Notice of Application for a Planning Permit



	 	nis copied document is n s set out in the Planning a sed for any other purpose ad agree that you will only	and Environment Act 198 By taking a copy of this use the document for the	pose of the planning process 7. The information must not be document you acknowledge e purpose specified above and that any		
The land affected by the application is located at: L1 PS523774 V10949 F082 74 Stoney Creek Road, Beaconsfield Upper VIC 3808						
The application is	for a permit to:	Buildings and W Earthworks)	orks (Construction	of a Shed and Associated		
A permit is require	d under the follow	ving clauses of the	planning scheme:			
Clause 35.04-5	Green Wedge Zo	one a planning per	mit is required for	buildings and works		
Clause 42.01-2	Environmental S	Significance Overla	y a planning permi	t is required for buildings and works		
Clause 44.06-1	Bushfire Manag	ement Overlay a p	lanning permit is re	equired for buildings and works		
	1	APPLICAT	ION DETAILS			
The applicant for t	he permit is:	Hadyn Strichow	Archiscope			
Application number	er:	T240252	T240252			
 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 or by scanning the QR code. 				Dication		
		HOW CAN I MAP	(E A SUBMISSION?	?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible12 June 2025Authority will not decide on the application before:12 June 2025				12 June 2025		
WHAT ARE MY OF Any person who m by the granting of may object or mak submissions to the authority. If you object, the F Authority will notify decision when it is	TIONS?Aay be affected•the permit•te other•te responsible•Responsible•you of the•sissued.•	An objection must: be made to the F Authority in writin include the rease objection; and state how the ob affected.	Responsible ng; ons for the jector would be	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.		
		Appli is her	cation re Consideration	6		

Application lodged

Council initial assessment

Notice







ePlanning

Application Summary

Portal Reference	A224917R
Basic Information	
Proposed Use	Proposed shed
Current Use	Existing single dwelling
Cost of Works	\$30,000
Site Address	74 Stoney Creek Road Beaconsfield Upper 3808

Covenant Disclaimer

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

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

Contacts



Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$675.80	100%	\$675.80
		Total		\$675.80



Civic Centre 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Address Cardinia Shire Council P.O. Box7, Pakenham VIC, 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	Туре	Filename
07-06-2024	A Copy of Title	RSS.pdf
07-06-2024	Site plans	Hoffmann-24004 C.pdf
07-06-2024	Additional Document	CoP.pdf
07-06-2024	Additional Document	Covenant.pdf
07-06-2024	Additional Document	Instrument.pdf
07-06-2024	Alteration statement	Hoffmann-24004 Cover Letter.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

Declaration



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Council's Operations Centre (Depot) Purton Road, Pakenham, Victoria Postal Address Cardinia Shire Council P.O. Box 7, Pakenham ViC, 3810

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Email: mail@cardinia.vic.gov.au

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Cardinia Shire Council

Request to amend a current planning permit application



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

PERMIT APPLICATION DETAILS

Application No.:	T240252 PA
Address of the Land:	74 Stoney Creek Road, Beaconsfield Upper

APPLICANT DETAILS

Name:	
Organisation:	
Address:	
Phone:	
Email:	

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)		
Section 50 – Amendment to application at request of applicant before notice:	>	
Section 50A - Amendment to application at request of responsible authority before notice:		
Section 57A – Amendment to application after notice is given:		

AMENDMENT DETAILS

What is being amended? (select all that apply)					
What is being applied for	Plans / other documents	Applicant / owner details			
Land affected	Other				
Describe the changes. If you need r	nore space, please attach a separate p	bage.			
Reduced footprint for the pro	posed shed				
	s copied document is made available for the pur	pose of the planning process			
as s use	set out in the Planning and Environment Act 196 d for any other purpose. By taking a copy of this agree that you will only use the document for th	7. The information must not be document you acknowledge			

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Specify the estimated cost of any de	velopment for which the permit is requ	uired:
Not applicable	Unchanged	New amount \$

DECLARATION

d the owner (if not myself) has been

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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



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

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

Page 1 of 2

VOLUME 10949 FOLIO 082

Security no : 124114359640W Produced 22/04/2024 12:00 PM

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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 523774X. PARENT TITLE Volume 09047 Folio 992 Created by instrument PS523774X 14/06/2006

REGISTERED PROPRIETOR



MORTGAGE AX857810L 28/03/2024 WESTPAC BANKING CORPORATION

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

AGREEMENT Section 173 Planning and Environment Act 1987 AE082354U 23/12/2005

DIAGRAM LOCATION

SEE PS523774X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER					STATUS	DATE
AX857808W	(E)	DISCHARGE	OF	MORTGAGE	Registered	28/03/2024
AX857809U	(E)	TRANSFER			Registered	28/03/2024
AX857810L	(E)	MORTGAGE			Registered	28/03/2024

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

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

Street Address: 74 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION Effective from 28/03/2024



