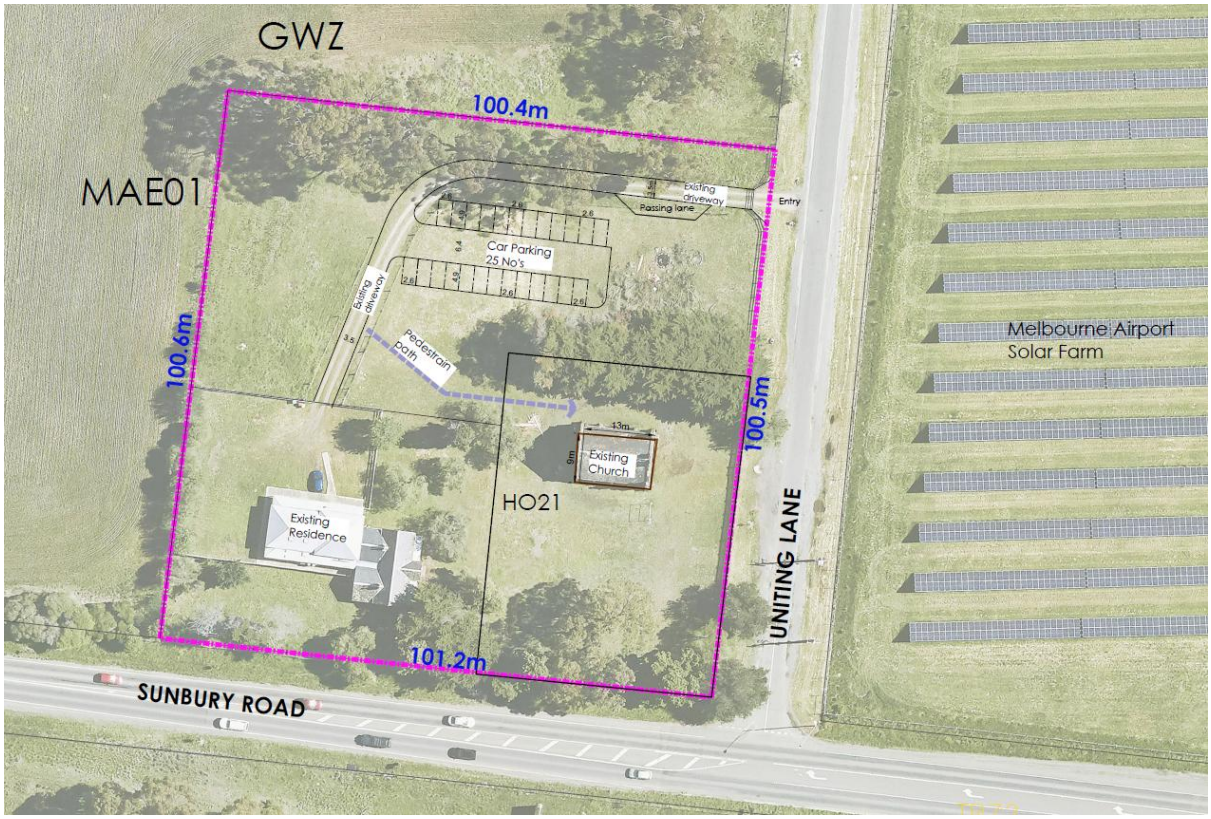


Figure 5: Site Plan [redacted]

Attachment D – Church Plan and Elevations complete the site response and context description.

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5 Planning Policy

5.1 Municipal Planning Strategy

Clause 02.03-1 Rural areas and Green Wedge areas and Melbourne Airport

The Bulla and Kalkallo townships were established in the pre-1851 squatting era and are excellent examples of early rural town settlements. They contain many natural and cultural heritage sites of significance. These sites contribute greatly to their historic ambience and character. It is important, therefore, that new development in the towns is designed and sited in a manner sympathetic with these features and complements this 'rural town' character.

Clause 02.03-5 – Heritage

Hume has a rich and diverse cultural heritage. This heritage is integral to Hume's identity and is a significant tourism and education resource.

The strategic directions for built environment and heritage are:

- Protect places of heritage, cultural and social significance.

Clause 02.03-9 - Infrastructure

Liveability is the sum of factors that shape the 'quality of life' experienced in an area and the wellbeing of a community including economic prosperity and social equity. It also includes access to a choice of everyday things that people require, including housing, employment, public transport and retail, health, education, recreation and cultural services and facilities.

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The strategic directions for infrastructure are:

- Ensure the provision of local infrastructure and services that meets the needs of the local community.

5.2 Planning Policy Framework

Clause 11.03-3S – Peri-urban areas

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies:

- Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.
- Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Clause 13.02 – Bushfire

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.05-1S – Noise management

To assist the management of noise effects on sensitive land uses.

Clause 15.03-1S – Heritage conservation

To ensure the conservation of places of heritage significance.

Strategies:

- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.

Clause 15.03-1L – Heritage conservation – Hume

Strategies:

- Encourage heritage buildings and places to be incorporated into new development in a manner that optimises their adaptive reuse where appropriate.
- Ensure development maintains the visual prominence of historic buildings and local landmarks.

Clause 19.02-4S – Social and cultural infrastructure

To provide fairer distribution of and access to, social and cultural infrastructure.

5.3 Zoning & Overlays

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Zone

Green Wedge Zone (Clause 35.04)

The subject site is located within the Green Wedge Zone (GWZ) under the Hume Planning Scheme.



Figure 6: Planning Zones. Source: Vicplan

The purpose of the GWZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- To encourage use and development that is consistent with sustainable land management practices.
- To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.
- To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.
- To protect and enhance the biodiversity of the area.

Pursuant to Clause 35.04-1, a planning permit is required to use the land for a Place of worship within the GWZ as it is categorised a Section 2 use.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.
- The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*

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Rural issues

- The maintenance of agricultural production and the impact on the rural economy.
- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed rural infrastructure.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.
- The protection and retention of land for future sustainable agricultural activities.

Environmental issues

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.
- The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

A response assessing the proposal against the above decision guidelines has been provided in Section 6.2 of this report.

Overlays

Heritage Overlay – Schedule HO21 (Clause 43.01)

The subject site is affected by the Heritage Overlay – Schedule HO21 (Clause 43.01) under the Hume Planning Scheme.

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Figure 7: Planning Overlays. Source: Vicplan

The purpose of the HO21 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

A planning permit is not required for the use of a place of worship under the HO21 (Clause 43.01)

Attachment E provides a copy of the citation from the Heritage Review 2022.

Melbourne Airport Environs Overlay – Schedule 1 (45.08)

The subject site is affected by the Melbourne Airport Environs Overlay – Schedule 1 (45.08) under the Hume Planning Scheme.

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Figure 8: Planning Overlays. Source: Vicplan

The purpose of the MAEO1 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that land use and development are compatible with the operation of Melbourne Airport in accordance with the relevant airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.
- To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in dwellings and other noise sensitive buildings.
- To provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.
- To identify areas that are or will be subject to high levels of aircraft noise based on the 25 Australian Noise Exposure Forecast (ANEF) contour and to restrict use and development to that which is appropriate to that level of exposure.

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Pursuant to Clause 45.08-1 a planning permit is required to use the land for a Place of worship which is nested under Place of assembly within the MAEO1.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Whether the proposal will result in an increase in the number of dwellings and people affected by aircraft noise.
- Whether the proposal is compatible with the present and future operation of the airport in accordance with the current Melbourne Airport Master Plan approved in accordance with the *Airports Act 1996*.
- Location of the development in relation to the criteria set out in Table 2.1 Building Site Acceptability Based on ANEF Zones in Australian Standard AS 2021-2015.

A response assessing the proposal against the above decision guidelines has been provided in Section 6.3 of this report.

5.4 Particular Provisions

Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions

The purpose of Clause 51.02 is:

- To protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.
- To protect productive agricultural land from incompatible uses and development.
- To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.
- To encourage the location of urban activities in urban areas.
- To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.
- To provide deeming provisions for metropolitan green wedge land.

The use of the land for the purposes of a 'Place of worship' is a permitted land use pursuant to Clause 51.02-2.

A response to the purposes of Clause 51.02 is provided as part of the assessment against particular provisions section of this report (see Section 0)

Clause 51.04 – Melbourne Airport Environs Strategy Plan

To ensure consistency between this planning scheme and the Melbourne Airport Environs Strategy Plan pursuant to the requirements of Part 3C of the *Planning and Environment Act 1987*.

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A response to Clause 51.04 is provided as part of the assessment against particular provisions section of this report (see Section 0)

Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

A response to the purposes of Clause 52.06 is provided as part of the assessment against particular provisions section of this report (see Section 0)

5.5 Other Planning Policies/documents

Clause 65.01 – Approval of an application or plan.

Before deciding on an application or approval of a plan, Clause 65.01 sets out additional matters the responsible authority must consider as appropriate.

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6 Assessment

6.1 Assessment against Planning Policy

The Hume Planning Scheme actively encourages and supports the protection, conservation and enhancement of the cultural heritage significance within the GWZ.

The proposed use of the site as a Place of Worship involves the reuse of the former St. Andrew's Presbyterian Church and manse which are of historic, social and architectural significance.

As discussed in Section 5.1 and 5.2, the Municipal Planning Strategy and Planning Policy Framework of the Hume Planning Scheme sets out several relevant planning policies to this application. Responses to the relevant planning policy have been provided in the table below:

Relevant Planning Policy	Response
Assessment against The Municipal Planning Strategy	
Clause 02.03-1 Rural areas and Green Wedge areas and Melbourne Airport The Bulla and Kalkallo townships were established in the pre-1851 squatting era and are excellent examples of early rural town settlements. They contain many natural and cultural heritage sites of significance. These sites contribute greatly to their historic ambience and character. It is important, therefore, that new development in the towns is designed and sited in a manner sympathetic with these features and complements this 'rural town' character.	The former St. Andrew's Presbyterian Church and manse were erected at Bulla in 1858/59 to the designs of the architect Thomas Taylor. They are of historic, social and architectural (aesthetic) significance to the City of Hume. The church and manse contribute to the areas historic ambience and rural town character.
Clause 02.03-5 – Heritage Hume has a rich and diverse cultural heritage. This heritage is integral to Hume's identity and is a significant tourism and education resource. The strategic directions for built environment and heritage are: ▪ Protect places of heritage, cultural and social significance.	The former St. Andrew's Presbyterian Church and manse which are identified as historic, social and architectural (aesthetic) significance, support Hume's rich and diverse cultural heritage. The bluestone construction of the church and its prominent siting on the brow of a gentle hill make it a landmark structure from the road which is integral to Hume's identity. The use of the site as a Place of Worship will is appropriate to the protection of the place as a church and manse.
Clause 02.03-9 - Infrastructure Liveability is the sum of factors that shape the 'quality of life' experienced in an area	The proposed Place of worship will promote liveable communities and improve quality of

and the wellbeing of a community including economic prosperity and social equity. It also includes access to a choice of everyday things that people require, including housing, employment, public transport and retail, health, education, recreation and cultural services and facilities. The strategic directions for infrastructure are: ▪ Ensure the provision of local infrastructure and services that meets the needs of the local community.	life by offering cultural services and facilities that meet the needs of the local community. Use of the existing buildings as a Place of Worship will facilitate access to an existing functional, community space.
Assessment against the Planning Policy Framework	
Clause 11.03-3S – Peri-urban areas To manage growth in peri-urban areas to protect and enhance their identified valued attributes. Strategies: ▪ Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources. ▪ Enhance the character, identity, attractiveness and amenity of peri-urban towns.	The former St. Andrew's Presbyterian Church and manse are of historic, social and architectural (aesthetic) significance to the City of Hume and township of Bulla. The proposal protects and enhances the character, identity and attractiveness of Bulla by appropriately using a site of cultural heritage which has prominent siting on the brow of a gentle hill making it a landmark structure from the road.
Clause 13.02 – Bushfire To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.	The proposal does not increase the threat of bushfire for the site or surrounding area. No defendable space is proposed to be removed. There are no buildings and works proposed. The use of the land for Place of worship requires people congregating on the site for church services which will last approximately 2 hours. Egress is possible via Sunbury Road, being a TRZ2 or Uniting Lane to the north. The protection of human life is prioritised.
Clause 13.05-1S – Noise management To assist the management of noise effects on sensitive land uses.	The proposed use of Place of worship will not have detrimental noise effects on surrounding land uses. There are no houses or any sensitive land uses within 200m of the subject site.

