

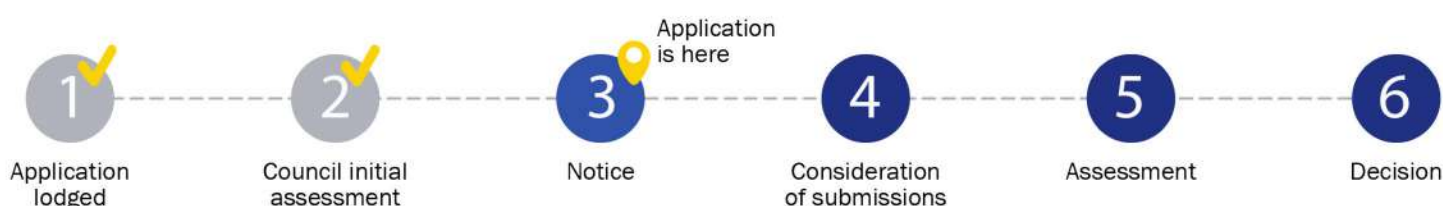


# Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP28748 V9531 F894 CA 114 Parish of Pakenham 56 Hughendon Road, Beaconsfield Upper VIC 3808	
The application is for a permit to:	Buildings and Works (Construction of an Outbuilding)	
A permit is required under the following clauses of the planning scheme:		
35.06-5	Construct a building or construct or carry out works associated with a Dwelling	
35.06-5	Construct a building within nominated setbacks	
44.06-2	Construct a building or construct or carry out works associated with a Dwelling	
42.01-2	Construct a building or construct or carry out works	
<b>APPLICATION DETAILS</b>		
The applicant for the permit is:		
Application number:	T250193	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>		
<b>HOW CAN I MAKE A SUBMISSION?</b>		
<p>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:</p>		08 August 2025
<p><b>WHAT ARE MY OPTIONS?</b></p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <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>	<p>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.</p>



## Application Summary

Portal Reference A22528LK

## Basic Information

Proposed Use	The development of an outbuilding ancillary to a dwelling.
Current Use	The land is developed and used for rural residential purposes.
Cost of Works	\$25,000
Site Address	56 Hughendon Road Beaconsfield Upper 3808

## Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	Not Applicable, no such encumbrances apply.
---	---

## Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

## Fees

Regulation Fee Condition		Amount	Modifier	Payable
9 - Class 3	More than \$10,000 but not more than \$100,000	\$694.00	100%	\$694.00
<b>Total</b>				<b>\$694.00</b>

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

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

**Postal Address**  
Cardinia Shire Council  
P.O. Box 7, Pakenham 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
07-04-2025	A Copy of Title	Copy of Title 07.04.25.pdf
07-04-2025	A Copy of Title	Copy of Plan 07.04.25.pdf
07-04-2025	Alteration statement	Town Planning Report - 56 Hughendon Road , Beaconsfield Upper.pdf
07-04-2025	Alteration statement	Cover Letter - 56 Hughendon Road, Beaconsfield Upper.pdf
07-04-2025	Alteration statement	BMP - 56 Hughendon Road.pdf
07-04-2025	Site plans	Concept Plan Ver 2.pdf
07-04-2025	A proposed floor plan	[REDACTED]197248762 - [7x16x3.6] - QUOTE.pdf
07-04-2025	Site plans	Hughendon Road F+L Plan.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	[REDACTED] Nobelius Land Surveyors	20 Henry Street, Pakenham VIC 3810	W: 03-5941-4112 E: renee@nobelius.com.au
Submission Date	07 April 2025 - 03:02:PM		

Declaration

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



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20 Siding Avenue, Officer, Victoria  
  
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5pm  
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**After Hours:** 1300 787 624  
**Fax:** 03 5941 3784





Customer Name: [REDACTED]  
56 Hughendon rd  
upper beaconsfield, VIC, 3808

## QUOTATION

Quote #: 3197248762

Date: 06-02-2025

**VALID FOR 14 DAYS**

(Unless notified or scheduled price increase)