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

Page 2 of 2

OWNERS CORPORATIONS

 The land in this folio is affected by OWNERS CORPORATION 1 PLAN NO. PS523774X

 DOCUMENT END

 DOCUMENT END

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Document Identification	PS523774X
Number of Pages	4
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PLA	N OF SU	JBDIVIS	SION	GE NO. LTO USE ON	ILY PLAN	NUMBER		
LOCATION OF LAN	D		COUNCIL	CERTIFICATION AND EI	NDORSEMENT			
PARISH GEMBROOK			COUNCIL N	COUNCIL NAME: CARDINIA SHIRE REF S04 / 001				
TOWNSHIP			1 This plan	is certified under Section 6 of the	Subdivision Act 1988			
SECTION D			- 2This-plar	- is certified under Section 11 (7) of	he-Subdivision Act 19	88		
CROWN ALLOTMENT	20(PART)		- Date of c	original certification under Section 6.				
CROWN PORTION			<u>-31his-isa</u>	3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.				
LTO BASE RECORD			OPEN SPAC	OPEN SPACE				
TITLE REFERENCE/S			(i) A requi	 A requirement for public open space under Section 18 of the Subdivision Act 1988 <u>hee</u> /has not been made. 				
VOL 9047 FOL 9	92		-(+) The requ	-(+) The requirement has been satisfied				
LAST PLAN REFERENCE	CE/S LP84988 (L	OT 14)	- (iii) Tho-requ	wement is to be aatisfied in Stage	No			
	STONEY OBEEK I	auvu	Council Deleg	gale				
(At time of subdivision) BE	EACONSFIELD UPP	ER, 3808	-Council Seat					
			Date ちょ	D/ 2005				
AMG Co-ordinates (of approx centre of land	E 360,800	ZONE: 55	-Pe certified	under Section 11 (7) of the Subdivisi	лг Act 1988			
in plan)	N 3,793,800		-Council Deleg	jale				
		BESEDVES		·				
Identifier	Council/	Body /Person						
Nił				•	OTATIONS			
			STAGING	This is not a staged subdivision				
	1			PLANNING PERMIT No T030963				
	1			DEPTH LIMITATION 15.24m BELOW THE SURFACE				
			The land be	una subdivided is shown enclose	ed by thick continue	ous lines.		
	1							
			OTHER PUP	POSE OF PLAN				
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			as set out in used for any	the Planning and Environmer other purpose. By taking a co	nt Act 1987. The in opy of this docum	nformation must not be ent vou acknowledge		
and agree that you will only use the document for the purpose specified above and that a					se specified above and that any			
			usseminatio	in, distribution of copying of a	iis document is st			
			SURVEY. TH	iis plan is based on survey				
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			in Proctaime	ed Survey Area No.				
	EAS	SEMENT INF	FORMATION	ro of an Economic or Other Fr	LTO USE ONLY			
	A – Appurtei	hant Easement	R – Encumbering	Easement (Road)	CUMURANCE	STATEMENT OF COMPLIANCE /		
Easement Reference Pu	irpose	Width (Metres)	Origin	Land Benefited /In Favo	ur of	RECEIVED		
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FORMERLY PETER HERBERT & ASSOC. (VIC) P/L				OR (PRINT) ALAN L. RUN	TING	0 0 000T		
LAND DE CONSULTING	SIGN & DEVEL(SURVEYORS &	PMENT PLANNERS	SIGNATURE	D	ATE29 /6 /05			
SUITE 2/86 MOUNT PHONE No.: (03) 9787 2980	ELIZA WAY, MOUNT EL FAX No.: (03) 9787 4	12A 3930 763 ACN 067 077 9	REF · 4854-	PS VERSION 4		ORIGINAL SHEET SIZE A3		
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PS523774X

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FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

Sheet 4



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- 1



Application by Responsible Authority, Relevant Authority, Referral Authority or Council For the making of a recording of an Agreement Section 181 (1) Planning and Environment Act 1987

Lodged by: Name Phone Address Ref Customer Code

Mepstead Lawyers (03) 59415166 108 Main Street, Pakenham TM GH 14157P 2715T Privacy Collection Statement The information under this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land Volume 9047 Folio 992

Authority or council Cardinia Shire Council, Henty Way, Pakenham 3810

Section and Act under which agreement made:

Section 173 Planning and Environment Act 1987

A conv of the Agreement is attached to this application

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DATED 15 Dec nt is made available for the purpose of pring and Environment Act 1987. The

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CARDINIA SHIRE COUNCIL

•

2005

-and-

ELIZABETH ANN GAULT

CONSENT AGREEMENT UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

Land : 74 Stoney Creek Road, Upper Beaconsfield

Lawyers 108 Main Street Pakenham 3810

Ph (03) 5941 5166 Fax (03) 5941 5177 Ref TM GH 14157P



AGREEMENT

This Agreement is made pursuant to Section 173 of the Planning and Environment Act on the 15 day of December 2005.

Parties: Cardinia Shire Council of Henty Way, Pakenham Victoria 3810 ('the Council")



RECITALS

- A. The Council is the responsible authority under the Planning and Environment Act 1987 for the Pakenham Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No.T255147U in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land.
- D. Council and the Owner have agreed that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

THE PARTIES AGREE

1. **DEFINITIONS**

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the Planning and Environment Act 1987.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Lot means a lot on the endorsed plan.