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Clause 15.03-1S – Heritage conservation To ensure the conservation of places of heritage significance. Strategies: ▪ Provide for the protection of natural heritage sites and man-made resources. ▪ Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. ▪ Retain those elements that contribute to the importance of the heritage place. ▪ Encourage the conservation and restoration of contributory elements of a heritage place.	The former St. Andrew's Presbyterian Church and manse which are identified as historic, social and architectural (aesthetic) significance, support Hume's rich and diverse cultural heritage. The proposed use of this former church and manse as a Place of Worship is appropriate to the significance of the site. The occupation of the church for similar purpose will ensure the significance of the place as a church and manse is maintained. Occupation of the buildings will ensure that they are maintained for future generations. The proposed use of this former church as a Place of worship and continued use of the manse as a dwelling for a senior church member, will ensure the appropriate ongoing use for this heritage places.
Clause 15.03-1L – Heritage conservation – Hume Strategies: ▪ Encourage heritage buildings and places to be incorporated into new development in a manner that optimises their adaptive reuse where appropriate. ▪ Ensure development maintains the visual prominence of historic buildings and local landmarks.	Use of the former St. Andrew's Presbyterian Church and manse as a Place of Worship and associated dwelling is appropriate as a use. The use and retention of the church and manse as a Place of Worship will appropriately retain the character, identity and attractiveness of Bulla by conserving a site of landmark place of cultural heritage with its prominent siting on the brow of a gentle hill. The proposed use of this former church and manse as a Place of worship will also optimise the buildings adaptive reuse.
Clause 19.02-4S – Social and cultural infrastructure To provide fairer distribution of and access to, social and cultural infrastructure.	The proposal ensures that social and cultural infrastructure in the form of a Church is designed to be accessible for the local population. The site is well located for the congregation of the Church of Christ, with the township of Bulla located approximately 1km to the west. The reuse of the building as a church will allow for the optimal use of existing facilities on the site.

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6.2 Assessment against the GWZ

The GWZ sets out decision guidelines that the Responsible Authority should consider when assessing an application within the zone. Responses to the relevant guidelines have been provided in the table below:

Decision Guidelines	Response
General Issues	
The capability of the land to accommodate the proposed use or development.	The site is ideal for the proposed use of a Place of Worship as the site already contains a church and manse with facilities including toilets and space for car parking. No buildings or works are required.
How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.	The proposed use of the existing church and manse as a Place of Worship will allow for the appropriate reuse of the land. The heritage buildings are identified as historical, social and of architectural (aesthetic) significance, which support Hume's rich and diverse cultural heritage. The proposed reuse of this former church and manse will better manage the place of heritage, cultural and social significance as it will no longer be vacant.
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	The site is suitable for the use of a Place of Worship through the use of the existing church and manse. The adjoining land uses are compatible with the proposal with no detrimental effects as follows: • To the north and west of the site is agricultural land. • To the south, Sunbury Road is a major transport route between the Melbourne Airport and ultimately the city to the south and Sunbury to the north. Further south of Sunbury Road the land is used for vehicle storage. • To the east of Uniting Lane and southeast of Sunbury Road, Crown Land is used for the purpose of a solar farm. The solar farm extends south to the northern boundary of the Melbourne Airport. The Melbourne Airport is located approximately 530m south of the subject site.
The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.	The proposed use of Place of worship has no adverse impacts on the character and appearance of the area and features of cultural heritage including the former St. Andrew's Presbyterian Church and manse.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration	There are no existing or proposed extractive industry operations within 500m of the subject site.

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from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.	
Rural Issues	
The maintenance of agricultural production and the impact on the rural economy.	The site is not used as productive agriculture land. The land has an existing church and manse which will be repurposed for a Place of worship land use.
The environmental capacity of the site to sustain the rural enterprise.	The proposed use of a Place of worship will not detrimentally affect the environmental capacity of the site. The site has existing facilities such as toilets and is appropriately connected to services including water and sewage. The site has existing vehicular access and space for carparking outside of the tree canopy area Church services are expected to continue for 2 hours and is not a high intensity use. The use is not a rural enterprise.
The need to prepare an integrated land management plan.	A land management plan is not required in this instance as this application is for the use of a Place of worship and does not require any buildings or works or the removal of any vegetation.
The impact on the existing and proposed rural infrastructure.	The proposed use of Place of Worship will not impede or be a detriment to existing rural infrastructure on site.
The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.	No buildings and works are proposed. The change of use to a Place of worship for the existing church and manse with no potential for future expansion unless with a planning permit. There is no impact on adjoining or nearby agriculture uses. There is no impact of the proposed use on the solar park to the east.
The protection and retention of land for future sustainable agricultural activities.	No buildings and works are proposed or the removal of vegetation. The change of use to a Place of worship for the existing church and manse will have no detrimental impact on the land for future sustainable agricultural activities.
Environmental Issues	
The impact of the use or development on the flora and fauna on the site and its surrounds.	The proposed use of a Place of worship will not require the removal of local flora or fauna. All carparking can be provided onsite away from existing vegetation.
The need to protect and enhance the biodiversity of	The subject site is not of ecological significance. The proposal does not remove any vegetation on the site.

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the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	
How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.	The use of a place of worship on the site has no detrimental impacts on the sustainable land management. A land management plan is not required in this instance as this application is for the use of a Place of worship and does not require any buildings or works or the removal of any vegetation.
The location of on-site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.	The site is appropriately connected to sewage and water. No changes are proposed as a part of the process to change the use to Place of Worship.
Design and Siting Issues	
The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.	No external buildings and works are proposed as a part of this application. The proposed car parking spaces and access through existing driveway will have minimal impact on the landscape as they are located away from existing tree canopy on cleared land. There is also no impact to important vistas to the church or manse.
The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.	No external buildings and works are proposed as a part of this application. By using the former St. Andrew's Presbyterian Church and manse it will protect and enhance the character, identity and attractiveness of Bulla by conserving a site of cultural heritage which has prominent siting on the brow of a gentle hill making it a landmark structure from the road. Therefore, there are no visual impacts on the landscape due to the location or design. The proposed car parking spaces and access through existing driveway will have minimal impact on the landscape as they are located away from existing tree canopy on cleared land.
The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of	No external buildings and works are proposed as a part of this application. The proposal also supports the character and appearance of the area by using the former St. Andrew's Presbyterian Church and manse which are identified as state, historic, social and architectural (aesthetic) significance.

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natural scenic beauty or importance.	Its size, bluestone construction, mature landscaping, and prominent siting on the brow of a gentle hill make it a landmark structure from the road which is integral to Hume's identity.
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990.*	There are no existing or proposed extractive industry operations within 500m of the subject site.

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6.3 Assessment against the MAEO1

As discussed in Section 5.3, the ESO1 sets out several decision guidelines that the Responsible Authority should consider when assessing an application within this overlay. Responses to the relevant guidelines have been provided in the table below:

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	The assessment of MPS and PPF has been responded to above.
Whether the proposal will result in an increase in the number of dwellings and people affected by aircraft noise.	The proposal is to change the use of the land to Place of worship. There are no dwellings proposed to be constructed. The number of people on the site will be a maximum of 75 patrons during church services. The manse is currently occupied as a dwelling, and this will not change. There is no increase to the dwellings on the site.
Whether the proposal is compatible with the present and future operation of the airport in accordance with the current Melbourne Airport Master Plan approved in accordance with the *Airports Act 1996*.	The subject site is located outside of the APAM (Australia Pacific Airports Melbourne) Boundary and is not included within the Long-term development concept plan for Melbourne Airport within the current Melbourne Airport Master Plan. Therefore, the proposal is compatible with the present and future operation of the airport.
Location of the development in relation to the criteria set out in Table 2.1 Building	The subject site is located within the 25 ANEF and 30 ANEF contour. In Table 2.1 (Building Site Acceptability Based on ANEF Zones in Australian Standard AS 2021-

Site Acceptability Based on ANEF Zones in Australian Standard AS 2021-2015.	2015) a Place of worship is considered a public building and with between 20-30 ANEF, the building site acceptability is considered conditionally acceptable. The Section 173 Agreement on title requires *that any future occupier or owner foregoes any right to take action against the Shire of Bulla and/or the Federal Airports Corporation in respect of aircraft noise levels*. This is accepted.

6.3.1 Assessment against Particular Provisions

Clause 51.02 – Metropolitan Green Wedge Land: Core Planning Provisions

The proposed use of the land for a Place of worship is in accordance with the purpose of Clause 51.02, which strongly advocates for the protection of green wedge land from inappropriate uses and development. The proposed Place of worship is directly linked with the original use of the former St. Andrew's Presbyterian Church and manse which are of historic, social and architectural (aesthetic) significance to the City of Hume and township of Bulla.

The proposal protects and conserves a site of cultural heritage through its ongoing use, which has prominent siting on the brow of a gentle hill making it a landmark structure from the road.

The proposed Place of worship in these existing buildings promotes the ongoing use of the land in a manner that is appropriate to its cultural heritage and is therefore in accordance with the purpose of the metropolitan green wedge.

Also refer to Section 6.2 above.

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Clause 51.04 – Melbourne Airport Environs Strategy Plan

The subject site is located within the 25 ANEF and 30 ANEF contour. In Table 2.1 (Building Site Acceptability Based on ANEF Zones in Australian Standard AS 2021-2015) a Place of worship is considered a public building and with between 20-30 ANEF, the building site acceptability is considered conditionally acceptable.

The church services will occur for short periods and will be minimally impacted by the aircraft noise. The Section 173 Agreement on title requires *that any future occupier or owner foregoes any right to take action against the Shire of Bulla and/or the Federal Airports Corporation in respect of aircraft noise levels*. This is accepted.

Also refer to Section 6.3 above.

Clause 52.06 – Car Parking

Car parking for the church (Place of worship) is calculated at Clause 52.06-5 under 'Place of assembly' as 75 patrons x 0.3 spaces per patron (Category 1), requiring 22.5 spaces. A dwelling (Category 1) has a minimum requirement of 1.2 car parking spaces. The total number of car spaces required under Clause 52.06 is 23.

A total of 25 spaces can be provided outside of the tree canopy and without disruption of access to the manse as shown previously at Figure 5. This will allow for car parking for patrons of the church and any additional administrative persons on the site. It is preferred that the carparking be provided on the existing land with no sealing of car parking area.

1 car space is currently provided within the fenced area of the manse and will be retained through the existing access to the site from Uniting Lane.

7 Conclusion

The proposed use of a Place of worship at 1 Uniting Lane Bulla provides an ideal opportunity to reuse the former St. Andrew's Presbyterian Church and manse which are of historic, social and architectural (aesthetic) significance to the City of Hume and township of Bulla.

The proposed use of the existing church building as a Place of worship promotes the ongoing use of the land in a manner that is appropriate to its cultural heritage and is therefore in accordance with the purpose of the metropolitan green wedge.

The proposed use promotes liveable communities and improves quality of life by offering cultural services and facilities that meet the needs of the local community. The proposal responds adequately to the requirements and policies of the Hume Planning Scheme.

Carparking can be provided on site with no impact to existing vegetation.

No buildings or works are proposed as a part of this application.

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Attachments

Attachment A – Copy of Title

Attachment B – Site Context Plan

Attachment C – Site Plan

Attachment D – Church Plan and Elevations

Attachment E – Heritage Citation for HO21

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[redacted]

Project No: 26000
Your Reference: P26932

21st April 2026

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Building and Planning Department
Hume City Council
PO Box 119
Dallas VIC 3047

Dear Sir/Madam

P26932 – Response to Further Information Request for the Use of land for a Place of Worship at 1 Uniting Lane, Bulla

Introduction:

[redacted] acts on behalf of [redacted], the applicant and landowner of 1 Uniting Lane, Bulla with respect to this planning permit, which seeks permission to allow the use of the land for a place of worship. We refer specifically to Council's letter dated the 20th of October 2025, which made a formal request for further information (RFI) to be submitted in support of the application.

Responding to the Request for Further Information attached to this letter and as prepared by UDM includes:

- Planning Report (Prepared by [redacted])
- Site Plan (Prepared by [redacted])
- Church Plan and Elevations (Prepared by [redacted])
- Site Context Plan (Prepared by [redacted])

A Section 50 Application also accompanies the application to clarify what is proposed.

RFI Response:

1. Planning Report

A detailed Planning Report has been prepared by [redacted] explaining the extent of the proposal, existing site conditions and context and a response to all applicable policies and clauses is available within Attachment 1 of this submission.

The report concludes that the proposed use of the existing church building as a place of worship provides an excellent opportunity to reuse the former St. Andrew's Presbyterian Church and manse which are of historic, social and architectural (aesthetic) significance to the City of Hume and township of Bulla.

The proposed use of the existing church building as a place of worship promotes the ongoing use of the land in a manner that is appropriate to its heritage significance and therefore accords with the purpose of the metropolitan green wedge.

The proposed use promotes liveable communities and improves quality of life by offering cultural services and facilities that meet the needs of the local community. The proposal responds adequately to the requirements and policies of the Hume Planning Scheme. For further information, please refer to the Planning Report.

[redacted]

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2. Site Context Plan

A Site Context Plan has been prepared by [redacted] which demonstrates the context of surrounding properties, trees and other services.

The subject site has a frontage to Uniting Lane and a side boundary to Sunbury Road, which is in a Transport Road Zone 2 (TRZ2). The site is in a Green Wedge Zone (GWZ), and no residential properties are located within a 500m radius.

To the north and west of the site is agricultural land with minimal landscaping. A scatter of trees exists along Sunbury Road next to the subject site. Several trees are located north of the property boundary.

To the south, Sunbury Road is a major transport route between Melbourne Airport and ultimately the city to the south and Sunbury to the north. Further south of Sunbury Road the land is used for vehicle storage.

To the east of Uniting Lane and southeast of Sunbury Road is Crown Land used as a solar farm. The solar farm extends south to the northern boundary of Melbourne Airport.

Melbourne Airport is located approximately 530m south of the subject site.

