

# Notice of Application for a Planning Permit

The land affected by the application is located at:	L26 LP50272 V8519 F497 7 Fairhazel Court, Beaconsfield Upper VIC 3808
The application is for a permit to:	Use of land for a dwelling, buildings and works associated with a dwelling and vegetation removal

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

35.05-1	Use of the land for a dwelling
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
35.05-5	Construct a building within nominated setbacks
35.05-5	Construct or carry out earthworks specified in a schedule to this zone
42.01-2	Remove, destroy or lop vegetation
42.01-2	Construct a building or construct or carry out works
44.06-2	Construct a building or construct or carry out works associated with accomodation

## APPLICATION DETAILS

The applicant for the permit is:	Nepean Planning Consultants
Application number:	T250024

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

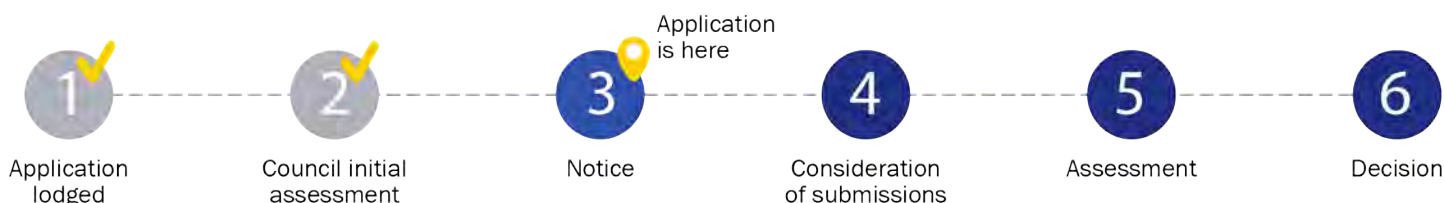
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at [cardinia.vic.gov.au/advertisedplans](http://cardinia.vic.gov.au/advertisedplans) or by scanning the QR code.



## HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		06 June 2025
<b>WHAT ARE MY OPTIONS?</b> Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> <li>• be made to the Responsible Authority in writing;</li> <li>• include the reasons for the objection; and</li> <li>• state how the objector would be affected.</li> </ul>	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



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## Application Summary

Portal Reference A12553UU

## Basic Information

Proposed Use Use and development of a new dwelling, vegetation removal and associated works.

Current Use Vacant.

Cost of Works \$500,000

Site Address 7 Fairhazel Court 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	Nepean Planning Consultants	Suite 1 / Level 1/315 Main Street, Mornington VIC 3931	W: 03-5986-1323 E: luke@nepeanplanning.com.au
Owner			
Preferred Contact	Nepean Planning Consultants	Suite 1 / Level 1/315 Main Street, Mornington VIC 3931	W: 03-5986-1323 E: luke@nepeanplanning.com.au

## Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 4 More than \$100,000 but not more than \$500,000	\$1,420.70	100%	\$1,420.70
<b>Total</b>			<b>\$1,420.70</b>

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20 Siding Avenue, Officer, Victoria

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

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

**Email:** mail@cardinia.vic.gov.au

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

Documents Uploaded

Date	Type	Filename
17-01-2025	A Copy of Title	Title - 7 Fairhazel Court Beaconsfield Upper.pdf
17-01-2025	Site plans	Plans and Elevations - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	Existing floor plan	Plans and Elevations - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	A proposed floor plan	Plans and Elevations - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	Existing elevation plans	Plans and Elevations - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	Proposed elevation plan	Plans and Elevations - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	Overlay Requirements	Planning Submission (Final) - 7 Fairhazel Court Beaconsfield.pdf
17-01-2025	Additional Document	BMS Pathway 2 - V1.pdf
17-01-2025	Additional Document	Arboricultural Report 7 Fairhazel Ct Upper Beaconsfield v3.pdf
17-01-2025	Additional Document	Plan of Subdivision - 7 Fairhazel Court Beaconsfield Upper.pdf
17-01-2025	Additional Document	Planning Application Form - 7 Fairhazel Court.pdf

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

Lodged By

Site User	<div>Nepean Planning Consultants</div>	2/364 Main Street, Mornington VIC 3931	W: 03-5986-1323 E: info@nepeanplanning.com.au
Submission Date	17 January 2025 - 11:22:AM		

Declaration

☒ By ticking this checkbox, I 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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# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

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

**⚠** Questions marked with an asterisk (\*) must be completed.

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

**i** Click for further information.

Clear Form

## The Land **i**

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

### Street Address \*

Unit No.:	St. No.: 7	St. Name: Fairhazel Court
Suburb/Locality: Beaconsfield Upper		Postcode: 3808

### Formal Land Description \*

Complete either A or B.

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

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 26	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 050272
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal

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

**i** For what use, development or other matter do you require a permit? \*

Use and development of a new dwelling, vegetation removal and associated works.

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

Cost \$ 500,000

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

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

**i** Estimated cost of any development for which the permit is required \*



## Existing Conditions

### Describe how the land is used and developed now \*

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

Vacant

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

## Title Information

### Encumbrances on title \*

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

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

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

## Applicant and Owner Details

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

### Applicant \*

The person who wants the permit.

Please provide at least one contact phone number \*

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

### Owner \*

The person or organisation who owns the land

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

### Contact information for applicant OR contact person below

Business phone

Email

Mobile phone:

Fax:

### Contact person's details\*

Same as applicant ☐

Name:

Title:

First Name:

Surname:

Organisation (if applicable):

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

State:

Postcode:

Name:

Same as applicant ☐

P


Owner's Signature (Optional):

Date: 17/01/2025

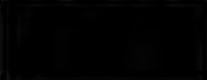
day / month / year

## Declaration

This form must be signed by the applicant \*

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 

Date: 17/01/2025

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

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

Has there been a pre-application meeting with a council planning officer?

☒ No

☐ Yes

If 'Yes', with whom?:

Date:


day / month / year


## Checklist

Have you:

☒ Filled in the form completely?

☒ Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site.

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal.

☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☒ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☒ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☒ Completed the relevant council planning permit checklist?

☒ Signed the declaration?

## Lodgement

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

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

### Contact information:

Telephone: 1300 787 624

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

DX: 81006

Deliver application in person, by post or by electronic lodgement.

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

Page 1 of 2

VOLUME 08519 FOLIO 497

Security no : 124121009146X

Produced 06/01/2025 12:16 PM

### LAND DESCRIPTION

Lot 26 on Plan of Subdivision 050272.  
PARENT TITLE Volume 08157 Folio 097  
Created by instrument B678713 13/06/1963

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### REGISTERED PROPRIETOR

### ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY039501E 27/05/2024

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

### DIAGRAM LOCATION

SEE LP050272 FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY409856D (E)	NOTICE CAVEATOR	Registered	17/09/2024
AY295927K (E)	REMOVAL OF CAVEAT	Abandoned	17/09/2024

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

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

Street Address: 7 FAIRHAZEL COURT BEACONSFIELD UPPER VIC 3808

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

Page 2 of 2

### ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Document Assembled	<b>06/01/2025 12:16</b>

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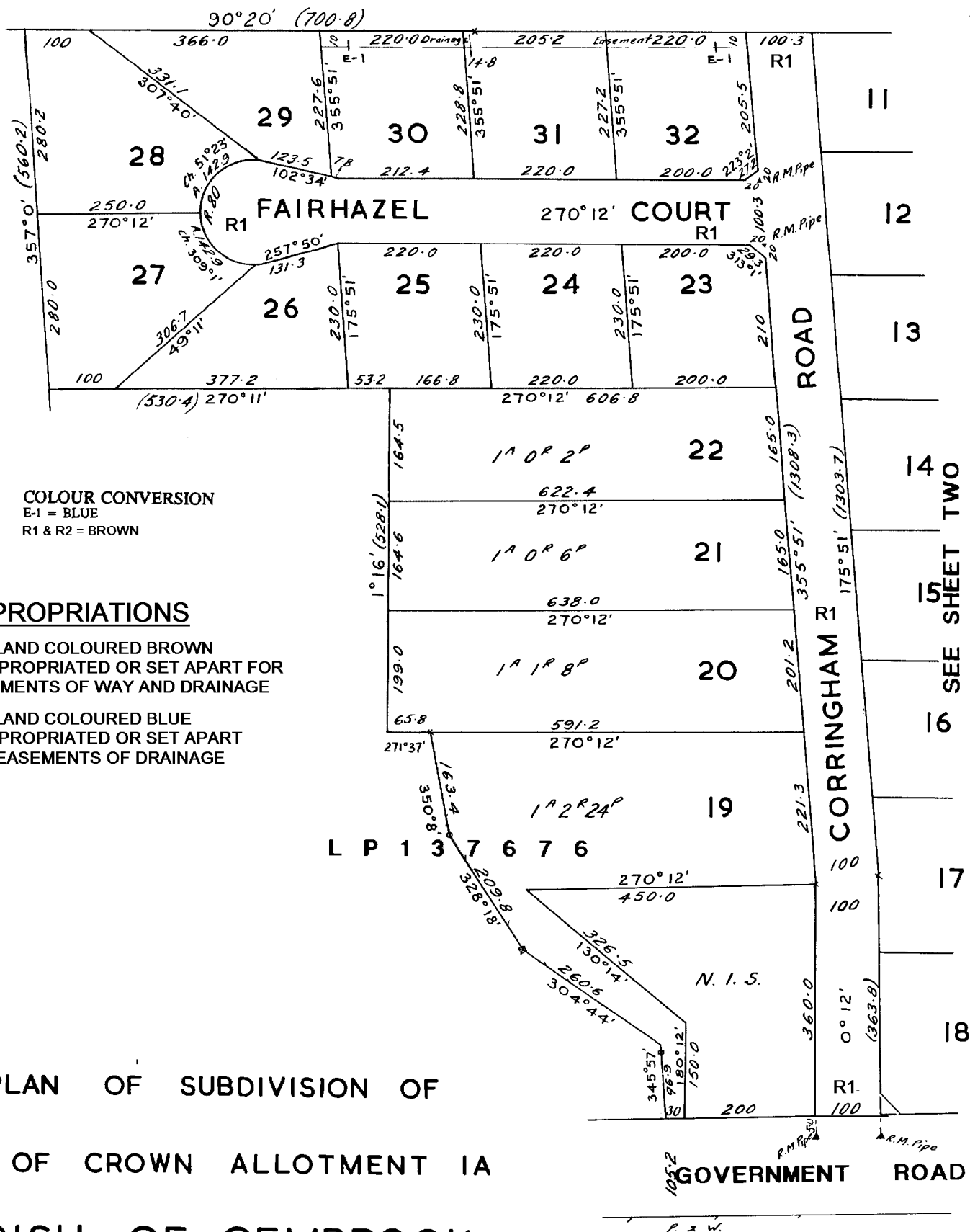
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LP 50272

EDITION 1

PLAN MAY BE LODGED 28/8 /59



PLAN OF SUBDIVISION OF

PART OF CROWN ALLOTMENT 1A

PARISH OF GEMBROOK

COUNTY OF MORNINGTON

VOL. 8157 FOL. 097

Measurements are in Links  
Conversion Factor  
LINKS X 0.201168 = METRES

.....2.....SHEETS  
SHEET.....1.....

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

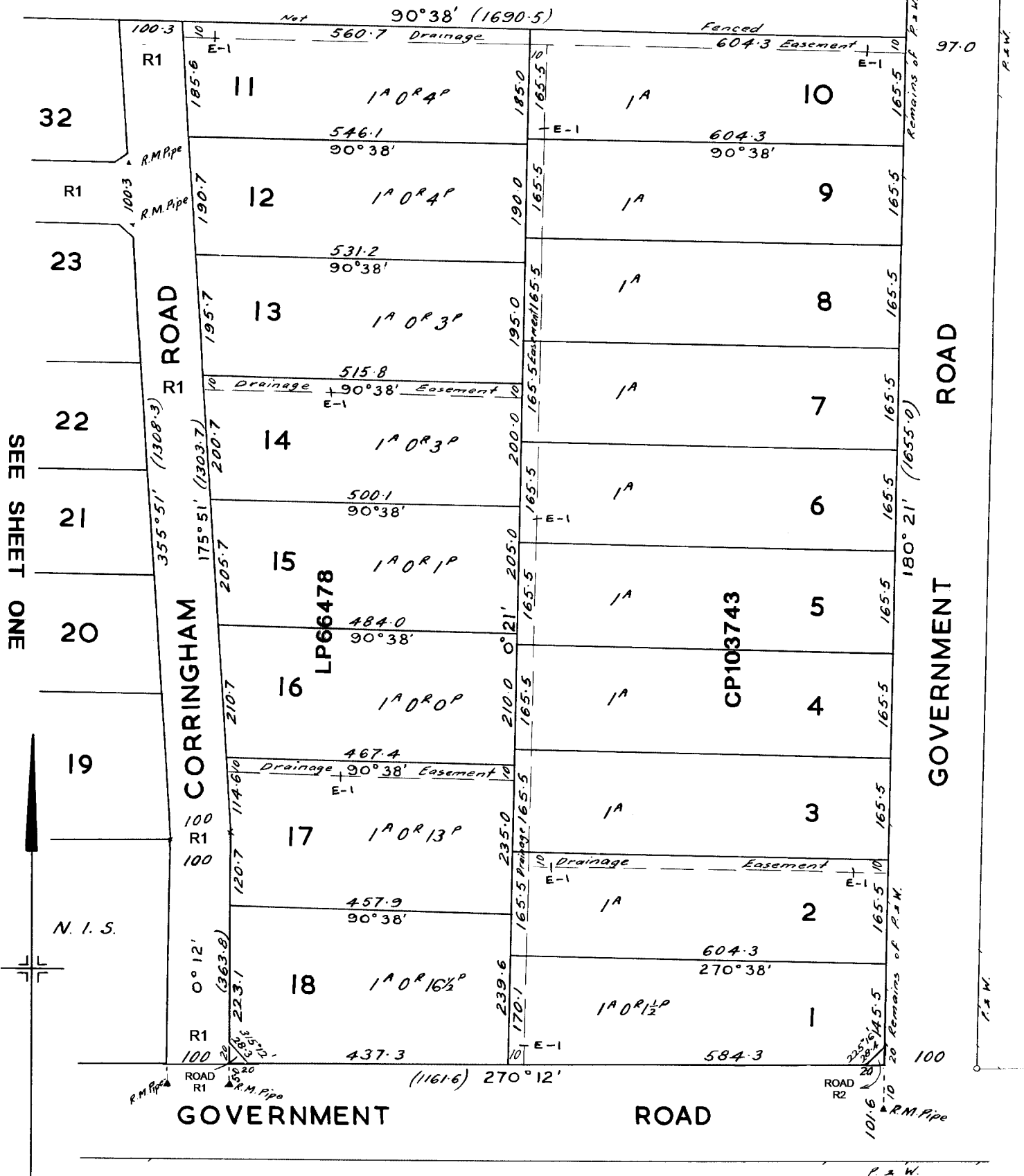
LP 50272

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COLOUR CONVERSION

E-1 = BLUE

R1 & R2 = BROWN



21 March 2025

Cardinia Shire Council

Via email

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Dear [REDACTED]

## SECTION 54 RESPONSE

### PLANNING APPLICATION T250024 PA

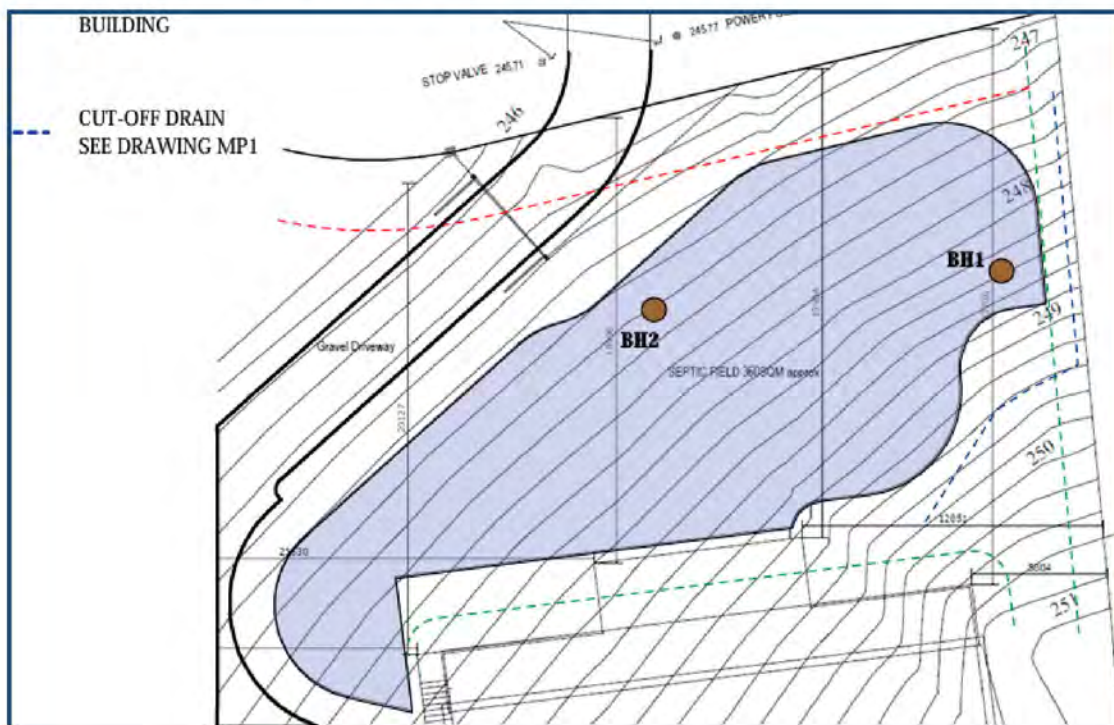
### 7 FAIRHAZEL COURT, BEACONSFIELD UPPER

I refer to the aforementioned planning application and Council's request pursuant to Section 54 of the Planning and Environment Act 1987 dated 14 February 2025

Please find attached amended plans, detailing:

#### Land Capability Assessment

The LCA identifies that 360m<sup>2</sup> of primary treatment area is required to be set aside for effluent disposal. The site plans reflect this area being available for that purpose.





## Provision of services

In response to Clause 35.05-2 we advise:

- The site is not connected to reticulated sewerage, accordingly on site effluent disposal is proposed; and supported by the LCA.
- Potable water is available. Please refer to South East Water asset web map, with blue line representing potable water infrastructure within the street.



- The property certificate for the property confirms that Ausnet are the available electricity supplier for the site and surrounds. We don't think that there is any question that the site has access to power as it is within a residential street, whereby all other dwellings have electricity connection, so we ask the application to progress on this basis. If Council feel that further confirmation is required please advise and we will gather this prior to a decision being made.

### UTILITIES

Rural Water Corporation:	<b>Southern Rural Water</b>
Melbourne Water Retailer:	<b>South East Water</b>
Melbourne Water:	<b>Inside drainage boundary</b>
Power Distributor:	<b>AUSNET</b>

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## Survey Plan

We attach the feature and level survey of the property.

## Plans

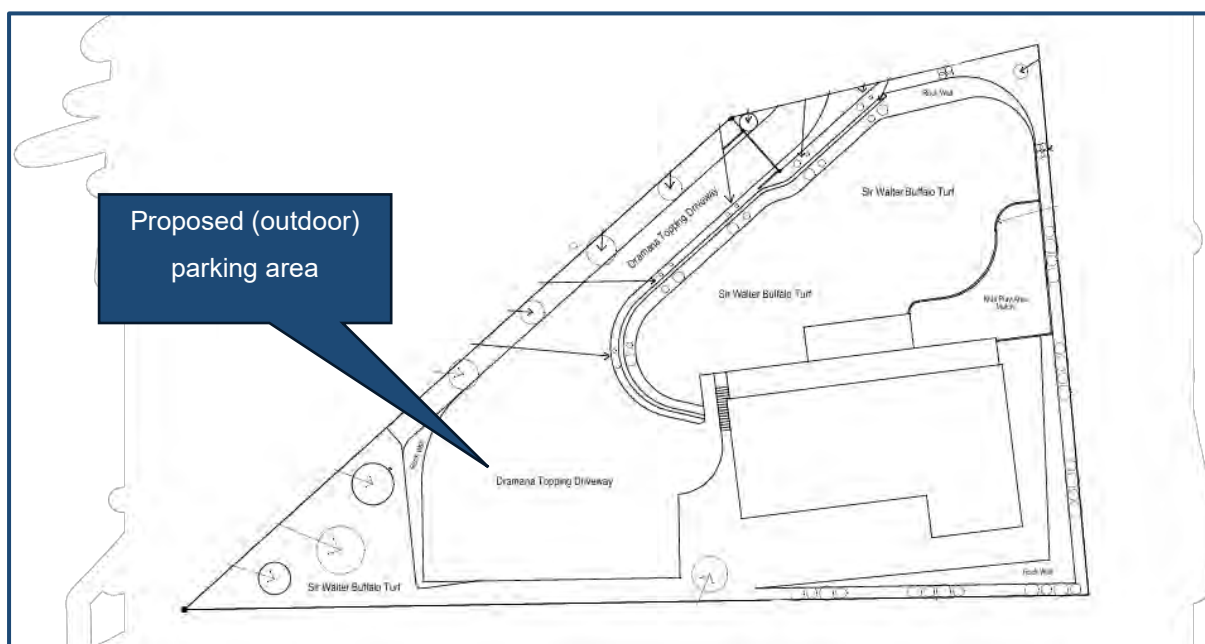
The plans have been updated to add the requested information.

## Landscape plan

A replacement planting/landscape plan has been prepared. Council will be aware that the extent of planting that can be accommodated is constrained by the requirements of Clause 53.02. Council would also be aware that we have CFA consent for the proposal, accordingly the extent of planting show responds to the requirements of 53.02-5.

## Response to Clause 52.06-5

We recognise that Clause 52.06-5 requires a dwelling with three (3) or more bedrooms to provide a minimum of two (2) car parking spaces, with at least one being covered. The proposal does not include a covered parking space, however provides ample parking opportunity for two or more vehicles.



The parking area to the west of the dwelling can comfortably accommodate more than 2 vehicles and is conveniently located, immediately adjacent to the dwelling to ensure ease-of-access between the parking area and residence.

The provision of on-site parking opportunity ensures that there is no pressure to rely on street parking to serve the needs of the future residents.

The subject site is affected by Environmental Significance Overlay, Schedule 1 (ESO1). An objective of ESO1 is "to protect and enhance the significant environmental and landscape values in the northern hills area". With this in mind it was felt that reducing the extent of built form on the land would be a more

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responsive outcome, accordingly the proposal does not include the additional built form necessary for a covered car space.

We say that the amenity of the future residents is not compromised due to the location and convenience of the parking area; and by minimising the extent of built form the proposal is more responsive to the objectives of ESO1 and the GWAZ.

### Amended plans

In response to the CFA consent letter we advise that:

- The contours have been removed from the BMP;
- The future shed and future carport have been removed from the plans.

We also advise that the original survey had some inaccuracies, accordingly the plans have been updated to respond to the corrected survey plan. This resulted in some setbacks, heights etc changing; however we feel that the adjustments, to ensure accuracy, and inconsequential from a planning perspective and don't alter the context, or nature of the proposal in any way.

To enable Council's further consideration, please find attached an *Application to Amend a Planning Application Form* together with amended plans.

Trusting the attached is deemed satisfactory, we look forward to confirmation that the application will progress to advertising without delay. Should Council however determine this response is incomplete, we respectfully request an extension of time in order to ensure sufficient time to re-submit information.

I look forward to receiving advertising correspondence in due course.

Should you require any further information I can be contacted on (03) 5986 1323.

Kind Regards,



**Director**  
**Planning Consultant**

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Consulting arborist, arborist reports

*BTC Tree Concepts Pty Ltd*

*ACN: 165 087 687*

*ABN: 2716 5087 687*

*Upper Ferntree Gully Vic 3156*

*Ph: 0401 028 624*

*Email: [btctreeconcepts@gmail.com](mailto:btctreeconcepts@gmail.com)*

*Webpage: [btctreeconcepts.com.au](http://btctreeconcepts.com.au)*

## Arboricultural Report

For ...



Location ...

**7 Fairhazel Court  
Upper Beaconsfield**



Prepared by ...



Diploma of Arboriculture AQF5– Arbortrim Australia

Diploma of Business – Swinburne University

TRAQ Tree Risk Assessment Qualification – ISA

VTIO – Member

ISA – Member

Arboriculture Australia - Member

Certificate IV Transport & Distribution – Victoria University

Certificate III Frontline Management – Coyne Didsbury Victoria

**0401 028 624**

**25/10/2024**

**Updated 24/12/2024**

**Updated 15/01/2025**

**Updated 16/03/2025**

**Updated 08/04/2025 (Tree 2 and Tree 74)**

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## Brief

I was contacted by [REDACTED] from Vigor Homes and asked to provide an arboriculture assessment of the trees to this property. I understand there may be a development proposal planned for the site. Therefore, this report includes neighbouring or trees which could be impacted upon by a proposed development.

## Method

The tree was inspected visually from the ground; as per Australian standard 4970 – Protection of Trees on Development Sites (AS 4970), as required to facilitate this report. Heights and canopy spreads measured or estimated, Diameter at Breast Height (DBH) and Diameter at Buttress (DAB) measured within subject site only, unless neighbouring trees are accessible; otherwise, their DBH and DAB are estimated. No root excavations were carried out and images were taken as required. Any trees we nominate for removal are an opinion we are expressing only and do not provide any authority for tree removal. Prior to the removal of any trees council or the determining authority must be contacted, and property titles checked to ensure no permits are required and tree removal is legal. Planning laws must be understood as once a development application has been made the tree sizes allowed to be removed as per a planning overlay could be disallowed by a Responsible Authority. Date Visited 21/10/2024,

## The Site

The site is typical to some residences in the area, the site is a vacant has no buildings on it, the site has numerous non-native Pinus Radiata throughout and on neighbouring and council properties.

## Planning Controls and or Overlays

The site is covered under the Shire of Cardina, it has a Bushfire Management Overlay, Green Wedge Zone Schedule 2, and a Environmental Significant Overlay Schedule 1.

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*).
- If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.
- 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.
- 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.
- If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.

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:

- The vegetation is a tree overhanging the roof of a building used for Accommodation. 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.
- 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.
- 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.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- 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.
- 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. 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.
  - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
- 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.
- 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.
- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- 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:

The vegetation loss would be made up by implementing a landscaping plan that would satisfy council, with the addition of canopy trees which would aid in this loss.

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## Tree Assessment Photos



Tree 1, *Pittosporum undulatum*, weed species on council property, in average condition, girdling roots, to remove, in proposed crossover, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ) running along the back of kerb to the edge of the footpath. There is to be no more than 10% encroachment into their TPZ, unless it can be proven that it would not affect their root system, by means of a Non-Destructive Root Investigation (NDRI) or similar. Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 2, Council tag T49, *Eucalyptus radiata*, on council property, in average condition, to retain, in proposed crossover, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ) running along the back of kerb to the edge of the footpath. There is to be no more than 10% encroachment into their TPZ, unless it can be proven that it would not affect their root system, by means of a Non-Destructive Root Investigation (NDRI) or similar. Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 3, Council tag T48, *Pinus radiata*, on council property, in average condition, one sided, to remove, in proposed crossover, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ) running along the back of kerb to the edge of the footpath. There is to be no more than 10% encroachment into their TPZ, unless it can be proven that it would not affect their root system, by means of a Non-Destructive Root Investigation (NDRI) or similar. Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

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Tree / Group 5, *Pittosporum undulatum* x 3, small *Eucalyptus* sp x 2, under 5 years old, weed species on council site, in average condition, to remove, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ) running along the back of kerb to the edge of the footpath. There is to be no more than 10% encroachment into their TPZ, unless it can be proven that it would not affect their root system, by means of a Non-Destructive Root Investigation (NDRI) or similar. Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree / Group 6, *Pittosporum undulatum* x 8, small *Blackwood* x 1, *Hakea* sp x1, under 5 years old, on site and council site, in average condition, to remove, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ) running along the back of kerb to the edge of the footpath. There is to be no more than 10% encroachment into their TPZ, unless it can be proven that it would not affect their root system, by means of a Non-Destructive Root Investigation (NDRI) or similar. Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 8, *Pinus radiata*, on neighbouring site, in average condition, one sided, to remove, no encroachment by the proposed construction, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 9, Pinus radiata, on neighbouring, in average condition, overcrowded, to remove, no encroachment by the proposed construction, no permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 10, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed construction, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

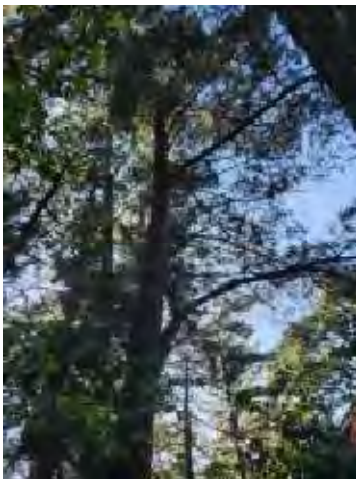


Tree 11, Pinus radiata, on neighbouring site, in average condition, codominant, to remove, no encroachment by the proposed construction, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

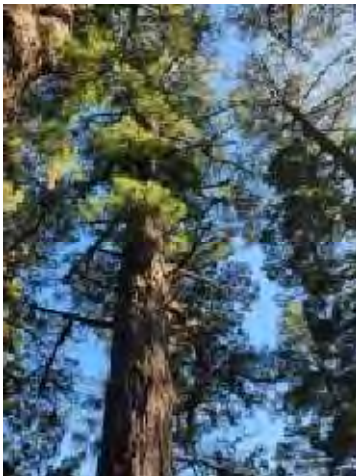
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Tree 12, *Pinus radiata*, on neighbouring site, in average condition, codominant, to remove, slight encroachment by the proposed playground, constructed above grade and of permeable materials, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 14, *Pinus radiata*, on neighbouring site, in average condition, codominant, to remove, slight encroachment by the proposed playground, constructed above grade and of permeable materials, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.



