

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	Lots 2 & 3 PS632116 McBride Road, Beaconsfield Upper
The application is for a permit to:	Development of a new Dwelling on Lot 3 with removal of vegetation on Lot 2
The applicant for the permit is:	Beveridge Williams
The application reference number is:	T160811
You may look at the application and any documents that support the application at the office of the Responsible Authority:	<p>Cardinia Shire Council 20 Siding Avenue Officer 3809</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website www.cardinia.vic.gov.au.</p>

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
 - * 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.

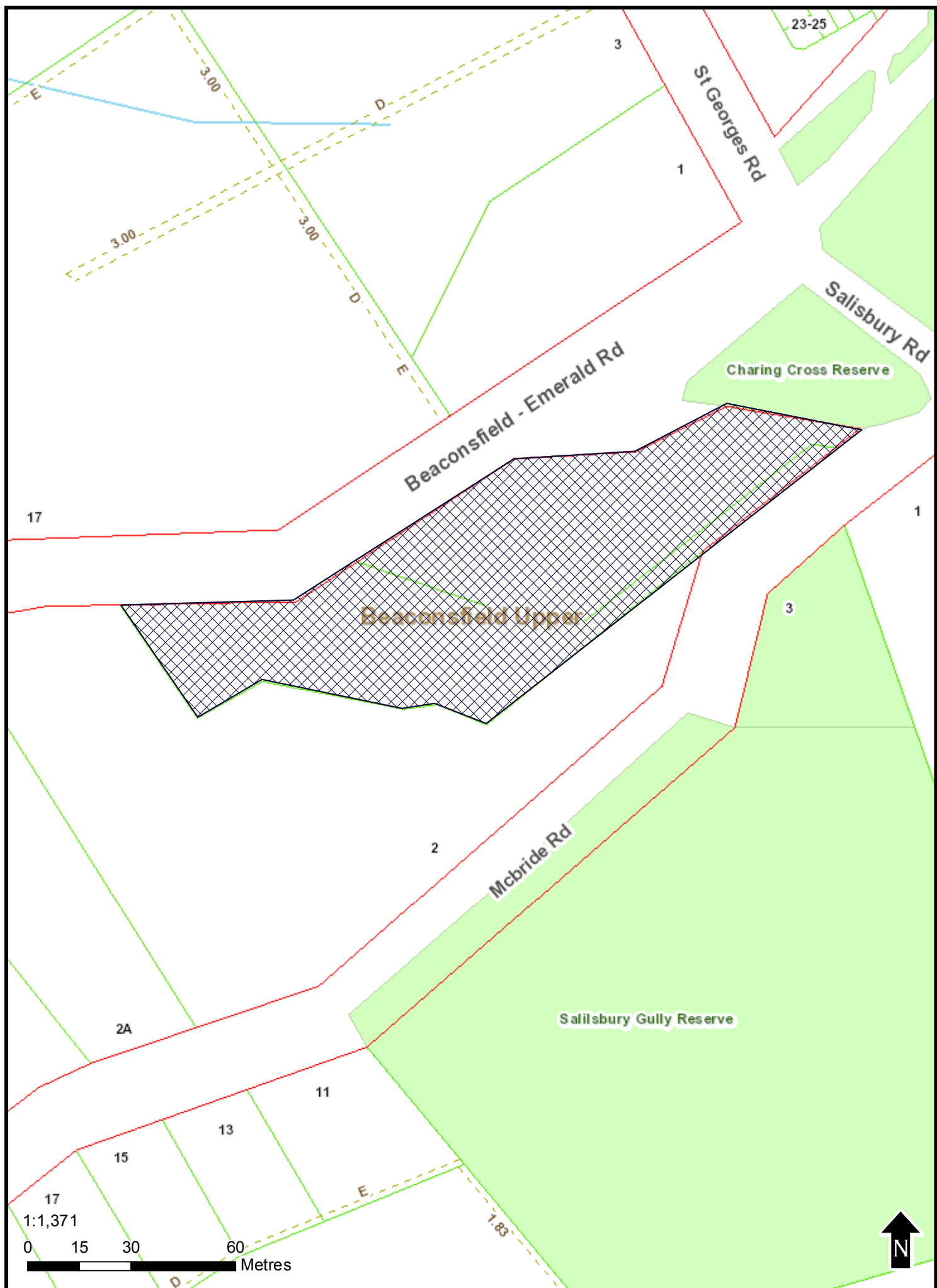
The Responsible Authority will not decide on the application before:	7 April 2017
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If you object, the Responsible Authority will advise you of its decision.