3. Detailed plans and elevations

A Site Plan, Church Plan and Elevations have been prepared by [redacted] and are included as part of this submission.

The site is accessed by an existing crossover to Uniting Lane. The frontage to that road is fenced with a gate parking the entry to the property, located close to the northern boundary. The unmade accessway extends from Uniting Lane to the Manse that sits toward the south-west corner of the site. Twenty-five (25) car parking spaces are provided with access provided via the existing driveway.

The site includes the former St Andrew's Presbyterian Church and manse, erected in 1858/59. The Hume Heritage Study citation identifies these buildings as significant, along with the grounds and mature plantings. The citation notes that *the existence of the manse in the church grounds adds considerably to the significance of the church*.

The existing church building is located toward Uniting Lane and is described in the heritage study as a four bay bluestone church that draws on Gothic elements. The church is substantially intact with a distinctive front façade.

No works or alterations to the existing dwelling are proposed as part of this application and therefore no further information has been provided regarding the dwelling.

Referral Comments:

1. An Arboriculture Report

We note that no buildings and works or removal of vegetation is proposed as part of this application. The church will utilise the existing driveway. The proposed car parking spaces have been deliberately sited away from any canopy trees, where they will have no impact and therefore ensure that they are retained.

The structural tree root area of all trees will be avoided, and no trees will be impacted by this proposal. This satisfies the items raised in Council's RFI letter.

2. A Detailed Landscape Plan

We note Council's Landscape Department have requested a detailed landscape plan as part of the application. No existing vegetation will be impacted by the proposed use to reinstate a church building as a place of worship. No buildings or works are proposed.

As such a landscaping plan should not be required. If Council does require a landscape plan this should be included as a permit condition with specific reasoning for why and where the landscaping is to be provided.

Conclusion:

A Section 50 application is submitted to refine the application to Use – Place of Worship.

The use of the existing church building as a place of worship is appropriate to the historical context of the site. The manse is currently used as a dwelling and this use will continue. The manse is to be occupied by a senior member of church and used for an ancillary purpose as office administration.

No buildings or works are proposed as a part of this application.

This is a response to the request for further information required by Council. If it is considered the information is not sufficient, please accept this letter as a request for additional time to provide the necessary information.

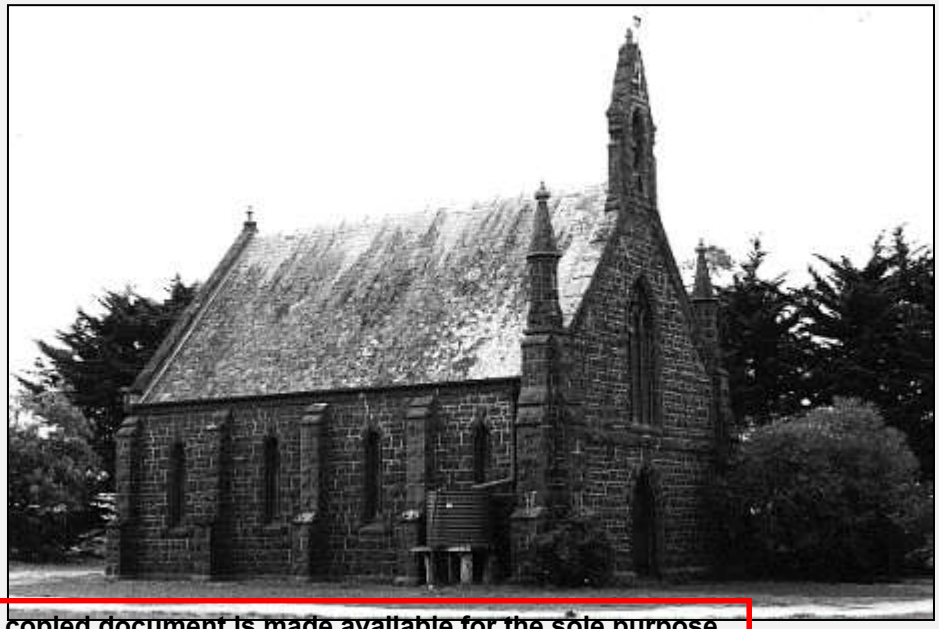
It is upon this basis that we submit this application, and we respectfully request Council's support. If you wish to discuss this matter further, please do not hesitate to contact me at [redacted]

Yours sincerely

[redacted]

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4.10 HO21 Bulla Presbyterian (Uniting) Church and Manse

Bulla Presbyterian (Uniting) Church and Manse	
Location	1 Uniting Lane, Bulla
	
Citation Number	HO21

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Heritage Review Recommendations

Mapping Changes Required

The Original HO extent does not cover the full extent of the significant place as it omits part of the grounds and extension of the manse to the west.

Extend HO extent to western paddock fence to include all of the manse.

Citation Changes Required

No changes required.

Revised Statement of Significance (updated text in red)

What is significant?

The former St. Andrew's Presbyterian Church and manse were erected at Bulla in 1858/59 to the designs of the architect Thomas Taylor, along with the grounds and mature plantings

How is it significant?

The former St. Andrew's Presbyterian Church and manse are of state, historic, social and architectural (aesthetic) significance to the City of Hume.

Why is it significant?

Former St. Andrew's Presbyterian Church and manse are of significance for their distinctive designs which draw freely on Gothic elements for their inspiration. The four bay bluestone church, which is substantially intact, is distinguished by its front facade, which is edged by distinctive angle buttresses with decorative bluestone pinnacles. The apex of the front facade is surmounted by a finely detailed bellcote, which features carved bluestone and a bell hung from a central arch. The bluestone manse, although altered at the rear, is a fine example of a picturesque Gothic residence, and is distinctive for its design and detailing, particularly in the gabled porch. The existence of the manse in the church grounds adds considerably to the significance of the church.

The buildings are fine examples of the work of Thomas Taylor, whose work as a solo practitioner from 1858 included many commercial, religious and residential commissions. Previously he had worked with the notable architect of numerous churches in Victoria, Charles Webb, whose influence can be seen in the appearance of the church.

The church is of historical importance as one of the earliest to be built outside Melbourne; it is the earliest remaining on its original site within the study area. Its social significance is enhanced by its continuing use.

The church and manse also have significant long-term associations with the early settlers of the district and their descendants, and are a critical expression of the early development of the Presbyterian religion in the district.

The church is also notable as a conspicuous element in the motorists' vista as they leave the outskirts of suburban Melbourne and approach the township of Bulla. Its size, bluestone construction, mature landscaping, and prominent siting on the brow of a gentle hill make it a landmark structure from the road. It expresses the early development of the Bulla area, and is a landmark of the post-1858 development and the coming of families into the study area in the post-1850s farming era.

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Current Citation	
Type:	Church. (Present - Uniting, Former - Presbyterian).
Critical Date(s):	Church and manse constructed 1858-59; manse renovated 1991-2.
Historic Theme(s):	'Civic and Social Life'
Previous Heritage Registration(s):	RNE; NT; LPS.
Recommended Level of Significance:	State

Description

The imposing front facade is of particular note and features angle buttresses at the corners, topped with pinnacles. At the apex of the facade there is a finely detailed bellcote, with a central arch from which the bell hangs. Both the bellcote and the pinnacles have carved bluestone detailing. The main entry to the church is through arched double doors, above which there is a large leadlight and glass window, which features three vertical panels and quatrefoils in the Geometric Gothic style.
At the back of the church, the facade is simpler, although it also features angle buttresses at the corners and two circular windows. The smaller of the two windows has stained glass and is located high up in the apex of the facade. The larger window is more dominant, being centrally located, and features stained glass and decorative tracery radiating out in the shape of a wheel. There are also two narrow pointed arch doors on the back facade. One has been blocked up at some stage by brickwork, while the other leads directly into the church behind the pulpit. A few keystone blocks projecting from the rear facade suggest that it may have been intended to erect a small porch over these doors at a later stage.
The manse, located to the south-west of the church, was also constructed of bluestone blocks, in this instance

partly dressed, which were laid in even courses with a decorative pattern. The single-storey manse has a domestic Gothic appearance, heightened by the picturesque timber bargeboards to each end of the slate-lined gable roof, and to the central gabled porch at the main entrance. The porch itself is carried by bluestone piers, and its front facade is arched and decorated with patterned render. A simple timber post verandah, roofed with corrugated iron, shelters the front and sides of the manse. French doors open onto the front verandah from each of the two front rooms.
Externally the church is substantially intact and appears as originally built. The only external addition has been the installation of aircraft warning lights on the bell tower following the establishment of the nearby Tullamarine airport in the 1970s. Some distance behind the manse there was once also a large timber stable, containing thirty stalls to accommodate the horses of the far-flung parishioners, but this has long since been removed. Notable trees in the grounds are mainly cypresses - the Bhutan Cypress (*Cupressus torulosa*), the Pencil Pine or Mediterranean Cypress (*Cupressus sempervirens*), and the Golden Cypress (Cu*pressus macrocarpa*).

History

The site on which the Bulla Uniting Church, formerly St. Andrew's Presbyterian Church, is located was officially granted to the Presbytery by the Crown on 6 September 1858. However, it seems that action towards organising the erection of a church building had already been taken in the preceding months. On 31 August 1858, a notice first appeared in The Argus asking for 'separate tenders for several works to be done in erecting and completing the Scotch [sic] Church and Manse at Bulla. 'The architect calling for these tenders was Thomas Taylor, formerly of the architectural firm Webb and Taylor which had been responsible for the design of other churches and institutional buildings in the preceding years.
Taylor was also the designer of the Anglican church at Bulla (Site Ref. TRB/031), the construction of which had already been started on a piece of private land some short distance away across a paddock. A short time later he was also to call for tenders for the Presbyterian church at 'Donnybrook' (Kalkallo), which is remarkably similar to this church. During his association with Charles Webb he was involved with the design of the South Yarra Christ Church (1856-59) and St. Andrews Anglican Church (1856-1857) in Brighton. The front facade of the original part of the latter building is almost a prototype for the Bulla and Donnybrook churches. Webb and Taylor were also responsible for the design of a number of the buildings for the Melbourne Church of England Grammar School in South Yarra as well as for various residences, commercial buildings, and other churches and schools. After Taylor left Webb he continued on with a successful practice designing numerous hotels, stores and residences.

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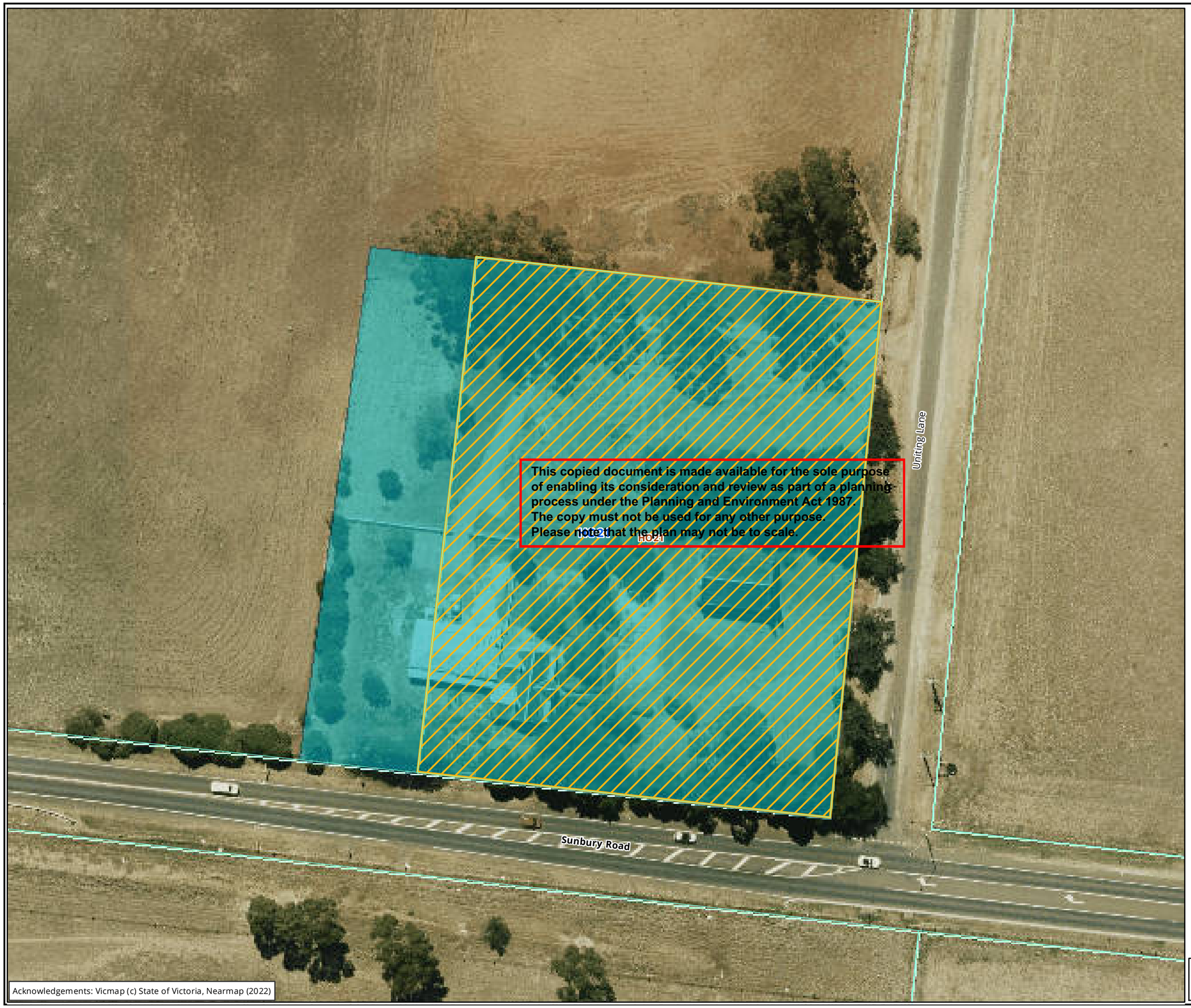
It is said that a Mr. Ross, a local stonemason, was the successful tenderer for all of the works. The church was designed by Taylor in the Gothic Revival style, and it was constructed of various sized bluestone blocks, probably quarried locally, which were left undressed. The bluestone blocks were laid within the even courses in a deliberately 'random' manner to create a lively decorative effect. The slate roof is steeply pitched and suitably imposing. It is carried by five timber king-post trusses, lined internally with horizontal tongue-and-groove boards. Projecting buttresses down the sides of the simple rectangular church divide it into four bays; each bay features a centrally placed pointed arch window with lead lighting. The bluestone buttresses each have two sloping steps. Throughout, all the pointed arch window and door surrounds, and the window sills, are of carefully cut and sized bluestone blocks, roughly dressed.
On 2 March 1859, Reverend Kelso was appointed to the position of the first minister at Bulla. The original Trustees were also appointed in March 1859. They represented a cross-section of the major land holders and early settlers in the area - Walter Clark of *Glenara*, George Coghill, David Patullo of Craigbank, and W. M. Hunter of Lochton. Many of the Bulla church's early founders were also original settlers and landowners in the surrounding district and included Duncan McNab, who owned much of the land where the Tullamarine airport is now located, and Mrs Michael Loeman of Glen Loeman. It would seem that St. Andrew's Presbyterian church, and the manse, were probably close to completion at the time of these appointments, although the date of the church's opening has not yet been ascertained. One source notes that 'the year 1859

