

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	145 Foott Road, Beaconsfield Upper VIC 3808 L1 PS446544 V10727 F112
The application is for a permit to:	Use and development of land for a dwelling and native vegetation removal
The applicant for the permit is:	CS Town Planning
The application reference number is:	T220601
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Cardinia Shire Council 20 Siding Avenue Officer 3809  This can be done during office hours and is free of charge.  Documents can also be viewed on Council's website: <a href="https://www.cardinia.vic.gov.au/advertisedplanningapplications">https://www.cardinia.vic.gov.au/advertisedplanningapplications</a>

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

- An objection must
- \* be sent to the Responsible Authority in writing, at Cardinia Shire Council, PO Box 7, Pakenham, Vic, 3810 or email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).
  - \* include the name and address of the objector/ submitter.
  - \* include the application number and site address.
  - \* include the reasons for the objection, and
  - \* state how the objector would be affected.

The Responsible Authority will not decide on the application before:	29 April 2024
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If you object, the Responsible Authority will tell you its decision.

Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process.

For additional information or advice contact Cardinia Shire Council, Planning Department on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au).

Your objection/submission and personal information is collected by Cardinia Shire Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987*. If you do not provide your name and address, Council will not be able to consider your objection/submission. Your objection/submission will be available free of charge at the Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the *P&E Act*. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.



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## Application Summary

Portal Reference A3229EA

## Basic Information

Proposed Use Proposed New Dwelling  
 Current Use Vacant Land  
 Cost of Works \$1,500,000  
 Site Address 145 Foott Road Beaconsfield Upper 3808

## Covenant Disclaimer

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

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

## Contacts

Type	Name	Address	Contact Details
Applicant	[REDACTED]	[REDACTED]	[REDACTED]
Owner	Wayne Goode	145 Foott Road, Beaconsfield Upper VIC 3808	[REDACTED]
Preferred Contact	[REDACTED]	[REDACTED]	[REDACTED]

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 6 More than \$1,000,000 but not more than \$2,000,000	\$1,544.30	100%	\$1,544.30

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**Total \$1,544.30**

## Documents Uploaded

Date	Type	Filename
07-09-2022	A Copy of Title	512354 - VIC Cert - Register Search Statement Volume 10727 Folio 112 (1).pdf
07-09-2022	A proposed floor plan	145 FOOTT ROAD, UPPER BEACONSFIELD.pdf
07-09-2022	Additional Document	TP Assessment Report_145 Foott Road Upper Beaconsfield_020922.pdf
07-09-2022	Additional Document	TP Cover Letter_145 Foott Road Beaconsfield Upper.pdf



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

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



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

**Email:** [msl@cardinia.vic.gov.au](mailto:msl@cardinia.vic.gov.au)



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

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

## Lodged By

Site User

Submission Date

07 September 2022 - 10:06:AM

## Declaration

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

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20 Siding Avenue, Officer, Victoria

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**Postal Icon**

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

**Email:** [msl@cardinia.vic.gov.au](mailto:msl@cardinia.vic.gov.au)

**Contact Icon**

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**Phone:** 1300 787 624  
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**Fax:** 03 5941 3784



# Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

## PERMIT APPLICATION DETAILS

Application No.:	T220601
Address of the Land:	145 Foott Road, Upper Beaconsfield

## APPLICANT DETAILS

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
The building footprint has been reduced.		

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Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

## DECLARATION

## LODGEMENT

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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

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

## IMPORTANT INFORMATION

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

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

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

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

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

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

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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 10727 FOLIO 112

Security no : 124099756075M

Produced 19/08/2022 02:32 PM

LAND DESCRIPTION

Lot 1 on Plan of subdivision 446544U.  
PARENT TITLE Volume 10786 Folio 445  
Created by instrument P8446544U 28/05/2003

REGISTERED PROPRIETOR

Estate Fee Simple

MORTGAGE AV379632C 29/02/2022  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT P8446544U 28/05/2003

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

DIAGRAM LOCATION

SEE P8446544U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV962156V (E)	NOMINATION OF EXT TO LC	Completed	16/08/2022
AV976375E (E)	TRANSFER	Registered	15/08/2022

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

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

Street Address: 145 FOOT ROAD BEACONSFIELD UPPER VIC 3800

ADMINISTRATIVE NOTICES

NIC

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 19/08/2022

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>PS446544U</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>13/02/2023 15:42</b>

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<b>PLAN OF SUBDIVISION</b>	STAGE No.	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 446544 U</b>
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**LOCATION OF LAND**

PARISH: Gambrook

TOWNSHIP: ---

SECTION: D

CROWN ALLOTMENT: 45

CROWN PORTION: ---

LTO BASE RECORD: DCM2 (Mura)

TITLE REFERENCES: Vol. 8964 Fol. 405

LAST PLAN REFERENCES:

POSTAL ADDRESS: 127 Scott Road  
(At time of subdivision) Upper Beaconsfield 3608

AMG Co-ordinates  
(at approx centre of land in plan) E 556150 N 5794000 ZONE 55

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME \_\_\_\_\_ REF: S02/123

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

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

3 ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

**OPEN SPACE**

ii) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.

iii) ~~The requirement has been satisfied.~~

iv) ~~The requirement is to be satisfied in Stage~~ \_\_\_\_\_

Council Delegate \_\_\_\_\_  
Council Seal \_\_\_\_\_  
Date / /

Re-certified under Section 11(7) of the Subdivision Act 1988

Council Delegate \_\_\_\_\_  
Council Seal \_\_\_\_\_  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

CENTRELINE	COUNCIL/UTILITY/PERSON
Nil	Nil

**NOTATIONS**

STAGING This is not a staged subdivision.  
Planning permit No. T/O 0 395

DEPTH LIMITATION Does not Apply

Lot 1 is not the subject of this survey.

**WATERWAY NOTATION:**  
LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

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SURVEY THIS PLAN IS BASED ON SURVEY  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (i) IN PROCLAIMED SURVEY AREA No

**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Registered In Favour Of
E-1	Powerline	See Plan	This Plan & Sec 8(2) of the Elect. Ind Act 2000	T&U Electricity Limited

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED

DATE 22/5/03

**LTO USE ONLY**

PLAN REGISTERED  
TIME 5:51pm  
DATE 28/5/03

GJ Newman  
Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

NOBLENS LAND SURVEYORS P/L  
PO Box 461  
PARKSHAM 3610  
PHONE 59414112  
FAX 59414330

LICENCED SURVEYOR (PRINT) B. E. NOBLENS

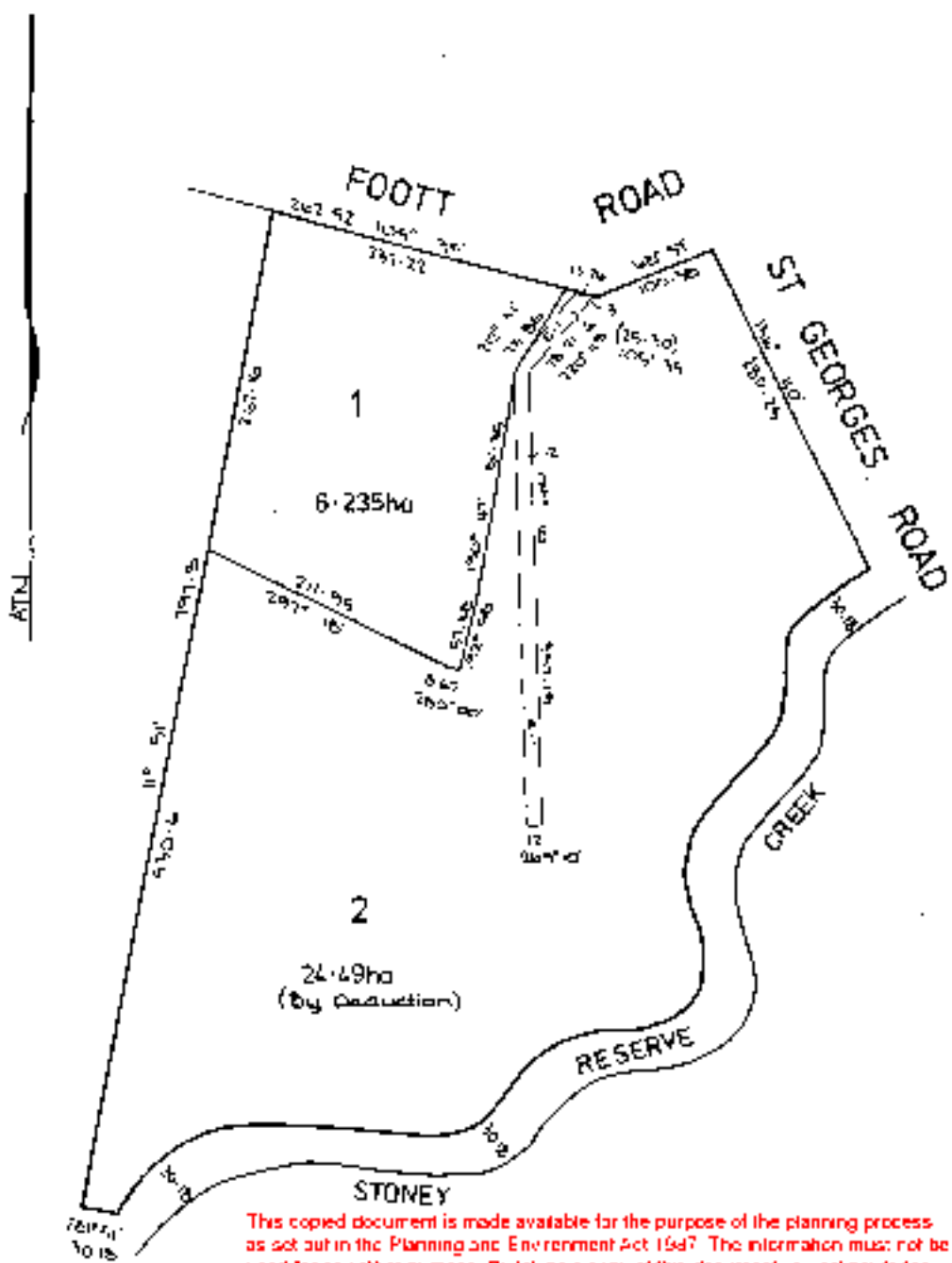
SIGNATURE \_\_\_\_\_ DATE / /

REF B 2764 VERSION A

DATE / /

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

ORIGINAL SHEET SIZE A3



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NOBLELIUS LAND SURVEYORS PTY  
 P.O. Box 4461  
 PRESTONHAM VIC 3010  
 PHONE 99414112  
 FAX 99414530

 LENGTHS ARE IN METRES	ORIGINAL	LICENSU SURVEYOR PRINT: <u>R. P. NOBLELIUS</u> SIGNATURE: _____ DATE: _____ REF: <u>B 2064</u> VERSION <u>A</u>	SHEET 1 OF 3 SHEETS
	SCALE SHEET 92E 1:4000 A3		DATE: _____ COUNCIL DELEGATE SIGNATURE: _____

**CREATION OF RESTRICTION**

On registration of this Plan the following restriction is created:

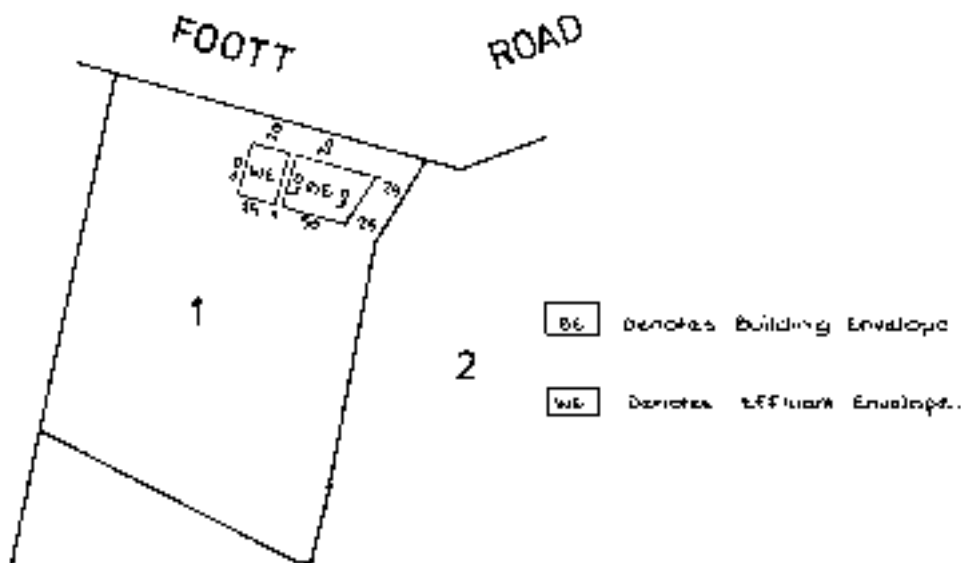
LAND TO BENEFIT: Lot 2 on this Plan of Subdivision.

LAND TO BE BURDENED: Lot 1 on this Plan of Subdivision.

**DESCRIPTION OF RESTRICTION**

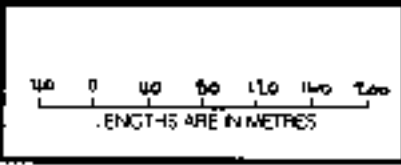
The registered Proprietor or Proprietors for the time being of Lot 1 shall not:

1. Construct any dwelling or garage outside the area designated as building envelope without the further consent of the Responsible Authority.
2. Construct any building or carry out any filling or excavation works within the effluent envelope except for works related to the installation and maintenance of on site absorption lines without the further consent of the Responsible Authority.



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NOBELIUS LAND SURVEYORS P/L  
 P O Box 461  
 PAKENHAM 3810  
 PHONE 59414112 FAX 59414350



ORIGINAL  
 SCALE SHEET  
 SIZE  
 1:4000 A3

REGISTERED SURVEYOR (PRINT) **P. P. NOBELIUS**  
 SIGNATURE ..... DATE .....  
 REF **B 2964** VERSION **A**

SHEET **3** OF **3** SHEETS  
 DATE .....  
 COUNCIL DELEGATE SIGNATURE .....

7 September 2021

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Att: TOWN PLANNING DEPARTMENT  
CARDINIA SHIRE  
20 SLIDING AVENUE  
OFFICER, VIC 3809

Dear Sir/ Madam,

**RE: TOWN PLANNING APPLICATION FOR A NEW DWELLING AT 145 FOOTT ROAD,  
UPPER BEACONSFIELD VIC 3808**

Please find attached our application for Town Planning approval for the proposed new dwelling at 145 Foott Road Upper Beaconsfield VIC 3808.

The property is located in the Rural Conservation Zone (RCZ) and has a Bushfire Management Overlay (BMO) and Environmental Significance Overlay (ESO).

Pursuant to the RCZ, a planning permit is required to construct a dwelling but must be the only dwelling on the lot and must meet the requirements of Clause 35.06-2. Our proposal for the new dwelling meets all of the requirements of Clause 35.06.

However, the site is on a Bushfire Management Overlay and Environmental Significance Overlay which also triggers the need for Town Planning Permit.

We have attached the following items as required for the application:

- Completed Town Planning Application Form
- Copy of Title
- Assessment Report
- Town Planning Drawings with the following items:
  - TP.00 Locality/Planning Reports
  - TP.01 Site Analysis
  - TP.02 Existing Conditions
  - TP.03 Site Plan
  - TP.04 Proposed Floorplan
  - TP.05 Proposed Floorplan
  - TP.06 Proposed Floorplan
  - TP.07 Proposed Elevations
  - TP.08 Proposed Elevations
  - TP.09 Perspectives
  - TP.10 Perspectives
  - TP.11 Perspectives
  - TP.12 General Notes

Should you require further information for the above Town Planning Application, please do not hesitate to

## TOWN PLANNING ASSESSMENT – SINGLE DWELLING ON A LOT AND RESIDENTIAL BUILDINGS

**PROJECT ADDRESS:** 145 FOOTT ROAD, BEACONSFIELD UPPER  
**PROPOSAL:** PROPOSED DWELLING

**RURAL CONSERVATION ZONE**

**CLAUSE 35.06**

OBJECTIVES & SUMMARY OF STANDARDS	APPLICANTS ASSESSMENT
<b>USE OF LAND FOR A DWELLING</b>	<b>Clause 35.06-2</b>
<p><b>Clause 35.06-2 – Use of Land for a Dwelling</b>            General Requirements:</p> <ul style="list-style-type: none"> <li>- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.</li> <li>- The dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.</li> <li>- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.</li> <li>- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.</li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>Complies</b>            Access to the dwelling is provided via an all weather road adequate to accommodate emergency vehicles. Refer to drawing TP.03.</li> <li>✓ <b>Complies</b>            The dwelling will be connected to a taylex treatment plant (taylex poly abs 2000l p/d advanced blower system) retained within the lot (located along the effluent envelope) in accordance with the requirements of the environment protection regulations under the environment protection act 2017 for an on site wastewater management system.</li> <li>✓ <b>Complies</b>            The dwelling will be connected to a reticulated potable water supply. The site is also equipped with watertanks for fire fighting purposes.</li> <li>✓ <b>Complies</b>            The proposed dwelling will be connected to a reticulated electricity supply and will have installed solar panels on the roof. refer floorplans for solar panel locations. Refer to drawing TP.03.</li> </ul>

**BUSHFIRE MANAGEMENT OVERLAY**

**Clause 44.06**

**Clause 44.06 BMO objective**

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

**Application Requirements**

- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

✓ **Complies**

Please refer to the Bushfire Management Report, Plan and Statement prepared by Fire Risk Consultants.

**ENVIRONMENTAL SIGNIFICANCE OVERLAY**

**CLAUSE 42.01**

**Objective**

A schedule to this overlay must contain:

- A statement of environmental significance.
- The environmental objectives to be achieved..

**Permit Requirements**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 42.01-3 specifically states that a permit is not required. To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

✓ **Complies**

The site has a dedicated Building envelope for the proposed dwelling and a dedicated Effluent Envelope for sewerage.

As per the table to Clause 42.01-3, Trees to the Building Envelope Area have been cleared for the following:

- **Emergency Works:**  
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 or to enable 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.
- **Fire Protection:**  
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:
  - fire fighting; planned burning; making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
  - keeping 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 ;

**SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

**Objective**

To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation. To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity. To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape. To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.

**Permit Requirement**

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

- Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.
- The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.
- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.
- The slope of the land on which the buildings or works are undertaken must not exceed 20%. The buildings and works must not result in the removal or destruction of native vegetation (including trees, shrubs, herbs, sedges and grasses) within an area of botanical or zoological significance as shown on the mapped information provided by the Department of Sustainability and Environment, with the exception of Sweet Pittosporum (*Pittosporum undulatum*).

✓ **Complies**

The selected materials are non reflective and colours selected are subdued and compliments the environment. Refer to drawings TP.07-TP.12.

✓ **Permit Required**

The design of the dwelling is split level type and plans were designed to follow the slope of the land. The dwelling generally do not exceed 7m in height. There is one section of the elevation (along the south) where the maximum height is 7.89m due to the slope of the land.

The dwelling basement exceeds more than 1m of excavation for the basement level.

✓ **N/A**

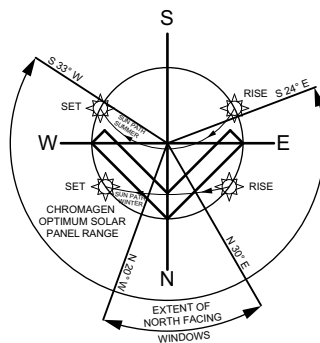


<ul style="list-style-type: none"> <li>- If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.</li> <li>- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.</li> <li>- If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.</li> <li>- If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.</li> </ul> <p>In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:</p> <ul style="list-style-type: none"> <li>- The vegetation is a tree overhanging the roof of a building used for Accomodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.</li> <li>- The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.</li> <li>- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.</li> <li>- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.</li> <li>- The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.</li> </ul>	<ul style="list-style-type: none"> <li>✓ <b>N/A</b></li> <li>✓ <b>Complies</b> The shed is no more than 120sqm.</li> <li>✓ <b>N/A</b></li> <li>✓ <b>Complies</b> The property has a registered plan of subdivision with a Building Envelope. The proposed dwelling is located within the Building Envelope.</li> </ul>
--	--

<ul style="list-style-type: none"><li>- The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft.</li><li>- This exemption does not apply to: Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.</li><li>- Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.</li><li>- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.</li><li>- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares. It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.</li><li>- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.</li><li>- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table.</li></ul>	
---	--



## LOCALITY PLAN



## PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 01 June 2022 11:52 AM

### PROPERTY DETAILS

Address: **145 FOOTT ROAD BEACONSFIELD UPPER 3808**  
 Lot and Plan Number: **Lot 1 PS446544**  
 Standard Parcel Identifier (SPI): **1PS446544**  
 Local Government Area (Council): **CARDINIA**  
 Council Property Number: **1302450610**  
 Planning Scheme: **Cardinia**  
 Directory Reference: **Melway 210 C7**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[Planning Scheme - Cardinia](#)

### UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

### STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GEMBROOK**

### OTHER

Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

### Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)  
[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



GWAZ - Green Wedge A  
 PUZ1 - Public Use-Service and Utility  
 Water area  
 PCRZ - Public Conservation and Resource  
 PUZ7 - Public Use-Other Public Use  
 Water course  
 PPRZ - Public Park and Recreation  
 RCZ - Rural Conservation

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

### Planning Overlays

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



BMO - Bushfire Management  
 Water area  
 Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

## PROPERTY REPORT



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e: racquelyn@gmail.com | t: 0412 240 930

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)  
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)



ESO - Environmental Significance  
 Water area  
 Water course

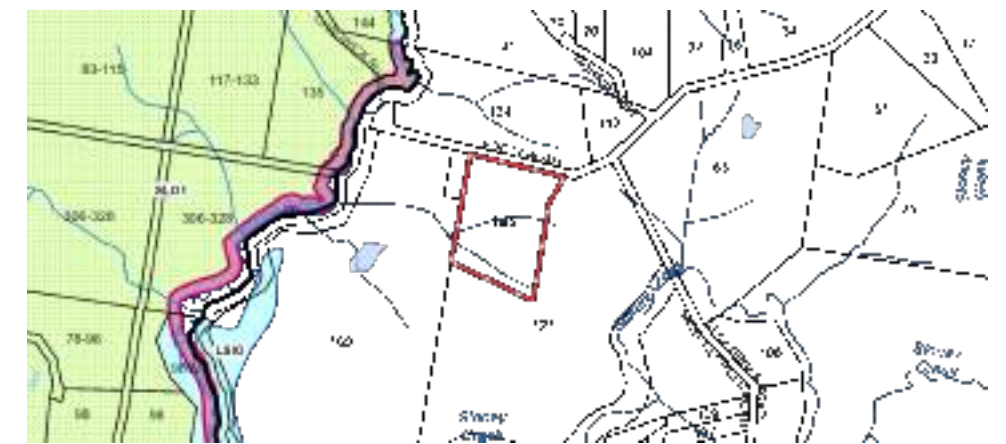
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### Planning Overlays

#### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)  
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



HO - Heritage  
 Water area  
 LSIO - Land Subject to Inundation  
 Water course  
 SLO - Significant Landscape

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.  
 Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Areas  
 Water area  
 Water course

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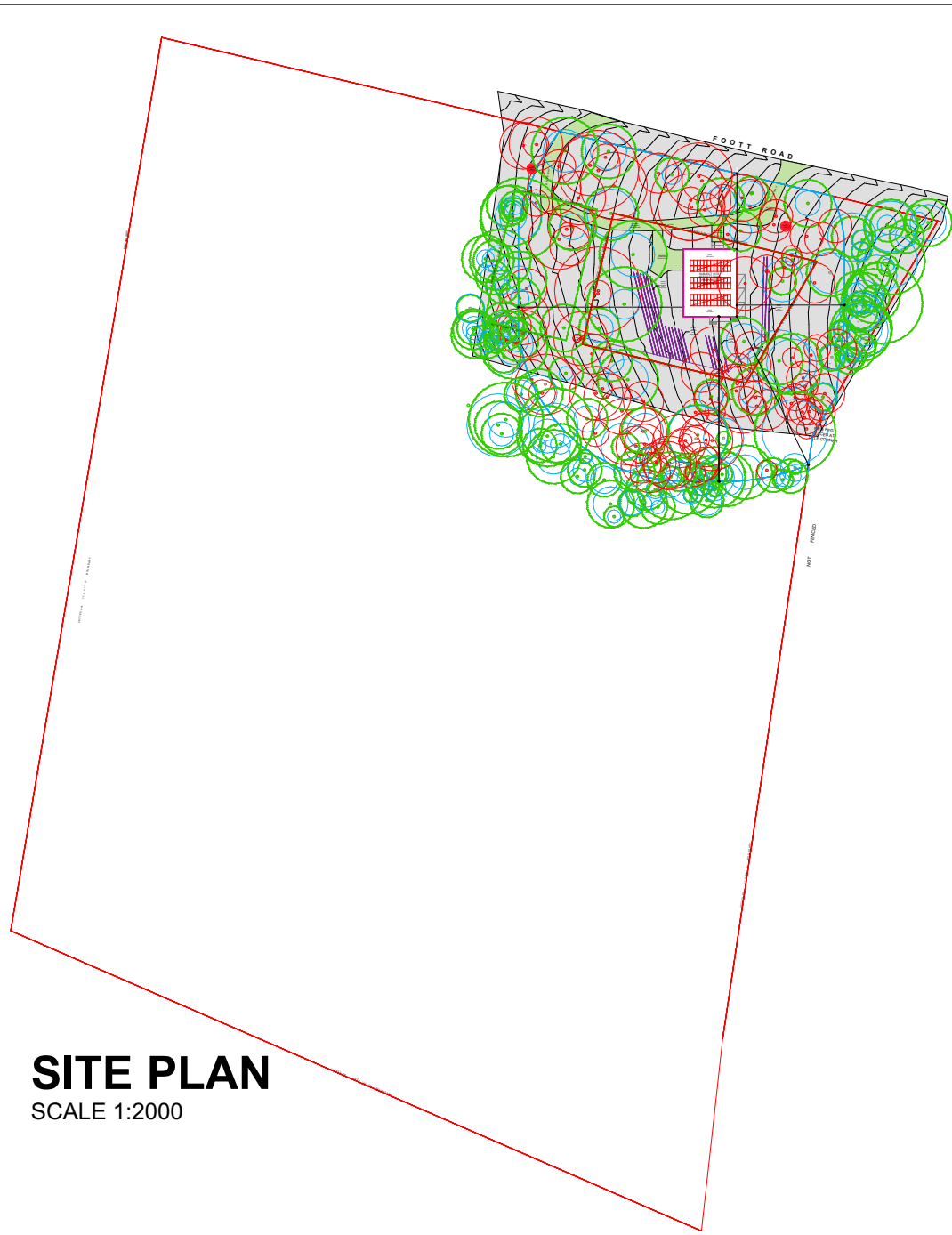
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project  
**PROPOSED RESIDENCE**  
 145 FOOTT ROAD, UPPER BEACONSFIELD  
 scale at **A3** date **290224**  
 architect **Racquelyn Islip**  
 drawn **RI** checked

drawing  
 TOWN PLANNING:  
**LOCALITY PLAN / PLANNING**  
**REPORT**  
 project no stage drawing no  
 22-02 SK **TP.00** c

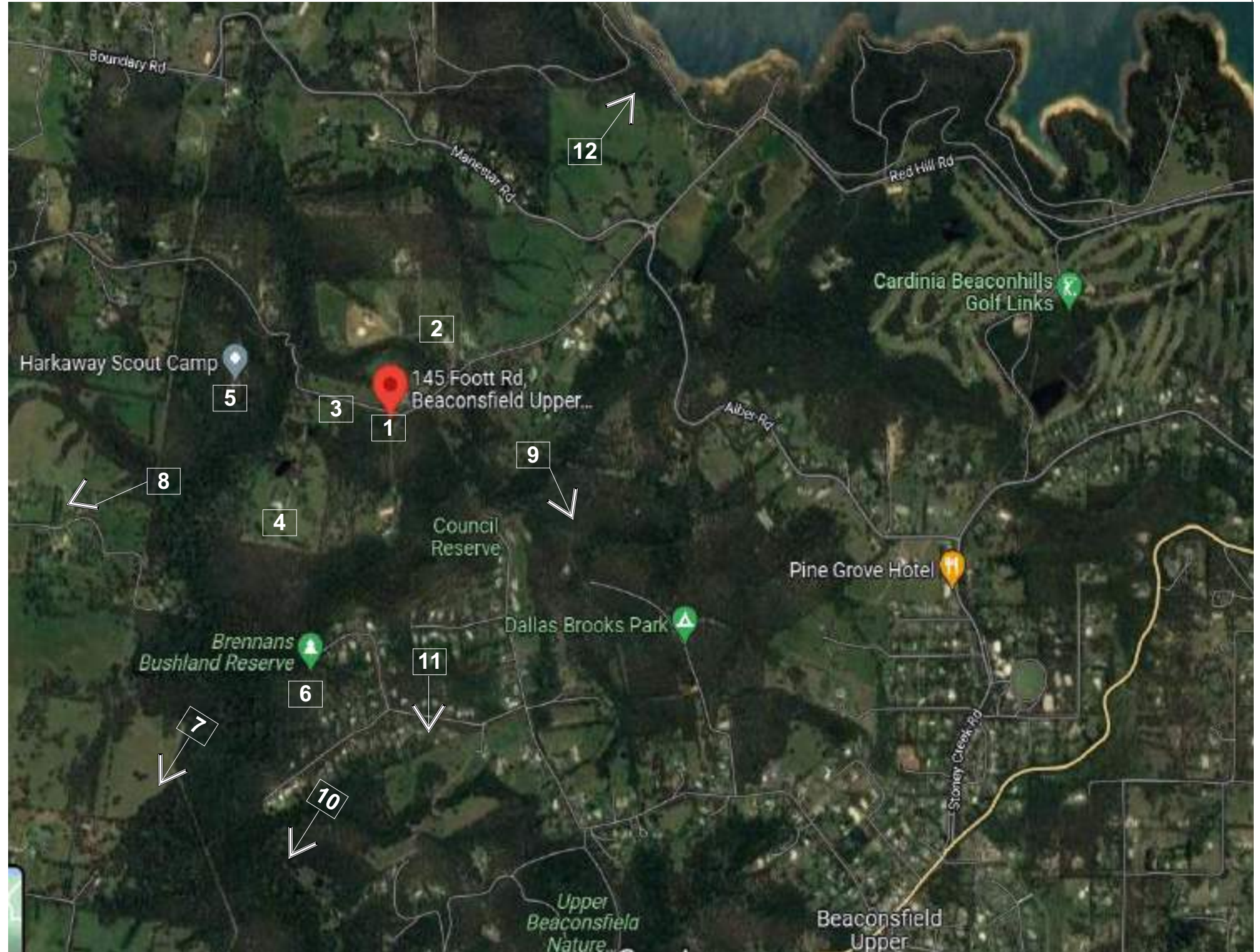
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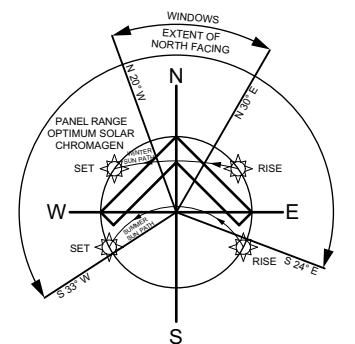
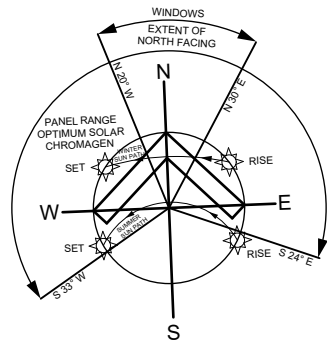
**SITE PLAN**  
SCALE 1:2000

**SITE ANALYSIS LEGEND**

- 1 DEVELOPMENT SITE  
(145 FOOTT ROAD, UPPER BEACONSFIELD)
- 2 JABULANI FARM
- 3 TWOSTOREY RESIDENCE  
(165 FOOTT ROAD)
- 4 SINGLE STOREY RESIDENCE  
(169 FOOTT ROAD)
- 5 HARKAWAY SCOUT CAMP, 650m
- 6 BRENNANS BUSHLAND RESERVE, 1km
- 7 BERWICK VILLAGE, 5.9KM
- 8 HARKAWAY, 3.8KM
- 9 UPPER BEACONSFIELD VILLAGE, 2.5KM
- 10 MONASH HEALTH HOSPITAL, 7KM
- 11 BEACONSFIELD VILLAGE, 6.5KM
- 12 CARDINIA RESERVOIR, 1.5KM



**SITE ANALYSIS**



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project  
**PROPOSED RESIDENCE**  
145 FOOTT ROAD, UPPER BEACONSFIELD  
scale at A3 date 290224  
architect Racquelyn Iliop  
drawn RI checked

drawing  
TOWN PLANNING:  
**SITE ANALYSIS**  
project no stage drawing no. rev.  
22-02 SK TP.01 c

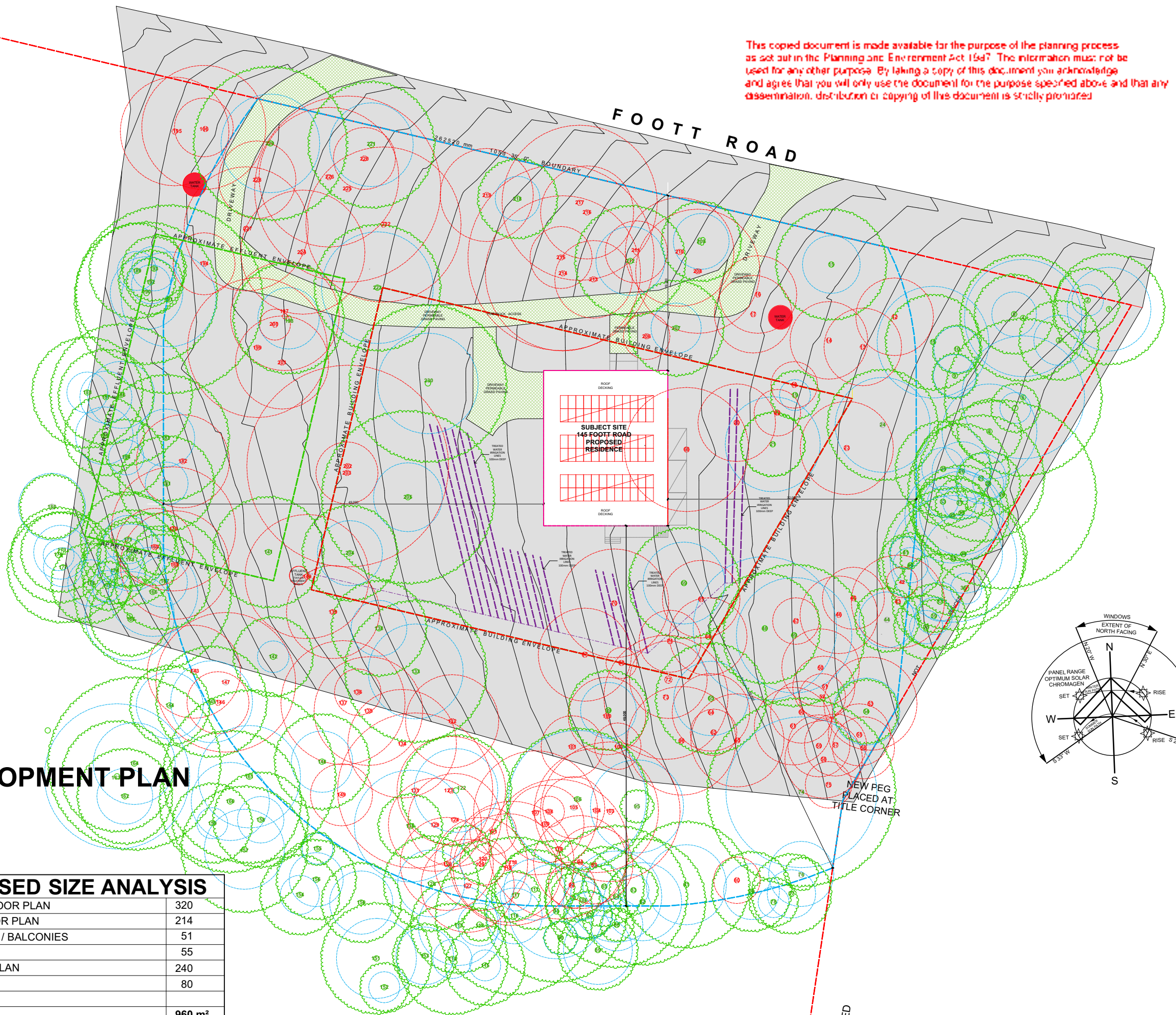
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**LEGEND**

-  SITE CUT AREA
-  2.5m DIAM EFFLUENT TANK  
TAYLEX WATER TREATMENT PLANT
-  RAINWATER TANK ( 15,000 LITRES)
-  TREES TO BE REMOVED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  TREES TO BE RETAINED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  TPZ - TREE PROTECTION ZONES
-  DEFENDABLE AREA  
PLEASE REFER TO BUSHFIRE MANAGEMENT REPORT FOR DETAILS
-  SOLAR PANELS
-  WATER TREATMENT TREATED WATER DISTRIBUTION IRRIGATION LINES, 100mm DEEP

**NOTE:**  
THE IRRIGATION LINES ARE INDICATIVE ONLY. THE PLACEMENT OF THE IRRIGATION LINES WILL BE DESIGNED BY A HYDRAULIC CONSULTANT & WILL BE DESIGNED AND INSTALLED IN RESPECT OF THE NATIVE VEGETATION & TREE ASSESSMENT AS PREPARED BY RANGES CONSULTING.



**SITE DEVELOPMENT PLAN**  
SCALE 1:500

PROPOSED SIZE ANALYSIS	
BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
	<b>960 m<sup>2</sup></b>