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

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.



1 March 2017

ACN 006 197 235
ABN 38 006 197 235

Mary Rush
Statutory Planning Department
Cardinia Shire Council
PO Box 7
PAKENHAM VIC 3810

Melbourne
1 Glenferrie Road
PO Box 61
Malvern Vic 3144
ph: 03 9524 8888

with the former
wbcmgroup

By email: mail@cardinia.vic.gov.au

Dear Mary,

**RE: PLANNING PERMIT APPLICATION NO. T160811– RESPONSE TO RFI
MCBRIDE ROAD, BEACONSFIELD UPPER, VIC, 3803**

Beveridge Williams & Co act on behalf of Peter Hutton, in relation to the above application.

On behalf of the permit applicant, we acknowledge receipt of Council's letter dated 13 December requesting further information pursuant to s.54 of the *Planning and Environment Act 1987*.

For the purpose of responding to the above mentioned request please find enclosed the following:

- Written response to Council's RFI (**Attachment 1**);
- An arborist report identifying the useful life expectancy of the pine tree (**Attachment 2**);
- A certified Feature and Level Survey (**Attachment 3**);
- An updated site plan showing location and types of all trees on the site, including a numbered legend denoting species (**Attachment 4**).
- Bushfire Management Plan (as previously submitted with the Planning Application) (**Attachment 5**).
- Site Plan showing trees to be removed to create the defendable space buffer (**Attachment 6**).

We believe sufficient information has now been provided for the successful assessment of the application. Should you have any queries, please do not hesitate to contact me on (03) 9524 8822 or at honey@bevwill.com.au.

Yours sincerely,

BEVERIDGE WILLIAMS & CO PTY LTD



PENELOPE HONEY
Town Planner – Melbourne

Cc. Peter Green

Encl.

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Attachment 1: Detailed Response to RFI

Additional Information Requirement	Response
1. An arborist report which identifies the useful life expectancy of the pine tree proposed to be removed.	An arborist was engaged to undertake an assessment of the Monterey Pine tree which is required to be removed, to enable construction of the footings for the proposed dwelling. The assessment determined that the tree has a structural flaw in the bifurcation located at approximately 4.5m above the natural ground level. The two main stems arising from the bifurcation are extended and carry extensive weight, presenting a hazard to road users, including parents parking in the road reserve to attend the pre-school on the neighbouring site. The assessment concluded that the tree has hazard potential, and therefore has a useful life expectancy (ULE) of 0-5 years. A copy of the Arboricultural advice is provided in Attachment 2 .
2. A certified survey plan showing the exact location of the pine tree which is proposed for removal including the diameter of the tree at 1.5 metres about ground level and distances from both sides of the battle-axe driveway and the front boundary of the site (the start of the driveway of Lot 2).	A Feature and Level Survey has been prepared for the subject site, and accurately identifies the location of all trees on the subject land, including the location of the pine tree proposed to be removed. The pine tree is situated 43m from the start of the driveway to Lot 2, and approximately 1.9m from the southern boundary and 3m from the northern boundary of the battle-axe driveway. The diameter of the pine tree at 1.5m above the ground is 1560mm. Please refer to the Feature and Level Survey at Attachment 3 and the Arboricultural advice at Attachment 2 .
3. An amended site plan showing the location of all trees, including a numbered legend indicating species if known and diameter at 1.5 metres above ground.	The site plan has been amended to show the location of the trees in proximity to the proposed dwelling. A plant schedule has also been included to identify the species of the trees present on the site. The updated Site Plan is provided in Attachment 4 . The diameter of the trees at 1.5m above ground level has not been detailed as the majority of the trees identified are weed species, or non indigenous species and a permit is not required for their removal. If this information is required going forward we can provide the detail in relation to the specific trees.
4. A Bushfire Management Plan which outlines all bushfire mitigation measures.	A Bushfire Management Plan was provided with the original planning application, and has been attached again for Council's convenience (Attachment 5). The provision of defensible space with a canopy separation of 2m instead of 5m was discussed with the Bushfire Management Consultant for this project. At this stage this seems unresolved and our preference is to seek the CFA's response and adjust the plan if required. Accordingly, a 5m canopy separation has been provided in the defensible space area.