saw the Rev. William Frazer [sic] conducting the first services in the Celtic bluestone structure'. Another source records that the Rev. William Fraser succeeded Reverend Kelso on 25 September 1859.
Over the years, the succeeding generations of the early parishioners maintained their links with the Church and continued to put the building to good use. By the 1990s, however, only about twenty members remained to worship in the church, and the disused manse had fallen into a badly vandalised state. The parish council, based in Sunbury with a large congregation and a newly extended church, had earlier voted to close the church at the end of 1990. However, the members of the Bulla congregation, many of whose forebears featured in the founding and history of the church, strongly disagreed with the decision. They contended that in the past, when it was a flourishing concern in the heart of rich grazing country, the Bulla church had not only been able to support itself but had also occasionally provided financial support to the Sunbury church. Fortunately, in the middle of 1990, the Uniting Church headquarters in Melbourne decided to redevelop the manse as a home and training centre for helping to reintroduce homeless youth to society. Plans for this purpose had been drawn up by June 1991 and the manse has since been renovated. Unfortunately the years of standing empty had seen many of the original elements such as doors, bluestone sills, windows and fireplace surrounds removed. However the main bluestone section of the building was able to be retained, and was refurbished with attention given to the original finishes and detailing. The rear weatherboard section of the manse, possibly a later addition, had to be partly demolished and was sympathetically replaced.

References

Charles McKenzie, Presbyterian Church, Bulla, Centenary Souvenir, 1859-1959.
The Argus, 31 August 1858, p.3.
The Argus, 29.1.1859.
Miles Lewis (ed), Victorian Churches, National Trust of Australia (Victoria), 1991, p.56.
Peter J. Axup and Ian B. Smith, 'Presbyterian Church, Bulla', Research Essay, 1963, University of Melbourne Architecture Library.
McKenzie, Centenary Souvenir, op.cit; and I.W. Symonds, Bulla Bulla: An Illustrated History of the Shire of Bulla, Spectrum Publications, Melbourne, 1985, p.58, 60.
M. Butler, History of Bulla, 1966, typescript held at Sunbury Library.
Letter dated 27 June 1991, from the Uniting Church in Australia, Synod of Victoria to the Chief Planner of the Shire of Bulla. Copy in NT File No. 2454.

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Acknowledgements: Vicmap (c) State of Victoria, Nearmap (2022)

Legend

- Existing Heritage Overlay
- Proposed Heritage overlay
- Parcel boundary

Hume heritage overlay: Current and Proposed
HO21
Bulla Presbyterian (Uniting) Church and Manse

0 6.5 13 19.5 26 32.5

Metres
Scale: 1:675 @ A3
Coordinate System: GDA 1994 MGA Zone 55

N

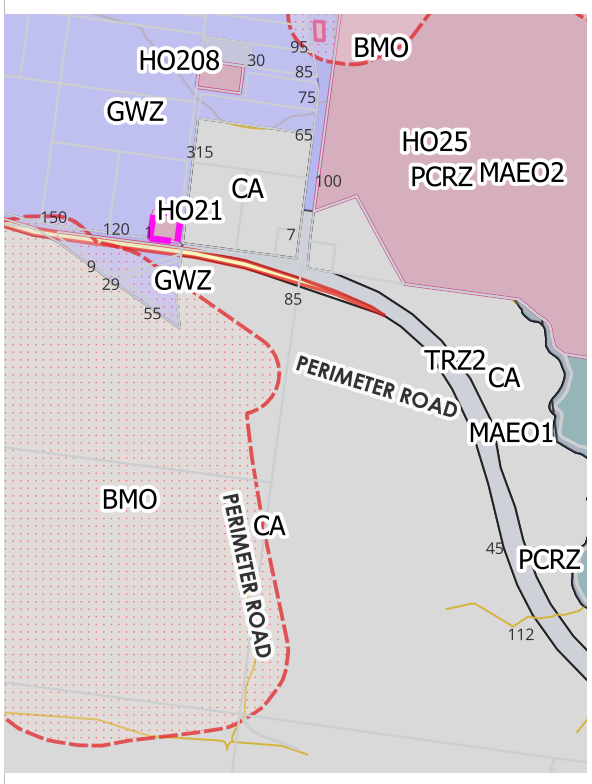
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Matter: 22211,
Date: 13 April 2022,
Checked by: GV, Drawn by: LW, Last edited by: lwilson
Location:P:\36600s\36641\Mapping\36641_CurrentProposed



Street View - Subject Site



Planning Map - Subject Site



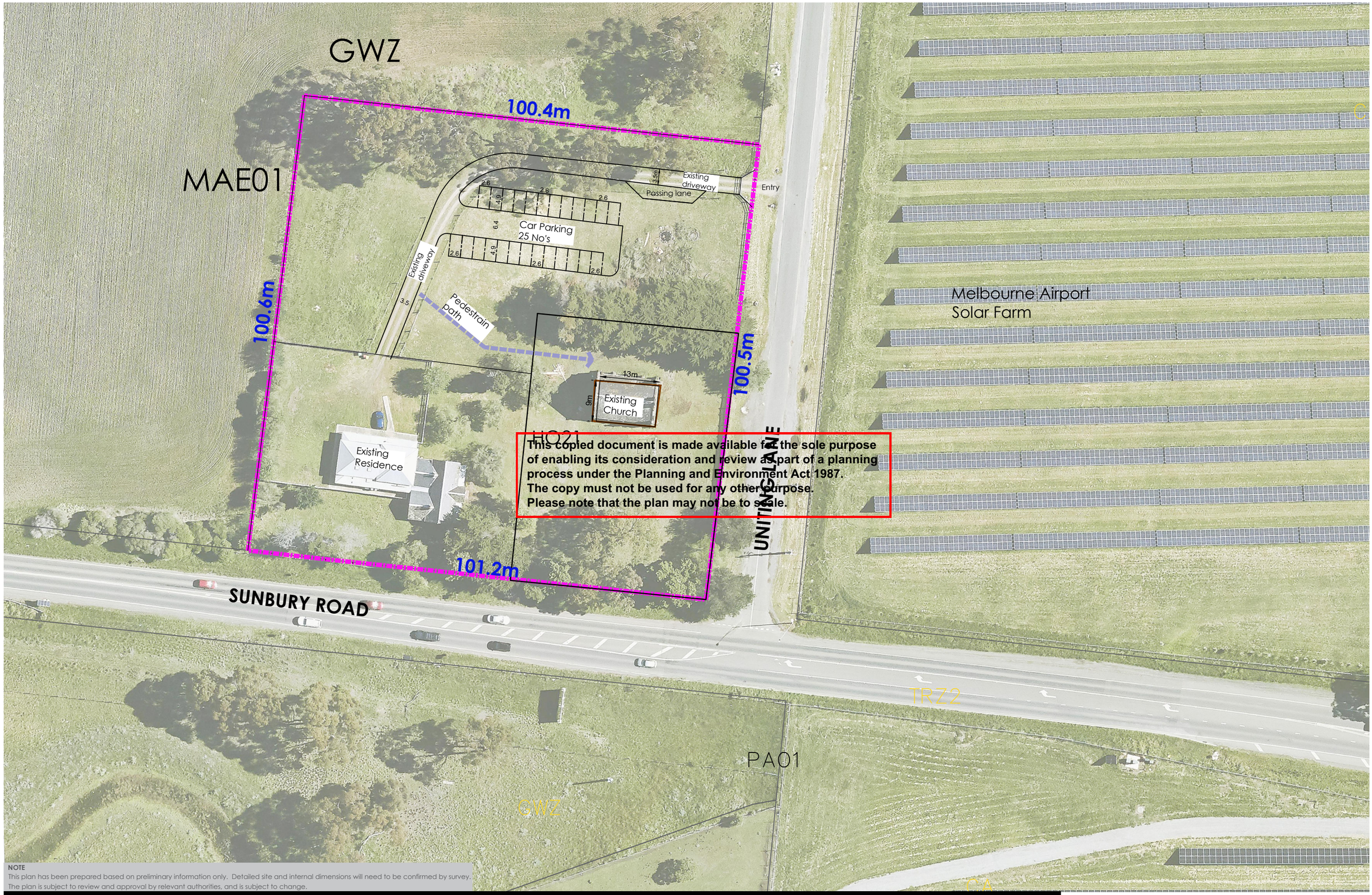


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1 Uniting Lane - Bulla
Site Context Plan

Project and Drawing Title

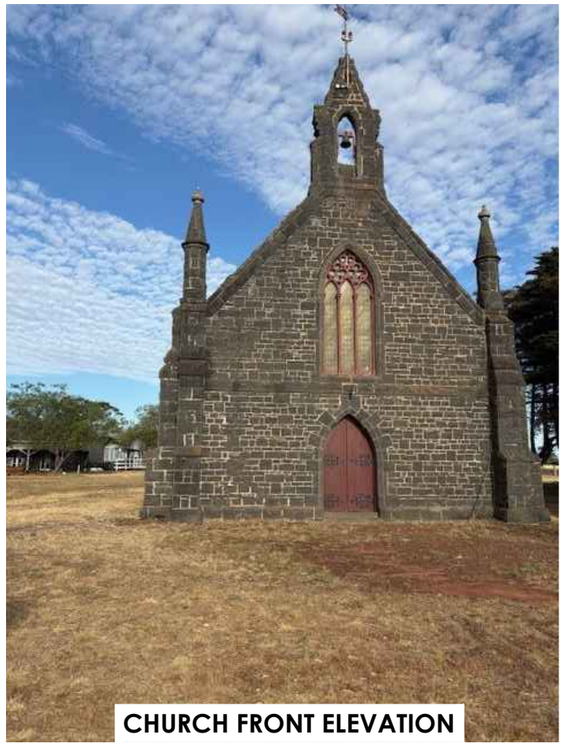


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NOTE
This plan has been prepared based on preliminary information only. Detailed site and internal dimensions will need to be confirmed by survey. The plan is subject to review and approval by relevant authorities, and is subject to change.