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project **PROPOSED RESIDENCE**  
145 FOOT ROAD, UPPER BEACONSFIELD

scale at **A3** date **290224**

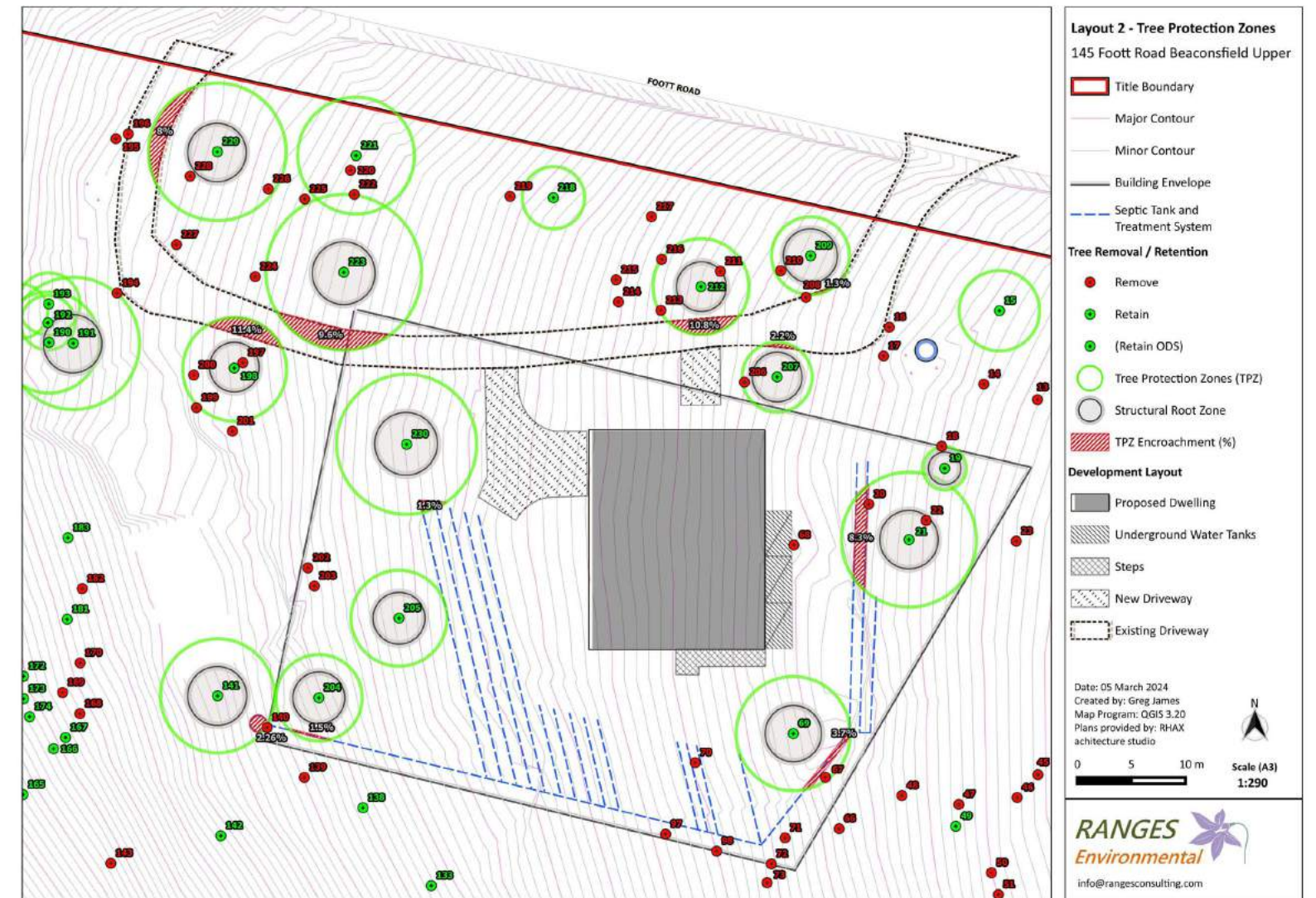
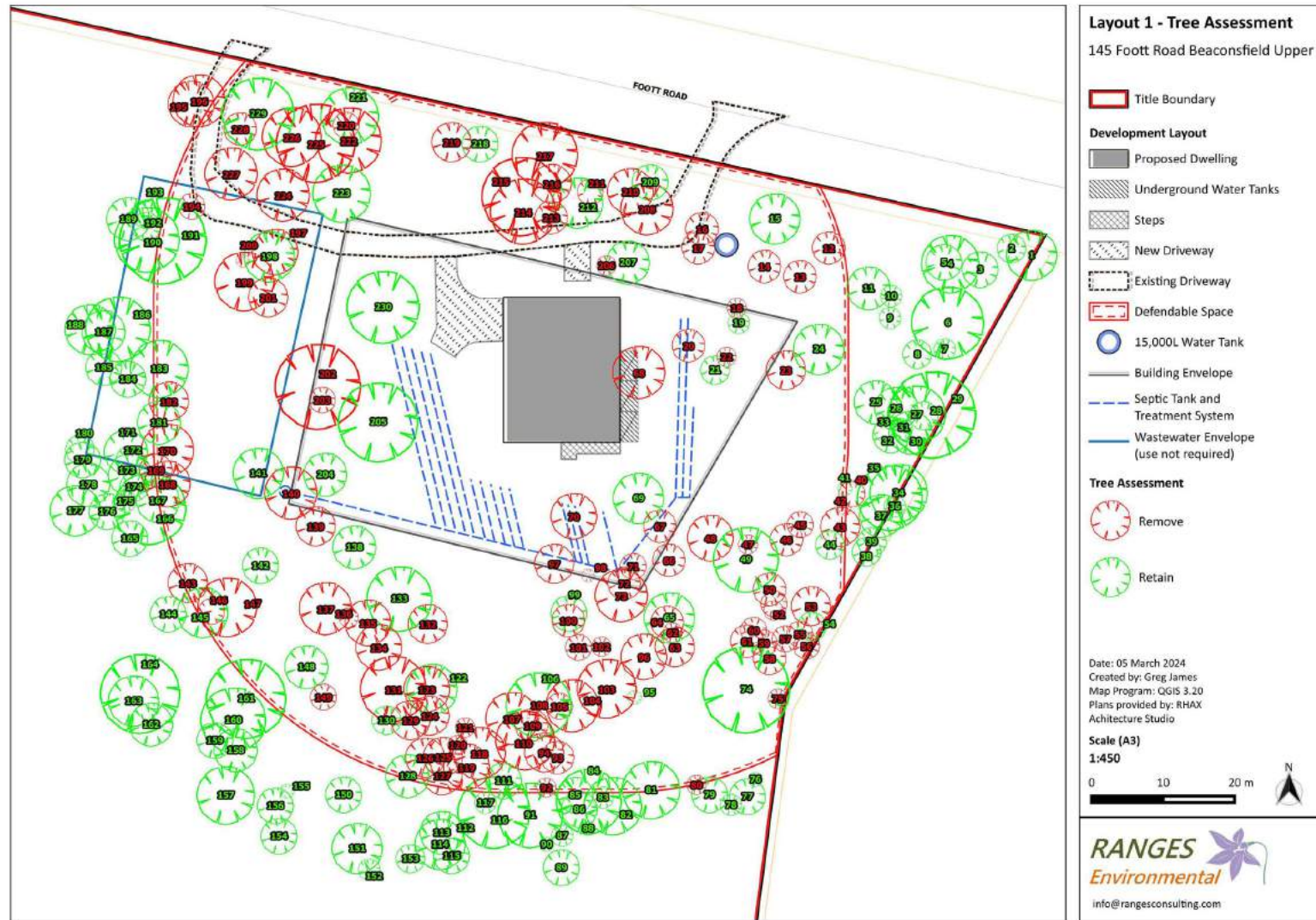
architect **Racquelyn Istep**

drawn **RI** checked

drawing

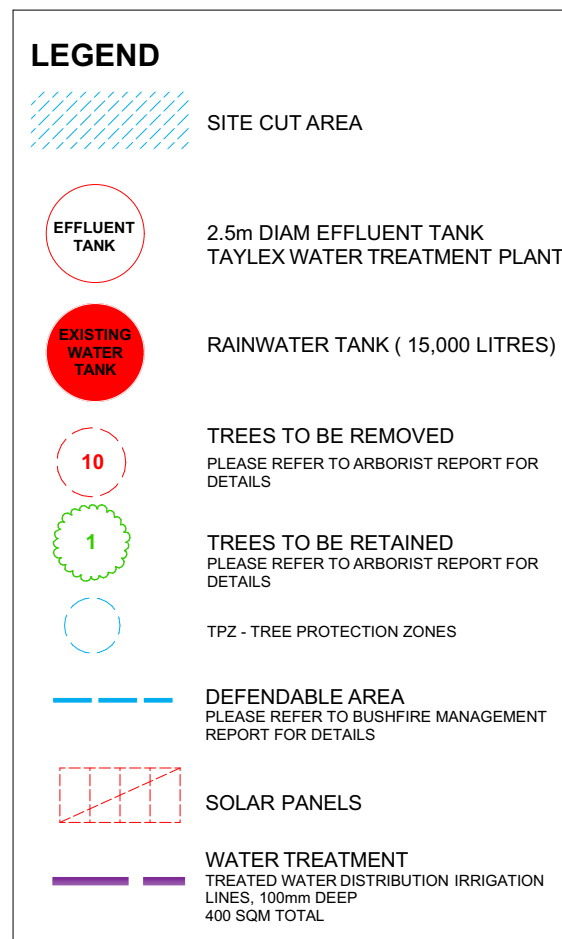
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**SITE PLAN**

project no **22-02** stage **SK** drawing no. **TP.02** rev. **c**



## ARBORIST REPORT- MAP 1 TREE ASSESSMENT

## ARBORIST REPORT- MAP 2 TREE PROTECTION ZONE



**NOTE:**  
PLEASE REFER TO ARBORIST REPORT PREPARED BY RANGES ENVIRONMENTAL FOR TREE ASSESSMENTS IN MORE DETAIL.

### PROPOSED SIZE ANALYSIS

BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
	<b>960 m<sup>2</sup></b>

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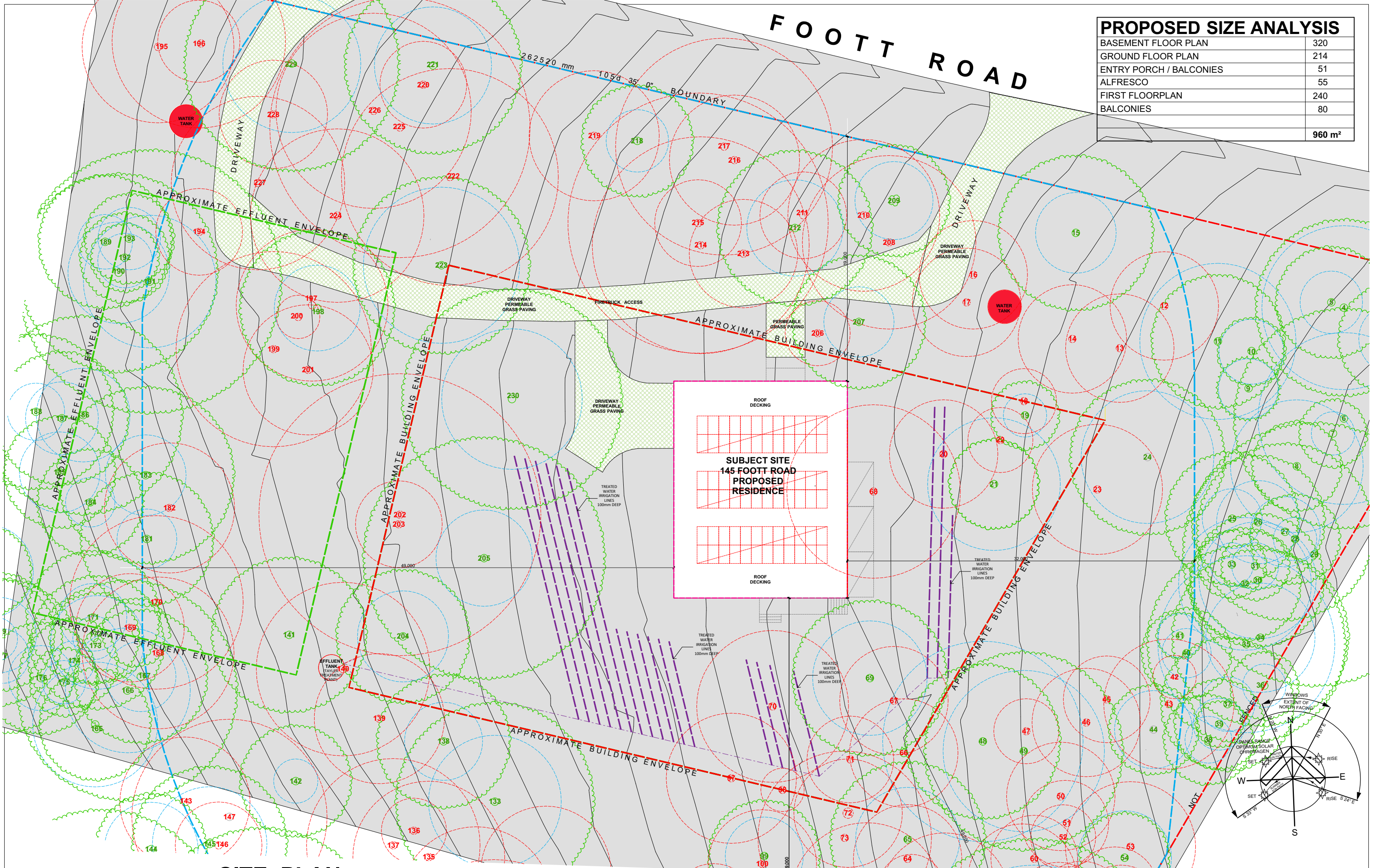
project  
145 FOOT ROAD, UPPER BEACONSFIELD

**PROPOSED RESIDENCE**

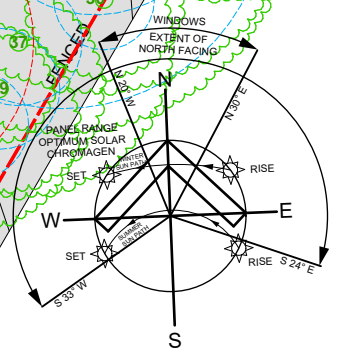
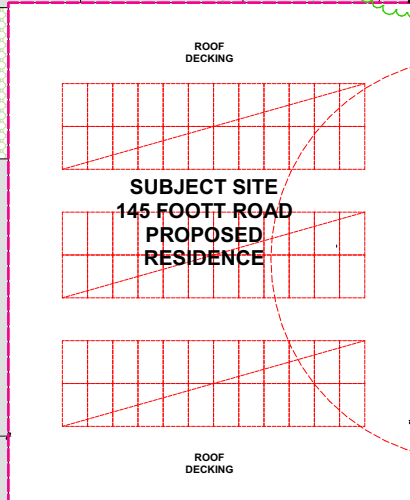
scale at A3 date **290224**  
architect Racquelyn Isip  
drawn RI checked

drawing  
TOWN PLANNING:  
**LEGEND/NOTES**

project no stage drawing no. rev.  
22-02 SK **TP.03** c



PROPOSED SIZE ANALYSIS	
BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
	<b>960 m<sup>2</sup></b>



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**SITE PLAN** SCALE 1:300

SITE AREA:	62,172m <sup>2</sup>
SITE AREA COVERAGE:	320m <sup>2</sup> - 0.0051%
PERMEABLE AREA:	61,852m <sup>2</sup> - 99.4%
BAL RATING:	BAL 29

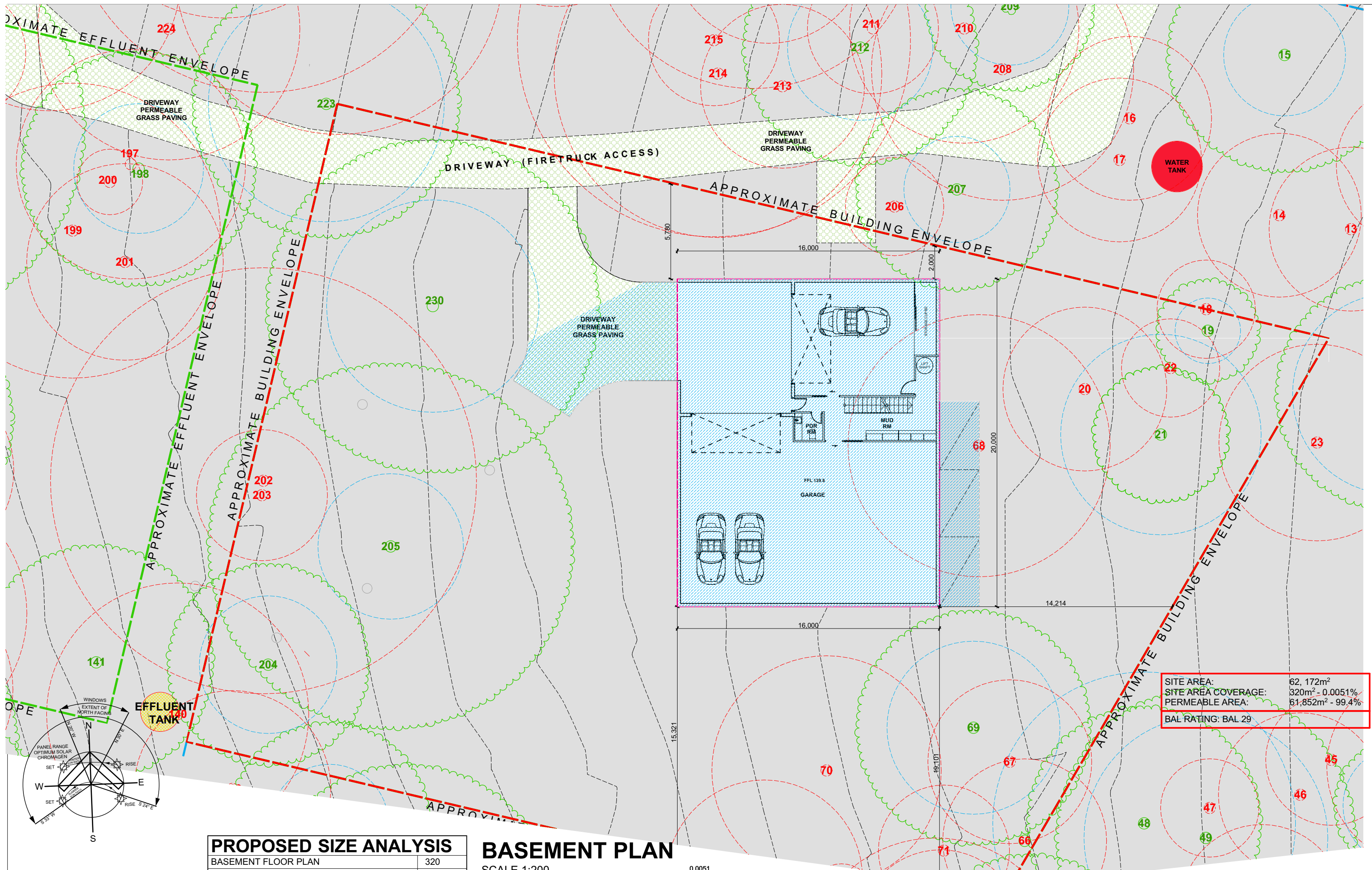
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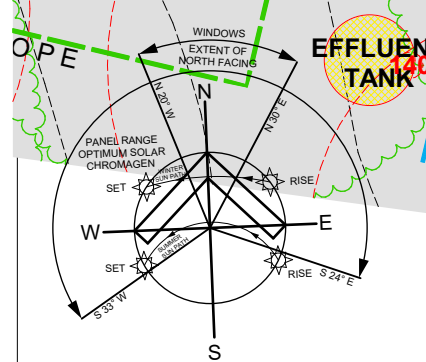
project  
drawing  
**PROPOSED RESIDENCE**  
145 FOOTT ROAD, UPPER BEACONSFIELD  
scale at A3 date 290224  
architect Racquelyn Isp  
drawn RI checked

TOWN PLANNING:  
**ROOF PLAN**  
project no stage drawing no. rev.  
22-02 SK TP.04 c

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SITE AREA:	62,172m <sup>2</sup>
SITE AREA COVERAGE:	320m <sup>2</sup> - 0.0051%
PERMEABLE AREA:	61,852m <sup>2</sup> - 99.4%
BAL RATING:	BAL 29



PROPOSED SIZE ANALYSIS	
BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
	<b>960 m<sup>2</sup></b>

### BASEMENT PLAN

SCALE 1:200

0.0051

+

**ISSUE**

TOWN PLANNING



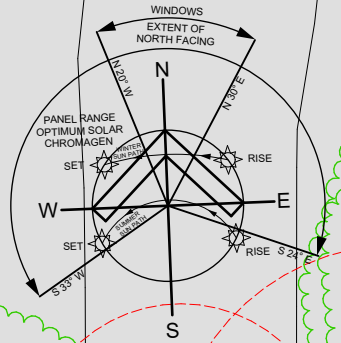
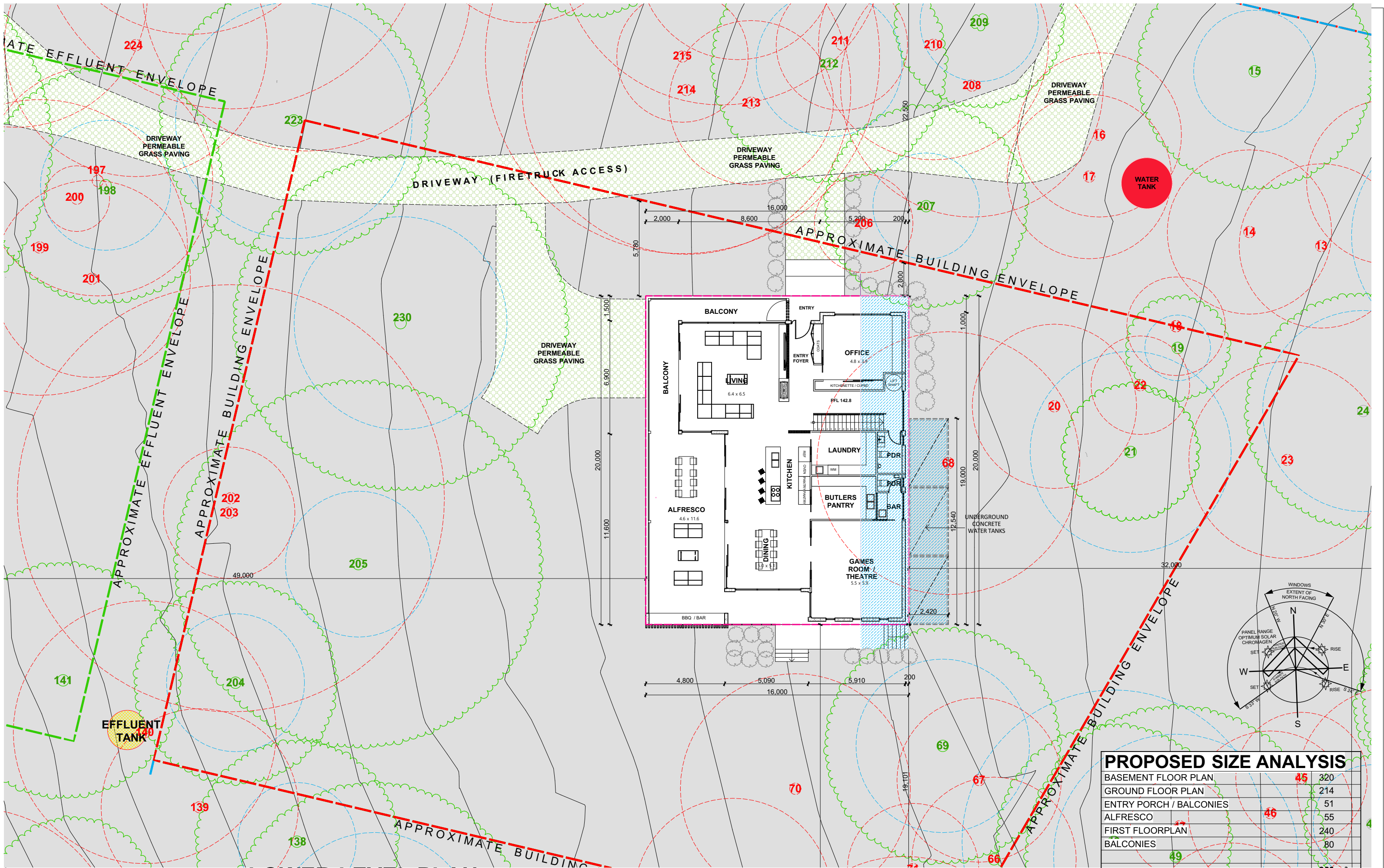
PROPOSED RESIDENCE			
145 FOOT ROAD, UPPER BEACONSFIELD			
scale	at A3	date	290224
architect			Racquelyn Iliop
drawn	RI	checked	

TOWN PLANNING:			
<b>FLOORPLAN</b>			
project no	stage	drawing no.	rev.
22-02	SK	TP.05	c

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PROPOSED SIZE ANALYSIS		
BASEMENT FLOOR PLAN	45	320
GROUND FLOOR PLAN		214
ENTRY PORCH / BALCONIES		51
ALFRESCO	46	55
FIRST FLOORPLAN		240
BALCONIES		80
		960 m <sup>2</sup>

## LOWER LEVEL PLAN

SCALE 1:200

SITE AREA:	62,172m <sup>2</sup>
SITE AREA COVERAGE:	320m <sup>2</sup> - 0.0051%
PERMEABLE AREA:	61,852m <sup>2</sup> - 99.4%
BAL RATING:	BAL 29

**ISSUE**  
TOWN PLANNING



project  
**PROPOSED RESIDENCE**  
145 FOOT ROAD, UPPER BEACONSFIELD

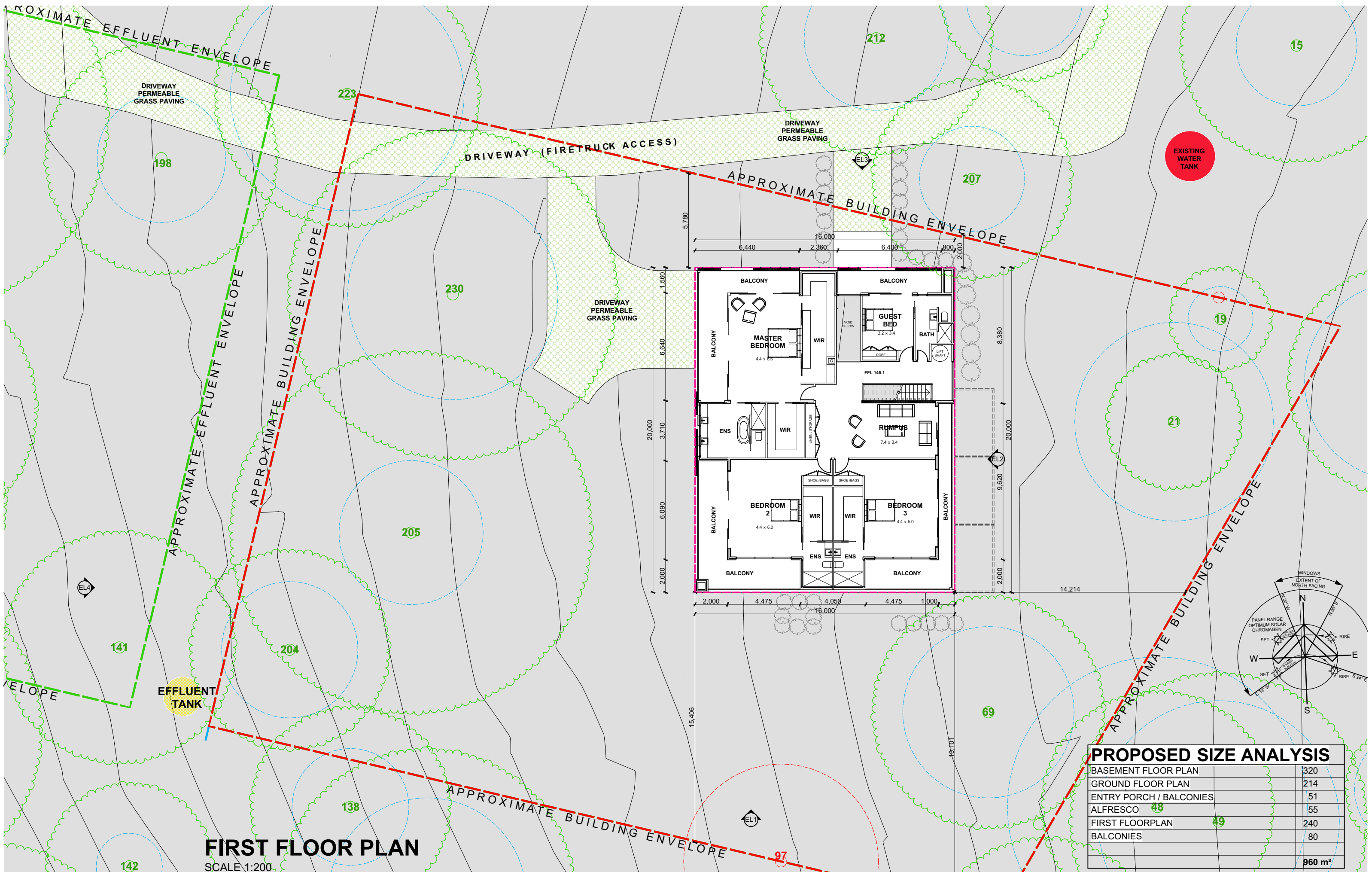
scale at A3 date 290224  
architect Racquelyn Iliop  
drawn RI checked

drawing  
TOWN PLANNING:  
**FLOORPLAN**

project no stage drawing no. rev.  
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# FIRST FLOOR PLAN

SCALE 1:200

## PROPOSED SIZE ANALYSIS

BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO 49	55
FIRST FLOORPLAN 49	240
BALCONIES	80
<b>TOTAL</b>	<b>960 m<sup>2</sup></b>

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 Do not scale drawings. Verify all dimensions on site

SITE AREA:	62,172m <sup>2</sup>
SITE AREA COVERAGE:	320m <sup>2</sup> - 0.0051%
PERMEABLE AREA:	61,852m <sup>2</sup> - 99.4%
BAL RATING:	BAL 29

**ISSUE**  
TOWN PLANNING



project  
**PROPOSED RESIDENCE**  
 145 FOOT ROAD, UPPER BEACONSFIELD  
 scale at A3 date 290224  
 architect Racquelyn Iliop  
 drawn RI checked

drawing  
 TOWN PLANNING:  
**FLOORPLAN**  
 project no stage drawing no. rev.  
 22-02 SK TP.07 c

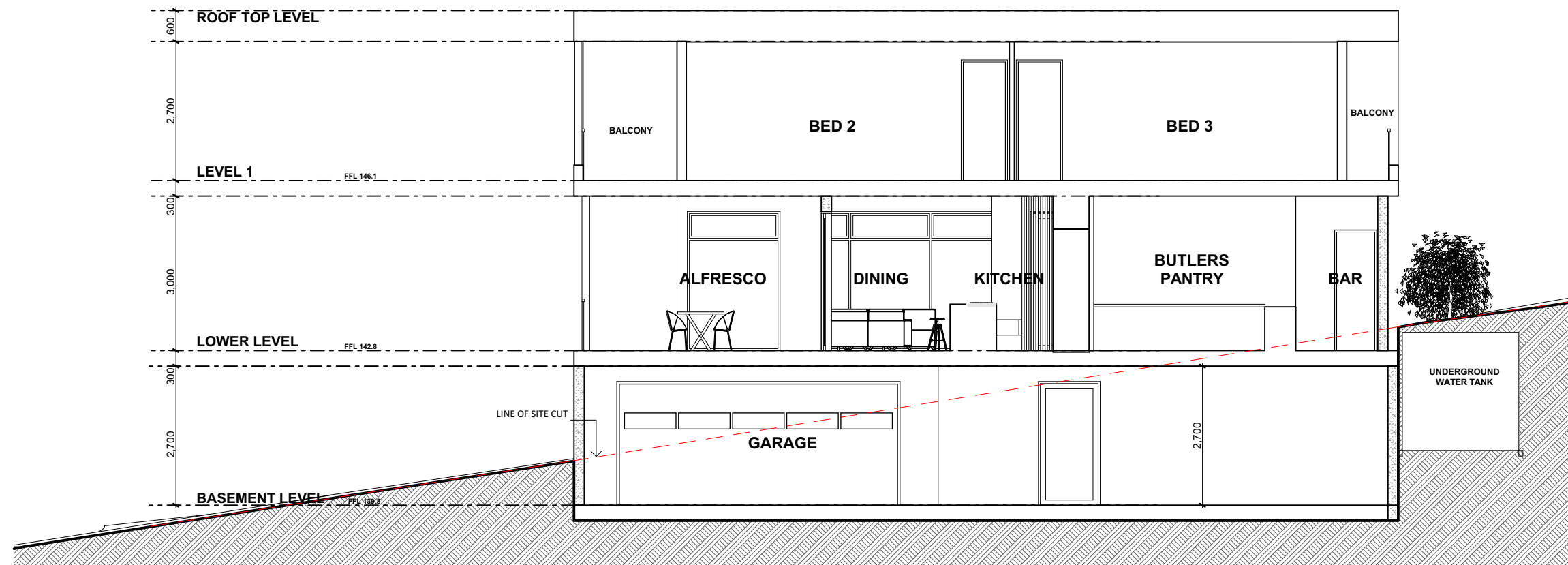
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### ELEVATION 1- SOUTH ELEVATION

SCALE 1:100



### LONGITUDINAL SECTION

SCALE 1:100

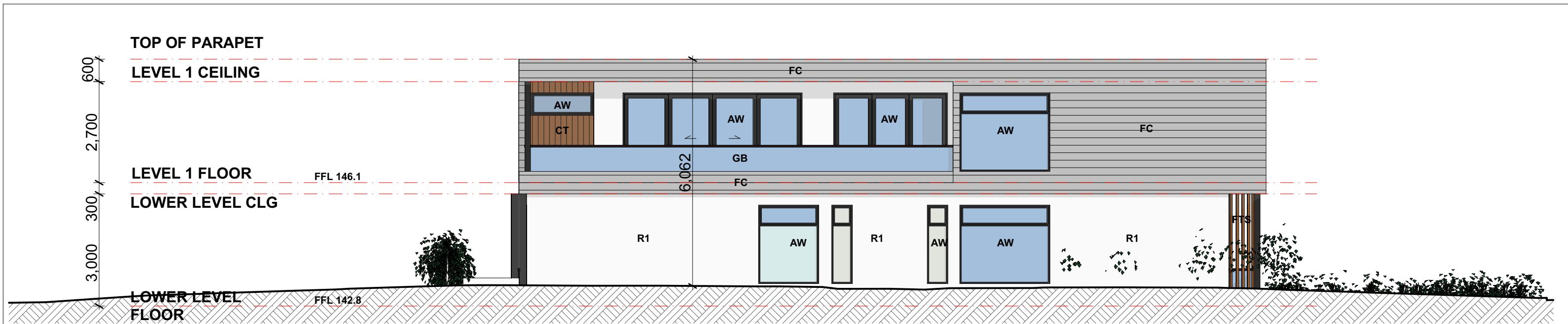
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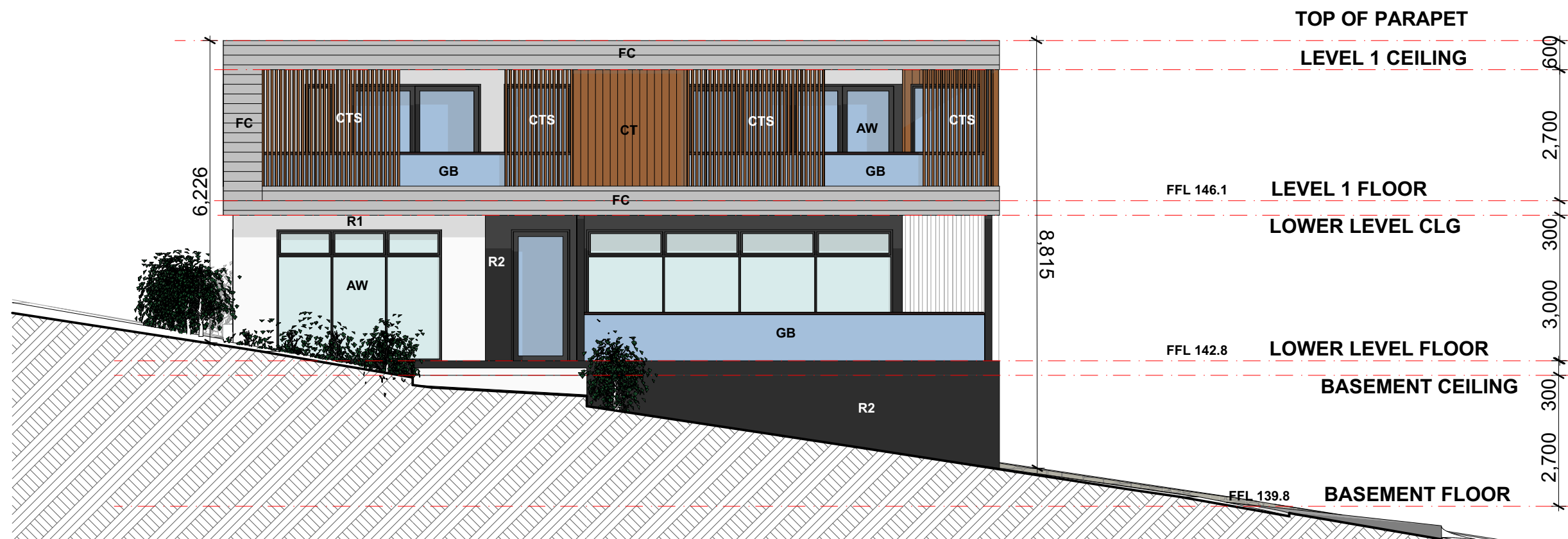
project  
**PROPOSED RESIDENCE**  
 145 FOOT ROAD, UPPER BEACONSFIELD  
 scale at A3 date 290224  
 architect Racquelyn Isip  
 drawn RI checked

drawing  
 TOWN PLANNING:  
**ELEVATIONS**  
 project no 22-02 stage SK drawing no. TP.08 rev. c



**ELEVATION 2- EAST ELEVATION**  
SCALE 1:100

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**ELEVATION 3- NORTH ELEVATION**  
SCALE 1:100

SCALE 1:200

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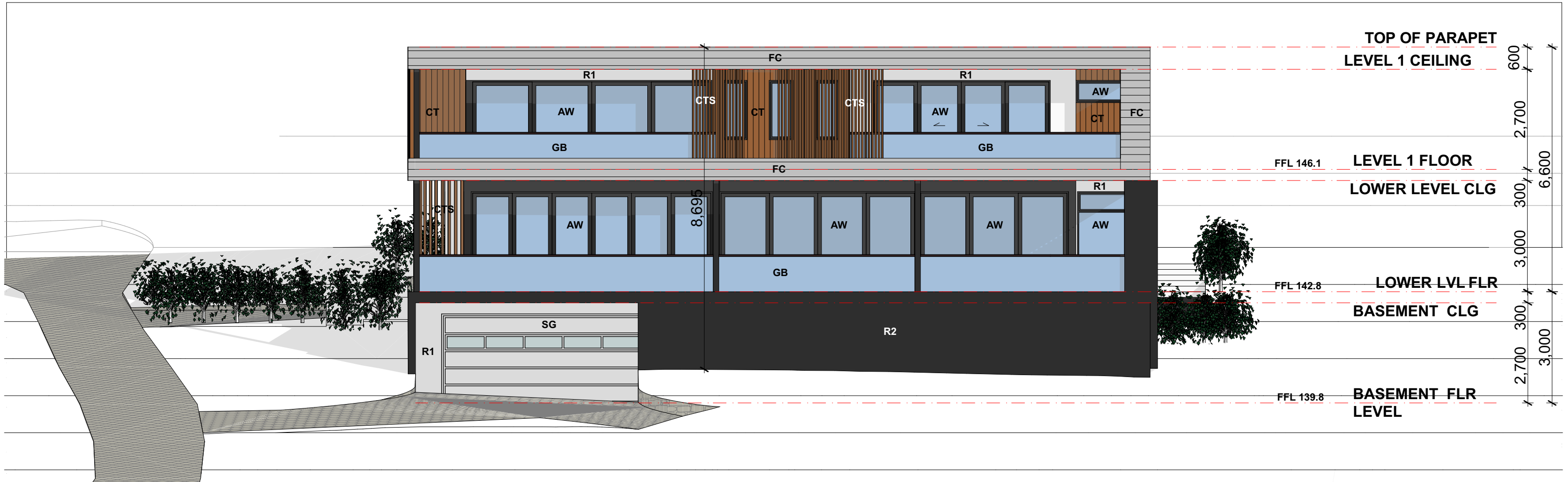
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e: racquelyn@gmail.com | t: 0412 240 930

project  
145 FOOT ROAD, UPPER BEACONSFIELD  
scale at A3 date 290224  
architect Racquelyn Isip  
drawn RI checked

drawing  
TOWN PLANNING:  
ELEVATIONS  
project no 22-02 stage SK drawing no. TP.09 rev. c



**ELEVATION 4- WEST ELEVATION**  
SCALE 1:100

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project  
**PROPOSED RESIDENCE**  
145 FOOT ROAD, UPPER BEACONSFIELD  
scale at **A3** date **290224**  
architect **Racquelyn Isip**  
drawn **RI** checked

drawing  
TOWN PLANNING:  
**ELEVATIONS**  
project no stage drawing no. rev.  
**22-02 SK TP.10 c**



**VIEW 02- SOUTH**



**VIEW 03- WEST**

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project	<b>PROPOSED RESIDENCE</b>		
	145 FOOT ROAD, UPPER BEACONSFIELD		
scale	at <b>A3</b>	date	<b>290224</b>
architect		Racquelyn Isip	
drawn	RI	checked	

drawing	<b>TOWN PLANNING:</b>		
	<b>PERSPECTIVES</b>		
project no	stage	drawing no.	rev.
<b>22-02</b>	<b>SK</b>	<b>TP.11</b>	<b>c</b>

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**VIEW 04- WEST**



**VIEW 05- NORTH**

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project	<b>PROPOSED RESIDENCE</b>		
	145 FOOT ROAD, UPPER BEACONSFIELD		
scale	at A3	date	290224
architect		Racquelyn Isip	
drawn	RI	checked	

drawing	TOWN PLANNING: <b>PERSPECTIVES</b>		
project no	stage	drawing no.	rev.
22-02	SK	TP.12	c



**VIEW 06- NORTH EAST**



**VIEW 07- EAST**

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 TOWN PLANNING






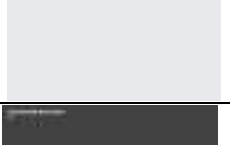

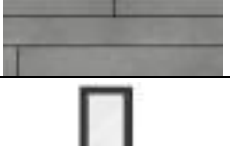


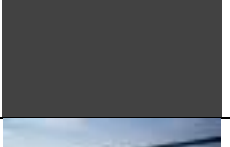

e: racquelyn@gmail.com | t: 0412 240 930

project	<b>PROPOSED RESIDENCE</b>		
	145 FOOT ROAD, UPPER BEACONSFIELD		
scale	at <b>A3</b>	date	<b>290224</b>
architect		checked	Racquelyn Iship
drawn	RI	checked	

drawing	<b>TOWN PLANNING: PERSPECTIVES</b>		
project no	stage	drawing no.	rev.
<b>22-02</b>	<b>SK</b>	<b>TP.13</b>	<b>c</b>

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MATERIALS / FINISHES LEGEND			
LEGEND	NAME	COLOUR	PHOTO
CT	TIMBER LOOK ALUM CLADDING	TASMANIAN OAK	
CTS	TIMBER LOOK SLIDING SCREENS	TASMANIAN OAK	
CR	CONCRETE ROOF	COLORBOND DUNE	
R1	RENDER	DULUX LEXICON	
R2	RENDER	DULUX MONUMENT	
FC	FIBRE CEMENT	EQUITONE LA20	
AW	UPVC FRAMED WINDOWS & DOORS	MONUMENT	
SG	SECTIONAL GARAGE DOOR	MONUMENT	
AT	TIMBER LOOK ALUM FEATURE SCREENS	MONUMENT	
GB	GLASS BALUSTADING	GLASS	

RURAL CONSERVATION ZONE NOTES  
THE PROPOSED DWELLING MEETS THE FOLLOWING REQUIREMENTS:

1. ACCESS TO THE DWELLING IS VIA AN ALL WEATHER ROAD WITH DIMENSIONS ADEQUATE TO ACCOMMODATE EMERGENCY VEHICLES. AN AREA FOR ROAD IS PROVIDED FOR EMERGENCY VEHICLES AS WELL. REFER TO SITE PLAN.

2. THE PROPOSED DWELLING WILL HAVE A TAYLEX TREATMENT PLANT (TAYLEX POLY ABS 2000L P/D ADVANCED BLOWER SYSTEM) RETAINED WITHIN THE LOT (LOCATED ALONG THE EFFLUENT ENVELOPE) IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENT PROTECTION REGULATIONS UNDER THE ENVIRONMENT PROTECTION ACT 2017 FOR AN ON SITE WASTEWATER MANAGEMENT SYSTEM.

3. THE PROPOSED DWELLING WILL BE CONNECTED TO A RETICULATED POTABLE WATER SUPPLY. IT WILL ALSO HAVE WATER TANKS ADEQUATE FOR DOMESTIC USE AS WELL AS FOR FIRE FIGHTING PURPOSES.

4. THE PROPOSED DWELLING WILL BE CONNECTED TO A RETICULATED ELECTRICITY SUPPLY AND WILL HAVE INSTALLED SOLAR PANELS ON THE ROOF. REFER FLOORPLANS FOR SOLAR PANEL LOCATIONS.

BUSHFIRE MANAGEMENT OVERLAY REQUIREMENTS  
PLEASE REFER TO THE BUSHFIRE MANAGEMENT PLAN PREPARED BY RANGES ENVIRONMENTAL CONSULTING.  
PLEASE REFER TO THE BUSHFIRE MANAGEMENT STATEMENT AND 13.02-15 ASSESSMENT PREPARED BY FIRE RISK CONSULTANTS

ENVIRONMENTAL SIGNIFICANCE OVERLAY  
PLEASE REFER TO ENVIRONMENTAL REPORT BY RANGES ENVIRONMENTAL CONSULTING.



TOP OF SITE FROM FOOT ROAD



BIRDS EYE VIEW - SUBJECT SITE 145 FOOT ROAD











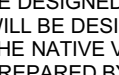
NORTH WEST VIEW OF SITE

**EXISTING SITE PHOTOS**

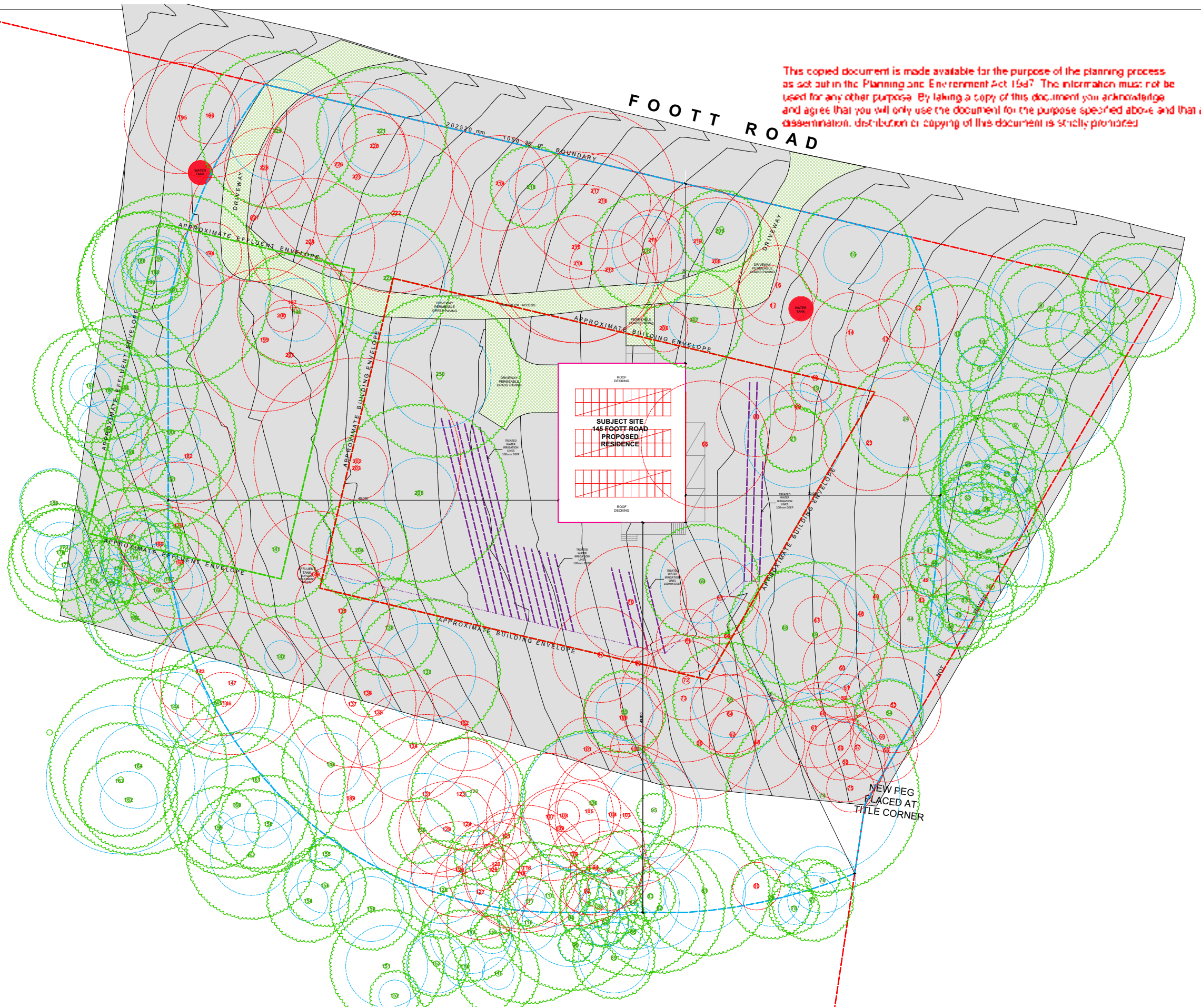
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**LEGEND**

-  SITE CUT AREA
-  **EFFLUENT TANK**  
2.5m DIAM EFFLUENT TANK  
TAYLEX WATER TREATMENT PLANT
-  **EXISTING WATER TANK**  
RAINWATER TANK ( 15,000 LITRES)
-  **10**  
TREES TO BE REMOVED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  **1**  
TREES TO BE RETAINED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  TPZ - TREE PROTECTION ZONES
-  DEFENDABLE AREA  
PLEASE REFER TO BUSHFIRE MANAGEMENT REPORT FOR DETAILS
-  SOLAR PANELS
-  WATER TREATMENT  
TREATED WATER DISTRIBUTION IRRIGATION LINES, 100mm DEEP  
400 SQM TOTAL

**NOTE:**  
THE IRRIGATION LINES ARE INDICATIVE ONLY.  
THE PLACEMENT OF THE IRRIGATION LINES WILL BE DESIGNED BY A HYDRAULIC CONSULTANT & WILL BE DESIGNED AND INSTALLED IN RESPECT OF THE NATIVE VEGETATION & TREE ASSESSMENT AS PREPARED BY RANGES CONSULTING.