Tree 16, *Pinus radiata*, on site, in average condition, one sided, to remove, minor encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 17, *Pinus radiata*, on site, in average condition, codominant, slight crack in union, to remove, minor encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 21, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 24, *Pinus radiata*, on site, in average condition, 70 degrees lean, one sided, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 25, *Pinus radiata*, on site, in average condition, uneven canopy, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 26, *Pinus radiata*, on site, in average condition, deadwood, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 27, *Pinus radiata*, on neighbouring site, in average condition, one sided, to remove, slight encroachment by the proposed building footprint, no permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

Tree 28, *Pinus radiata*, on neighbouring site, in average condition, co dominant, to remove, slight encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 29, *Pinus radiata*, on neighbouring site, in average condition, to remove, slight encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

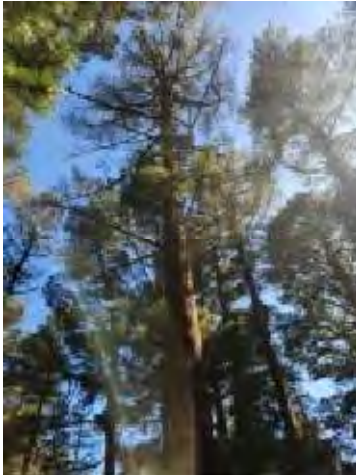


Tree 30, *Pinus radiata*, on site, in average condition, deadwood 200mm, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 31, *Pinus radiata*, on site, in average condition, codominant stems, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 32, *Pinus radiata*, on site, in poor condition, in decline, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 34, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 37, *Pinus radiata*, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, no permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

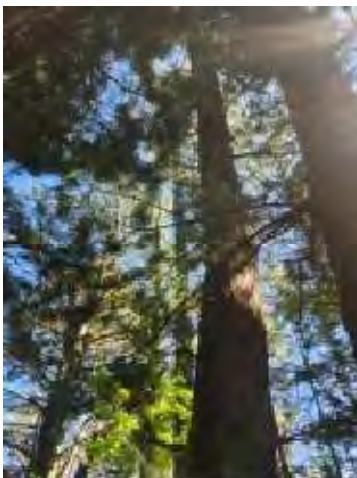
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Tree 39, *Pinus radiata*, on site, in average condition, tri dominant, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 41, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 42, *Pinus radiata*, on site, in average condition, thinning, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 43, Pinus radiata, on site, in average condition, thinning, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Tree 44, Pinus radiata, on site, in average condition, thinning, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 45, Pinus radiata, on site, in average condition, thinning, to remove major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 46, Pinus radiata, on site, in average condition, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Tree 47, Pinus radiata, on site, in average condition, thinning, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 49, *Pinus radiata*, on site, in poor condition, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 50, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 51, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed building footprint, no permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 52, *Pinus radiata*, on site, in poor condition, in decline, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 53, *Pinus radiata*, on neighbouring site, in average condition, to remove, major encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 54, *Pinus radiata*, on site, in poor condition, to remove, major encroachment by the proposed building footprint, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Tree 57, *Pinus radiata*, on site, in poor condition, to remove, minor encroachment by the proposed building footprint, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Tree 58, *Pinus radiata*, on site, in average condition, to remove, minor encroachment by the proposed building footprint, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 59, Pinus radiata, on site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 60, Pinus radiata, on site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 71, Pinus radiata, on site, in average condition, one sided, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 72, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 74, *Eucalyptus* species, unable to determine due to no fruit or flowers, on council site, in poor condition, to remove, all epicormic growth off stump, encroachment by the proposed driveway. Less than 10 years old and is exempt pursuant to clause 52.17 (Native vegetation) as the below exemption is relevant. if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

Regrowth	Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:
	<ul style="list-style-type: none"> <li>■ less than 10 years old; or</li> <li>■ bracken (<i>Pteridium esculentum</i>); or</li> <li>■ within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or</li> <li>■ less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <i>Conservation, Forests and Lands Act 1987</i>), and is:</li> </ul>



Tree 75, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 76, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 77, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 78, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 79, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 80, *Pinus radiata*, on site, in average condition, to remove, minor encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 81, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 82, *Pinus radiata*, on site, in average condition, one sided, to remove, minor encroachment by the proposed building footprint, acceptable as per AS 4970-2009, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 83, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 85, *Pinus radiata*, on site, in average condition, co dominant, to remove, major encroachment by the proposed driveway, to construct above grade and of permeable materials, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 86, *Pinus radiata*, on site, in average condition, one sided, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 87, *Pinus radiata*, on site, in poor condition, in decline, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 88, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree 90, *Pinus radiata*, on site, in average condition, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 92, *Pinus radiata*, on site, in poor condition, in decline, to remove, major encroachment by the proposed building footprint, not acceptable as per AS 4970-2009, recommend removal, permit required for removal, if retained and a development proceeds, it will require Tree Protection Fencing (TPF) to the extent of its Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree 93, tagged #41, *Eucalyptus polyanthemos*, on council site, in average condition, to retain, no encroachment by the proposed construction, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970.

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Tree A, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree B, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree C, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree D, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree E, Pinus radiata, on neighbouring site, in average condition, leaning toward 7 Fairhazel, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree F, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Tree G, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, no permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree H, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree I, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree K, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

Tree L, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

Tree M, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

Tree N, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

If retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

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Tree O, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours, if retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970



Tree P, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

Tree Q, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

Tree R, Pinus radiata, on neighbouring site, in average condition, to remove, no encroachment by the proposed building footprint, permit required for removal and approval of neighbours.

If retained by them and a development proceeds, they will require Tree Protection Fencing (TPF) to the extent of their Tree Protection Zones (TPZ). Alternatively, other protection methods such a mulching, planking, branch, and trunk protection and the like as per Definitions following must be used as per AS 4970

Regards

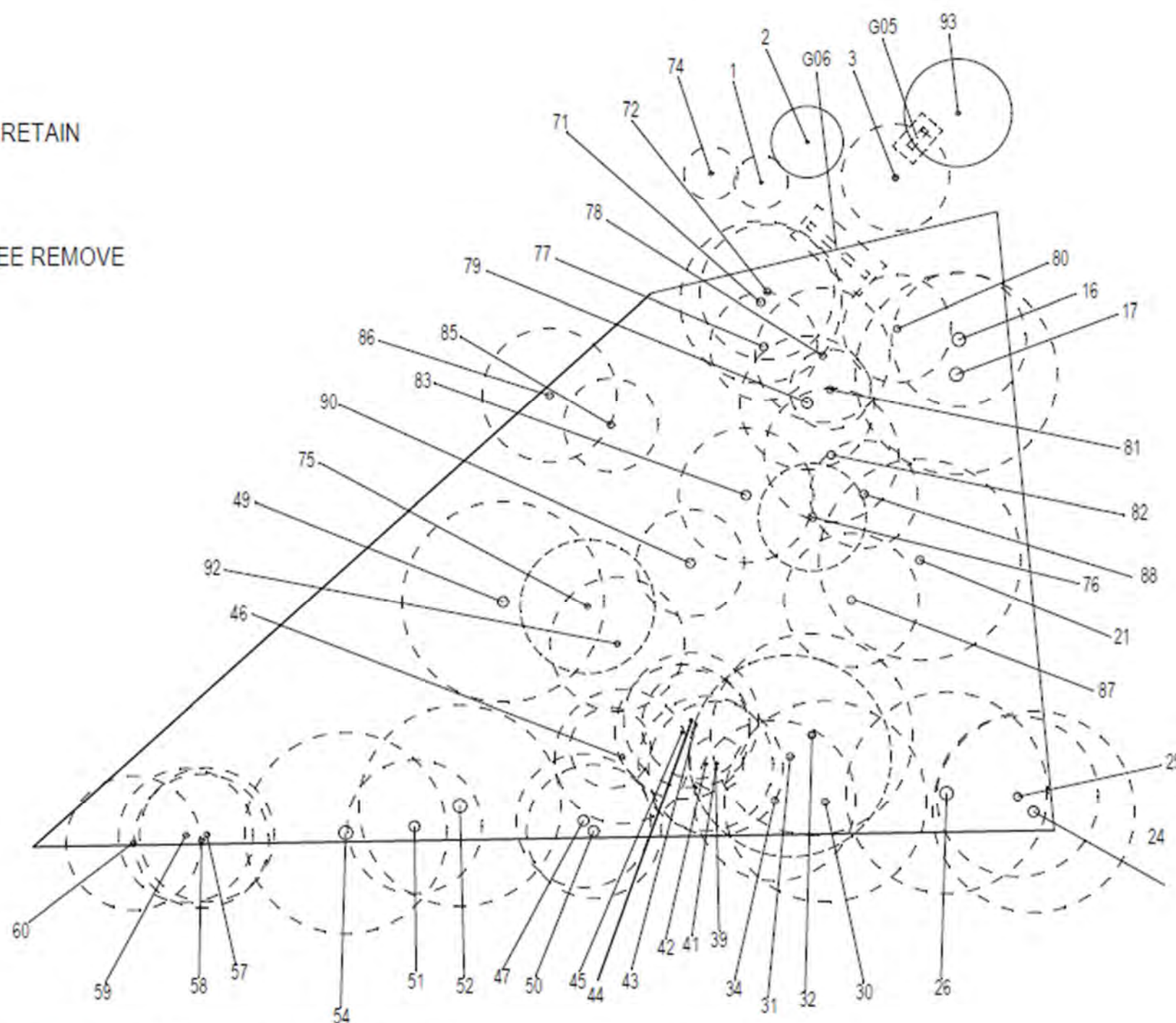
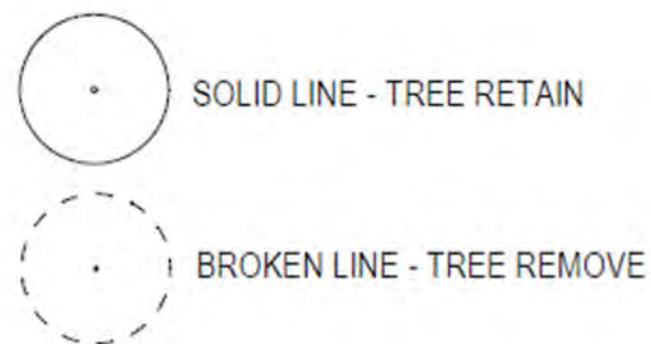


## Limitations

No excavations were undertaken, or tree radars used.

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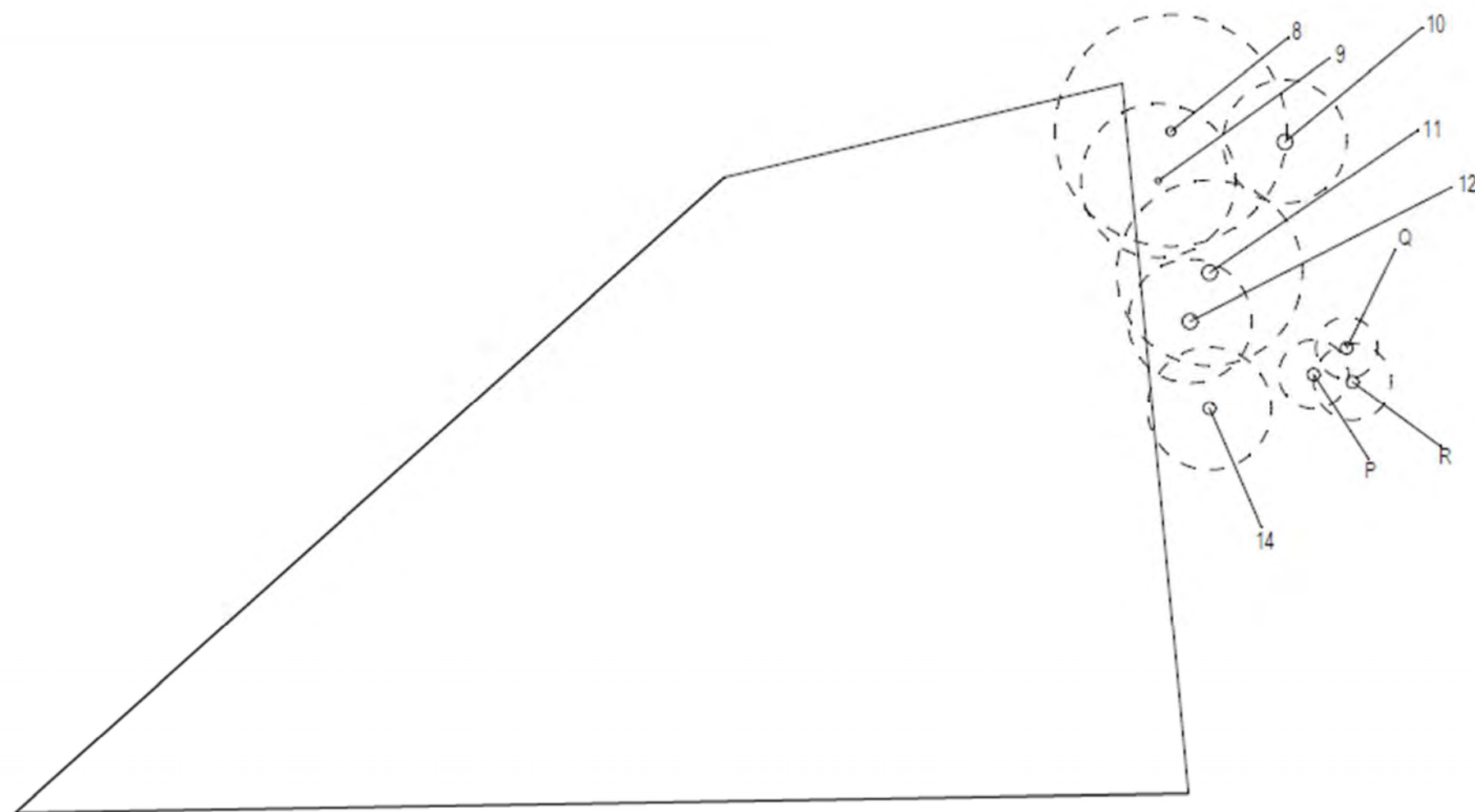
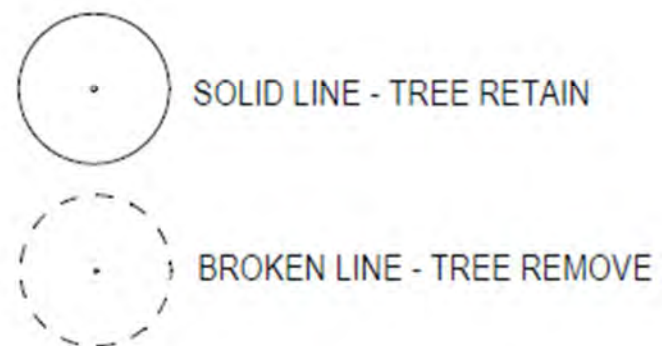


ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : SITE & COUNCIL TREE SKETCH	ADJUSTED FOR PLANNING : REV #1	16.03.2025
REFERENCE NUMBER : 113	TREE 2 & CROSSOVER ADJ : REV #2	08.04.2025
DRAWING SCALE 1:400 A3		
CURRENT VERSION : REV #2 08.04.2025		



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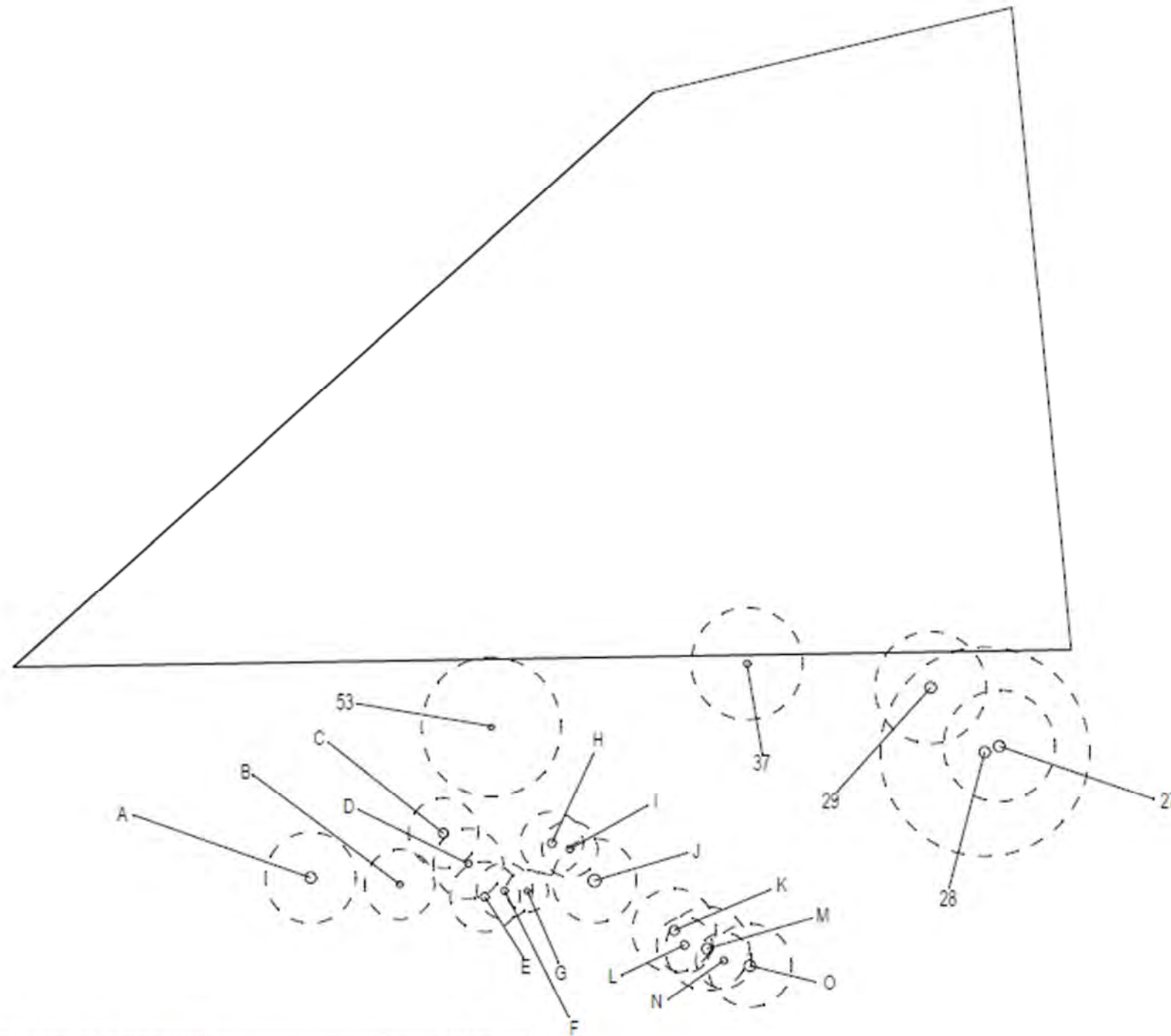
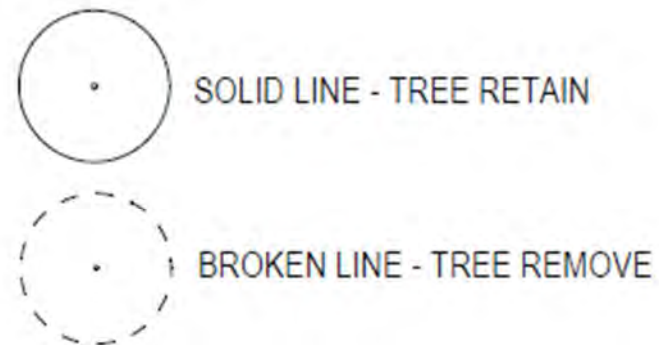




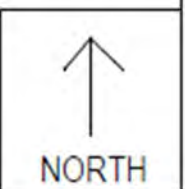
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ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : 8 FAIRHAZEL TREE SKETCH	ADJUSTED FOR PLANNING : REV #1	16.03.2025
REFERENCE NUMBER : 115		
DRAWING SCALE 1:400 A3		
CURRENT VERSION : REV #1 16.03.2025		





ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : 50 SALSURY TREE SKETCH	ADJUSTED FOR PLANNING : REV #1	16.03.2025
REFERENCE NUMBER : 114		
DRAWING SCALE 1:400 A3		
CURRENT VERSION : REV #1 16.03.2025		



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## Tree Legend

Tree Protection Zones (TPZ) and Structural Root Zones (SRZ) are mm radius from Centre of Trunk

### COUNCIL TREES - (Front of 7 Fairhazel)

No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age	PROPOSED TO
01	Pittosporum undulatum	Sweet Pittosporum	Native	5000	4000	100	2000	150	1500	Average	Removal	Least Significant	Average	Average	Average	Council	Semi Mature	Remove
02	Eucalyptus radiata	Narrow Leaved Peppermint	Native	10000	8000	470	5640	600	2670	Average	Medium (16-39 yrs)	Highly Significant	Average	Poor	Average	Council	Mature	KEEP
03	Pinus radiata	Monterey Pine	Exotic	20000	8000	340	6480	650	2762	Average	Removal	Least Significant	Average	Average	Average	Council	Mature	Remove
G03	Pittos undu x 3, gum sp x 2	Pittos undu x 3, gum sp x 2	Native	4000	2000	30	2000	50	1500	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Council	Semi Mature	Remove
G06	Pittos undu x 8, blackwood x 1, Hakea x 1	Pittos undu x 8, blackwood x 1, Hakea x 1	Native	4000	3000	80	2000	100	1500	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Council	Semi Mature	Remove
74	Eucalyptus sp	Eucalyptus sp	Native	5000	4000	100	2000	350	2129	Poor	Short (5-10 yrs)	Less Significant	Average	Poor	Average	Council	Semi Mature	Remove
93	Eucalyptus polyanthemus	Red Box	Native	12000	8000	320	3840	500	2474	Average	Medium (16-39 yrs)	Highly Significant	Average	Average	Average	Council	Mature	KEEP

### PROPERTY TREES - (7 Fairhazel Court, Upper Beaconsfield)

No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age	PROPOSED TO
16	Pinus radiata	Monterey Pine	Exotic	22000	10000	850	10200	1100	3443	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
17	Pinus radiata	Monterey Pine	Exotic	22000	15000	1070	12840	1300	3693	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
21	Pinus radiata	Monterey Pine	Exotic	25000	18000	790	9480	950	3239	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
24	Pinus radiata	Monterey Pine	Exotic	22000	15000	700	8400	900	3166	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
25	Pinus radiata	Monterey Pine	Exotic	18000	12000	640	7680	800	3013	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
26	Pinus radiata	Monterey Pine	Exotic	25000	20000	1000	12000	1300	3693	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
30	Pinus radiata	Monterey Pine	Exotic	25000	15000	660	7920	900	3166	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
31	Pinus radiata	Monterey Pine	Exotic	25000	15000	700	8400	900	3166	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
32	Pinus radiata	Monterey Pine	Exotic	25000	15000	590	7080	850	3091	Poor	Removal	Least Significant	Poor	Poor	Poor	Low - 7 Fairhazel	Over Mature	Remove
34	Pinus radiata	Monterey Pine	Exotic	25000	12000	700	8400	900	3166	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
39	Pinus radiata	Monterey Pine	Exotic	25000	10000	712	8544	1200	3573	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
41	Pinus radiata	Monterey Pine	Exotic	25000	8000	540	6480	800	3013	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
42	Pinus radiata	Monterey Pine	Exotic	25000	10000	630	7560	850	3091	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
43	Pinus radiata	Monterey Pine	Exotic	25000	8000	500	6000	700	2849	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
44	Pinus radiata	Monterey Pine	Exotic	28000	10000	730	8760	1000	3309	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
45	Pinus radiata	Monterey Pine	Exotic	25000	10000	520	6240	800	3013	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
46	Pinus radiata	Monterey Pine	Exotic	25000	10000	720	8640	900	3166	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
47	Pinus radiata	Monterey Pine	Exotic	25000	6000	510	6120	750	2933	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
49	Pinus radiata	Monterey Pine	Exotic	25000	20000	1140	13680	1400	3812	Poor	Removal	Least Significant	Poor	Poor	Poor	Low - 7 Fairhazel	Over Mature	Remove
50	Pinus radiata	Monterey Pine	Exotic	25000	10000	650	7800	800	3013	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
51	Pinus radiata	Monterey Pine	Exotic	25000	4000	520	4248	650	2762	Average	Removal	Least Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
52	Pinus radiata	Monterey Pine	Exotic	25000	30000	1379	16548	2000	4428	Poor	Removal	Least Significant	Poor	Poor	Poor	Low - 7 Fairhazel	Over Mature	Remove
54	Pinus radiata	Monterey Pine	Exotic	25000	20000	1100	13200	1400	3812	Poor	Removal	Less Significant	Poor	Poor	Poor	Low - 7 Fairhazel	Over Mature	Remove
57	Pinus radiata	Monterey Pine	Exotic	25000	10000	800	9600	1000	3309	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
58	Pinus radiata	Monterey Pine	Exotic	25000	10000	750	9000	1000	3309	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
59	Pinus radiata	Monterey Pine	Exotic	25000	10000	560	6720	750	2933	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
60	Pinus radiata	Monterey Pine	Exotic	25000	10000	800	9600	1000	3309	Average	Medium (16-39 yrs)	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
71	Pinus radiata	Monterey Pine	Exotic	25000	12000	630	7560	900	3166	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
72	Pinus radiata	Monterey Pine	Exotic	25000	10000	800	9600	1000	3309	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
73	Pinus radiata	Monterey Pine	Exotic	24000	8000	520	6240	750	2933	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
76	Pinus radiata	Monterey Pine	Exotic	25000	8000	620	7440	850	3091	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
77	Pinus radiata	Monterey Pine	Exotic	24000	8000	880	10560	1000	3309	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
78	Pinus radiata	Monterey Pine	Exotic	24000	10000	730	8760	1000	3309	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
79	Pinus radiata	Monterey Pine	Exotic	24000	10000	760	9120	1000	3309	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
80	Pinus radiata	Monterey Pine	Exotic	15000	8000	620	7440	900	3166	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
81	Pinus radiata	Monterey Pine	Exotic	10000	6000	790	9480	1100	3443	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
82	Pinus radiata	Monterey Pine	Exotic	22000	10000	530	6360	700	2849	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
83	Pinus radiata	Monterey Pine	Exotic	22000	10000	600	7200	800	3013	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
85	Pinus radiata	Monterey Pine	Exotic	23000	7000	486	5832	600	2670	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
86	Pinus radiata	Monterey Pine	Exotic	25000	10000	620	7440	900	3166	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
87	Pinus radiata	Monterey Pine	Exotic	23000	10000	640	7680	900	3166	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove
88	Pinus radiata	Monterey Pine	Exotic	20000	8000	610	7320	850	3091	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Mature	Remove
90	Pinus radiata	Monterey Pine	Exotic	22000	8000	520	6240	800	3013	Average	Removal	Less Significant	Average	Average	Poor	Low - 7 Fairhazel	Mature	Remove
92	Pinus radiata	Monterey Pine	Exotic	28000	10000	800	9600	1000	3309	Average	Removal	Less Significant	Average	Average	Average	Low - 7 Fairhazel	Over Mature	Remove