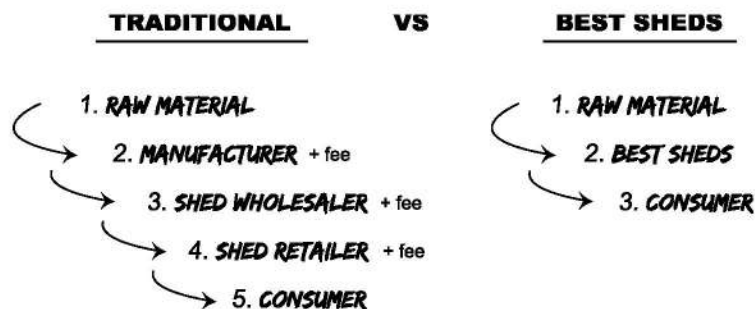
Dear [REDACTED]

Thank you for the opportunity to quote on your new shed.

We are a family-owned business who pride ourselves on price, quality and customer service with a combined 60+ years of experience in the shed industry - from which we have the passion, knowledge and expertise to help achieve your desired outcome.

We understand price is important and we've designed our business with that in mind - allowing us to pass on the big savings to you! **In fact, we're so confident we have the best price in the market, we offer a 20% Best Price Guarantee\*.**

The traditional shed supply chain in Australia consists of the following general steps:



We've combined a number of these steps and now offer a shed direct from the manufacturer to you the consumer, as such, removing various margins, fees and costs which traditionally would be passed through the supply chain to you.

What this means is that we're able to provide you with the "Best Shed" that meets your needs at a much lower cost.

One thing you can be certain about is that we don't cut any corners. Especially on:

- Product quality - we supply thicker and stronger steel.
- Warranties - offering a 20-year manufacturer's warranty. Giving you peace of mind that you're buying a quality shed.

We understand that buying a new shed can be an involved process. I understand this process really well and I'm here to help you every step of the way. Please don't hesitate to contact me at any time.

Finally, we are so proud to be supporting the Illawarra Convoy this year, if you could consider supporting this great cause with us, we'd surely appreciate it.

Best Regards,

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At Best Sheds, we pride ourselves on delivering all Sheds in a single delivery and on our own fleet of trucks or dedicated subcontractors. Each being specially equipped for seamless shed deliveries. We do this for several reasons:

- Ensures a smooth and co-ordinated customer experience throughout the process, that we remain in control of through our dedicated dispatch team.
- We consolidate all components and extras into 1 delivery making the delivery process much easier for you.
- We only hire the best delivery drivers ensuring a great delivery experience.
- Eliminates 99% of all damages or shortages as our drivers are so familiar with our processes and product.

Other shed companies often rely on the deliveries of third-party product suppliers, meaning that your shed might be delivered in up to 5 separate deliveries wasting your time and leading to confusion. They might advertise short lead times, but this can come at a cost when the builder comes to install the shed and you realise items are missing!

Spikes in demand, such as this 30% Off Summer Shed Sale, can cause lead times to extend and we don't want you to have to wait longer than needed!



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## DETAILS OF MAIN BUILDING

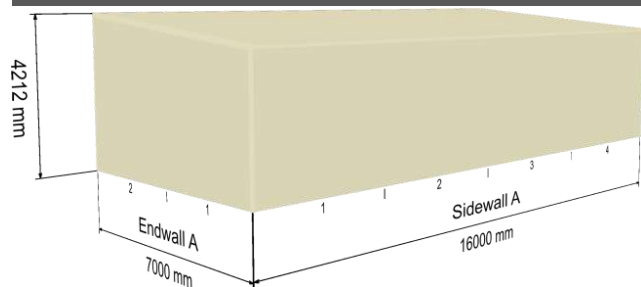
Bay Width:	4 x 4.000 m
Span:	7.000 m
Length(total):	16.000 m
Eave Height:	3.600 m
Overall Height:	4.212 m
Roof Pitch:	Monopitch 5 deg
Left Lean-to:	N/A
Right Lean-to:	N/A
Front Garaport:	0.000 m
Back Garaport:	0.000 m