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**ISSUE**  
**TOWN PLANNING**

**RHAX architecture studio**  
e: racquelyn@gmail.com | t: 0412 240 930

project	145 FOOT ROAD, UPPER BEACONSFIELD		
scale	at A3	date	290224
architect		checked	Racquelyn Isip
drawn	RI	checked	

drawing	TOWN PLANNING: <b>WATER MANAGEMENT PLAN</b>		
project no	stage	drawing no.	rev.
22-02	SK	TP.15	c

## Summary Of Advanced Secondary Results

EFFLUENT COMPLIANCE	ABS 1500 (10EP)		ABS 2000 (13EP)		NEW ABSNR 1350 (9EP)		NEW ABSNR 2000 (13EP)		NEW ABSNR-P 1350 (9EP)		NEW ABSNR-P 2000 (13EP)	
	AS1546.3:2017	AS1546.3:2008	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017	AS1546.3:2017
Biochemical Oxygen Demand (BOD <sup>5</sup> )	1.5 mg/l	99.59%	3.4 mg/l	98.50%	1.63 mg/l	99.50%	2.59 mg/l	99.20%	2.76 mg/l	99.14%	4.22 mg/l	98.69%
Total Suspended Solids (TSS)	7.6 mg/l	97.66%	2.6 mg/l	99.25%	4.29 mg/l	98.90%	5.63 mg/l	98.56%	4.29 mg/l	99.02%	4.61 mg/l	98.82%
E. Coli	1.4 cfu/ml	99.99%	ND	99.99%	0.95 cfu/100ml	99.99%	0.80 cfu/100ml	99.99%	0.73 cfu/100ml	99.99%	1.12 cfu/100ml	99.99%
Total Nitrogen (TN)	66 mg/l	11%	24.9 mg/l	53.77%	23.30 mg/l	66.90%	31.94 mg/l	54.70%	22.51 mg/l	68.00%	31.41 mg/l	55.40%
Total Phosphorus (TP)	10.19 mg/l	17.83%	2.5 mg/l	84.67%	8.56 mg/l	26.46%	8.76 mg/l	24.74%	0.39 mg/l	96.65%	0.78 mg/l	93.30%
Free Available Chlorine (FAC)	1.05 mg/l		N/A		1.05 mg/l		0.80 mg/l		1.05 mg/l		0.82 mg/l	
Combined Nutrient Reduction: (TN + TP)	N/A		138.44%		93.36%		79.44%		164.65%		148.70%	
Servicing Frequency	Every 3 Months		Every 3 Months		Every 3 Months		Every 3 Months		Every 3 Months		Every 3 Months	

### Certificate Of Compliance

	ABS 1500 (10EP)	ABS 2000 (13EP)	NEW ABS 1350 NR (9EP)	NEW ABS 2000 NR (13EP)	NEW ABS 1350 NR+P (9EP)	NEW ABS 2000 NR+P (13EP)
Concrete	040/22	040/08	4382-3039-01	4384-3039-01	4383-3039-01	4385-3039-01
Poly	040/22	040/10	4386-3039-01	4388-3039-01	4387-3039-01	4389-3039-01

### State Approvals - (ABS NR In Progress)

System	EP	Operating Capacity	QLD	NSW	VIC	TAS	SA	WA	NT
Taylex ABS NR	9 & 13 (10EP NSW)	1350L & 2000L Per Day	✓	✓	✓	✓	✓	✓	✓
Taylex ABS NR + P	9 & 13 (10EP NSW)	1350L & 2000L Per Day	✓	✓	✓	✓	✓	✓	✓
Taylex ABS 1500	10	1500L Per Day	✓	✓	✓	✓	✓	✓	✓
Taylex ABS 2000	13 (10EP NSW)	2000L Per Day	Expires 31/12/23	Expired	Expires 30/06/23	Expired	Expired	✓	Expired

### Importance of Nutrient Reduction

The ABS NR is tested to the Advanced Secondary Standard with a % Nutrient Reduction. Meaning that the treatment processes are more efficient in digesting and disposing of excess levels of potentially harmful elements, preventing them from entering and degrading the environment.

Nitrogen & Phosphorus are classified as Macronutrients and are key factors in plant growth and development. However, when excess levels of these nutrients (i.e. the levels found in wastewater) are added on top of what is naturally occurring it can put a substantial strain on the wider environment. Excess nutrients lead to stunted root/plant growth and in worst cases polluted groundwater and dead top soil.

Because of our superior combined nutrient reduction, this environmental strain is significantly minimised. Additionally the Land application areas (LAAs) required for Taylex ABS NR systems are substantially reduced.

### Phosphorus Removal Filter

The ABS-NR+P is equipped with a phosphorus removal filter (P filter). This reduces the levels of phosphorus in wastewater by up to 96%, ensuring that only sustainable amounts pass through the system and out into the environment.

Whilst phosphorus is natural and an important part of healthy ecosystems. When too much phosphorus enters into our top soil, it binds to it and saturates it making it harder for other vital nutrients to enter the soil. In coastal areas or areas with sandy soil the opposite is true, phosphorus cannot be absorbed efficiently by sandy soil types and will often run off into underground aquifers or directly into waterways. This is a major contributing factor to the development of harmful blue-green algae blooms.

With the addition of a P filter, we can reduce the amount of phosphorus to sustainable levels, regardless of soil conditions, conserving the health of our wider environment.

## The Taylex Treatment Process



**6 Irrigation Pump**  
Lastly, when the Disinfection Chamber fills up, your dependable irrigation pump automatically switches on to send your water out to do its job in your yard. Crystal clear water irrigates your designated area and returns safely to nature, contributing to a healthy water cycle.

### Primary Chamber

The first stop for your household wastewater is in the 'Primary Chamber'. Here solids will naturally sink to the bottom and fats and oils will naturally float to the top, leaving a clearer "Supernatant Zone" in the middle. This zone will transfer to the next stage of treatment.

### Secondary Chamber

Next is the 'Secondary Chamber'. Further settling happens here. Again, water from the middle flows onto the next stage, there is an additional "Bio-Mass" block in this chamber to assist with the separation of solids. In a traditional Septic System, this is where the journey would end and effluent would now be pumped onto your property and into our environment, relying on sand or soil to do the rest. With a Taylex Wastewater Treatment System, there are still four more steps to produce clean, clear, safe water for your yard.

### Aeration Chamber

The 'Aeration Chamber' is next up. This is where the magic happens. Your quiet, reliable, energy-efficient Nitto Blower sends oxygen into the chamber in the form of tiny bubbles. These bubbles pass through a specially designed structure called "Bio-Mass". Bio Mass is purpose designed to trap the air bubbles to feed naturally occurring 'Aerobic bacteria'. These microscopic Eco-Warriors are now hard at work, chomping through most of the remaining organic matter, polishing the water, and eliminating odour.

### Clarification Chamber

Step four is in the 'Clarification Chamber'. More settling occurs here. Once settled to the bottom, this potent mix of Aerobic bacteria and fine particle solids are recirculated to the Primary Chamber to keep it healthy and working hard (not smelly).

### Disinfection Chamber

The final step in the treatment process is the 'Disinfection Chamber'. The water gets a 'kiss' goodbye from our Chlorinator which removes any harmful bacteria, viruses and pathogens, using less chlorine per litre than your average swimming pool.

A ratio of 1:16 Fall must be met when installing a Taylex system. Factors that affect choice of invert level include, but are not limited to, size of the house, topography of the block, preferred location of the system. A riser can be added to facilitate invert when required.



### ABS POLY

Invert Height	500mm
Total Drainage Run	Determined by slope gradient
Depth In Ground	2,200mm
Emergency Storage	1,541 L (1 day)
Tank Weight	600kg

## EFFLUENT TANK: TAYLEX Poly ABS 2000Lp/d Advanced Blower System with 400m<sup>2</sup> of irrigation lines & filter

# PRODUCT CERTIFICATION



GLOBAL CERTIFICATION PTY LTD

*Certificate of Conformance  
Product Performance Testing  
AS/NZS 1546.3:2008*

**Number:** 040/10

This Certificate of Conformance to the Product Certificate Scheme remains the property of Global Certification Pty. Ltd. and is granted subject to the terms and conditions of the Contract Application, in respect of the Product certified on this page and the attached schedule to the Certification of Conformance, bearing the same number as this certificate.

Company: **TAYLEX AUSTRALIA PTY LTD**

Head Office Address: **56 PRAIRIE ROAD, ORMEAU, QLD 4208**

Recertification Date: **10 April 2016**

Expiry Date: **11 July 2025**

### Product Certified:

Tank Type	Description	Total Size	Working Capacity	Additional Product Information	Manufacture & Assembly Sites
Taylex Poly ABS	Vertical Axis, rotational moulded polyethylene  Secondary with Nutrient reduction at 53.71% for nitrogen and 84.67% phosphorus removal at the 8EP and 10EP level using Chlorine as the disinfectant method.	7,078 Ltr	10EP 6,036Ltr  8EP 5,024 Ltr	Average test Results achieved: BOD5 1.0 g/m3 TSS 6.44 g/m3 Total Nitrogen 24.9mg/L Total phosphorus 2.5mg/L E.Coli and faecal coliform ND in any sample at the dilutions tested Turbidity 6.25 NTU Dissolved Oxygen 5.6 mg/L Average Aeration Chamber Temperature 21.05C Free Chlorine 1.10mg/L	Manufactured and assembled at:  56 Prairie Road Ormeau, QLD 4208

1 June 2012

**Certification Date**

**Director**

Signed for and on behalf of Global Certification Pty Ltd

PO Box 953, BELCONNEN ACT 2616

**DATE OF ISSUE:** 8 February 2021



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# Bushfire Management Plan

145 Foott Road Upper Beaconsfield

Sheet 1 of 2


## Title Boundary

 Title Boundary


## Development Layout

 New Driveway

 Existing Driveway

 Proposed Dwelling

 Defendable Space

 15,000L Water Tank

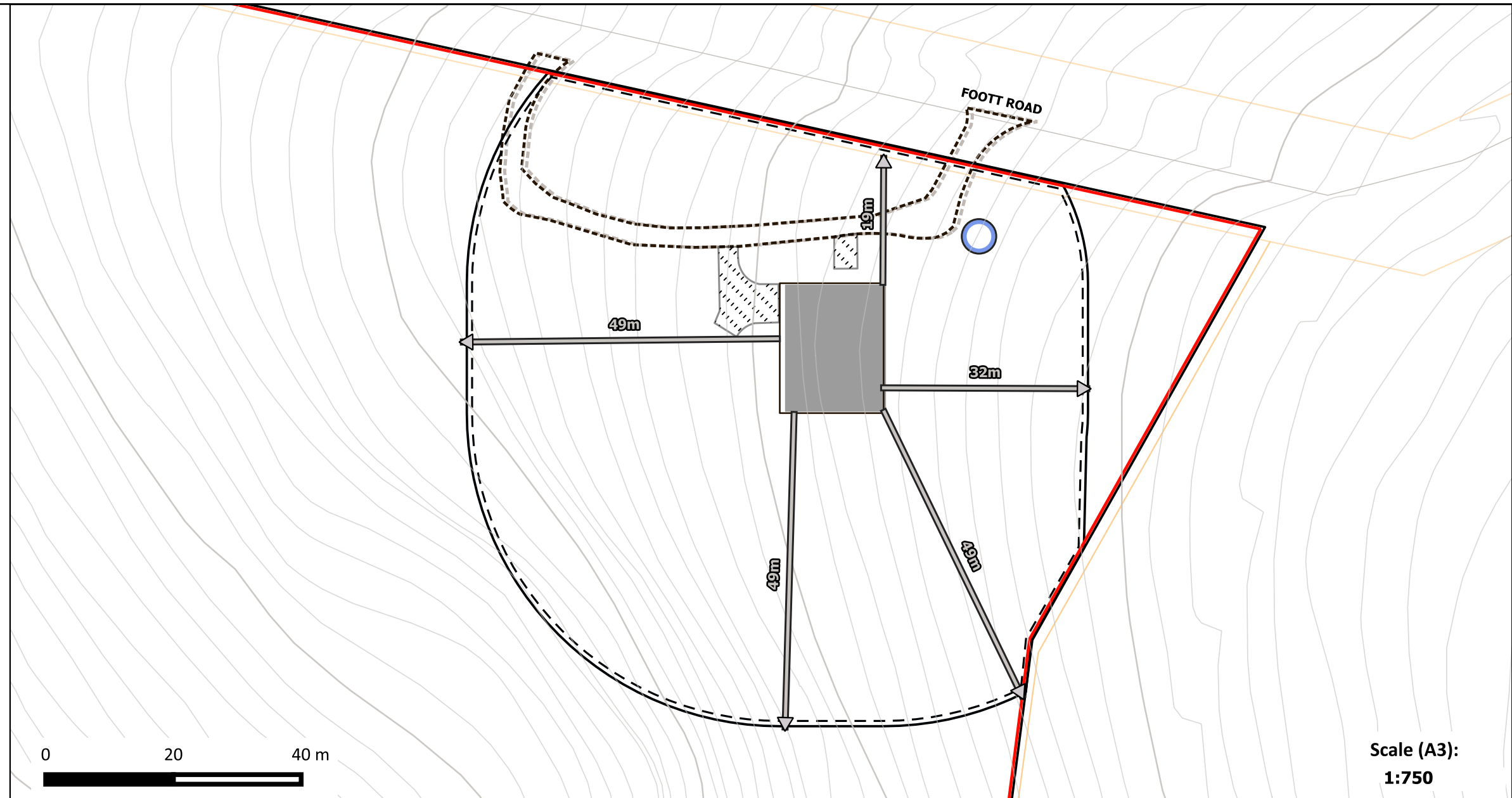
Date: 06 March 2024  
Created by: Greg James  
Map Program: QGIS 3.20



0 20 40 m



Scale (A3):  
1:750



## Defendable Space

Defendable Space is to a distance of 49 metres to the western, southern and southeastern aspects from the dwelling, 19m to the northern aspect and 32 metres to the eastern aspect where vegetation and other flammable materials must be managed in accordance with the following:

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

## Water Supply Requirements

A 10,000 litre water supply tank is to be provided for each dwelling. The water supply is to:

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

## Construction Standard

New dwellings are to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL 29

## Access Requirements

The following design and construction requirements apply:

1. All-weather construction.
2. A load limit of at least 15 tonnes.
3. Provide a minimum trafficable width of 3.5 metres.
4. Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
5. Curves must have a minimum inner radius of 10m.
6. The average grade must be no more than 1 in 7 (14.4 %) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m.
7. Dips must have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exit angle.

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**Bushfire Management Plan**

145 Foott Road Upper  
Beaconsfield

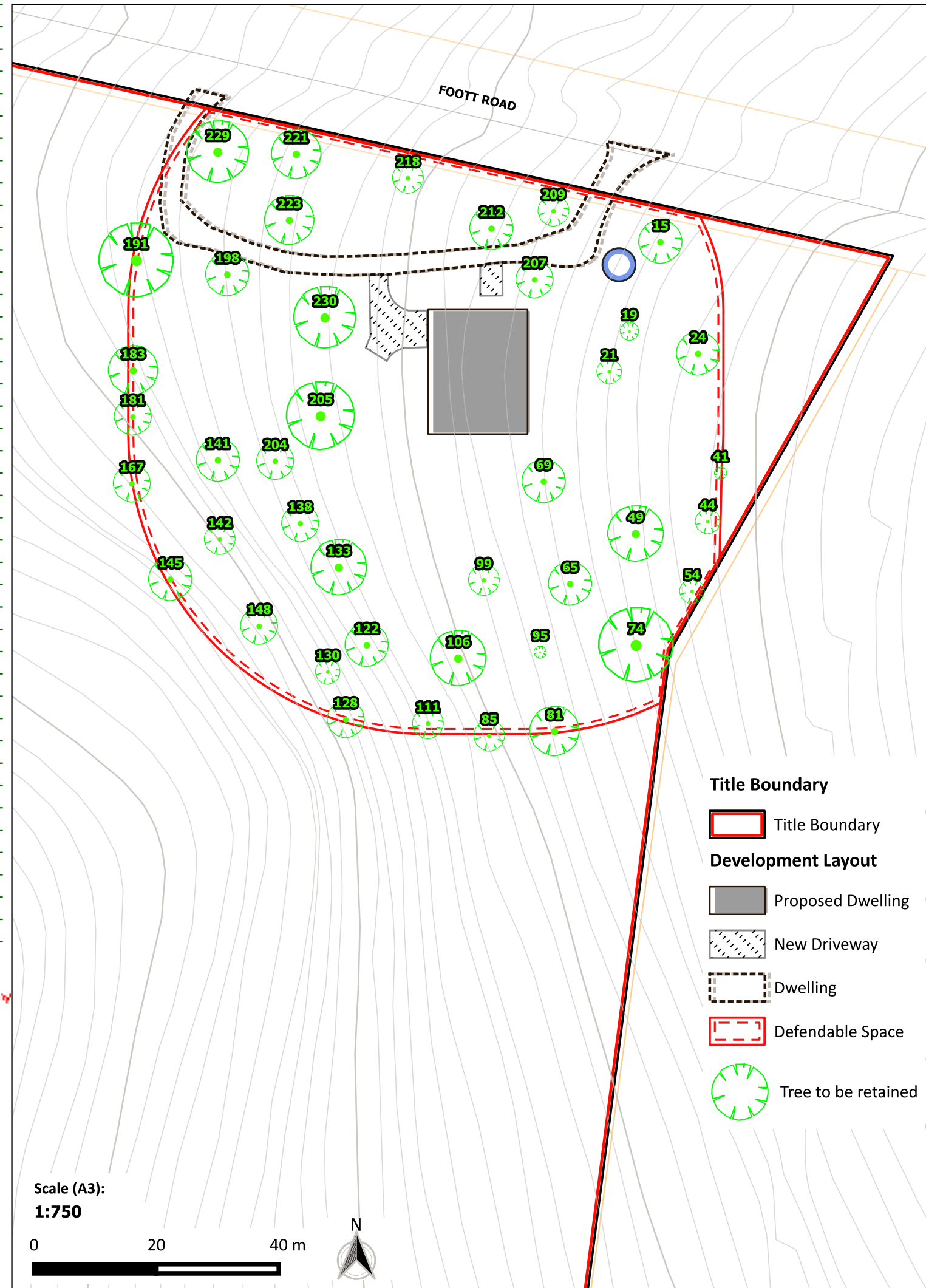
Sheet 2 of 2

**Note:**

1. Tree retention shown is the minimum for maintenance of a 5-metre canopy separation.
2. Tree canopies show indicative canopy spread only. Actual canopy position may differ as some trees exhibit heavy trunk lean or asymmetric canopies.

No	Species	Common Name	DBH (cm)	Height (m)	Spread (m)	Condition
15	Eucalyptus cephalocarpa	Mealy Stringybark	31	5-10m	7	Fair
19	Eucalyptus dives	Broad-leaved Peppermint	11	5-10m	3	Good
21	Eucalyptus ovata	Swamp Gum	51	5-10m	4	Fair
24	Eucalyptus ovata	Swamp Gum	51	5-10m	7	Good
41	Eucalyptus cephalocarpa	Mealy Stringybark	17	5-10m	2	Fair
44	Eucalyptus radiata	Narrow-leaved Peppermint	30	10-15m	4	Good
49	Eucalyptus cephalocarpa	Mealy Stringybark	62	5-10m	9	Poor
54	Eucalyptus ovata	Swamp Gum	36	5-10m	4	Fair
65	Eucalyptus ovata	Swamp Gum	40	10-15m	7	Fair
69	Eucalyptus viminalis	Manna Gum	44	10-15m	7	Fair
74	Eucalyptus ovata	Swamp Gum	81	10-15m	12	Fair
81	Eucalyptus viminalis	Manna Gum	43	10-15m	8	Fair
85	Eucalyptus dives	Broad-leaved Peppermint	23	5-10m	5	Good
95	Eucalyptus sp.	Unknown Gum	50	5-10m	2	Dead
99	Eucalyptus ovata	Swamp Gum	30	5-10m	5	Fair
106	Eucalyptus ovata	Swamp Gum	74	10-15m	9	Good
111	Eucalyptus ovata	Swamp Gum	33	5-10m	5	Good
122	Eucalyptus ovata	Swamp Gum	45	10-15m	7	Fair
128	Eucalyptus radiata	Narrow-leaved Peppermint	36	5-10m	6	Good
130	Eucalyptus radiata	Narrow-leaved Peppermint	60	5-10m	4	Fair
133	Eucalyptus radiata	Narrow-leaved Peppermint	51	5-10m	9	Good
138	Eucalyptus ovata	Swamp Gum	30	10-15m	6	Fair
141	Eucalyptus viminalis	Manna Gum	44	10-15m	7	Fair
142	Eucalyptus ovata	Swamp Gum	17	5-10m	5	Fair
145	Eucalyptus ovata	Swamp Gum	44	10-15m	7	Fair
148	Eucalyptus ovata	Swamp Gum	33	10-15m	6	Good
167	Eucalyptus cephalocarpa	Mealy Stringybark	27	5-10m	6	Fair
181	Eucalyptus radiata	Narrow-leaved Peppermint	23	5-10m	6	Very Good
183	Eucalyptus viminalis	Manna Gum	31	10-15m	8	Poor
191	Eucalyptus ovata	Swamp Gum	51	10-15m	12	Poor
198	Eucalyptus viminalis	Manna Gum	33	10-15m	7	Fair
204	Eucalyptus radiata	Narrow-leaved Peppermint	35	10-15m	6	Good
205	Eucalyptus viminalis	Manna Gum	37	10-15m	11	Fair
207	Eucalyptus ovata	Swamp Gum	27	5-10m	6	Good
209	Eucalyptus cephalocarpa	Mealy Stringybark	30	5-10m	5	Good
212	Eucalyptus ovata	Swamp Gum	37	10-15m	7	Good
218	Eucalyptus ovata	Swamp Gum	24	5-10m	5	Good
221	Eucalyptus sp.	Unknown Gum	45	5-10m	8	Dead
223	Eucalyptus cephalocarpa	Mealy Stringybark	60	5-10m	8	Good
229	Eucalyptus cephalocarpa	Mealy Stringybark	53	5-10m	10	Good
230	Eucalyptus cephalocarpa	Mealy Stringybark	54	10-15m	10	Good

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## Tree Assessment Report

145 Foott Road Upper Beaconsfield

March 2024

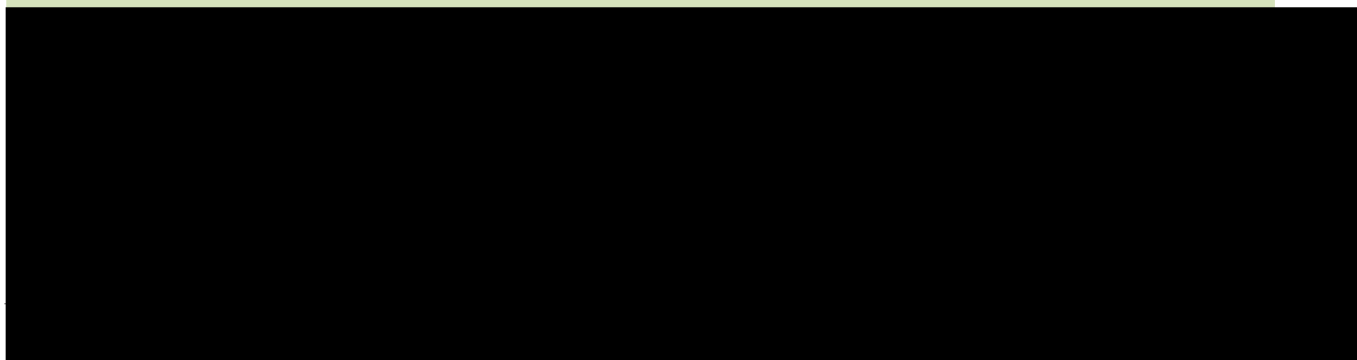
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**Report: Tree Assessment 145 Foott Road Upper Beaconsfield**





# 1 Introduction

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This arboriculture (tree assessment) report was requested by the permit applicant in relation to a proposed development at 145 Foott Road Upper Beaconsfield. The development includes a dwelling within a designated building envelope, a driveway and defendable space. Although a wastewater envelope is on the title, this area is not required for the proposed development and therefore not considered as a part of the impact assessment.

## 1.1 Scope of Tree Assessment

The tree assessment considers tree type, health and condition. Recommendations for tree retention and removal is based on:

- Tree removal to accommodate the development layout
- Impacts to Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) due to the earthworks and construction
- Vegetation management for defendable space (i.e. 5-metre canopy separation)
- Tree safety and life expectancy

## 1.2 Site Context and Planning Considerations

The property is approximately 6.2 hectares and consists of mostly intact bushland. The proposed development is located in the north-eastern corner of the property.

### Planning Zones and Overlays

The property is within a Rural Conservation Zone - Schedule 2 (RCZ2) and is subject to the following overlays:

- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay – Schedule 1 (ESO1)

### Bushfire Planning Requirements

As the proposed development triggers clause 53.02 *Bushfire Planning* requirements, tree and vegetation removal is required for defendable space.

A Bushfire Management Plan (BMP) has been completed by *Ranges Environmental Consulting* and is based on conditional consent by CFA. The BMP requires:

- A distance of 19m north, 32m east and 49 metres all other aspects or to the property boundary (whichever is nearer) for defendable space.
- Construction of the Dwelling to a minimum Bushfire Attack Level of BAL 29.

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## 1.3 Background

The original version of this report (April 2023) placed the dwelling centrally to the building envelope rather than the northeast portion as currently proposed. At that stage of the application process, the CFA was not satisfied with the proposed defensible space or the objectives of 5 metres in canopy separation (CFA letter dated 23 March 2023). Consequently, the Tree Assessment Report was redrafted in April 2023 which recommended the removal of 174 (163 local natives) trees to meet the objectives of 5 metres in canopy separation. At the advice of Cardinia Shire Council, the development footprint was then reduced and the dwelling was re-located closer to the northern and eastern boundary which allowed for greater flexibility in reducing defensible space requirements. As documented in the September 2023 report, the results of the development revisions amounted to the proposed removal of 140 trees (132 local natives). Again, Cardinia Council were not satisfied with the reduction in the development footprint and a substantially revised development was tendered during an onsite meeting during December 2023, on which this current report is based upon. The current development proposes the removal of 107 trees. In summary the defensible space and associated tree and vegetation loss comparisons are:

Date	Defendable Space Requirements	Tree Loss	Native Vegetation Loss (hectares)
April 2023	32m from the northern aspect of the dwelling and 49m in all other directions	174 Trees (163 local natives)	0.934 ha
Sept 2023	19m from the northern aspect of the dwelling, 32m from the east/south eastern aspect and 49m in the southern and western aspects	140 Trees (132 local natives)	0.795 ha
February 2024	Reduced dwelling footprint with the same defensible space dimensions above	107 Trees (101 local natives)	0.695 ha

Section 2 provides the detailed results of the tree assessment.

Appendix 1 Layout 1 shows the development layout and proposed tree removal and retention

Layout 2 shows relevant Tree Protection Zones

Appendix 2 provides a detailed account of the assessed trees.

Appendix 3 provides photographs of trees on the site

Appendix 4 outlines the assessment criteria applied in this report.

Attachment 1 provides the formal site plan.

## 2 Tree Assessment

To assess impact to trees from the proposed development and defensible space, tree inspections on the property were undertaken by *Ranges Environmental Consulting* in December 2022 and follow up inspections in the latter part of 2023.

### Arboricultural Considerations

The tree assessments included all trees  $\geq$  5m in height.

Trunk size was calculated using diameter tape at 1.4m trunk height, i.e., Diameter at Breast Height (DBH).

Identifying Tree Protection Zones (TPZ) to determine potential impacts to trees during construction activity is based on the Australian Standard (AS 4970-2009 Protection of Trees on Development Sites). AS 4970-2009 provides the methodology for calculating Tree Protection Zones (TPZ) and appropriate measures to mitigate impacts to trees during construction activity. The Australian Standard considers that where encroachment is greater than 10%, a tree is considered adversely impacted due to potential root damage, compaction stress and reduced water absorption. Appendix 4 provides further details of the application of AS 4970 and descriptions of tree significance criteria applied in this report.

Trees assessed for this study were assigned an overall significance rating based on a combination of tree species, trunk size/maturity, tree health, structure, long-term viability, habitat values and visual amenity.

### Defensible Space Considerations

Defensible Space standards includes requirements to achieve a 5-metre canopy separation. Decisions on tree removal and retention aims to achieve the principle of 5-metre canopy separation with a range of considerations including:

- Some trees that occur next to each other have shared canopies and therefore both trees are nominated for retention
- A greater proportion of trees are nominated for retention on the fringes of the defensible space area
- While the survey plan provides an accurate illustration of the locations of all trees, the canopy width shown on the survey plan should not be taken literally. Many trees have asymmetrical crowns and canopy foliage does not always occupy the full extent of tree spread as indicated on the survey plan.

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## 2.1 Results and Discussion

As shown on Layout 1 and in Appendix 2, there are 230 tree identifiers which include 225 individual trees and 5 tree groups (these groups include small understorey trees and immature canopy trees with similar features within a consolidated area). Tree numbers which form groups are as follows:

- Tree 7 - Group of Coast Wattle
- Tree 10 – Group of Giant Honey-myrtle
- Tree 39 – Group of Coast Wattle
- Tree 75 – Group of Coast Wattle
- Tree 176 – Group of 3 immature Manna Gum

A total of 106 trees and 1 tree group (T75) are required for removal including:

- 6 Trees within the footprint or on the margins of the driveway (Trees 16, 195, 196, 208, 213, 227,)
- 1 Tree within the proposed dwelling footprint (Tree 69).
- The remaining 99 trees are within the broader defensible space area

Appendix 2 provides an overview of all trees assessed with recommendations for retention and removal.

### Trees to be Removed

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As outlined in Table 1, a total of 107 trees (including 1 tree group) are proposed to be removed, largely due to the non-negotiable defensible space requirements of 5-metre canopy separation.

**Table 1. Tree Removal Summary**

Significance	Species	Common Name	Sub-total
<b>High</b>	Eucalyptus ovata (1)	Swamp Gum	3
	Eucalyptus viminalis (1)	Manna Gum	
	Eucalyptus cephalocarpa (1)	Mealy Stringybark	
<b>Moderate</b>	Eucalyptus cephalocarpa (10)	Mealy Stringybark	80
	Eucalyptus dives (6)	Broad-leaf Peppermint	
	Eucalyptus ovata (35)	Swamp Gum	
	Eucalyptus radiata (15)	Narrow-leaf Peppermint	
	Eucalyptus viminalis (13)	Manna Gum	
	Eucalyptus sp (1)	Unknown Gum	
<b>Low</b>	Eucalyptus cephalocarpa (1)	Mealy Stringybark	18
	Eucalyptus dives (5)	Broad-leaf Peppermint	
	Eucalyptus ovata (10)	Swamp Gum	
	Eucalyptus radiata (2)	Narrow-leaf Peppermint	
<b>Local native trees for removal</b>			<b>101</b>
<b>Low (introduced trees)</b>	#Acacia longifolia (3)	Coast Wattle	3
	#Acacia longifolia (1 Tree Group #75)	Coast Wattle	1
	#Melaleuca armillaris (2)	Giant Honey-myrtle	1
	#Eucalyptus globulus (1)	Blue Gum	1
<b>Total for Removal</b>			<b>107</b>

Where possible, trees nominated for retention were selected for their size, health, vigour and habitat value.

## Development Implications

Of the trees requiring removal, 101 are locally indigenous. Therefore, Clause 52.17 (Native Vegetation) is the primary consideration for proposed tree removal. The remaining trees recommended for removal are Victorian natives outside their natural range.

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## Trees to be retained

Despite the significant requirements for tree removal to meet defendable space objectives, 123 trees can be retained within or surrounding the defendable space area as summarised in Table 2.

**Table 2. Tree Retention Summary**

Significance	Species	Common Name	Sub-total
High (within defendable space)	Eucalyptus cephalocarpa (3)	Mealy Stringybark	6
	Eucalyptus ovata (2)	Swamp Gum	
	Eucalyptus radiata (1)	Narrow-leaf Peppermint	
High (outside of defendable space)	Eucalyptus viminalis (1)	Manna Gum	3
	Eucalyptus cephalocarpa (2)	Mealy Stringybark	
Moderate (within defendable space)	Eucalyptus cephalocarpa (3)	Mealy Stringybark	32
	Eucalyptus dives (1)	Broad-leaf Peppermint	
	Eucalyptus ovata (15)	Swamp Gum	
	Eucalyptus radiata (5)	Narrow-leaf Peppermint	
	Eucalyptus sp. (2)	Unknown Gum	
	Eucalyptus viminalis (6)	Manna Gum	
Moderate (outside of defendable space)	Eucalyptus cephalocarpa (8)	Mealy Stringybark	56
	Eucalyptus dives (4)	Broad-leaf Peppermint	
	Eucalyptus ovata (21)	Swamp Gum	
	Eucalyptus radiata (9)	Narrow-leaf Peppermint	
	Eucalyptus viminalis (14)	Manna Gum	
Low (within defendable space)	Eucalyptus cephalocarpa (2)	Mealy Stringybark	3
	Eucalyptus dives (1)	Broad-leaf Peppermint	
Low (outside of defendable space)	Eucalyptus cephalocarpa (2)	Mealy Stringybark	23
	Eucalyptus ovata (9)	Swamp Gum	
	Eucalyptus radiata (1)	Narrow-leaf Peppermint	
	Eucalyptus sp. (1)	Unknown Gum	
	Eucalyptus viminalis (2)	Manna Gum	
	#Melaleuca armillaris (5)	Giant Honey-myrtle	
	#Acacia longifolia (3)	Sallow Wattle <sup>1</sup>	
Within Defendable Space – 41 Trees Retained Outside of Defendable Space – 82 trees retained			
<b>Total retention</b>			<b>123</b>

<sup>1</sup> Although these trees are not impacted by the proposal, all species of Sallow Wattle should eventually be removed as prescribed in the Land Management Plan that is part of the current planning application.

Of the 123 trees to be retained, 82 currently lie outside of the defendable space area. These were formerly within defendable space area with most of these subject to proposed removal. A substantial reduction in tree removal has been afforded due to relocation and considerable reductions of the house footprint, and negotiations with the CFA to reduce defendable space requirements.

### Impact to Tree Protection Zones

As shown on Layout 2 and detailed in Table 3, six retained trees close to the driveway will be subject to some degree of encroachment into their Tree Protection Zones (TPZ). However, the driveway is already partially formed and the trees are not expected to be adversely impacted providing that:

- There is minimal excavation within the Tree Protection Zones,
- The driveway is constructed with a semi-permeable crushed rock surface (as proposed).

Two trees have more than 10% encroachment due to the upgrade of the driveway and will be maintained as a semi-permeable surface. No TPZ incursions are predicted to have a substantial impact on tree health or structural viability. As shown in the table below and in Layout 2, no Structural Root Zones (SRZ) are breached based on the proposed development. Furthermore, the dwelling is placed in a treeless area with no native understorey and has little bearing on tree loss. Tree 68 (to the east of the dwelling) is largely nominated for removal due to defendable space requirements and its poor condition.

**Table 3. Encroachment of the driveway into Tree Protection Zones**

DBH – Diameter at Breast Height    DAB – Diameter at Base

No	Species	DBH (cm)	SRZ (m)	TPZ (m)	TPZ Area (m <sup>2</sup> )	Incursion Area (m <sup>2</sup> )	% Incursion	Condition
198	E. ovata	40	2.3	4.8	72	8.23	11.4	Fair
207	E. ovata	27	2.3	3.24	33	0.74	2.2	Good
209	E. cephalocarpa	30	2.5	3.6	41	0.53	1.3	Good
212	E. ovata	37	2.3	4.44	62	6.72	10.8	Good
223	E. cephalocarpa	60	2.9	7.2	163	15.61	9.6	Good
229	E. cephalocarpa	53	2.7	6.36	127	10.16	8.0	Good

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### Wastewater Treatment

As shown on Layouts 1 and 2, the applicants propose to install a Talyex Blackwater Treatment Plant and treatment system, which disperses clean treated water. The treated water will be dispersed throughout the landscaped portion of the property around the dwelling. As such, there are no requirements to use the wastewater envelope that is on the title (to the west of the building envelope) and therefore this further allows for greater tree and native retention.

The irrigation lines will be 100mm deep and approximately 1-1.5 metres apart and as shown on table 4, will only have minor breaches into the Tree Protection Zones of 5 trees.

**Table 4. Encroachment of wastewater trenches into Tree Protection Zone**

DBH – Diameter at Breast Height    DAB – Diameter at Base

No	Species	DBH (cm)	SRZ (m)	TPZ (m)	TPZ Area (m2)	Incursion Area (m2)	% Incursion	Condition
21	E. ovata	52	2.7	6.24	122	10.16	8.3	Fair
69	E. viminalis	44	2.6	5.28	88	3.26	3.7	Fair
141	E. viminalis	44	2.6	5.28	88	1.99	2.3	Fair
204	E. radiata	35	2.4	4.2	50	0.77	1.5	Good
230	E. cephalocarpa	54	2.7	6.48	132	1.66	1.3	Good

None of the proposed works will breach the structural root zones of trees to be retained.

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### 3 Conclusion

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A total of 225 trees and 5 groups of immature canopy or understorey trees were assessed by *Ranges Environmental Consulting* to inform potential impacts of the proposed development.

#### Trees proposed for removal and retention

Based on the current development plan, 123 trees are able to be retained including:

- 35 small or immature indigenous canopy trees (from 10 to 25 cm DBH)
- 58 semi mature indigenous canopy trees (>25 and <50 cm DBH)
- 22 medium to large indigenous canopy trees ( $\geq$ 50 to <75 DBH)
- 8 Victorian native understorey trees

Of the 123 trees to be retained, 82 currently lie outside of the defensible space area as a result of substantial reductions of the house footprint, and negotiations with the CFA to reduce defensible space requirements

The 107 trees/ tree groups that are recommended for removal include:

- 48 small or immature indigenous canopy trees (from 10 to 25 cm DBH)
- 46 semi mature indigenous canopy trees (>25 to 50 cm DBH)
- 7 medium to large indigenous canopy trees ( $\geq$ 50 to <75 DBH)
- 6 Victorian natives outside their natural range, of which 4 are considered environmental weeds (all Coast Wattle)

To the extent possible, trees nominated for retention were selected due to their maturity, health and habitat value and this is reflected in the above summary. However, the CFA mandate on 5-metre canopy separation and required defensible space has limited the scope of tree retention.

#### Recommendations for Tree Protection

Tree and vegetation protection zones apply to areas that are close to the approved construction footprint and vulnerable to inadvertent impacts including:

- Works within the Tree Protection Zone (TPZ). Typically, any works that exceed 10% incursion into the TPZ is potentially detrimental to tree health or stability
- Inappropriate machinery access or stockpiling that has an impact on vegetation or a designated TPZ
- Damage to tree trunks from machinery such as excavators, bobcats and forestry mulchers.



The following recommendations are provided below to ensure that trees allocated for retention are adequately protected during construction.

- Define the construction footprint to minimise the impact of the works to the fullest extent possible
- no construction activity is to be undertaken beyond the designated construction zone including but not limited to excavation, vehicle and equipment movement, storage, and stockpiling
- Trees and other native vegetation to be retained is to be secured by the installation of high visibility vegetation protection fencing or flagging set at the edge of the construction zones
- the vegetation protection fencing must be on the edge of all Tree Protection Zones unless approved works are within these zones
- The driveway should be constructed of semi-permeable crushed rock to minimise compaction within Tree Protection Zones
- Driveway construction should also (to the extent possible) minimise excavation/cut and fill
- Maps in this report are to be provided to tree loppers and construction contractors along with clear instruction on the site constraints and areas to be protected.
- Removal of trees or vegetation is to be limited to trees specified in the permit or endorsed plans.