Mortgage means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

Party or parties means the Owner and Council under this Agreement as appropriate.



Plan means PS523774X contained in annexure "A" of this Agreement.

Planning Scheme means the Cardinia and any other planning scheme that applies to the Subject Land.

Subject Land means Lot 14 on PS084988 being the land situated at 74 Stoney Creek Road Upper Beaconsfield being part of the land referred to in Certificate of Title Volume 9047 Folio 992 to become Lots 1,2 and 3 on PS523774X.

2. INTERPRETATION

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. SPECIFIC OBLIGATIONS OF THE OWNER

3.1 **Owner to carry out certain works**

- (i) No environmental weeds are to be planted on the property.
- (ii) No cats are allowed to be kept on the property and that any dogs kept on the property shall be restrained at night.
- (iii) The owner of each lot shall protect, enhance and manage existing vegetation and ensure that it is retained.
- (iv) Particular effort should be made by the owner of each lot to ensure that the Messmates are undamaged.
- (v) No further subdivision of each lot created shall occur.
- (vi) No grazing of stock is permitted within the fenced off swamp land area.
- (vii) A Property Management Plan to the satisfaction of the Responsible Authority – copy annexed hereto



(viii) No boundary fences between the allotments is permitted to be erected within the fenced off swamp land area.

4. FURTHER OBLIGATIONS OF THE OWNER

The Owner further covenants and agrees that the Owner will:

4.1 Notice and Registration

bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

4.2 Further actions

- 4.2.1 do all things necessary to give effect to this Agreement;
- 4.2.2 consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

4.3 Council's costs to be paid

immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until paid will remain a debt to Council by the Owner.

4.4 Compliance

- 4.4.1 comply with the requirements of all statutory authorities in relation to the development of the Subject Land;
- 4.4.2 comply with all statutes, regulations, local laws and planning controls in relation to the Subject Land; and
- 4.4.3 take all necessary steps to comply with the obligations of each clause in this Agreement;

4.5 Mortgage to be Bound

obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the Subject Land;

4.6 Indemnity

indemnify and keep indemnified Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or become liable for or in respect of any suit action proceeding judgment or claim brought by any person arising from or referrable to this Agreement or any non-compliance with this Agreement;

4.7 Non-compliance



if the Owner has not complied with this Agreement within 21 days after service of a notice by Council specifying any non-compliance, do the following:

- 4.7.1 all Council, its officers, employees, contractors or agents to enter the Subject Land and rectify the non-compliance:
- 4.7.2 pay to Council on demand, Council's reasonable costs and expenses incurred as a result of the non-compliance which (until paid) are and remain a charge on the Subject Land;
- 4.7.3 pay interest at the rate prescribed under the Penalty Interest Rates Act 1983 on al moneys outstanding under this Agreement until they are paid in full;

and the Owner agrees:

- 4.7.4 to accept a certificate signed by the Chief Executive Officer of Council (or the nominee of the Chief Executive Officer) as prima facie evidence of the costs and expenses incurred by Council in rectifying the Owner's non-compliance with this Agreement; and
- 4.7.5 that any payments made for the purposes of this Agreement are appropriated first in payment of any interest and any unpaid costs and expenses of Council and then applied in repayment of the principal sum;

4.8 Standard of Works

comply with the requirements of this Agreement and to complete all works required by this Agreement at its cost and to the satisfaction of Council; and

4.9 Council Access

allow Council, its officers, employees, contractors or agents or any of them, to enter the Subject Land (at any reasonable time) to assess compliance with this Agreement.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.

6. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.



7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 7.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 7.2 execute a deed agreeing to be bound by the terms of this Agreement.

8. GENERAL MATTERS

8.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 8.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

8.2 Service of Notice

A notice or other communication is deemed served:

- 8.2.1 if delivered, on the next following business day;
- 8.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 8.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

8.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

8.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.



8.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the date of this Agreement.

10. ENDING OF AGREEMENT

- 10.1 This Agreement ends when the Owner has complied with all of the obligations imposed on the Owner under this Agreement.
- 10.2 If this Agreement relates to more than one lot and the owner of that lot has complied with all of the obligations in relation to that lot, the owner of that lot may request Council to end this Agreement in relation to that lot.
- 10.3 As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(1) of the act to cancel the recording of this Agreement on the register.



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Mortgagee's Consent

BANK OF MELBOURNE LIMITED [now Westpac] as Mortgagee of registered mortgage No. T255147U consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.







Department of Environment, Land, Water &

Owners Corporation Search Report

Planning

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OWNERS CORPORATION 1 PLAN NO. PS523774X

The land in PS523774X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation: Common Property 1, Lots 1 - 3.

Limitations on Owners Corporation: Unlimited

Postal Address for Services of Notices:

74 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808

PS523774X 14/06/2006

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Total	300.00	300.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.





Owners Corporation Search Report

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OWNERS CORPORATION 1 PLAN NO. PS523774X

Statement End.