	<p>Trees marked for removal to create this defensible space buffer have been shown on a copy of the updated Site Plan (Attachment 6). Where possible trees selected for removal are weed species, such as small cypress trees and blackberry shrubs.</p> <p>If a permit should be required for the removal of any trees on Lot 3, the application form can be amended accordingly upon Council's request.</p>
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PO BOX 30, SAN REMO VIC 3925
T: 0400 426 415
E: chris@jardinejohnstone.com.au
www.jardinejohnstone.com.au
ABN: 30 346 038 779

28 February 2017

Andrea Bouilly
Beveridge Williams
PO Box 61
Malvern VIC 3144

Dear Andrea

Re: Arboricultural advice – Tree located at Lot 2, McBride Road, Beaconsfield Upper.

Following our recent discussion and a site inspection carried out 21 February 2017, I can offer the following information in relation to 'Tree 1' located on the south-east boundary of Lot 2, McBride Road, Beaconsfield Upper (see attached plan for location).

Tree 1 – *Pinus radiata* (Monterey Pine)

Height and width: 19m x 20m

Diameter at breast height (DBH): 1560mm

Tree Protection Zone: 15.0m

Notes:

This tree is a mature specimen of a commonly planted tree found within rural areas. It is also a recognised weed species, and as such is highly invasive of native vegetation throughout Victoria.

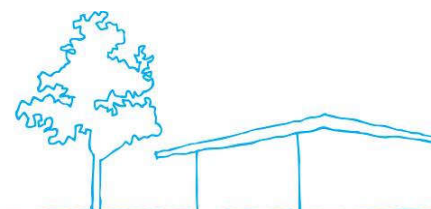
This specimen is located within 200mm of the existing south-east boundary fence of the subject site, and as such is exempt from planning permit requirements if to be removed for bushfire protection purposes (clause 52.48-2, if the fence was constructed prior to 10/09/09).

The tree is a large specimen, and provides amenity value to the site and surrounding area. It overhangs the road reserve and has a structural flaw in the bifurcation located at approximately 4.5m above natural ground level. The two main stems arising from the bifurcation are extended and carry extensive weight. Due to this flaw and the location of the tree, it presents a hazard to road users including parents parking in the road reserve to attend the pre-school opposite the subject site.

The tree is surrounded by the following infrastructure:

Infrastructure	distance from tree base
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Switchboard located in road reserve:	approximately 3.0m to the south west.
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Back of kerb: approximately 9.5m to the east.

Boundary fence: approximately 200mm to the south-east.

Power line support pole: approximately 4.0m to the north-east.

Health and condition:

The tree is displaying moderate canopy vigour, with a minor extent of dead wood comprised mostly of small branches throughout the canopy. It demonstrates fair overall health.

Structure:

The tree is large with two main stems arising from a bifurcation located approximately 4.5m above natural ground level. Each of these stems is extended and carries significant weight. While the bifurcation demonstrates limited swelling, the tree presents a hazard to road users as it overhangs McBride Road.