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## Appendix 1. Layouts

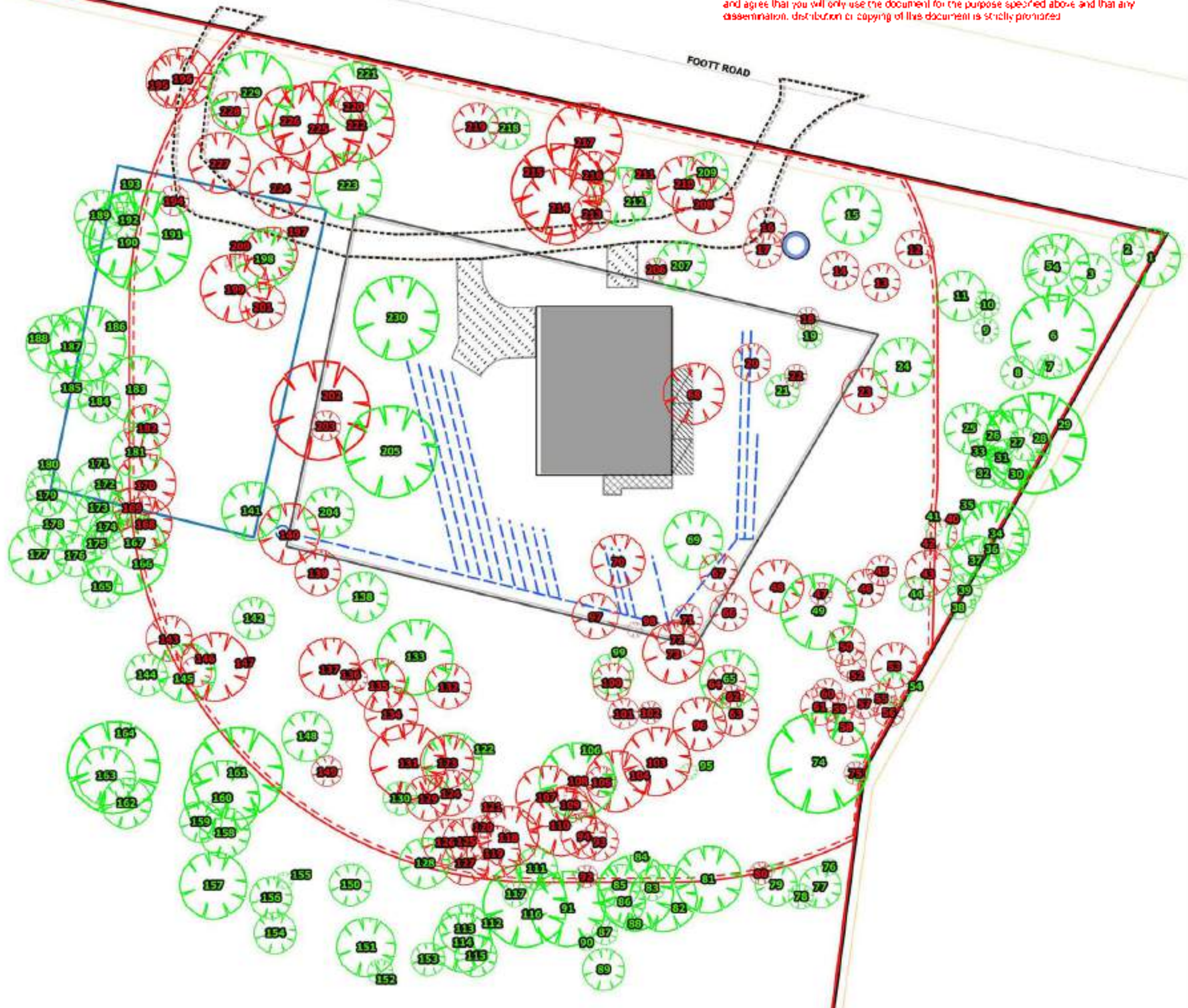
The following Plans were produced using Quantum GIS (QGIS 3.20) and were developed from various datasets including:

- VicPlan layers (Parcel, Roads, Waterways and Local Government Boundaries)
- Development Drawings by RHAX Architecture
- GPS based tree data collected in the field

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# Layout 1 - Tree Assessment

145 Foott Road Beaconsfield Upper



Title Boundary

## Development Layout

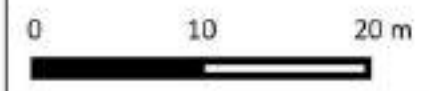
- Proposed Dwelling
- Underground Water Tanks
- Steps
- New Driveway
- Existing Driveway
- Defendable Space
- 15,000L Water Tank
- Building Envelope
- Septic Tank and Treatment System
- Wastewater Envelope (use not required)

## Tree Assessment

- Remove
- Retain

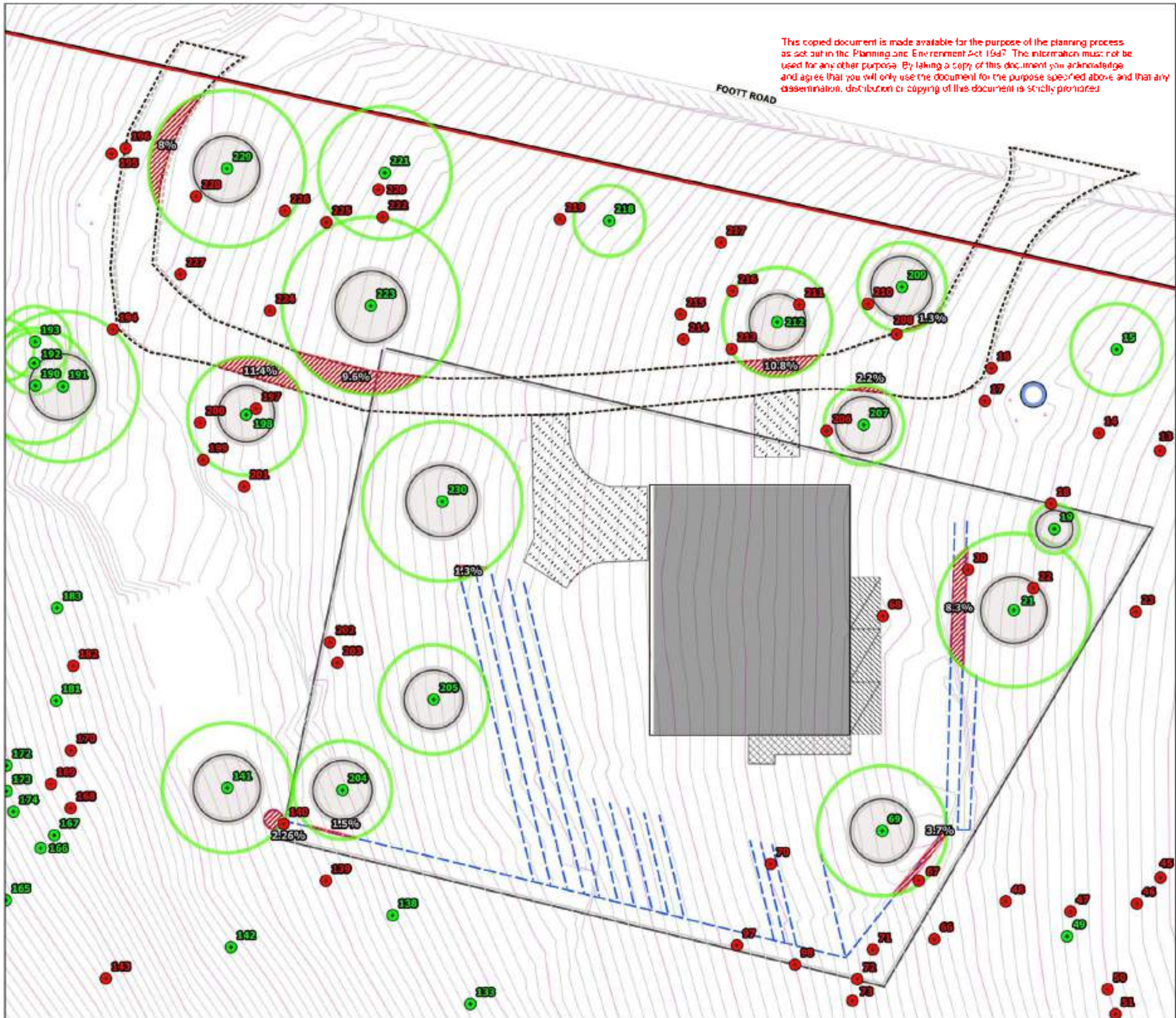
Date: 05 March 2024  
Created by: Greg James  
Map Program: QGIS 3.20  
Plans provided by: RHAX  
Architecture Studio

Scale (A3)  
1:450



info@rangesconsulting.com

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## Layout 2 - Tree Protection Zones 145 Foott Road Beaconsfield Upper

- Title Boundary
- Major Contour
- Minor Contour
- Building Envelope
- Septic Tank and Treatment System
- Tree Removal / Retention**
- Remove
- Retain
- (Retain ODS)
- Tree Protection Zones (TPZ)
- Structural Root Zone
- TPZ Encroachment (%)
- Development Layout**
- Proposed Dwelling
- Underground Water Tanks
- Steps
- New Driveway
- Existing Driveway

Date: 05 March 2024  
 Created by: Greg James  
 Map Program: QGIS 3.20  
 Plans provided by: RHAX architecture studio

0 5 10 m Scale (A3) 1:290

## Appendix 2. Tree Assessment Results

**Table 3. Tree Assessment Results**

DBH – Diameter at Breast Height      TPZ – Tree Protection Zone      ODS - Outside Defendable Space  
 CT - Indigenous Canopy Tree      V - Victorian Native

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
1	IT	Eucalyptus cephalocarpa	Mealy Stringybark	45	24 24 25 16	Small	5-10m	7	Fair	5.40	Low	Canopy Dieback, Heavy Trunk Lean, Co-dominant Trunks, Bifurcated below measurement, Poor Form, Some Dead Branches	(Retain ODS)
2	V	#Melaleuca armillaris	Giant Honey-myrtle	17		Small	5-10m	4	Fair	2.04	Low	None	(Retain ODS)
3	V	#Melaleuca armillaris	Giant Honey-myrtle	27	24 14	Small	5-10m	5	Fair	3.24	Low	None	(Retain ODS)
4	IT	Eucalyptus cephalocarpa	Mealy Stringybark	63	30 53 16	Small	5-10m	8	Fair	7.56	Moderate	Bifurcated below measurement	(Retain ODS)
5	V	#Melaleuca armillaris	Giant Honey-myrtle	24		Small	5-10m	5	Fair	2.88	Low	None	(Retain ODS)
6	IT	Eucalyptus cephalocarpa	Mealy Stringybark	66		Large	5-10m	10	Fair	7.92	High	Canopy Dieback, Some Dead Branches	(Retain ODS)
7	V	#Acacia longifolia subsp. longifolia	Coast Wattle	10	5 to 10	Small	5-10m	3	Good	2.00	Low	Tree Group 5-10	(Retain ODS)
8	IT	Eucalyptus ovata	Swamp Gum	51	26 18 40	Small	5-10m	4	Fair	6.12	Low	Asymmetrical Crown, Canopy Dieback, Bifurcated below measurement, Habitat Hollows (small) Significant Trunk Wound, Some Dead Branches, Trunk Hollowing, Trunk Decay	(Retain ODS)
9	IT	Eucalyptus radiata	Narrow-leaved Peppermint	23		Small	5-10m	3	Good	2.76	Moderate	None	(Retain ODS)
10	V	#Melaleuca armillaris	Giant Honey-myrtle	25	15 to 25	Small	5-10m	3	Good	3.00	Low	Tree Group 5-10	(Retain ODS)
11	IT	Eucalyptus ovata	Swamp Gum	60	33 14 27 41	Small	5-10m	6	Fair	7.20	Moderate	Bifurcated below measurement	(Retain ODS)
12	V	#Melaleuca armillaris	Giant Honey-myrtle	24		Small	5-10m	5	Good	2.88	Low	None	Remove
13	IT	Eucalyptus ovata	Swamp Gum	24	19 11 10	Small	5-10m	5	Fair	2.88	Low	Bifurcated below measurement	Remove
14	IT	Eucalyptus ovata	Swamp Gum	20	17 11	Small	5-10m	5	Good	2.40	Moderate	Bifurcated below measurement	Remove
15	IT	Eucalyptus cephalocarpa	Mealy Stringybark	31	23 17 13	Small	5-10m	7	Fair	3.72	Low	Mistletoe presence, Poor Form	Retain
16	IT	Eucalyptus viminalis	Manna Gum	42	27 33	Small	5-10m	5	Fair	5.04	Moderate	None	Remove
17	IT	Eucalyptus sp.	Unknown Gum	40		Small	5-10m	5	Dead	4.80	Moderate	None	Remove
18	IT	Eucalyptus ovata	Swamp Gum	12		Small	5-10m	3	Good	2.00	Low	Mistletoe presence	Remove
19	IT	Eucalyptus dives	Broad-leaved Peppermint	11		Small	5-10m	3	Good	2.00	Low	None	Retain
20	IT	Eucalyptus radiata	Narrow-leaved Peppermint	40		Small	5-10m	5	Fair	4.80	Moderate	Some Dead Branches	Remove
21	IT	Eucalyptus ovata	Swamp Gum	51	34 39	Small	5-10m	4	Fair	6.12	Moderate	Epicormic Growth	Retain

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
22	IT	Eucalyptus dives	Broad-leaved Peppermint	11		Small	5-10m	3	Good	2.00	Low	None	Remove
23	IT	Eucalyptus ovata	Swamp Gum	35	21 28	Small	5-10m	6	Fair	4.20	Moderate	Bifurcated below measurement	Remove
24	IT	Eucalyptus ovata	Swamp Gum	51	33 40	Small	5-10m	7	Good	6.12	Moderate	Bifurcated below measurement	Retain
25	IT	Eucalyptus radiata	Narrow-leaved Peppermint	23		Small	5-10m	6	Good	2.76	Moderate	None	(Retain ODS)
26	IT	Eucalyptus radiata	Narrow-leaved Peppermint	32	26 19	Small	5-10m	6	Fair	3.84	Moderate	Bifurcated below measurement, Some Dead Branches	(Retain ODS)
27	IT	Eucalyptus radiata	Narrow-leaved Peppermint	27	25 12	Small	5-10m	8	Good	3.24	Moderate	Bifurcated below measurement, Poor Form, Asymmetrical Crown	(Retain ODS)
28	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Low	None	(Retain ODS)
29	IT	Eucalyptus cephalocarpa	Mealy Stringybark	71		Large	10-15m	12	Dead	8.52	High	None	(Retain ODS)
30	IT	Eucalyptus ovata	Swamp Gum	45	22 40	Small	5-10m	6	Fair	5.40	Moderate	Bifurcated below measurement, Asymmetrical Crown, Heavy Trunk Lean	(Retain ODS)
31	IT	Eucalyptus radiata	Narrow-leaved Peppermint	18		Small	5-10m	3	Poor	2.16	Low	None	(Retain ODS)
32	IT	Eucalyptus cephalocarpa	Mealy Stringybark	51		Small	10-15m	5	Fair	6.12	Moderate	None	(Retain ODS)
33	V	#Acacia longifolia subsp. longifolia	Coast Wattle	12		Small	5-10m	3	Good	2.00	Low	None	(Retain ODS)
34	IT	Eucalyptus dives	Broad-leaved Peppermint	42	30 30	Small	5-10m	8	Good	5.04	Moderate	Bifurcated below measurement	(Retain ODS)
35	IT	Eucalyptus viminalis	Manna Gum	68	54 42	Small	10-15m	9	Fair	8.16	High	Bifurcated below measurement, Asymmetrical Crown, Heavy Trunk Lean, Poor Form	(Retain ODS)
36	V	#Melaleuca armillaris	Giant Honey-myrtle	16		Small	5-10m	3	Fair	2.00	Low	None	(Retain ODS)
37	IT	Eucalyptus dives	Broad-leaved Peppermint	21		Small	5-10m	6	Good	2.52	Moderate	None	(Retain ODS)
38	IT	Eucalyptus cephalocarpa	Mealy Stringybark	18		Small	5-10m	4	Fair	2.16	Low	None	(Retain ODS)
39	V	#Acacia longifolia subsp. longifolia	Coast Wattle	20	10 to 20	Small	5-10m	4	Good	2.40	Low	Environmental Weed, Tree Group 5-10	(Retain ODS)
40	IT	Eucalyptus radiata	Narrow-leaved Peppermint	19		Small	5-10m	4	Poor	2.28	Low	Asymmetrical Crown	Remove
41	IT	Eucalyptus cephalocarpa	Mealy Stringybark	17		Small	5-10m	2	Fair	2.04	Low	None	Retain

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
42	IT	Eucalyptus ovata	Swamp Gum	24		Small	5-10m	2	Fair	2.88	Low	None	Remove
43	IT	Eucalyptus radiata	Narrow-leaved Peppermint	18		Small	5-10m	6	Poor	2.16	Low	None	Remove
44	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30		Small	10-15m	4	Good	3.60	Moderate	None	Retain
45	IT	Eucalyptus ovata	Swamp Gum	16		Small	5-10m	4	Fair	2.00	Low	None	Remove
46	IT	Eucalyptus ovata	Swamp Gum	19		Small	5-10m	5	Good	2.28	Low	None	Remove
47	IT	Eucalyptus ovata	Swamp Gum	15		Small	5-10m	3	Good	2.00	Low	None	Remove
48	IT	Eucalyptus cephalocarpa	Mealy Stringybark	77	74 22	Large	10-15m	7	Poor	9.24	High	Bifurcated below measurement, Bifurcated above measurement, Canopy Dieback, Epicormic Growth, Mistletoe presence, Some Dead Branches, Habitat Hollows (small)	Remove
49	IT	Eucalyptus cephalocarpa	Mealy Stringybark	62	60 16	Large	5-10m	9	Poor	7.44	High	Canopy Dieback, Mistletoe presence, Some Dead Branches, Habitat Hollows (small)	Retain
50	V	#Acacia longifolia subsp. longifolia	Coast Wattle	22		Small	5-10m	5	Good	2.64	Low	None	Remove
51	IT	Eucalyptus radiata	Narrow-leaved Peppermint	25	23 12	Small	5-10m	4	Poor	3.00	Moderate	None	Remove
52	IT	Eucalyptus ovata	Swamp Gum	20		Small	5-10m	3	Good	2.40	Moderate	None	Remove
53	IT	Eucalyptus radiata	Narrow-leaved Peppermint	37		Small	5-10m	6	Fair	4.44	Moderate	None	Remove
54	IT	Eucalyptus ovata	Swamp Gum	36		Small	5-10m	4	Fair	4.32	Moderate	None	Retain
55	IT	Eucalyptus radiata	Narrow-leaved Peppermint	27		Small	5-10m	4	Fair	3.24	Moderate	None	Remove
56	IT	Eucalyptus dives	Broad-leaved Peppermint	32	25 21	Small	5-10m	4	Good	3.84	Moderate	Bifurcated below measurement	Remove
57	V	#Acacia longifolia subsp. longifolia	Coast Wattle	15		Small	5-10m	4	Good	2.00	Low	None	Remove
58	IT	Eucalyptus radiata	Narrow-leaved Peppermint	19		Small	5-10m	5	Good	2.28	Moderate	None	Remove
59	IT	Eucalyptus ovata	Swamp Gum	29		Small	5-10m	4	Good	3.48	Moderate	None	Remove
60	IT	Eucalyptus cephalocarpa	Mealy Stringybark	23		Small	5-10m	4	Fair	2.76	Moderate	Heavy Trunk Lean	Remove
61	IT	Eucalyptus radiata	Narrow-leaved Peppermint	19	17 10	Small	5-10m	5	Good	2.28	Moderate	Bifurcated below measurement, Asymmetrical Crown	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
62	IT	Eucalyptus ovata	Swamp Gum	21		Small	5-10m	3	Good	2.52	Moderate	None	Remove
63	IT	Eucalyptus radiata	Narrow-leaved Peppermint	29		Small	5-10m	6	Good	3.48	Moderate	None	Remove
64	IT	Eucalyptus dives	Broad-leaved Peppermint	22		Small	5-10m	5	Good	2.64	Moderate	None	Remove
65	IT	Eucalyptus ovata	Swamp Gum	40		Small	10-15m	7	Fair	4.80	Moderate	None	Retain
66	IT	Eucalyptus ovata	Swamp Gum	18		Small	5-10m	5	Good	2.16	Moderate	None	Remove
67	IT	Eucalyptus viminalis	Manna Gum	51		Small	10-15m	5	Poor	6.12	Moderate	None	Remove
68	IT	Eucalyptus cephalocarpa	Mealy Stringybark	51		Small	5-10m	8	Poor	6.12	Moderate	Habitat Hollows, Trunk Hollowing, Poor Form	Remove
69	IT	Eucalyptus viminalis	Manna Gum	44		Small	10-15m	7	Fair	5.28	Moderate	None	Retain
70	IT	Eucalyptus viminalis	Manna Gum	50		Small	10-15m	7	Fair	6.00	Moderate	None	Remove
71	IT	Eucalyptus ovata	Swamp Gum	23		Small	5-10m	4	Good	2.76	Moderate	None	Remove
72	IT	Eucalyptus ovata	Swamp Gum	35	34 11	Small	5-10m	5	Fair	4.20	Moderate	Bifurcated below measurement, Asymmetrical Crown	Remove
73	IT	Eucalyptus ovata	Swamp Gum	45		Small	10-15m	8	Fair	5.40	Moderate	None	Remove
74	IT	Eucalyptus ovata	Swamp Gum	81	39 57 44	Small	10-15m	12	Fair	9.72	High	Bifurcated below measurement, Habitat Hollows (small), Heavy Trunk Lean, Mistletoe presence, Asymmetrical Crown, Significant Trunk Wound, Some Dead Branches	Retain
75	V	#Acacia longifolia subsp. longifolia	Coast Wattle	10	5 to 10	Small	5-10m	3	Good	2.00	Low	Tree Group 20-25	Remove
76	IT	Eucalyptus ovata	Swamp Gum	35		Small	5-10m	2	Fair	4.20	Moderate	None	(Retain ODS)
77	IT	Eucalyptus ovata	Swamp Gum	26		Small	5-10m	5	Good	3.12	Moderate	None	(Retain ODS)
78	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	3	Fair	2.00	Moderate	None	(Retain ODS)
79	IT	Eucalyptus viminalis	Manna Gum	30		Small	5-10m	5	Fair	3.60	Moderate	None	(Retain ODS)
80	IT	Eucalyptus ovata	Swamp Gum	25		Small	5-10m	3	Fair	3.00	Moderate	Mistletoe presence	Remove
81	IT	Eucalyptus viminalis	Manna Gum	43	28 33	Small	10-15m	8	Fair	5.16	Moderate	Mistletoe presence	Retain
82	IT	Eucalyptus ovata	Swamp Gum	42	27 28	Small	10-15m	8	Fair	5.04	Moderate	None	(Retain ODS)
83	IT	Eucalyptus ovata	Swamp Gum	14		Small	5-10m	3	Poor	2.00	Low	None	(Retain ODS)
84	IT	Eucalyptus viminalis	Manna Gum	49	42 27	Small	10-15m	9	Good	5.88	Moderate	Bifurcated below measurement	(Retain ODS)
85	IT	Eucalyptus dives	Broad-leaved Peppermint	23		Small	5-10m	5	Good	2.76	Moderate	None	Retain
86	IT	Eucalyptus ovata	Swamp Gum	21		Small	10-15m	5	Good	2.52	Moderate	None	(Retain ODS)

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
87	IT	Eucalyptus ovata	Swamp Gum	25		Small	5-10m	3	Fair	3.0	Moderate	None	(Retain ODS)
88	IT	Eucalyptus ovata	Swamp Gum	28		Small	5-10m	2	Poor	3.4	Low	None	(Retain ODS)
89	IT	Eucalyptus ovata	Swamp Gum	37	33 17	Small	10-15m	5	Good	4.4	Moderate	None	(Retain ODS)
90	IT	Eucalyptus viminalis	Manna Gum	18		Small	5-10m	2	Poor	2.2	Low	None	(Retain ODS)
91	IT	Eucalyptus ovata	Swamp Gum	51	39 34	Small	10-15m	9	Good	6.1	Moderate	Bifurcated below measurement	(Retain ODS)
92	IT	Eucalyptus ovata	Swamp Gum	22		Small	10-15m	3	Poor	2.6	Low	None	Remove
93	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	5	Fair	4.2	Moderate	None	Remove
94	IT	Eucalyptus viminalis	Manna Gum	50		Small	10-15m	6	Fair	6.0	Moderate	None	Remove
95	IT	Eucalyptus sp.	Unknown Gum	50		Small	5-10m	2	Dead	6.0	Moderate	Habitat Hollows, Trunk Decay	Retain
96	IT	Eucalyptus viminalis	Manna Gum	32	25 21	Small	5-10m	7	Fair	3.8	Moderate	Bifurcated below measurement	Remove
97	IT	Eucalyptus ovata	Swamp Gum	24	17 18	Small	5-10m	6	Fair	2.9	Moderate	Bifurcated below measurement	Remove
98	IT	Eucalyptus ovata	Swamp Gum	9		Small	5-10m	2	Fair	2.0	Low	None	Remove
99	IT	Eucalyptus ovata	Swamp Gum	30		Small	5-10m	5	Fair	3.6	Moderate	None	Retain
100	IT	Eucalyptus radiata	Narrow-leaved Peppermint	22		Small	5-10m	5	Good	2.6	Moderate	None	Remove
101	IT	Eucalyptus ovata	Swamp Gum	11		Small	5-10m	4	Fair	2.0	Moderate	None	Remove
102	IT	Eucalyptus ovata	Swamp Gum	16		Small	5-10m	3	Fair	2.0	Moderate	None	Remove
103	IT	Eucalyptus ovata	Swamp Gum	53	35 29 29	Small	10-15m	9	Good	6.4	Moderate	Bifurcated below measurement	Remove
104	IT	Eucalyptus ovata	Swamp Gum	38	29 26	Small	10-15m	8	Fair	4.6	Moderate	None	Remove
105	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	4	Fair	4.2	Moderate	None	Remove
106	IT	Eucalyptus ovata	Swamp Gum	74	63 37 12	Large	10-15m	9	Good	8.9	High	Bifurcated below measurement	Retain
107	IT	Eucalyptus dives	Broad-leaved Peppermint	36	23 21 18	Small	5-10m	8	Good	4.3	Moderate	Bifurcated below measurement	Remove
108	IT	Eucalyptus ovata	Swamp Gum	12		Small	<5m	2	Poor	2.0	Low	None	Remove
109	IT	Eucalyptus ovata	Swamp Gum	23		Small	5-10m	5	Fair	2.8	Moderate	None	Remove
110	IT	Eucalyptus dives	Broad-leaved Peppermint	37	20 10 23 19	Small	5-10m	9	Good	4.4	Moderate	None	Remove
111	IT	Eucalyptus ovata	Swamp Gum	33		Small	5-10m	5	Good	4.0	Moderate	None	Retain
112	IT	Eucalyptus viminalis	Manna Gum	23		Small	5-10m	2	Fair	2.8	Moderate	None	(Retain ODS)
113	IT	Eucalyptus viminalis	Manna Gum	43		Small	10-15m	6	Good	5.2	Moderate	None	(Retain ODS)
114	IT	Eucalyptus dives	Broad-leaved Peppermint	21		Small	5-10m	7	Good	2.5	Moderate	None	(Retain ODS)
115	IT	Eucalyptus viminalis	Manna Gum	14		Small	5-10m	5	Good	2.0	Moderate	None	(Retain ODS)
116	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30		Small	5-10m	10	Good	3.6	Moderate	None	(Retain ODS)

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
117	IT	Eucalyptus viminalis	Manna Gum	13		Small	5-10m	3	Good	2.00	Low	None	(Retain ODS)
118	IT	Eucalyptus dives	Broad-leaved Peppermint	34	24 10 13 19	Small	10-15m	8	Good	4.08	Moderate	None	Remove
119	IT	Eucalyptus radiata	Narrow-leaved Peppermint	34	23 22 12	Small	5-10m	7	Good	4.08	Moderate	None	Remove
120	IT	Eucalyptus dives	Broad-leaved Peppermint	11		Small	5-10m	3	Fair	2.00	Low	None	Remove
121	IT	Eucalyptus ovata	Swamp Gum	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
122	IT	Eucalyptus ovata	Swamp Gum	45		Small	10-15m	7	Fair	5.40	Moderate	None	Retain
123	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30	16 16 21	Small	5-10m	7	Good	3.60	Moderate	None	Remove
124	IT	Eucalyptus cephalocarpa	Mealy Stringybark	24		Small	5-10m	6	Fair	2.88	Moderate	None	Remove
125	IT	Eucalyptus radiata	Narrow-leaved Peppermint	17	15 9	Small	5-10m	6	Good	2.04	Moderate	None	Remove
126	IT	Eucalyptus dives	Broad-leaved Peppermint	12		Small	5-10m	6	Fair	2.00	Low	None	Remove
127	IT	Eucalyptus dives	Broad-leaved Peppermint	14		Small	5-10m	6	Fair	2.00	Low	None	Remove
128	IT	Eucalyptus radiata	Narrow-leaved Peppermint	36	24 27	Small	5-10m	6	Good	4.32	Moderate	None	Retain
129	V	#Eucalyptus globulus	Blue Gum	15		Small	5-10m	6	Good	2.00	Low	None	Remove
130	IT	Eucalyptus radiata	Narrow-leaved Peppermint	60	35 49	Small	5-10m	4	Fair	7.20	Moderate	Bifurcated below measurement, Trunk Failure	Retain
131	IT	Eucalyptus ovata	Swamp Gum	51		Small	10-15m	10	Good	6.12	High	None	Remove
132	IT	Eucalyptus radiata	Narrow-leaved Peppermint	29		Small	5-10m	6	Good	3.48	Moderate	None	Remove
133	IT	Eucalyptus radiata	Narrow-leaved Peppermint	51		Small	5-10m	9	Good	6.12	High	None	Retain
134	IT	Eucalyptus dives	Broad-leaved Peppermint	19		Small	5-10m	7	Good	2.28	Moderate	None	Remove
135	IT	Eucalyptus viminalis	Manna Gum	30		Small	5-10m	7	Fair	3.60	Moderate	Mistletoe presence	Remove
136	IT	Eucalyptus ovata	Swamp Gum	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
137	IT	Eucalyptus viminalis	Manna Gum	43		Small	10-15m	8	Fair	5.16	Moderate	None	Remove
138	IT	Eucalyptus ovata	Swamp Gum	30	23 18 10	Small	10-15m	6	Fair	3.60	Moderate	None	Retain
139	IT	Eucalyptus viminalis	Manna Gum	26		Small	10-15m	6	Good	3.12	Moderate	None	Remove
140	IT	Eucalyptus viminalis	Manna Gum	45		Small	10-15m	8	Good	5.40	Moderate	None	Remove
141	IT	Eucalyptus viminalis	Manna Gum	44		Small	10-15m	7	Fair	5.28	Moderate	Mistletoe presence	Retain

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
142	IT	Eucalyptus ovata	Swamp Gum	17		Small	5-10m	5	Fair	2.04	Moderate	None	Retain
143	IT	Eucalyptus cephalocarpa	Mealy Stringybark	36		Small	5-10m	6	Fair	4.32	Moderate	None	Remove
144	IT	Eucalyptus sp.	Unknown Gum	36		Small	10-15m	5	Dead	4.32	Low	None	(Retain ODS)
145	IT	Eucalyptus ovata	Swamp Gum	44		Small	10-15m	7	Fair	5.28	Moderate	None	Retain
146	IT	Eucalyptus radiata	Narrow-leaved Peppermint	25		Small	5-10m	4	Good	3.00	Moderate	None	Remove
147	IT	Eucalyptus viminalis	Manna Gum	58		Small	10-15m	9	Fair	6.96	Moderate	None	Remove
148	IT	Eucalyptus ovata	Swamp Gum	33		Small	10-15m	6	Good	3.96	Moderate	Mistletoe presence	Retain
149	IT	Eucalyptus ovata	Swamp Gum	13		Small	5-10m	4	Fair	2.00	Moderate	None	Remove
150	IT	Eucalyptus ovata	Swamp Gum	34		Small	10-15m	5	Fair	4.08	Moderate	Canopy Dieback	(Retain ODS)
151	IT	Eucalyptus ovata	Swamp Gum	43		Small	10-15m	7	Good	5.16	Moderate	None	(Retain ODS)
152	IT	Eucalyptus ovata	Swamp Gum	12		Small	5-10m	3	Poor	2.00	Low	None	(Retain ODS)
153	IT	Eucalyptus ovata	Swamp Gum	31		Small	10-15m	4	Fair	3.72	Moderate	Canopy Dieback	(Retain ODS)
154	IT	Eucalyptus viminalis	Manna Gum	21		Small	10-15m	5	Fair	2.52	Moderate	None	(Retain ODS)
155	IT	Eucalyptus ovata	Swamp Gum	8		Small	5-10m	2	Fair	2.00	Low	None	(Retain ODS)
156	IT	Eucalyptus viminalis	Manna Gum	29		Small	10-15m	5	Fair	3.48	Moderate	Canopy Dieback	(Retain ODS)
157	IT	Eucalyptus viminalis	Manna Gum	43		Small	10-15m	8	Fair	5.16	Moderate	Mistletoe presence	(Retain ODS)
158	IT	Eucalyptus dives	Broad-leaved Peppermint	25		Small	5-10m	6	Fair	3.00	Moderate	None	(Retain ODS)
159	IT	Eucalyptus radiata	Narrow-leaved Peppermint	15		Small	5-10m	5	Fair	2.00	Moderate	None	(Retain ODS)
160	IT	Eucalyptus ovata	Swamp Gum	42		Small	10-15m	9	Fair	5.04	Moderate	Canopy Dieback	(Retain ODS)
161	IT	Eucalyptus cephalocarpa	Mealy Stringybark	55	32 32 32	Small	5-10m	11	Good	6.60	Moderate	Asymmetrical Crown, Co-dominant Trunks, Some Dead Branches	(Retain ODS)
162	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30		Small	5-10m	6	Good	3.60	Moderate	None	(Retain ODS)
163	IT	Eucalyptus viminalis	Manna Gum	78	51 60	Large	10-15m	7	Poor	9.36	Moderate	None	(Retain ODS)
164	IT	Eucalyptus viminalis	Manna Gum	44		Small	10-15m	11	Fair	5.28	Moderate	None	(Retain ODS)
165	IT	Eucalyptus ovata	Swamp Gum	48		Small	5-10m	5	Poor	5.76	Moderate	Trunk Failure	(Retain ODS)
166	IT	Eucalyptus ovata	Swamp Gum	48		Small	10-15m	10	Fair	5.76	Moderate	Mistletoe presence	(Retain ODS)
167	IT	Eucalyptus cephalocarpa	Mealy Stringybark	27		Small	5-10m	6	Fair	3.24	Moderate	Heavy Trunk Lean, Asymmetrical Crown	Retain
168	IT	Eucalyptus cephalocarpa	Mealy Stringybark	35		Small	5-10m	7	Good	4.20	Moderate	Heavy Trunk Lean	Remove
169	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	5	Poor	4.20	Moderate	Canopy Dieback, Mistletoe presence	Remove
170	IT	Eucalyptus ovata	Swamp Gum	44		Small	10-15m	8	Poor	5.28	Moderate	Canopy Dieback, Mistletoe presence	Remove

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
171	IT	Eucalyptus viminalis	Manna Gum	26		Small	10-15m	6	Fair	3.12	Moderate	Heavy Trunk Lean	(Retain ODS)
172	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Poor	2.00	Low	Canopy Dieback	(Retain ODS)
173	IT	Eucalyptus viminalis	Manna Gum	36		Small	10-15m	6	Fair	4.32	Moderate	None	(Retain ODS)
174	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Low	None	(Retain ODS)
175	IT	Eucalyptus cephalocarpa	Mealy Stringybark	10		Small	5-10m	3	Good	2.00	Moderate		(Retain ODS)
176	IT	Eucalyptus viminalis	Manna Gum	25	15-25	Small	10-15m	5	Good	3.00	Moderate	Tree Group	(Retain ODS)
177	IT	Eucalyptus ovata	Swamp Gum	21		Small	5-10m	7	Fair	2.52	Moderate	Heavy Trunk Lean	(Retain ODS)
178	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	6	Fair	2.00	Low	None	(Retain ODS)
179	IT	Eucalyptus ovata	Swamp Gum	29		Small	10-15m	5	Fair	3.48	Moderate	Epicormic Growth	(Retain ODS)
180	IT	Eucalyptus viminalis	Manna Gum	36		Small	10-15m	4	Fair	4.32	Moderate	None	(Retain ODS)
181	IT	Eucalyptus radiata	Narrow-leaved Peppermint	23		Small	5-10m	6	Very Good	2.76	Moderate	None	Retain
182	IT	Eucalyptus cephalocarpa	Mealy Stringybark	14		Small	5-10m	6	Fair	2.00	Moderate	None	Remove
183	IT	Eucalyptus viminalis	Manna Gum	31		Small	10-15m	8	Poor	3.72	Moderate	Canopy Dieback	Retain
184	IT	Eucalyptus cephalocarpa	Mealy Stringybark	19		Small	5-10m	5	Good	2.28	Moderate	None	(Retain ODS)
185	IT	Eucalyptus cephalocarpa	Mealy Stringybark	31		Small	5-10m	5	Fair	3.72	Moderate	None	(Retain ODS)
186	IT	Eucalyptus ovata	Swamp Gum	36		Small	10-15m	9	Fair	4.32	Moderate	Canopy Dieback	(Retain ODS)
187	IT	Eucalyptus cephalocarpa	Mealy Stringybark	28		Small	5-10m	6	Fair	3.36	Moderate	None	(Retain ODS)
188	IT	Eucalyptus radiata	Narrow-leaved Peppermint	22		Small	5-10m	7	Fair	2.64	Moderate	None	(Retain ODS)
189	IT	Eucalyptus radiata	Narrow-leaved Peppermint	21		Small	5-10m	6	Good	2.52	Moderate	None	(Retain ODS)
190	IT	Eucalyptus ovata	Swamp Gum	39	13 14 21 28	Small	10-15m	9	Fair	4.68	Moderate		(Retain ODS)
191	IT	Eucalyptus ovata	Swamp Gum	51	28 31 30	Small	10-15m	12	Poor	6.12	Moderate		Retain
192	IT	Eucalyptus ovata	Swamp Gum	21		Small	5-10m	4	Fair	2.52	Moderate	Branch Failure	(Retain ODS)
193	IT	Eucalyptus cephalocarpa	Mealy Stringybark	24		Small	5-10m	4	Fair	2.88	Moderate	Canopy Dieback	(Retain ODS)
194	IT	Eucalyptus cephalocarpa	Mealy Stringybark	23	10	Small	5-10m	4	Fair	2.76	Low	None	Remove
195	IT	Eucalyptus ovata	Swamp Gum	24		Small	10-15m	7	Fair	2.88	Moderate	None	Remove
196	IT	Eucalyptus ovata	Swamp Gum	32	23 23	Small	10-15m	8	Fair	3.84	Moderate	Co-dominant Trunks	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
197	IT	Eucalyptus ovata	Swamp Gum	39	22 22 25	Small	10-15m	7	Fair	4.68	Moderate	None	Remove
198	IT	Eucalyptus viminalis	Manna Gum	33	28 18	Small	10-15m	7	Fair	3.95	Moderate	Co-dominant Trunks	Retain
199	IT	Eucalyptus viminalis	Manna Gum	38	35 17	Small	10-15m	9	Fair	4.56	Moderate	None	Remove
200	IT	Eucalyptus ovata	Swamp Gum	42	35 24	Small	5-10m	2	Fair	5.04	Moderate	Epicormic Growth, Trunk Failure	Remove
201	IT	Eucalyptus ovata	Swamp Gum	36		Small	10-15m	6	Poor	4.32	Moderate	Canopy Dieback	Remove
202	IT	Eucalyptus viminalis	Manna Gum	39		Small	10-15m	13	Poor	4.68	Moderate	Canopy Dieback	Remove
203	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Moderate	None	Remove
204	IT	Eucalyptus radiata	Narrow-leaved Peppermint	35		Small	10-15m	6	Good	4.20	Moderate	None	Retain
205	IT	Eucalyptus viminalis	Manna Gum	37		Small	10-15m	11	Fair	4.44	Moderate	Canopy Dieback	Retain
206	IT	Eucalyptus cephalocarpa	Mealy Stringybark	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
207	IT	Eucalyptus ovata	Swamp Gum	27		Small	5-10m	6	Good	3.24	Moderate	None	Retain
208	IT	Eucalyptus ovata	Swamp Gum	27		Small	5-10m	8	Fair	3.24	Moderate	None	Remove
209	IT	Eucalyptus cephalocarpa	Mealy Stringybark	30	23 20	Small	5-10m	5	Good	3.60	Moderate	None	Retain
210	IT	Eucalyptus radiata	Narrow-leaved Peppermint	23		Small	5-10m	7	Fair	2.76	Moderate	None	Remove
211	IT	Eucalyptus ovata	Swamp Gum	19		Small	5-10m	4	Fair	2.28	Low	Asymmetrical Crown	Remove
212	IT	Eucalyptus ovata	Swamp Gum	37		Small	10-15m	7	Good	4.44	Moderate	None	Retain
213	IT	Eucalyptus viminalis	Manna Gum	26		Small	10-15m	5	Fair	3.12	Moderate	Heavy Trunk Lean	Remove
214	IT	Eucalyptus dives	Broad-leaved Peppermint	31	22 22	Small	10-15m	10	Good	3.72	Low	Asymmetrical Crown, Heavy Trunk Lean	Remove
215	IT	Eucalyptus ovata	Swamp Gum	46	29 28 24	Small	10-15m	12	Good	5.52	Moderate	Bifurcated below measurement, Co-dominant Trunks	Remove
216	IT	Eucalyptus cephalocarpa	Mealy Stringybark	22		Small	5-10m	6	Fair	2.64	Moderate	None	Remove
217	IT	Eucalyptus ovata	Swamp Gum	44	34 28 18	Small	10-15m	10	Good	5.28	Moderate	Asymmetrical Crown, Bifurcated below measurement, Heavy Trunk Lean	Remove
218	IT	Eucalyptus ovata	Swamp Gum	24		Small	5-10m	5	Good	2.88	Moderate	None	Retain
219	IT	Eucalyptus cephalocarpa	Mealy Stringybark	37		Small	5-10m	6	Poor	4.44	Moderate	Asymmetrical Crown, Canopy Dieback	Remove
220	V	#Acacia longifolia subsp. longifolia	Coast Wattle	27		Small	5-10m	4	Fair	3.24	Low	Environmental Weed	Remove
221	IT	Eucalyptus sp.	Unknown Gum	45		Small	5-10m	8	Dead	5.40	Moderate	Habitat Hollows (small)	Retain
222	IT	Eucalyptus viminalis	Manna Gum	48		Small	10-15m	10	Fair	5.76	High	None	Remove

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
223	IT	Eucalyptus cephalocarpa	Mealy Stringybark	60		Large	5-10m	8	Good	7.20	High	None	Retain
224	IT	Eucalyptus ovata	Swamp Gum	25	9 15 19	Small	10-15m	8	Good	3.00	Moderate	None	Remove
225	IT	Eucalyptus cephalocarpa	Mealy Stringybark	46	32 34	Small	5-10m	12	Fair	5.52	Moderate	None	Remove
226	IT	Eucalyptus radiata	Narrow-leaved Peppermint	24		Small	5-10m	9	Good	2.88	Moderate	None	Remove
227	IT	Eucalyptus ovata	Swamp Gum	30		Small	10-15m	8	Good	3.60	Moderate	None	Remove
228	IT	Eucalyptus ovata	Swamp Gum	27	19 20	Small	10-15m	5	Poor	3.24	Moderate	Mistletoe presence	Remove
229	IT	Eucalyptus cephalocarpa	Mealy Stringybark	53	30 44	Small	5-10m	10	Good	6.36	Moderate	None	Retain
230	IT	Eucalyptus cephalocarpa	Mealy Stringybark	54		Small	10-15m	10	Good	6.48	High	Mistletoe presence	Retain

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### Appendix 3 – Site Photos

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Figure 1. Tree 184-187 are examples of trees no longer within the defensible space area.

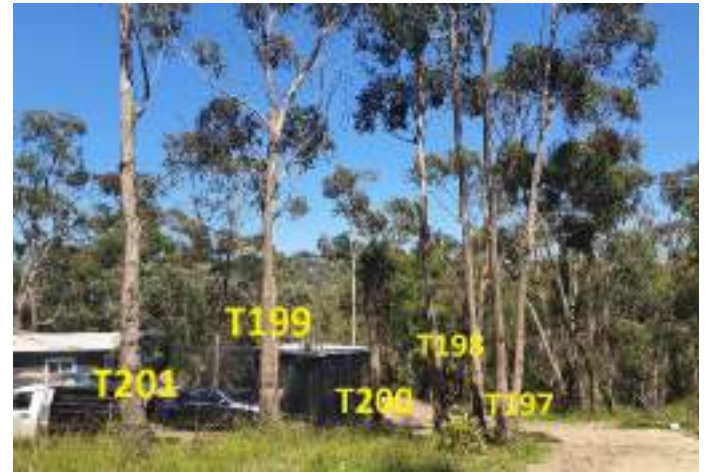


Figure 2. Trees 197, 199, 200 and 201 to be removed for defensible space



Figure 3. Trees 202 and 203 to be removed for defensible space.



Figure 4. Trees 226 and 227 to be removed for defensible space. Tree 194 is within the driveway footprint and is to be removed.



Figure 5. Tree 68 is within 2 metres of the proposed dwelling and requires removal.



Figure 6. Heavily treed areas beyond defensible space areas

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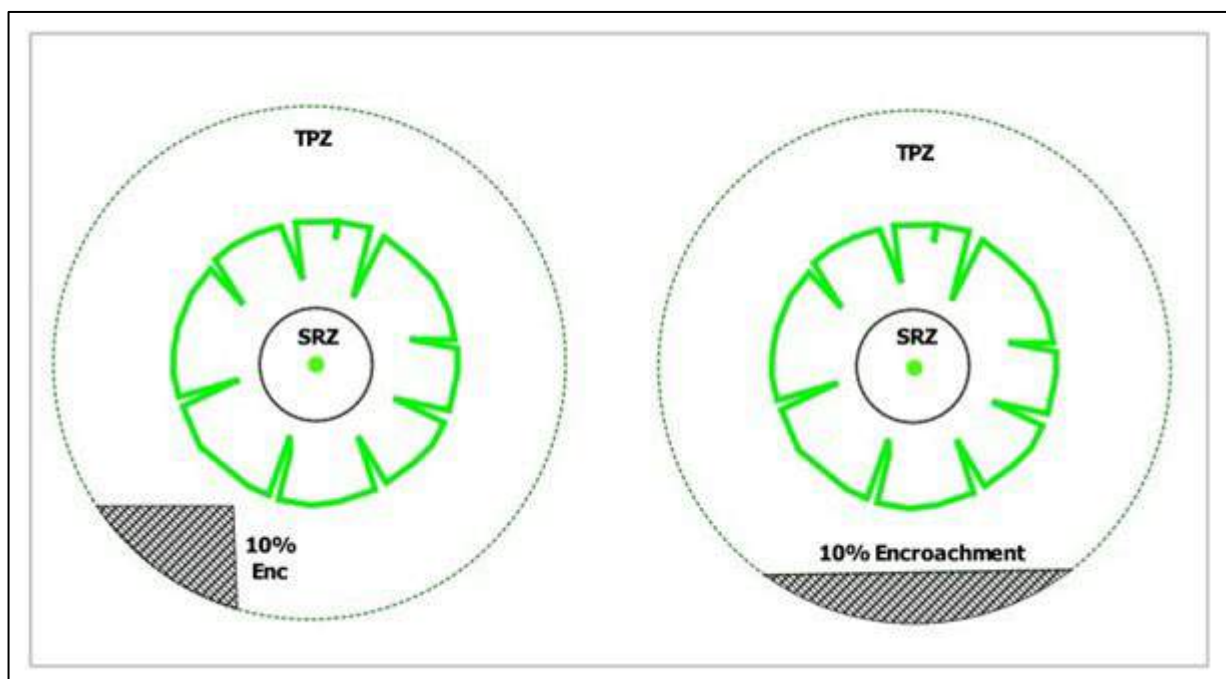
## Appendix 4 – Tree Assessment Descriptors

### Tree Protection Zones

AS 4970 defines a Tree Protection Zone (TPZ) as a radial area 12 x the trunk diameter measured at 1.4 metres above the ground. Minor encroachment into the TPZ may be considered negligible subject to tree condition. Minor Encroachment up to 10% is generally permissible provided there is compensation of an equivalent area contiguous with the TPZ that is not infringed upon. Typically, any works that exceed 10% encroachment into the TPZ is potentially detrimental to the tree's health or stability. Potential impacts within a TPZ include, though are not limited to:

- Sub-surface excavation that affects the structure and integrity of the root zone
- Above ground works or vehicle movement resulting in compaction or impervious surfaces that reduce water absorption of the root zone
- Damage to tree trunks from machinery such as excavators and bobcats.
- Stockpiling of soils or building materials that reduce water absorption and oxygen levels in the natural soil profile.