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Attn: Cardinia Shire Council

RE: 72 Stoney Creek Road, Beaconsfield Upper

Please find attached the architectural drawings of the proposed shed at the above address for the town planning permit application.



74 Stoney Creek Road Upper

Beaconsfield 3808

1. Introduction

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This report provides an assessment of the existing septic system located on the abovementioned property. The evaluation is based on a site visit conducted on 27/3/2025, in line with the current site plans. The septic system will remain in its current location as per the plans and is generally in good condition. However, certain components require attention to ensure the continued efficiency of the system. Specifically, the effluent lines are due for renewal, which will be carried out in the near future.

2. Overview of the Existing Septic System

The system consists of the following components:

- **Septic Tank:** The primary tank is responsible for solid waste and scum separation from wastewater. The tank appears to be in good condition with no visible signs of damage or leakage.
- **Drain Field/Leach Field:** This system component disperses the treated effluent into the surrounding soil. The condition of the drain field is satisfactory.
- **Effluent Lines:** The effluent lines, which transport the wastewater from the septic tank to the leach field, are functioning but show signs of wear and age.

3. Current Condition of the Septic System

Based on the inspection, the following observations were made regarding the condition of the system:

- **Septic Tank:** The tank appears structurally sound with no evidence of cracking or leakage. The tank capacity is sufficient for the property's current and future needs as outlined in the site plans.
- **Drain Field/Leach Field:** There are no visible signs of surface pooling or odor, indicating that the leach field is functioning correctly. Soil percolation appears adequate.
- **Effluent Lines:** The effluent lines are operational but have reached the end of their expected lifespan. Over time, these lines can deteriorate, reducing their efficiency and potentially leading to system failure if not addressed.

4. Planned Work

While the septic system is in good working order overall, it is recommended that the effluent lines be replaced to ensure the continued efficiency and longevity of the system. The current system will stay in its original position as shown on the current site plans, Renewal work is necessary to:

- Prevent further deterioration and potential failure of the effluent lines.
- Ensure proper distribution of effluent into the drain field.
- Maintain the health and functionality of the entire septic system.

The renewal of the effluent lines will be completed following all relevant environmental and building codes. A timeline for this work will be provided once the necessary materials and contractors are scheduled.

5. Conclusion

The septic system is in overall good condition and will continue to function effectively with the planned renewal of the effluent lines. Once the effluent lines are replaced, the system will be fully operational and ready to support the property's wastewater management needs for the foreseeable future.

Should you have any further questions or require additional information, please feel free to contact me.





Site: 74 Stoney Creek Rd, Beaconsfield Upper 3808

Date of Inspection: 1 August 2024



Brief: Inspect the trees growing at 74 Stoney Creek Rd, Beaconsfield Upper 3808, report on their health and structure, in regard to a proposed building replacement on this neglected property.

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Introduction

I inspected the trees from ground level using non-invasive methods, including a Visual Tree Assessment (VTA). Trees of 5 metres in height and above have been detailed in this assessment. Tree height (Hei.) was estimated, the width (Wid.) is an average of the north/south and the east/west axis, given in metres [m]. Trunk diameter at breast height (DBH) was measured at 1.4 m above ground level, unless otherwise stated; it is given in centimetres [cm]. All data is presented in the table 'Observations of Trees'. This includes the following headings: 'Hea.' meaning health, 'Stru.' refers to the trees structure and 'ULE': Useful Life Expectancy (further illustrated in Appendix 1), and 'Ret. Val.' is for the Retention Value of the tree as per council specifications. Appendix 1 at the end of this document explains tree characteristics such as age, health and structure. Appendix 2 is a Tree Protection Plan with tree positions numbered in relation to the existing house and proposed shed. Appendix 3 gives details of my credentials and experience. Appendix 4 contains photos of the trees detailed in this assessment.

The 'Tree Protection Zone' (TPZ) was calculated using the methodology described by Harris, Clark & Matheny (1999). This figure reads as a radius in metres from the trunk of the tree, to protect parts of the tree above and below ground. This corresponds with the current Australian Standard for trees on building sites. Some encroachment into this area is possible though it could be detrimental to the long-term health of a tree. It is recommended that a qualified arborist supervise any encroachment into tree protection zones.

Site

This is a rectangular shaped property, facing north west onto Stoney Creek Road. There are no trees growing in the neighbouring property, that could be directly affected by this shed or house renovation proposal on this property. There are a number trees of significance to the immediate landscape growing on the property proposed for development. All necessary trees have been detailed here.

Discussion

Due to site restrictions, it is often not possible or reasonable to retain all trees during a development. A realistic alternative is to select the more significant, healthy trees in good condition and protect these well; rather than trying to retain all trees and decreasing the quality of their protection (Matheny & Clark 1998).