Useful Life Expectancy:

Due to the large size of the tree, its structural flaw (bifurcation), and its position abutting the property boundary and overhanging the road reserve, it has hazard potential, and therefore has a ULE of 0-5 years.

Significance:

While the tree is large and has amenity value within the streetscape, it is of low significance due to its structure, its location overhanging the road, and its weed status. If retained, the tree would require cabling to reduce the failure potential of the co-dominant stems. It is considered that the tree management and maintenance measures required to maintain the health of the tree and prevent damage to surrounding infrastructure are not warranted given the significance of the tree and the context of the site.

For further information relating to the above, please feel free to contact me on 0400 426 415.

Yours faithfully



Chris Johnstone
Jardine Johnstone

Image 1: Tree location, Lot 2 McBride Road, Beaconsfield Upper:

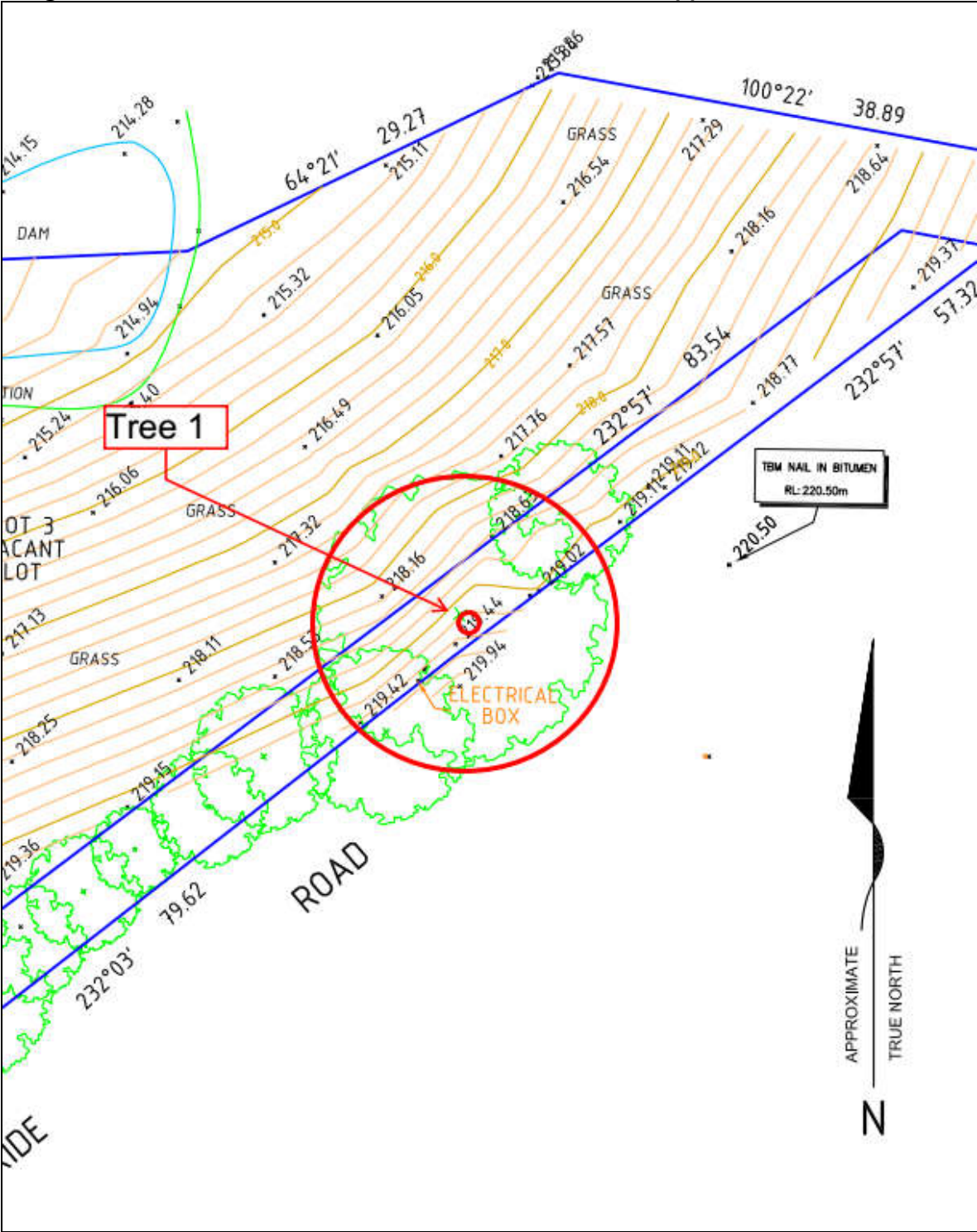


Image 2: Tree 1 – *Pinus radiata*