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NEIGHBOURING TREES - (8 Fairhazel Court, Upper Beaconsfield)																		
No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age	PROPOSED TO
08	Pinus radiata	Monterey Pine	Exotic	20000	18000	800	9600	1000	3309	Average	Removal	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Over Mature	Remove
09	Pinus radiata	Monterey Pine	Exotic	16000	10000	450	5400	600	2670	Average	Removal	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Mature	Remove
10	Pinus radiata	Monterey Pine	Exotic	20000	8000	800	9600	1100	3443	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Over Mature	Remove
11	Pinus radiata	Monterey Pine	Exotic	23000	12000	1100	13200	1400	3812	Average	Medium (16-39 yrs)	Least Significant	Average	Poor	Average	Neighbouring - 8 Fairhazel	Over Mature	Remove
12	Pinus radiata	Monterey Pine	Exotic	24000	8000	950	11400	950	3239	Average	Medium (16-39 yrs)	Least Significant	Average	Poor	Average	Neighbouring - 8 Fairhazel	Over Mature	Remove
14	Pinus radiata	Monterey Pine	Exotic	20000	8000	650	7800	800	3013	Average	Medium (16-39 yrs)	Least Significant	Average	Poor	Average	Neighbouring - 8 Fairhazel	Over Mature	Remove
P	Pinus radiata	Monterey Pine	Exotic	26000	4500	550	6600	700	2849	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Mature	Remove
Q	Pinus radiata	Monterey Pine	Exotic	25000	4000	500	6000	600	2670	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Mature	Remove
R	Pinus radiata	Monterey Pine	Exotic	27000	5000	600	7200	700	2849	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 8 Fairhazel	Mature	Remove
NEIGHBOURING TREES - (50 Salisbury Road, Upper Beaconsfield)																		
No	Botanical Name	Common Name	Origin	Height	Canopy	DBH @ 1.4 m	TPZ	DAB	SRZ	Condition	SULE	Significance	Form	Structure	Vigour	Ret Value	Age	PROPOSED TO
27	Pinus radiata	Monterey Pine	Exotic	18000	20000	350	4200	450	2366	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Over Mature	Remove
28	Pinus radiata	Monterey Pine	Exotic	25000	20000	1000	12000	1300	3693	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Over Mature	Remove
29	Pinus radiata	Monterey Pine	Exotic	24000	8000	600	7200	900	3166	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
37	Pinus radiata	Monterey Pine	Exotic	25000	8000	400	4800	550	2573	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
33	Pinus radiata	Monterey Pine	Exotic	22000	10000	450	5400	650	2762	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
A	Pinus radiata	Monterey Pine	Exotic	30000	6500	800	9600	900	3166	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
B	Pinus radiata	Monterey Pine	Exotic	25000	5000	550	6600	650	2762	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
C	Pinus radiata	Monterey Pine	Exotic	27000	5000	700	8400	750	2933	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
D	Pinus radiata	Monterey Pine	Exotic	25000	5000	500	6000	600	2670	Average	Medium (16-39 yrs)	Least Significant	Average	Poor	Average	Neighbouring - 50 Salisbury	Mature	Remove
E	Pinus radiata	Monterey Pine	Exotic	26000	5000	600	7200	700	2849	Average	Medium (16-39 yrs)	Least Significant	Average	Poor	Average	Neighbouring - 50 Salisbury	Mature	Remove
F	Pinus radiata	Monterey Pine	Exotic	24000	4000	500	6000	600	2670	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
G	Pinus radiata	Monterey Pine	Exotic	25000	3000	420	5040	550	2573	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
H	Pinus radiata	Monterey Pine	Exotic	28000	4500	600	7200	700	2849	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
I	Pinus radiata	Monterey Pine	Exotic	25000	4000	500	6000	600	2670	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
J	Pinus radiata	Monterey Pine	Exotic	30000	6000	900	10800	1100	3443	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
K	Pinus radiata	Monterey Pine	Exotic	30000	6000	700	8400	800	3013	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
L	Pinus radiata	Monterey Pine	Exotic	28000	4000	600	7200	700	2849	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
M	Pinus radiata	Monterey Pine	Exotic	30000	6000	800	9600	900	3166	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
N	Pinus radiata	Monterey Pine	Exotic	28000	4000	500	6000	600	2670	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove
O	Pinus radiata	Monterey Pine	Exotic	30000	6000	800	9600	900	3166	Average	Medium (16-39 yrs)	Least Significant	Average	Average	Average	Neighbouring - 50 Salisbury	Mature	Remove

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## Tree descriptors

### • AGE

<b>Young</b>	Juvenile or recently planted approximately 1-7 years.
<b>Semi Mature</b>	Tree actively growing.
<b>Mature</b>	Tree has reached expected size in situation.
<b>Over Mature</b>	Tree is over mature and has started to decline. (Senescent)

### • HEALTH

<b>Good</b>	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e., Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
<b>Fair</b>	Tree is showing one or more of the following symptoms. < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
<b>Poor</b>	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured, or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.

### Dead or dying

Tree is in severe decline; > 55% deadwood, little foliage, epicormic shoots, minimal extension growth.

### • STRUCTURE

<b>Good</b>	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
<b>Fair</b>	Tree shows some minor structural defects or minor damage to trunk e.g., bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
<b>Poor</b>	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.
<b>Hazardous</b>	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

### • HAZARD Hazard is rated into three levels: LOW, MEDIUM, and HIGH.

<b>LOW;</b>	Tree appears to be structurally sound, healthy with no signs of pests or disease, good vigour and is clear of any hazards.
<b>MEDIUM;</b>	Tree displays signs of structural problems, evidence of pests or disease, signs of low vigour, deadwood, decay, may be growing into an area that could create a hazard.
<b>HIGH;</b>	Tree is an immediate hazard with the potential to fail, this should be rectified as soon as possible.
• <b>RETENTION VALUE</b> Retention Value is rated into three levels: <b>LOW, MEDIUM, and HIGH.</b>	
<b>LOW;</b>	Trees that offer little in terms of contributing to the future landscape. Should not be a constraint on development proposals and may be considered for removal.
<b>MEDIUM;</b>	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
<b>HIGH;</b>	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

### • TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2009 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground. i.e. T.P.Z. radius = DBH x 12

### • STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2009 'Protection of trees on development site'.  
The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.  
SRZ radius =  $(D \times 50)^{0.42} \times 0.64$

**SULE** – Safe Useful Life Expectancy - Has four parameters:

Long (40 + years)

Medium (16 to 39 years)

Short (5 to 15 years)

Removal

## List of Acronyms and abbreviations

,	Global Positioning System
#	Number
Sp.	Species
Y	Yes
N	No
Minor	May be addressed as part of routine works
Moderate	Must be addressed in a timeframe
Major	Must be addressed with a matter of urgency

## Definitions - As per Australian Standard 4970 – 2009 – Protection of Trees on Development Sites (AS 4970):

AS 4970 Defines a Trees as ...

1.4.6 Tree Long lived woody perennial plant greater than (or usually greater than) 3 m in height with

one or relatively few main stems or trunks (or as defined by the determining authority).

Therefore, unless otherwise required by the determining authority or if it is neighbouring and could be impacted upon, we do not include any plants under this size.

### **Determining the Tree Protection Zone (TPZ)**

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.  $TPZ = DBH \times 12$

Where - DBH = trunk diameter measured at 1.4 metres above ground; radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres and no greater than 15 metres except where crown protection is required. Some instances may require variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 metre outside the crown projection.

This area is an estimate of the space required to maintain the health of a tree long term. It is entirely possible to work inside this Zone providing due care is exercised according to AS 4970.

### **Determining the Structural Root Zone (SRZ)**

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree. The SRZ only needs to be calculated when major encroachment into a TPZ is proposed.

There are many factors that affect the size of the SRZ; e.g. tree height, crown area, soil type, soil moisture etc. The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula:

$SRZ \text{ radius} = (D \times 50)0.42 \times 0.64$

Where -  $D$  = trunk diameter, in m, measured above the root buttress.

The SRZ for trees with trunk diameters less than 0.15m will be 1.5m.

It needs to be emphasised that this is an indicative calculation which generalizes all the conditions influencing the estimate. SRZ is often less than the indicated calculation. An Exploratory Root Excavation (ERE) or root investigation according to AS 4970 may provide more information on the extent of these roots.

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### **TPZ and SRZ Encroachment**

Any encroachment into TPZ should be advised and supervised by a qualified Arborist

AS 4970 says:

#### 3.3.2 Minor encroachment

If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.

AS 4970 also says:

#### 3.3.4 TPZ encroachment considerations

When determining the potential impacts of encroachment into the TPZ, the project arborist should consider the following:

(a) Location and distribution of the roots to be determined through non-destructive investigation methods (pneumatic, hydraulic, hand digging or ground penetrating radar). Photographs should be taken, and a root zone map prepared.

NOTE: Regardless of the method, roots must not be cut, bruised, or frayed during the process.

It is imperative that exposed roots are kept moist, and the excavation back filled as soon as possible.

(b) The potential loss of root mass resulting from the encroachment: number and size of roots.

(c) Tree species and tolerance to root disturbance.

(d) Age, vigour, and size of the tree.

(e) Lean and stability of the tree.

NOTE: Roots on the tension side are likely to be most important for supporting the tree and are likely to extend for a greater distance.

(f) Soil characteristics and volume, topography and drainage.

(g) The presence of existing or past structures or obstacles affecting root growth.

(h) Design factors.

Tree sensitive construction measures such as pier and beam, suspended slabs, cantilevered building sections, screw piles and contiguous piling can minimize the impact of encroachment.

When siting a structure near to a tree, the future growth of the tree, both above and below ground should be taken into account. Precautions should be taken at the planning and design stage to minimize potential conflict between trees and new structures

When the root zone is reactive clay, techniques such as localized pier and beam (bridged), screw pile footings or root and soil moisture control barriers may be appropriate to minimize effects on structures.

NOTE: Collaboration may be required between the project arborist and the geotechnical or structural engineer.

BTC Tree Concepts believes it is vital to ensure that construction is strong enough to withstand any encroachment by the tree as it grows. Pro-active measure like root control barriers and moisture barriers before trees grow to maximum size may be considered.

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#### Activities Restricted Within TPZ

Activities generally excluded from the TPZ include but are not limited to — (a) machine excavation including trenching.

(b) excavation for silt fencing.

(c) cultivation.

(d) storage.

(e) preparation of chemicals, including preparation of cement products.

(f) parking of vehicles and plant.

(g) refuelling.

(h) dumping of waste;

(i) wash down and cleaning of equipment.

(j) placement of fill.

(k) lighting of fires.

(l) soil level changes.

(m) temporary or permanent installation of utilities and signs, and

(n) physical damage to the tree

#### Non-Destructive Root Investigation (NDRI)

A (NDRI) according to AS 4970 may be conducted to provide more information on the extent of a tree's SRZ or encroachment over 10% into TPZ. The SRZ is an indicative measure, and the actual positions and extent of the roots can only be determined by an investigation. A trench is carefully excavated along a pre-determined line (for example, the edge of a proposed slab or decking posts) to a depth of at least 650 mm and no more than 300mm wide. If roots are located, they must be carefully exposed without any damage to the root. The position and size of any roots found can be photographed, recorded and mapped. If there are too many large roots or root mats found the Arborist may decide to move the trench further out from centre of trunk. A NDRI may indicate that a building can or cannot be placed in the proposed location, or that piers/stumps can be placed between roots, or that roots are not extending far enough to directly damage a building/path/pipe. The NDRI map may lead to design and engineering changes to enable a building, extensions, or earthworks that encroach into the TPZ, to proceed or be moved. Where possible the trenching is done by hand but there are times when machinery or water pressure excavation can be used under the supervision of an Arborist.

#### Trunk and Branch Protection

Trees impacted upon by construction works should be protected as per the Sketch 1 below. It is suggested that suitable rubberised padding material be used under 75 by 50 hardwood timber which is strapped with galvanised tin strapping approximately 30 mm wide at 900 mm spacing from bottom of trunk upwards and nailed or screwed to the hardwood timber with 25 mm long galvanised fasteners. The rubberised padding material should be perforated to allow air to the trunk, and not soak water into itself. No nails or screws are to enter the tree trunk or branches and care must be taken to ensure that no materials bite into the tree surface and scar or damage its surface in any way.

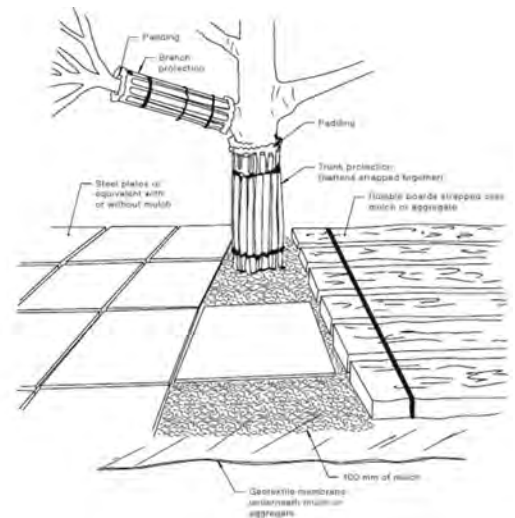
#### Ground Protection

The planking to the right in the sketch following is an example of the planking that could be used. If temporary access for machinery is required within the TPZ, ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Measures should include a permeable membrane such as

Geo-textile fabric beneath a layer of mulch or crushed rock, below rumble boards as per sketch 1. Rubber matting and packing plywood may also be used. Under this planking or sheeting within the TPZ, a 75 mm layer of leaf mulch or similar, aged for at least 12 weeks and proven to contain no toxic substances must be installed. These measures may also be applied to root zones beyond the TPZ. Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

#### Root Protection during Works within the TPZ

Some approved works within the TPZ, such as regrading, installation of piers or landscaping may have the potential to damage roots.





If the grade is to be raised the material should be coarser or more porous than the underlying material. Depth and compaction should be minimized.

Manual excavation is the preferred method and should be carried out under the supervision of an arborist to identify roots critical to tree stability and determine the actual extent of the SRZ. A NDRI may be used with photographs and maps to serve as a guide for designers and workers. Relocation or redesign of construction works may be required. (See preceding section)

Where the project arborist identifies roots to be pruned within or at the outer edge of the TPZ, they should be pruned with a final cut back to undamaged wood. Pruning cuts should be made with sharp tools such as secateurs, pruners, handsaws or chainsaws. Pruning wounds should not be treated with dressings or paints. It is not acceptable for roots within the TPZ to be 'pruned' with machinery such as backhoes or excavators.

Where roots within the TPZ are exposed by excavation, temporary root protection should be installed to prevent them drying out. This may include jute mesh or hessian sheeting as multiple layers over exposed roots and excavated soil profile, extending to the full depth of the root zone. Root protection sheeting should be pegged in place and kept moist during the period that the root zone is exposed.

Other excavation works in proximity to trees, including landscape works such as paving, irrigation and planting can adversely affect root systems. The project arborist should be consulted and supervise any works.

### TPZ Encroachment Over 10%

If the proposed building footprint encroaches into the TPZ more than 10%; either the building footprint will have to change to reduce the encroachment to 10% or a NDRI could be carried out by an Arborist to determine the exact location of any roots present. Prior to a NDRI make certain to contact the Determining Authority to see if permission is required. If roots are discovered belonging to the tree that are under 40 mm diameter, they could be cut by an arborist to allow either the entire building footprint to be accommodated, or if that is not possible, a smaller redesigned building footprint to be accommodated. If the TPZ is varied following a NDRI (as per AS 4970) room must be allowed for the lost area to be compensated for elsewhere. Roots greater than 40 mm diameter and fibrous root mats or clumps greater than 50mm diameter should not be cut but need to be worked around. A well-qualified arborist may cut a root greater than 40 mm diameter, but not greater than 50 mm diameter unless given permission to cut from the Determining Authority.

Alternatively, if a NDRI shows it is impossible to vary the TPZ, alternative "tree friendly" construction methods could be employed, such as installing a building slab above grade, pier, and beam methods, or building on stumps. Piers and stumps can be relocated to avoid damage to any significant roots discovered by the NDRI. These alternative building methods should be specified by a suitably qualified person.

### Crown Protection

Tree crowns may be injured by machinery such as excavators, drilling rigs, cranes, trucks, hoarding installation and scaffolding. The TPZ may need to include additional protection of above ground parts of the tree. Where crown protection is required, it will usually be located at least one metre outside the perimeter of the crown (see Figure 2). The erection of scaffolding may require an additional setback from the edge of the crown. Crown protection may include pruning, tying-back of branches or other measures. If pruning is required, requirements are specified in AS 4373 and should be undertaken before the establishment of the TPF. NOTE: Pruning may require approval from the Determining Authority. See following section on

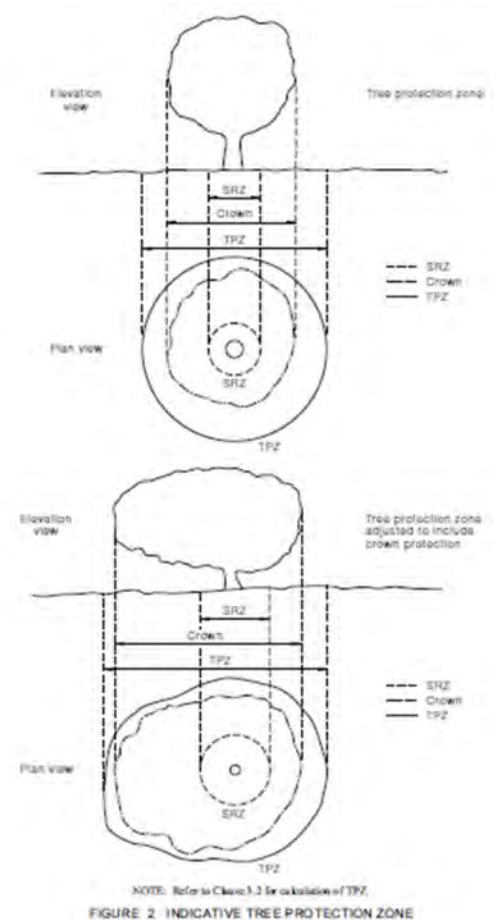


FIGURE 2 INDICATIVE TREE PROTECTION ZONE

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### Installing Underground Services within TPZ

All services should be routed outside the TPZ. If underground services must be routed within the TPZ, they should be installed by directional drilling or in manually excavated trenches. The directional drilling bore should be at least 600 mm deep. The project arborist should assess the likely impacts of boring and bore pits on retained trees.

For manual excavation of trenches, the project arborist should advise on roots to be retained and should monitor the works. Manual excavation may include the use of pneumatic and hydraulic tools.

### Pruning and Removal of Trees

If pruning is required, it should be carried out in accordance with Australian Standard 4373 - Pruning of Amenity Trees (AS4373) and any root pruning also as per AS 4973 – Specialist advice from a person with a minimum AQF Level 4 in Arboriculture should be sought before any root pruning occurs.

Prior to the pruning of or removal of any tree the Determining Authority, usually the local council must be consulted to be certain the pruning or removal is allowed by them and is lawful.

In any development seek approval for tree removal and encroachment into the TPZ of trees from the Determining Authority; before planning or building preparation and drawings are completed. This is to ensure that building or other drawings are not prepared based on this report, when a relevant Determining Authority does not allow the trees nominated in our report to be removed, or their TPZ's encroached into.

### Scaffolding

Where scaffolding is required, it should be erected outside the TPZ. Where it is essential for scaffolding to be erected within the TPZ, branch removal should be minimized. This can be achieved by designing scaffolding to avoid branches or tying back branches.

Where pruning is unavoidable it must be specified by the project arborist in accordance with AS 4970 and 4373.

NOTE: Pruning works may require approval by the determining authority.

Ground below the scaffolding should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Trunk and Branch Protection earlier. Where access is required, a board walk, or other surface material should be installed to minimize soil compaction. Boarding should be placed over a layer of mulch and impervious sheeting to prevent soil contamination. The boarding should be left in place until the scaffolding is removed.

There is a risk of materials falling off the scaffold decking and into the TPZ, damaging the tree. Care must be exercised, and solid walls or mesh barriers be installed on any scaffolding over the TPZ.

Impervious membrane, mulch, boards or plywood must be used under the scaffold soleplates and no excavation is to be performed for the soleplates. It may be possible to erect secondary fencing inside the general TPZ fencing to further protect the tree from damage.

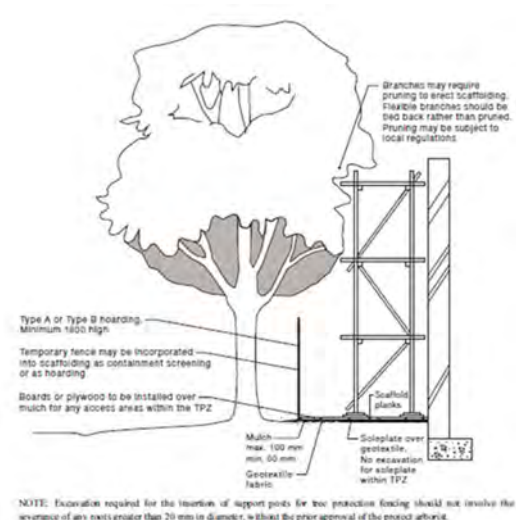


FIGURE 5 INDICATIVE SCAFFOLDING WITHIN A TPZ

### References

Photos provided by Michael Mercer

Aerial shots obtained through google pro.

Sketch obtained through use of Vector works.

Extracts from Vic Plan

The Body Language of Trees – C Mattheck, K Bethge, K Weber

Native Trees and Shrubs of Southeastern Australia - Leon Costermans

AS 4970 – Protection of Trees on Development Sites

As 4373 – Pruning of Amenity Trees

AS 2870 Residential Slab and Footing Design – Pertaining to Trees

ISA Tree Risk Assessment - Manual

Field Guide to Eucalypts – Brooker and Kleinig

Australian Tree Key Guide – Leonard Cronin

Native Trees and Shrubs of Southeastern Australia - Leon Costermans

Eucalypts and Illustrate Guide to Identification - Brooker and Kleinig

Trees of Victoria and adjoining areas- Leon Costermans 6<sup>th</sup> Edition

Manutec Soil pH test kit

<https://www.britannica.com/science/root-plant#Overview>

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Botanical name	Common name	Condition
<i>Acacia baileyana</i>	Cootamundra Wattle	
<i>Acacia decurrens</i>	Early Black Wattle	
<i>Acacia elata</i>	Cedar Wattle	
<i>Acacia floribunda</i>	White Sallow Wattle	
<i>Acacia longifolia</i>	Coast/Sallow Wattle	
<i>Acacia saligna</i>	Golden Wreath Wattle	
<i>Acacia sophorae</i>	Coastal Wattle	
<i>Acer spp.</i>	Maple	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Agapanthus praecox orientalis</i>	African Lily	
<i>Allium triquetrum</i>	Angled Onion	
<i>Alstromeria aurea</i>	Peruvian Lily	
<i>Amaryllis belladonna</i>	Belladonna Lily	
<i>Anredera cordifolia</i>	Madeira vine	
<i>Anthoxanthum odoratum</i>	Sweet Vernal Grass	
<i>Arbutus unedo</i>	Strawberry Tree	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Arctotheca calendula</i>	Cape Weed	
<i>Asparagus asparagoides</i>	Bridal Creeper	
<i>Asparagus scandens</i>	Asparagus Fern	
<i>Berberis darwinii</i>	Darwin's Berberry	
<i>Briza minor</i>	Shivery Grass	
<i>Briza maxima</i>	Quaking Grass	
<i>Buddleia variabilis</i>	Butterfly Bush	
<i>Calicotome spinosa</i>	Spiny broom	
<i>Castanea spp.</i>	Chestnut	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres



Botanical name	Common name	Condition
<i>Cestrum elegans</i>	Red Cestrum	
<i>Chamaecytisus palmensis</i>	Tree Lucerne	
<i>Chrysanthemoides monilifera</i>	Boneseed	
<i>Chrysanthemum maximum</i>	Shasta Daisy	
<i>Cirsium vulgare</i>	Spear thistle	
<i>Conium maculatum</i>	Hemlock	
<i>Convolvulus spp.</i>	Bindweeds	
<i>Conyza bonariensis</i>	Tall Fleabane	
<i>Coprosma repens</i>	Mirror Bush	
<i>Coprosma repens</i>	Tuapata	
<i>Coprosma robusta</i>	Karamu	
<i>Cornus capitata</i>	Evergreen Dogwood	
<i>Cortaderia selloana</i>	Pampas Grass	
<i>Corymbia maculata</i>	Spotted Gum	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Cotoneaster spp.</i>	Cotoneaster	
<i>Crataegus monogyna</i>	Hawthorn	
<i>Crocasmia x crocosmiifolia</i>	Montbretia	
<i>Cytisus palmensis</i>	Tree Lucerne	
<i>Cytisus scoparius</i>	English Broom	
<i>Cynodon dactylon</i>	Couch grass	
<i>Cyperus erogrostis</i>	Drain Flat Sedge	
<i>Delairea odorata</i>	Cape Ivy	
<i>Dipogon lignosus</i>	Common Dipogon (Dolichos)	
<i>Dodonea viscosa</i>	Sticky Hop Bush	
<i>Echium plantagineum</i>	Paterson's Curse	
<i>Ehrharta erecta</i>	Panic Veldt Grass	
<i>Ehrharta longiflora</i>	Annual Veldt grass	
<i>Erica baccans</i>	Berry-flower Heath	
<i>Erica lusitanica</i>	Spanish Heath	
<i>Euryops abrotanifolius</i>	Euryops	
<i>Foeniculum vulgare</i>	Fennel	
<i>Fraxinus angustifolia</i>	Narrow-leafed Ash	