Observations of Trees

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Tree	Botanical Name	Age	Hei. x	DBH	TPZ	SRZ	ULE	Hea.	Stru.	Ret.	Comments (Indigenous or Exotic). 'BE':
No.			Wid.	(cm)	(m)	(m)				Val.	Building Envelope. 'DW': Dead Wood
1	Acacia	S	9.8x8	41	4.9	2.3	Med	Good	Fair	Med	Indig. DW minor. 10m to BE. Clear of BE. Retain
	melanoxylon										
2	Eucalyptus radiata	S	12x8.3	50	6	2.5	Med	Fair	Fair	Med	Indig. 2 stems. 5m to BE. Close to BE. Retain
3	Eucalyptus radiata	S	17x10	95	11.4	3.2	Med	Fair	Fair	Med	Indig. 3 stems. Borers. Close to BE drive. Retain
4	Acacia	S	8x4	17	2	1.5	Med	Good	Fair	Med	Indig. Suppressed. Clear of BE. Retain
	melanoxylon										
5	Eucalyptus radiata	S	17x9	80	9.6	3	Med	Fair	Fair	Med	Indig. Close to BE drive. Retain
6	Eucalyptus radiata	М	14x7.3	65	7.8	2.9	Med	Fair	Fair	Med	Indig. DW. Biased to NE. Close to BE drive. Retain
7	Eucalyptus radiata	М	15x11	101	12.1	3.2	Med	Fair	Fair	Med	Indig. Close to BE drive. Retain
8	Eucalyptus radiata	М	14x8	70	8.4	2.9	Med	Fair	Fair	Med	Indig. Biased to NW. Close to BE drive. Retain
9	Acacia	S	6.2x5	23	2.7	1.8	Med	Good	Fair	Med	Indig. Suppressed. Clear of BE. Retain
	melanoxylon										
10	Acer palmatum	М	5x5.4	18	2.1	1.5	Short	Fair	Fair	Low	Exotic DW in upper canopy. Close to BE drive.
											Retrain

Tree Protection Zones can be breached, though any work within the TPZ must be monitored and managed by a suitably qualified arborist (level 5 or above). Any roots that are damaged or have to be removed should be cut cleanly to assist the wound to repair. Supervision by an arborist can prevent catastrophic accidental damage to trees simply by making construction workers aware of the sensitivity of tree roots and methods of avoiding impact with them.

All pruning recommended must be carried out to Australian Standards, 2007 'Pruning of Amenity Trees' AS4373-2007. This work must be supervised or carried out by suitably qualified arborists with a minimum Level 3 AQF in Arboriculture. No pruning has been recommended or is required to allow this proposal to proceed as it has been presented here.

Trees Proposed for Removal

No trees have been recommended or require removal to allow this proposal to proceed as it has been presented here.

Trees to Be Retained

Trees marked for retention are generally of good health and structure and have a greater impact on the wider landscape. Buildings and other infrastructure may be located within tree protection zones, at the discretion of the consulting arborist.

Trees 1, 4 and 9 are *Acacia melanoxylon* (Blackwood), this type of indigenous tree is self-sewn in this area and grows rapidly in its early years. This type of tree is prone to wood borer infestation (giant Goat Moth); in particular after pruning that is significant. Tree 1 is well clear of the proposed shed envelope and would not be impacted in any manner. Trees 4 and 9 are growing immediately next to other larger trees, the larger roots of these trees would provide some protection for these trees. The proposed new driveway to the shed must be constructed at or above the existing soil level. This can be achieved by placing a geotextile material on the ground, boxing the area and placing the screenings over the top of a minimum depth of 7cm. This would create a stable surface to drive on, while dissipating the weight of vehicles and preventing soil compaction inside the TPZ of the trees detailed here. It would also allow water to percolate through the screening and into the soil profile, ensure the water needs of these trees are not interrupted or adversely impacted. The screenings must be of a neutral 'pH'; as screenings such as 'Lilydale toppings' are alkaline and can cause serious impact to trees and their health. The installation of temporary protective fencing would

allow them to be isolated from the proposed works and fully protected from any possible impact. These trees therefore should not be seen as an impediment to the approval of this proposal.

Tree 2 is a *Eucalyptus radiata* (Narrow-leaved Peppermint), this indigenous tree is 5 metres from the south east corner of the proposed shed. This is an encroachment of 7.8% into its TPZ. This is allowable under the existing Australian Standard (AS4970–2009) as a minor encroachment. This tree would therefore not be directly impacted by this proposal. It will require temporary protective fencing around it to isolate it from any inadvertent impact. It must be set a minimum f 3 metres from the trunk of this tree to ensure it is sufficiently protected.

Tree 3 is a *Eucalyptus radiata* (Narrow–leaved Peppermint) this indigenous tree is well clear of the proposed shed envelope and would not be impacted by it. The proposed driveway to the shed runs through the TPZ of this tree. The proposed new driveway to the shed must be constructed at or above the existing soil level. This can be achieved by placing a geotextile material on the ground, boxing the area and placing the screenings over the top of a minimum depth of 7cm. This would create a stable surface to drive on, while dissipating the weight of vehicles and preventing soil compaction inside the TPZ of the trees detailed here. It would also allow water to percolate through the screenings and into the soil profile, ensure the water needs of this tree is not interrupted or adversely impacted. The screenings must be of a neutral 'pH'; as screenings such as 'Lilydale toppings' are alkaline and can cause serious impact to trees and their health. The installation of temporary protective fencing would allow it to be isolated from the proposed works and fully protected from any possible impact. This proposal.