Site Plan - Proposed Parking Layout

Drawing Title



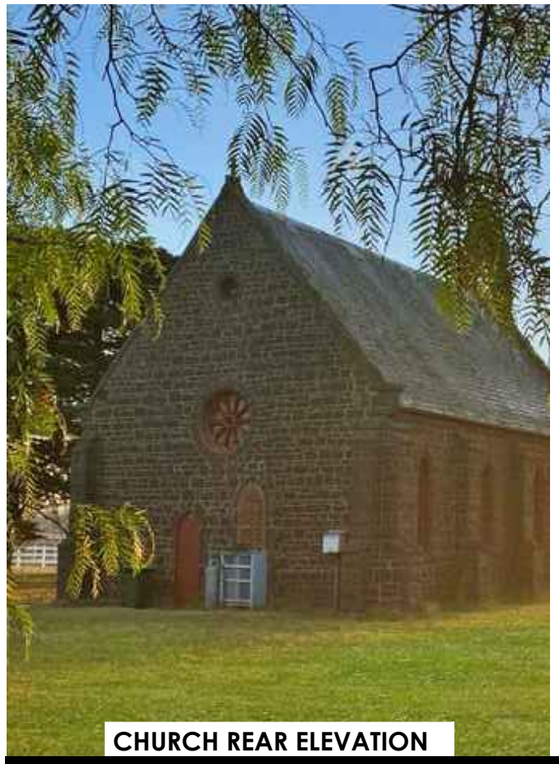
CHURCH FRONT ELEVATION



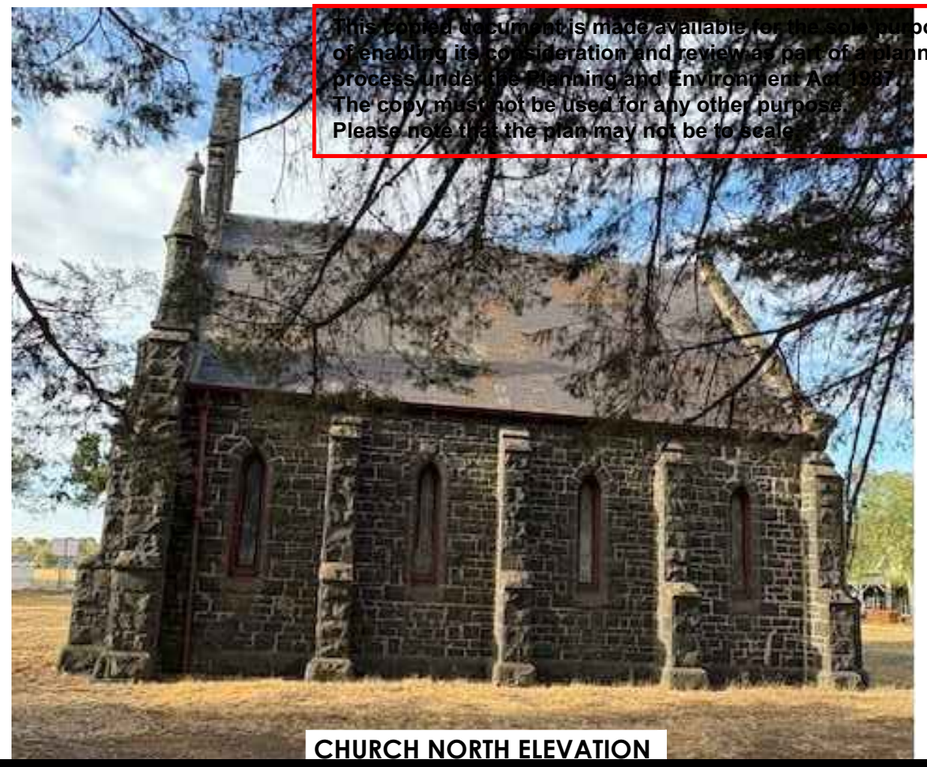
CHURCH SOUTH ELEVATION



CHURCH STREET VIEW

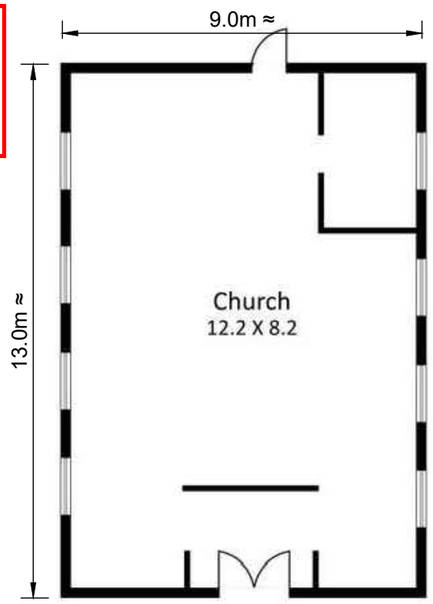


CHURCH REAR ELEVATION



CHURCH NORTH ELEVATION

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CHURCH FLOOR PLAN

NOTES:

- Existing Church Building structure to remain unaltered.
- Exterior Surfaces, Materials & Colour to remain unaltered.
- All maintenance works to be within the Hume Council's Heritage regulations.

[redacted]

Church - Existing Conditions Plan

Drawing Title

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[redacted]

ARBORICULTURAL IMPACT ASSESSMENT



REPORT COMMISSIONED BY:
The property owner

SUBJECT SITE:
1 Uniting Lane, Bulla Vic 3428

DATE OF ASSESSMENT:
Tuesday, 28 July 2026

DATE OF REPORT:
Friday, 31 July 2026

[redacted]

[redacted]

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1 Summary

Stage	Requirement	Recommendation / Action	
Stage 1 **Approvals**	**Permit requirements**	Assessed privately-owned trees do not trigger permit requirements for the proposed works.	✓
Stage 2 **Construction**	**Less invasive construction measures**	None required.	✓
Stage 3 **Tree protection**	**Tree protection measures**	Tree protection fencing recommended for Trees 7 – 15. *Refer to section 2.3 for specific details.*	
	Tree pruning	Tree pruning is not expected to be required.	✓

General overview
The proposed development can proceed whilst ensuring the ongoing viability of all trees proposed to be retained, provided the recommendations within this report are complied with.

Limitation of findings

This report is based on the plans and information provided at the time of assessment.
Changes to the proposal may affect the findings and recommendations contained within this report.

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2 Items to action

2.1 Stage 1 – Approvals

2.1.1 Tree retention

Trees to be retained	The following trees are proposed to be retained:			
	• Tree 1 • Tree 2 • Tree 3 • Tree 4 • Tree 5	• Tree 6 • Tree 7 • Tree 8 • Tree 9 • Tree 10	• Tree 11 • Tree 12 • Tree 13 • Tree 14 • Tree 15	• Tree 16 • Tree 17
Pruning	Tree pruning is not expected to be required.			
Works permit	Works are not proposed within the permit trigger area of any permit trees that are proposed to be retained. A works permit is therefore not required.			

2.1.2 Tree removal

Trees to be removed	None of the assessed trees are proposed to be removed.

2.2 Stage 2 – Construction measures

Redesign	N/A
Root Investigation	N/A
Less invasive construction measures	N/A

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2.2.1 Potential design considerations

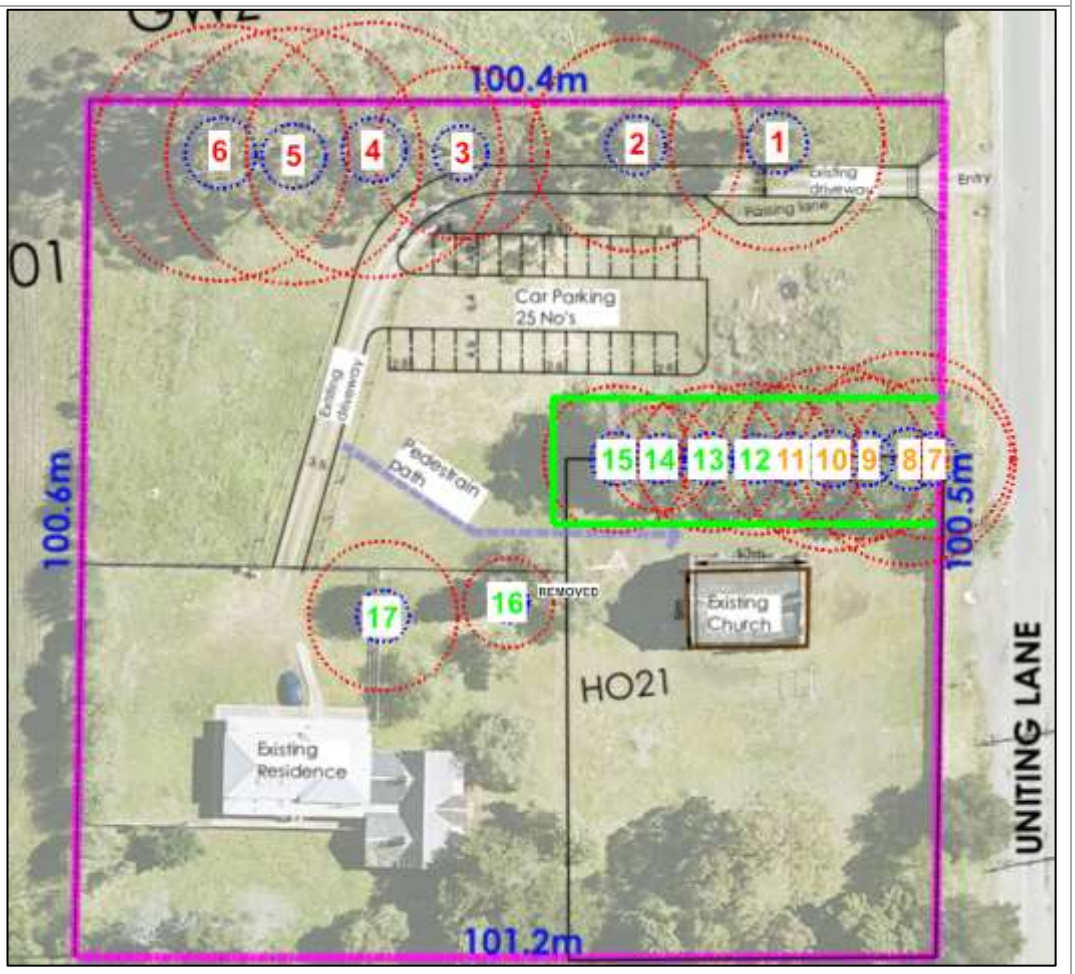
Should additional works be proposed, the following recommendations should be considered during the design process.	
Underground services	In the event that any underground services are included in a moderate or major encroachment (11.9) on any tree that is proposed to be retained a suitably qualified arborist (AQF Level 5) should be engaged to determine if the following should be undertaken: • Install underground services via low pressure hydro-excavation under arborist supervision, unless a root investigation determines that the trees would remain viable. *Note: encroachment calculations must consider additional encroachments e.g. site cuts, retaining walls, building footprint.*
Site works	In the event that any site cuts, retaining walls, battering etc. are included in a moderate or major encroachment (11.9) on any tree that is proposed to be retained a suitably qualified arborist (AQF Level 5) should be engaged to determine if the following should be undertaken: • Redesign so that the proposed site cut or retaining wall is set back far enough to ensure that the tree would remain viable. • Undertake a root investigation (11.10) to determine if the construction of the proposed site cut or retaining wall is expected to damage vital roots or not.
Landscape works	In the event that landscape works, surfaces, light structures etc. are included in a moderate or major encroachment (11.9) on any tree that is proposed to be retained a suitably qualified arborist (AQF Level 5) should be engaged to determine if the following should be undertaken: • Redesign so that the proposed landscape works are set back far enough to ensure that the tree would remain viable. • Determine if less invasive footings (11.11) are required to determine if the tree would remain viable post construction. • Undertake a root investigation (11.10) to determine if the construction of landscape works is expected to damage vital roots or not.

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[redacted]

2.3 Stage 3 - Tree protection measures

2.3.1 Tree protection map

Legend	The following map is an indication of the recommended locations of tree protection measures:
Tree protection fencing	
Tree protection fencing	Tree protection fencing is recommended to be installed in locations referenced in the above tree protection map (refer to section 2.3.2 for specific details).
Tree protection signage	Install Tree Protection Signage on TPF.

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[redacted]

2.3.2 Tree protection details

Type	Instructions
Tree protection fencing	• TPF should be installed in accordance with the Tree Protection Map image in section 2.3.1. • TPF should be installed prior to machinery being brought onsite. • TPF should be a minimum 1.8m high and comprised of wire mesh (or similar) supported by concrete feet (or similar). • TPF should remain intact for the duration of the project. • TPF should only be removed or shifted with the approval of the Project Arborist and the Responsible Authority.
Tree protection signage	• A TPZ sign provides clear and readily accessible information to indicate that a TPZ has been established. • The sign should be minimum A3 size: 
Site storage	• A designated storage area where building materials, chemicals etc. can be stored should be located outside the TPZ of retained trees.
Prohibitions within the TPZ (unless approved by responsible authority)	• Excavation, cultivation or disturbance of the soil, including scraping of the surface. • Equipment and material storage. • Preparation of chemicals, including preparation of cement products. • Movement or parking of vehicles and plant. • Dumping of waste. • Spreading or stockpiling of fill. • Refuelling. • Washing down and cleaning of equipment or hard surfaces. • Fires. • Physical damage to the tree.
Ground protection	Not required.

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3 Brief

The purpose of this report is to provide an independent arboricultural assessment of prominent trees (greater than 3m in height) that are located within proximity to the proposed new carpark.

Detail has been requested in relation to the following instructions:

- To assess the overall condition and retention value of the subject trees.
- To determine the Notional Root Zones (NRZ), Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) of the subject trees.
- To determine whether the subject trees are expected to remain viable following the proposed development based on the proposed plans provided (5.3).
- To propose recommendations that are expected to ensure that the subject trees would remain viable post construction.

4 Site description

- The subject site is located in a Green Wedge Zone (GWZ) within the Hume Council.
- The subject site is located in a Heritage Overlay (HO21), but tree controls do not apply.
- The subject site is subject to Clause 52.17 ‘Native Vegetation.
- The subject site is located within a Bushfire Prone Area (BPA).
- An existing church and residential dwelling are located within the subject site.
- The terrain of the site appeared to be predominately flat.
- The subject trees are all located within the subject site.
- No additional prominent vegetation (i.e. greater than 3m in height) was observed, as requested by the client.