Figure 7. Examples of minor encroachment within the TPZ



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## Overall Tree Significance - Assessment Criteria

Significance Criteria applied to this assessment (Appendix 1) utilises the Institute of Australian Consulting Arboriculturalists (IACA) Significance of a Tree - Assessment Rating System (STARS)

### 1. High Significance in landscape

- The tree is in good condition and good vigour
- The tree has a form typical for the species
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age
- The tree is listed as a Heritage Item, Threatened Species or part of an Endangered ecological community or listed on Councils Significant Tree Register
- The tree is visually prominent and visible from a considerable distance when viewed from most directions within the landscape due to its size and scale and makes a positive contribution to the local amenity
- The tree supports social and cultural sentiments or spiritual associations, reflected by the broader population or community group or has commemorative values
- The tree's growth is unrestricted by above and below ground influences, supporting its ability to reach dimensions typical for the taxa in situ - tree is appropriate to the site conditions.

### 2. Medium Significance in landscape

- The tree is in fair-good condition and good or low vigour
- The tree has form typical or atypical of the species
- The tree is a planted locally indigenous or a common species with its taxa commonly planted in the local area  
The tree is visible from surrounding properties, although not visually prominent as partially obstructed by other vegetation or buildings when viewed from the street
- The tree provides a fair contribution to the visual character and amenity of the local area
- The tree's growth is moderately restricted by above or below ground influences, reducing its ability to reach dimensions typical for the taxa in situ.

### 3. Low Significance in landscape

- The tree is in fair-poor condition and good or low vigour
- The tree has form atypical of the species

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- The tree is not visible or is partly visible from surrounding properties as obstructed by other vegetation or buildings
- The tree provides a minor contribution or has a negative impact on the visual character and amenity of the local area
- The tree is a young specimen which may or may not have reached dimension to be protected by local Tree Preservation orders or similar protection mechanisms and can easily be replaced with a suitable specimen
- The tree's growth is severely restricted by above or below ground influences, unlikely to reach dimensions typical for the taxa in situ - tree is inappropriate to the site conditions
- The tree is listed as exempt under the provisions of the local Council Tree Preservation Order or similar protection mechanisms
- The tree has a wound or defect that has potential to become structurally unsound.
- Environmental Pest / Noxious Weed Species
- The tree is an Environmental Pest Species due to its invasiveness or poisonous/ allergenic properties,
- The tree is a declared noxious weed by legislation.
- Hazardous/Irreversible Decline
- The tree is structurally unsound and/or unstable and is considered potentially dangerous, - The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term.

**The tree is to have a minimum of three (3) criteria in a category to be classified in that group**

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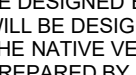
## Attachment 1. Site Plan

The Site Plan has been developed by RHAX Architecture studio and is provided on the following page.

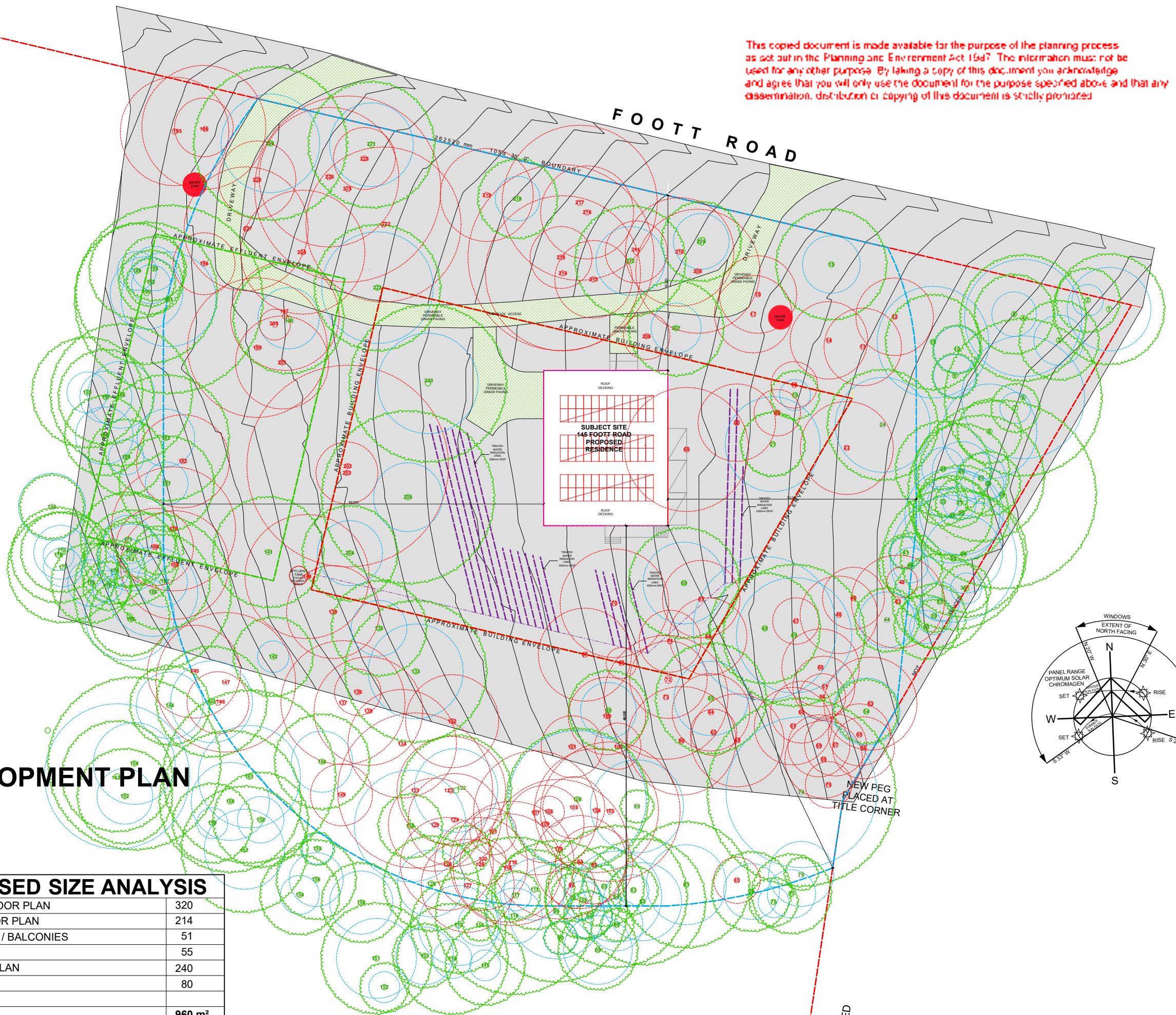
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### LEGEND

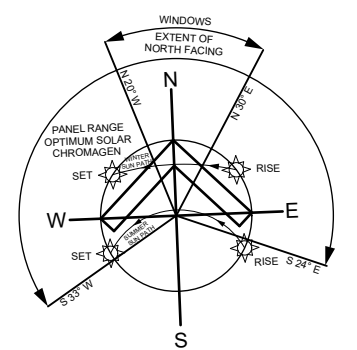
-  SITE CUT AREA
-  **EFFLUENT TANK**  
2.5m DIAM EFFLUENT TANK  
TAYLEX WATER TREATMENT PLANT
-  **EXISTING WATER TANK**  
RAINWATER TANK ( 15,000 LITRES)
-  **10**  
TREES TO BE REMOVED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  **1**  
TREES TO BE RETAINED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  TPZ - TREE PROTECTION ZONES
-  DEFENDABLE AREA  
PLEASE REFER TO BUSHFIRE MANAGEMENT REPORT FOR DETAILS
-  SOLAR PANELS
-  WATER TREATMENT  
TREATED WATER DISTRIBUTION IRRIGATION LINES, 100mm DEEP

**NOTE:**  
THE IRRIGATION LINES ARE INDICATIVE ONLY. THE PLACEMENT OF THE IRRIGATION LINES WILL BE DESIGNED BY A HYDRAULIC CONSULTANT & WILL BE DESIGNED AND INSTALLED IN RESPECT OF THE NATIVE VEGETATION & TREE ASSESSMENT AS PREPARED BY RANGES CONSULTING.



## SITE DEVELOPMENT PLAN

SCALE 1:500



PROPOSED SIZE ANALYSIS	
BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
	<b>960 m<sup>2</sup></b>

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C:\Users\racqu\Documents\RVL\_PRO\ECTS\145 Foott Rd Upper Beaconsfield\Drawings\Sketch\UPDATED SKETCH 250124\145 Foott Rd Sketch\_250124.dwg  
Do not scale drawings. Verify all dimensions on site

**ISSUE**  
TOWN PLANNING



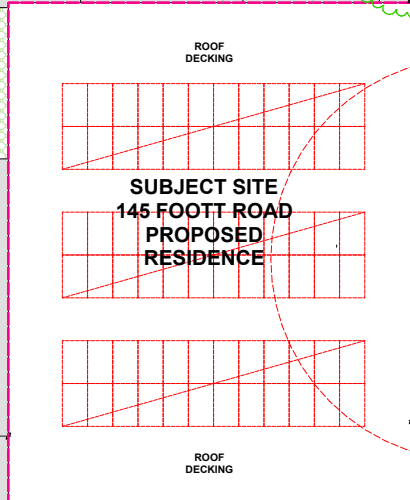
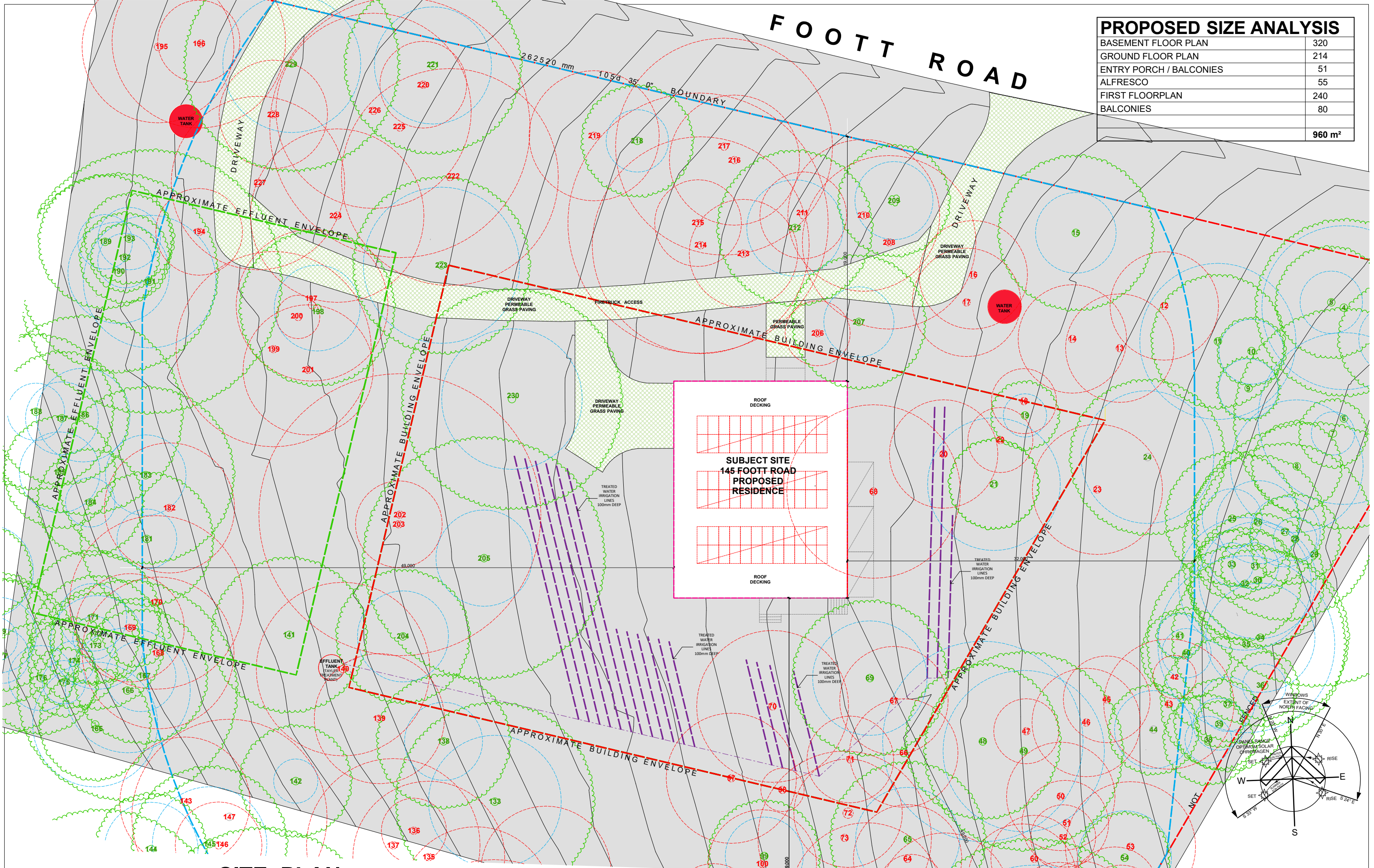
e: racquelyn@gmail.com | t: 0412 240 930

project **FENCED PROPOSED RESIDENCE**  
145 FOOTT ROAD, UPPER BEACONSFIELD  
scale at **A3** date **290224**  
architect Racquelyn Isp  
drawn RI checked

drawing  
TOWN PLANNING:  
**SITE PLAN**  
project no stage drawing no. rev.  
22-02 SK **TP.02** c

# PROPOSED SIZE ANALYSIS

BASEMENT FLOOR PLAN	320
GROUND FLOOR PLAN	214
ENTRY PORCH / BALCONIES	51
ALFRESCO	55
FIRST FLOORPLAN	240
BALCONIES	80
<b>TOTAL</b>	<b>960 m<sup>2</sup></b>



## SITE PLAN SCALE 1:300

SITE AREA:	62,172m <sup>2</sup>
SITE AREA COVERAGE:	320m <sup>2</sup> - 0.0051%
PERMEABLE AREA:	61,852m <sup>2</sup> - 99.4%
BAL RATING:	BAL 29

**ISSUE**  
TOWN PLANNING



project	145 FOOT ROAD, UPPER BEACONSFIELD
scale	at A3
date	290224
architect	Racquelyn Isip
drawn	RI
checked	




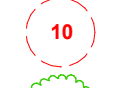



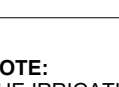
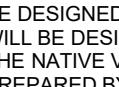
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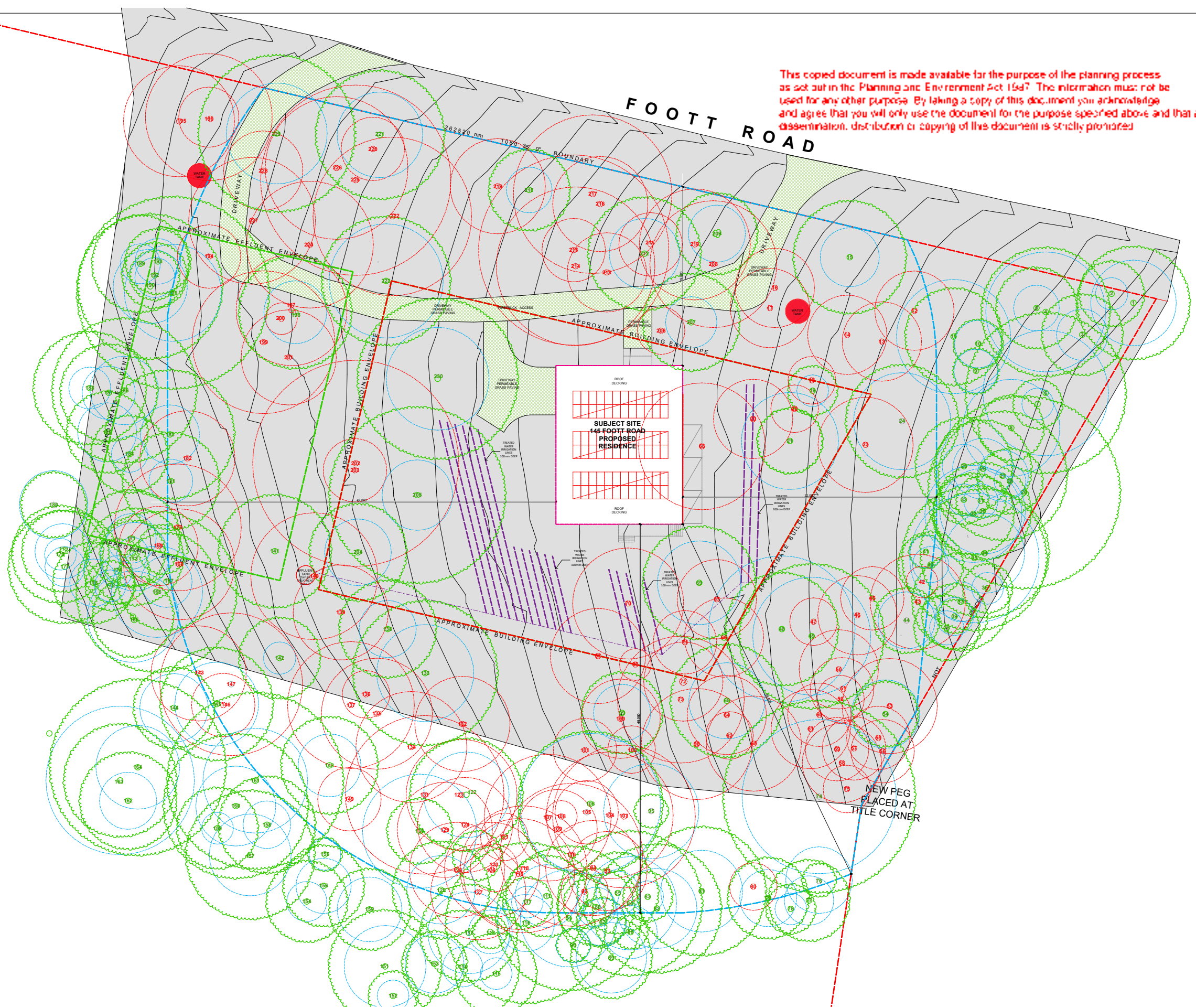
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### LEGEND

-  SITE CUT AREA
-  **EFFLUENT TANK**  
2.5m DIAM EFFLUENT TANK  
TAYLEX WATER TREATMENT PLANT
-  **EXISTING WATER TANK**  
RAINWATER TANK ( 15,000 LITRES)
-  **10**  
TREES TO BE REMOVED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  **1**  
TREES TO BE RETAINED  
PLEASE REFER TO ARBORIST REPORT FOR DETAILS
-  TPZ - TREE PROTECTION ZONES
-  DEFENDABLE AREA  
PLEASE REFER TO BUSHFIRE MANAGEMENT REPORT FOR DETAILS
-  SOLAR PANELS
-  WATER TREATMENT  
TREATED WATER DISTRIBUTION IRRIGATION LINES, 100mm DEEP  
400 SQM TOTAL

**NOTE:**  
THE IRRIGATION LINES ARE INDICATIVE ONLY.  
THE PLACEMENT OF THE IRRIGATION LINES WILL BE DESIGNED BY A HYDRAULIC CONSULTANT & WILL BE DESIGNED AND INSTALLED IN RESPECT OF THE NATIVE VEGETATION & TREE ASSESSMENT AS PREPARED BY RANGES CONSULTING.



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ISSUE  
TOWN PLANNING

**RHAX architecture studio**  
e: racquelyn@gmail.com | t: 0412 240 930

project	145 FOOT ROAD, UPPER BEACONSFIELD		
scale	at A3	date	290224
architect		checked	Racquelyn Isip
drawn	RI	checked	

drawing	TOWN PLANNING: <b>WATER MANAGEMENT PLAN</b>		
project no	stage	drawing no.	rev.
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Native Vegetation Assessment  
and Land Management Plan  
145 Foott Road, Upper Beaconsfield

March 2024

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<b>Report:</b>	<b>Native Vegetation Assessment - 145 Foott Road Upper Beaconsfield - March 2024</b>
<b>Job no:</b>	22086
<b>Prepared for:</b>	Pam and Wayne Goode
<b>Author:</b>	Stuart Coghill and Greg James
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<b>Date:</b>	5 March 2024

# 1 Introduction

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This Native Vegetation Assessment Report and Land Management Plan was requested by the landowner and permit applicant in relation to a proposed development at 145 Foott Road, Upper Beaconsfield. The development includes a dual access driveway (most of which is already formed), a dwelling and associated defensible space.

This report is an update to the September 2023 based on a development redesign / relocation which results in reduced impact to native vegetation. The report addresses the following:

- Native vegetation regulations outlined in clause 52.17 of the Cardinia Council Planning Scheme and the incorporated 'Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) (referred to herein as the 'Native Vegetation Guidelines'),
- The implications of the local Environmental Significance Overlay – Schedule 1 ESO1,
- Other relevant biodiversity legislation at local, state and commonwealth level, and
- A preliminary Land Management Plan that may include offset requirements for the proposed removal of native vegetation.

## 1.1 Site Context

The property (figure 1) is on 6.21 hectares and is almost entirely forested. The proposed development is located within the north-eastern portion of the property. This property includes an existing building envelope on the title which is approximately 0.22 hectares and an envelope for septic dispersal of approximately 0.11 hectares.



Figure 1. Property Overview showing building envelope (white) and septic dispersal envelope (blue).

The site is within the Highlands Southern-Fall Bioregion and the Port Phillip and Western Port Catchment Management Region. The land is in a Rural Conservation Zone – Schedule 2 (RCZ2). The entire property is subject to the Bushfire Management Overlay (BMO) and an Environmental Significance Overlay – Schedule 1(ESO1).

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## 1.2 Background Information

The development layout and accompanying report has considered previous written and verbal advice from planning authorities including:

- A Council Request for Further Information (RFI) dated 15 September 2022
- A referral response from the Department of Energy, Environment and Climate Action (DEECA) in a letter dated 17 March 2023
- A follow-up referral response from DEECA in a letter dated 28 July 2023
- Consent from the Country Fire Authority (CFA) in a letter dated 23 March 2023
- A CFA letter of advice dated 27 July 2023 in response to a Draft Defendable Space Plan based on the new location and layout of the dwelling. The CFA consented to the Draft Plan
- A meeting with landholders, consultants and representatives from Council during December 2023.

Based on the CFA letter of advice, *Ranges Environmental Consulting* have completed a Bushfire Management Plan (BMP) based on the consent of CFA which requires the following:

- Defendable Space is to a distance of 49 metres to the western, southern and southeastern aspects from the dwelling, 19m to the northern aspect and 32 metres to the eastern aspect
- Construction of the dwelling to BAL 29.

The original version of this report (April 2023) placed the dwelling centrally to the building envelope rather than the northeast portion as currently proposed. At that stage of the application process, the CFA was not satisfied with the proposed defendable space or the objectives of 5 metres in canopy separation (CFA letter dated 23 March 2023). Consequently, the Tree Assessment Report was redrafted in April 2023 which recommended the removal of 174 (163 local natives) trees to meet the objectives of 5 metres in canopy separation. At the advice of Cardinia Shire Council, the development footprint was then reduced and the dwelling was re-located closer to the northern and eastern boundary which allowed for greater flexibility in reducing defendable space requirements. As documented in the September 2023 report, the results of the development revisions amounted to the proposed removal of 140 trees (132 local natives). Again, Cardinia Council were not satisfied with the reduction in the development footprint and a substantially revised development was tendered during an onsite meeting during December 2023, on which this current report is based upon. The current development proposes the removal of 107 trees. In summary the defendable space and associated tree and vegetation loss comparisons are:

Date	Defendable Space Requirements	Tree Loss	Native Vegetation Loss (hectares)
April 2023	32m from the northern aspect of the dwelling and 49m in all other directions	174 Trees (163 local natives)	0.934 ha
Sept 2023	19m from the northern aspect of the dwelling, 32m from the east/south eastern aspect and 49m in the southern and western aspects	140 Trees (132 local natives)	0.795 ha
February 2024	Reduced dwelling footprint with the same defendable space dimensions above	107 Trees (101 local natives)	0.694 ha

Section 2.4 of this report summarises tree removal and retention, and a more comprehensive Tree Impact Assessment has been updated to account for changes to the defendable space dimensions.

It is important to note that the original April 2023 report sought to minimise tree and native vegetation loss, however this approach was ultimately rejected by planning authorities due to:

- Defendable space was limited to 25 metres on the eastern aspect, which was ultimately rejected by the CFA
- Retained trees within this reduced defendable space area was not considered adequate to the objectives of 5-metre canopy separation.
- Native vegetation loss did not consider the full extent of canopy for tree removal (an error on the part of *Ranges Environmental Consulting*).

### Further Information Requests from Council and DEECA

Cardinia Shire Council released an official Request for Further Information (RFI) in relation to the development proposal on 15 September 2022. Among other matters, the letter stated: 'the size of the development should be significantly reduced...delete the basketball court...and reduce the size of the outbuilding'. Furthermore, the letter generally directed the applicant to make greater attempts to avoid and minimise native vegetation loss to further comply with the policy objectives of clause 52.17. Since then, the applicant has made several concessions including reducing the footprint of the dwelling, locating the dwelling further to the north east to reduce defendable space requirements and deleting the basketball court and outbuildings. As a result of these concessions, native vegetation loss is reduced by approximately 25% compared to the original April 2023 impact assessment.

DEECA has issued 2 further information requests (17 March and 28 July). Having satisfied most information requirements outlined in the first RFI, the second RFI (SP483358) included some additional items. These items and the application responses are tabled below:

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## Item 1

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a) DEECA is of the opinion feasible opportunities may exist to locate:

- The proposed dwelling closer to the boundary of the northern and eastern sides of the existing building envelope to further minimise impacts to native vegetation of most value.
- The water tank within cleared areas inside the approved building envelope.

**Application Response:** the revised dwelling design has specifically been relocated closer to northern and eastern sides of the on-title building envelope in accordance with the DEECA advice. This was also the objective of Council as documented in emails by the Environmental Planner.

Regarding the water tank, this is an existing fixture that was installed approximately 12 months ago. It currently complies with CFAs emergency access requirements and CFA has given consent to the Bushfire Management Plan. Therefore, the tank intends to remain as a part of the development plan.

b) A revised Native Vegetation Removal Report (NVRR) is required that accurately describes the full extent of native vegetation proposed to be removed, and the offsets required. The NVRR must detail:

- Changes in consideration of the aforementioned items.
- Any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five-year period before the application for a permit is lodged.

**Application Response:** the reduction of the building footprint and relocation of the building has reduced the overall impact on native vegetation as detailed in this report, along with updated information on native vegetation removal in the past 5 years.

## Item 2

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Supply DEECA's regional Port Phillip Natural Environment Programs team outcome(s) of the enforcement action taken by Cardinia Shire Council in relation to breaches of the native vegetation removal regulations as documented in the Native Vegetation Assessment and Land Management Plan (Ranges Environmental 2023).

**Application Response:** Since April 2023, Cardinia Shire Council has enforced a financial penalty for the unauthorised native vegetation removal. The process of investigations and enforcement is outlined in section 3.1 of this report. Given the enforcement process is an internal Council matter, DEECA should contact Cardinia Shire if further information is sought.

## Item 3

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Clarification an on-title agreement will be applied to ensure that native vegetation and habitat values within the proposed Defendable Space Zone (and if required Offset Conservation Zone) will be retained

and managed in perpetuity in accordance with a Land Management Plan that is to the satisfaction of the Responsible Authority.

**Application Response:** At this stage, the use of an on-title agreement on the land is yet to be determined. If a first-party offset is sought following the permit, an on-title agreement will be mandatory, however, this is not a typical requirement for regulating the management of trees and vegetation within the defensible space zone. Typically, permit conditions and endorsed plans act as a legal instrument in enforcement of native vegetation management within defensible space or domestic areas. Application documents including, though not limited to the Land Management Plan, the Bushfire Management Plan and Tree Retention and Removal plans, may be endorsed plans where their implementation is legally binding. Cardinia Shire Council is the ultimate decision maker in this matter.

### 1.3 Permit Requirements and Exemptions

A range of local, state and federal regulations may apply to proposals to remove native vegetation in Victoria. Various permit requirements may or may not be triggered based on the land area, land tenure, local planning schemes (including the relevant planning zones, overlays or specific provisions) and permit exemptions.

A summary of regulations that are considered in context of the proposed development is outlined below.

Level	Regulations	Description	Relevance to application
Victorian Planning Provisions	Clause 52.17	A permit is triggered for the removal of native vegetation	Applicable
	Clause 59.06	An application is required to remove, destroy or lop a tree	Applicable
State Legislation	The Flora and Fauna Guarantee ACT 1988 (FFG Act)	Generally, applies to public land unless private land is listed as critical habitat for a species or ecological community.	Not applicable
Federal Legislation	Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	May apply to private land if a listed species or ecological community is present.	Not applicable

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Section 2 of this report outlines the results of the native vegetation assessment.

Section 3 provides implications of the proposed development in accordance with Clause 52.17 and the incorporated *Native Vegetation Guidelines*.

**Section 4** discusses the development implications in relation to listed rare and threatened flora and fauna species and related biodiversity legislation

**Section 5** provides the Land Management Plan

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**Appendix 1 Maps 1-5** illustrate the existing conditions, vegetation types, the development layout and proposed impacts to native vegetation.

**Attachment 1** provides the formal development plan.



## 2 Native Vegetation Assessment

An initial site investigation was undertaken by *Ranges Environmental Consulting* on 17 November 2022. Site assessments included the entire property with attention to the building envelope, development layout, defensible space requirements and vegetation to be removed and protected. The type and extent of native vegetation and weeds were mapped onsite using QGIS 3.4 with a GPS receiver (within 1-2 metres accuracy).

### 2.1 Assessment Criteria

Native vegetation is assessed in accordance with the *Native Vegetation Guidelines*, which defines native vegetation in two categories:

#### Native vegetation patch

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A patch of native vegetation is either:

- an area of vegetation where at least 25 per cent of the total perennial understory plant cover is native,
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- any mapped wetland included in the current wetlands map, available in DELWP systems and tools.

#### Scattered tree

A scattered tree is a native canopy tree that does not form part of a Native Vegetation Patch.

Note: A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type.

Vegetation that is neither a native vegetation patch nor a scattered tree is not applicable to the *Native Vegetation Guidelines* e.g. scattered native shrubs, introduced pasture, planted woodlots and cultivated gardens.

#### Ecological Vegetation Classes

An Ecological Vegetation Class (EVC) is a native vegetation type classified based on its floristic, life form, environmental and ecological characteristics (DEPI 2013). The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects pre-settlement conditions.

Modelled pre-1750 EVCs produced by DELWP, and accessible via Nature Kit Online, indicate that two EVCs have previously occurred on the property:

- EVC 17 Riparian Scrub/Swampy Riparian Woodland Complex (in lower elevations), and
- EVC 793 Damp Heathy Woodland (higher elevations covering most of the property).

Assessments of remnant native vegetation determined that most of the property presents as EVC 793, the remaining areas are best classified as EVC 16 Lowland Forest. Native vegetation impacted by the proposed development is most attributable to EVC 793 Damp Heathy Woodland due to the dominant canopy species of Mealy Stringybark *Eucalyptus cephalocarpa*, Manna Gum *Eucalyptus viminalis* and Narrow-leaf Peppermint *Eucalyptus radiata*, and the prevalent understorey of dense, heathy shrubs and large graminoids. Lower elevations to the south-west are mostly consistent with EVC 16 Lowland Forest due to a canopy dominated by Messmate Stringybark *Eucalyptus obliqua* and an understorey of large graminoids and a range of ferns, shrubs and herbs.

## Site Condition Assessments

Site condition assessments are a key measure of native vegetation impact assessments and offset requirements. Where a native vegetation patch (or habitat zone) is identified, a site condition assessment can be attained by applying one of two methods below:

- The modelled site condition score using the NVIM online tool, or
- A Habitat Hectare assessment undertaken by an accredited Native Vegetation Assessor.

Habitat Hectare assessments apply a defined EVC benchmark as per standardised methodology (DSE 2004). The assessment combines 7 site-based measures and 3 landscape-based measures to generate a site condition score between 0 and 1 that represents vegetation quality as a percentage of the optimum benchmark. Due to the scale of the development, habitat hectares assessments were applied to this proposal.

Native vegetation patches are separated where there is clear disconnection between one patch and the next, or where two types of EVCs are observed or where there are significant differences in condition within a single EVC.

## Large Tree Benchmark

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The Large Tree benchmarks for EVC 793 Damp Heathy Woodland and EVC 16 Lowland Forest are 60cm and 70cm diameter respectively when measured at breast height (1.3m above the ground). Impact to large trees are a key consideration of the *Native Vegetation Guidelines*. Large trees were identified, assessed and mapped within the impact area. A general estimate of large trees per hectare was undertaken in the remaining areas of the site for the purpose of habitat hectare assessments.

Large trees are accounted for when using the modelled site condition score and habitat hectare assessments.

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## 2.2 Flora Species

A total of 95 flora species were observed on the property including 78 local native species, 13 introduced species of exotic origin and 4 Victorian Natives outside of their natural range (Sweet Pittosporum *Pittosporum undulatum* and Sallow Wattle *Acacia longifolia subsp. longifolia*). Appendix 2 provides a list of all flora species observed.

### Limitations of the Flora Survey

The flora survey was undertaken in late spring which is not the optimum time for detection of some flora species, particularly some orchids that emerge later in early summer.

Follow-up surveys in a different time of year or season would likely result in the observation of additional species. However, the brief surveys provided a fair representation of the vegetation quality and plant diversity expected if surveyed over different times of the year.

### Rare and Threatened Flora

One potentially Victorian threatened flora species was observed during the site assessment (Slender Pink-fingers *Caladenia vulgaris*, Vulnerable), however it is important to note numerous similarities and variations between this species and the more common Pink Fingers *Caladenia carnea* exist and that further species-specific surveys may produce observations of one species or the other, or both. In this survey, specimens observed showed distinct features of *Caladenia vulgaris*. Section 4 of this report provides discussion of the likelihood of threatened flora occurring within the site based on habitat condition, species distribution and known locations within 5km.

## 2.3 Site Condition Assessments

As shown in Map 1, there are 4 distinct patches represented as Habitat Zones as described below.

### Habitat Zone 1

This zone is a substantially intact remnant of Damp Heathy Woodland (EVC 793). The Eucalypt canopy is dominated by Mealy Stringybark *Eucalyptus cephalocarpa*, Narrow-leaf Peppermint *Eucalyptus radiata*, Messmate Stringybark *Eucalyptus obliqua* and Manna Gum *Eucalyptus viminalis*. There is a consistent mature canopy cover, however Large Trees per hectare is approximately 30% of the EVC benchmark.

The midstorey features a range of shrubs including, though not limited to, Shiny Cassinia *Cassinia longifolia*, Common Cassinia *Cassinia aculeata*, Hazel Pomaderris *Pomaderris aspera*, Snowy Daisy-bush *Olearia lirata*, Dusty Miller *Spyridium parvifolium* and Sweet Bursaria *Bursaria spinosa*.

The groundstorey is dominated by typically robust graminoids including Spiny-headed Mat-rush *Lomandra longifolia*, Thatch Saw-sedge *Gahnia radula*, Silvertop Wallaby-grass *Rytidosperma pallidum* and Veined Spear-grass *Austrostipa rudis*.

Herbs and groundcovers are abundant including, though not limited to, Shade Raspwort *Gonocarpus humilis*, Trailing Goodenia *Goodenia lanata*, Trailing Ground-berry *Acrotriche prostrata* and two orchids: Common Bird-orchid *Chiloglottis valida* and Slender Pink-fingers *Caladenia vulgaris*. Ground Ferns include Bracken *Pteridium esculentum* and Common Maidenhair *Adiantum aethiopicum*.

The groundlayer supports a moderate number of large logs and a high cover of leaf litter indicating that the site has experienced minimal disturbance in recent years, although there were some significant signs of weed invasion. At the time of assessment, weed cover was approximately 25-50% with the majority of weed cover consisting of high threat weeds including Sweet Pittosporum *Pittosporum undulatum*, Sallow Wattle *Acacia longifolia subsp. longifolia*, Spanish Heath *Erica lusitanica* and Blackberry *Rubus fruticosus*.

Significant groundstorey weeds include small infestations of English Ivy *Hedera Helix*, Spear Thistle *Cirsium vulgare*, Large Quaking-grass *Briza maxima*, Lesser Quaking-grass *Briza minor*, Sweet Vernal *Anthoxanthum odoratum* and Yorkshire Fog *Holcus lanatus*.

As detailed in Table 1, HZ 1 receives a site condition score of 0.57, or 57% of the Damp Heathy Woodland benchmark. The majority of habitat zone 1 will be impacted by defendable space area including the proposed driveways and the dwelling.

### Habitat Zone 2a – Road Reserve

Habitat Zone 2 is a mostly intact remnant of Damp Heathy Woodland (EVC 793). This zone supports several stands of Manna Gum *Eucalyptus viminalis* among Messmate Stringybark *Eucalyptus obliqua*. There is a consistent mature canopy cover, however no Large Trees were observed as per the benchmark.

Midstorey trees were comparable to that of species observed in habitat zone 1, although less large woody weed species occur. Graminoid species dominate the groundstorey with a generally sparser cover of woody shrubs such as Shiny Cassinia *Cassinia longifolia* and several specimens of weedy Sallow Wattle *Acacia longifolia subsp. longifolia*.

Some large logs and a high cover of leaf litter were observed throughout this zone. There are many more populations of weedy grass species such as Sweet Vernal *Anthoxanthum odoratum*, Lesser Quaking-grass *Briza minor* and Large Quaking-grass *Briza maxima* in comparison to HZ 1, likely due to its roadside proximity and disturbance 'edge' effects.

As detailed in Table 1, HZ 2a receives a site condition score of 0.49, or 49% of the Damp Heathy Woodland EVC 793 benchmark. This zone will be entirely impacted by the proposed development and defendable space requirements.

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## Habitat Zone 2b

Comparable to HZ 2a, Habitat Zone 2b is a partially intact remnant of Damp Heathy Woodland (EVC 793) delineated by crushed rock driveways surrounding the patch. This zone exhibits several specimens of Manna Gum *Eucalyptus viminalis* and Narrow-leaf Peppermint *Eucalyptus radiata*. There is a consistent mature canopy cover, however no Large Trees were observed as per the benchmark.

There is a paucity of understorey due to past earthworks and soil disturbance. Indigenous specimens observed included Shiny Cassinia *Cassinia longifolia* and Thatch Saw-sedge *Gahnia radula*.

As detailed in Table 1, HZ 2b received a site condition score of 0.49, or 49% of the Damp Heathy Woodland EVC 793 benchmark. This zone will be entirely impacted by the proposed development and defensible space requirements.

## Habitat Zone 3

Habitat Zone 3 is a sparsely populated patch largely due to recent removal of dense patches of the introduced Sallow Wattle *Acacia longifolia subsp. longifolia* (undertaken by contractors). The zone consists of a canopy of several Manna Gum *Eucalyptus viminalis* specimens. The understorey is devoid of shrubs or ferns and predominantly supports Thatch Saw-sedge *Gahnia radula* and Weeping Grass *Microlaena stipoides*. Weeds observed include Large Quaking-grass *Briza maxima* and Sweet Vernal *Anthoxanthum odoratum*.

Habitat Zone 3 qualifies as a native vegetation patch due to its canopy cover and native species occupying at least 25% of the groundstorey plant cover. The zone has no large old trees and due to the absence of midstorey and recruitment, patchy groundstorey cover, significant weed cover and lack of logs, this zone receives a site condition score of 0.25, or 25% of the Damp Heathy Woodland benchmark as detailed in Table 1. The entirety of HZ 3 will be impacted by defensible space area including the proposed driveways and the dwelling.

## Non-Native Vegetation

Areas with minimal native vegetation (less than 25% of vegetation cover) occur within the existing building and septic envelope and other areas where driveway access has been partially formed. This area accounts for approximately 0.2 hectares, approximately 3% of the entire property. The authors have been informed that most areas within the building envelope has been subject to recent removal of large infestations of Sallow Wattle. Contractors inadvertently removed or damaged some native canopy trees during removal works. However, at this stage, there is little evidence of regrowth of tree or groundstorey species to suggest this area was substantially occupied by native vegetation prior to the clearing.

**Table 1. Habitat Hectare Results**

Habitat Zone			1	2A/B	3
Benchmark criteria	Max. Score	EVC		EVC	
		DHW (EVC 793)	DHW (EVC 793)	DHW (EVC 793)	
Site condition	Large Old Trees	10	3	0	0
	Canopy cover	5	4	2	4
	Understorey	25	20	20	5
	Lack of weeds	15	4	4	4
	Recruitment	10	6	6	0
	Organic litter	5	5	5	5
	Logs	5	5	5	0
		1x	<b>47</b>	<b>42</b>	<b>18</b>
<b>Multiplier</b>	100%	<b>47</b>	<b>42</b>	<b>18</b>	
Patch Size		4	1	1	
Neighbourhood		3	3	3	
Distance to Core		3	3	3	
		10	7	7	
<b>Habitat quality score</b>	<b>100</b>	<b>57</b>	<b>49</b>	<b>25</b>	
Habitat score as above = #/100		0.57	0.49	0.25	

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**Figure 2.** A high diversity of species and lifeforms can be found on the site .



**Figure 3.** The eastern reaches of HZ 1 exhibits graminoid dominated understorey.



**Figure 4.** Dense understorey in the western portion of HZ 1.



**Figure 5.** Slender Pink-fingers *Caladenia vulgaris* (FFG-Vulnerable) observed on the site.



**Figure 6.** Typical vegetation structure of HZ 2a.



**Figure 7.** Vegetation structure of HZ 3.

## 2.4 Tree Assessment

A separate Tree Assessment Report has been completed to inform this development application. The assessment documents 230 trees which include 218 local indigenous trees that are protected under clause 52.17. Trees not requiring permits for removal include numerous dead Eucalypts less than 40cm in diameter or listed introduced natives (e.g. Sallow Wattle, Giant Honey-myrtle). Tables 2-4 provide an overview of trees to be removed and retained and Map 2 illustrates proposed tree removal. For reference, Map 5 and the subsequent tables account all trees in the assessment area.

Due to the high density of trees within the property and the requirements for defensible space (in addition to the dwelling and driveway), 107 indigenous trees are recommended for removal. However, the majority of these (101) are immature to small trees with a main stem of less than 50cm DBH.

### Large Trees and Scattered Trees

Of the trees within the assessment area, 7 are large trees within patches (i.e. Habitat zones) and 6 are small scattered trees occurring among areas of non-native vegetation. Trees in these categories are presented in the table below. There are 3 small 'scattered trees' nominated for removal and one to be offset due to inadequate protection as it occurs within 10 metres of the dwelling. Six of the seven large trees are nominated for retention.

**Table 2. Summary of Large Trees and Scattered Trees in the assessment area**

**DBH** – Diameter at breast height (cm)    **LOT** – Large Old Tree  $\geq 60$ cm

No	Species	DBH (cm)	Condition	Category	Status
6	E. cephalocarpa	66	Fair	Large Tree in Patch	Retain (Beyond Defendable Space Area)
29	E. cephalocarpa	71	Dead	Large Tree in Patch	Retain (Beyond Defendable Space Area)
48	E. cephalocarpa	77	Poor	Large Tree in Patch	Remove within Defendable space
49	E. cephalocarpa	62	Poor	Large Tree in Patch	Retain within Defendable space
106	E. ovata	74	Good	Large Tree in Patch	Retain within Defendable space
163	E. viminalis	79	Poor	Large Tree in Patch	Retain (Beyond Defendable Space Area)
223	E. cephalocarpa	60	Good	Large Tree in Patch	Retain within Defendable space
68	E. cephalocarpa	51	Poor	Scattered Tree	Remove within Defendable space
69	E. viminalis	44	Fair	Scattered Tree	Retain within Defendable space (offset due to 10m within dwelling)
70	E. viminalis	50	Fair	Scattered Tree	Remove within Defendable space
140	E. viminalis	45	Good	Scattered Tree	Remove within Defendable space
141	E. viminalis	44	Fair	Scattered Tree	Retain within Defendable space
204	E. radiata	35	Good	Scattered Tree	Retain within Defendable space

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## Trees to be Retained

As outlined in Table 3, a total of 123 native trees are proposed to be retained within or near the margins of the defensible space area and are not impacted by the proposed works.