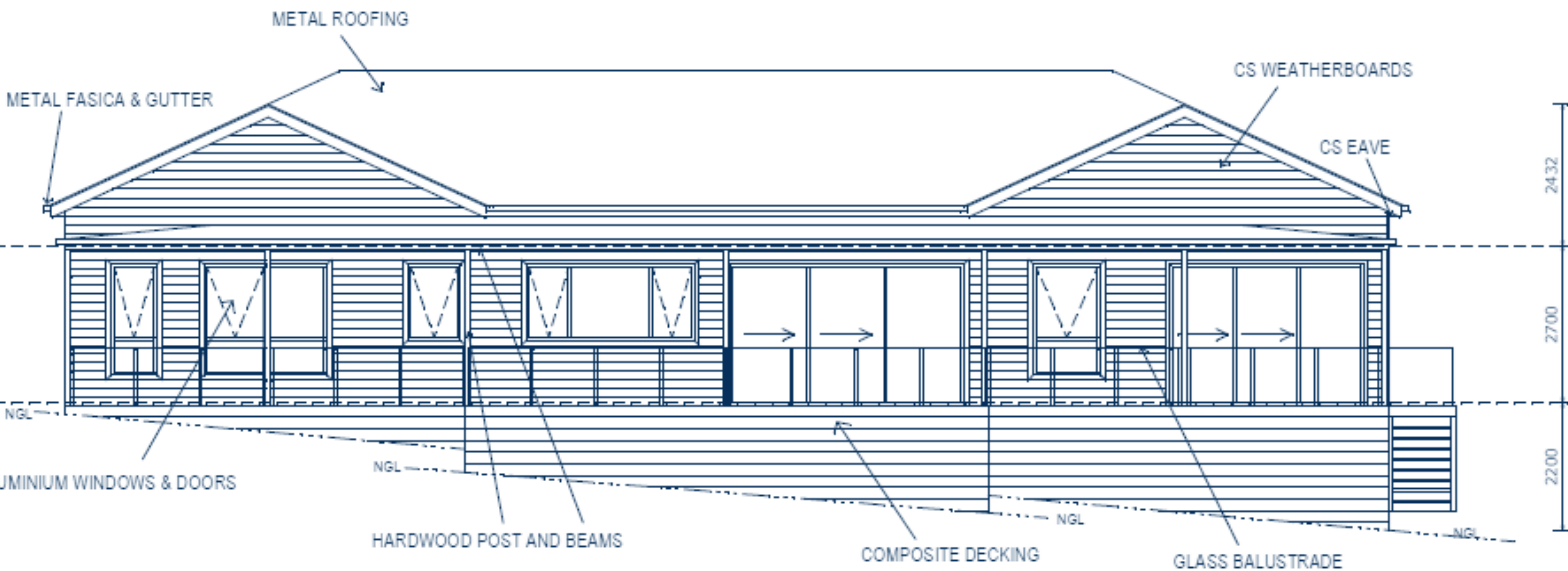
Botanical name	Common name	Condition
<i>Fraxinus ornus</i>	Manna Ash	
<i>Fraxinus oxycarpa</i>	Caucasian Ash	
<i>Galium aparine</i>	Cleavers	
<i>Genista linifolia</i>	Flax Leaf Broom	
<i>Genista monspessulana</i>	Cape/Montpellier Broom	
<i>Hakea salicifolia</i>	Willow Hakea	
<i>Hakea sauveolens</i>	Sweet Hakea	
<i>Hedra helix</i>	English Ivy	
<i>Holcus lanatus</i>	Yorkshire Fog	
<i>Hypericum androsaemum</i>	Tutsan	
<i>Hypericum perforatum</i>	St.John's Wort	
<i>Hypericum tetrapterum</i>	St. Peter's Wort	
<i>Ilex aquifolium</i>	Holly	
<i>Ipomoea indica</i>	Morning Glory	
<i>Lathyrus latifolius</i>	Sweet Pea	
<i>Leycesteria Formosa</i>	Himalayan Honeysuckle	
<i>Lingustrum lucidum</i>	Broad-Leaved Privet	
<i>Ligustrum vulgare</i>	Privet	
<i>Lonicera japonica</i>	Japanese Honeysuckle	
<i>Malus spp</i>	Apple	
<i>Melaleuca armillaris</i>	Giant Honey Myrtle	
<i>Melaleuca hypericifolia</i>	Honey Myrtle	
<i>Myosotis sylvatica</i>	Common Forget-me-not	
<i>Myrsiphyllum scandens</i>	Asparagus Fern	
<i>Myrsiphyllum asparagoides</i>	Bridal Creeper	
<i>Myrsiphyllum asparagoides</i>	Smilax	
<i>Oenothera stricta</i>	Common Evening Primrose	
<i>Opuntia aurantiaca</i>	Prickly Pear	
<i>Oxalis pes-caprae</i>	Sour sob	
<i>Portulaca oleracea</i>	Common Purslane	
<i>Paraserianthis lapantha</i>	Cape Wattle	
<i>Passiflora sp. aff. mollissima</i>	Banana Passionfruit	
<i>Pentaglottis serpvirens</i>	Alkante	

Botanical name	Common name	Condition
<i>Phalaris aquatica</i>	Toowoomba Canary Grass	
<i>Pennisetum clandestinum</i>	Kikuyu	
<i>Phytolacca octandra</i>	Inkweed	
<i>Pinus radiata</i>	Monterey Pine	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Pittosporum crassifolium</i>	Karo	
<i>Pittosporum undulatum</i>	Sweet Pittosporum	
<i>Polygalia myrtifolia</i>	Myrtle Leaf Milkwort	
<i>Populus tremuloides</i>	American Aspen	
<i>Prunus cerasifera</i>	Cherry Plum	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Prunus laurocerasus</i>	Cherry Laurel	
<i>Prunus lusitanica</i>	Portugal Laurel	
<i>Prunus spp.</i>	Plum	Does not include <i>Prunus cerasifera</i> (Cherry Plum)
<i>Psoralea pinnata</i>	Bloukeur (Pinnate Scurf-Pea)	
<i>Pyracantha spp.</i>	Firethorns	
<i>Quercus spp.</i>	Oak	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Ranunculus repens</i>	Creeping Buttercup	
<i>Rhamnus alaternus</i>	Italian Buckthorn	
<i>Ricinus communis</i>	Castor Oil Plant	
<i>Robinia pseudacacia</i>	Black Locust	
<i>Romulea rosea var australis</i>	Onion Grass	
<i>Rosa rubiginosa</i>	Sweet Briar	



Botanical name	Common name	Condition
<i>Rubus fruticosus</i> spp. agg.	Blackberry	
<i>Salix babylonica</i>	Weeping willow	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Salix</i> spp.	Weeping willow	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
<i>Salpichroa origanifolia</i>	Pampas Lily of the Valley	
<i>Senecio jacobaea</i>	Ragwort	
See Cape Wattle	False Wattle	
<i>Solanum linnaeanum</i>	Apple of Sodom	
<i>Solanum mauritianum</i>	Tree Tobacco	
<i>Solanum nigrum</i>	Black Nightshade	
<i>Solanum pseudocapsicum</i>	Madeira Winter Cherry	
<i>Sollya heterophylla</i>	Blue-bell Creeper	
<i>Spartina anglica</i>	Common Cord-grass	
<i>Tradescantia fluminensis</i>	Wandering Jew/Trad	
<i>Trapaeolum majus</i>	Nasturtium	
<i>Ulex europaeus</i>	Gorse	
<i>Verbascum thapsus</i>	Great Mullein	
<i>Viburnum tinus</i>	Laurestinus	
<i>Vinca major</i>	Blue Periwinkle	
<i>Viola odorata</i>	Fragrant Violet	
<i>Viola riviniana</i>	Wood Violet	
<i>Watsonia borbonica</i>	Rosy Watsonia	
<i>Watsonia meriana</i> var. <i>bulbillifera</i>	Bulbil Watsonia	
<i>Zantedeschia aethiopica</i>	White Arum Lily	

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## Bushfire Management Response – Pathway 2

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## 7 Fairhazel Court, Beaconsfield Upper

Version 1 – January 2025

### Application for Planning Permit:

Use and development of a new dwelling, vegetation removal and associated works.

**Planning Scheme:** Cardinia

**Zone:** Rural Conservation Zone, Schedule 2 (RCZ2)

**Overlays:** Environmental Significance Overlay, Schedule 1 (ESO1)  
Bushfire Management Overlay (BMO)

# 1. EXECUTIVE SUMMARY

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## Introduction

This report has been prepared on behalf of the landowner in support of the proposal at **7 Fairhazel Court, Beaconsfield Upper** (*the subject site*).

## What the permit seeks

Development of a new dwelling and associated works.

## Project team

<b>Planning</b>	Nepean Planning Consultants
<b>Bushfire</b>	Nepean Bushfire Consultants
<b>Design</b>	BTC Tree Concepts

## What this Bushfire Response includes:

This statement responds to Pathway 2 of Clause 53.02-2 and the following requirements of Clause 44.06 (Bushfire Management Overlay):

1. A **Bushfire Hazard Site Assessment** assessing the bushfire hazard within 150 metres of the proposed development;
2. A **Bushfire Hazard Landscape Assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site;
3. A **Bushfire Management Statement & Plan (BMP)** describing how the proposed development responds to the requirements in Clauses 53.02-2 and 44.06.

## Conclusion Summary

The proposed development appropriately prioritises the protection of human life and strengthens community resilience to bushfire through siting and construction measures that reduces the bushfire risk to life and property to an acceptable level. The proposed development is appropriately sited in relation to the closest vegetation threat and incorporates adequate measures to mitigate bushfire risk.

When considering factors of vegetation threat, slope, the vegetation character within the assessable area this report demonstrates that a combination of BAL-29 is a reasonable and appropriate outcome when considering defendable space and construction standards achieving compliance with the relevant objectives and standards of the Mornington Peninsula Planning Scheme.

The application is required to be referred under Section 55 of the Act to the person or body (CFA) specified as the referral authority in Clause 66.03.



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Prepared by:

Version		
Version	Date	Details
1	January 2025	Original Version <i>draft</i>

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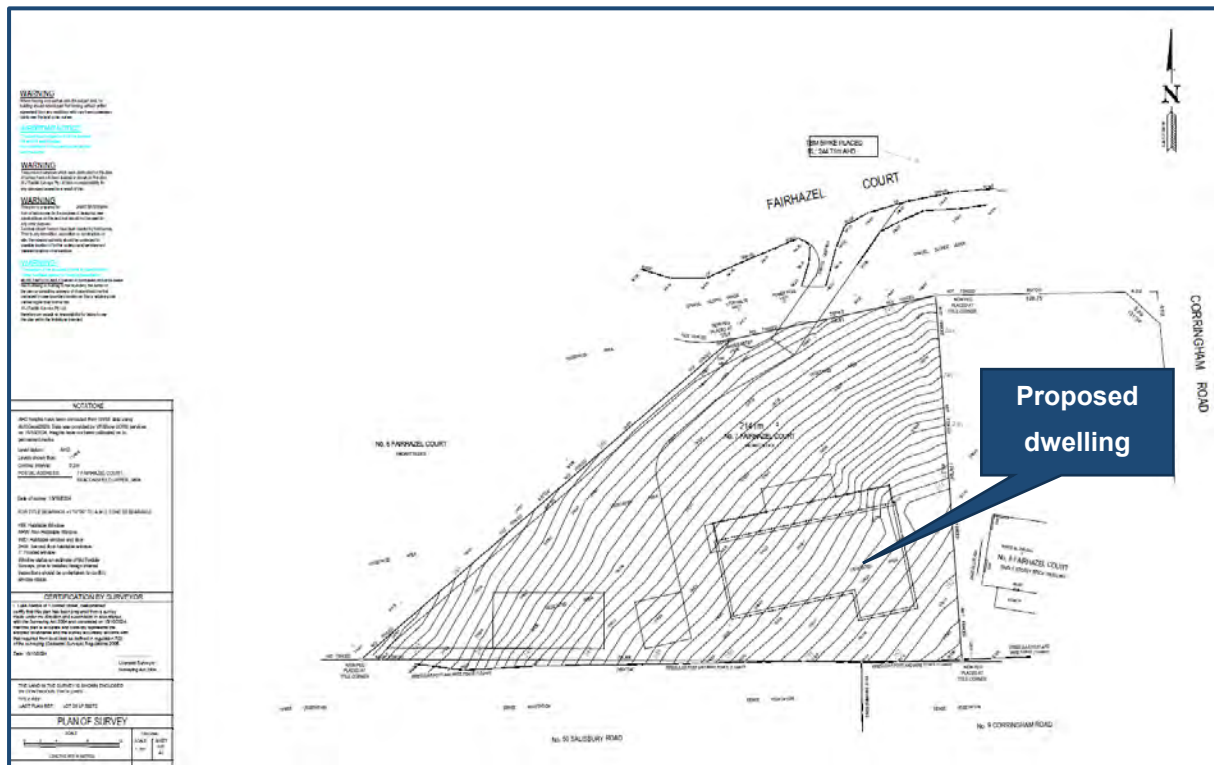
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## 2. THE PROPOSAL

Nepean Planning Consultants have been engaged to assist our client with obtaining a Planning Permit for the development of a new dwelling and associated works

This application seeks approval for the use and development a new dwelling. Vegetation removal is also required to accommodate the dwelling and to create defensible space.

Figure 1 - Site Plan



### Dwelling

The proposed dwelling will be sited towards the rear of the property resulting in a generous front setback to Fairhazel Court.

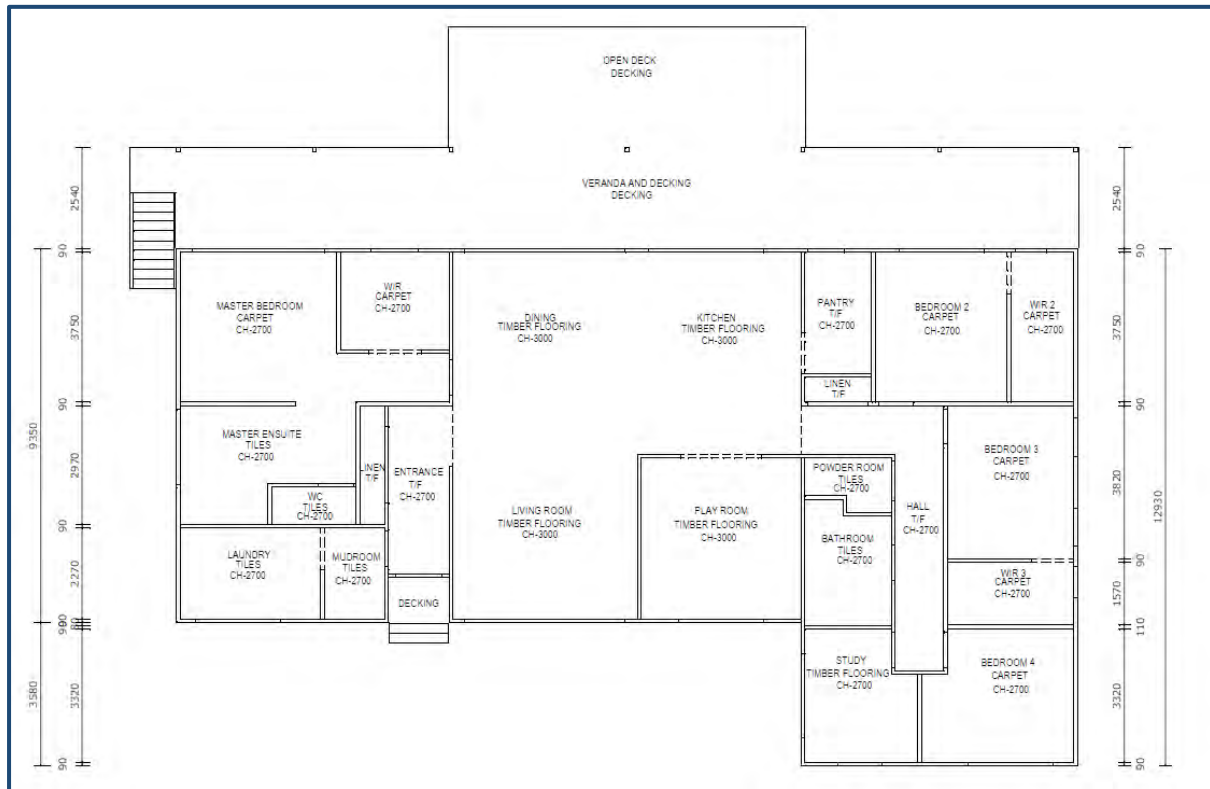
The single storey dwelling is designed around an open plan kitchen, pantry and dining room. A central playroom is also found within the primary living space at the heart of the dwelling.

The 'western wing' of the dwelling includes the master bedroom with WIR and ensuite, laundry room and linen room.

The 'eastern wing' of the dwelling is the primary sleeping quarters. The hall leads to 3 bedrooms. Bedroom 2 and 3 have a walk in robe room. There will be a bathroom and associated powder room, and a study.

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Figure 2 – Floor Plan extract



## Materials

The walls of the dwelling will be finished in white Cement Sheet Weatherboard, the roof will be finished with *Colourbond Monument*. Gutters and Fascia will also be finished with *Colourbond Monument*. The composite decking will be finished with *Newtechwood Terrace Teak* and an associated glass balustrade. The cement sheet eaves will be painted white. The aluminium windows and doors will be finished in *monument*. We refer Council to the Materials Schedule in Figure 3 below for further details.

Figure 3 – Material and colour schedule

METAL ROOFING - CORRUGATED COLOURBOND MONUMENT  
 METAL FASCIA & GUTTER - COLOURBOND MONUMENT  
 ALUMINIUM WINDOW & DOOR - MONUMENT  
 CEMENT SHEET WEATHERBOARDS - WHITE  
 CEMENT SHEET EAVES - WHITE  
 GLASS BALUSTRADE - CLEAR GLASS WITH MONUMENT HANDRAIL  
 HARDWOOD POST AND BEAM - PAINTED MONUMENT  
 COMPOSITE DECKING - NEWTECHWOOD TERRACE TEAK  
 METAL SHEETING - CORRUGATED COLOURBOND MONUMENT

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### Access

There is a crossover proposed between the subject site and Fairhazel Court, which will be surfaced with an all weather surface.

### Vegetation management

As a consequence of the subject site being affected by the Bushfire Management Overlay (BMO) vegetation removal is required:

- To accommodate the footprint of the dwelling.
- To create defensible space around the dwelling.
- For the accessway and driveway.

As discussed later in this submission all vegetation across the subject site is proposed to be removed. It is important for Council to recognise that all 61 trees on the land are exotic and 60 of the 61 trees are Monterey Pine, which is a species entirely unsuitable to the residential setting.

**Concurrent applications to remove exotic species on adjoining properties are also being lodged.**

**The purpose of this is to reduce bushfire risk to the proposed dwelling.**

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### 3.1 Title particulars

The Title is not affected by any restrictions or Section 173 Agreements. As depicted below there are no easements that affect the property.

THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

**PLAN OF SUBDIVISION OF**

**PART OF CROWN ALLOTMENT IA**

**GOVERNMENT ROAD**

COLOUR CONVERSION  
E-I = BLUE  
R1 & R2 = BROWN

APPROPRIATIONS  
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE  
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

SEE SHEET TWO

Page 7 of 39

### 3.2 Subject site

The subject site has a land holding of 2,141 sqm with no dwelling on site. The land is covered in vegetation, primary comprising a mix of non-native pine trees, canopy trees and weeds, as described in the Arboricultural Report prepared by BTC Tree Concepts

The site has a cross-fall with from the south-east (rear) corner, down to the north-west (front corner). The fall across the land is approximately 6m.

Figure 5 – looking west along Fairhazel Court. Subject site on left behind stand of Pines.



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Figure 6 – standing in centre of site looking toward Fairhazel Court



Figure 7 – Typical vegetation on subject site





Figure 8 – looking east along Fairhazel Court, with subject site on right of photo



Figure 9 – northern portion of subject site





### 3.3 Surrounds

The subject site is within an area to the south of Cardinia Reservoir and to the east of Beaconsfield Upper that is primarily developed with low density housing. Dwellings are set amongst dense, native vegetation.

Dwellings are generally generous in size and partially/heavily screened by vegetation, with generous street setbacks. Dwellings are constructed to work with the gently undulating slope of the land.

**Figure 9 – 8 Fairhazel Court, neighbouring single storey redbrick pitched slate roof dwelling with decking.**



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Figure 10 – 5 Fairhazel Court, single storey redbrick dwelling with pitched slate roof.



Figure 11 – 3 Fairhazel Court – modern country grandeur style architecture on a double storey dwelling with pitched metal roof, porch and double garage.





Figure 12 – 2 Fairhazel Court – double storey weatherboard dwelling with understorey garage, porch and white painted brick.



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## 4. Bushfire Hazard Site Assessment

The Bushfire Hazard Site Assessment describes the subject site and bushfire hazard within 150m of the proposed development. We acknowledge that, pursuant to Clause 53.02, “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”.

The assessment is required to:

- provide factual information on the bushfire hazard (vegetation type and slope);
- inform defensible space and building construction requirements; and
- utilise the methodology contained in Australian Standard AS3959:2009 Construction of buildings in bushfire prone areas (AS3959) to provide contextual information on a site.

In response, the following summarises the characteristics which are present within the site and surrounding environs:

### 1.1 The site

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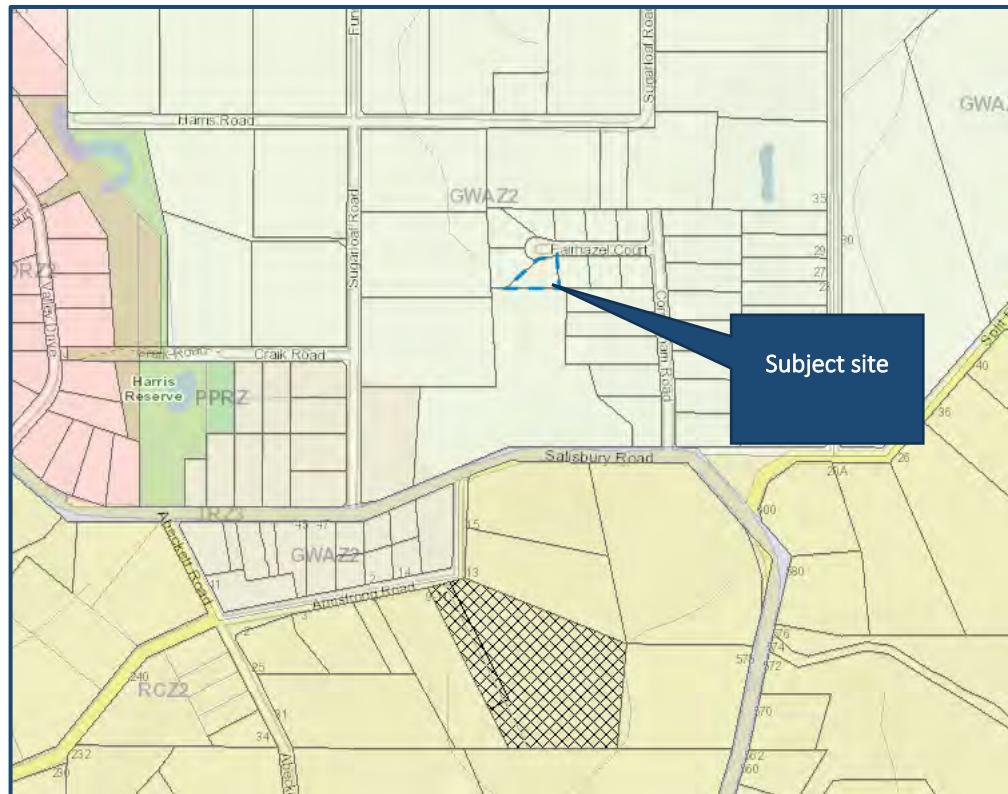
<b>The shape of the site is</b>	Irregular (generally triangular)
<b>Site area</b>	2141m <sup>2</sup>
<b>Topography</b>	The site has a cross-fall with from the south-east (rear) corner, down to the north-west (front corner). The fall across the land is approximately 6m.
<b>Municipality</b>	Cardinia
<b>Planning controls</b>	Clause 35.05 Green Wedge A Zone – Schedule 2 Clause 42.01 Environmental Significance Overlay – Schedule 1: Northern Hills Clause 44.06 – Bushfire Management Overlay
<b>Existing use and development</b>	The subject site currently vacant and devoid of any built form.
<b>Existing Infrastructure</b>	The subject site has access to infrastructure within Fairhazel Court
<b>Wider Landscape</b>	The subject site is within a pocket of residential properties, however the wider landscape consists of larger properties, consistent with rural residential living. These properties are within the Green Wedge A Zone, Rural Conservation Zone and Low



	<p>Density Zone. Most properties contain vegetation, particularly the RCZ properties to the south of the subject site.</p> <p>To the east is rural properties, whilst on the opposite side of Wellington Road to the south is a quarry. Lysterfield Park is further south.</p>
<b>Access</b>	Site access is directly available Fairhazel Court.
<b>Existing vegetation</b>	The site is covered by a dense stand of Pine Trees. All on site trees are proposed to be removed.
<b>Bushfire Threat</b>	<p>As shown on the following wider landscape plans the hazardous vegetation can be found to some extent in all directions. Properties immediately west of the subject site include medium density vegetation that we submit is consistent with Modified vegetation. To the north and east properties are more sparsely vegetated, but canopy trees are still prevalent.</p> <p>To the south of Salisbury Road (approximately 200m south of the subject site) is dense, Forest vegetation which presents the primary, wider threat.</p>
<b>Other considerations</b>	Due to the extent of vegetation on some surrounding properties concurrent applications have been lodged with Council to remove some of the hazardous, exotic species on these properties. The purpose for this is to reduce the bushfire threat to the proposed dwelling.

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**Figure 2 –  
Zoning Map:**



**Vegetation  
classification**

*This is  
Section 2.2.3  
in AS3959*

Vegetation in the wider area varies from the vegetation on site. Properties in the wider area generally maintain clumps of native canopy trees (generally eucalypt). To the south of the subject site the native vegetation is dense across most properties.

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**Exclusions –  
low-threat  
vegetation  
and non-  
vegetated  
areas**

*This is  
Section  
2.2.3.2 in  
AS3959*

Excludable vegetation is defined as:

- (a) *Vegetation of any type that is more than 100 m from the site.*
- (b) *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.*
- (c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.*
- (d) *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.*
- (e) *Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.*

	<p>(f) <i>Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</i></p> <p><i>NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as shortcropped grass for example, to a nominal height of 100 mm).</i></p>
<b>Distance to classifiable Vegetation</b>  <i>This is Section 2.2.4 AS3959</i>	<p><b>North:</b> Patch of Forest vegetation 130m to the north</p> <p><b>South:</b> Modified vegetation adjacent to subject site boundary</p> <p><b>East:</b> Modified vegetation adjacent to subject site boundary</p> <p><b>West:</b> Modified vegetation adjacent to subject site boundary</p>
<b>Slope under the classifiable vegetation</b>  <i>This is Section 2.2.5 in AS3959</i>	<p><b>North:</b> 0-5 degree downslope</p> <p><b>South:</b> Upslope</p> <p><b>East:</b> 0-5 degree downslope</p> <p><b>West:</b> 0-5 degree downslope</p>
<b>Reticulated Water Supply, Fire Hydrant</b>	<p>A fire hydrant is located within 120 metres of the dwelling in front of 4 Fairhazel Court, however the subject site is more than 1,000m<sup>2</sup> therefore a 10,000L static water tank will be provided.</p>

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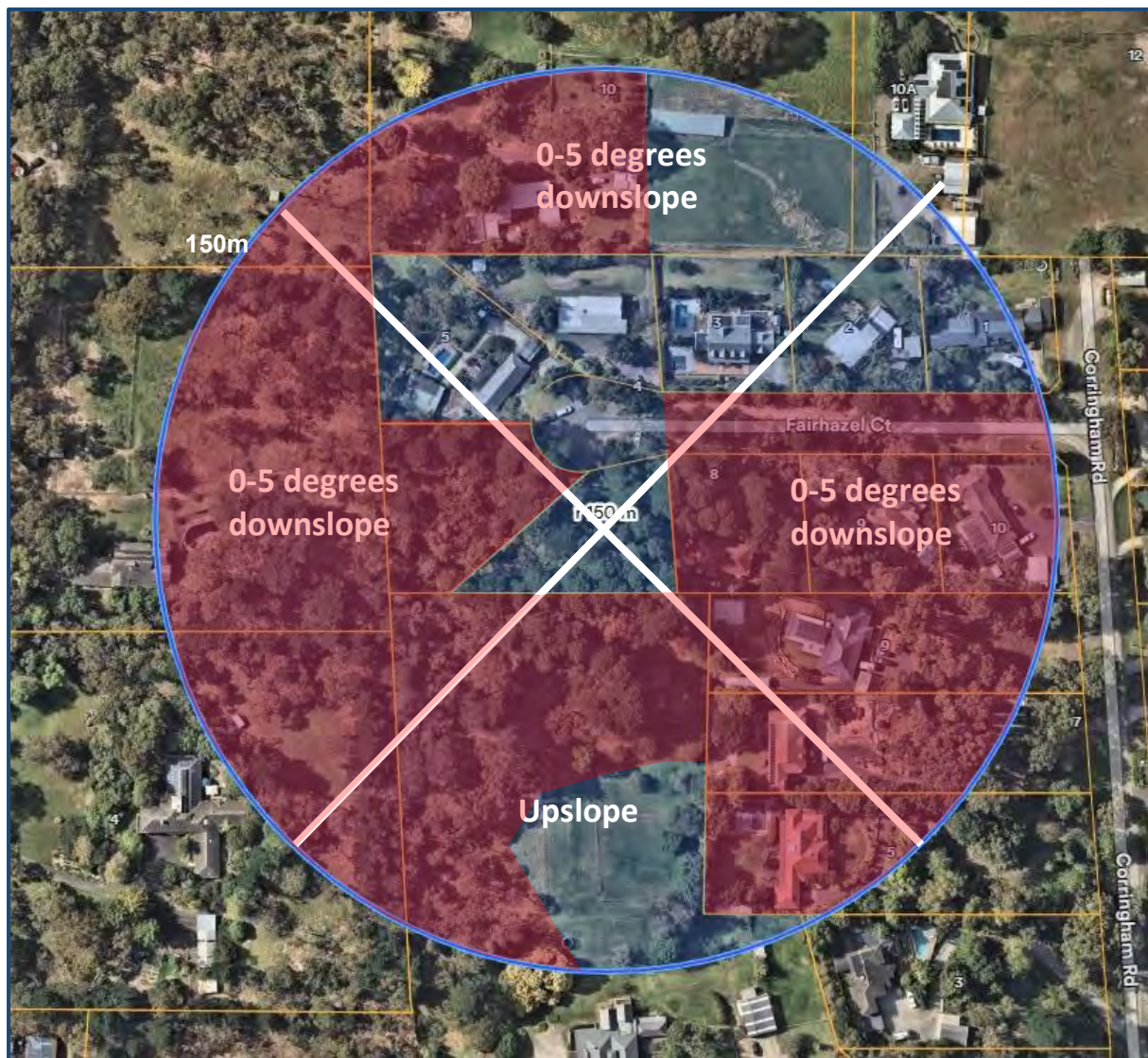
## 4.1 Location of Classifiable Vegetation

The assessable area is defined as 150 m from the proposed development.