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5 Data collection

5.1 Site visit

- [redacted] visited the site for an arboricultural assessment on Tuesday the 28th of July 2026 at 7:30am.

5.2 Method of data collection

- The subject trees were assessed from observations made as viewed from ground level.
- Access to neighbouring properties was not permitted. Assessment was therefore limited only to parts of the trees that were visible from within the subject site.
- A digital camera was used at ground level to obtain photographs within this report.
- The height of the trees was measured by using a Nikon Forestry Pro 2 Laser Range Finder.
- A circumference tape measure was used to determine the trunk dimensions of Trees 1 – 17, unless stated otherwise.

5.3 Documents viewed

- Proposed parking layout (20/02/2026)
- Hume Council Planning Scheme
- Australian Standard AS4970 – 2025 ‘Protection of Trees on Development Sites’
- Australian Standard AS4373 – 2007 ‘Pruning of Amenity Trees’

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6 Tree data

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Comments
1	*Eucalyptus cladocalyx*	Mature	Native SA VIC	24.0 m	N-S 12.0 m	1.05 m	Fair	Fair	20+ years	High	High	12.6 m	3.6 m	Clause 52.17	Existing gravel driveway within NRZ.
	Sugar gum				E-W 12.0 m	3.42 m									
					Area 113.1 m²	1.21 m									
2	*Eucalyptus cladocalyx*	Mature	Native SA VIC	21.0 m	N-S 15.0 m	1.04 m	Fair	Fair	20+ years	High	High	12.5 m	3.5 m	Clause 52.17	Existing gravel driveway within NRZ.
	Sugar gum				E-W 12.0 m	3.27 m									
					Area 143.1 m²	1.12 m									
3	*Eucalyptus cladocalyx*	Mature	Native SA VIC	16.0 m	N-S 10.0 m	0.85 m	Fair	Fair	20+ years	High	High	10.2 m	3.2 m	Clause 52.17	Long trunk wound with decay. Existing gravel driveway within NRZ.
	Sugar gum				E-W 9.0 m	2.76 m									
					Area 70.9 m²	0.95 m									
4	*Eucalyptus cladocalyx*	Mature	Native SA VIC	26.0 m	N-S 16.0 m	1.29 m	Fair	Fair	20+ years	High	High	15.0 m	3.8 m	Clause 52.17	Co-dominate stems at 2.3m above ground level.
	Sugar gum				E-W 10.0 m	4.21 m									
					Area 132.7 m²	1.41 m									
5	*Eucalyptus cladocalyx*	Mature	Native SA VIC	20.0 m	N-S 18.0 m	1.35 m	Fair	Fair	20+ years	High	High	15.0 m	3.8 m	Clause 52.17	Co-dominate stems at 2.0m above ground level.
	Sugar gum				E-W 12.0 m	4.24 m									
					Area 176.7 m²	1.38 m									
6	*Eucalyptus cladocalyx*	Mature	Native SA VIC	25.0 m	N-S 20.0 m	1.58 m	Fair	Fair	20+ years	High	High	15.0 m	4.2 m	Clause 52.17	Long wound with decay on the southern stem.
	Sugar gum				E-W 16.0 m	5.06 m									
					Area 254.5 m²	1.75 m									

[redacted]

Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Comments
7	*Cupressus macrocarpa*	Mature	Exotic	12.0 m	N-S 8.0 m	0.78 m	Fair	Fair	20+ years	Moderate	Moderate	9.4 m	3.1 m	No	
	Monterey cypress				E-W 6.0 m	2.51 m									
					Area 38.5 m²	0.85 m									
8	*Cupressus macrocarpa*	Mature	Exotic	16.0 m	N-S 12.0 m	0.36 m 0.57 m 0.80 m (1.04 m)	Fair	Fair	20+ years	Moderate	Moderate	12.5 m	3.6 m	No	DAB estimated.
	Monterey cypress				E-W 7.0 m	1.19 m 1.88 m 2.51 m (5.59 m)									
					Area 70.9 m²	1.20 m									
9	*Cupressus macrocarpa*	Mature	Exotic	16.0 m	N-S 12.0 m	0.41 m 0.48 m 0.48 m (0.89 m)	Fair	Fair	20+ years	Moderate	Moderate	9.5 m	3.2 m	No	Comprised of 3 stems at ground level. DAB estimated.
	Monterey cypress				E-W 7.0 m	1.39 m 1.57 m 1.57 m (4.49 m)									
					Area 70.9 m²	0.90 m									
10	*Cupressus macrocarpa*	Mature	Exotic	16.0 m	N-S 12.0 m	0.38 m 0.82 m (0.90 m)	Fair	Fair	20+ years	Moderate	Moderate	10.8 m	3.3 m	No	
	Monterey cypress				E-W 7.0 m	1.29 m 2.58 m (3.86 m)									
					Area 70.9 m²	1.00 m									
11	*Cupressus macrocarpa*	Mature	Exotic	14.0 m	N-S 10.0 m	0.72 m	Fair	Fair	20+ years	Moderate	Moderate	8.6 m	3.0 m	No	
	Monterey cypress				E-W 7.0 m	2.32 m									
					Area 56.7 m²	0.81 m									

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Comments
12	*Cupressus macrocarpa*	Mature	Exotic	11.0 m	N-S 10.0 m	0.74 m	Fair/ poor	Fair	5-10 years	Low	Low	8.9 m	2.9 m	No	Sparse canopy mass.
					E-W 6.0 m	2.29 m									
	Monterey cypress				Area 50.3 m²	0.73 m									
13	*Cupressus macrocarpa*	Mature	Exotic	12.0 m	N-S 9.0 m	0.31 m 0.64 m (0.71 m)	Fair/ poor	Fair	5-10 years	Low	Low	8.5 m	3.0 m	No	Co-dominate stems at ground level. DAB estimated. Sparse canopy mass.
					E-W 6.0 m	1.07 m 2.17 m (3.24 m)									
	Monterey cypress				Area 44.2 m²	0.80 m									
14	*Cupressus macrocarpa*	Mature	Exotic	12.0 m	N-S 9.0 m	0.31 m 0.42 m (0.52 m)	Poor	Fair	0-5 years	Low	Low	6.2 m	2.9 m	No	Co-dominate stems 0.4m above ground level. Sparse canopy mass.
					E-W 6.0 m	1.01 m 1.79 m (2.80 m)									
	Monterey cypress				Area 44.2 m²	0.76 m									
15	*Cupressus macrocarpa*	Mature	Exotic	12.0 m	N-S 9.0 m	0.30 m 0.36 m 0.38 m 0.40 m (0.72 m)	Poor	Fair	0-5 years	Low	Low	8.6 m	3.1 m	No	Sparse canopy mass.
					E-W 5.0 m	1.01 m 1.19 m 1.26 m 1.35 m (4.81 m)									
	Monterey cypress				Area 38.5 m²	0.84 m									
16	*Cupressus torulosa*	Mature	Exotic	10.6 m	N-S 4.0 m	0.15 m 0.42 m (0.44 m)	Fair/ poor	Fair	5-10 years	Low	Low	5.3 m	2.4 m	No	Moderate deadwood. Sparse canopy mass.
					E-W 4.0 m	0.50 m 1.38 m (1.88 m)									

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Tree No.	Botanical Name & Common Name	Age	Origin	Height	Canopy	DSH CA1 DAB	Health	Structure	ULE	Amenity Value	Retention Value	NRZ Radius	SRZ Radius	Permit Required	Comments
	West Himalayan Cypress				Area 12.6 m²	0.48 m									
17	*Ulmus procera*	Mature	Exotic	5.8 m	N-S 4.5 m	0.32 m 0.36 m 0.55 m (0.73 m)	Fair/ poor	Fair/ poor	5-10 years	Low	Low	8.8 m	3.1 m	No	Deciduous species which was defoliated at the time of inspection. Previously lopped at 3.5m above ground level. Historic pruning does not meet AS4373 – 2007. Fungal fruiting bodies present at old pruning wound.
					E-W 4.5 m	1.01 m 1.16 m 1.73 m (3.90 m)									
	English elm				Area 15.9 m²	0.83 m									

**Tree Protection Zones (11.2) are identical to the Notional Root Zones (NRZ) unless stated otherwise.*

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6.1 Photographic evidence



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6



Tree 7



Tree 8



Tree 9



Tree 10

[redacted]



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16



Tree 17



Location of the proposed carpark

[redacted]

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Subject site viewed from Uniting Lane



Trees 7 - 15

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[redacted]

7 Site maps

7.1 Existing conditions

The following map indicates the approximate tree locations in relation to the existing conditions:



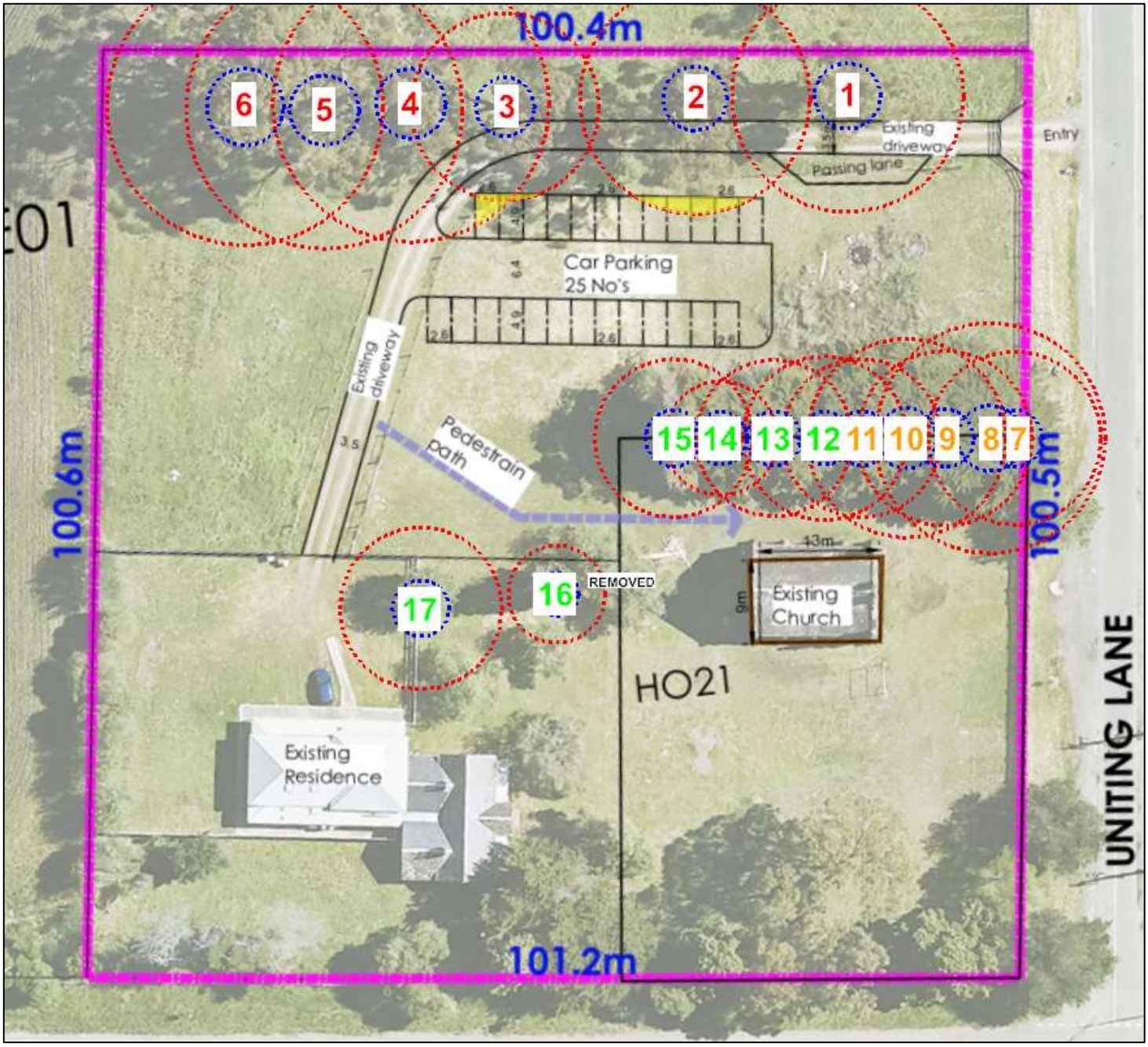
LEGEND					
#	VERY LOW RETENTION VALUE	#	HIGH RETENTION VALUE	◌	NOTIONAL ROOT ZONE
#	LOW RETENTION VALUE	#	COUNCIL OWNED TREE	◌	STRUCTURAL ROOT ZONE
#	MODERATE RETENTION VALUE	#	NEIGHBOURING TREE		

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7.2 Proposed plan

The following map indicates the approximate tree locations in relation to the proposed plans:



LEGEND					
#	VERY LOW RETENTION VALUE	#	HIGH RETENTION VALUE		NOTIONAL ROOT ZONE
#	LOW RETENTION VALUE	#	COUNCIL OWNED TREE		STRUCTURAL ROOT ZONE
#	MODERATE RETENTION VALUE	#	NEIGHBOURING TREE		ENCROACHMENT

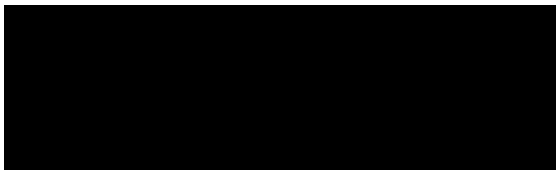
[redacted]

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8 Impact Assessment

The following table assesses the impact of proposed encroachments on each subject tree and determines whether the tree is expected to remain viable as a result of the proposed works:

Tree No.	Encroachment type	NRZ encroachment	SRZ encroachment	Encroachment category	Retention value	Permit tree	Permit required	Proposed retention	Comments
1	N/A	0%	0%	N/A	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
2	Carpark	3.4%	0%	Minor	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
3	Carpark	1.3%	0%	Minor	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
4	Carpark	1.2%	0%	Minor	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
5	N/A	0%	0%	N/A	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
6	N/A	0%	0%	N/A	High	Yes	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
7	N/A	0%	0%	N/A	Moderate	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.