## DETAILS OF MAIN COMPONENTS

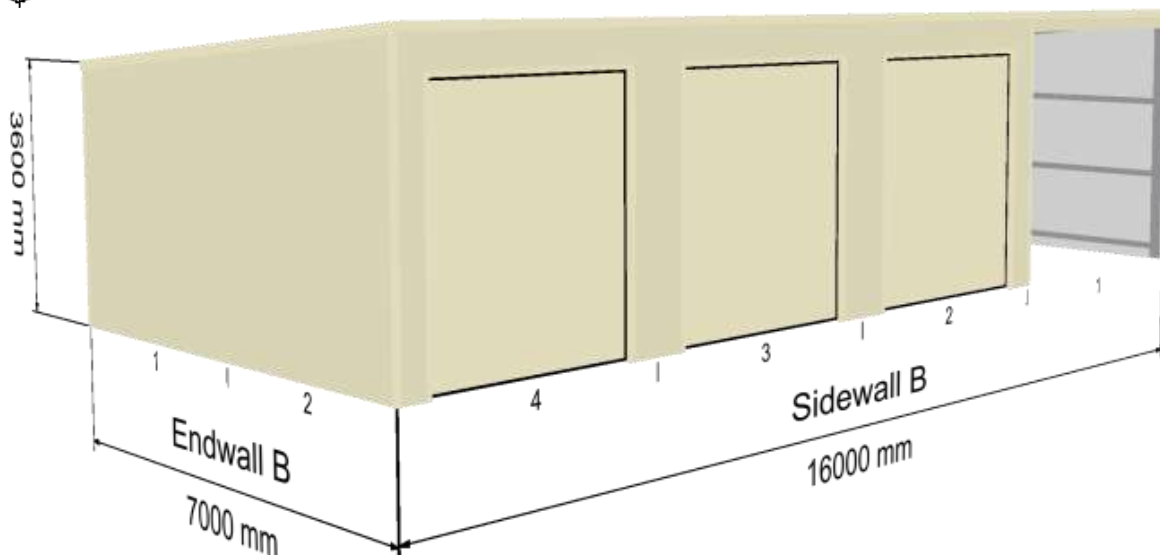
Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Columns:	2C15024 "C" Purlin, Fixed with heavy duty plates and bolts
Rafters:	2C15024 "C" Purlin, Fixed with heavy duty plates and bolts
Purlins:	TH64120 purlin fixed with heavy duty framing teks
Girt:	TH64120 girt fixed with heavy duty framing teks
Gutter:	Quad
Downpipes:	To ground level

**Note:** Garaport length is included in Length(total) shown above.

## BUILDING LAYOUT (Quote #: 3197248762)



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## PRICING

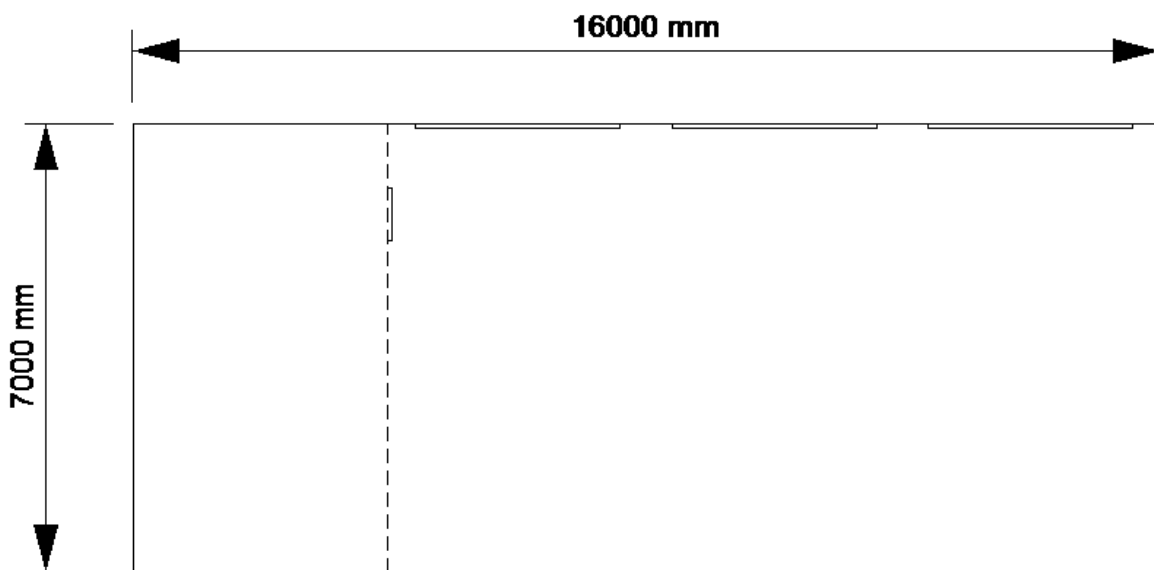
**Kit Price** (Inc GST)