**Table 3. Tree Retention Summary**

Significance	Species	Common Name	Sub-total
High (within defensible space)	Eucalyptus cephalocarpa (3)	Mealy Stringybark	6
	Eucalyptus ovata (2)	Swamp Gum	
	Eucalyptus radiata (1)	Narrow-leaf Peppermint	
High (outside of defensible space)	Eucalyptus viminalis (1)	Manna Gum	3
	Eucalyptus cephalocarpa (2)	Mealy Stringybark	
Moderate (within defensible space)	Eucalyptus cephalocarpa (3)	Mealy Stringybark	32
	Eucalyptus dives (1)	Broad-leaf Peppermint	
	Eucalyptus ovata (15)	Swamp Gum	
	Eucalyptus radiata (5)	Narrow-leaf Peppermint	
	Eucalyptus sp. (2)	Unknown Gum	
	Eucalyptus viminalis (6)	Manna Gum	
Moderate (outside of defensible space)	Eucalyptus cephalocarpa (8)	Mealy Stringybark	56
	Eucalyptus dives (4)	Broad-leaf Peppermint	
	Eucalyptus ovata (21)	Swamp Gum	
	Eucalyptus radiata (9)	Narrow-leaf Peppermint	
	Eucalyptus viminalis (14)	Manna Gum	
Low (within defensible space)	Eucalyptus cephalocarpa (2)	Mealy Stringybark	3
	Eucalyptus dives (1)	Broad-leaf Peppermint	
Low (outside of defensible space)	Eucalyptus cephalocarpa (2)	Mealy Stringybark	23
	Eucalyptus ovata (9)	Swamp Gum	
	Eucalyptus radiata (1)	Narrow-leaf Peppermint	
	Eucalyptus sp. (1)	Unknown Gum	
	Eucalyptus viminalis (2)	Manna Gum	
	#Melaleuca armillaris (5)	Giant Honey-myrtle	
	#Acacia longifolia (3)	Sallow Wattle <sup>1</sup>	
<b>Within Defensible Space – 41 Trees Retained Outside of Defensible Space – 82 trees retained</b>			
<b>Total retention</b>			<b>123</b>

<sup>1</sup> Although these trees are not impacted by the proposal, all species of Sallow Wattle should eventually be removed as prescribed in the Land Management Plan that is part of the current planning application.

Where possible, trees nominated for retention were selected for their size, health, vigour and habitat value. However, the CFA mandate on 5-metre canopy separation has limited the scope of tree retention.

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### Trees proposed for removal

Based on the current development plan (including the driveway, building footprint and defensible space), it is recommended that 107 native trees be removed as summarised in the table below.

**Table 4. Tree Removal Summary**

Significance	Species	Common Name	Sub-total
<b>High</b>	Eucalyptus ovata (1)	Swamp Gum	3
	Eucalyptus viminalis (1)	Manna Gum	
	Eucalyptus cephalocarpa (1)	Mealy Stringybark	
<b>Moderate</b>	Eucalyptus cephalocarpa (10)	Mealy Stringybark	80
	Eucalyptus dives (6)	Broad-leaf Peppermint	
	Eucalyptus ovata (35)	Swamp Gum	
	Eucalyptus radiata (15)	Narrow-leaf Peppermint	
	Eucalyptus viminalis (13)	Manna Gum	
	Eucalyptus sp (1)	Unknown Gum	
<b>Low</b>	Eucalyptus cephalocarpa (1)	Mealy Stringybark	18
	Eucalyptus dives (5)	Broad-leaf Peppermint	
	Eucalyptus ovata (10)	Swamp Gum	
	Eucalyptus radiata (2)	Narrow-leaf Peppermint	
<b>Local native trees for removal</b>			<b>101</b>
<b>Low (introduced trees)</b>	#Acacia longifolia (3)	Coast Wattle	3
	#Acacia longifolia (1 Tree Group #75)	Coast Wattle	1
	#Melaleuca armillaris (2)	Giant Honey-myrtle	1
	#Eucalyptus globulus (1)	Blue Gum	1
<b>Total for Removal</b>			<b>107</b>

## 2.5 Fauna Habitat

Although no targeted fauna surveys were undertaken during the site assessment, the native vegetation assessment provided an indication of habitat quality, connectivity and the types of fauna likely to utilise the site. The Victorian Biodiversity Atlas (VBA)<sup>2</sup> was queried within 5km of the property to assist with consideration of potentially occurring common and threatened species.

Areas of Damp Heathy Woodland and Lowland Forest within the site provide good habitat for a range of fauna species. There is continuous cover of groundstorey and leaf litter suitable for a range of ground dwelling mammals such as Agile Antechinus *Antechinus agilis*, Short-beaked Echidna *Tachyglossus aculeatus* and Common Wombat *Vombatus ursinus* (Wombat burrows were observed throughout the site). The abundance of large trees is likely to provide adequate hollows for a range of dependent fauna. Hollow dependent fauna that may make use of the site based on habitat suitability and frequency of local records include various bird species; Eastern Rosella *Platycercus eximius*, Australian King-Parrot *Alisterus scapularis*, White-throated Treecreeper *Cormobates leucophaeus*, Yellow-tailed Black-Cockatoo *Calyptorhynchus funereus*, Fan-tailed Cuckoo *Cacomantis flabelliformis*, and mammals such as Sugar Glider *Petaurus breviceps*, Common Ringtail Possum *Pseudocheirus peregrinus* and Yellow-bellied Glider *Petaurus australis*.

Various 'scrub birds' are also likely to make use of the dryer areas of remnant vegetation such as the Brown Thornbill *Acanthiza pusilla*, Grey Fantail *Rhipidura albiscarpa*, Superb Fairy-wren *Malurus cyaneus*, White-browed Scrubwren *Sericornis frontalis*, Grey Shrike-thrush *Colluricincla harmonica*, White-browed Scrubwren *Sericornis frontalis* and the Eastern Yellow Robin *Eopsaltria australis*. A Spotted Pardalote *Pardalotus punctatus*, known to live in tunnels dug into soil embankments, was also observed exiting a wombat burrow within HZ 1.

The presence of some water bodies and occasional open basking areas suggests much of the site is somewhat suitable to most species of reptiles and amphibians. Additionally, small dams and connecting drainage lines in the southern portion of the site is likely to support common frog species such as Victorian Smooth Froglet *Geocrinia Victoriana* and Common Froglet *Crinia signifera* which was observed during the initial site visit.

Overall, remnant vegetation provides high quality habitat due to continuity of canopy, ground cover, habitat logs, leaf litter and habitat connectivity across the broader landscape.

Consideration of threatened fauna is discussed in Section 4.

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<sup>2</sup> The VBA is a state-wide database managed by DELWP that documents locations of flora and fauna survey records throughout Victoria

## 3 Implications of the Native Vegetation Removal Guidelines

Clause 52.17 is the principle clause under the Cardinia Planning Scheme that regulates native vegetation protection and permitted removal. The *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) (referred to as the *Native Vegetation Guidelines*) is the primary reference document under this clause. Native Vegetation is regulated under all Victorian Planning Schemes and is defined in Clause 72 as 'Plants that are indigenous to Victoria, including trees shrubs, herbs and grasses'.

Clause 52.17 regulates clearing of native vegetation by achieving no net loss to Victoria's biodiversity. This is achieved through the following approaches:

- a) Avoid the removal, destruction or lopping of native vegetation.
- b) Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- c) Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- d) To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

### 3.1 Previous Vegetation Removal

The application was lodged on 14 September 2022. Native vegetation removal during the past 5 years before lodgement is outlined below.

One incident of native vegetation removal has occurred in the previous 5-year period. Vegetation removal was conducted on the site within and on the margins of the building envelope. Professional tree removal contractors at *Grindaway Trees and Stumps* removed 6 small Eucalypt trees on 20 July 2022. The property owners also removed large patches of the non-indigenous Sallow Wattle prior to this date. Sallow Wattle is a listed Environmental Weed in Cardinia Council (see Appendix 3 for complete list).

Aerial imagery comparison prior to and after 5 August is shown in Map 4 of Appendix 1. Map 4 suggests that the majority of the removal of vegetation within the building envelope and its immediate surrounds is likely to have consisted of Sallow Wattle (given the several specimens observed during the site assessment). Although not absolutely conclusive, the presence of Sallow Wattle appears evident in Map 4 by the dark green foliage as opposed to the lighter foliage that is typical of Eucalypt cover throughout the property.

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Written correspondence from Tim Dredge (Vegetation Management Officer of Cardinia Shire Council) to the property owners concluded that "clearing of the land has resulted in the removal of 5-6 gum trees (three were dead; and none were considered large trees), as well as sporadic lower quality native vegetation".

Council decided to address the unauthorised clearing separately to the current planning application and as a result, a financial penalty was issued to the landowners. As described in the infringement letter (infringement No: 4881179001) the nature of infringement is contravention item 574: 'A person's use or development of land in contravention of or failure to comply with a planning scheme'

Habitat Hectare Assessments undertaken by *Ranges Environmental Consulting* were based on current conditions during November 2022. This included identification of partially intact native vegetation in areas of partial clearing (including some canopy trees that remain standing). The assessment was undertaken more than 4 months after the clearing, which allowed for regrowth of native understorey among other remnant groundstorey that may not have been affected. Due to the habitat hectare assessment and the previous influx of Sallow Wattle, it is predicted that the cleared areas of vegetation were of low quality (estimated to be less than 40% of the benchmark) prior to any clearing.

It is the authors opinion that impact assessment and offsets associated with the proposed development is appropriate without accounting for past vegetation removal due to:

- the penalty imposed on the landholders by Council
- the fact that habitat hectare assessments were applied to the part of the impacted area where native vegetation was observed (which included live standing canopy trees).
- It is also possible that most of these native vegetation areas were formerly dominated by Sallow Wattle, where it may not have qualified as 25% native cover.

## 3.2 Proposed Native Vegetation Impact

The Native Vegetation Impact Assessment has considered the full extent of the project (including utilities installation and construction disturbances, etc). The development plan utilises the existing driveway for services. Table 5 outlines all potential impacts as relevant to the development proposal.

**Table 5.** Accounting for native vegetation loss

– Ancillary works and uses around a new dwelling assumes 100% loss of native vegetation within 10 metres of the building	✓
– impacts to Tree Protection Zones (generally >10% though exceptions may apply)	✓
– the full canopy extent of all trees deemed to be impacted	✓
– the need for firebreaks or defendable space to reduce bushfire risk	✓
– installation of services and utilities	✓

– impacts of construction activity, compaction and excavation	✓
– Septic treatment systems and stormwater runoff	na
– exemptions triggered from approved dwellings or subdivisions	na

Proposed native vegetation impact is due to the construction and development of the proposed driveway, the dwelling and defensible space which impacts portions of HZ 1 and all of HZ 2a, HZ 2b and HZ 3 (see Map 2).

It is worth noting that applicants propose to install a Talyex Blackwater Treatment Plant, which disperses clean treated water. The treated water will be dispersed throughout the landscaped portion of the property around the dwelling. As such, there are no requirements to use the wastewater envelope that is on the title (to the west of the building envelope) and therefore this further allows for greater tree and native retention.

### Permit Exemptions

It is understood that removal of road reserve vegetation for construction of the driveway would not require a permit for removal and is therefore not accounted for in the impact assessment. There are currently two existing driveway ingress points through previously cleared road reserve areas. As outlined in clause 52.17-7 the relevant exemption is 'vehicle access from public roads'.

There are further exemptions for maintaining or replacing a boundary fence as specified in clause 52.17-7. Therefore, the loss of understorey for defensible space is not included in the native vegetation offset equation.

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### Application Category

Vegetation impact associated with the development amounts to 0.694 hectares, inclusive of remnant native vegetation patches (habitat zones 1, 2a, 2b and 3) and 4 scattered trees. Although the impacted land area from the proposed building of the dwelling, driveways and associated earthworks on the property is approximately 0.119 hectares, the vegetation impacts account for the full extent of defensible space including canopy extents.

The assessment category of an application is determined by its extent and location in accordance with Table 5. The location category is a biodiversity mapping unit that has been determined across Victoria and is represented in three categories:

- Location 3 – includes locations where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for a rare or threatened species.
- Location 2 – includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas are not included in Location 3
- Location 1 – includes all remaining locations in Victoria.

**Table 6.** Determining the assessment Category

Extent of Native Vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares include one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

**Source:** Table 3, *Guidelines for the removal, destruction or lopping of native vegetation* (DEPI 2017)

The impact area is within Location 1 and due to development and clearing of defensible space for an area greater than 0.5 hectares of impact, the application follows the 'detailed' assessment pathway.

### 3.3 Biodiversity Impact and Offset Requirements

A native vegetation removal report was generated by DELWP based on provision of spatial data from the impact assessment. The offset requirement that applies to approved native vegetation removal is:

<b>Offset Type</b>	General Offset
<b>Offset Amount</b>	0.389 general habitat units
<b>Vicinity</b>	Port Phillip and Western Port Region or Cardinia Shire Council Area
<b>Minimum SBV Score</b>	0.432
<b>Large Trees</b>	1

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Attachment 2 provides the DELWP native vegetation removal report to verify the results of the impact and offset assessment.

### 3.4 Offset Strategy

A native vegetation offset works on the principle of providing an ecological gain equivalent to the value of native vegetation loss. There are two ways in which an offset can be secured:

- First-party offset. Through legal protection, conservation management and forfeit of rights to the use the land (e.g., grazing and firewood collection, etc.) on the same property, providing sufficient areas of native vegetation is available, or
- Purchase of a third-party native vegetation offset. This is typically purchased through an accredited broker trading under the State's *Native Vegetation Credit Register*.

At this stage the owners are considering a third-party offset and a credit register search has identified 12 available options as documented in Attachment 4.

In the event that a First Party Offset is considered, an assessment of native vegetation on the property has been undertaken, with provision of a DELWP Offset Site Report (Attachment 3). Calculation of Habitat Hectares of Gain using the DELWP Gain Calculator V.2.6 (Table 6) has determined that it is highly likely that a first-party offset can be achieved if desired. Note that these findings are preliminary estimates only.

The means of achieving an offset do not need to be finalised until a permit is issued. The landowners have been informed of the options available and understand the costs associated with a third-party offset.

### Minimum Commitments for First Party Offsets

If an offset is secured on the property, a dedicated Offset Management Plan (OMP) will be required. The OMP is required to be registered on the title under a Section 173 agreement.

Minimum land management obligations within the offset area include:

- Protection of all native vegetation
- Retention of all natural biota (dead trees, logs, fallen timber and leaf litter)
- Exclusion of stock and domestic animals
- Control of rabbits
- Monitoring for any new and emerging weeds and eliminate them to negligible levels (<1% cover)
- Eliminate all woody weeds to less than 1% cover

### Offset Suitability

Native vegetation is eligible to be an offset if the landowner can control significant threats within the first 10 years of management.

The property contains relatively localised and manageable areas of woody weeds and small, confined infestations of high threat grassy/herbaceous weeds. Impacts from pest animals appear to be minimal. While the absence of management may lead to substantial decline overtime, management obligations to comply with offset standards is achievable within the 10-year period, providing that monitoring and management action is undertaken on at least a quarterly basis.

The calculation of ecological gain scoring as per the *Native Vegetation Gain Scoring Manual* (DELWP 2017d) is provided in Table 6. Gain calculation is based on predicted improvements resulting from conservation management over a 10-year period.

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Table 7. Gain calculation of potential offset zone

Habitat score	Max.	Habitat score	Maintenance gain	Improvement gain
Large trees	10	3	3	N/A
Tree canopy cover	5	4	N/A	0
Understorey	25	20	2	2.5
Lack of weeds	15	4	N/A	2
Recruitment	10	6	0.6	2
Organic litter	5	5	0.5	0
Logs	5	5	5	0
<b>Site condition (standardised)</b>	<b>75</b>	<b>47</b>		
Landscape context	25	10		
<b>Habitat score</b>	<b>100</b>	<b>57</b>		
			<b>11.1</b>	<b>6.5</b>
<b>Gain score</b>				
Maintenance gain (standardised)		11.1000		
Improvement gain (standardised)		6.5000		
Prior management gain		5.7000		
Security gain		5.7000		
<b>GAIN SCORE (out of 100)</b>		<b>29.0000</b>		
Gain score divided by 100		0.2900		
Habitat hectares (Hha) of gain		1.3601		

**Note:** the Offset Site Report (Attachment 3) utilises the Habitat Hectares of Gain (as above) and shows that there is a substantial surplus of offsets (expressed as General Habitat Units of GHUs) compared to the minimum offset requirements of 0.389 GHUs. If a First-Party Offsets are preferred, a designated offset area will be refined to match the required units and be included in an Offset Management Plan.

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## 3.5 Avoid and Minimise Statement

As required for all applications, an avoid and minimise statement is provided below to demonstrate how the application has reduced impacts on biodiversity and other values of native vegetation.

### Site Level Planning<sup>3</sup>

1. In reference to DEECA March 2023 RFI item 1C-i: The block has previously been subdivided from the property to the southeast. A building envelope and a septic dispersal envelope were drawn with dimensions specified in the subdivision plan (Plan Of Subdivision, *Nobelius Land Surveyors Pty. Ltd.*, PS446544U 28 May 2003). The building envelope and the septic dispersal envelope have been sited close to Foott Road in the northern reaches of the property enabling building within the envelope as per on title restriction. Siting of the building envelope elsewhere within the property would likely impact biodiversity to a greater degree. Although it is not clear if biodiversity was in the forefront of decision making in regard to building envelope placement, it appears that these envelopes are in the most preferable location given that other areas of the site are more intact and diverse, in particular Habitat Zone 4.
2. In reference to DEECA March 2023 RFI item 1C-ii: CFA have accepted a BAL-29 rating for design and construction of the dwelling and a defendable space as outlined in this report. CFA considers BAL-29 an appropriate mitigation of bushfire hazards in the surrounding environment, and that a higher BAL rating with further constricted defendable space would be disproportionate to bushfire mitigation objectives. Additionally, a lower BAL rating or a greater defendable space zone would unduly impact further on habitat and biodiversity.
3. In reference to DEECA RFI March 2023 item 1C-iii: Habitat Hectare results throughout the site showed that vegetation beyond the defendable space zone was generally of a higher quality due to the history of site disturbance within the development area and the long-established dual access driveway. The current location of the Building Envelope and a small dwelling within this envelope is deemed most preferable in regard to minimising impact on native vegetation and threatened species habitat, as well as remaining in keeping with environmental objectives to be achieved under Section 2.0 of Schedule 1 to Clause 42.01 Environmental Significance Overlay (ESO1). Siting elsewhere on the property would likely increase impacts on native vegetation through clearing associated with defendable space requirements.
4. Where possible, trees nominated for retention were selected for their size, health, vigour and habitat value, however, this objective is substantially compromised by the defendable space regulations (5-metre canopy separation) within a heavily forested environment.
5. The majority of trees to be removed are a direct consequence of the Bushfire Management Overlay and requirements for defendable space. The proposed BAL 29 construction minimises the defendable space area required. It is however worth noting that the resizing and relocation of the

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<sup>3</sup> Site level planning refers to how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation

dwelling to the northern portion of the building envelope has reduced defensible space requirements on the property. This reduces tree loss to 101 native canopy trees (down from 163 in the original April 2023 assessment) with only 1 of these being Large Trees as defined in EVC benchmarks. A total of 115 native canopy trees assessed for potential impact are to be retained: 41 of the retained native trees now lie outside of the defensible space area which were formerly within it. This improved outcome is the result of design modifications and relocations, and negotiations with the CFA to reduce defensible space.

6. As shown in the separate Tree Assessment Report, larger trees are evenly distributed across the defensible space zone and therefore prospects for tree retention is limited. Siting options for the dwelling are limited due to defensible space requirements within a fire prone environment.
7. The existing driveway is utilised for the application with some minor extensions to provide direct access to the dwelling and turning areas for emergency vehicles.
8. The dual access way meets the objectives for emergency access under clause 53.02 and only one accessway would compromise this objective (or require a much greater turning area within the property that would lead to greater tree loss).
9. The driveway is to be constructed with a semi-permeable crushed rock surface (no paving or other non-permeable materials) to minimise compaction and loss of water absorption into the root zone.
10. The dwelling utilises less than 20% of the on-title building envelope. A building envelope is generally an 'as of right' providing that all other application requirements are met.
11. As previously noted, the on-title wastewater envelope that partially lies outside of the defensible space area is not required for use due to the proposed Talyex Blackwater Treatment Plant, which will disperse clean treated water around the garden areas surrounding the dwelling.
12. The alignment of trenches for wastewater dispersal are shallow trenches of no more than 100mm. These trenches have been aligned to minimise incursions into Tree Protection Zones and to avoid Structural Root Zones of retained trees.

Given the above considerations and the available building envelope for residential purposes, it is considered that no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

### Strategic Level Planning<sup>4</sup>

To the knowledge of the author, this site has not been subject to regional or landscape scale strategic planning in recent years, however local planning has included a building envelope and wastewater envelope on the title which have been placed in close proximity to the northern boundary of the property accessible by road and services.

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<sup>4</sup> Strategic level planning is any regional or landscape scale planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape

## 4 Additional Considerations of Biodiversity Legislation

This section provides an overview of other biodiversity legislation at local, state and national level.

### 4.1 Potentially Occurring Rare and Threatened Species

Two listings apply for rare or threatened flora and fauna in Victoria including the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), the Victorian Flora and Fauna Guarantee Act 1988 (FFG Act)

#### Threatened Flora and Fauna Species

The Victorian Biodiversity Atlas (VBA) was queried within 5km of the property to assist with consideration of threatened species that potentially occur on the property. The 5km search query resulted in 19 threatened fauna species and 17 threatened flora species that were previously recorded in the area.

Based on database queries and a site-based habitat assessment, Table 7 provides a likelihood of occurrence assessment for threatened flora and fauna species habitats mapped onsite.

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**Table 8.** Potentially Occurring Rare and Threatened Species within the study site.

Conservation Status								
EPBC Act		VBA Records						
EX: Extinct		Refers to Victorian Biodiversity Atlas records within 5km of the subject site.						
CR: Critically endangered								
EN: Endangered								
VU: Vulnerable								
EPBC	FFG	Scientific Name	Common Name	Last VBA rec.	No recs.	Likelihood of occurrence on the property	Likelihood of impact from the development	Reasoning
<b>Flora Species</b>								
	cr	Asterolasia asteriscophora subsp. albiflora	White Star-bush	1933	1	Low	Low	Suitable habitat – no local records in the last 90 years
	cr	Caladenia oenochila	Wine-lipped Spider-orchid	2008	6	Moderate	Moderate	Suitable habitat – several known local populations. Not likely to be disturbed by defensible space maintenance (see prescribed management requirements in section 5.1)
	en	Acacia stictophylla	Dandenong Wattle	2006	3	Moderate	Low	Suitable habitat – limited recent local records. No specimens observed in the development zone
	en	Austrostipa rudis subsp. australis	Veined Spear-grass	1999	1	Low	Low	Suitable habitat – no local records in the last 20 years.
	en	Billardiera scandens s.s.	Velvet Apple-berry	1945	1	Low	Low	Suitable habitat – no local records in the last 75 years
	en	Correa reflexa var. lobata	Powelltown Correa	2006	1	Low	Low	Suitable habitat – no local records in the last 15 years. No specimens observed in the development zone
	en	Corybas aconitiflorus	Spurred Helmet-orchid	1998	2	Low	Low	Suitable habitat – no local records in the last 20 years. Not likely to be disturbed by defensible space maintenance
	en	Diuris punctata var. punctata	Purple Diuris	1969	4	Low	Low	Suitable habitat – no local records in the last 50 years. Not likely to be disturbed by defensible space maintenance

Native Vegetation Assessment - 145 Foott Road Upper Beaconsfield - March 2024

EPBC	FFG	Scientific Name	Common Name	Last VBA rec.	No recs.	Likelihood of occurrence on the property	Likelihood of impact from the development	Reasoning
	en	Eucalyptus fulgens	Green Scentbark	2015	15	High	Low	Suitable habitat – several known local populations. No specimens observed in the development zone, or the rest of the property
	en	Euphrasia caudata	Tailed Eyebright	2005	1	Low	Low	Suitable habitat – limited recent local records
	en	Isolepis wakefieldiana	Tufted Club-sedge	2004	1	Low	Low	Suitable habitat – limited local records
	en	Prasophyllum lindleyanum	Green Leek-orchid	2001	2	Low	Low	Suitable habitat - very limited distribution within the region. Not likely to be disturbed by defensible space maintenance
	en	Pterostylis grandiflora	Cobra Greenhood	2006	1	Low	Low	Suitable habitat - very limited distribution within the region. Not likely to be disturbed by defensible space maintenance
	en	Xanthosia tasmanica	Southern Xanthosia	2008	2	Low	Low	Suitable habitat - limited recent local records. No specimens observed in the development zone
	vu	Caladenia vulgaris	Slender Pink-fingers	1992	1	Present	Low	Specimens observed on the property. No specimens observed in the development zone. Not likely to be disturbed by defensible space maintenance
<b>Fauna Species</b>								
CR	cr	Lathamus discolor	Swift Parrot	1998	2	Low	Low	Suitable habitat - very limited distribution within the region
CR	cr	Lichenostomus melanops cassidix	Helmeted Honeyeater	1983	2	Low	Low	Suitable habitat - very limited distribution within the region
	cr	Ninox connivens	Barking Owl	2014	1	Low	Low	Suitable habitat - limited local records
EN	en	Dasyurus maculatus maculatus	Spot-tailed Quoll	2003	1	Low	Low	Suitable habitat - limited local records
VU	en	Galaxiella pusilla	Dwarf Galaxias	2010	12	Moderate	Low	No suitable habitat within development zone, but suitable habitat in waterways and dams in the lower reaches of the site – limited local records
	en	Haliaeetus leucogaster	White-bellied Sea-Eagle	2021	1	Low	Low	Suitable habitat - limited local records

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Native Vegetation Assessment - 145 Foott Road Upper Beaconsfield - March 2024

EPBC	FFG	Scientific Name	Common Name	Last VBA rec.	No recs.	Likelihood of occurrence on the property	Likelihood of impact from the development	Reasoning
	en	Stictonetta naevosa	Freckled Duck	2018	1	Low	Low	No suitable habitat within development zone, but suitable habitat in waterways and dams in the lower reaches of the site - limited local records
	en	Tyto tenebricosa	Sooty Owl	1992	1	Low	Low	Suitable habitat – no local records
VU	vu	Hirundapus caudacutus	White-throated Needletail	1989	3	Low	Low	Suitable habitat - limited local records
VU	vu	Mastacomys fuscus mordicus	Broad-toothed Rat	1993	1	Low	Low	Suitable habitat – limited local records
VU	vu	Petauroides volans	Southern Greater Glider	1949	2	Low	Low	Suitable habitat – no local records in the past 70 years
VU	vu	Pteropus poliocephalus	Grey-headed Flying-fox	2017	1	Low	Low	Suitable habitat - limited local records
	vu	Ardea alba modesta	Eastern Great Egret	2019	3	Moderate	Low	Suitable habitat – several known local populations
	vu	Aythya australis	Hardhead	2019	5	Moderate	Low	Suitable habitat – several known local populations
	vu	Biziura lobata	Musk Duck	2022	9	High	Low	No suitable habitat within development zone, but suitable habitat in waterways and dams in the lower reaches of the site – several known local populations
	vu	Ninox strenua	Powerful Owl	2020	11	High	Low	Suitable habitat – several known local populations
	vu	Ornithorhynchus anatinus	Platypus	2013	29	Low	Low	No suitable habitat within property, but suitable habitat in Cardinia Creek close by in the west – no regularly flowing water sources on the property
	vu	Oxyura australis	Blue-billed Duck	1998	2	Low	Low	Suitable habitat - limited local records
EN		Callocephalon fimbriatum	Gang-gang Cockatoo	2001	7	Moderate	Low	Suitable habitat – several known local populations

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## Occurrence likelihood of Threatened Fauna

9 EPBC listed fauna species and 10 other FFG listed fauna species have been recorded within 5km of the site, however only 12 of these species have been observed since the year 2000.

Species that have a moderate to high likelihood of occurrence on the subject site include the Gang-gang Cockatoo (EN) and Powerful Owl (vu). These species have been observed in the vicinity of the site in recent years and have been known to use the habitat types within the subject site. As the site exhibits a relatively high habitat quality compared to nearby farmland and other agricultural land, its connection to other intact remnant bushland through wildlife corridors somewhat increases the likelihood of threatened fauna species' presence on the subject site.

Although the Grey-headed Flying Fox has been observed in the area in recent years, due to their extensive feeding range it is unlikely that the subject site would be utilised by this species for more permanent habitat.

Although the site supports potential habitat for many threatened fauna species listed in Table 7, due to the lack of regularly flowing water or water bodies on the property it is unlikely that species dependant on such habitats will be present, such as Blue-billed Duck (vu), Musk Duck (vu), Hardhead (vu), Freckled Duck (en), White-bellied Sea-eagle (en), Platypus (vu) or Dwarf Galaxias (VU, en).

In conclusion, it is predicted that the proposed development may impact on a portion of potential habitat for Gang-gang Cockatoo (EN) and Powerful Owl (vu), however, this impact represents minimal impact of its modelled habitat distribution (refer to page 5 of the NVR - Attachment 2). Due to limited local records and population distribution in the region, the remaining species listed in Table 7 are unlikely to make significant use of the site.

## Occurrence likelihood of Threatened Flora

No EPBC listed flora species have been recorded within 5km of the site. The VBA shows that 2 FFG listed species (Wine-lipped Spider-orchid *Caladenia oenochila* [en] and Green Scentbark *Eucalyptus fulgens* [en]) have been recorded in several locations within 5km of the subject site in recent years.

One FFG listed species (Slender Pink-fingers *Caladenia vulgaris* [vu]) has been observed on the site in two locations (see Map 1 – Existing Conditions). No specimens were observed within the development zone or defendable space zone. Clearing of land for defendable space requirements is unlikely to impact on this species. Regular maintenance of defendable space (i.e., short-cropped grass) is also unlikely to cause negative impact, provided appropriate management practices are implemented (see prescribed management requirements in section 5.1).

Green Scentbark is a Victorian threatened species considered to have a high likelihood of occurring on the property although no specimens were observed during site surveys and particular attention was given to the defendable space area including a detailed tree assessment (provided in a separate report).

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The remaining species queried in the VBA are unlikely to occur due to limited local records and/or lack of habitat suitability. The proposed development and impact on native vegetation is unlikely to impact on Victorian threatened flora.

## 4.2 Cardinia Planning Scheme

### Environmental Significance Overlay (ESO1)

Environmental Significance Overlay – Schedule 1 (ESO1) applies to the entire property.

#### Statement of Environmental Significance

Clause 42.01-1 states that:

The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long-term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

#### ESO1 Environmental Objectives to be achieved

Clause 42.01-4 requires a written statement identifying how the proposed development has responded to the surrounding physical and environmental features. The table below responds to each environmental objective listed in clause 42.01-4.

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Table 9. Response to Environmental Objectives

Environmental Objectives	Response
To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.	The proposed development of dwelling and associated earthworks and effluent drainage are sited within an existing designated building envelope close to the road and other built form in the area to minimise the impact of proposed works on indigenous vegetation and larger areas of core habitat.
To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.	A separate Tree Assessment Report in addition to native vegetation site inspections has been completed detailing trees with significant habitat hollows within the proposed impact area showing minimised potential impact on environmental values. <small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>
To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.	The proposed dwelling and associated earthworks and effluent drainage are sited on a gentle gradient aiding minimisation of erosion and fire risk. Siting is in close proximity to the road with an existing dual entrance driveway to aid in access and egress of emergency vehicles without the need for widening the driveway or implementation of an emergency vehicle turning area, thus minimising indigenous vegetation loss.
To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.	The proposed development is sited in the northern portion of the property such that clearing of indigenous vegetation for defensible space requirements will not impede larger areas of core habitats. The landowner should ensure incremental loss of vegetation does not occur following the completion of construction works.

The development location allows for the majority of the site (5.09 ha of 6.21 ha, ~82%) to be retained for conservation purposes unencumbered by the proposed land use.

The development impacts a land area of 1.08 hectares (including native and non-native vegetation) which is ~18% of the entire property. This would appear a relatively modest development within the context of the land, the on-title building envelope and similar developments on neighbouring properties.

While the property is considered to be relatively high quality ecological condition, the presence of high threat weeds indicates that the current condition is likely to decline overtime. Management of environmental weeds is much more viable when the land is occupied rather than vacant. Approximately 5.09 hectares of native vegetation is to be retained and protected and will be managed in accordance with the objectives of the ESO.

## 5 Land Management Plan

The objectives and prescriptions outlined in this plan apply for 10 years. However, the management principles, control of pest plants and animals and land use zones outlined in this plan should be ongoing.

Management of noxious or high threat weeds and pest animals are a primary objective of this plan for each designated management zone.

### 5.1 Land Management Zones

As set out in the table below, there are 3 land management zones included in this plan, a Domestic and Defendable Space Zone, a Vegetation Protection Zone and an Offset Conservation Zone.

**Table 10.** Description of Land Management Zones

Zone	Area	Description
Domestic and Defendable Space Zone	0.83 hectares	Includes the entire defendable space area which incorporates the dwelling, water tank and driveway
Vegetation/Conservation Protection Zone	5.36 hectares	Includes the balance of vegetation not encumbered by defendable space requirements.
Offset Conservation Zone	TBA	Potentially includes land used as a Native Vegetation Offset if a first-party arrangement is sought.

#### Domestic and Defendable Space Zone

The Bushfire Management Plan makes the following recommendations:

- A distance of 49 metres to the western, southern and southeastern aspects from the dwelling, 19m to the northern aspect and 32 metres to the eastern aspect
- Construction of the Dwelling to BAL 29.

All buildings, structures and works are to be contained within this zone. All domestic activity is to be limited to this area and any domestic animals should be contained to this zone using internal fencing or suitable enclosures.

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## Vegetation Management Prescriptions within Defendable Space

Vegetation management prescriptions apply to defendable space as per standard CFA permit conditions outlined below:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- Canopy separation of at least 2 metres with overall tree canopy no greater than 15 percent overall cover.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

## Vegetation Protection Zone

Native vegetation is to be entirely protected within this zone except for dead fallen timber or standing dead trees less than 40cm diameter (125cm circumference). Management objectives within this zone include:

- Native vegetation in this area is not to be mown or grazed by livestock,
- There is to be no disturbance activities such as stockpiling/storage, soil disturbance or use of heavy machinery,
- Landowners must retain and protect all live native vegetation and allow for natural regeneration of native flora,
- Reduce high threat woody weeds to minimal levels,
- Landowners may harvest dead fallen timber for firewood collection, and
- All dead trees over 40cm diameter (125cm circumference) are to be retained.

## Offset Conservation Zone (Provisional)

If a first-party offset is secured on the land, the primary objectives of this zone are for protection of native vegetation and fauna habitats and active management for an ecological gain to offset permitted vegetation loss. The following requirements apply to the use and management of this zone:

- There is to be no disturbance activities such as stockpiling/storage, soil disturbance or use of heavy machinery,
- Landowners must retain and protect all native vegetation (dead and alive) and allow for natural regeneration of native flora,
- Landowners should monitor pest animal activity and seek professional advice where pest animals appear to be having an impact on soils and native vegetation,
- Reduce high threat woody and herbaceous weeds to minimal levels,
- Landowners are to take all reasonable steps to control listed noxious weeds and other high threat weeds listed in Appendix 3 of this document, and
- Landowners are to prevent domestic animals and livestock from entering the bushland zone.

## 5.2 Weed Control Objectives

Weed control is a primary objective of this plan particularly within the offset conservation zone. This includes declared noxious weeds under the Catchment and Land Protection Act (CaLP) 1994 and other high threat weeds identified in this plan.

At this stage there is only sparse occurrences of high threat weeds throughout the property. At the time of assessment, most high threat herbaceous weeds are within habitat zone 1 (Vegetation Protection Zone) including Ragwort *\*Jacobaea vulgaris* (Declared Noxious), Agapanthus *\* Agapanthus praecox ssp. orientalis*, and Montbretia *\*Crococsmia x crocosmiiflora*. However, high threat woody weeds such as Spanish Heath *\*Erica lusitanica*, Sallow Wattle *#Acacia longifolia* and Sweet Pittosporum *#Pittosporum undulatum* are of concern within some areas of the site. Small germinates of Blackberry occur within habitat zone 1 and habitat zone 4.

### 5.2.1 Woody Weeds

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Woody weeds on the property include scattered specimens of Blackberry, Spanish Heath, Sweet Pittosporum and large groupings of Sallow Wattle *#Acacia longifolia*. Control methods for these woody weeds are outlined below.

## General Woody Weed Control Methods

### Large Woody Weeds – Drill and Fill Method

Use the following method for any specimen 25cm in circumference or greater:

- Drill hole to 2-3cm deep, as close to the base of the tree as possible.
- Fill the hole immediately with herbicide (typically glyphosate with a nozzle gun)
- Repeat this process at intervals of 3-5 cm around the entire base of the tree including larger exposed roots.

### Small to Medium Woody Weeds – Cut and Paint Method

- Use the following method for any specimen less than 25cm in circumference
- Make a clean cut with a saw or loppers as close to the base as possible
- Immediately apply herbicide to the base of the cut (best applied with a herbicide dabber)
- These works are not advised in hot and dry conditions due to reduction of vascular translocation of herbicides
- Cut stems with seed and flower heads should be taken to the nearest waste transfer station.

### Sample Photos of Target Species



Figure 8. Spanish Heath



Figure 10. Sweet Pittosporum



Figure 9. Blackberry



Figure 11. Sallow Wattle

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## Control Methods for Blackberry

Blackberry <i>Rubus fruticosus</i> spp. agg.			
Description	Life cycle	Status	Dispersal Methods
Scrambling shrub, perennial, semi-deciduous. Prickly and multi-stemmed which spreads via arching canes that can take root and produce 'daughter plants'	Germination: September to November.	Declared Noxious (Regionally Controlled within the Port Phillip Region).	Spread by seed. Berries spread by birds or water.
5-petaled white to pink flowers. Produces small berries that change from green to red and ripens to black.	Flowering: November to January. Fruiting: January to March	Declared Weed of National Significance (National Weed Strategy, Thorp et. al 2000)	New plants often favour soil disturbance.



**Figure 12.** Blackberry in flower (sample photo)

### Distribution Across the Site

Small occurrences scattered across the site (predominantly seedlings).

### Control options within the site

Small areas can be dug up, cut and paint or controlled with low volume targeted herbicide application.

Blackberry should be controlled prior to plants reaching maturity. If mature, treat during the early flowering period to prevent fruiting. Any larger specimens can be slashed, and re-growth treated with herbicide.

Glyphosate is generally ineffective. Application with a broad-leaf selective herbicide (as per label directions) is generally effective but only if applied during the warmer months.

Herbicide use must be applied with care to avoid contamination of waterways and native vegetation.

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## Control Methods for Sallow Wattle

Sallow Wattle <i>Acacia longifolia</i>			
Status	Description	Life cycle	Methods of Dispersal
Declared Environmental Weed under clause 22.05 of the Cardinia Shire Planning Scheme	<p>Large shrub to small tree up to 6-8m in height. Long narrow leaves, two central leaf veins, one always more prominent than the other</p> <p>Profusion of cylindrical yellow flowers.</p>	<p>Flowering: June to November</p> <p>Seeding: October to February</p> <p>Seed viability: Long lived soil seed bank</p>	<p>By seed. Spread by birds and insects.</p> <p>Commonly planted garden specimen</p>
Control Methods			

Control should be generally limited to:

- Removal of mature plants by cut and paint method
- Removal of emerging specimens by hand
- Control mature specimens from March to September prior to seed production

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## Control Methods for Sweet Pittosporum

Sweet Pittosporum <i>Pittosporum undulatum</i>			
Status	Description	Life cycle	Dispersal Methods
Very High Risk Weed – Advisory list of environmental weeds of the Ranges Bioregions (DELWP 2018).  Declared Environmental Weed under clause 22.05 of the Cardinia Planning Scheme.	Evergreen tree 5-15 metres in height. Aromatic glossy dark green leaves, paler underneath.  Flowers are creamy-white and bell shaped.  Fruit (mostly from female trees) is produced in small, clustered capsules, initially green, ripening to orange.	Germination: All year-round Flowering: August to November  Seeding: April to August  Only female plants produce berries.	By seed. Spread by birds and insects.  Commonly planted garden specimen

### Distribution and control options within the site

As a minimum, control actions should include:

- Prompt location and removal of the known specimen by cut and paint method,
- Monitor the site and locate any new species and removal emerging seedlings by hand,
- Drill and fill of any mature specimens if found,
- Removal of mature female plants is best undertaken during the spring-summer period prior to fruiting.

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## Control Methods for Spanish Heath

Description	Life cycle	Status	Methods of Dispersal
<p>Long-lived evergreen shrub 1.5-2 metres. Tiny, clustered leaves with a dense habit. Spanish Heath is commonly mistaken for indigenous heaths.</p> <p>Flowers are white or pink and produce hundreds of dust-like seeds released when flowers die-off.</p>	<p>Germination: Throughout most of the year</p> <p>Flowering: Late autumn to early spring</p> <p>Seeding: September to November</p> <p>Seed viability: unknown</p>	<p>Listed as a 'Very High Risk Weed' in the Advisory List of environmental weeds of Ranges Bioregions in Victoria (DES, May 2009)</p>	<p>Spread by seed and root suckering.</p> <p>Fire can stimulate seed production.</p> <p>New plants often favour soil disturbance.</p>

### Distribution Across the Site

Currently limited to a few scattered specimens within HZ 1 and HZ 4.

### Control options within the site

#### General Control methods

Target mature plants during the early flowering period to prevent seeding. Specimens are generally small enough for the cut and paint method.

Emerging specimens can be effectively controlled with a broad-leaf herbicide though this is best undertaken by an experienced bushland management contractor (due to common miss-identification with other indigenous species)




Figure 13. Spanish Heath in flower

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## 5.2.2 Grassy and Herbaceous Weeds

Small infestations of high threat herbaceous weeds are present on the site including Montbretia \**Crocasmia X crocosmiiflora* and Agapanthus \**Agapanthus praecox ssp. orientalis*. Control methods for each of these species are outlined below.

### Control Methods for Montbretia

Montbretia * <i>Crocasmia x crocosmiiflora</i>		
Description	Life cycle	Dispersal Methods
<p>Perennial herb, dying back annually to fibrous corms and underground stems, growing new corms each year.</p> <p>Flat, strap leaves, generally arching to the ground. Erect green flowering stalks to 90cm high, partly sheathed. Open spikes of 4-20 orange-red trumpet-shaped flowers per branch.</p>	<p><b>Germination:</b> September to November.</p> <p><b>Flowering:</b> November to January.</p> <p><b>Fruiting:</b> January to March</p>	<p>Spread by seed and by corms. Berries spread by birds or water.</p> <p>New plants often favour soil disturbance.</p>
	<p><b>Distribution Across the Site</b></p> <p>Some small infestations in HZ 1.</p>	
	<p><b>Control options within the site</b></p> <p>Cutting flowering stems prior to bulbil formation is the quickest and easiest way to reduce the spread of the plant. Repeating slashing or mowing of the leaves will deplete energy stores of the corms, over time, and eventually kill the plant. Control must be undertaken over several years to kill an infestation as not every corm will grow each year.</p> <p>Small areas can be treated with a wick-wiper or with herbicide applied directly to the leaf stems.</p> <p>Corms and underground stems can be removed by hand. Remove and bag flowerheads.</p>	
	<p><b>Figure 14. Montbretia in flower (sample photo)</b></p>	

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## Control Methods for Agapanthus

Agapanthus * <i>Agapanthus praecox ssp. orientalis</i>		
Description and Life cycle	Status	Methods of Dispersal
A perennial flowering plant that produces flower stalks from September to November and forms seed and fruit during March-May	Listed as a 'Very High-Risk Weed' in the Advisory List of Environmental Weeds in Victoria (DELWP 2018).	Spread by underground corms and seed.