Tree 5 is a *Eucalyptus radiata* (Narrow-leaved Peppermint) this indigenous tree is clear of the proposed shed envelope and would not be impacted by it. The proposed driveway to the shed runs through the TPZ of this tree, to the south of its trunk. The proposed new driveway to the shed must be constructed at or above the existing soil level. This can be achieved by placing a geotextile material on the ground, boxing the area and placing the screenings over the top of a minimum depth of 7cm. This would create a stable surface to drive on, while dissipating the weight of vehicles and preventing soil compaction inside the TPZ of the trees detailed here. It would also allow water to percolate through the

screening and into the soil profile, ensure the water needs of this tree is not interrupted or adversely impacted. The screenings must be of a neutral 'pH'; as screenings such as 'Lilydale toppings' are alkaline and can cause serious impact to trees and their health. The installation of temporary protective fencing would allow it to be isolated from the proposed works and fully protected from any possible impact. This tree therefore should not be seen as an impediment to the approval of this proposal to construct a shed and driveway to service it.

Trees 6–8 are *Eucalyptus radiata* (Narrow–leaved Peppermint) these indigenous trees are clear of the proposed shed envelope and would not be impacted by it. The proposed driveway to the shed runs through the TPZ of these trees, to the south of their trunks. The proposed new driveway to the shed must be constructed at or above the existing soil level. This can be achieved by placing a geotextile material on the ground, boxing the area and placing the screenings over the top of a minimum depth of 7cm. This would create a stable surface to drive on, while dissipating the weight of vehicles and preventing soil compaction inside the TPZ of the trees detailed here. It would also allow water to percolate through the screening and into the soil profile, ensure the water needs of this tree is not interrupted or adversely impacted. The screenings must be of a neutral 'pH'; as screenings such as 'Lilydale toppings' are alkaline and can cause serious impact to trees and their health. The installation of temporary protective fencing would allow these trees to be isolated from the proposed works and fully protected from any possible impact. These trees therefore should not be seen as an impediment to the approval of this proposal.

Tree 10 is an *Acer palmatum* (Japanese Maple), this exotic tree is close to the existing house, though clear of the proposed shed envelope, it therefore would not be impacted by it. This tree has some dead wood and broken branches in its upper canopy and fine dead wood throughout its canopy. This should be pruned away to best manage its long-term health. This type of tree is drought sensitive; the mulching of its TPZ with 7cm depth of wood chips would help to maximise the soil moisture in this area and improve the growing conditions of this tree. The proposed driveway to the shed runs through the TPZ of this tree, to the north of its trunk. The proposed new driveway to the shed must be constructed at or above the existing soil level. This can be achieved by placing a geotextile material on the ground, boxing the area and placing the screenings over the top of a minimum depth of 7cm. This would create a stable surface to drive on, while

dissipating the weight of vehicles and preventing soil compaction inside the TPZ of the trees detailed here. It would also allow water to percolate through the screening and into the soil profile, ensure the water needs of this tree is not interrupted or adversely impacted. The screenings must be of a neutral 'pH'; as screenings such as 'Lilydale toppings' are alkaline and can cause serious impact to trees and their health. The installation of temporary protective fencing would allow it to be isolated from the proposed works and fully protected from any possible impact. This tree therefore should not be seen as an impediment to the approval of this proposal.

Mulch

Trees evolved in forest environments, we try to grow them in urban landscapes, in competition with grasses, with low nutrient soils that are highly compacted, while impacting their root systems with infrastructure. The movements of people and cars through the TPZ of trees contributes to soil compaction. Soil compaction reduces air spaces in the soil profile, this reduces root penetration through the soil and also restricting a trees ability to meet its own water and nutrient needs. It also reduces water infiltration into and through the soil profile, further restricting the health of a tree in the urban landscape. Mulching the root zone of a tree reduces soil compaction and contributes to the recycling of nutrients into the soil profile in the long term. The use of highly composted wood chips to a depth of 7cm, covering the maximum amount of the root zone of a given tree and more (TPZ), will greatly enhance the potential for a tree to meet its own water and nutrient needs and be healthier in the long-term, therefore maximising their ULE. It will also improve the soil to allow the under planting of native shrubs to attract native fauna that will help protect trees from insect pests and damage from machinery. The mulch must not be allowed to build up against the trunk of trees, as it can lead to 'collar rot' in the long-term if it is allowed to remain there.

This mulch can be composted on site for 8–10 weeks, obtained from tree companies working on site or close by, leaving the wood chips as a by-product of pruning or removal works. The use of qualified arborists (Certificate 3 Arborists) to prune the trees, with further assist in the best management of this population of trees. There would be potential for the arborists under taking the works to contact me, if there are issues or uncertainty on the pruning targets and outcomes required to improve the long-term structure and health of the trees here.