The location of classifiable vegetation forming part of this assessment includes:

- "Modified" vegetation
- Unclassified (low threat) vegetation

Figure 3: Assessable Area (150m radius)



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The following table summarizes the outcomes of the above consideration:

	North	East	South	West
<b>Vegetation Classification</b>	No classifiable vegetation within 130m.  Beyond 130m is a patch of Forest	Modified	Modified with Forest further to the south	Modified
<b>Slope under Classifiable Vegetation</b>	0-5 degree downslope	0-5 degree downslope	Upslope	0-5 degree downslope
<b>Distance from proposed dwelling to title boundaries</b>	19.65m	5.12m	5.08m	23.80m

## 4.2 AS3959-2009 – Vegetation Classifications

For the purpose of this assessment and in accordance with Clause 2.2.3.1 of AS.3959-2018, the vegetation has been classified in accordance with Table 2.3 and Figures 2.3 and 2.4(A) to 2.4(G) of AS.3959-2018 and Table 2 to Clause 53.02-5.

Where there is more than one vegetation type, each type has been classified separately with the worst-case scenario applied – which is in this case is “Forest”. CFA’s publication Vegetation Classes – Victorian Bushfire Management Overlay and the BMO Technical Guide have also been used to inform the classification of the vegetation onsite and surrounding land.

**Forest vegetation (Group A)** Areas of bushland surrounding the site in most directions have been classified in Group A – Forest and is most closely aligned to the description for Open Forest 03: Trees up to 30 m high; 30–70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.

**Low threat vegetation**, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, **cultivated gardens**, commercial nurseries, nature strips and windbreaks are deemed to be low-threat and excludable as defined in AS3959:

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**2.2.3.2***Exclusions—Low threat vegetation and non-vegetated areas*

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

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## 3. BUSHFIRE HAZARD SITE ASSESSMENT PLANS

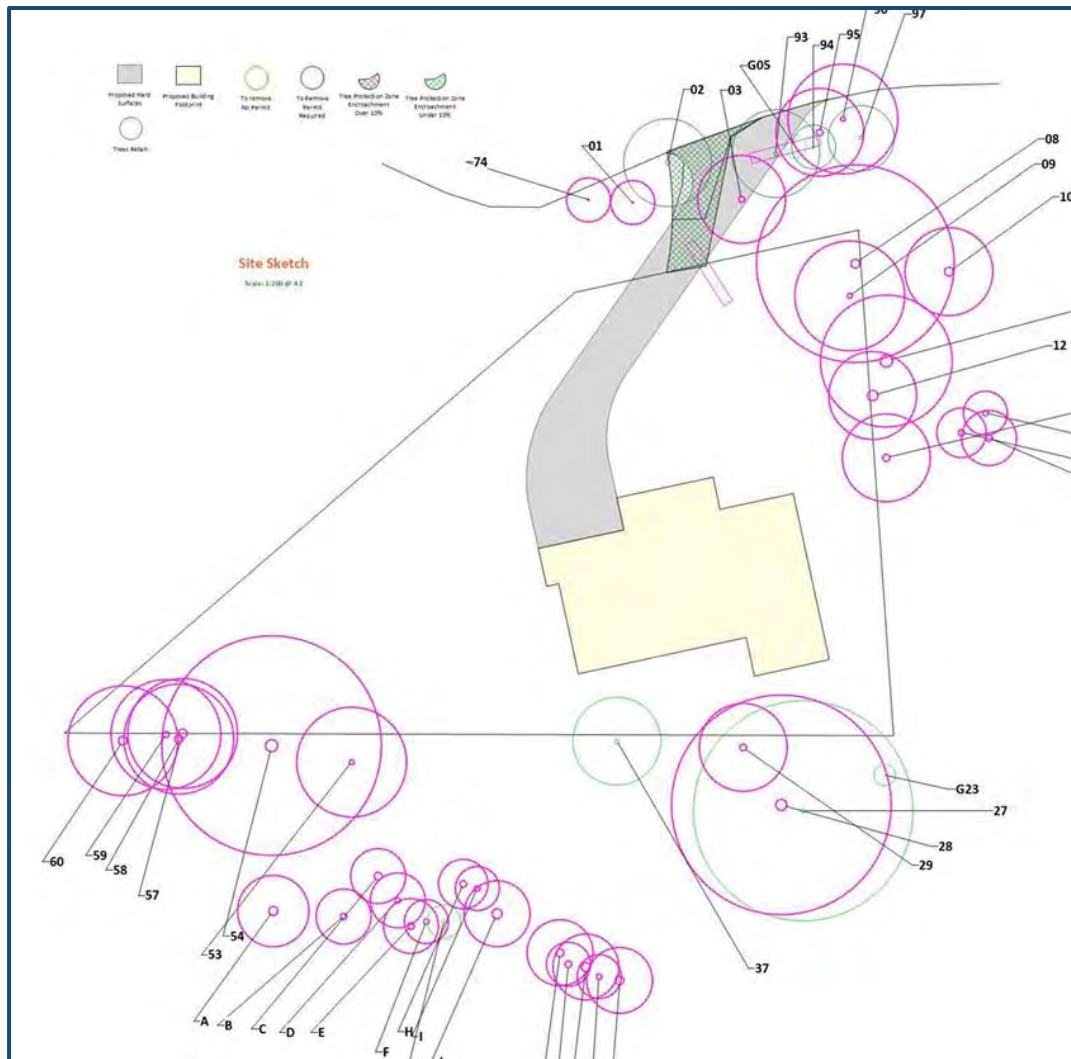
### 3.1 The Site

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## 3.2 Vegetation management



We draw attention to the fact that concurrent Planning applications have been lodged to remove vegetation on adjoining properties to the south and east.

It is recognised that the density of vegetation on these properties may be slightly more than what would be considered Modified, accordingly – with the agreement of the neighbouring property owners – approval is sought to remove vegetation to reduce the bushfire threat. The extent of proposed vegetation removal on adjoining properties is represented in the adjacent extract from the arborist report. All vegetation shown on this plan is proposed to be removed.

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## 5. BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The bushfire hazard landscape assessment (the 'landscape assessment') provides information on the bushfire hazard more than 150 metres away from a development site.

This landscape assessment:

- Provides factual information on the bushfire hazard (vegetation extent and slope)
- Provides information on key features of the general locality that are relevant to better understanding the protection provided by the location
- Provides contextual information on a site.


The landscape assessment does not assess a specific development proposal and is only required where Clause 53.02-2 requires consideration of the bushfire risk from the landscape beyond the site.

Overview	<p>The primary bushfire threat to the subject site and surrounds is from vegetation to the south, within the Rural Conservation Zone land, that is approximately 200m south of the subject site.</p> <p>Land to the west, north and east contains low density living properties with Modified vegetation.</p>
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### Landscape typology and conclusions

LANDSCAPE TYPE 1	LANDSCAPE TYPE 2	LANDSCAPE TYPE 3	LANDSCAPE TYPE 4
<ul style="list-style-type: none"> <li>There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation)</li> <li>Extreme bushfire behaviour is not possible</li> <li>The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property</li> <li>Immediate access is available to a place that provides shelter from bushfire</li> </ul>	<ul style="list-style-type: none"> <li>The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site</li> <li>Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition</li> <li>Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area</li> </ul>	<ul style="list-style-type: none"> <li>The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site</li> <li>Bushfire can approach from more than one aspect</li> <li>The area is located in an area that is not managed in a minimal fuel condition</li> <li>Access to an appropriate place that provides shelter from bushfire is not certain</li> </ul>	<ul style="list-style-type: none"> <li>The broader landscape presents an extreme risk</li> <li>Bushfires may have hours or days to grow and develop before impacting<sup>1</sup></li> <li>Evacuation options are limited or not available</li> </ul>



**Lower risk from the bushfire landscape**
**Higher risk from the bushfire landscape**

It is deemed the subject site and broader landscape type can be likened to Type 2 as referred to within Practice Note 65 given:

- The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.
- Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.
- Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.

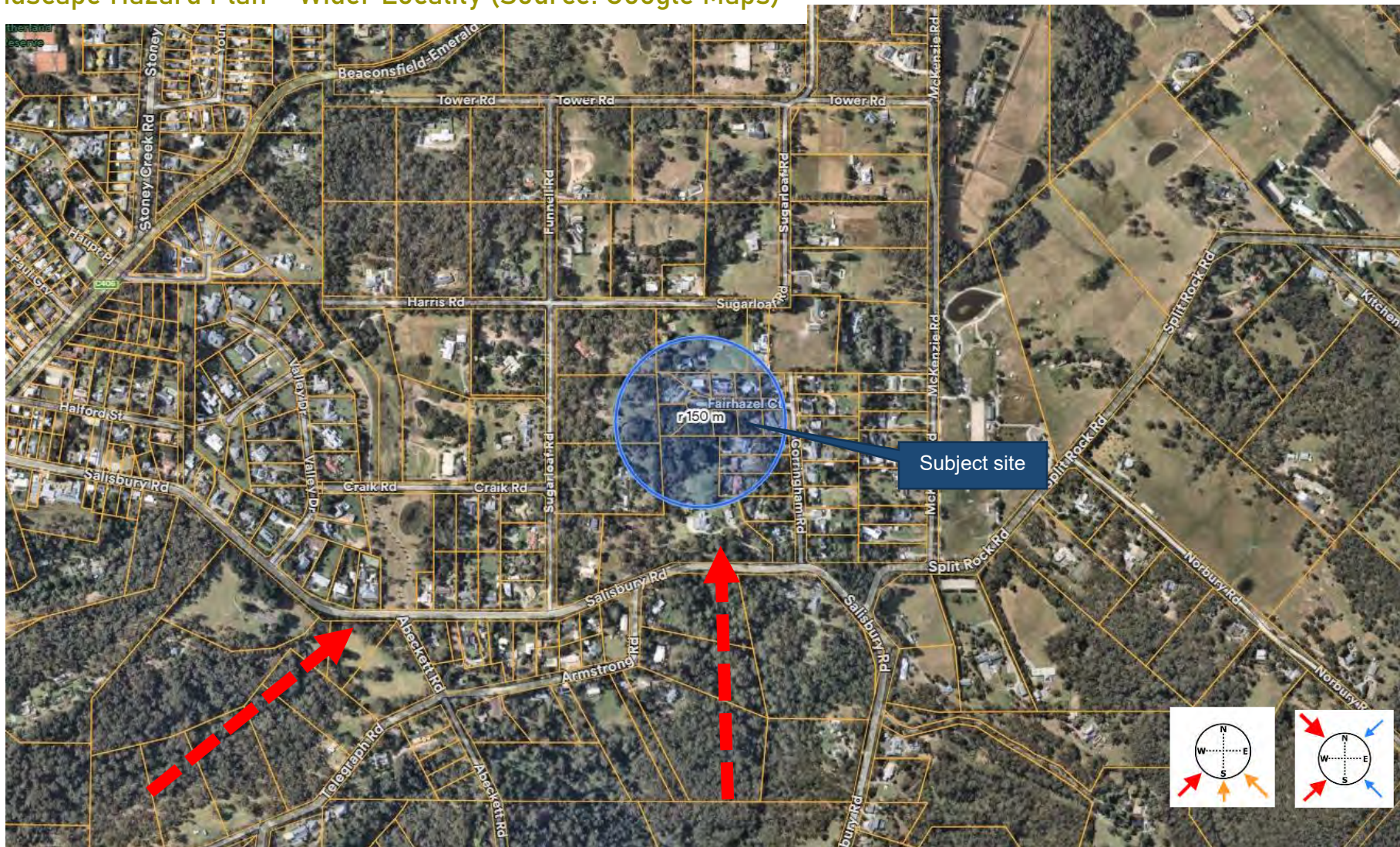
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## 6. BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

### 5.1 Landscape Hazard Plan – Wider Locality (Source: Google Maps)

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## 4. BUSHFIRE MANAGEMENT STATEMENT

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### Response to Clause 53.02-2

**Pathway 2** - This Bushfire Management Statement has been prepared in response to Clause 53.02-4 for the development of a single dwelling on a rural residential lot within the Green Wedge Zone.

Clause 53.02-4.1	Approved Measure	Response
<i>Landscape, siting and design objectives</i>	AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>The proposed dwelling is sited more than 120m from the potential bushfire threat to the south, accordingly there is not necessarily any particular siting that would assist to reduce the bushfire threat.</p> <p>Regardless we say the siting of the dwelling has considered the bushfire threat from all perspectives and achieves a suitable separation between the building and the surrounding bushfire threat.</p> <p>The design of the dwelling and external materials will ensure construction costs associated with the following outcomes:</p> <ul style="list-style-type: none"> <li><b>BAL-29</b></li> </ul> <p>The modest length of the driveway ensures that no specific access requirements are required.</p>
	AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> <li>The maximum separation distance</li> </ul> <p>The dwelling is sited centrally to provide some separation to all property boundaries.</p>

- 
- between the building and the bushfire hazard.
  - The building is in close proximity to a public road.
  - Access can be provided to the building for emergency service vehicles.
- 

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AM	A building is designed to	It is acknowledged that most structures damaged or destroyed by bushfire occur through ember attack.
2.3	reduce the accumulation of debris and entry of embers.	<p>The building has been designed to minimize the likelihood of ember accumulation, with measures such as a simple roof form and enclosed sub floor areas.</p> <p>The dwelling is to be constructed to comply with the requirements of AS.3959-2019 for a BAL-29 which ensures that the building is provided with the full range of ember protection measures of the Standard. It also ensures that the development is constructed to a standard that is commensurate to the assessed level of bushfire attack and complies with Performance Requirement P2.7.5 of Volume Two of the National Construction Code 2019.</p>

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Clause 53.02-4.2	Approved Measure	Response			
<p><i>Defendable space and construction objective</i></p> <p>Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.</p>	<p>AM 3.1</p> <p>A building used for a dwelling is provided with defendable space in accordance with:</p> <ul style="list-style-type: none"> <li>Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or</li> <li>If there are significant siting constraints, Column D of Table 2 to Clause 53.02-5.</li> </ul> <p>The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 52.02-3.</p>	<p>Responding to the above, the proposal responds to the Modified vegetation requirements at Clause 53.02-5:</p> <table> <tr> <td>All slopes</td><td>Modified vegetation</td><td>Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.</td></tr> </table> <p>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.</p>	All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.
All slopes	Modified vegetation	Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.			



**Alternative measure 3.3****(Use of adjoining land for defensible space) - AltM**

3.3 Requirement:

*Adjoining land may be included as defensible space where there is a reasonable assurance that the*

*land will remain or continue to be managed in that condition as part of the defensible space.*

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Clause 53.02-4.3	Approved Measure	Response
<p><i>Water supply and access objectives</i></p> <p>A static water supply is provided to assist in protecting property.</p>	<p>AM 4.1</p> <p>A building used for a dwelling is provided with:</p> <ul style="list-style-type: none"> <li>A static water supply for fire-fighting and property protection purposes specified in Table 4 to Clause 53.02-5.</li> </ul>	<p>As the land maintains an area of more than 1,000m<sup>2</sup> an onsite static water supply (a water tank to a capacity of 10,000L each) has been incorporated into this proposal. The tank will provide fittings which respond and comply with the published requirements of the CFA. Refer to <i>Recommendations</i> for water supply requirements.</p> <p>The location of the water supply, toward the front of the site will ensure it is easily accessible.</p>

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Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.
- 

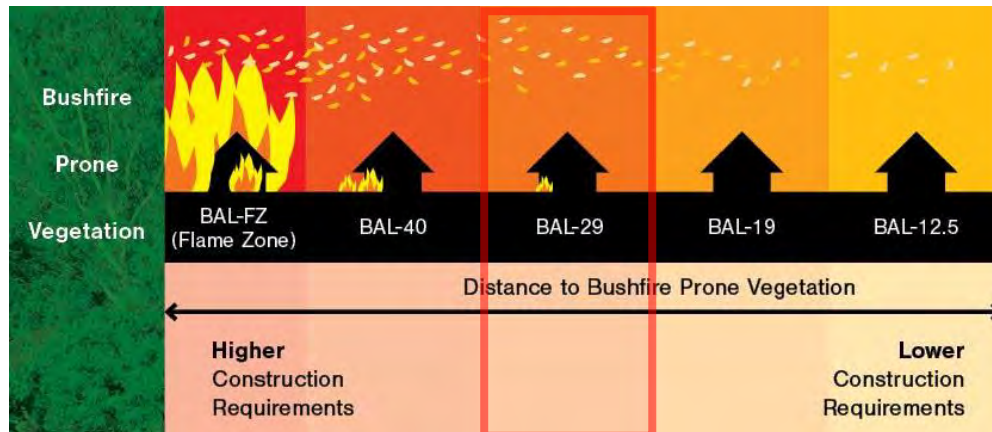
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## 5. RECOMMENDATIONS

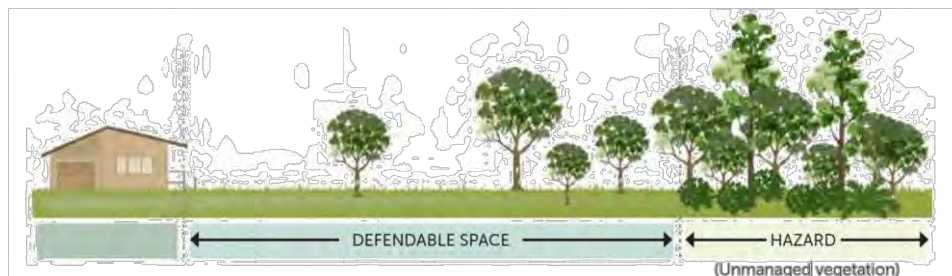
### 5.1 Bushfire Attack Level – Construction Standards (AS3959-2009)

The building must be constructed to the following Bushfire Attack Level: BAL29



### 5.2 On-site Defendable Space / Vegetation Management

When considering the defendable space requirements of Clause 53.02, defendable space will be provided for wholly within the property boundaries where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire as shown in the below image:



All areas nominated as 'defendable space' must be managed in accordance with the approved 'Bushfire Management Plan. Defendable space is the entire property. The prescribed Vegetation Management Requirements that will be applied, identified in Table 6, are summarised as:

- 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 m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm in height must not be placed within 3 m 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 5 m<sup>2</sup> in area and must be separated by at least 5 m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 m.

There must be a clearance of at least 2 m between the lowest tree branches and ground level.

### 5.3 On-site Static Water Supply

**Table 4 Water supply requirements**

**Capacity, fittings and access**

Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

*Note 1: A hydrant is available if it is located within 120 metres of the rear of the building*

10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

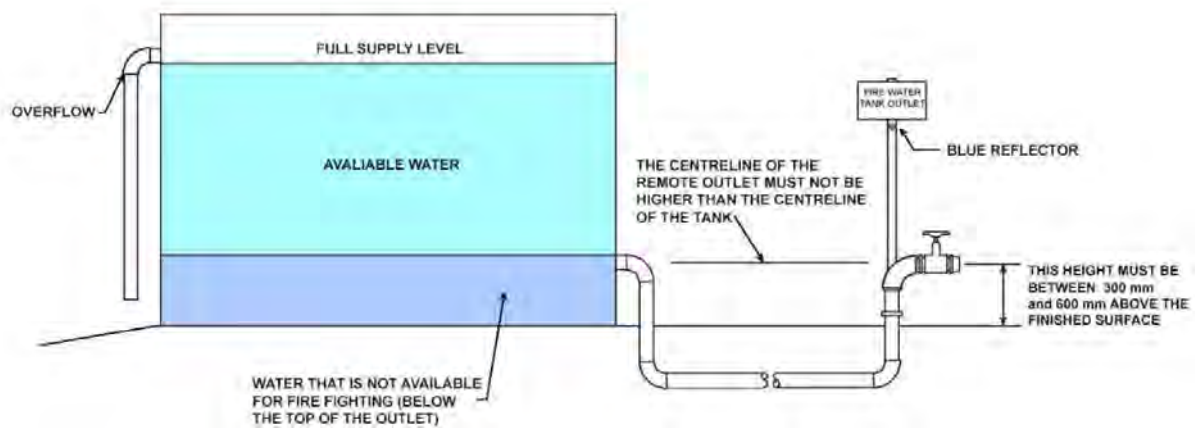
- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must be provided with an outlet for CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- The location of the CFA outlet, pipework between the tank and the CFA outlet must be shown. It must be within 4m of the driveway (or other suitable 'hardstand') and 60m of the building,
- The CFA outlet must be located to achieve gravity feed from the static water supply (the CFA outlet must be lower than the pipework outlet of the tank).

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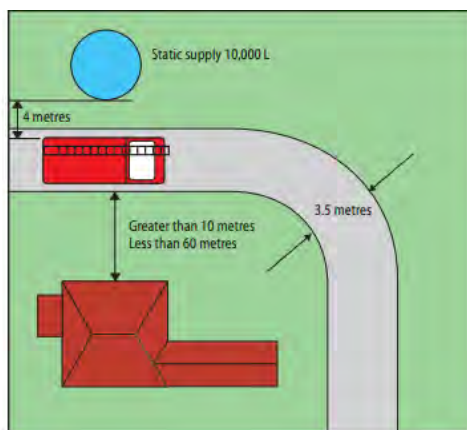
- The static water supply must include a separate outlet for private use of the owner/occupier of the land that incorporates a ball or gate valve. be provided with an outlet for outlet which incorporates a ball or gate valve.
- All water pipes and fittings including the tank outlet to the remote CFA outlet must be a minimum pipe size of:
  - a) 80mm PVC (Class 12) or Copper (Class A) **OR** 90mm HDPE (PN12.5)
- All fixed above ground water pipes and fittings must be made of corrosive resistant metal.
  - A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
  - The CFA outlet must be:
    - a) Easily accessible by a firefighter in the event of a bushfire,
    - b) Clear of all vegetation for a distance of 1.5 metres,
    - c) Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres,
    - d) Oriented horizontally.
- The centreline of the CFA outlet must be a minimum of 300mm and maximum 600mm in height above the finished ground level.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- The CFA outlet must be easily identifiable from the building or signage must be provided that meets the following requirements:
  - a) Has an arrow pointing to the location of the fire authority outlet,
  - b) Has dimensions of not less than 310mm high and 400mm long,
  - c) Is red in colour, with a blue reflective marker attached, and
  - d) Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
  - a) Is fixed to the post supporting the fire authority outlet riser.
  - b) Has a minimum height of at least 1m from the ground surface level.

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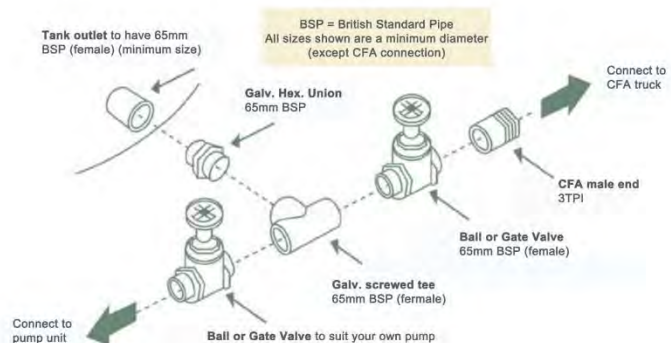
- c) Includes the words “FIRE WATER TANK OUTLET” in lettering that is a minimum of 50mm in height and written in a colour contrasting that of the signage background.
- d) Includes the capacity of the water supply (in litres) in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the signage background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disc must be located immediately below the sign.
  - All below-ground water pipes must be installed to provide at least the following cover below the finished surface; 300mm for pipes subject to vehicle traffic; 75mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations.



Location of the tank:



Water supply outlet, pipe work, valves:



## 5.4 Access Requirements:

Access Required: **No** ✓

Yes ☐ The following design and construction requirements apply:

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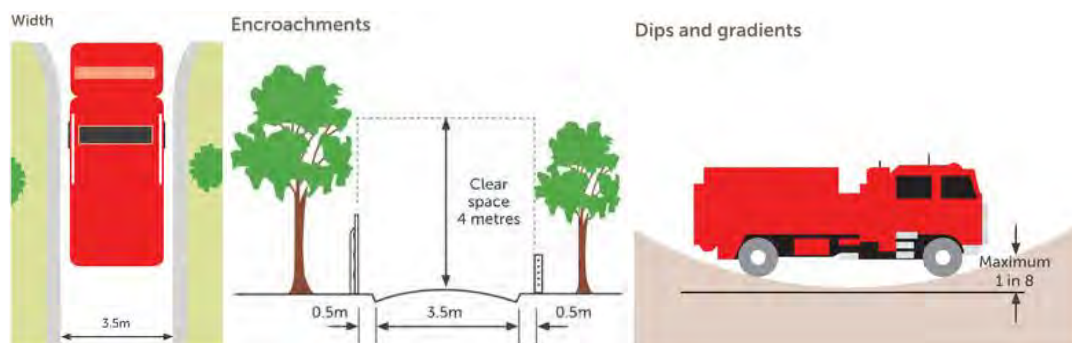
- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be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

**Length of access is greater 100 metres:**      Yes      ☐      No      ☒

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

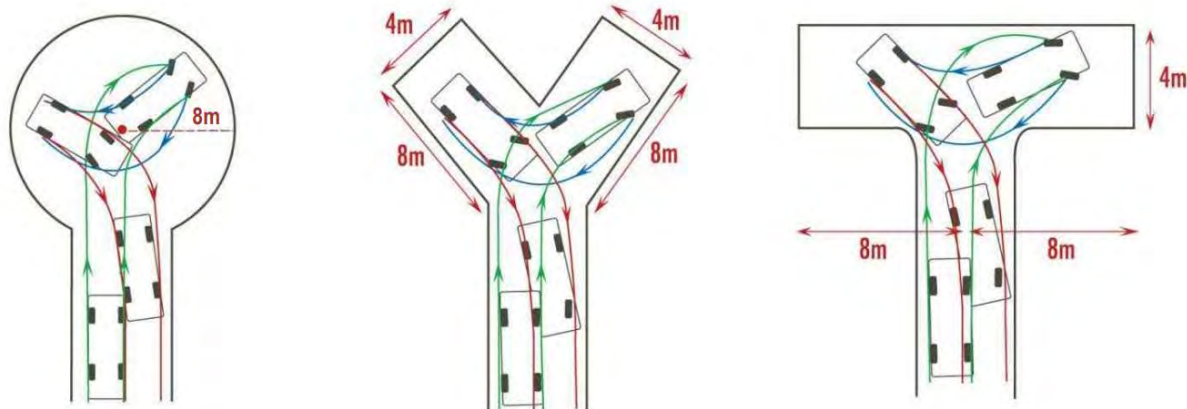
**Length of driveway is greater than 200 metres:**      Yes      ☐      No      ☒

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.



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**Turning circles** – required where accessway is in excess of 100m



## 6. OTHER RELEVANT PLANNING CONSIDERATIONS

### 6.1 Planning Policy Framework

Clause 71.02-3 includes the following statement:

*“The Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.”*

The proposed development is submitted to satisfy the above and meets the tests detailed within *Clause 13.02-1s Bushfire Planning* ensuring that the risk to human life and property can be reduced to an acceptable level. The strategies of this policy that are particularly relevant to an application of this type and scale include:

#### **“Protection of human life**

*Give priority to the protection of human life by (inter alia):*

- *Prioritising the protection of human life over all other policy considerations.*

#### **Bushfire hazard identification and assessment**

*Identify bushfire hazard and undertake appropriate risk assessment by (inter alia):*

- *Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.*

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*• Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.”*

It is important to note that State Planning Policy Clause 13.02-1S has primacy over local policy – to the extent that the pursuit of this objective must still ensure that decision making prioritises the protection of human life over all other policy considerations and reduces the risk to life and property from bushfire to an acceptable level.

The proposal provides adequate response to this policy as demonstrated in this Bushfire Management Statement, and, the accompanying *Bushfire Management Plan*.