Figure 15. Agapanthus in flower

### Distribution Across the Site

Currently limited to one patch in the northeast portion of the defendable space within HZ 1.

### Control options within the site

Leaves and main stems can be cut down to the base and then painted with a herbicide brush or dabber. Glyphosate (Round-up) is effective but only at much higher ratio to water than what is typically applied through a herbicide spray applicator. A ratio of 1-part Glyphosate to 4 parts water is a minimum, though glyphosate can be applied 'neat'. Treatment is more effective in the warmer months. This technique is quite effective but time consuming.

The most effective method requires substantial digging to remove the root system. Whether removing the plants by hand or treating with herbicide, flowering stems (present during November to February) should always be cut and disposed of prior to seed maturity during Autumn.

New plants can germinate at most times of the year, new germinates should be promptly removed before significant roots systems establish.

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## Herbicide Application

It is expected that most of the woody weed control actions could be undertaken by the landowner, with the use of hand tools and a glyphosate-based herbicide for cut and paint/drill and fill applications. However, the landholder may need assistance from a suitably qualified contractor to control high threat weeds within the vegetation protection and offset zones.

Within bushland areas, weed control contractors must have a suitable level of experience in bushland management and are required to hold the appropriate licences for herbicide use (typically an Agricultural Chemical Users Permit).

In summary, weed control should be undertaken with due regard to:

- Avoiding off-target damage to native vegetation, control of groundstorey weeds must be undertaken by hand or with careful spot spraying using a selective herbicide,
- Monitoring on a quarterly basis to identify and control new emerging weeds to ensure the weed control targets are kept in check,
- Emerging woody weed species are to be identified and removed at the earliest opportunity by hand or by the 'cut and paint' method, and
- Seasonally appropriate control of all weeds prior to flowering and seed set of the target species.

Although this plan identifies the key weed species identified at the time of assessment, weed control should not be limited to these species. There are numerous additional weeds known to occur in the local area including those scheduled in the Cardinia Shire Environmental Weeds List. Landowners should familiarise themselves with species on this list and other relevant Council publications and take appropriate action should any of these species emerge on the property.

## 5.3 Pest Animal Control

Rabbits and Foxes have been identified as the primary threats to vegetation and fauna habitats in the local area. Sambar Deer are also a newer and now established threat in the region.

It appears that the impacts of rabbits on native vegetation are currently minimal and no rabbit activity was observed. The presence of deer on the property was confirmed during site assessments through the identification of scat, tracks and observation of one female animal in HZ 4. Effective control of rabbit and fox populations is limited at a site scale and is only truly effective if undertaken in co-ordination with neighbouring properties and public land managers. However, there are some simple measures that landowners can undertake to minimise the impact of rabbits and foxes at the site scale.

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## Rabbit Control

Destroying potential harbour sites is one of the simpler and cost-effective measures for discouraging rabbit populations. Potential harbour includes not only warrens, but also wood piles and building waste.

Rabbit activity should be monitored on a bi-annual basis and appropriate actions should be undertaken to the extent possible and practical.

If the impact on soils and vegetation from rabbits increases, the landowner should seek the assistance of qualified professionals. A qualified practitioner would typically use poison baits (such as pindone and 1080) applied during mid to late summer during the non-breeding season when natural feed is scarce, and rabbits are less territorial. The use of caged bait stations is preferable to avoid possible consumption by kangaroos, wallabies and other smaller mammals. Warren fumigation may be an option where significant warrens are identified. This is usually more effective following a successful baiting program.

## Fox Control

Fox control at the site scale is very limited but as a minimum, regular monitoring, location and destruction of dens should be undertaken.

Otherwise, reducing fox activity relies on multiple methods ranging from den destruction, baiting, shooting and trapping. Buried baits or dedicated bait stations are less likely to be consumed by native birds or mammals.

Similar to rabbit control, fox control is most effective when part of an integrated strategy across multiple landholdings. No single method of fox control is reliable in the long-term and properties that receive fox eradication can often result in re-invasion of the area within 2 months from nearby untreated sites.

## Deer Control

Typical signs of deer activity include rubbings on immature saplings, scats, wallows, well-formed tracks, and defoliation of the majority of shrubs below 2m as a result of regular browsing. Victoria is home to four species of introduced deer.

Similar to Fox and rabbit control, deer control is difficult on a property-scale but where important habitat exists, a sound option is to ensure boundary fencing is intact and suitable for exclusion of deer. Elimination and removal by a licenced professional pest control shooter may be sought where appropriate, and in conjunction with implementation of appropriate fencing this will aid in protection of ecological values within the site.

## 5.4 Construction Management Plan

This section outlines the minimum requirements for construction of the proposed dwelling and driveway for the purpose of minimising environmental impacts during construction of the development.

### Site Access and Storage Compounds

Designated site access for construction machinery and site storage is to be planned prior to construction works or vegetation removal.

Suitably located site compounds are to be limited to the permitted impact area. Site compounds are to accommodate all construction requirements including though not limited to:

- Parking and/or storage of vehicles, machinery and equipment,
- Containers or designated bins for all forms of waste and,
- Designated refueling areas.

### Construction measures

The following recommendations must be implemented during the construction of the development in order to minimise potential impacts to nearby trees and native understorey:

- Trees and other native vegetation to be retained is to be secured by the installation of high visibility vegetation protection fencing or flagging set at the edge of the construction zones.
- the vegetation protection fencing must be on the edge of all Tree Protection Zones unless approved works are within these zones.
- Removal of trees or vegetation is to be limited to trees specified in the permit or endorsed plans,
- The driveway is to be constructed with a semi-permeable crushed rock surface (no paving or other non-permeable materials).
- Silt barriers are to be installed downslope of the construction works where there are significant site cuts or areas vulnerable to soil erosion and run-off, especially in the lead up to forecasted rain.
- No soil is to be stockpiled on site unless within the construction zone and appropriately contained with silt prevention fencing.

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## 5.5 Planting and Landscaping

Restrictions imposed by defensible space requirements limit the manner in which planting and landscaping can be undertaken. To the extent practical, use of locally sourced indigenous plants is recommended for landscape planting due to their adaptability to the local environment, low irrigation requirements and maintenance of the local landscape character.

Plants of Victorian, Australian and exotic origin may also be used within the domestic and defensible space zone providing that no plants listed as Environmental Weeds are established. Listed Environmental Weeds include but are not limited to:

- The Cardinia Shire Council Weed Directory  
[https://www.cardinia.vic.gov.au/info/20018/environment/450/managing\\_weeds](https://www.cardinia.vic.gov.au/info/20018/environment/450/managing_weeds)
- The Cardinia Shire Weed Management Strategy  
<https://www.cardinia.vic.gov.au/downloads/download/1303/>

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## 5.6 Management Timeline

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This section provides a seasonal timeline for implementation of management recommendations documented in this plan.

Note: If any areas are to be secured as a Native Vegetation Offset, management standards are to be achieved as follows:

- Minimal occurrence of noxious weeds in all management zones (less than 1% cover)
- Minimal cover of woody weeds and eliminate all mature specimens (less than 5% cover)
- Negligible impact from pest animals (rabbits and foxes)

**Table 11.** Annual Management Timeline

Item	Per Year		Management Actions
	Timing	Frequency	
1	March-Sept	Twice yearly	<p><b>Zone: All zones</b></p> <p>Inspect zone for infestations of Spanish Heath. Inspect for new germinates in Autumn and Spring, remove mature plants prior to fruiting period (Autumn to Spring).</p>
2	Aug-Sept / March-April	Twice yearly	<p><b>Zone: All zones</b></p> <p>Inspect bushland areas for new Sweet Pittosporum germinates during Autumn and Spring and promptly remove. Prevent any new specimens from reaching maturity. Existing mature specimens to be removed prior to the April to August fruiting period.</p>
3	Sept-Dec	Yearly	<p><b>Zone: All zones</b></p> <p>Inspect populations of Sallow Wattle and undertake prompt control/removal. Maintain minimal cover throughout the property.</p>

Item	Per Year		Management Actions
	Timing	Frequency	
4	Late spring early summer	Twice yearly	<b>Zone: All zones</b>
			Inspect site for emerging Agapanthus. Remove promptly prior to late summer to Autumn seeding/fruiting period. Plants should be dug out where possible or otherwise apply herbicide treatment.
5	Late spring early summer	Twice yearly	<b>Zone: All zones</b>
			Inspect site for emerging Montbretia. Remove promptly prior to late summer top Autumn seeding/fruiting period. Corms should be dug out where possible (best undertaken in spring following rain) or otherwise apply herbicide treatment.
6	Aug-Sept / March-April	Twice yearly	<b>Zone: All zones</b>
			Undertake Bi-annual inspections for pest animal activity including Deer, Rabbit Warrens and Fox Dens and if significant impacts are observed, seek advice from a pest control professional.
7	Sept-Oct / Jan-Feb	Twice yearly	<b>Zone: All zones</b>
			Undertake biannual inspections for new pest plants and undertake necessary controls including those listed in Appendix 3.
8	Annual Fire Danger Period	Yearly	<b>Zone: Defendable Space Zone</b>
			Apply defendable space prescriptions during the declared fire danger period. Ensure defendable space complies with the Bushfire Management Plan.

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## 6 Conclusion

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The proposed development will lead to removal or impact to remnant Damp Heathy Woodland (Habitat Zones 1, 2a, 2b, and 3). The impact includes construction of the dwelling, septic dispersal system and associated earthworks in addition to partial removal for defendable space.

This assessment has considered local, state and federal regulations relevant to the proposed loss of native vegetation. A summary of implications is provided below:

### Implications of Clause 52.17 (Native Vegetation)

- The proposed development will lead to loss of 0.694 hectares of native vegetation requiring a permit for removal (including the full extent of canopy for trees nominated for removal).
- The loss of 0.694 hectares of native vegetation will generate an offset of 0.389 general habitat units.
- The offset can be met by securing a portion of the land within designated conservation zones (at least 1.080 general units are available) if the landowner seeks to commit to ongoing conservation management under an approved plan that is legally binding.
- Alternatively, offset will need to be met through a third-party arrangement under the Native Vegetation Credit Register.

The development has reasonably sought to avoid and minimise the loss of native vegetation due to:

- The dwelling is entirely within the designated building envelope that is registered on-title. This dwelling occupies less than 25% of the envelope
- This outcome is a substantial improvement on the previous development plan (where 0.934 hectares was proposed for removal) due to the reduction of the building footprint, the relocation of the dwelling closer to the northern boundary while negotiating with the CFA for reduced defendable space areas to the north and east.
- Most of the driveway is well formed and was established prior to the current ownership. The formal driveway utilises this alignment, albeit with some modifications to accommodate the design of the dwelling emergency access requirements
- Based on the high quality vegetation and habitat throughout most of the site, it is clear that the development site is the most appropriate location, which is reflected in the lower habitat hectare scores.
- The defendable space area is the minimum necessary to support a BAL 29 construction for a high risk landscape. CFA have indicated that they would not support defendable space equivalent to BAL 40.

Section 3.5 of this report provides greater detail on how the proposal has avoided and minimised native vegetation loss.

### Implications of the EPBC Act

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Based on the site condition and habitat assessments and analysis of local flora and fauna databases, the site is unlikely to trigger permit requirements relevant to the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). No EPBC listed flora, fauna or ecological communities were found during the site assessment.

### Implications of the FFG Act

The site is under private land tenure, therefore the Flora and Fauna Guarantee Act 1988 (FFG Act) does not apply to this application. One FFG listed flora species was identified during the site assessment (Slender Pink-fingers *Caladenia vulgaris* - Vulnerable). Locations of these species occur beyond the impact areas.

### Implications of the CaLP Act

The Catchment and Land Protection (CaLP) Act 1994 requires landholders to take all reasonable steps to control declared noxious weeds. One listed noxious weed identified on the property is Blackberry\* *Rubus fruticosus* spp. agg.

## 6.1 Further Recommendations

If part of the property is selected as an offset site, a dedicated Offset Management Plan will be required, and this will need to be registered on the property title. Weed management and control of other threats will need to be managed to a high standard to comply with biodiversity offset objectives, however, weed management recommendations are included in the Land Management Plan, irrespective of offset requirements.

Currently the highest management priorities on the site are:

- Sallow Wattle # *Acacia longifolia* spp.
- Spanish Heath \* *Erica lusitanica*
- Agapanthus \* *Agapanthus praecox* spp. *orientalis*
- Sweet Pittosporum # *Pittosporum undulatum*
- Blackberry \* *Rubus fruticosus*
- Montbretia \* *Crocsmia x crocosmiiflora*

The Land Management Plan outlines specific measures for weed control along with appropriate management actions for the designated land use zones and construction mitigation.

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## 7 References

- DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation (the Department of Environment, Land, Water and Planning, December 2017)
- DELWP (2017b) Assessors Handbook – Applications to remove, destroy or lop native vegetation (the Department of Environment, Land, Water and Planning, December 2017)
- DELWP (2017c) Nature Kit Online. the Department of Environment, Land, Water and Planning, December 2017. <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>
- DELWP (2017d) Native Vegetation Gain Scoring Manual the Department of Environment, Land, Water and Planning, December 2017)
- DEPI (2014b) Ecological Vegetation Class (EVC) Benchmarks for each Bioregion. Department of Environment and Primary Industries, Government of Victoria. Accessed via: <http://www.dse.vic.gov.au/conservation-and-environment/native-vegetation-groups-for-victoria/ecological-vegetation-class-evc-benchmarks-by-bioregion>
- DSE (2009) Advisory List of threatened invertebrate fauna in Victoria. Victorian Government Department of Sustainability and Environment, Melbourne.
- DSE (2009) Vegetation Quality Assessment Manual–Guidelines for applying the habitat hectares scoring method. Version 1.3. Victorian Government Department of Sustainability and Environment, Melbourne.
- DTPLI (2014) Practice Note 65: Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes, July 2014. Department of Transport, Planning and Local Infrastructure, Government of Victoria, Melbourne.

## Appendix 1. Maps

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The following maps were produced using Quantum GIS (QGIS 3.10) and were developed from various datasets including:

- Aerial photography available through Google Earth (AusMap) and Nearmap
- VicMap layers (Parcel, Roads, Waterways and Local Government Boundaries)
- Development Drawings by RHAX Architecture
- GPS based data collected in the field




**Map 1 - Existing Conditions**  
145 Foott Road Beaconsfield Upper

-  Title Boundary
-  Building Envelope
-  Effluent Envelope
- Habitat Zones**
-  Non-Native Understorey or Cleared
-  Damp Heathy Woodland EVC 793
-  Lowland Forest EVC 16
-  Slender Pink-fingers - *Caladenia vulgaris* (vu)
-  Scattered Trees

Scale (A3)  
1:1,400

0 25 50 m





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## Map 2 - Development Layout and Native Vegetation Impact

-  Title Boundary
-  Slender Pink-fingers - *Caladenia vulgaris* (vu)

### Development Layout

-  Proposed Dwelling
-  Underground Water Tanks
-  Steps
-  New Driveway
-  Existing Driveway
-  Defendable Space
-  Building Envelope
-  Effluent Envelope
-  Septic Tank and Treatment System

### Native Vegetation Impact

-  Native Vegetation (Habitat Zone) Impact
-  Scattered Tree Loss (removal or inadequate protection)
-  Remove Tree for Defendable Space

Note: Tree numbers consistent with Tree Assessment Report (Ranges Environmental Consulting, February 2024).




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### Map 3 - Land Management Plan 145 Foott Road Beaconsfield Upper

#### Title Boundary


 Title Boundary

 Conservation Zone

#### FFG Listed Flora


 Slender Pink-fingers -  
Caladenia vulgaris (vu)

#### Domestic and Development Zone

 Existing Driveway

 New Driveway

 Defendable Space

 Proposed Dwelling

 Building Envelope



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Scale (A3)  
1:1,400

0 25 50 m



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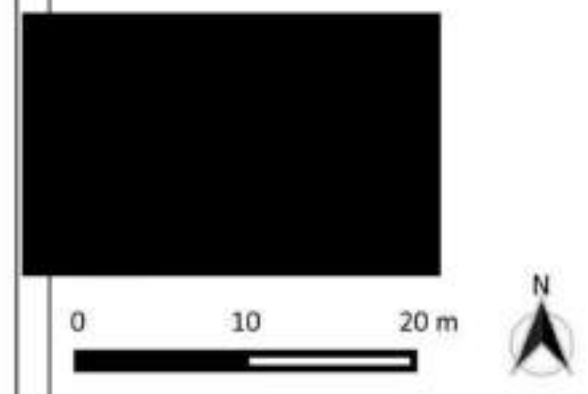
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### Map 5 - Tree Assessment

145 Foott Road Beaconsfield Upper



- Title Boundary
- Building Envelope
- Effluent Envelope
- New Driveway
- Existing Driveway
- Proposed Dwelling
- Defendable Space
- Former Proposed Dwelling
- Former Defendable Space
- 15,000L Water Tank
- Tree Assessment**
  - Remove
  - Retain



## Tree Assessment Results

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DBH – Diameter at Breast Height TPZ - Tree Protection Zone ODS - Outside Defendable Space

CT - Indigenous Canopy Tree V - Victorian Native

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
1	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	45	24 24 25 16	Small	5-10m	7	Fair	5.40	Low	Canopy Dieback, Heavy Trunk Lean, Co-dominant Trunks, Bifurcated below measurement, Poor Form, Some Dead Branches	(Retain ODS)
2	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	17		Small	5-10m	4	Fair	2.04	Low	None	(Retain ODS)
3	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	27	24 14	Small	5-10m	5	Fair	3.24	Low	None	(Retain ODS)
4	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	63	30 53 16	Small	5-10m	8	Fair	7.56	Moderate	Bifurcated below measurement	(Retain ODS)
5	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	24		Small	5-10m	5	Fair	2.88	Low	None	(Retain ODS)
6	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	66		Large	5-10m	10	Fair	7.92	High	Canopy Dieback, Some Dead Branches	(Retain ODS)
7	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	10	5 to 10	Small	5-10m	3	Good	2.00	Low	Tree Group 5-10	(Retain ODS)
8	IT	<i>Eucalyptus ovata</i>	Swamp Gum	51	26 18 40	Small	5-10m	4	Fair	6.12	Low	Asymmetrical Crown, Canopy Dieback, Bifurcated below measurement, Habitat Hollows (small) Significant Trunk Wound, Some Dead Branches, Trunk Hollowing, Trunk Decay	(Retain ODS)
9	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	23		Small	5-10m	3	Good	2.76	Moderate	None	(Retain ODS)
10	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	25	15 to 25	Small	5-10m	3	Good	3.00	Low	Tree Group 5-10	(Retain ODS)
11	IT	<i>Eucalyptus ovata</i>	Swamp Gum	60	33 14 27 41	Small	5-10m	6	Fair	7.20	Moderate	Bifurcated below measurement	(Retain ODS)
12	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	24		Small	5-10m	5	Good	2.88	Low	None	Remove
13	IT	<i>Eucalyptus ovata</i>	Swamp Gum	24	19 11 10	Small	5-10m	5	Fair	2.88	Low	Bifurcated below measurement	Remove
14	IT	<i>Eucalyptus ovata</i>	Swamp Gum	20	17 11	Small	5-10m	5	Good	2.40	Moderate	Bifurcated below measurement	Remove
15	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	31	23 17 13	Small	5-10m	7	Fair	3.72	Low	Mistletoe presence, Poor Form	Retain
16	IT	<i>Eucalyptus viminalis</i>	Manna Gum	42	27 33	Small	5-10m	5	Fair	5.04	Moderate	None	Remove
17	IT	<i>Eucalyptus</i> sp.	Unknown Gum	40		Small	5-10m	5	Dead	4.80	Moderate	None	Remove
18	IT	<i>Eucalyptus ovata</i>	Swamp Gum	12		Small	5-10m	3	Good	2.00	Low	Mistletoe presence	Remove
19	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	11		Small	5-10m	3	Good	2.00	Low	None	Retain
20	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	40		Small	5-10m	5	Fair	4.80	Moderate	Some Dead Branches	Remove
21	IT	<i>Eucalyptus ovata</i>	Swamp Gum	51	34 39	Small	5-10m	4	Fair	6.12	Moderate	Epicormic Growth	Retain

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
22	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	11		Small	5-10m	3	Good	2.00	Low	None	Remove
23	IT	<i>Eucalyptus ovata</i>	Swamp Gum	35	21 28	Small	5-10m	6	Fair	4.20	Moderate	Bifurcated below measurement	Remove
24	IT	<i>Eucalyptus ovata</i>	Swamp Gum	51	33 40	Small	5-10m	7	Good	6.12	Moderate	Bifurcated below measurement	Retain
25	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	23		Small	5-10m	6	Good	2.76	Moderate	None	(Retain ODS)
26	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	32	26 19	Small	5-10m	6	Fair	3.84	Moderate	Bifurcated below measurement, Some Dead Branches	(Retain ODS)
27	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	27	25 12	Small	5-10m	8	Good	3.24	Moderate	Bifurcated below measurement, Poor Form, Asymmetrical Crown	(Retain ODS)
28	IT	<i>Eucalyptus ovata</i>	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Low	None	(Retain ODS)
29	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	71		Large	10-15m	12	Dead	8.52	High	None	(Retain ODS)
30	IT	<i>Eucalyptus ovata</i>	Swamp Gum	45	22 40	Small	5-10m	6	Fair	5.40	Moderate	Bifurcated below measurement, Asymmetrical Crown, Heavy Trunk Lean	(Retain ODS)
31	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	18		Small	5-10m	3	Poor	2.16	Low	None	(Retain ODS)
32	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	51		Small	10-15m	5	Fair	6.12	Moderate	None	(Retain ODS)
33	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	12		Small	5-10m	3	Good	2.00	Low	None	(Retain ODS)
34	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	42	30 30	Small	5-10m	8	Good	5.04	Moderate	Bifurcated below measurement	(Retain ODS)
35	IT	<i>Eucalyptus viminalis</i>	Manna Gum	68	54 42	Small	10-15m	9	Fair	8.16	High	Bifurcated below measurement, Asymmetrical Crown, Heavy Trunk Lean, Poor Form	(Retain ODS)
36	V	# <i>Melaleuca armillaris</i>	Giant Honey-myrtle	16		Small	5-10m	3	Fair	2.00	Low	None	(Retain ODS)
37	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	21		Small	5-10m	6	Good	2.52	Moderate	None	(Retain ODS)
38	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	18		Small	5-10m	4	Fair	2.16	Low	None	(Retain ODS)
39	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	20	10 to 20	Small	5-10m	4	Good	2.40	Low	Environmental Weed, Tree Group 5-10	(Retain ODS)
40	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	19		Small	5-10m	4	Poor	2.28	Low	Asymmetrical Crown	Remove
41	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	17		Small	5-10m	2	Fair	2.04	Low	None	Retain

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
42	IT	<i>Eucalyptus ovata</i>	Swamp Gum	24		Small	5-10m	2	Fair	2.88	Low	None	Remove
43	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	18		Small	5-10m	6	Poor	2.16	Low	None	Remove
44	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	30		Small	10-15m	4	Good	3.60	Moderate	None	Retain
45	IT	<i>Eucalyptus ovata</i>	Swamp Gum	16		Small	5-10m	4	Fair	2.00	Low	None	Remove
46	IT	<i>Eucalyptus ovata</i>	Swamp Gum	19		Small	5-10m	5	Good	2.28	Low	None	Remove
47	IT	<i>Eucalyptus ovata</i>	Swamp Gum	15		Small	5-10m	3	Good	2.00	Low	None	Remove
48	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	77	74 22	Large	10-15m	7	Poor	9.24	High	Bifurcated below measurement, Bifurcated above measurement, Canopy Dieback, Epicormic Growth, Mistletoe presence, Some Dead Branches, Habitat Hollows (small)	Remove
49	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	62	60 16	Large	5-10m	9	Poor	7.44	High	Canopy Dieback, Mistletoe presence, Some Dead Branches, Habitat Hollows (small)	Retain
50	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	22		Small	5-10m	5	Good	2.64	Low	None	Remove
51	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	25	23 12	Small	5-10m	4	Poor	3.00	Moderate	None	Remove
52	IT	<i>Eucalyptus ovata</i>	Swamp Gum	20		Small	5-10m	3	Good	2.40	Moderate	None	Remove
53	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	37		Small	5-10m	6	Fair	4.44	Moderate	None	Remove
54	IT	<i>Eucalyptus ovata</i>	Swamp Gum	36		Small	5-10m	4	Fair	4.32	Moderate	None	Retain
55	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	27		Small	5-10m	4	Fair	3.24	Moderate	None	Remove
56	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	32	25 21	Small	5-10m	4	Good	3.84	Moderate	Bifurcated below measurement	Remove
57	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	15		Small	5-10m	4	Good	2.00	Low	None	Remove
58	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	19		Small	5-10m	5	Good	2.28	Moderate	None	Remove
59	IT	<i>Eucalyptus ovata</i>	Swamp Gum	29		Small	5-10m	4	Good	3.48	Moderate	None	Remove
60	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	23		Small	5-10m	4	Fair	2.76	Moderate	Heavy Trunk Lean	Remove
61	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	19	17 10	Small	5-10m	5	Good	2.28	Moderate	Bifurcated below measurement, Asymmetrical Crown	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
62	IT	<i>Eucalyptus ovata</i>	Swamp Gum	21		Small	5-10m	3	Good	2.52	Moderate	None	Remove
63	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	29		Small	5-10m	6	Good	3.48	Moderate	None	Remove
64	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	22		Small	5-10m	5	Good	2.64	Moderate	None	Remove
65	IT	<i>Eucalyptus ovata</i>	Swamp Gum	40		Small	10-15m	7	Fair	4.80	Moderate	None	Retain
66	IT	<i>Eucalyptus ovata</i>	Swamp Gum	18		Small	5-10m	5	Good	2.16	Moderate	None	Remove
67	IT	<i>Eucalyptus viminalis</i>	Manna Gum	51		Small	10-15m	5	Poor	6.12	Moderate	None	Remove
68	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	51		Small	5-10m	8	Poor	6.12	Moderate	Habitat Hollows, Trunk Hollowing, Poor Form	Remove
69	IT	<i>Eucalyptus viminalis</i>	Manna Gum	44		Small	10-15m	7	Fair	5.28	Moderate	None	Retain
70	IT	<i>Eucalyptus viminalis</i>	Manna Gum	50		Small	10-15m	7	Fair	6.00	Moderate	None	Remove
71	IT	<i>Eucalyptus ovata</i>	Swamp Gum	23		Small	5-10m	4	Good	2.76	Moderate	None	Remove
72	IT	<i>Eucalyptus ovata</i>	Swamp Gum	35	34 11	Small	5-10m	5	Fair	4.20	Moderate	Bifurcated below measurement, Asymmetrical Crown	Remove
73	IT	<i>Eucalyptus ovata</i>	Swamp Gum	45		Small	10-15m	8	Fair	5.40	Moderate	None	Remove
74	IT	<i>Eucalyptus ovata</i>	Swamp Gum	81	39 57 44	Small	10-15m	12	Fair	9.72	High	Bifurcated below measurement, Habitat Hollows (small), Heavy Trunk Lean, Mistletoe presence, Asymmetrical Crown, Significant Trunk Wound, Some Dead Branches	Retain
75	V	# <i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	10	5 to 10	Small	5-10m	3	Good	2.00	Low	Tree Group 20-25	Remove
76	IT	<i>Eucalyptus ovata</i>	Swamp Gum	35		Small	5-10m	2	Fair	4.20	Moderate	None	(Retain ODS)
77	IT	<i>Eucalyptus ovata</i>	Swamp Gum	26		Small	5-10m	5	Good	3.12	Moderate	None	(Retain ODS)
78	IT	<i>Eucalyptus ovata</i>	Swamp Gum	10		Small	5-10m	3	Fair	2.00	Moderate	None	(Retain ODS)
79	IT	<i>Eucalyptus viminalis</i>	Manna Gum	30		Small	5-10m	5	Fair	3.60	Moderate	None	(Retain ODS)
80	IT	<i>Eucalyptus ovata</i>	Swamp Gum	25		Small	5-10m	3	Fair	3.00	Moderate	Mistletoe presence	Remove
81	IT	<i>Eucalyptus viminalis</i>	Manna Gum	43	28 33	Small	10-15m	8	Fair	5.16	Moderate	Mistletoe presence	Retain
82	IT	<i>Eucalyptus ovata</i>	Swamp Gum	42	27 28	Small	10-15m	8	Fair	5.04	Moderate	None	(Retain ODS)
83	IT	<i>Eucalyptus ovata</i>	Swamp Gum	14		Small	5-10m	3	Poor	2.00	Low	None	(Retain ODS)
84	IT	<i>Eucalyptus viminalis</i>	Manna Gum	49	42 27	Small	10-15m	9	Good	5.88	Moderate	Bifurcated below measurement	(Retain ODS)
85	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	23		Small	5-10m	5	Good	2.76	Moderate	None	Retain
86	IT	<i>Eucalyptus ovata</i>	Swamp Gum	21		Small	10-15m	5	Good	2.52	Moderate	None	(Retain ODS)

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
87	IT	Eucalyptus ovata	Swamp Gum	25		Small	5-10m	3	Fair	3.0	Moderate	None	(Retain ODS)
88	IT	Eucalyptus ovata	Swamp Gum	28		Small	5-10m	2	Poor	3.4	Low	None	(Retain ODS)
89	IT	Eucalyptus ovata	Swamp Gum	37	33 17	Small	10-15m	5	Good	4.4	Moderate	None	(Retain ODS)
90	IT	Eucalyptus viminalis	Manna Gum	18		Small	5-10m	2	Poor	2.2	Low	None	(Retain ODS)
91	IT	Eucalyptus ovata	Swamp Gum	51	39 34	Small	10-15m	9	Good	6.1	Moderate	Bifurcated below measurement	(Retain ODS)
92	IT	Eucalyptus ovata	Swamp Gum	22		Small	10-15m	3	Poor	2.6	Low	None	Remove
93	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	5	Fair	4.2	Moderate	None	Remove
94	IT	Eucalyptus viminalis	Manna Gum	50		Small	10-15m	6	Fair	6.0	Moderate	None	Remove
95	IT	Eucalyptus sp.	Unknown Gum	50		Small	5-10m	2	Dead	6.0	Moderate	Habitat Hollows, Trunk Decay	Retain
96	IT	Eucalyptus viminalis	Manna Gum	32	25 21	Small	5-10m	7	Fair	3.8	Moderate	Bifurcated below measurement	Remove
97	IT	Eucalyptus ovata	Swamp Gum	24	17 18	Small	5-10m	6	Fair	2.9	Moderate	Bifurcated below measurement	Remove
98	IT	Eucalyptus ovata	Swamp Gum	9		Small	5-10m	2	Fair	2.0	Low	None	Remove
99	IT	Eucalyptus ovata	Swamp Gum	30		Small	5-10m	5	Fair	3.6	Moderate	None	Retain
100	IT	Eucalyptus radiata	Narrow-leaved Peppermint	22		Small	5-10m	5	Good	2.6	Moderate	None	Remove
101	IT	Eucalyptus ovata	Swamp Gum	11		Small	5-10m	4	Fair	2.0	Moderate	None	Remove
102	IT	Eucalyptus ovata	Swamp Gum	16		Small	5-10m	3	Fair	2.0	Moderate	None	Remove
103	IT	Eucalyptus ovata	Swamp Gum	53	35 29 29	Small	10-15m	9	Good	6.4	Moderate	Bifurcated below measurement	Remove
104	IT	Eucalyptus ovata	Swamp Gum	38	29 26	Small	10-15m	8	Fair	4.6	Moderate	None	Remove
105	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	4	Fair	4.2	Moderate	None	Remove
106	IT	Eucalyptus ovata	Swamp Gum	74	63 37 12	Large	10-15m	9	Good	8.9	High	Bifurcated below measurement	Retain
107	IT	Eucalyptus dives	Broad-leaved Peppermint	36	23 21 18	Small	5-10m	8	Good	4.3	Moderate	Bifurcated below measurement	Remove
108	IT	Eucalyptus ovata	Swamp Gum	12		Small	<5m	2	Poor	2.0	Low	None	Remove
109	IT	Eucalyptus ovata	Swamp Gum	23		Small	5-10m	5	Fair	2.8	Moderate	None	Remove
110	IT	Eucalyptus dives	Broad-leaved Peppermint	37	20 10 23 19	Small	5-10m	9	Good	4.4	Moderate	None	Remove
111	IT	Eucalyptus ovata	Swamp Gum	33		Small	5-10m	5	Good	4.0	Moderate	None	Retain
112	IT	Eucalyptus viminalis	Manna Gum	23		Small	5-10m	2	Fair	2.8	Moderate	None	(Retain ODS)
113	IT	Eucalyptus viminalis	Manna Gum	43		Small	10-15m	6	Good	5.2	Moderate	None	(Retain ODS)
114	IT	Eucalyptus dives	Broad-leaved Peppermint	21		Small	5-10m	7	Good	2.5	Moderate	None	(Retain ODS)
115	IT	Eucalyptus viminalis	Manna Gum	14		Small	5-10m	5	Good	2.0	Moderate	None	(Retain ODS)
116	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30		Small	5-10m	10	Good	3.6	Moderate	None	(Retain ODS)

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
117	IT	<i>Eucalyptus viminalis</i>	Manna Gum	13		Small	5-10m	3	Good	2.00	Low	None	(Retain ODS)
118	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	34	24 10 13 19	Small	10-15m	8	Good	4.08	Moderate	None	Remove
119	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	34	23 22 12	Small	5-10m	7	Good	4.08	Moderate	None	Remove
120	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	11		Small	5-10m	3	Fair	2.00	Low	None	Remove
121	IT	<i>Eucalyptus ovata</i>	Swamp Gum	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
122	IT	<i>Eucalyptus ovata</i>	Swamp Gum	45		Small	10-15m	7	Fair	5.40	Moderate	None	Retain
123	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	30	16 16 21	Small	5-10m	7	Good	3.60	Moderate	None	Remove
124	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	24		Small	5-10m	6	Fair	2.88	Moderate	None	Remove
125	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	17	15 9	Small	5-10m	6	Good	2.04	Moderate	None	Remove
126	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	12		Small	5-10m	6	Fair	2.00	Low	None	Remove
127	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	14		Small	5-10m	6	Fair	2.00	Low	None	Remove
128	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	36	24 27	Small	5-10m	6	Good	4.32	Moderate	None	Retain
129	V	# <i>Eucalyptus globulus</i>	Blue Gum	15		Small	5-10m	6	Good	2.00	Low	None	Remove
130	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	60	35 49	Small	5-10m	4	Fair	7.20	Moderate	Bifurcated below measurement, Trunk Failure	Retain
131	IT	<i>Eucalyptus ovata</i>	Swamp Gum	51		Small	10-15m	10	Good	6.12	High	None	Remove
132	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	29		Small	5-10m	6	Good	3.48	Moderate	None	Remove
133	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	51		Small	5-10m	9	Good	6.12	High	None	Retain
134	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	19		Small	5-10m	7	Good	2.28	Moderate	None	Remove
135	IT	<i>Eucalyptus viminalis</i>	Manna Gum	30		Small	5-10m	7	Fair	3.60	Moderate	Mistletoe presence	Remove
136	IT	<i>Eucalyptus ovata</i>	Swamp Gum	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
137	IT	<i>Eucalyptus viminalis</i>	Manna Gum	43		Small	10-15m	8	Fair	5.16	Moderate	None	Remove
138	IT	<i>Eucalyptus ovata</i>	Swamp Gum	30	23 18 10	Small	10-15m	6	Fair	3.60	Moderate	None	Retain
139	IT	<i>Eucalyptus viminalis</i>	Manna Gum	26		Small	10-15m	6	Good	3.12	Moderate	None	Remove
140	IT	<i>Eucalyptus viminalis</i>	Manna Gum	45		Small	10-15m	8	Good	5.40	Moderate	None	Remove
141	IT	<i>Eucalyptus viminalis</i>	Manna Gum	44		Small	10-15m	7	Fair	5.28	Moderate	Mistletoe presence	Retain

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Native Vegetation Assessment - 145 Foott Road Upper Beaconsfield - March 2024

No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
142	IT	Eucalyptus ovata	Swamp Gum	17		Small	5-10m	5	Fair	2.04	Moderate	None	Retain
143	IT	Eucalyptus cephalocarpa	Mealy Stringybark	36		Small	5-10m	6	Fair	4.32	Moderate	None	Remove
144	IT	Eucalyptus sp.	Unknown Gum	36		Small	10-15m	5	Dead	4.32	Low	None	(Retain ODS)
145	IT	Eucalyptus ovata	Swamp Gum	44		Small	10-15m	7	Fair	5.28	Moderate	None	Retain
146	IT	Eucalyptus radiata	Narrow-leaved Peppermint	25		Small	5-10m	4	Good	3.00	Moderate	None	Remove
147	IT	Eucalyptus viminalis	Manna Gum	58		Small	10-15m	9	Fair	6.96	Moderate	None	Remove
148	IT	Eucalyptus ovata	Swamp Gum	33		Small	10-15m	6	Good	3.96	Moderate	Mistletoe presence	Retain
149	IT	Eucalyptus ovata	Swamp Gum	13		Small	5-10m	4	Fair	2.00	Moderate	None	Remove
150	IT	Eucalyptus ovata	Swamp Gum	34		Small	10-15m	5	Fair	4.08	Moderate	Canopy Dieback	(Retain ODS)
151	IT	Eucalyptus ovata	Swamp Gum	43		Small	10-15m	7	Good	5.16	Moderate	None	(Retain ODS)
152	IT	Eucalyptus ovata	Swamp Gum	12		Small	5-10m	3	Poor	2.00	Low	None	(Retain ODS)
153	IT	Eucalyptus ovata	Swamp Gum	31		Small	10-15m	4	Fair	3.72	Moderate	Canopy Dieback	(Retain ODS)
154	IT	Eucalyptus viminalis	Manna Gum	21		Small	10-15m	5	Fair	2.52	Moderate	None	(Retain ODS)
155	IT	Eucalyptus ovata	Swamp Gum	8		Small	5-10m	2	Fair	2.00	Low	None	(Retain ODS)
156	IT	Eucalyptus viminalis	Manna Gum	29		Small	10-15m	5	Fair	3.48	Moderate	Canopy Dieback	(Retain ODS)
157	IT	Eucalyptus viminalis	Manna Gum	43		Small	10-15m	8	Fair	5.16	Moderate	Mistletoe presence	(Retain ODS)
158	IT	Eucalyptus dives	Broad-leaved Peppermint	25		Small	5-10m	6	Fair	3.00	Moderate	None	(Retain ODS)
159	IT	Eucalyptus radiata	Narrow-leaved Peppermint	15		Small	5-10m	5	Fair	2.00	Moderate	None	(Retain ODS)
160	IT	Eucalyptus ovata	Swamp Gum	42		Small	10-15m	9	Fair	5.04	Moderate	Canopy Dieback	(Retain ODS)
161	IT	Eucalyptus cephalocarpa	Mealy Stringybark	55	32 32 32	Small	5-10m	11	Good	6.60	Moderate	Asymmetrical Crown, Co-dominant Trunks, Some Dead Branches	(Retain ODS)
162	IT	Eucalyptus radiata	Narrow-leaved Peppermint	30		Small	5-10m	6	Good	3.60	Moderate	None	(Retain ODS)
163	IT	Eucalyptus viminalis	Manna Gum	78	51 60	Large	10-15m	7	Poor	9.36	Moderate	None	(Retain ODS)
164	IT	Eucalyptus viminalis	Manna Gum	44		Small	10-15m	11	Fair	5.28	Moderate	None	(Retain ODS)
165	IT	Eucalyptus ovata	Swamp Gum	48		Small	5-10m	5	Poor	5.76	Moderate	Trunk Failure	(Retain ODS)
166	IT	Eucalyptus ovata	Swamp Gum	48		Small	10-15m	10	Fair	5.76	Moderate	Mistletoe presence	(Retain ODS)
167	IT	Eucalyptus cephalocarpa	Mealy Stringybark	27		Small	5-10m	6	Fair	3.24	Moderate	Heavy Trunk Lean, Asymmetrical Crown	Retain
168	IT	Eucalyptus cephalocarpa	Mealy Stringybark	35		Small	5-10m	7	Good	4.20	Moderate	Heavy Trunk Lean	Remove
169	IT	Eucalyptus ovata	Swamp Gum	35		Small	10-15m	5	Poor	4.20	Moderate	Canopy Dieback, Mistletoe presence	Remove
170	IT	Eucalyptus ovata	Swamp Gum	44		Small	10-15m	8	Poor	5.28	Moderate	Canopy Dieback, Mistletoe presence	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
171	IT	Eucalyptus viminalis	Manna Gum	26		Small	10-15m	6	Fair	3.12	Moderate	Heavy Trunk Lean	(Retain ODS)
172	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Poor	2.00	Low	Canopy Dieback	(Retain ODS)
173	IT	Eucalyptus viminalis	Manna Gum	36		Small	10-15m	6	Fair	4.32	Moderate	None	(Retain ODS)
174	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Low	None	(Retain ODS)
175	IT	Eucalyptus cephalocarpa	Mealy Stringybark	10		Small	5-10m	3	Good	2.00	Moderate		(Retain ODS)
176	IT	Eucalyptus viminalis	Manna Gum	25	15-25	Small	10-15m	5	Good	3.00	Moderate	Tree Group	(Retain ODS)
177	IT	Eucalyptus ovata	Swamp Gum	21		Small	5-10m	7	Fair	2.52	Moderate	Heavy Trunk Lean	(Retain ODS)
178	IT	Eucalyptus ovata	Swamp Gum	10		Small	5-10m	6	Fair	2.00	Low	None	(Retain ODS)
179	IT	Eucalyptus ovata	Swamp Gum	29		Small	10-15m	5	Fair	3.48	Moderate	Epicormic Growth	(Retain ODS)
180	IT	Eucalyptus viminalis	Manna Gum	36		Small	10-15m	4	Fair	4.32	Moderate	None	(Retain ODS)
181	IT	Eucalyptus radiata	Narrow-leaved Peppermint	23		Small	5-10m	6	Very Good	2.76	Moderate	None	Retain
182	IT	Eucalyptus cephalocarpa	Mealy Stringybark	14		Small	5-10m	6	Fair	2.00	Moderate	None	Remove
183	IT	Eucalyptus viminalis	Manna Gum	31		Small	10-15m	8	Poor	3.72	Moderate	Canopy Dieback	Retain
184	IT	Eucalyptus cephalocarpa	Mealy Stringybark	19		Small	5-10m	5	Good	2.28	Moderate	None	(Retain ODS)
185	IT	Eucalyptus cephalocarpa	Mealy Stringybark	31		Small	5-10m	5	Fair	3.72	Moderate	None	(Retain ODS)
186	IT	Eucalyptus ovata	Swamp Gum	36		Small	10-15m	9	Fair	4.32	Moderate	Canopy Dieback	(Retain ODS)
187	IT	Eucalyptus cephalocarpa	Mealy Stringybark	28		Small	5-10m	6	Fair	3.36	Moderate	None	(Retain ODS)
188	IT	Eucalyptus radiata	Narrow-leaved Peppermint	22		Small	5-10m	7	Fair	2.64	Moderate	None	(Retain ODS)
189	IT	Eucalyptus radiata	Narrow-leaved Peppermint	21		Small	5-10m	6	Good	2.52	Moderate	None	(Retain ODS)
190	IT	Eucalyptus ovata	Swamp Gum	39	13 14 21 28	Small	10-15m	9	Fair	4.68	Moderate		(Retain ODS)
191	IT	Eucalyptus ovata	Swamp Gum	51	28 31 30	Small	10-15m	12	Poor	6.12	Moderate		Retain
192	IT	Eucalyptus ovata	Swamp Gum	21		Small	5-10m	4	Fair	2.52	Moderate	Branch Failure	(Retain ODS)
193	IT	Eucalyptus cephalocarpa	Mealy Stringybark	24		Small	5-10m	4	Fair	2.88	Moderate	Canopy Dieback	(Retain ODS)
194	IT	Eucalyptus cephalocarpa	Mealy Stringybark	23	10	Small	5-10m	4	Fair	2.76	Low	None	Remove
195	IT	Eucalyptus ovata	Swamp Gum	24		Small	10-15m	7	Fair	2.88	Moderate	None	Remove
196	IT	Eucalyptus ovata	Swamp Gum	32	23 23	Small	10-15m	8	Fair	3.84	Moderate	Co-dominant Trunks	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
197	IT	<i>Eucalyptus ovata</i>	Swamp Gum	39	22 22 25	Small	10-15m	7	Fair	4.68	Moderate	None	Remove
198	IT	<i>Eucalyptus viminalis</i>	Manna Gum	33	28 18	Small	10-15m	7	Fair	3.95	Moderate	Co-dominant Trunks	Retain
199	IT	<i>Eucalyptus viminalis</i>	Manna Gum	38	35 17	Small	10-15m	9	Fair	4.56	Moderate	None	Remove
200	IT	<i>Eucalyptus ovata</i>	Swamp Gum	42	35 24	Small	5-10m	2	Fair	5.04	Moderate	Epicormic Growth, Trunk Failure	Remove
201	IT	<i>Eucalyptus ovata</i>	Swamp Gum	36		Small	10-15m	6	Poor	4.32	Moderate	Canopy Dieback	Remove
202	IT	<i>Eucalyptus viminalis</i>	Manna Gum	39		Small	10-15m	13	Poor	4.68	Moderate	Canopy Dieback	Remove
203	IT	<i>Eucalyptus ovata</i>	Swamp Gum	10		Small	5-10m	4	Fair	2.00	Moderate	None	Remove
204	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	35		Small	10-15m	6	Good	4.20	Moderate	None	Retain
205	IT	<i>Eucalyptus viminalis</i>	Manna Gum	37		Small	10-15m	11	Fair	4.44	Moderate	Canopy Dieback	Retain
206	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	22		Small	5-10m	3	Fair	2.64	Moderate	None	Remove
207	IT	<i>Eucalyptus ovata</i>	Swamp Gum	27		Small	5-10m	6	Good	3.24	Moderate	None	Retain
208	IT	<i>Eucalyptus ovata</i>	Swamp Gum	27		Small	5-10m	8	Fair	3.24	Moderate	None	Remove
209	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	30	23 20	Small	5-10m	5	Good	3.60	Moderate	None	Retain
210	IT	<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint	23		Small	5-10m	7	Fair	2.75	Moderate	None	Remove
211	IT	<i>Eucalyptus ovata</i>	Swamp Gum	19		Small	5-10m	4	Fair	2.28	Low	Asymmetrical Crown	Remove
212	IT	<i>Eucalyptus ovata</i>	Swamp Gum	37		Small	10-15m	7	Good	4.44	Moderate	None	Retain
213	IT	<i>Eucalyptus viminalis</i>	Manna Gum	26		Small	10-15m	5	Fair	3.12	Moderate	Heavy Trunk Lean	Remove
214	IT	<i>Eucalyptus dives</i>	Broad-leaved Peppermint	31	22 22	Small	10-15m	10	Good	3.72	Low	Asymmetrical Crown, Heavy Trunk Lean	Remove
215	IT	<i>Eucalyptus ovata</i>	Swamp Gum	46	29 28 24	Small	10-15m	12	Good	5.52	Moderate	Bifurcated below measurement, Co-dominant Trunks	Remove
216	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	22		Small	5-10m	6	Fair	2.64	Moderate	None	Remove
217	IT	<i>Eucalyptus ovata</i>	Swamp Gum	44	34 28 18	Small	10-15m	10	Good	5.28	Moderate	Asymmetrical Crown, Bifurcated below measurement, Heavy Trunk Lean	Remove
218	IT	<i>Eucalyptus ovata</i>	Swamp Gum	24		Small	5-10m	5	Good	2.88	Moderate	None	Retain
219	IT	<i>Eucalyptus cephalocarpa</i>	Mealy Stringybark	37		Small	5-10m	6	Poor	4.44	Moderate	Asymmetrical Crown, Canopy Dieback	Remove
220	Y	<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Coast Wattle	27		Small	5-10m	4	Fair	3.24	Low	Environmental Weed	Remove
221	IT	<i>Eucalyptus</i> sp.	Unknown Gum	45		Small	5-10m	8	Dead	5.40	Moderate	Habitat Hollows (small)	Retain
222	IT	<i>Eucalyptus viminalis</i>	Manna Gum	48		Small	10-15m	10	Fair	5.75	High	None	Remove