**\$22,770.00 less your discount amount of \$6,600.00 for a total of \$16,170.00 with Special 30% off Summer Shed Sale. Hurry Sale Extended closes 6<sup>th</sup> of Feb!**

**Delivery**

Delivery to Site Address included at \$770.00

**TOTAL** (inc GST)



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## ADDED INCLUSIONS

3x 3600HX3150W B Industrial Roller Door Smooth Cream  
1x Sentry 650 door and frame 2040H x 820W Smooth Cream  
Open Bays: Bay 1 in Sidewall B is open  
Divider walls: 1 x 7.000 m long across Gable

**OTHER:** All bolts, screws, rivets etc. are supplied and are coloured if fixing to colormaster.  
Engineering and drawings for your council submission are supplied at no additional cost.

## RECOMMENDED OPTIONAL EXTRAS

Personal Access Door	<b>\$390</b> – Allows easy and direct access into your shed.
Window 900mm x 1430mm	<b>\$290</b> – Easy to install and great for light and ventilation.
Barn Window	<b>\$290</b> – 475 x 840mm. Great for creating that classic country style façade.
Sliding Glass Doors	<b>\$1150</b> – 1810 (w) x 2100 mm (h). Excellent addition for Man Caves and She Sheds!
Insulation	<b>\$275</b> per roll, covering ~26m <sup>2</sup> . The best way to increase comfort inside your new shed. Main Building (Roof - 5), (Walls – 7) Rolls Required. (Excludes Lean-tos).
Roller Door Openers	<b>\$350</b> – Domestic Automatic Roller Door Opener.
	<b>\$720</b> – Commercial Automatic Roller Door Opener.

Please note these are not included in the above kit price unless stated in the ADDED INCLUSIONS section.

## SITE LOCATION

Site Address (Co-ordinates)	56 Hughendon rd, upper beaconsfield, VIC, 3808 <b>-38.0143387461563, 145.411964609412</b>
Region	A5, Importance Level: 2.
Site Wind Speed	49.76 m/s
Internal Pressure - CPi	+0.5
Snow Load (kPa)	0 kPa

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## Site Location Screen Shot



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## BUYING A SHED HAS NEVER BEEN EASIER WITH OUR STEP-BY-STEP CHECKLIST

### STEP 1 – Consideration & Planning

Great first step by requesting a Best Sheds quote! Your shed will last 20+ years, so it's important to make sure it's meeting your every need. Our trained salespeople can assist you with considering your exact needs and will customize a solution for you. Things to be sure of include:

- Roller Door Opening Heights.
- Room for future Storage Needs.
- Have you considered insulation? It's amazing the difference in comfort it makes inside a shed.

Obviously during this stage, you need to compare the market and make sure you are getting the best possible value. Best Sheds encourages this and offers our exclusive 20% Best Price Guarantee\* - where we promise to beat any comparable shed prices by 20%.

To assist with your full project budgeting, we can put you in touch with local builders who have experience in building our sheds. By dealing directly with the builder, you remove the middleman again, saving you on the total project cost. Other shed companies charge up to 25% of the total project cost - to project manage your relatively simple build.

During this stage be sure to consider our "Comparing Quotes? Watch out for these tricks" section outlined below.

### STEP 2 – Plans & Approval

Once you've decided on Best Sheds as your shed supplier, site specific structural plans can be secured for a \$500 payment – and are generally available within 2-3 working days.