## 6.2 Mandatory Permit Conditions

It is accepted that a Planning Permit to construct a building or construct or carry out works must include any condition specified in a schedule to Clause 44.06 and the following condition(s):

*‘The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.’*

## 7. CONCLUSION

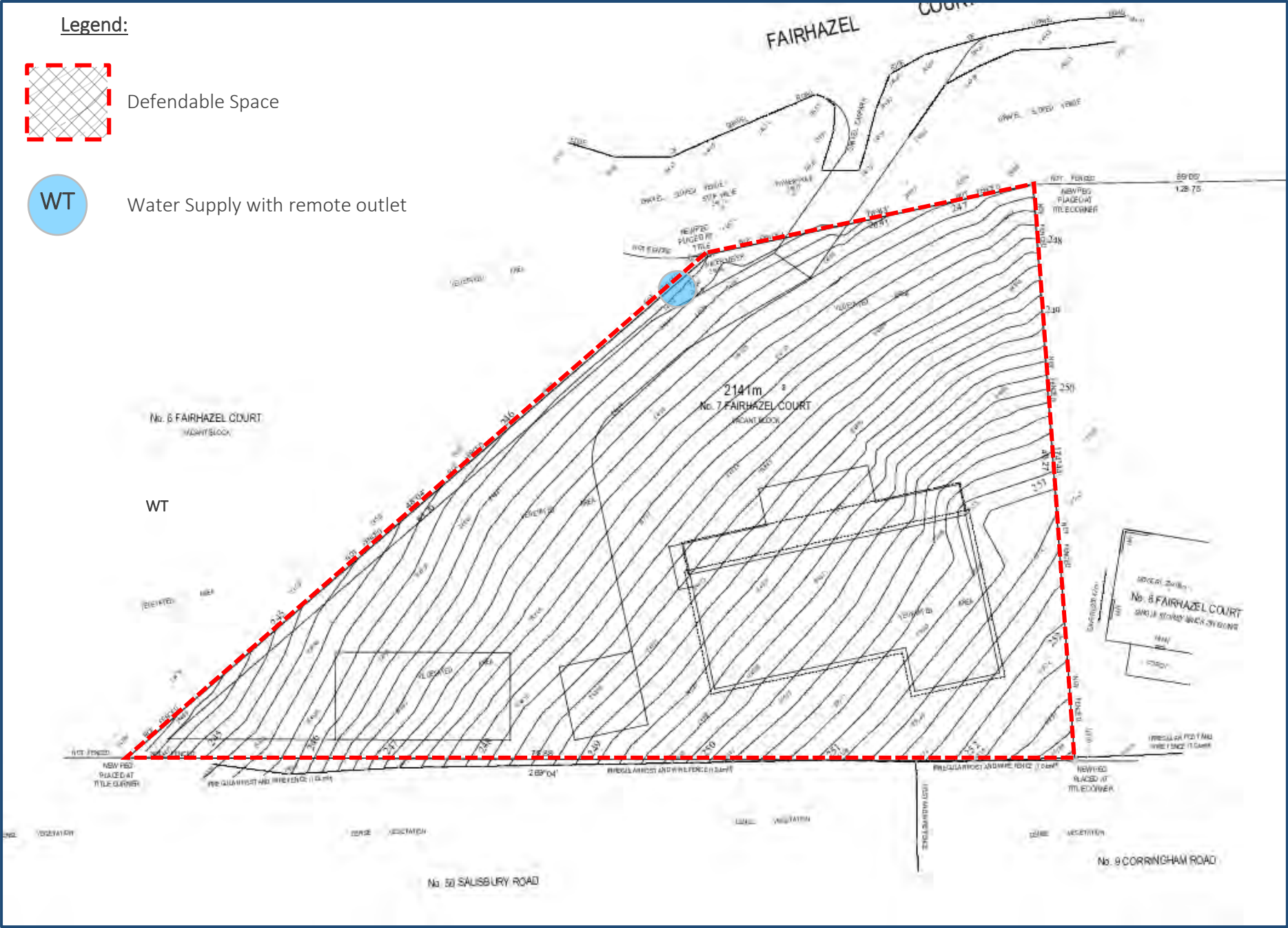
This proposed dwelling as proposed presents an appropriate response to the site context and associated constraints. We submit that the recommended bushfire protection measures presented result in an appropriate response to Clause 44.06 and Clause 53.02 respectfully.

The proposed development appropriately prioritises the protection of human life and strengthens community resilience to bushfire through application of bushfire mitigation measures, reducing the risk to life and property to an acceptable level.

Pursuant to Clause 44.06-6 and Clause 66.03 an application under the BMO is required to be referred to the Relevant Fire Authority – in this case the CFA. The CFA are a “Recommending referral authority” for this kind of application and it is recommended that CFA consent to this proposal and that Council adopt the recommendations made within this report.

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**Defendable Space**

- Before occupation of the dwelling starts, and at all times thereafter, vegetation must be maintained on all of the land, to at least the following standard:
- 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 m of a building, flammable objects must not be located close to the vulnerable parts of the building.
  - Plants greater than 10 cm in height must not be placed within 3 m 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 5 m<sup>2</sup> in area and must be separated by at least 5 m
  - Trees must not overhang or touch any elements of the building.
  - There must be a clearance of at least 2 m between the lowest tree branches and ground level.

**Construction Requirement (BAL)**

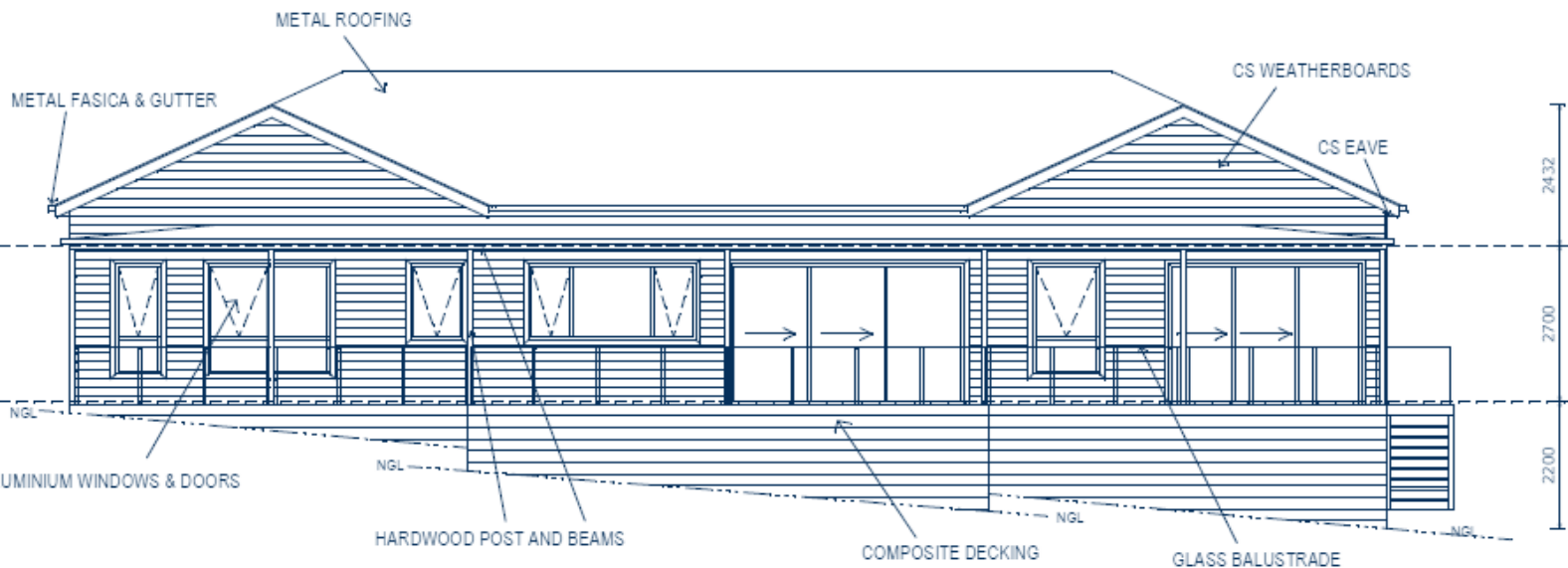
The construction of the building must be to the following Bushfire Attack Level's in accordance with AS3959-2009: **BAL-29**

**Water Supply with Remote Outlet**

- 10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:
- Be stored in an above ground water tank constructed of concrete or metal.
  - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
  - Include a separate outlet for occupant use.
  - Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:
  - Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
  - Be located within 60 metres of the outer edge of the approved building.
  - The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
  - Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
  - Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

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## Planning Submission

# 7 Fairhazel Court, Beaconsfield Upper

Version 1 – January 2025

### Application for Planning Permit:

Use and development of a new dwelling, vegetation removal and associated works.

**Planning Scheme:** Cardinia

**Zone:** Rural Conservation Zone, Schedule 2 (RCZ2)

**Overlays:** Environmental Significance Overlay, Schedule 1 (ESO1)

Bushfire Management Overlay (BMO)

# EXECUTIVE SUMMARY

## Introduction

This report has been prepared on behalf of the landowner in support of the proposal at **7 Fairhazel Court, Beaconsfield Upper** (*the subject site*).

## What the permit seeks

Use and development of a new dwelling including vegetation removal and associated works.

## Project team

<b>Planning and Bushfire:</b>	Nepean Planning Consultants
<b>Bushfire Assessment:</b>	Nepean Bushfire Consultants
<b>Arboricultural Report:</b>	BTC Tree Concepts

## Planning permit triggers:

### Clause 35.05 Green Wedge A Zone – Schedule 2

- Building and works for a ‘Dwelling’, which is a Section 2 use.
- Use of the land for a dwelling

### Clause 42.01 Environmental Significance Overlay – Schedule 1: Northern Hills

- Construct a building or construct or carry out works
- Vegetation removal

### Clause 44.06 – Bushfire Management Overlay

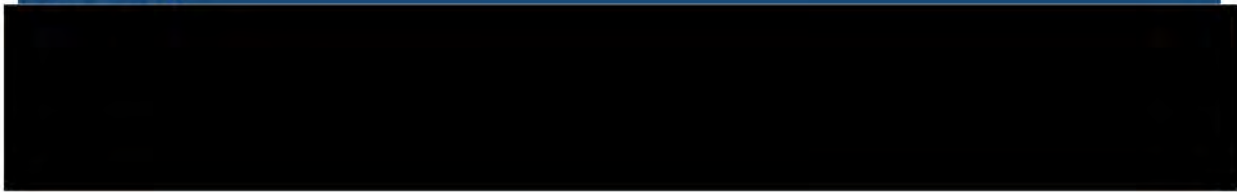
- Development of an accommodation building (Dwelling)

## Conclusion

This report addresses the key relevant planning considerations and concludes that the proposal will deliver a thoughtful proposal that is site responsive and entirely worthy of Council support.

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**Prepared by:****Version**

Version	Date	Details
1	January 2025	Original Version

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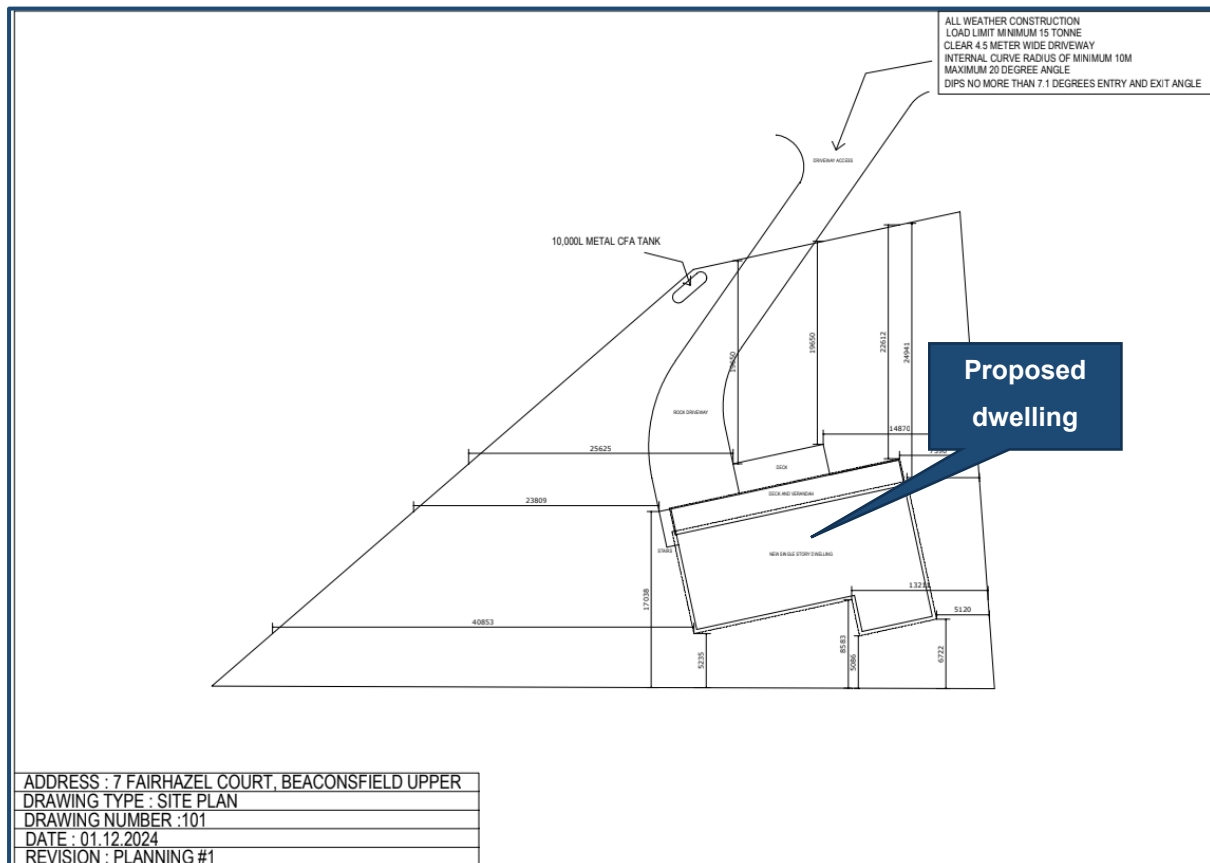
# 1 THE PROPOSAL

## 1.1 Development

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This application seeks approval for the use and development a new dwelling. Vegetation removal is also required to accommodate the dwelling and to create defensible space.

Figure 1 - Site Plan



### Dwelling

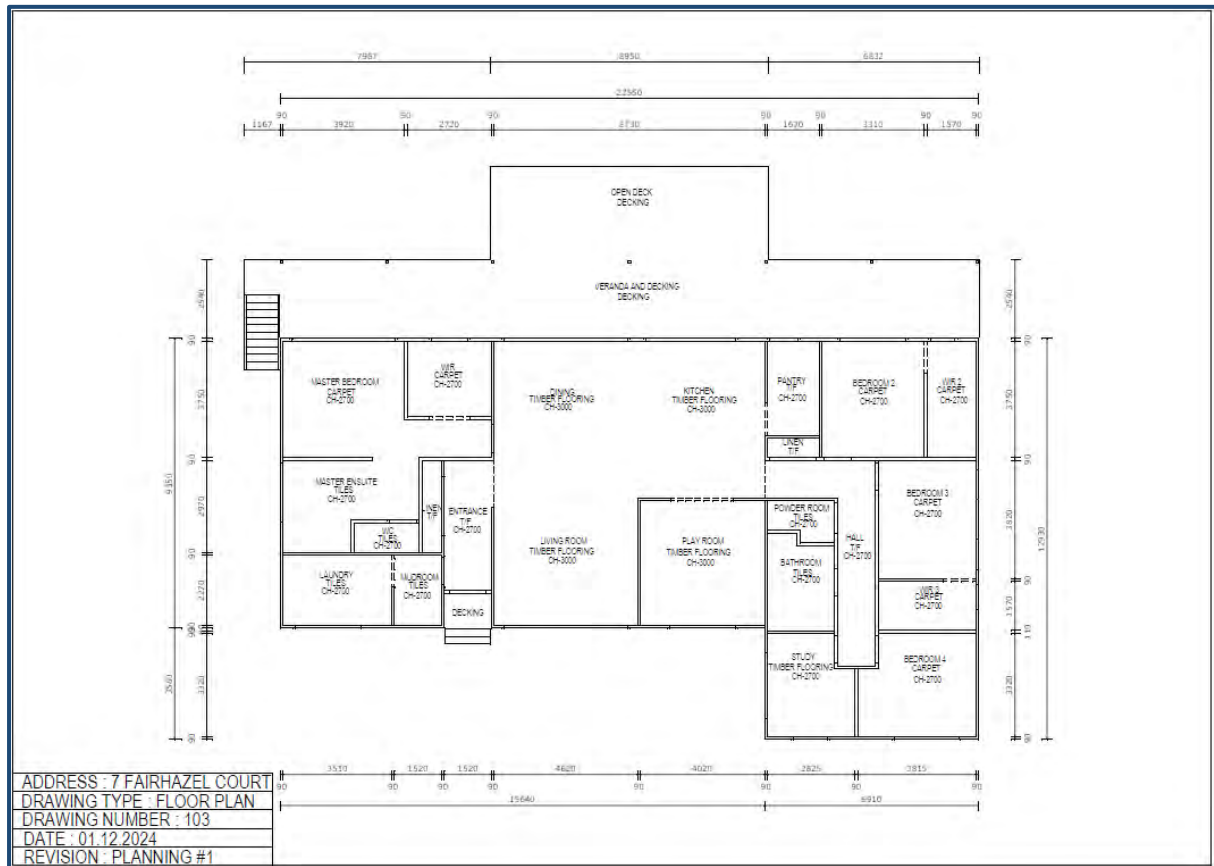
The proposed dwelling will be sited towards the rear of the property resulting in a generous front setback to Fairhazel Court.

The single storey dwelling is designed around an open plan kitchen, pantry and dining room. A central playroom is also found within the primary living space at the heart of the dwelling.

The 'western wing' of the dwelling includes the master bedroom with WIR and ensuite, laundry room and linen room.

The 'eastern wing' of the dwelling is the primary sleeping quarters. The hall leads to 3 bedrooms. Bedroom 2 and 3 have a walk in robe room. There will be a bathroom and associated powder room, and a study.

Figure 2 – Floor Plan extract



## Materials

The walls of the dwelling will be finished in white Cement Sheet Weatherboard, the roof will be finished with *Colourbond Monument*. Gutters and Fascia will also be finished with *Colourbond Monument*. The composite decking will be finished with *Newtechwood Terrace Teak* and an associated glass balustrade. The cement sheet eaves will be painted white. The aluminium windows and doors will be finished in *monument*. We refer Council to the Materials Schedule in Figure 3 below for further details.

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Figure 3 – Material and colour schedule

METAL ROOFING - CORRUGATED COLOURBOND MONUMENT  
 METAL FASCIA & GUTTER - COLOURBOND MONUMENT  
 ALUMINIUM WINDOW & DOOR - MONUMENT  
 CEMENT SHEET WEATHERBOARDS - WHITE  
 CEMENT SHEET EAVES - WHITE  
 GLASS BALUSTRADE - CLEAR GLASS WITH MONUMENT HANDRAIL  
 HARDWOOD POST AND BEAM - PAINTED MONUMENT  
 COMPOSITE DECKING - NEWTECHWOOD TERRACE TEAK  
 METAL SHEETING - CORRUGATED COLOURBOND MONUMENT

### Access

There is a crossover proposed between the subject site and Fairhazel Court, which will be surfaced with an all weather surface.

### Vegetation management

As a consequence of the subject site being affected by the Bushfire Management Overlay (BMO) vegetation removal is required:

- To accommodate the footprint of the dwelling.
- To create defendable space around the dwelling.
- For the accessway and driveway.

As discussed later in this submission all vegetation across the subject site is proposed to be removed. It is important for Council to recognise that all 61 trees on the land are exotic and 60 of the 61 trees are Monterey Pine, which is a species entirely unsuitable to the residential setting.

Concurrent application to remove exotic species on adjoining properties is also being lodged. The purpose of this is to reduce bushfire risk to the proposed dwelling.

## 1.2 Other matters

- The dwelling has access to existing services such as reticulated sewage.
- A 10,000 litre metal water tank is proposed for firefighting purposes.

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## 2 PLANNING CONTROLS & PERMIT TRIGGERS

### 2.1 Zone

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#### Clause 35.05 Green Wedge A Zone – Schedule 2

Pursuant to Clause 35.05, use of land for a ‘Dwelling’ is Section 2 ‘permit required’ and must be the only dwelling on the lot. Further, it must meet the following requirements of Clause 35.05-2:

A lot used for a dwelling/small second dwelling must meet the following requirements:

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling or small second dwelling must be connected to reticulated sewerage, if available. If not available, all wastewater 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 the construction, installation or alteration of an on-site wastewater management system.*
- *The dwelling or small second 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.*
- *The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*

The proposed new dwelling meets all of the above requirements. There is currently no dwelling on site.

### 2.2 Overlays

#### Clause 42.01 Environmental Significance Overlay – Schedule 1: Northern Hills

Pursuant to Clause 42.01s1, a planning permit is not required to construct a building or construct or carry out works provided all 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).**

- *If the building is an extension to an existing dwelling that is less than 50 percent of the floor area of the existing building.*
- *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.*
- *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.*
- *If a building envelope is registered on the plan of subdivision, any building must be located within the building envelope.*

The proposed dwelling triggers consideration against this overlay as not all of the above requirements are met. **The highlighted requirements are those varied.**

A **permit is also required to remove vegetation** pursuant to ESO1.

#### **Clause 44.06 – Bushfire Management Overlay**

Pursuant to Clause 44.06, a planning permit is required to construct a building or construct or carry out works associated with accommodation (dwelling) and must meet the requirements of Clause 53.02. The accompanying Bushfire Management Statement prepared by Nepean Planning Consultants results in the following summarised BMS outcomes:

- Dwelling construction to BAL-29
- Defendable Space extending to each property boundary;
- 10,000L onsite static water supply with CFA fittings
- Accessway designed to allow fire authority vehicles to get within 4m of water supply

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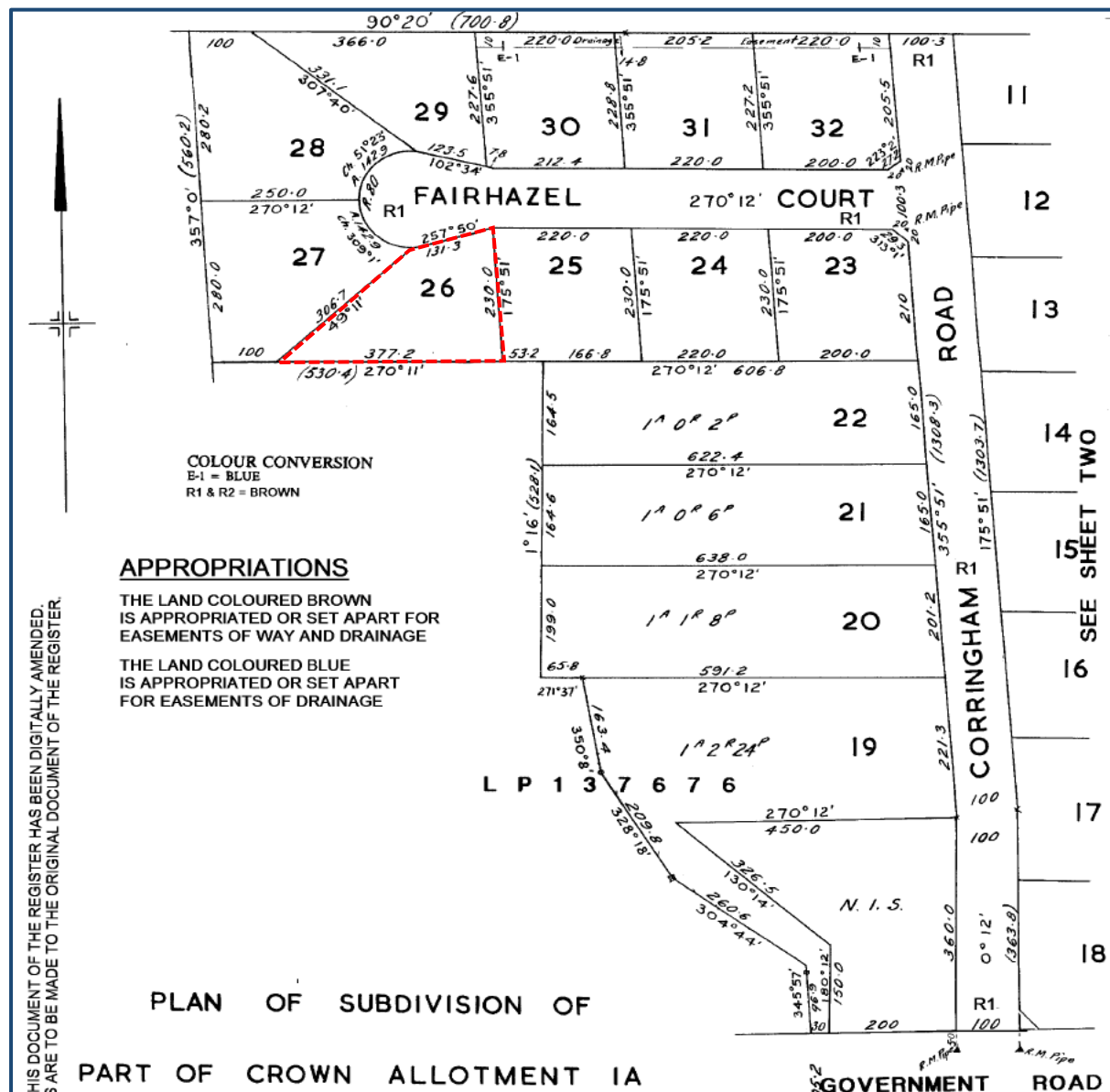
### 3 THE SITE AND SURROUNDS

#### 3.1 Title particulars

The subject site, at 7 Fairhazel Court, Beaconsfield Upper, is more formally known as Lot 26 on Plan of Subdivision 050272, contained within Volume 08519 Folio 497.

The Title is not affected by any restrictions or Section 173 Agreements. As depicted below there are no easements that affect the property.

Figure 4 - Plan of Subdivision extract



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### 3.2 Subject site

The subject site has a land holding of 2,141 sqm with no dwelling on site. The land is covered in vegetation, primary comprising a mix of non-native pine trees, canopy trees and weeds, as described in the Arboricultural Report prepared by BTC Tree Concepts

The site has a slope from the south, down toward the north, with a fall of approximately 9.29m.

Figure 5 – looking west along Fairhazel Court. Subject site on left behind stand of Pines.



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Figure 6 – standing in centre of site looking toward Fairhazel Court



Figure 7 – Typical vegetation on subject site





Figure 8 – looking east along Fairhazel Court, with subject site on right of photo



Figure 9 – northern portion of subject site





### 3.3 Surrounds

The subject site is within an area to the south of Cardinia Reservoir and to the east of Beaconsfield Upper that is primarily developed with low density housing. Dwellings are set amongst dense, native vegetation.

Dwellings are generally generous in size and partially/heavily screened by vegetation, with generous street setbacks. Dwellings are constructed to work with the gently undulating slope of the land.

**Figure 9 – 8 Fairhazel Court, neighbouring single storey redbrick pitched slate roof dwelling with decking.**



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Figure 10 – 5 Fairhazel Court, single storey redbrick dwelling with pitched slate roof.



Figure 11 – 3 Fairhazel Court – modern country grandeur style architecture on a double storey dwelling with pitched metal roof, porch and double garage.