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No.	Origin	Species	Common Name	DBH (cm)	Multi Stem	Size Class	Height (m)	Spread (m)	Condition	TPZ (m)	Significance	Notes	Status
223	IT	Eucalyptus cephalocarpa	Mealy Stringybark	60		Large	5-10m	8	Good	7.20	High	None	Retain
224	IT	Eucalyptus ovata	Swamp Gum	25	9 15 19	Small	10-15m	8	Good	3.00	Moderate	None	Remove
225	IT	Eucalyptus cephalocarpa	Mealy Stringybark	46	32 34	Small	5-10m	12	Fair	5.52	Moderate	None	Remove
226	IT	Eucalyptus radiata	Narrow-leaved Peppermint	24		Small	5-10m	9	Good	2.88	Moderate	None	Remove
227	IT	Eucalyptus ovata	Swamp Gum	30		Small	10-15m	8	Good	3.60	Moderate	None	Remove
228	IT	Eucalyptus ovata	Swamp Gum	27	19 20	Small	10-15m	5	Poor	3.24	Moderate	Mistletoe presence	Remove
229	IT	Eucalyptus cephalocarpa	Mealy Stringybark	53	30 44	Small	5-10m	10	Good	6.36	Moderate	None	Retain
230	IT	Eucalyptus cephalocarpa	Mealy Stringybark	54		Small	10-15m	10	Good	6.48	High	Mistletoe presence	Retain

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## Appendix 2. Flora Observations

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\* Introduced species # Victorian species outside their natural range C – Listed as regionally controlled under the CaLP Act

Origin	Scientific Name	Common Name	Lifeform
	<i>Acacia dealbata</i>	Silver Wattle	Understorey tree or large shrub
#	<i>Acacia iteaphylla</i>	Flinders Range Wattle	Medium shrub
#	<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle	Understorey tree or large shrub
	<i>Acacia mearnsii</i>	Black Wattle	Understorey tree or large shrub
	<i>Acacia mucronata</i> subsp. <i>longifolia</i>	Narrow-leaf Wattle	Medium shrub
	<i>Acacia stricta</i>	Hop Wattle	Medium shrub
	<i>Acacia verticillata</i>	Prickly Moses	Medium shrub
	<i>Acrotriche prostrata</i>	Trailing Ground-berry	Prostrate shrub
	<i>Acrotriche serrulata</i>	Honey-pots	Prostrate shrub
	<i>Adiantum aethiopicum</i>	Common Maidenhair	Ground fern
*	<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	Agapanthus	Large herb
	<i>Allocasuarina</i> spp.	Sheoak	
	<i>Amyema pendula</i>	Drooping Mistletoe	Epiphyte
*	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass	Medium to small tufted graminoid
*	<i>Arctotheca calendula</i>	Cape Weed	Medium herb
	<i>Arthropodium strictum</i> s.s.	Chocolate Lily	Large herb
	<i>Asperula scoparia</i> subsp. <i>scoparia</i>	Prickly Woodruff	Medium herb
	<i>Austrostipa rudis</i>	Veined Spear-grass	Large tufted graminoid
*	<i>Briza maxima</i>	Large Quaking-grass	Medium to small tufted graminoid
*	<i>Briza minor</i>	Lesser Quaking-grass	Medium to small tufted graminoid
	<i>Burchardia umbellata</i>	Milkmaids	Medium herb
	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>	Sweet Bursaria	Medium shrub
	<i>Caladenia vulgaris</i>	Slender Pink-fingers	Medium herb
	<i>Callistemon</i> spp.	Bottlebrush	Shrub > 1m in height
	<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	Common Cassinia	Medium shrub
	<i>Cassinia longifolia</i>	Shiny Cassinia	Medium shrub
*	<i>Centaureum tenuiflorum</i>	Slender Centaury	Large herb
	<i>Centella cordifolia</i>	Centella	Medium herb
*	<i>Cerastium glomeratum</i> s.l.	Common Mouse-ear Chickweed	Medium herb
	<i>Chiloglottis valida</i>	Common Bird-orchid	Medium herb
*	<i>Cirsium vulgare</i>	Spear Thistle	Large herb
	<i>Clematis aristata</i>	Mountain Clematis	Scrambler or climber
	<i>Comesperma volubile</i>	Love Creeper	Scrambler or climber
	<i>Deyeuxia quadriseta</i>	Reed Bent-grass	Large tufted graminoid
	<i>Dichondra repens</i>	Kidney-weed	Small or prostrate herb
	<i>Dillwynia</i> spp.	Parrot-pea	Small shrub

Native Vegetation Assessment - 145 Foot Road, Upper Beaconsfield - March 2024

Origin	Scientific Name	Common Name	Lifeform
	<i>Drosera auriculata</i>	Tall Sundew	Medium herb
	<i>Drosera peltata</i> s.l.	Pale Sundew	Medium herb
*	<i>Erica lusitanica</i>	Spanish Heath	Medium shrub
	<i>Eucalyptus cephalocarpa</i> s.s.	Mealy Stringybark	Understorey tree or large shrub
	<i>Eucalyptus dives</i>	Broad-leaf Peppermint	Understorey tree or large shrub
	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Understorey tree or large shrub
	<i>Eucalyptus ovata</i>	Swamp Gum	Understorey tree or large shrub
	<i>Eucalyptus radiata</i> s.l.	Narrow-leaf Peppermint	Understorey tree or large shrub
	<i>Eucalyptus viminalis</i>	Manna Gum	Understorey tree or large shrub
	<i>Euchiton</i> spp.	Cudweed	Medium herb
	<i>Gahnia radula</i>	Thatch Saw-sedge	Large tufted graminoid
	<i>Galium leiocarpum</i>	Maori Bedstraw	Small or prostrate herb
	<i>Glycine clandestina</i>	Twining Glycine	Scrambler or climber
	<i>Gnaphalium</i> spp.	Cudweed	Small or prostrate herb
	<i>Gonocarpus humilis</i>	Shade Raspwort	Medium herb
	<i>Gonocarpus tetragynus</i>	Common Raspwort	Medium herb
	<i>Goodenia lanata</i>	Trailing Goodenia	Small or prostrate herb
*	<i>Hedera helix</i> s.l.	English Ivy	Scrambler or climber
	<i>Helichrysum scorpioides</i>		Medium herb
	<i>Hibbertia riparia</i>	Erect Guinea-flower	Small shrub
	<i>Hibbertia stricta</i> s.l.	Upright Guinea-flower	Small shrub
*	<i>Holcus lanatus</i>	Yorkshire Fog	Large non-tufted graminoid
	<i>Hydrocotyle</i> spp.	Pennywort	
	<i>Hypericum gramineum</i>	Small St John's Wort	Medium herb
*	<i>Hypochaeris radicata</i>	Flatweed	Medium herb
	<i>Kunzea ericoides</i> s.l.	Burgan	Medium shrub
	<i>Lagenophora</i> spp.	Bottle Daisy	
	<i>Lepidosperma gunnii</i>	Slender Sword-sedge	Medium to small tufted graminoid
	<i>Leptospermum continentale</i>	Prickly Tea-tree	Medium shrub
	<i>Lomandra filiformis</i>	Wattle Mat-rush	Medium to small tufted graminoid
	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	Large tufted graminoid
	<i>Melaleuca lanceolata</i>		Medium shrub
	<i>Olearia lirata</i>	Snowy Daisy-bush	Medium shrub
	<i>Oxalis</i> spp.	Wood Sorrel	
	<i>Pandorea pandorana</i> subsp. <i>pandorana</i>	Wonga Vine	Scrambler or climber
	<i>Pimelea humilis</i>	Common Rice-flower	Small shrub
#	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Understorey tree or large shrub
	<i>Plantago varia</i>	Variable Plantain	Medium herb
	<i>Platylobium obtusangulum</i>	Common Flat-pea	Small shrub
	<i>Poa tenera</i>	Slender Tussock-grass	Medium to tiny non-tufted graminoid
	<i>Pomaderris aspera</i>	Hazel Pomaderris	Understorey tree or large shrub
	<i>Poranthera microphylla</i> s.s.	Small Poranthera	Small shrub

Origin	Scientific Name	Common Name	Lifeform
	Pteridium esculentum subsp. esculentum	Austral Bracken	Ground fern
*	Rubus fruticosus spp. agg.(C)	Blackberry	Scrambler or climber
	Rubus parvifolius	Small-leaf Bramble	Scrambler or climber
	Rytidosperma pallidum	Silvertop Wallaby-grass	Large tufted graminoid
	Rytidosperma racemosum var. racemosum	Slender Wallaby-grass	Medium to small tufted graminoid
	Schoenus apogon	Common Bog-sedge	Medium to small tufted graminoid
	Senecio glomeratus	Annual Fireweed	Large herb
	Senecio minimus	Shrubby Fireweed	Large herb
	Senecio spp.	Groundsel	
	Spyridium parvifolium	Dusty Miller	Medium shrub
	Stylidium graminifolium s.s.	Grass Triggerplant	Medium to small tufted graminoid
	Tetrarrhena juncea	Forest Wire-grass	Large non-tufted graminoid
	Themeda triandra	Kangaroo Grass	Medium to small tufted graminoid
	Tricoryne elatior	Yellow Rush-lily	Large herb
	Veronica calycina	Hairy Speedwell	Medium herb
	Viola hederacea sensu Entwisle (1996)	Ivy-leaf Violet	Medium herb
	Xanthorrhoea minor subsp. lutea	Small Grass-tree	Large tufted graminoid

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## Appendix 3. Cardinia Council Environmental Weed List

WONS – Weeds of National Significance

Declared 'Noxious' under the Catchment and Land Protection Act 1994

RC – Regionally Controlled

RP - Regionally Prohibited

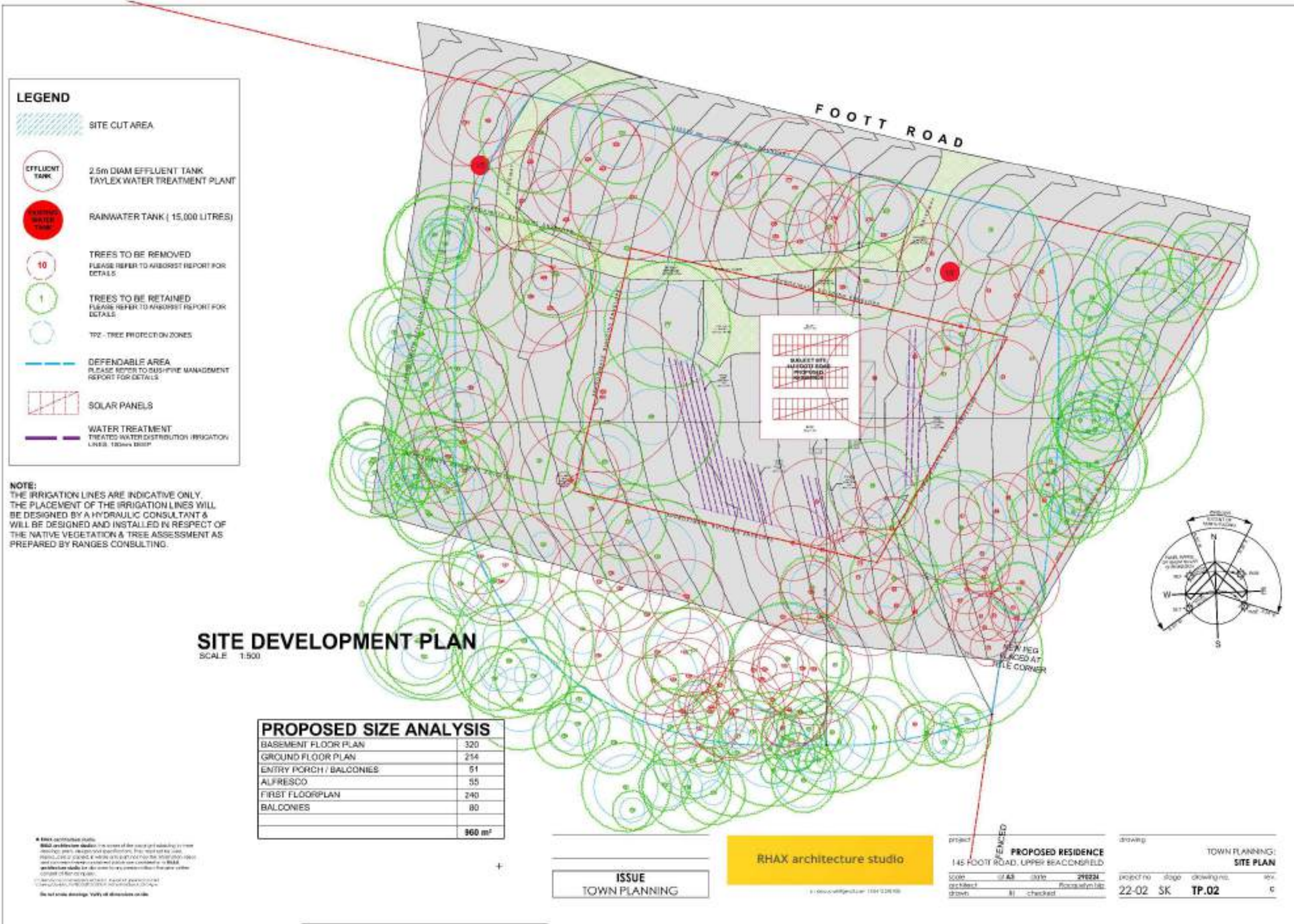
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Origin	Botanical Name	Common Name	Status
*	Acacia baileyana	Cootamundra Wattle	
*	Acacia decurrens	Early Black-wattle	
*	Acacia elata	Cedar Wattle	
*	Acacia floribunda	White Sallow Wattle	
#	Acacia longifolia subsp. longifolia	Sallow Wattle	
#	Acacia longifolia subsp. sophorae	Coast Wattle	
*	Acetosa sagittata	Rambling Dock	
*	Agapanthus praecox subsp. orientalis	Agapanthus	
*	Ailanthus altissima	Tree of Heaven	Noxious (RC)
*	Allium triquetrum	Angled Onion	
*	Anredera cordifolia	Madeira vine	
*	Asparagus asparagoides	Bridal Creeper	Noxious (RC), WONS
*	Asparagus scandens	Asparagus fern	
*	Cenchrus clandestinus	Kikuyu	
*	Chamaecytisus palmensis	Tree Lucerne	
*	Chrysanthemoides monilifera	Boneseed	Noxious (RC), WONS
*	Cirsium vulgare	Spear Thistle	
*	Coprosma repens	Mirror Bush	
*	Coprosma robusta	Karamu	
*	Cotoneaster spp.	Cotoneaster	
*	Crataegus monogyna	Hawthorn	Noxious (RC)
*	Crocsmia x crocosmiifolia	Montbretia	
*	Datura spp.	Thorn Apple species	
*	Delairea odorata	Cape Ivy	
*	Dipogon lignosus	Common Dipogon (Dolichos)	
*	Echium plantagineum	Paterson s Curse	Noxious (RC)
*	Erica baccans	Berry Flower Heath	
*	Erica lusitanica	Spanish Heath	
*	Fraxinus angustifolia subsp.	Desert Ash	
*	Genista linifolia	Flax-leaf Broom	Noxious (RC)
*	Genista monspessulana	Montpellier Broom	Noxious (RC)

Origin	Botanical Name	Common Name	Status
*	Hakea drupacea	Sweet Hakea	
*	Hakea salicifolia	Willow Hakea	
*	Hedera helix	English Ivy	
*	Hypericum androsaemum	Tutsan	Noxious (RC)
*	Hypericum perforatum	St. John's Wort	Noxious (RC)
*	Hypericum tetrapterum	St. Peter s Wort	Noxious (RC)
*	Ipomoea indica	Morning Glory	
*	Jacobaea vulgaris	Ragwort	Noxious (RC)
*	Ligustrum vulgare	European Privet	
*	Lonicera japonica	Japanese Honeysuckle	
*	Myosotis sylvatica	Wood Forget-me-not	
*	Oxalis pes-caprae	Soursob	Noxious (R)
*	Paraserianthis lapantha	Cape Wattle	
*	Passiflora sp. aff. mollissima	Banana Passionfruit	
*	Phytolacca octandra	Red ink Weed	
*	Pinus radiata	Radiata Pine	
#	Pittosporum undulatum	Sweet Pittosporum	
*	Polygala myrtifolia	Myrtle-leaf Milkwort	
*	Prunus cerasifera	Cherry Plum	
*	Rhamnus alaternus	Italian Buckthorn	
*	Rosa rubiginosa	Sweet Briar	Noxious (RC)
*	Rubus anglocandicans	Common Blackberry	
*	Rubus fruticosus spp. agg.	Blackberry	Noxious (RC), WONS
*	Salix spp.	Willow	WONS
*	Solanum linnaeanum	Apple of Sodom	Noxious (RC)
*	Solanum mauritianum	Tree Tobacco	
*	Solanum pseudocapsicum	Madeira Winter Cherry	
*	Sollya heterophylla	Blue-bell Creeper	
*	Tradescantia fluminensis	Wandering Jew/Trad	
*	Ulex europaeus	Gorse	Noxious (RC), WONS
*	Vinca major	Blue Periwinkle	
*	Watsonia meriana var. bulbifera	Bulbil Watsonia	Noxious (RC)
*	Zantedeschia aethiopica	White Arum-lily	

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Attachment 1.sDevelopment Plan



## Attachment 2. Native Vegetation Removal Report

Provided on the following pages

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

Date of issue: 22/02/2024

Report ID: REC\_2024\_010

Time of issue: 11:12 pm

Project ID	22086-NVR
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## Assessment pathway

Assessment pathway	Detailed Assessment Pathway
Extent including past and proposed	0.695 ha
Extent of past removal	0.000 ha
Extent of proposed removal	0.695 ha
No. Large trees proposed to be removed	1
Location category of proposed removal	Location 1 The native vegetation is not in an area mapped as an endangered Ecological Vegetation Class (as per the statewide EVC map), sensitive wetland or coastal area. Removal of less than 0.5 hectares in this location will not have a significant impact on any habitat for a rare or threatened species

### 1. Location map



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## Offset requirements if a permit is granted

Any approval granted will include a condition to obtain an offset that meets the following requirements:

<b>General offset amount<sup>1</sup></b>	0.389 general habitat units
Vicinity	Port Phillip and Westernport Catchment Management Authority (CMA) or Cardinia Shire Council
Minimum strategic biodiversity value score <sup>2</sup>	0.432
Large trees	1 large tree

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

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species mapped at the site.

Appendix 3 includes maps showing native vegetation to be removed and extracts of relevant species habitat importance maps

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<sup>1</sup> The general offset amount required is the sum of all general habitat units in Appendix 1.

<sup>2</sup> Minimum strategic biodiversity score is 80 per cent of the weighted average score across habitat zones where a general offset is required

# Native vegetation removal report

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## Next steps

Any proposal to remove native vegetation must meet the application requirements of the Detailed Assessment Pathway and it will be assessed under the Detailed Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for a permit from your local council. Council will refer your application to DELWP for assessment, as required. **This report is not a referral assessment by DELWP.**

This *Native vegetation removal report* must be submitted with your application for a permit to remove, destroy or lop native vegetation.

Refer to the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines) for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway
- A description of the native vegetation to be removed (partly met)
- Maps showing the native vegetation and property (partly met)
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs
- Details of past native vegetation removal
- An avoid and minimise statement
- A copy of any Property Vegetation Plan that applies
- A defensible space statement as applicable
- A statement about the Native Vegetation Precinct Plan as applicable
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees
- An offset statement that explains that an offset has been identified and how it will be secured.

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Obtaining this publication does not guarantee that an application will meet the requirements of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes or that a permit to remove native vegetation will be granted.

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

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## Appendix 1: Description of native vegetation to be removed

The species-general offset test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the species offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact is above the species offset threshold a species offset is required. This test is done for all species mapped at the site. Multiple species offsets will be required if the species offset threshold is exceeded for multiple species.

Where a zone requires species offset(s), the species habitat units for each species in that zone is calculated by the following equation in accordance with the Guidelines:

$$\text{Species habitat units} = \text{extent} \times \text{condition} \times \text{species landscape factor} \times 2, \text{ where the species landscape factor} = 0.5 + (\text{habitat importance score}/2)$$

The species offset amount(s) required is the sum of all species habitat units per zone

Where a zone does not require a species offset, the general habitat units in that zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{condition} \times \text{general landscape factor} \times 1.5, \text{ where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

The general offset amount required is the sum of all general habitat units per zone.

### Native vegetation to be removed

Information provided by or on behalf of the applicant in a GIS file							Information calculated by EnSym					
Zone	Type	BioEVC	BioEVC conservation status	Large tree(s)	Partial removal	Condition score	Polygon Extent	Extent without overlap	SBV score	HI score	Habitat units	Offset type
1-A	Scattered Tree	hsf_0793	Depleted	0	no	0.200	0.031	0.016	0.540		0.004	General
1-D	Scattered Tree	hsf_0793	Depleted	0	no	0.200	0.031	0.020	0.540		0.005	General
1-B	Scattered Tree	hsf_0793	Depleted	0	no	0.200	0.031	0.022	0.540		0.005	General
1-3	Patch	hsf_0793	Depleted	0	no	0.250	0.065	0.065	0.540		0.019	General
1-2A	Patch	hsf_0793	Depleted	0	no	0.490	0.129	0.129	0.540		0.073	General
1-C	Scattered Tree	hsf_0793	Depleted	0	no	0.200	0.031	0.014	0.540		0.003	General
1-2B	Patch	hsf_0793	Depleted	0	no	0.490	0.014	0.014	0.540		0.008	General
1-1	Patch	hsf_0793	Depleted	1	no	0.570	0.415	0.415	0.540		0.273	General



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## Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table lists all rare or threatened species' habitats mapped at the site.

Species common name	Species scientific name	Species number	Conservation status	Group	Habitat impacted	% habitat value affected
Wine-lipped Spider-orchid	<i>Caladenia oenochila</i>	503694	Vulnerable	Dispersed	Habitat importance map	0.0006
Dandenong Wattle	<i>Acacia stictophylla</i>	505140	Rare	Dispersed	Habitat importance map	0.0006
Swamp Bush-pea	<i>Pultenaea weindorferi</i>	502881	Rare	Dispersed	Habitat importance map	0.0004
Winter Sun-orchid	<i>Thelymitra hiemalis</i>	505006	Endangered	Dispersed	Habitat importance map	0.0002
Green Scentbark	<i>Eucalyptus fulgens</i>	505175	Rare	Dispersed	Habitat importance map	0.0001
Spurred Helmet-orchid	<i>Corybas aconitiflorus</i>	500835	Rare	Dispersed	Habitat importance map	0.0001
Green-striped Greenhood	<i>Pterostylis chlorogramma</i>	504728	Vulnerable	Dispersed	Habitat importance map	0.0001
Rough Daisy-bush	<i>Olearia asterotricha</i>	502300	Rare	Dispersed	Habitat importance map	0.0001
Southern Toadlet	<i>Pseudophryne semimarmorata</i>	13125	Vulnerable	Dispersed	Habitat importance map	0.0001
Large-leaf Cinnamon-wattle	<i>Acacia leprosa var. uninervia</i>	505141	Rare	Dispersed	Habitat importance map	0.0001
Parsley Xanthosia	<i>Xanthosia leiophylla</i>	504562	Rare	Dispersed	Habitat importance map	0.0001
Cobra Greenhood	<i>Pterostylis grandiflora</i>	502798	Rare	Dispersed	Habitat importance map	0.0001
Tufted Club-sedge	<i>Isolepis wakefieldiana</i>	501789	Rare	Dispersed	Habitat importance map	0.0001
Velvet Apple-berry	<i>Billardiera scandens s.s.</i>	504290	Rare	Dispersed	Habitat importance map	0.0000
Forest Phebalium	<i>Phebalium squamulosum subsp. squamulosum</i>	504817	Rare	Dispersed	Habitat importance map	0.0000
Grey Goshawk	<i>Accipiter novaehollandiae novaehollandiae</i>	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Clover Glycine	<i>Glycine latrobeana</i>	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Swamp Skink	<i>Lissolepis coventryi</i>	12407	Vulnerable	Dispersed	Habitat importance map	0.0000

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Masked Owl	<i>Tyto novaehollandiae novaehollandiae</i>	10250	Endangered	Dispersed	Habitat importance map	0.0000
Powerful Owl	<i>Ninox strenua</i>	10248	Vulnerable	Dispersed	Habitat importance map	0.0000
Lace Monitor	<i>Varanus varius</i>	12283	Endangered	Dispersed	Habitat importance map	0.0000
Greater Glider	<i>Petauroides volans</i>	11133	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	<i>Hirundapus caudacutus</i>	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Sooty Owl	<i>Tyto tenebricosa tenebricosa</i>	10253	Vulnerable	Dispersed	Habitat importance map	0.0000
Spot-tailed Quoll	<i>Dasyurus maculatus maculatus</i>	11008	Endangered	Dispersed	Habitat importance map	0.0000

#### Habitat group

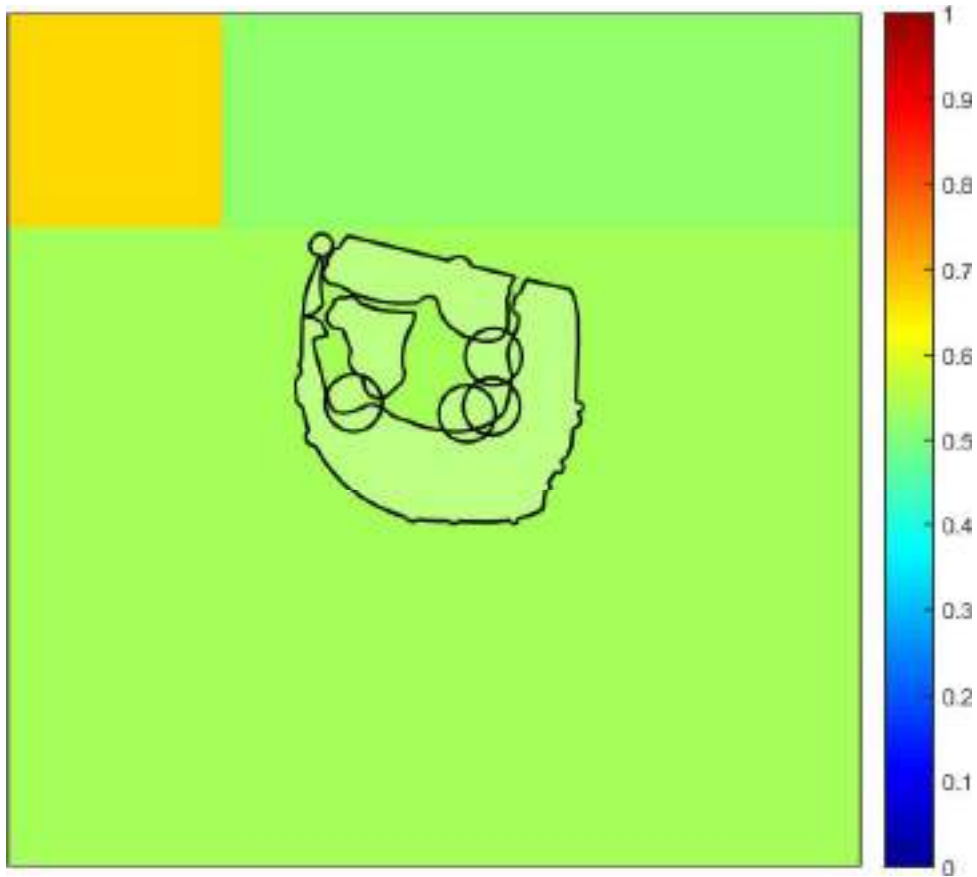
- Highly localised habitat means there is 2000 hectares or less mapped habitat for the species
- Dispersed habitat means there is more than 2000 hectares of mapped habitat for the species

#### Habitat impacted

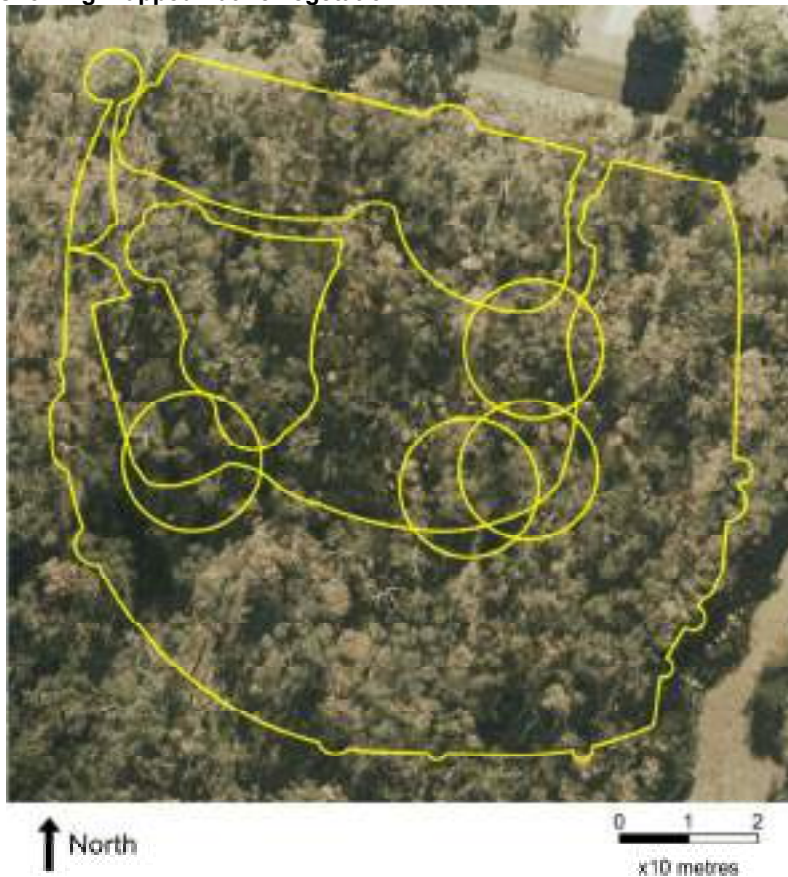
- Habitat importance maps are the maps defined in the Guidelines that include all the mapped habitat for a rare or threatened species
- Top ranking maps are the maps defined in the Guidelines that depict the important areas of a dispersed species habitat, developed from the highest habitat importance scores in dispersed species habitat maps and selected VBA records
- Selected VBA record is an area in Victoria that represents a large population, roosting or breeding site etc.

## Appendix 3 – Images of mapped native vegetation

### 2. Strategic biodiversity values map



### 3. Aerial photograph showing mapped native vegetation



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**4. Map of the property in context**



Yellow boundaries denote areas of proposed native vegetation removal.

## Attachment 3. Offset Site Report

Provided on the following pages

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## Native vegetation offset report

### Habitat units of gain per zone of the proposed offset site

This table provides the habitat units of gain per zone of the offset site. Trading and allocation of units within the **Native Vegetation Credit Register** takes place at the zone.

The species-general offset test is done to determine which species the proposed offset site provides habitat for. The threshold is set at 0.0025 per cent of the mapped habitat value for a species. When the threshold is met or exceeded, species habitat units are generated. If required species habitat units can be generated for all other species mapped at the site. Multiple species units will be generated if the threshold is exceeded for multiple species.

The species habitat units for each species in a zone is calculated by the following equation in accordance with the Guidelines:

$$\text{Species habitat units} = \text{extent} \times \text{gain score} \times \text{species landscape factor, where the species landscape factor} = 0.5 + (\text{habitat importance score}/2)$$

The general habitat units in a zone is calculated by the following equation in accordance with the Guidelines:

$$\text{General habitat units} = \text{extent} \times \text{gain score} \times \text{general landscape factor, where the general landscape factor} = 0.5 + (\text{strategic biodiversity value score}/2)$$

Species and general habitat units are alternates and the use or sale of one type of unit will affect the number of other types of units remaining.

Information provided by or on behalf of the applicant				Information calculated by EnSym					
Zone	Type	Gain score	Large tree	Polygon extent	Extent without overlap	SBV	HIS	Habitat units	Attributes
1-A	Patch	0.290	6	2.153	2.153	0.599		0.499 general habitat units	Port Phillip And Westernport ; Cardinia Shire

# Native vegetation offset report

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## Next steps

Offset sites must meet eligibility criteria as outlined in the *Guidelines for the removal, destruction or lopping of native vegetation* and the *Native vegetation gain scoring manual, version 2* available on the DELWP website, and any other relevant requirements. Eligible offset sites that are intended to be banked or sold as credits must be registered on the Native Vegetation Credit Register (NVCR). A gain scoring assessment must be done before any offset can be registered on the NVCR. All proposed offset sites must be secured by a relevant security agreement that includes an offset management plan.

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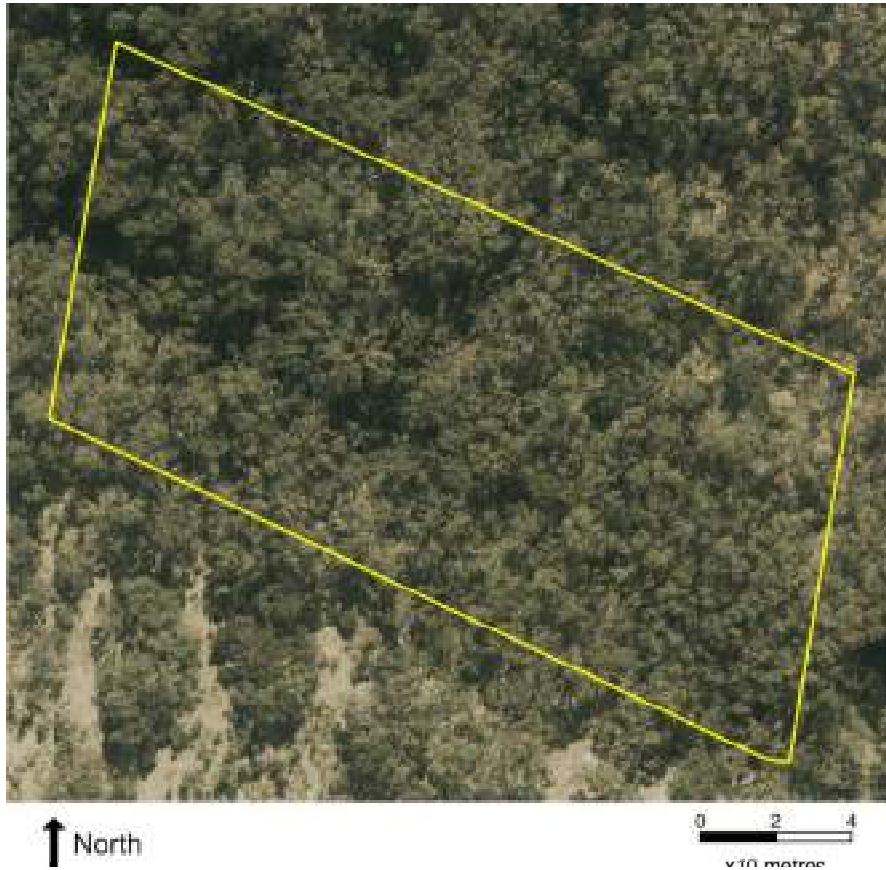
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## Appendix 1 – Images of marked native vegetation

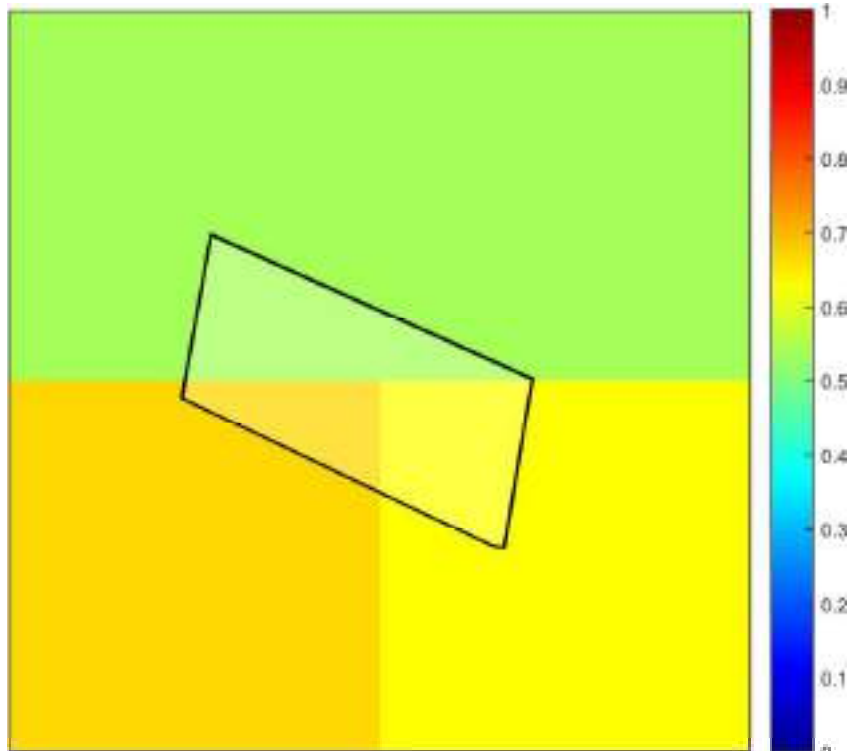
### 1. Aerial photograph showing marked native vegetation



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## 2. Strategic biodiversity value map



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# Native vegetation offset report

## GLOSSARY

<b>Alternate offset types</b>	Offset types within a zone are alternates. The use of one offset type will result in the proportional reduction of all other offset types within the zone. Refer to <i>Native vegetation offset sites</i> fact sheet available on the DELWP website for more information.
<b>Gain score</b>	This is the site-assessed gain score for the native vegetation based on the agreed management and security commitments. Each zone in the proposed offset site is assigned a gain score according to the gain scoring assessment. The score is divided by 100 to give a number between 0 and 1.
<b>General habitat units of gain</b>	The general habitat units quantify the overall contribution that the protection and management of native vegetation at the offset site makes to Victoria's biodiversity. The general habitat units are calculated as follows:  $\text{General habitat units} = \text{extent} \times \text{gain score} \times \text{general landscape factor}$
<b>General landscape factor</b>	The general landscape factor is the adjusted strategic biodiversity value (SBV) score. The SBV score is adjusted so that site-based biodiversity information has more influence on the number of units.
<b>General offset attributes</b>	The attributes of a general offset includes the location (Catchment Management Authority and Municipal District), strategic biodiversity value score and the number of large trees protected.
<b>Offset type</b>	There are two types of offsets, general offsets and species offsets. All offset sites include general offsets. Sites that are mapped as habitat for rare or threatened species can also include species offsets for the mapped species.
<b>Species offset attributes</b>	The attributes of a species offset is the mapped habitat for the species and the number of large trees protected.
<b>Species habitat units of gain</b>	The species habitat units quantify the overall contribution that the protection and management of native vegetation at an offset site makes to the habitat of the relevant rare or threatened species. Species habitat units are calculated for each species in the zone where the result of the threshold test is greater than 0.0025 per cent. Species units are calculated as follows:

$$\text{Species habitat units}_{\text{species } x} = \text{extent} \times \text{gain score} \times \text{species landscape factor}_{\text{species } x}$$

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## Attachment 4. Available Native Vegetation Credits

The following report lists native vegetation credits available to purchase through the Native Vegetation Credit Register based on the minimum offset requirements for the proposed development (taking into account the credits available onsite).

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# Report of available native vegetation credits

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

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

Date and time: 06/03/2024 12:02

Report ID: 23203

## What was searched for?

### General offset

General habitat units	Strategic biodiversity value	Large trees	Vicinity (Catchment Management Authority or Municipal district)	
0.389	0.432	1	CMA	Melbourne Water
			or LGA	Cardinia Shire

## Details of available native vegetation credits on 06 March 2024 12:02

### These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	2.520	443	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	16.287	107	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	9.407	1443	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	43.340	2601	Melbourne Water	Nillumbik Shire	No	Yes	No	VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	Yes	Yes	No	Abezco, VegLink
BBA-2789	1.317	14	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2790	2.911	116	Melbourne Water	Baw Baw Shire	Yes	Yes	No	Contact NVOR
BBA-2870	2.544	431	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	16.081	1668	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
TFN-C1664	1.180	55	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Yarra Ranges SC
VC_CFL-3710_01	6.468	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3744_01	1.258	361	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

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

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Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

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

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority

## Next steps

### If applying for approval to remove native vegetation

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

### If you have approval to remove native vegetation

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

## Broker contact details

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

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

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

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

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