PLAN OF SURVEY

LOT 2 & 3 McBRIDE ROAD

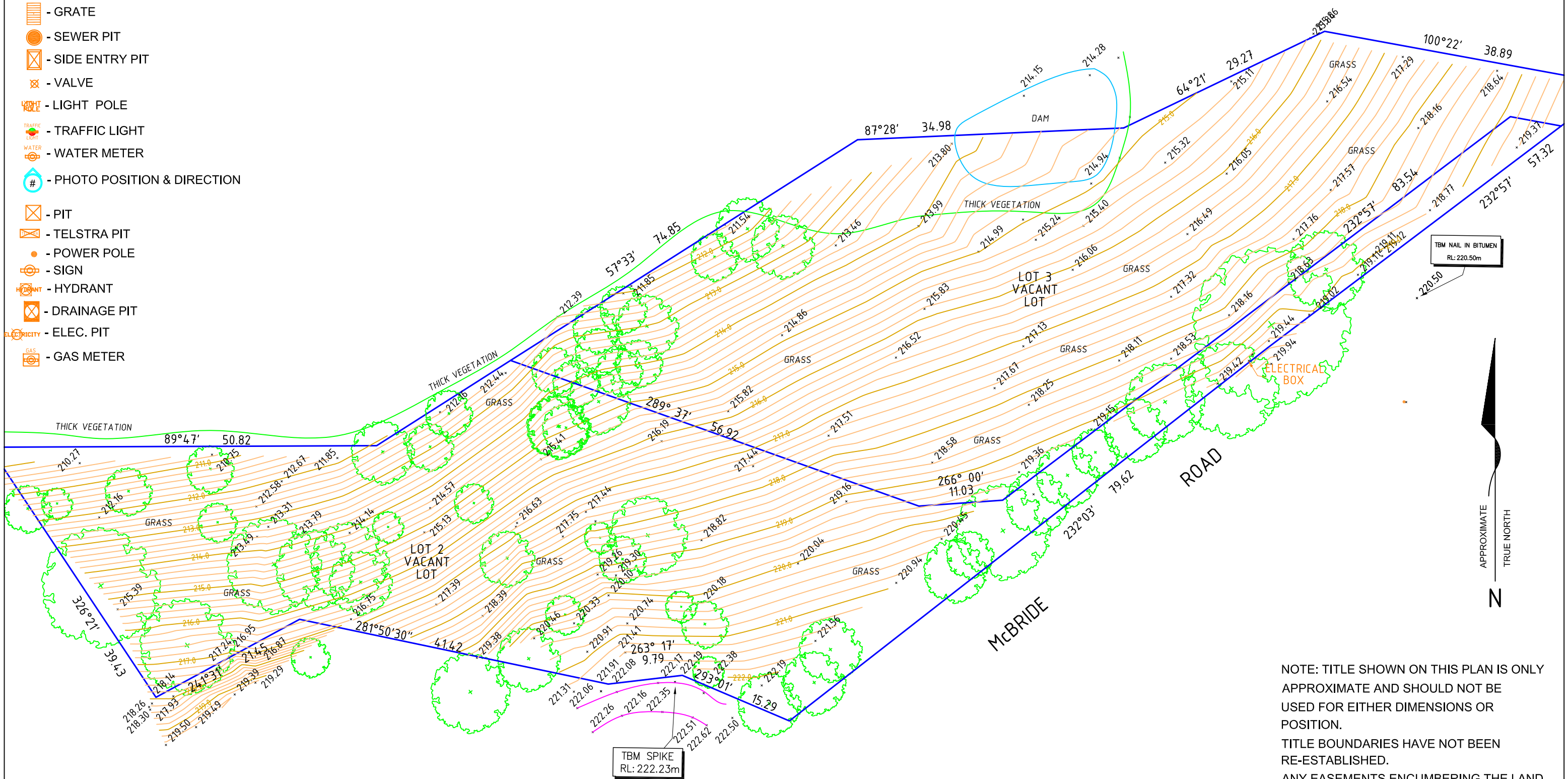
BEACONSFIELD

SCALE 1:500 (A3)

LEGEND

- GRATE
- SEWER PIT
- SIDE ENTRY PIT
- VALVE
- LIGHT POLE
- TRAFFIC LIGHT
- WATER METER
- PHOTO POSITION & DIRECTION
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- DRAINAGE PIT
- ELEC. PIT
- GAS METER

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NOTE: TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
rob@nobelius.com.au

DRAWN BY : N.PANTORNO
DATE OF SURVEY : 07/02/2017
SURV. REF. NO. 15,390

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PLANT SCHEDULE				
KEY	NAME	BOTANICAL NAME	LOT 3 QTY	LOT 2 QTY
1	LARGE CYPRUS TREE			1
2	THIN CYPRUS TREE		6	2
3	THICK VEGETATION	WILD BLACKBERRIES SHRUBS + SWEET PITTOSPORUM + HOLLY AQUITOLIUM	4	
4	GUM TREE	NATIVE EUCALYPT	3	4
5	WATTLE TREE	ACACIA BAILEYANA	1	
6	BLACKWOOD TREE	ACACIA MELANOXYLON	1	
7	TILLIA	TILLIA OLIVERI HAUSIUS		3
8	GOLDEN DUST PLANT	ANCUBA JAPONICA		1
9	CAMELIA PLANT	CAMELIA JAPONICA		1
10	LEMON TREE	LEMON EURECA		1
11	CRAB-APPLE	MARLOS ROSALEAE		2
12	MIXED FRUIT SHRUBS	PEAR, APPLES, FIG		2
13	WORPLESDON	LIQUIDAMBER STYRACIFLUAR		2
14	EUROPEAN ASH	FRAXINUS EXELSIOR		1
15	WHITE CYPRUS PINE	LALLITRIS GLAUCOPHYLLA		1
16	LILLY PILLY	SYZYSINN FRANCISSI		1
17	CONICAL CONIFER	KETELEERIA FOITUNEI		1
18	PINK OAK	QUERCUS PALLUSTRIS		1

Site Notes

Soil classification is supplied by builder as determined by soil engineer.

All stormwater to be connected to a legal point of Discharge to local council requirements.

Ground lines, site cut and fill as shown are approximate only and should be verified by builders prior to commencement of building works.

All level and plan dimensions to be verified by builder on site.

All service locations to be verified by builder on site.

Evident discrepancies to be remedied by builder with the approval of the designer.

Do not scale - use written dimension only.

All works to be in accordance with local council by-laws and current building code of Australia (NCC 2015) and latest Australian Standards and Codes where applicable.