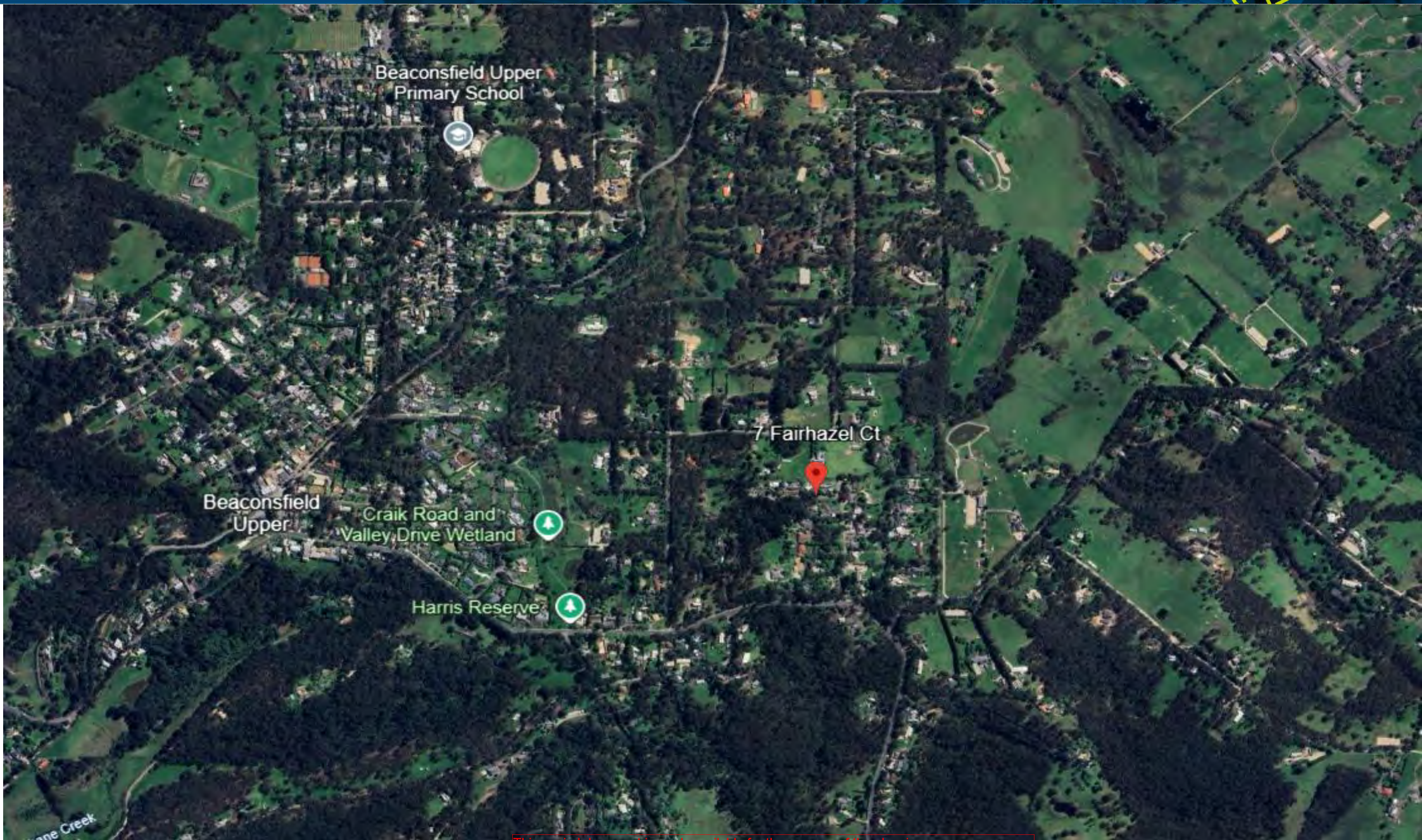


Figure 12 – 2 Fairhazel Court – double storey weatherboard dwelling with understorey garage, porch and white painted brick.



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## 4 CONSIDERATION

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### 4.1 Planning Policy Response

**Clause 11.01-1S Settlement** requires consideration of Plan Melbourne Metropolitan Planning Strategy – 2017-2050. Plan Melbourne is the Metropolitan Planning Strategy for Melbourne and sets the vision for and guides Melbourne's growth through to the year 2050. It identifies the importance of retaining green wedges which support Melbourne through food production, critical infrastructure (such as water supply catchments and airports), sand and stone supply, biodiversity, recreation and tourism. Green wedges and peri-urban areas provide opportunities for the community to connect with nature, improving health outcomes, as well as maintaining the ecosystem services that underpin Victoria's prosperity. Protecting the green wedges and peri-urban areas will make the state's food supply more secure in the face of increasing climate pressures on food production. It also identifies the need to maintain permanent UGB in order to protect the values of non-urban land and reduce urban sprawl.

For the avoidance of any doubt land within the Green Wedge A Zone – Schedule 2 (GWAZ2) is considered to be Metropolitan Green Wedge Land pursuant to Clause 51.02.

The overarching policy on green wedges is located under sub **Clause 11.01-1R Green Wedges - Metropolitan Melbourne**. Relevant strategies in relation to the protection of the green wedge are as follows:

- *Promote and encourage the key features and related values of each green wedge area.*
- *Support development in the green wedge that provides for environmental, economic and social benefits.*
- *Consolidate new residential development within existing settlements and in locations where planned services are available and green wedge area values can be protected.*
- *Plan and protect major state infrastructure and resource assets that serve the wider Victorian community, such as airports and ports with their associated access corridors, water supply dams and water catchments and waste management and recycling facilities.*
- *Protect important productive agricultural areas such as Werribee South, the Maribyrnong River flats, the Yarra Valley, Westernport and the Mornington Peninsula.*
- *Support existing and potential agribusiness activities, forestry, food production and tourism.*
- *Protect areas of environmental, landscape and scenic value such as biodiversity assets, national and state parks, Ramsar wetlands and coastal areas.*
- *Protect significant resources of stone, sand and other mineral resources for extraction purposes.*
- *Provide opportunities for renewable energy generation.*

**Clause 12.01 Biodiversity** seeks to protect biodiversity and **Clause 12.01-2S Native Vegetation Management** seeks to ensure that there is no net loss to biodiversity as a result of the removal,



destruction or lopping of native vegetation. **Clause 12.05 Significant Environments and Landscapes** seeks to improve the landscape qualities, open space linkages and environmental performance in green wedges and non-urban areas.

The proposed new dwelling meets the tests detailed within **Clause 13.02-1S Bushfire Planning** ensuring that the risk to human life and property can be reduced to an acceptable level, through application of bushfire protection measures recommended within the accompanying Bushfire Management Statement. As a consequence of ensuring the proposed dwelling satisfies the construction and defensible space requirements of Clause 53.02, the application includes the removal of vegetation. It is important to note that any form of new dwelling on the land would result in the removal of vegetation. Despite the conflicting objectives of vegetation protection and bushfire management we feel that the proposal results in an appropriate balance.

**Clause 14 Natural Resource Management** is also of relevance and sub clause **14.01-1 Protection of agricultural land** of which the objective is to protect productive farmland which is of strategic significance in the local or regional context. **Clause 14.01-2S Sustainable agricultural land use** seeks to encourage sustainable agricultural land use. Sub clause **14.02-2 Water quality** of which the objective is to protect water quality.

The primary objectives of **Clause 15.01-6S Design for rural areas** and **Clause 16.01-3S Rural residential development** are to ensure development respects valued areas of rural character and identify land suitable for rural living and rural residential development

#### Response:

Responding to the above, the modest single storey scale of the proposed dwelling is responsive to the surrounding character of the area and will not result in an unreasonable level of intrusion or visual bulk and will not unreasonably impact upon existing vistas achieved from adjoining properties.

We are conscious that the subject site is within the Green Wedge A Zone, whereby land is encouraged to be used for agricultural pursuits. It is evident that the subject site is not equipped to support any agricultural enterprise when considering the size of the site (2,141 sqm) and the fact it is sited on Fairhazel Court, a road designed to facilitate residential development, therefore the priority is balancing matters associated with vegetation and bushfire management. We discuss this matter later in this Submission, but generally rely on the arborist report and Bushfire Management Statement to confirm that appropriate consideration has been given to bushfire and vegetation matters.

For these reasons we submit the proposal is considered to satisfy all relevant objectives and key strategic directions under the Victorian Planning Policy Framework (VPPF).

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## 4.2 Local Planning Policy Framework

**Clause 21.01 Cardinia Shire Key Issues and Strategic Vision** identifies the protection of environmentally significant areas including the northern hills and the protection of life and property in terms of flooding and wildfires as key environmental issues. The provision of appropriate rural residential and rural living development is also a recognised settlement and housing issue.

**Clause 21.02-2 Landscape** in its design and built form strategies seeks to require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas; ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation; protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area; and minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

**Clause 21.02-3 Biodiversity** identifies the diverse environment that is Cardinia Shire. The objective is to achieve a net gain in the quantity and quality of native vegetation in the municipality.

**Clause 21.02-4 Bushfire Management** aims to recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment and in its strategies seeks to ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from bushfire, particularly in terms of the existing slope, aspect and vegetation; ensure all development has appropriately designed access for emergency vehicles; ensure development provides adequate access to water; and encourage the use of roads as a buffer between housing and bushland.

### Response:

Responding to the above, it is clear from an inspection of the site that the proposed dwelling would have limited visibility from Fairhazel Court due to a combination of modest single storey built form and established vegetation cover accordingly, it is considered that the built form would not cause visual intrusion, dominate the rural landscape or interrupt the vistas from Fairhazel Court. The dwelling has been designed to a high architectural standard as a low scale single storey building which responds to the natural features and is nestled within the landscape. It is therefore submitted that the surrounding character will be preserved and enhanced by the proposed development, visual amenity and sequencing along Fairhazel Court will be maintained and a high standard of design will be achieved.

We refer Council to the Plan of Survey submitted with this application, which shows that the dwelling is sited in the most appropriate location for a dwelling on site.

The development is provided with suitable road access to the site, designed to provide safe access to both firefighting vehicles and other vehicles at all times. An adequate supply of water with suitable flow rates and appropriate couplings for Country Fire Authority equipment will be readily available to the landowner and emergency services. The design, siting and layout of the development improves

protection of life and minimises the level of fire risk. Access considers the siting of the water tank maximising fire-fighting potential and minimising interference with firefighting measures.

The accompanying *Bushfire Management Statement* and *Bushfire Management Plan* ensure the proposal provides adequate response to relevant local policy.

Although the proposal requires the removal of exotic vegetation, the land owner accepts the outcomes of the Arboricultural Report to offset vegetation removal and ensure biodiversity and landscape values are protected. Vegetation removal on site is inevitable to propose any form of residential development.

It is acknowledged that the siting and design of buildings, including the choice of building materials are responsive to landscape character and maintain the scenic value of roads and recreational routes. Chosen building materials are responsive to the surrounding rural landscape character, harmoniously blending in with the existing rural-residential setting and the form of existing buildings on adjoining land. The proposed design is modest in nature and incorporates materials and finishes commonly found in the surrounding rural area. It is submitted that the dwelling has been designed to be compatible with the maintenance of long term natural, agricultural, landscape and recreational values of Beaconsfield Upper.

For these reasons we submit the proposal is considered to satisfy all relevant objectives and key strategic directions under the Local Planning Policy Framework (LPPF).

## 4.3 Planning Provisions Response

### Clause 35.05 – Green Wedge A Zone – Schedule 2

The purposes of the Zone seek to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.*
- *To ensure that use and development promotes sustainable land management practices and infrastructure provision.*
- *To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.*
- *To recognise and protect the amenity of existing rural living areas.*

Under the GWAZ2 a 'dwelling' is a Section 2 permit required use and must be the only dwelling on the lot. The use of the land for a dwelling also requires a permit.

The future aspirations of the owner(s) are to enhance the ecological value of the land and our client is happy to work with Council to achieve an appropriate landscape outcome. Whilst vegetation removal

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will occur as a result of the proposal, the permanent residency of the land will allow the land owners to manage the property and improve the overall ecological value of the property.

Furthermore, the proposed dwelling in the Green Wedge A Zone is consistent with the use and development of surrounding properties. A review of the surrounding allotments in the immediate area of the subject land identifies that dwellings exist on land parcels of similar size to the subject site.

Taking the above into account, a review of the surrounding area identifies that the majority of newly constructed dwellings are large in scale with a variety of architectural styles, resulting in a neighbourhood character consisting of a wide variety of building forms within Beaconsfield Upper. This proposed new dwelling is submitted to contribute positively to the sustainable development of Beaconsfield Upper.

Generous use of glazing on the proposed dwelling allows solar gain, decreasing our clients dependency on fossil fuels, contributing positively to the sustainable development of the area.

The proposal is not seen to be introducing a substantially different pattern of development and land use than that which presently exists. The relatively low impact nature of rural-residential use will not unreasonably impact the environmental values of the land; and is consistent with the use of allotments in the immediate vicinity of the land.

The new dwelling will be accessed via an all-weather driveway which has adequate dimensions to ensure emergency vehicles can be accommodated. Further, the dwelling will be connected to an appropriate septic system as well as water and electricity supply.

In response to the buildings and works “general” requirements of the Green Wedge A Zone – Schedule 2, we confirm the proposal does not require variation to any setbacks, with the exception being that the dwelling is sited within 30m of the dwelling at 8 Fairhazel Court. Due to the dimensions of the site it is not reasonably possible to avoid the dwelling being setback within 30m of an adjoining dwelling not in the same ownership. Regardless, we submit that the setback is appropriate to ensure the sense of space remains around each dwelling and that the low density living character is not interrupted.

### Use of Land For Agriculture

The subject site is not suitable for agriculture use. The site is located on a residential street, surrounded by residential dwellings.

There is no meaningful agricultural use for a property 2,141 sqm in size and we expect Council will recognise that the agricultural-objectives of the GWAZ are not applicable to the subject site.

The proposed new dwelling recognises and protects the amenity of existing dwellings. For these reasons we submit the proposal should receive Council’s full support.

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#### 4.3.1 Clause 42.01 Environmental Significance Overlay - Schedule 1 Northern Hills

##### Statement of environmental significance

*“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.”*

Responding to the above, the proposed new dwelling recognises the need 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 dwelling will 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.

Our client will work with Council to provide compensatory replanting is proposed to offset the impact of vegetation removal to construct the new dwelling. Council should note that vegetation removal is proposed, however this is unavoidable due to the bushfire requirements.

The arborist report that accompanies this application plots the location of each tree on site (extract below). The trees are generally concentrated through the centre of the site.

The on-site trees are numbered 9, 10, 13, 15-23, 27-31, 33-45, 52-72, G22.

**All of the 61 trees on-site trees are exotic species**, with 60 of the 61 trees being Monterey Pine and the other an exotic Lilly Pilly.

The Statement of Environmental Significance for ESO appropriately addresses the ecological values of the Northern Hills identifying that this area is a habitat area containing threatened flora and fauna:

*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*

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*managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.*

On the basis that the subject site is covered by exotic species; primarily Monterey Pine we say that the removal of this vegetation will not affect the environmental significance of the site or surrounds. To the contrary; it is widely understood that stands of Pine trees have a significantly detrimental impact on the ecological values of land. Native and indigenous species cannot compete with the pine trees, or grow beneath the pine stand and pine trees are of modest utility for native species, accordingly we say that the removal of these trees will provide opportunity for new, replacement planting with indigenous species that will improve the ecological values of the land.

**Figure 16 – on site vegetation**



ESO1 does provide an 'exemption' for Monterey Pine, however only those trees with a diameter of less than 400mm. We acknowledge most of the on-site pine trees have a diameter greater than 400mm, therefore permission is required to remove the mature pine trees, but for the aforementioned reasons we say their removal is not controversial.

<i>Pinus radiata</i>	Monterey Pine	Diameter at 1.3 metres above natural ground level must not exceed 40 centimetres
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## Building Materials

*Colourbond Monument* will be the predominant colour used to finish the building. This is considered a non-reflective colour. The chosen colour will complement the architectural style of the building without 'standing out' from neighbouring dwellings by using a colour already established in the area.

## Cut and Fill Exceeding 1 metre

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Accepting the site topography that slopes, earthworks are inevitably unavoidable. The design has been conscious of keeping earthworks to a minimum, and we suggest they do not unreasonably impact upon the landscape or environmental qualities of the land, nor do they impact the capability of the site to sustain future landscaping that will enhance the scenic and environmental profile of the area.

Overall, the proposed siting and design of the single storey dwelling is considered responsive to the prevailing landscape character. Surrounding dwellings are mostly constructed with elements of cut and fill greater than 1 metre, such as 2 Fairhazel Court in Figure 12 above. The dwelling is 'tucked' into the landscape as a result, avoiding a build that appears visually bulky.

### 4.3.2 Clause 44.06 Bushfire Management Overlay

We acknowledge the overriding objectives of this overlays seek to:

- *Ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *Identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *Ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*
- *Balance the extent to which the removal of vegetation is necessary to achieve proper fire management.*

As already identified, the proposal requires planning approval pursuant to BMO and the accompanying Bushfire Management Statement, demonstrates that the proposal responds to Clause 44.06 including Clause 53.02 with recommendations to facilitate entry and egress for emergency vehicles to the dwelling, a minimum BAL-29 construction standard and 10,000L water supply with CFA outlet.

The siting of the proposed building and works has been strategically chosen to achieve an appropriate level of defensible space to the future residents, whilst avoiding unreasonable impact to onsite vegetation. We therefore submit the dwelling finds a reasonable balance between built form, bushfire protection, the preservation of the surrounding landscape and the application should receive CFA and Council support.

Taking into account all site constraints and opportunities the chosen siting is the most appropriate to balance bushfire risk, vegetation management and other factors that are relevant.

## 5 EXPECTATIONS

### 5.1 Advertising

Pursuant to Section 52 of the *Planning and Environment Act 1987*, unless the Responsible Authority determines no person will suffer material detriment as a result of the granting of the permit, the Responsible Authority must give notice.

As the proposal is not exempt from Notice and Review we expect Council will notify adjoining property owners/occupiers. We ask that the file progress to advertising without delay.

### 5.2 Referrals

Pursuant to Clause 66:

- CFA is a recommending Referral Authority under the BMO (Clause 44.06-6).  
We recommend that the CFA support this proposal and adopt the recommendations made within the attached Bushfire Management Statement.

It is respectfully requested that any required Section 55 Referrals are undertaken without delay. Should Council deem any internal referrals are necessary it is expected that the application will be referred within the preliminary assessment phase of this application (28 days).

### 5.3 Timing for Decision

Pursuant to *Section 79 of The Act and Regulation 31 (1) of the Planning and Environment Regulations 2005* the prescribed timeframe for a decision is 60 days. It is expected that the decision will be issued within this prescribed timeframe.

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## 6 CONCLUSION

As demonstrated within this report, the proposed development results in an orderly planning outcome for Beaconsfield Upper which is responsive to the Cardinia Planning Scheme and entirely worthy of support as:

- The development meets the purpose and the objectives of the Green Wedge A Zone and the relevant Planning Policies;
- The siting and design achieves an appropriate balance between landscape values and built form in line with the objectives of the Environmental Significance Overlay;
- The proposal will not detract from the scenic landscape values of Fairhazel Court and surrounding rural vistas or cause unreasonable impact in an area prone to erosion; and
- The proposal responds to the features of the land and protects established vegetation whilst managing risk to life and property from bushfire.

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WARNING

Where fencing encroaches onto the subject land, no building should extend past that fencing without written agreement from any neighbour who may have possessory rights over the land under survey.

IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended.  
Any uncertainty in this plan must be clarified with the author.

WARNING

Features and windows which were obstructed on the date of survey have not been located or shown on this plan.  
M J Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

WARNING

This plan is prepared for **JAMIE BROCKMAN** from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose.  
Services shown hereon have been located by field survey.  
Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

WARNING

The position of the occupation, when in close proximity to title, has been altered for clarity of presentation.  
**MORE PARTICULARLY** owners or purchasers should be aware that if utilising or building to the boundary, the author of the plan or consulting surveyor of choice should be first contacted in case boundary location on this or adjoining lots carries higher than normal risk.  
M J Reddie Surveys Pty Ltd  
therefore can accept no responsibility for failure to use this plan within the limitations intended.

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NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid2020. Data was provided by VRSNow CORS services on 15/10/2024. Heights have not been calibrated on to permanent marks.  
Level datum: AHD.  
Levels shown thus: x 244.05  
Contour interval: 0.2m  
POSTAL ADDRESS: 7 FAIRHAZEL COURT,  
BEACONSFIELD UPPER, 3808  
  
Date of survey: 15/10/2024  
  
FOR TITLE BEARINGS +1°07'00" TO A.M.G ZONE 55 BEARINGS  
  
HW: Habitable Window  
NHW: Non-Habitable Window  
W/D: Habitable window and door  
2HW: Second floor habitable window  
F: Frosted window  
Window status an estimate of MJ Reddie Surveys, prior to detailed design internal inspections should be undertaken to confirm window status.

CERTIFICATION BY SURVEYOR

I, [redacted] of 1 Horner Street, Beaconsfield certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 15/10/2024, that this plan is accurate and correctly represents the adopted boundaries and the survey accurately accords with that required from level land as defined in regulation 7(2) of the surveying (Cadastral Surveys) Regulations 2005.  
Date: 16/10/2024  
[redacted] Licensed Surveyor  
Surveying Act 2004.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
TITLE REF:  
LAST PLAN REF: LOT 26 LP 50272

PLAN OF SURVEY

SCALE  
0 2 4 8 12  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:200  
SHEET  
SIZE  
A1

NUMBER OF SHEETS IN PLAN  
NUMBER OF THIS SHEET  
1  
1  
VICTORIA

SURVEYORS REF  
24-10-180  
VERSION  
1  
FILE:AR

LEGEND

● ELECTRICITY PIT

● ELECTRICITY POLE

● ELECTRICITY POLE

● AND LIGHT

☒ FIRE HYDRANT

☒ SEWER INSP. PT.

✱ GAS METER

■ GAS VALVE

⊗ LIGHT/LIGHT POLE

⊗ SIGN

● SEWER PIT

■ GRATED PIT

Ⓟ PHOTO POINT

▲ T.B.M.

△ INSTRUMENT POINT

⊠ P.M.

↔ WATER METER

▼ TAP

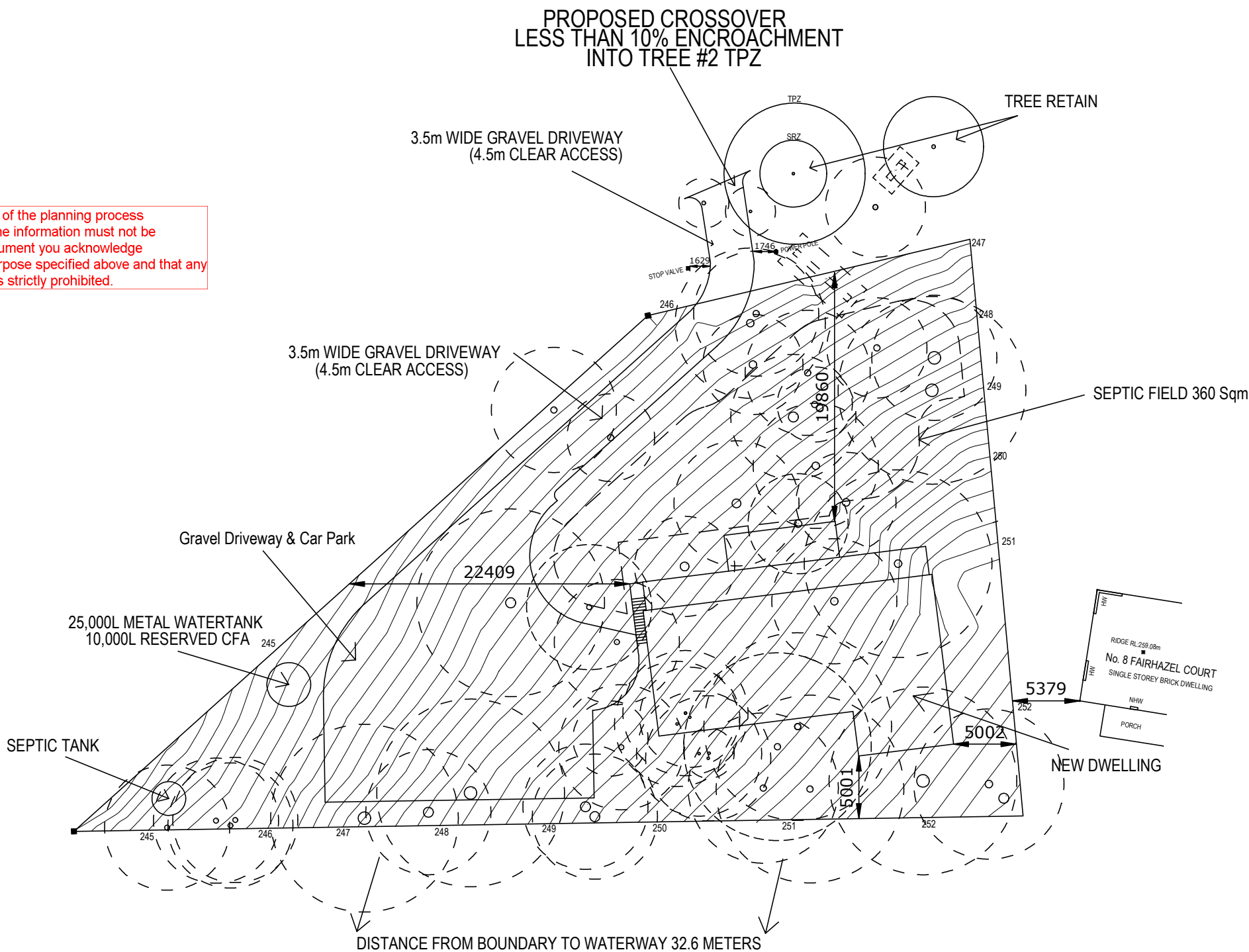
⌵ GATE

⊠ TELSTRA PIT

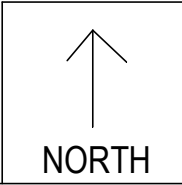
⊗ TREE

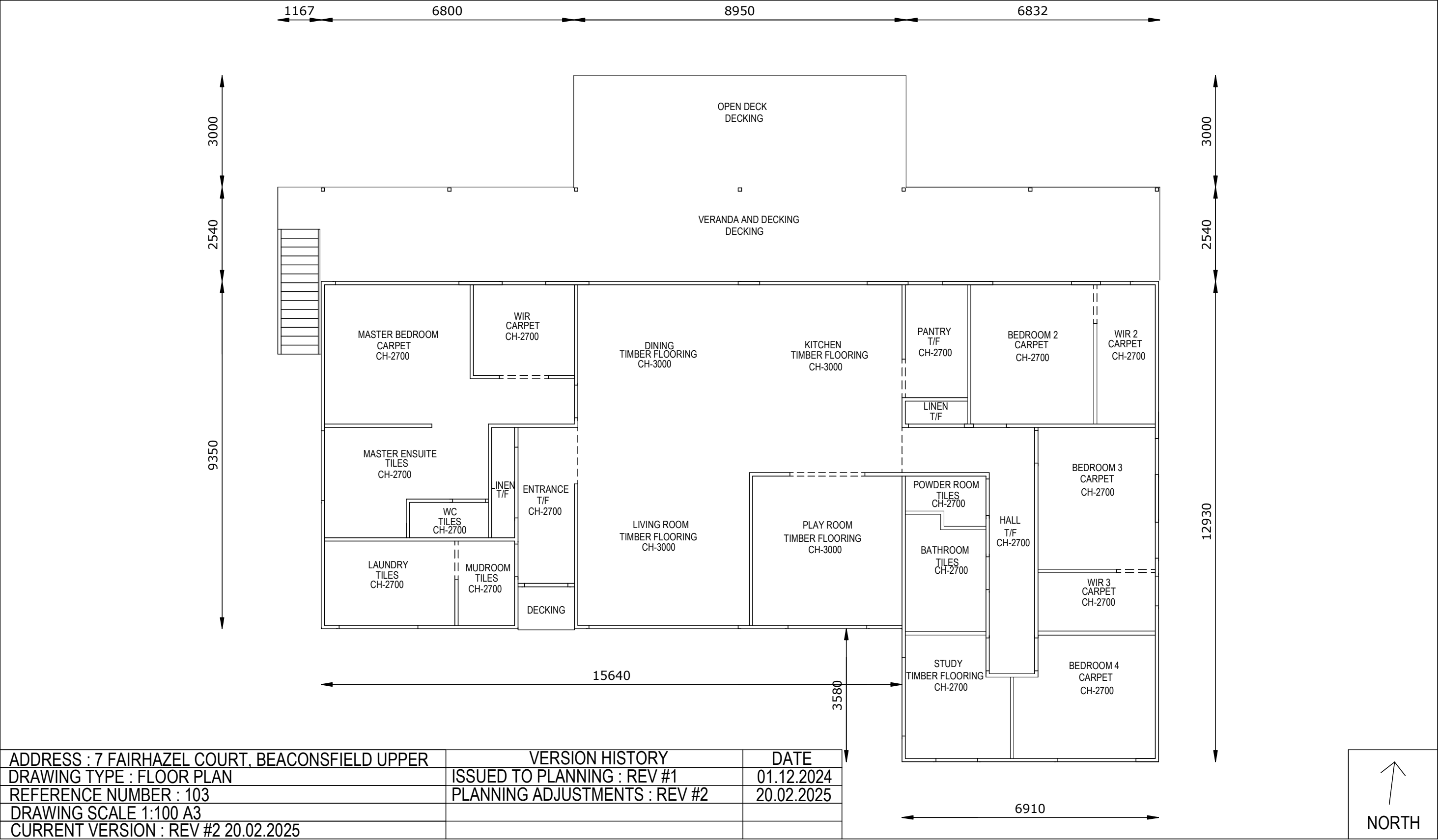
The figure is a detailed topographic survey plan. It shows a triangular area bounded by Fair Hazel Court to the north, Corringham Road to the east, and Salisbury Road to the south. The plan includes contour lines indicating elevation, with labels such as 244.05, 244.16, 244.32, 244.48, 244.64, 244.80, 244.96, 245.12, 245.28, 245.44, 245.60, 245.76, 245.92, 246.08, 246.24, 246.40, 246.56, 246.72, 246.88, 247.04, 247.20, 247.36, 247.52, 247.68, 247.84, 248.00, 248.16, 248.32, 248.48, 248.64, 248.80, 248.96, 249.12, 249.28, 249.44, 249.60, 249.76, 249.92, 250.08, 250.24, 250.40, 250.56, 250.72, 250.88, 251.04, 251.20, 251.36, 251.52, 251.68, 251.84, 252.00, 252.16, 252.32, 252.48, 252.64, 252.80, 252.96, 253.12, 253.28, 253.44, 253.60, 253.76, 253.92, 254.08, 254.24, 254.40, 254.56, 254.72, 254.88, 255.04, 255.20, 255.36, 255.52, 255.68, 255.84, 256.00, 256.16, 256.32, 256.48, 256.64, 256.80, 256.96, 257.12, 257.28, 257.44, 257.60, 257.76, 257.92, 258.08, 258.24, 258.40, 258.56, 258.72, 258.88, 259.04, 259.20, 259.36, 259.52, 259.68, 259.84, 260.00, 260.16, 260.32, 260.48, 260.64, 260.80, 260.96, 261.12, 261.28, 261.44, 261.60, 261.76, 261.92, 262.08, 262.24, 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ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : SITE PLAN	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 101	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:400 A3	TREE 2 & CROSSOVER ADJ : REV #3	08.04.2025
CURRENT VERSION : REV #3 08.04.2025		