Tree No.	Encroachment type	NRZ encroachment	SRZ encroachment	Encroachment category	Retention value	Permit tree	Permit required	Proposed retention	Comments
8	N/A	0%	0%	N/A	Moderate	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
9	N/A	0%	0%	N/A	Moderate	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
10	N/A	0%	0%	N/A	Moderate	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
11	N/A	0%	0%	N/A	Moderate	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
12	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
13	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
14	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
15	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.

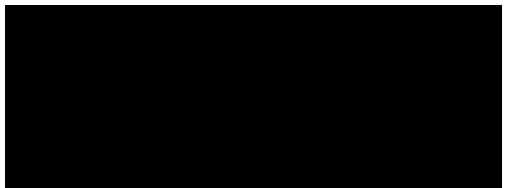
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Tree No.	Encroachment type	NRZ encroachment	SRZ encroachment	Encroachment category	Retention value	Permit tree	Permit required	Proposed retention	Comments
16	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.
17	N/A	0%	0%	N/A	Low	No	No	Retain	This tree is expected to remain viable post-construction. Less-invasive construction measures or development redesign is not required.

Refer to section 11.12 for specific details in relation to encroachments

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9 Permit requirements

9.1 Clause 52.37 Canopy tree cover

Clause 52.37-3 states that where a site exceeds 1,000m² and existing canopy cover exceeds 20% of the site area, the required canopy cover must comprise 20% of the site area plus 50% of the canopy cover exceeding the 20% threshold.

As this site is over 1,000m² (10,135m²), canopy tree cover will need to be considered when considering which trees to retain/remove.

9.2 Local law

Community Local Law (2021)
The local law does not contain any provisions in relation to tree protection on private land.

9.3 Clause 52.17 (Native vegetation)

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply: • If the table to Clause 52.17-7 specifically states that a permit is not required (9.3.1). • If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16. • To the removal, destruction or lopping of native vegetation specified in the schedule to this clause. **Note: Trees 1 – 6 are protected under this clause.**

9.3.1 Clause 52.17 Exemptions

The requirement to obtain a permit does not apply to:	
Conservation work	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work: • which provides an overall improvement for biodiversity; and • with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Crown land	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land: • by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*), or Parks Victoria, and in accordance with the *Procedure for the removal, destruction or lopping of native vegetation on Crown land*; or

[redacted]

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The requirement to obtain a permit does not apply to:	
	• with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Dead native vegetation	Dead native vegetation Native vegetation that is dead. This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
Emergency works	Native vegetation that is to be removed, destroyed, or lopped: • in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or • where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
Existing buildings	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of a building constructed in accordance with a planning or building permit issued before 15 September 2008. This exemption does not apply to: • the operation or maintenance of a fence; or • native vegetation located more than 10 metres measured from the outermost point of the building.
Existing buildings and works in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of an existing building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway in the Farming Zone or the Rural Activity Zone. This exemption does not apply to: • the use or maintenance of a Dwelling; or • the operation or maintenance of a fence; or • native vegetation located more than 10 metres measured from the outermost point of the building or works.
Fences	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable: • the operation or maintenance of an existing fence; or • the construction of a boundary fence between properties in different ownership. The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.

Fire protection	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to carry out any of the following fire protection activities:
	• fire fighting;
	• planned burning;
	• making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
	• making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*);
	• in accordance with a fire prevention notice issued under either:
	  ○ Section 65 of the Forests Act 1958; or
	  ○ Section 41 of the Country Fire Authority Act 1958.
	• keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*;
	• minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside,

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The requirement to obtain a permit does not apply to:	
	public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*. *Note: Additional permit exemptions for bushfire protection are provided at Clause52.12.*
Geothermal energy exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the *Geothermal Energy Resources Act 2005.*
Grasses	Native grass that is to be mowed or slashed for maintenance only, provided that the grass is: • located within a lawn, garden or other landscaped area; or • maintained at a height of at least 10 centimetres above ground level.
Grazing	Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on: • freehold land; or • Crown land in accordance with a license, permit or lease granted under applicable legislation.
Greenhouse gas sequestration and exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the *Greenhouse Gas Geological Sequestration Act 2008.*
Harvesting for timber production – naturally established native vegetation	Naturally established native vegetation that is to be removed, destroyed or lopped to enable timber harvesting operations and associated activities that are in accordance with the *Code of Practice for Timber Production 2014* and are: • undertaken on public land under a licence or permit issued under section 52 of the *Forests Act 1958*; or • authorised in accordance with Part 5 of the *Sustainable Forests (Timber) Act 2004*.
Land management or directions notice	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the *Catchment and Land Protection Act 1994*.
Land use conditions	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the *Catchment and Land Protection Act 1994*.
Lopping and pruning for maintenance	Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. This exemption does not apply to: • the pruning or lopping of the trunk of a native tree; or • native vegetation on a roadside or railway reservation
Mineral exploration and extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention license issued under the *Mineral Resources (Sustainable Development) Act 1990*: • that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or • in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*. *Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.*
New buildings and works in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

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The requirement to obtain a permit does not apply to:	
	This exemption does not apply to the construction or operation of a pivot irrigation system or horticultural trellising.
New dwellings in the Farming Zone and Rural Activity Zone	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a dwelling in the Farming Zone or Rural Activity Zone. The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 300 square metres of native vegetation which does not include a tree. • 5 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 1 native tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply native vegetation removed, destroyed or lopped to enable the construction of a swimming pool, tennis court or horse ménage.
Personal use	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to obtain reasonable amounts of wood for personal use by the owner or lawful occupier of the land. For the purpose of this exemption personal use means uses such as heating and cooking, building and fence construction on land, and hobbies such as arts and craft. This exemption does not apply to: • contiguous land in one ownership that has an area of less than 10 hectares; • the removal, destruction or lopping of native vegetation by means other than cutting or chopping; or • a standing native tree (including a dead tree) with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

Pest animal burrows	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone:
	• in accordance with written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988*; or
	• provided the maximum extent of native vegetation removed, destroyed or lopped on contiguous land in the same ownership in a five year period does not exceed any of the following:
	  ○ 1 hectare of native vegetation which does not include a tree; or
	  ○ 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.

Planted vegetation	Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.
Railways	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Regrowth	Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is: • less than 10 years old; or • bracken (*Pteridium esculentum*); or • within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or

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The requirement to obtain a permit does not apply to:	

	• less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*), and is:
	  ○ shown on that plan as being 'certified regrowth'; and
	  ○ on land that is to be used or maintained for cultivation or pasture during the term of that plan.
	This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.

Road safety	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. This exemption does not apply to native vegetation on a roadside or rail reservation.
Stock movements on roads	Native vegetation that is to be removed, or destroyed by stock being moved along a road. This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.
Stone exploration	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. This exemption does not apply to costeaning and bulk sampling activities.
Stone extraction	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone extraction in accordance with a work plan approved under the *Mineral Resources (Sustainable Development) Act 1990* and authorised by a work authority under that Act.
Surveying	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land.
Traditional owners	Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with: • a natural resource agreement under Part 6 of the *Traditional Owner Settlement Act 2010*; or • an authorisation order made under sections 82 or 84 of the Traditional Owner Settlement Act 2010 as those sections were in force immediately before the commencement of section 24 of the *Traditional Owner Settlement Amendment Act* in 2016 (1 May 2017).
Utility installations	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary: • to maintain the safe and efficient function a Minor utility installation; or • by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).
Vehicle access from public roads	Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.

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The requirement to obtain a permit does not apply to:	
	This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres. This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation. In this exemption, roadside and public road have the same meanings as in section 3 of the Road Management Act 2004. *Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.*
Weeds	Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal or destruction of a weed listed in the schedule to Clause 52.17. The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following: • 1 hectare of native vegetation which does not include a tree. • 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.

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10 Limitation of liability

This report reflects site and tree conditions observed at the time of the site visit stated in the report. Any changes occurring after this date are not accounted for.

This report is based on, and limited to, the information contained within the plans referenced in the report. Any variation between these plans and actual site or construction conditions may affect the findings and recommendations of this report. Should the plans be amended, revised, or superseded following the date of this report, the findings and recommendations herein no longer apply and a reassessment is required.

This report provides independent professional arboricultural advice only. The Responsible Authority is not bound by the recommendations contained within this report and may reach a different conclusion based on its assessment of the application.

TMC Reports and their employees are tree specialists who use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of this assessment and report.

Trees are living organisms that fail in ways the arboriculture industry does not fully understand. Conditions are often hidden within trees and below ground. Unless otherwise stated, observations have been made from ground level and limited to accessible components without dissection, excavation or probing. There is no guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of this report, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Such issues cannot be taken into account unless complete and accurate information is given prior to or at the time of site inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future. Trees can be managed, but they cannot be controlled. To live or work near a tree involves a degree of risk. The only way to eliminate all risks involved with a tree is to eliminate the tree.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the whole written report. The provision of the report does not entail any enduring obligation in regards to maintaining report currency, change of specification(s), Council requests for further information, representation(s) on behalf of the client or response(s) to third-parties.

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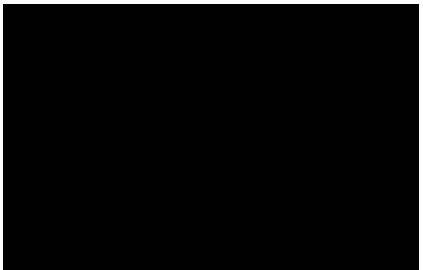
11 Definition of terms

11.1 Summary colour coding

Symbol	Status	Meaning
	**No Arboricultural Constraints**	No significant arboricultural constraints have been identified. Proceed in accordance with the report.
	**Arboricultural action recommended**	Arboricultural action recommended, proceed in accordance with the report.
	**Approval / Design Change Required**	A constraint has been identified. Approval, redesign, root investigation, or significant mitigation required before works can proceed.

11.2 Terms within the tree data table

Category	Description
NRZ	The **Notional Root Zone (NRZ)** is defined in Clause 1.3.11 of AS 4970:2025 as: *"a zone enclosed by a radius of 12 times DSH that is a primary trigger for arboricultural input on a development site."* • The radius of the NRZ is calculated by multiplying the tree's diameter at standard height (DSH) by 12. • The DSH is measured at 1.4m above ground level. The minimum NRZ radius shall not be less than 2m, and the maximum shall not exceed 15m.
SRZ	The **Structural Root Zone (SRZ)** is defined in Clause 1.3.17 of AS 4970:2025 as: *"theoretical area around the base of a tree required for the tree's stability in the ground."* The SRZ radius is determined using the following formula: • SRZ radius = (D × 50)^0.42 × 0.64 • Where D = trunk diameter (in metres), measured above the root buttress flare. The SRZ only accounts for structural stability, not the full extent of the root zone needed for long-term health and viability. • The SRZ calculation does not apply to palms, cycads, tree ferns and the like. • The minimum SRZ radius shall not be less than 1.5m.
TPZ	The **Tree Protection Zone (TPZ)** is defined in Clause 1.3.19 of AS 4970:2025 as: *"a specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development."* • The NRZ is the starting point for determining the TPZ. • The TPZ should be determined using various considerations in relation to the tree and proposed encroachments. • The TPZ consideration is subject to a range of conditions and is inherently non-deterministic.
DSH:	**Diameter at Standard Height (DSH)** (1.4m from ground level). The DSH measurement is what is used to calculate the Notional Root Zone (NRZ).
DAB:	The **Diameter Above Buttress** is the diameter of the trunk measured immediately above the root buttress flare. The DAB measurement is what is used to calculate the Structural Root Zone (SRZ).
CA1 / CA1.5:	**Circumference of trunk at either 1m or 1.5m from ground level**. Combined circumference is the sum of individual stem circumferences.
Permit tree	A tree requiring a planning or council permit prior to removal, destruction, lopping, pruning, damaging, allowing to be damaged, or works within proximity of, or any other works affecting the tree, in accordance with the local law, overlay, or planning provision that is subject to the site



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11.3 Tree health

Category	Description
Good:	The tree is demonstrating good or exceptional growth for the species. The tree is exhibiting a full canopy of foliage and may have only minor pest or disease problems. Foliage colour size and density is typical of a healthy specimen of that species.
Fair:	The tree is in reasonable condition and growing well for the species. The tree may exhibit an adequate crown of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size or density may be atypical for a healthy specimen of that species.
Poor:	The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present.
Very poor:	The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health.
Dead:	The tree is no longer alive and has ceased physiological function.