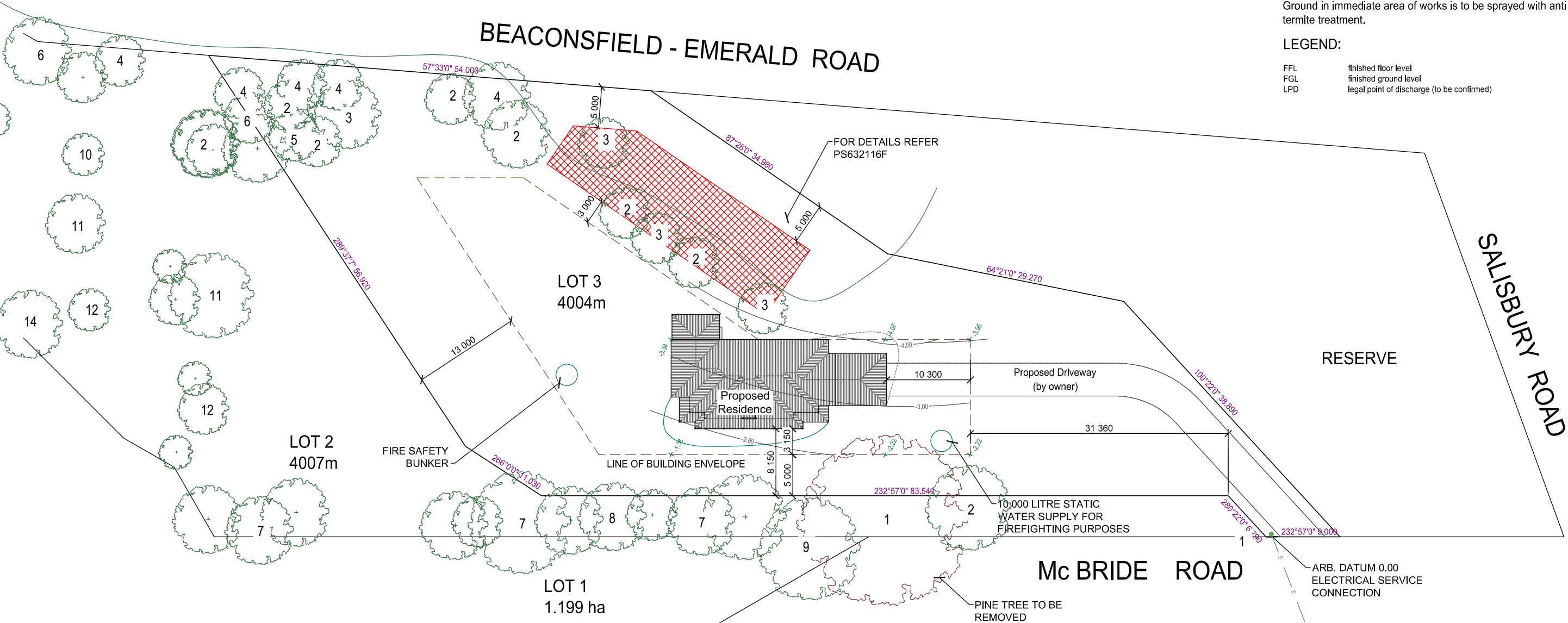
Stormwater drains to be taken to lawful point of discharge.

Top soil and vegetation under slabs to be removed.

Ground in immediate area of works is to be sprayed with anti-termite treatment.

LEGEND:

FFL	finished floor level
FGL	finished ground level
LPD	legal point of discharge (to be confirmed)

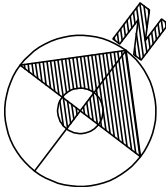


Green Design Homes
6 June Court
Warragul 3820



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DETAIL ON THE FLOOR PLAN/MAIN FLOOR PLAN DRAWINGS OVERRIDE ANY DETAIL FOUND ON OTHER DRAWINGS OR PLANS WITHIN THIS SET UNLESS SPECIFIED OTHERWISE.



Client:
Peter Hutten & Reichard Ulrich
Project:
Proposed Dwelling
Address:
Lot 3 McBride Road
Beaconsfield Upper VIC 3808
Date:
April 2016

Job No.
1626

Drawing Title:
Site Plan
Sheet Number:
2.0 of 14
Scale:
1:500 @A3
Rev. Number:
r1.4
Drawn:
GF

Last Modified: February 27, 2017