Methods that must be used and closely adhered to, to fully protect trees on and adjacent to building sites include:

- Employing a suitably qualified arborist (Level 5 or above) to oversee all works in and around Tree Protection Zones (TPZ) as the 'project arborist'.
- Suspended walls, using pier and beam construction inside a TPZ.
- Hand digging footings for piers inside a TPZ.
- Use of cantilevered slabs over root zones to reduce the incursion into those areas.
- All services must be routed outside 'Tree Protection Zones'. If there is no alternative to passing through the protection zone, the project arborist and local authority must be advised in writing on the need for boring beneath root zone and remaining below 50cm in natural soil depth while inside a TPZ.
- Tree Protection Zones are to be fenced off with a minimum of star pickets and high vis bunting or 1.8 metres high temporary cyclone wire fence prior to the commencement of any works; clearly marked with signs indicating it as an exclusion zone.
- The fenced TPZs for retained trees are to be set outside the SRZ and should incorporate the maximum amount of TPZ, this will be done in consultation between the project arborist and site manager.
- Under no circumstances is a Tree Protection Zone to be encroached without the written consent of the local authority and the project arborist.
- Under no circumstance is there to be any incursion into the Structural Root Zone (SRZ).
- No storage of building materials, waste or excess soils inside the Tree Protection Zone.
- No digging, trenching or other soil disturbance is allowed in the fenced area. This includes washing of tools or equipment or allowing the residue of any cleaning to wash into this zone.
- No fittings or fixtures are to be attached to the trees, including temporary services, wires, nails or screws during the construction phase of development.
- The Tree Protection Zone is to be mulched and irrigated to ensure the water needs of each tree during construction.

Conclusion

There are no trees in neighbouring properties that could be affected by this shed construction proposal on this property.

No trees have been marked for removal or require removal to allow this shed construction proposal to proceed as it has been presented here.

The construction of the proposed driveway to the shed from the existing driveway must be at or above the existing soil level. Temporary protective fencing will be installed prior to the construction processes commencing. This will be closely managed by the project arborist and will isolate these trees from any direct impact. It will remain in position until the shed construction has been completed. A geotextile material will be laid on the soil, the area 'boxed', to allow the 'pH' neutral screenings to be laid over the top. This will allow the driveway to pass through the TPZ of a number of trees, while not allow soil compaction or contamination to become an issue that might adversely affect these trees. With these conditions closely adhered to, these mostly indigenous trees can be fully protected from any adverse impact.

References

Australian Standard. 2007 <u>Pruning of Amenity Trees</u> AS4373-2007. Standards Australia.

Australian Standard 2009 <u>Protection of trees on development sites.</u> AS 4970-2009

Harris R. Clark J. & Matheny N. 1999. <u>Arboriculture</u> Third Edition. Prentice Hall.

Matheny N. & Clark J. 1998 <u>Trees and Development</u> International Society of Arboriculture.

Appendix 1 TREE DESCRIPTORS

AGE Category	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.		
Young (Y)	Juvenile or recently planted tree.		
Semi-mature (S)	Tree is actively growing.		
Mature (M)	Tree has reached expected size in situation.		
Senescent (Sen)	Tree is over mature and has started to decline.		
Health			
Category	Description		
Good	Foliage of tree is entire, with good colour, very little pathogen damage and		
	of good density. Growth indicators are good e.g., extension growth of twigs		
	and wound wood development. There is minimal or no canopy dieback.		
Fair	Tree is showing one or more of the following symptoms: <25% dead wood, 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 species in this location.		
Poor	Tree is showing one or more of the following symptoms :> 25% dead wood, canopy dieback is observable, discoloured or distorted leaves. Pathogen is present, stress symptoms are obvious e.g., small leaf size or small twig extensions: these could lead to decline of specimen.		
Dying or Dead	Tree is in severe decline with greater than 55% dead wood; very little foliage		
	that could mostly be epicormic shoots or no twig extension.		

Structure

Category	Description
Good	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 pests or diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk e.g., bark missing, cavities could be present. Minimal damage to structural roots could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co- dominant stems could be present, likely point of branch failure, girdling or damaged roots obvious and structurally problematic.
Hazardous (Haz.)	Tree is an immediate hazard with potential to fail; this should be rectified as soon as possible.

Useful Life Expectancy - ULE

Long ULE: Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

- 1. Structurally sound trees located in positions that can accommodate future growth.
- 2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
- 3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE (Med.): Trees that appear to be retainable with an acceptable level of risk for 15-

40 years.

- 1. Trees that may only live between 15-40 years.
- 2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
- **3.** Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
- **4.** Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

Short ULE: Trees that appear to be retainable with an acceptable level of risk for 5-15 years.

- 1. Trees that may live for 5-15 years.
- 2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
- 3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
- **4.** Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

Remove (Rem.): Trees with a high level of risk that would need removal within the next 5 years.

- 1. Dead Trees.
- 2. Dying or suppressed and declining trees through disease or inhospitable conditions.
- 3. Dangerous trees through instability or recent loss of adjacent trees.
- 4. Dangerous trees through structural defects including decay, included bark, wounds or poor form.
- 5. Damaged trees that are considered unsafe to retain.
- 6. Trees that will become dangerous after removal of other trees for the above reasons.