11.4 Structure

Category	Description
Good:	The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.
Fair:	The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean or be exhibiting minor defects. Probability of significant failure is low.
Poor:	The tree may have a poorly structured crown; the crown may be unbalanced or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered root damage. Probability of significant failure is moderate.
Very poor:	The tree has a poorly structured crown. The crown is unbalanced or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed or is in imminent danger of failure. Major root damage may have occurred. Active failure may be present, or failure is probable in the immediate future.
Failed:	A significant section of the tree or the whole tree has failed.

11.5 Age

Category	Description
Young:	Juvenile or recently planted approximately 1-7 years.
Semi Mature:	An established tree but one which has not reached its potential ultimate height and has significant growth potential. Tree is actively growing.
Mature:	Tree has reached expected size in its growing conditions.
Senescent:	Tree is over mature and has started to decline.
Dead:	The tree is no longer alive.

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11.6 Useful life expectancy (ULE)

Category	Description
Unsafe:	The tree is considered dangerous in the location and should be addressed as a priority.
0 years:	The tree no longer provides any amenity value.
Less than 5 years:	The tree under normal circumstances and without extra stress should be safe and have value of a maximum of 5 years. The tree will need to be replaced in the near term. Replacement plants should be established as soon as possible if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
5 to 10 years:	The tree under normal circumstances and without extra stress should be safe and have value to a maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.
10 to 20 years:	The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance would be recommended as prudent.
20 + years:	The tree under normal circumstances and without extra stress should be safe and of value of more than 20 years. During this period, regular inspections and maintenance would be recommended as reasonably prudent.

11.7 Amenity value

Category	Description
Very Low:	Tree makes little or no contribution to the amenity value of the site or surrounding areas. In some cases, the tree may be detrimental to the area's amenity value (e.g. unsightly appearance, risk of weed spread, or poses a risk to existing structures or infrastructure). Dead or dying trees may also be included in this category
Low:	Tree makes some contribution of amenity value to the site but makes no contribution to the amenity value of surrounding areas. The removal of the tree may result in little loss of amenity. Juvenile trees, including street trees are generally included in this category, however, they may have the potential to supply increased amenity in the future. The tree may not be growing in a suitable location (e.g. may have the potential to damage existing structures).
Moderate:	The tree makes a moderate contribution to the amenity of the site and/or contributes to the amenity of the surrounding area.
High:	The tree makes a significant contribution to the amenity value of the site, and/or the tree makes a substantial contribution to the amenity value of the larger landscape.

11.8 Tree retention value

Category	Description
High:	The tree may be significant in the landscape, offer shade and other amenities such as screening. The tree may assist with erosion control, offer a windbreak or perform a vital function in the location (e.g. habitat, shade, flowers or fruit). The tree is free from structural defects and is vigorous.
Moderate:	The tree may offer some screening in the landscape or serve a particular function in the location and have minor structural defects. The tree may be entering the mature stage of its life cycle.
Low:	The tree offers very little in the way of screening or amenity and may have significant structural defects. The tree may also be mature and entering the senescent stage of its life cycle.
Very low	The tree may be dead or dying, in poor health or structural condition, of limited significance, growing in an unsuitable location, or causing damage to surrounding infrastructure.
Neighbouring tree:	The tree is located within an adjoining private property/land. The tree is to be protected unless written consent from the tree owner(s) and/or responsible authority is obtained.
Council owned tree:	The tree is located within Council owned land. The tree is to be protected unless written consent from the responsible authority is obtained.

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11.9 Encroachments

Category	Description
Minor encroachment	A proposed encroachment is considered to be 'minor' if works (structures, surfaces, site cuts, underground services, fill etc.) are proposed to encroach into the NRZ by 10% or less and is outside the SRZ. Generally, trees are likely to tolerate minor encroachments. However, tolerance can vary depending on several factors such as tree age, species, health, existing conditions etc. (refer to section 10.10 for more details).
Moderate encroachment	A proposed encroachment is considered to be 'moderate' if it is greater than 10% and less than or equal to 20% of the area of the NRZ and is outside of the SRZ. It is possible that a tree could tolerate a moderate encroachment. However, tolerance can vary depending on several factors such as tree age, species, health, existing conditions etc. (refer to section 10.10 for more details). In some situations, less invasive construction measures such as permeable paving, less invasive footings or arborist supervision may be required.
Major encroachment	A proposed encroachment is considered to be 'major' if it is greater than 20% of the area of the NRZ or inside the SRZ. Generally, trees are less likely to tolerate major encroachments. However, tolerance can vary depending on several factors such as tree age, species, health, existing conditions etc. (refer to section 10.10 for more details). In some situations, less invasive construction measures or a non-destructive root investigation (10.9) may be required to assess the tree's root system and determine if the tree is expected to tolerate the loss of roots that may need to be pruned in order to accommodate the proposed design.

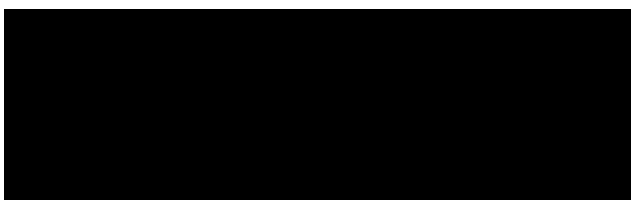
11.10 Root investigation

Description
Where it is proposed that development is considered to be a major encroachment, a non-destructive root exploratory investigation may be required within the alignment of the proposed encroachment. By undertaking a non-destructive root exploratory investigation, the extent of roots within that particular area may be determined. If a negligible amount of roots are required to be removed or damaged in order to construct the proposed development, the tree may remain viable. If a significant amount of roots are proposed to be removed or damaged in order to construct the proposed development, the tree may not remain viable. Obstructions (paving, vegetation, structures) within the alignment of proposed encroachments may be required to be removed prior to the non-destructive root exploratory investigation occurring. The non-destructive root exploratory investigation report should: • Be undertaken by a suitably qualified Arborist (AQF Level 5 Arboriculture). • Detail the total distance of each excavation line. • Detail the closest distance from the trunk centre to the excavation line. • The size (diameter) and number of roots discovered and the depth of roots (where relevant). • Include photographs of the subject tree(s) trenches and roots. • Include a discussion of the findings of the root investigation and the impact of the proposed works on the long-term health/ structural stability of the tree(s).

11.11 Less invasive footings

Description
Clause 3.3.2 (Note 1) of the Australian Standard 'Protection of Trees on Development Sites' states that "[tree sensitive] construction measures such as pier and beam, suspended slabs cantilevered building sections and screw piles can reduce the impact of encroachment". • Footing design which allows the structure to bridge over the top of a tree's root has been described by Harris et al (2004) and Roberts et al (2006). Pier and beam and screw piles are two methods of achieving this outcome. This must be designed by an appropriately qualified engineer. It is recommended the project arborist be onsite to supervise the installation of footings within the TPZ/NRZ and SRZ.

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11.12 Considerations for encroachments

Consideration	Description
Tree species	Different tree species vary significantly in their ability to tolerate root pruning. The same extent of root loss may have minimal impact on one species while causing severe decline or instability in another. As such, species tolerance is a critical factor when assessing the potential impact of a proposed encroachment. A consulting arborist must consider the biological characteristics and root sensitivity of the tree species when determining whether the tree is likely to tolerate root disturbance. Some species exhibit greater resilience to root loss due to their growth habits, rooting patterns, or adaptive capacity, while others may be highly susceptible to even minor disturbances. Therefore, species tolerance should be a key component of any encroachment assessment, especially in situations involving root pruning or excavation within the NRZ.
Tree health	A tree's health is a critical factor in its ability to tolerate root loss. Healthy trees have greater energy reserves, primarily produced through photosynthesis, which fuels vital functions such as wound compartmentalisation, root regeneration, and stress response. Trees with a full, vigorous canopy are typically more efficient at photosynthesis, enabling them to recover more effectively from pruning or disturbance. In contrast, trees in poor health or with a sparse canopy may lack the photosynthetic capacity to generate the energy needed for recovery, making them more susceptible to decline following root loss. Therefore, overall tree health and canopy condition are important considerations when assessing the potential impacts of encroachment within the NRZ.
Tree age	Young trees typically have a smaller, more concentrated, and vigorous root system, which allows them to respond more effectively to disturbance. Their high growth rates and metabolic activity mean they are generally more resilient to root pruning and can regenerate lost roots more quickly than mature trees. In addition, younger trees often have greater photosynthetic capacity relative to their size, enabling them to allocate more energy toward recovery and new growth. In contrast, mature trees usually have a much larger and more structurally complex root system that supports a greater canopy mass. The loss of structural or fine roots in older trees can significantly affect their stability and function. Furthermore, mature trees tend to have reduced growth rates and slower physiological responses, making recovery from root damage less efficient. As a result, tree age and developmental stage are important factors for a consulting arborist to consider when evaluating a tree's capacity to tolerate root disturbance associated with a proposed encroachment.
Lean of tree	The lean of a tree can provide valuable insight into the distribution of its root system. Structural roots typically develop more extensively on the side opposite the direction of the lean—known as the *tension side*—to provide mechanical support and resist gravitational forces. The tension side plays a critical role in tree stability and is expected to have a higher concentration of anchoring roots. Therefore, when assessing proposed encroachments within the NRZ (Notional Root Zone), particular attention should be given to the tension side, as disturbances in this area may have a greater impact on the tree's structural integrity.
Soil characteristics	Soil type plays a critical role in determining root architecture and has direct implications for assessing encroachments. In coarse-textured soils, such as sandy soils, tree roots typically grow deeper and develop larger diameters due to lower compaction, better aeration, and improved drainage. As a result, a greater proportion of the root system is often located at depth rather than near the surface. This deeper rooting habit means that surface-level or shallow encroachments—such as driveways, paths, or trenching less than 200 mm deep—are less likely to intersect major structural roots in sandy soils compared to clay soils. Consequently, trees growing in sandy conditions may be more likely to tolerate shallow encroachments within the NRZ or TPZ, provided deeper roots remain undisturbed. However, a site-specific assessment by a suitably qualified arborist is essential, as root depth and distribution can still vary based on other factors such as species, age, water availability, and past site disturbance.
Existing retaining wall	Depending on the soil type, tree roots can extend to depths of approximately 600–800 mm below ground level. In well-drained soils such as sand, roots may grow deeper, while in compacted or poorly drained soils like clay, root growth is typically shallower and more lateral. Retaining walls can influence root distribution by acting as physical barriers. If a retaining wall is located near a tree, particularly within the TPZ or NRZ, it may have already restricted root development beyond its base—especially if the wall is deep or constructed with impermeable materials such as concrete. In such cases, root growth is often concentrated on the near side of the wall, and there may be significantly fewer or no structural roots extending beyond it.
Existing soil level difference	Tree roots generally grow in the path of least resistance, favouring areas with adequate oxygen, moisture, and loose, uncompacted soil. When there is a change in soil level—such as a raised or lowered area, or a sharp transition created by a retaining wall or excavation—root growth into the adjacent zone may be restricted. This is particularly true if the difference in soil level results in increased compaction, reduced aeration, or a physical barrier. For example, if a tree is growing on a higher plane, roots may be less likely to extend into a lower, excavated area due to the added resistance and potential moisture accumulation. Conversely, roots may not grow upward into a raised area if the fill is heavily compacted or lacks adequate conditions for root development. Therefore, changes in soil level can significantly influence root distribution, and should be considered when assessing potential impacts of encroachment or planning construction near trees.
Existing vegetation	Existing vegetation in close proximity to a tree can create competition for essential resources such as water, nutrients, and space within the soil profile. Dense or well-established vegetation, particularly other trees or large shrubs, may create a zone of intense competition that can deter root growth from neighbouring trees into that area. As a result, a tree's root system may be less developed in areas where strong competition exists, especially if the surrounding vegetation has already established dominance over the available soil resources. This can influence root distribution patterns and should be considered when assessing the likely presence or absence of roots in a particular area.
Hard encroachment	A hard encroachment involves works that typically require deep excavation or substantial soil modification such as strip footings, site cuts and retaining walls greater than 200mm in depth, basements etc.
Soft encroachment	A soft encroachment refers to less invasive works that have a lesser impact on tree roots and soil conditions. Such as driveways, paving, fill, site cuts or retaining walls less than 200mm in depth etc.

[redacted]

Consideration	Description
Hard and soft encroachment comparison	Trees are generally able to tolerate a higher percentage of soft encroachment compared to hard encroachments due to the reduced likelihood of root damage and soil disruption. When determining if a tree is expected to tolerate a moderate or major encroachment, suitably qualified arborist (AQF Level 5) will not only consider the encroachment percentage but also consider if type of encroachment (i.e. hard or soft) and its potential to impact a tree's root system.
Compensatory area	In the event of an encroachment into the NRZ, a compensatory area may be considered within the TPZ. If a suitable portion of the TPZ remains available for root growth and is accessible to the tree, it can help offset the encroachment and increase the likelihood of the tree's ongoing health and structural stability.

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