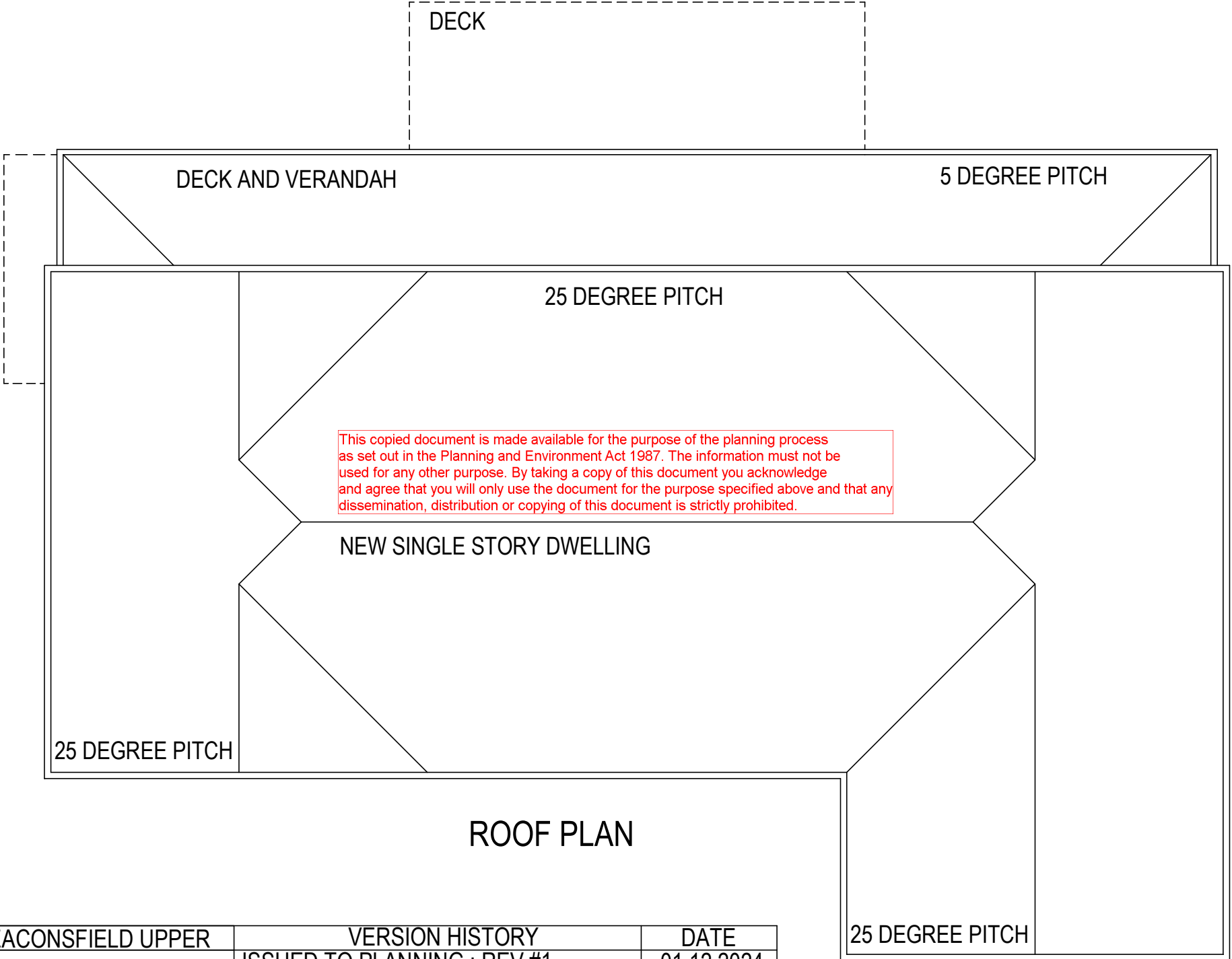




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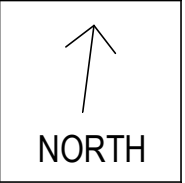


METAL ROOFING - CORRUGATED COLOURBOND SURFMIST  
METAL FASCIA & GUTTER - COLOURBOND SURFMIST



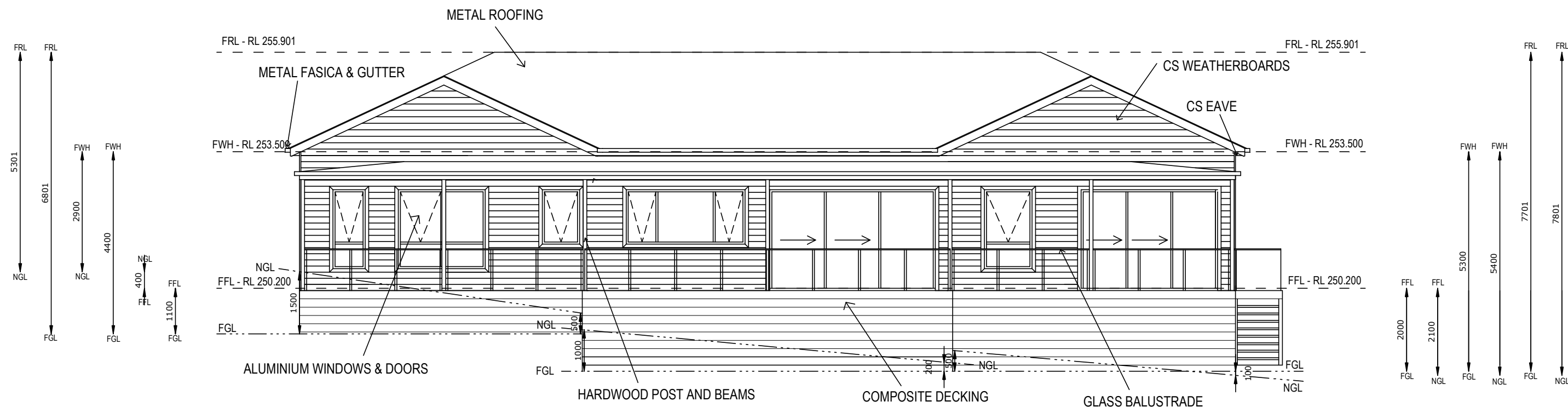
ROOF PLAN

ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : ROOF PLAN	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 104	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:100 A3		
CURRENT VERSION : REV #2 20.02.2025		



FRL = FINISHED ROOF LINE  
FWH = FINISHED WALL HEIGHT  
FFL = FINISHED FLOOR LEVEL  
NGL = NATURAL GROUND LEVEL  
FGL = FINISHED GROUND LEVEL

METAL ROOFING - CORRUGATED COLOURBOND SURFMIST  
METAL FASCIA & GUTTER - COLOURBOND SURFMIST  
ALUMINIUM WINDOW & DOOR - NATURAL WHITE  
CEMENT SHEET WEATHERBOARDS - NATURAL WHITE  
CEMENT SHEET EAVES - NATURAL WHITE  
GLASS BALUSTRADE - CLEAR GLASS WITH SURFMIST HANDRAIL  
HARDWOOD POST AND BEAM - PAINTED NATURAL WHITE  
COMPOSITE DECKING - NEWTECHWOOD TERRACE BLACKBUTT  
METAL SHEETING - CORRUGATED COLOURBOND SURFMIST



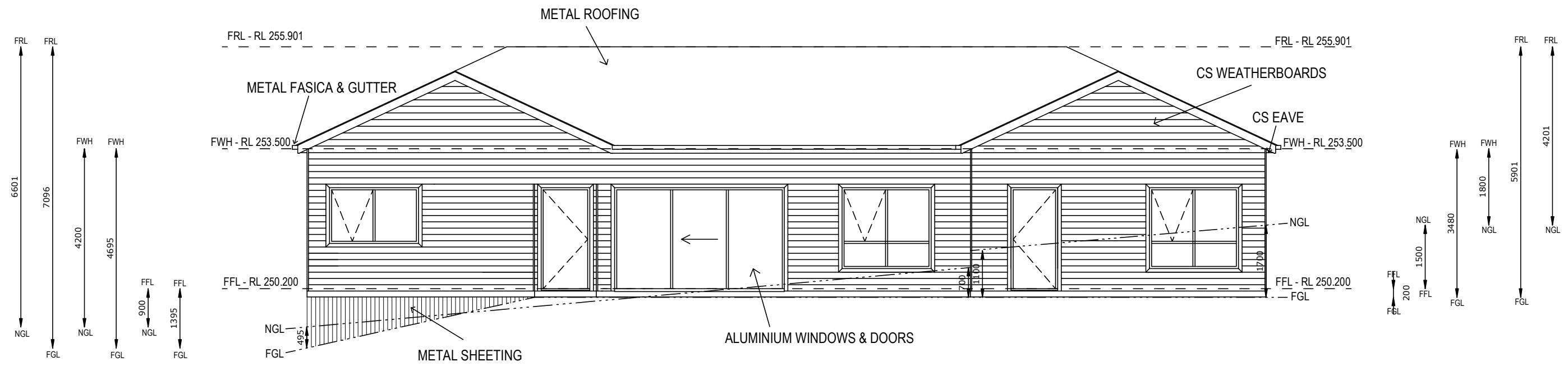
NORTH ELEVATION

ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : NORTH ELEVATION	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 105	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:100 A3		
CURRENT VERSION : REV #2 20.02.2025		

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COMPOSITE DECKING - NEWTECHWOOD TERRACE BLACKBUTT  
METAL SHEETING - CORRUGATED COLOURBOND SURFMIST



SOUTH ELEVATION

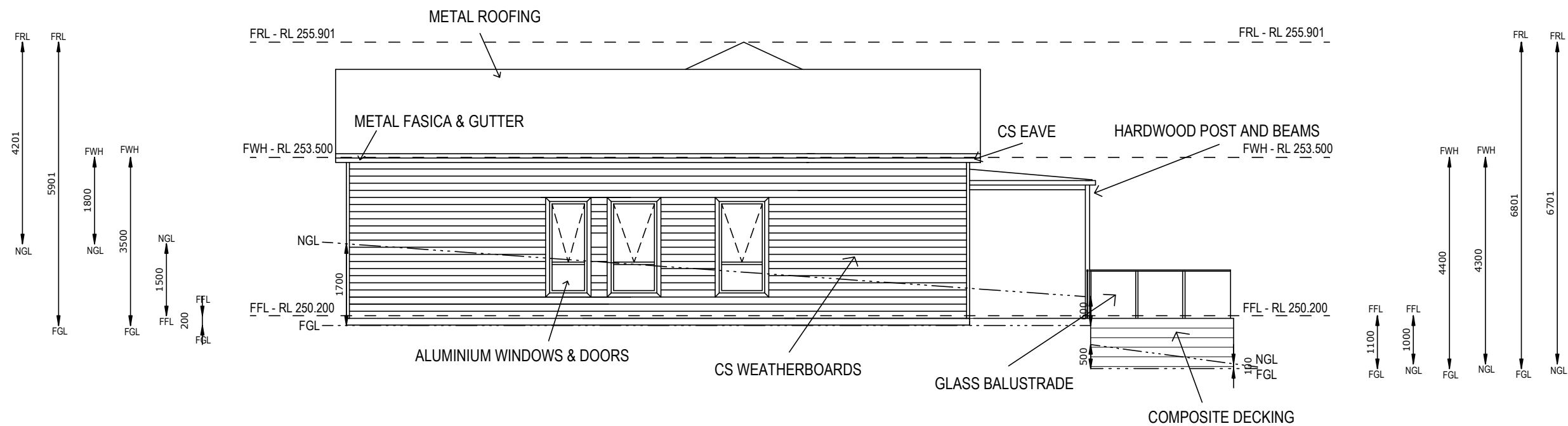
ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : SOUTH ELEVATION	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 106	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:100 A3		
CURRENT VERSION : REV #2 20.02.2025		

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COMPOSITE DECKING - NEWTECHWOOD TERRACE BLACKBUTT  
METAL SHEETING - CORRUGATED COLOURBOND SURFMIST



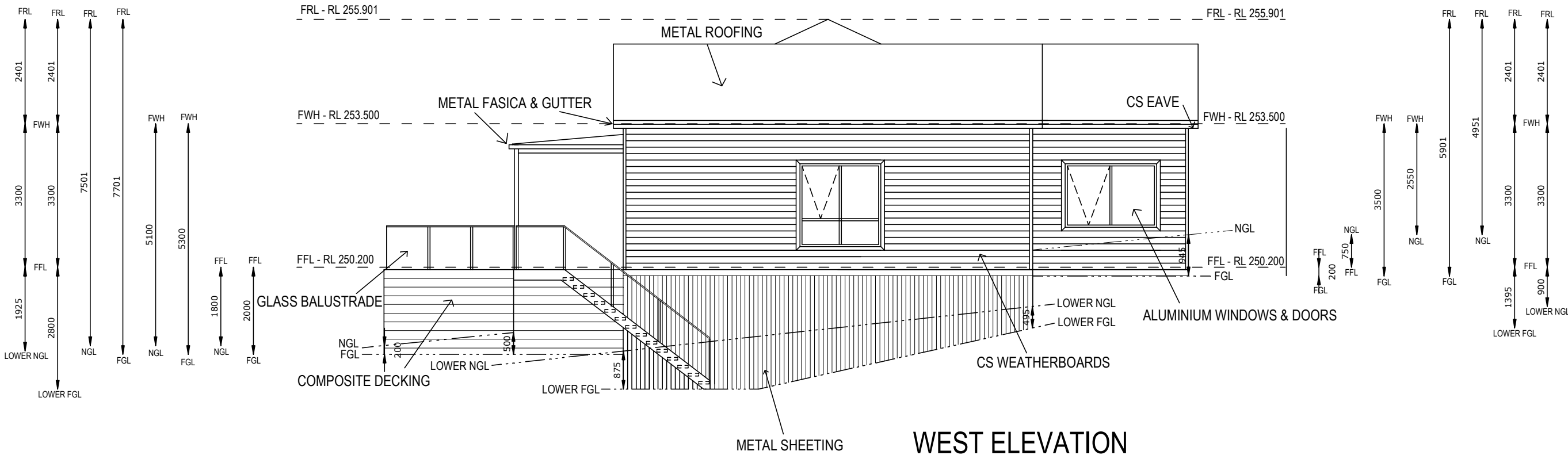
EAST ELEVATION

ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : EAST ELEVATION	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 107	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:100 A3		
CURRENT VERSION : REV #2 20.02.2025		

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METAL ROOFING - CORRUGATED COLOURBOND SURFMIST  
METAL FASCIA & GUTTER - COLOURBOND SURFMIST  
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HARDWOOD POST AND BEAM - PAINTED NATURAL WHITE  
COMPOSITE DECKING - NEWTECHWOOD TERRACE BLACKBUTT  
METAL SHEETING - CORRUGATED COLOURBOND SURFMIST



ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE
DRAWING TYPE : WEST ELEVATION	ISSUED TO PLANNING : REV #1	01.12.2024
REFERENCE NUMBER : 108	PLANNING ADJUSTMENTS : REV #2	20.02.2025
DRAWING SCALE 1:100 A3		
CURRENT VERSION : REV #2 20.02.2025		



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ID	Qty	Botanical Name	Common Name	Schedule Size	Height	Spread	Category
AcPaDiArWe	1	Acer palmatum dissectum	Red Weeding Maple	30cm Pot - 1200mm High	0.9 - 1.5m	1.2 - 2.0m	Weepers
EuCaSiPr	2	Eucalyptus caesia silver princess	Silver Princess	30cm Pot - 1200mm High	3 - 5m	2.0 - 3.5m	Trees
CoCiSc	1	Corymbia citrodora scentuous	Dwarf Lemon Scented Gum	30cm Pot - 1200mm High	5 - 7m	4 - 5m	Trees
CaKiPaSp	2	Callistemon kings park special	Kings Park Special	30cm Pot - 1200mm High	4 - 5m	2.5 - 4m	Trees
BaRu	3	Bauera rubioides	Wiry Bauera	20cm Pot - 450mm High	1.0 - 2.0m	1.0 - 2.0m	Shrub
EpIm	3	Epacris impressa	Common Heath	20cm Pot - 300mm High	0.5 - 1.5m	0.2 - 0.6m	Shrub
ChAp	1	Chrysocephalum apiculatum	Golden Buttons	20cm Pot - Full in pot	0.45 - 0.6m	0.9 - 1.2m	Small Shrub
GrAl	12	Grevillea apline	Mountain Grevillea	20cm Pot - 500mm High	1.0 - 2.5m	1.0 - 2m	Shrub
HiRi	8	Hibbertia Riparia	Erect Guinea-flower	20cm Pot - 450mm High	0.3 - 1.0m	0.6m	Shrub
LeLaSS	1	Leucodendron laureolum safari sunset	Red Cone Bush	20cm Pot - 600mm High	1.5 - 2m	1.5 - 2m	Shrub
InAu	12	Indigofera australis	Austral Indigo	20cm Pot - 500mm High	1 - 2m	1 - 2m	Shrub
BaSpBC	1	Banksia spinulosa birthday candles	Banksia	20cm Pot - 500mm High	0.4 - 0.5m	0.5 - 1m	Shrub
XaAu	1	Xanthoroea australis	Austral Grass Tree	30cm Pot - as chosen	1.5 - 3m	0.6 - 0.9m	Grasses and Turfs
OILi	1	Olearia lirata	Snowy Daisy-Bush	30cm Pot - 1200mm High	2 - 5m	2 - 3m	Shrub
BrMu	4	Brachyscome multifida	Cut-Leaf Daisy	20cm Pot - 500mm High	0.2 - 0.1m	0.1 - 0.4m	Grasses and Turfs
BuBu	2	Bulbine bulbosa	Bulbine Lily	20cm Pot - 500mm High	0.2 - 0.6m	0.3m	Grasses and Turfs
PaOc	3	Patersonia occidentalis	Long Purple Flag	20cm Pot - 500mm High	0.2 - 0.4m	0.3 - 0.6m	Grasses and Turfs
AcCo	1	Acaia cognata mini cog	River Wattle	20cm Pot - 500mm High	0.7 - 1m	1 - 1.5m	Grasses and Turfs
WeFrWyGe	1	Westringia frutcosa wynyabbie gem	Variegated Rosemary	20cm Pot - 500mm High	0.9 - 1.5m	0.6 - 0.9m	Shrub
TOTAL	60	1 x BaRu					

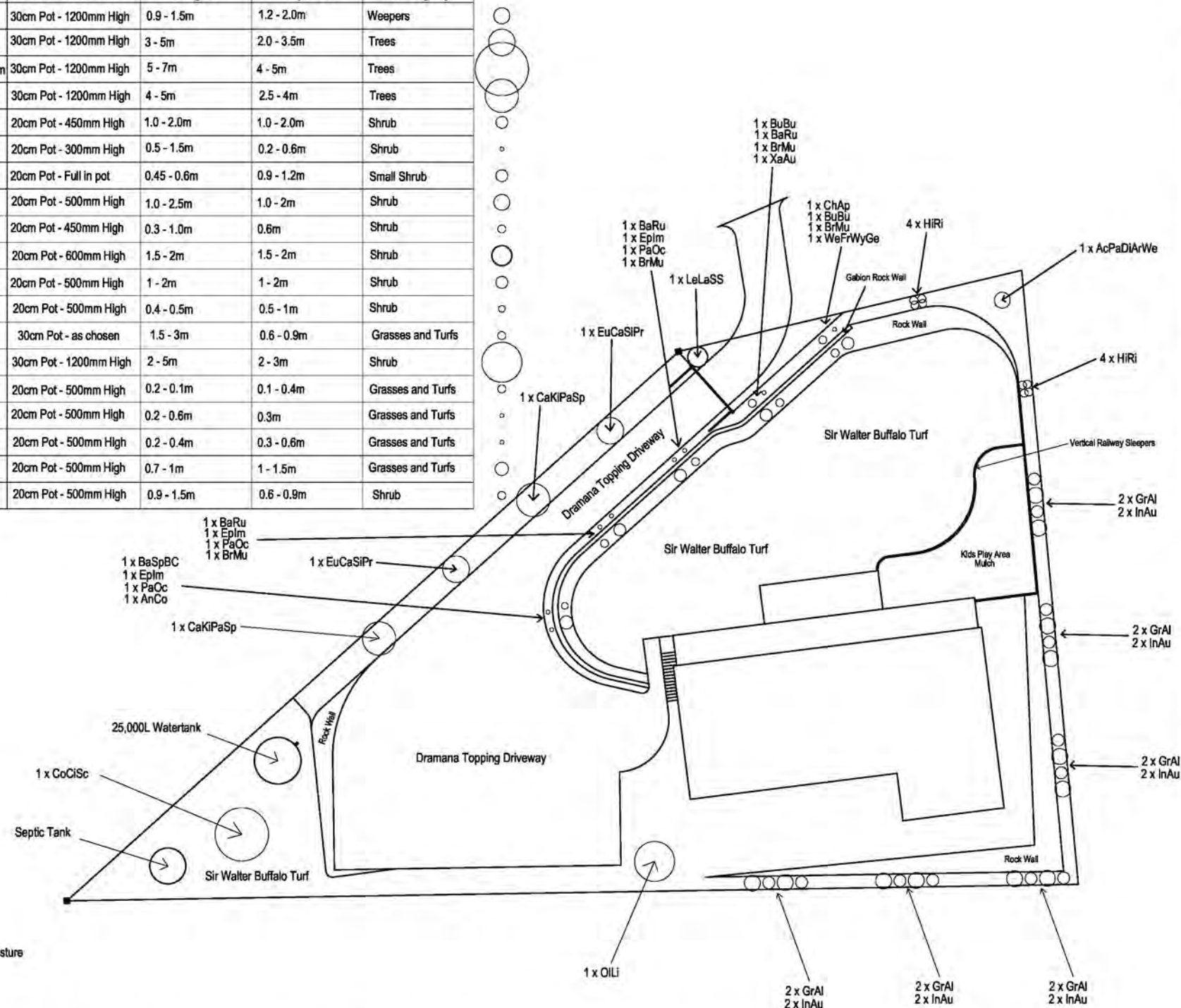
### Defendable Space

Before occupation of the dwelling starts, and at all times thereafter, vegetation must be maintained on all of the land, to at least the following standard:

- 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 m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 cm in height must not be placed within 3 m 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 5 m<sup>2</sup> in area and must be separated by at least 5 m.
- Trees must not overhang or touch any elements of the building.
- There must be a clearance of at least 2 m between the lowest tree branches and ground level.

### MAINTENANCE SCHEDULE

Mowing - Lawn areas to be mowed to maintain a height of 2.5 - 3 inch  
Weeding - Remove weeds from garden beds and pathways when required  
Watering - Ensure all plants receive adequate water supply  
Debris Removal - Clear fallen leaves, litter & debris from landscape areas  
Pruning - Trim shrubs and trees to promote healthy growth and maintain shape  
Mulching - Check and replenish mulch in garden beds to suppress weeds and retain moisture  
Re-planting - Remove diseased or dead trees and replant as required



### Specification Notes - Softscapes

**Contractor:**  
All measurements and discussions are to be decided by the contractor before commencing work.

**Need Financial**

The samples of all sensory processed art to be forwarded anonymously, either by hand or through courier-posting.

Soil Preparation  
 Subsoiling and  
 Disking[illegible]

## 11

[illegible]

### Matching

A layer of aged organic mulch to be applied to all garden beds to a minimum depth of 75mm.  
All mulch should be free of weed seeds, soil particles and any chemicals or treatment not conducive to plant growth.  
Fertilised mulch (mulch through) taken away from plant stems and within 1cm should be taken not 81 cm to 101 cm around the base of the plant, so as to prevent collar rot.  
Turf  
All turf areas are to be Sir Walter Buffalo mature turf.  
The turf will be laid in a selective sward pattern and watered immediately after laying.

<http://www.sagepub.com>

A fully autonomous irrigation system is installed throughout all lawn and garden beds. Garden beds are in three 12-in. diameter irrigation. Throughout, various lawns areas are in three separate systems installed. A controller unit with five independently controlled solenoids are to be installed in collaboration with the client.

### Drainage

Aggregates pipe shall be installed behind all retaining walls. The pipe must be either 16mm (1/2") PVC or 16mm black flexible pipe laid with the appropriate fall toward drainage points. The Ag pipe must be connected to stormwater outlets and covered with aggregate.

## Gravel

Grassmoss tapping is not allowed for all grassed pathways and steps. The grassmoss areas should consist of compacted subgrade over base with a 50mm layer of Grassmoss tapping over the subgrade. The Grassmoss tapping should be compacted and have aggregate fill toward drainage points.



All here to be healthy specimens,  
free from pests, disease and  
disturbance.

Mounting ties or equipment in the installed loosely between the tree trunk and stakes. The tree should be held firmly in place whenever still be able to sway.

Stems by stems hindmost class  
transformed into proliptical full  
grade

Backfill with 50% site soil and 50% imported top soil mixed together and tamped in layers at a maximum of 100mm thick. Sides and base of hole to be finished & broken with a crowbar should an auger be used to penetrate the index.

Rock Bit

Sub Grade



Insert in the plug to the same depth as the sub grade. Insert in the plug to the same depth as the sub grade. Insert in the plug to the same depth as the sub grade.

### Tree Planting Detail

**State the problem**



**COOLABAH**  
LANDSCAPING, POOLS & CONSTRUCTION

ADDRESS : 7 FAIRHAZEL COURT, BEACONSFIELD UPPER	VERSION HISTORY	DATE	DESIGNED BY : Coolabah Landscaping, Pools & Construction LICENCE NUMBER : PL 70176 SIGNED 	 NORTH
DRAWING TYPE : REPLANTING PLAN & SCHEDULE	ISSUED FOR PLANNING : REV #1	16.03.2025		
REFERENCE NUMBER : 111	LOCAL INDIGENOUS CHANGES : REV #2	08.04.2025		
DRAWING SCALE 1:400 A3				
CURRENT VERSION : REV #2 08.04.2025				