Appendix 3

Qualifications, Experience and Area of Expertise

Professional Qualifications & Affiliations

- Advanced Certificate of Arboriculture
- Diploma of Applied Science (Arboriculture)
- Member International Society of Arboriculture

Professional Experience

2021 – present	Director of Joe Kellett Arboriculture
1986 - 2021	Director Assured Tree Care, Pty Ltd. Sessional instruction
	& teaching at Burnley College and Melbourne Polytechnic
	TAFE.
1984 - 1986	Arborist, Heidelberg City Council.
1982 - 1984	Trainee Arborist, Rivett Enterprises.

Areas of Expertise

- Management of trees in the urban environment, including environmentally and historically significant trees.
- Pruning, planting and transplanting of trees.
- Assessment of trees including risk (hazard) assessment, suitability for retention and in areas of proposed building development.
- Preparation of written tree reports for planning applications to local authorities.

Expertise to prepare this report

My experience includes the provision of tree assessments for both building permit applicants and objectors. All information contained within this report pertaining to the mentioned trees in relation to this property are within my expertise as an arborist. I believe that this report is complete and accurate in every respect.

Facts, matters and assumptions relied upon

- Inspection of subject site.
- Inspection of the trees, using non-invasive methods of data collection from ground level as a Visual Teree Assessment (VTA).
- Viewing of plans of proposed shed and driveway envelopes.

Appendix 4 Photos of Trees



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Photo A shows Tree 1 an Acacia melanoxylon

(Blackwood) as seen from the north west. This indigenous tree is well clear of the proposed shed and driveway envelope and therefore it would not be directly impacted by this proposal. It will require some temporary protective fencing in position to isolate it from any adverse impact.



Photo B shows Tree 2 a Eucalyptus radiata (Narrow-

leaved Peppermint) as seen from the west. This tree is positioned to the east of the south east corner of the proposed shed. An encroachment of 7.8%, this is allowed under the current AS4970-2009; it therefore would not be directly impacted by this proposal.



Photo C shows Tree 3 on the left of

shot a *Eucalyptus radiata*, with Tree 4 an *Acacia melanoxylon* (Blackwood) at its base as indicated by the orange arrow. To their right is Tree 5 a *Eucalyptus radiata* (Narrow–leaved Peppermint). The proposed driveway to access the new shed will pass between these trees. It must be constructed at or above the existing soil level, to fully protect these trees from any adverse impact. The blue lines indicate the approximate position of temporary protective fencing to isolate these trees from any adverse impact. On the far right of shot is the canopy of Tree 6 a *Eucalyptus radiata* (Narrow–leaved Peppermint).



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Photo D shows a more detailed look at Tree 4 an Acacia

melanoxylon (Blackwood) as seen from the northwest. It is self-sewn at the base of Tree 3; it will be protected from impact by the methods required to protect Tree 3.



Photo E shows Tree 7 a *Eucalyptus radiata*

(Narrow-leaved Peppermint) as seen from the north east. Illustrating its bias towards a north westerly and position in this line of trees.



Photo F shows Tree 9 an Acacia melanoxylon

(Blackwood) in the for-ground, immediately in front of the lower canopy Tree 8 a *Eucalyptus radiata* (Narrow-leaved Peppermint).



Photo G shows Tree 10

an *Acer palmatum* (Japanese maple) as seen from the north; illustrating its modest size in the landscape. It requires protective fencing to isolate it from any adverse impact. It would also benefit from the mulching its TPZ to enhance its health potential.







No. 74 STONEY CREEK ROAD BEACONSFIELD UPPER VIC







EXISTING FLOOR PLAN



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PROPOSED FLOOR PLAN

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FLOOR AREAS - PROPOSED						
STATUS	AREA	m²	SQUARES			
Existing	RESIDENCE	230.13	24.77			
Existing	VERANDAH 1	57.91	6.23			
Existing	GARAGE	47.46	5.11			
Existing	VERANDAH 2	11.30	1.22			
		346.80 m²	37.33 m²			
New	SHED	120.00	12.92			
New	VERANDAH	24.00	2.58			
New	ADDITION 2	13.90	1.50			
New	ADDITION 4	6.37	0.69			
New	ADDITION 1	5.82	0.63			
New	ADDITION 3	2.78	0.30			
		172.87 m²	18.62 m²			
		519.67 m²	55.95 m²			









PERSPECTIVE 3





OUTBUILDING BUSHFIRE MANAGEMENT PLAN 74 STONEY CREEK ROAD, BEACONSFIELD UPPER





Version:	VERSION C	
Date:	20 May 2025	

BUSHFIRE PROTECTION MEASURES

Mandatory Condition

The bushfire protection 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

Clause 53.02-5 Table 6 Vegetation management requirement

Defendable space for a distance of 10 metres around the proposed building or to the property boundary, whichever is the lesser, is provided and is managed in accordance with the following requirements:

- 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

Construction Requirement

The non-habitable outbuilding ancillary to a dwelling **is more** than 10m from a dwelling and has no construction requirements

Prepared b	Yarra Valley BAL Assess PO Box 292, Yarra Glen, 3775 0409 330 458 dean@yvbal.com.au
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