Following this, if your Shed requires council approval, you'll need to submit the appropriate applications. Depending on your location we have a number of parties that can assist you with this process.

### STEP 3 – Contract and Ordering

To confirm your order, we'll provide you a clear contract outlining exactly what you'll be receiving that will also outline payment terms.

### STEP 4 – Manufacture and Delivery

Prior to manufacture your delivery date will be booked in and confirmed by our Australian operations and logistics team. Your shed will then be manufactured at our dedicated Australian Manufacturing facility and delivered in full - as one delivery. (Often other companies will take up to 6 deliveries to deliver a full shed kit – wasting your valuable time.)

### STEP 5 - Build

A builder of your choice erects your shed to your timeline – you're in control of the process. We provide direct telephone support to assist with the process.

### STEP 6 – Warranty Registration.

Some companies require you to register for warranty support – with a third-party cladding provider. With Best Sheds you're automatically registered for our 20-year Best Sheds warranty.

### STEP 7 – Send us a photo of your shed.

We'd love to hear about your experience with us and see the final result. Send us a photo of your shed.

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## 2023 National Construction Code Changes

## IMPORTANT INFORMATION

We want to make all customers aware that the 2022 version of the National Construction Code (NCC) has come into effect from the 1st of May 2023 (originally scheduled for the 1<sup>st</sup> of September 2022 but had been delayed). This version includes reference to the latest AS/NZS1170.2:2021 Wind Actions Standard, which is the biggest change to the Wind Actions standard in over a decade. Further information regarding this change can be found here <https://ncc.abcb.gov.au/news/2022/weve-released-ncc-2022>

What this means for you is that the Site Wind speed applicable to your shed design, may change. Some of the relevant changes included are:

- an expansion of the Region B area, and
- the increased use of Terrain Category 1 for structures close to bodies of water (rivers, lakes, oceans etc).

If you are now looking at purchasing a shed, you will need to make sure your supplier's design is compliant with NCC2022 and AS/NZS1170.2:2021. Don't get caught out buying a shed that isn't compliant!

## COMPARING QUOTES? WATCH OUT FOR THESE TRICKS

### Non-Compliant Buildings

The latest National Construction Code (Building Law) requires all Roller Doors either need to be:

- Wind Capable / Wind Locked, or
- For the Shed to be designed to withstand full internal pressurisation, where CPI = min of +0.5.

Best Sheds are proud to comply with this new requirement, however we are aware of many companies in the industry who are ignoring this change – and this could cause significant issues with your council application process, ability to get insurance or even sell your property down the track.

### Thin Steel

Best Sheds proudly supplies all sheeting as 0.42BMT (Base Metal Thickness), the equivalent of approximately 0.48TCT (Total Coated Thickness). Many companies in the industry advertise their sheeting as 0.40TCT, which uses 0.35BMT. When used on roofs, this can dent easily during maintenance activities and can lead to sheeting distortion called "oil canning" being visible on the walls. Both of these can look quite unsightly on a building – don't get caught out.

### Warranty

Your Best Sheds warranty is with Best Sheds. With the competitors, who is your Shed warranty with? Generally, they may have a paint warranty provided by a third party – but what about the overall Shed structure, etc.? Are you dealing with a Franchise or Distributor who may not be there when you need to use your warranty? Best Sheds have provided over 25,000 buildings, are 100% Australian owned and are backed by a 20-year warranty.

## ADDITIONAL ACCESSORIES TO CONSIDER WHEN PURCHASING YOUR SHED

**Window** - Windows are a great addition to any shed for natural light and extra ventilation. If you're after an extra touch of style, you may want to consider a barn window.

**Foil Insulation** - If you plan on spending a great deal of time in your shed, you may want to consider insulation. It is a cost effective and practical way to keep your shed warmer in winter and cooler in summer.

**Roller Door Operator** - Adding a roller door operator will allow you to access your shed from the comfort of your vehicle.

**Personal Access Door** - Adding a personal access door will make it easier to enter your shed without the need to open a large roller door.

**Garaport** - Adding a garaport to your shed can be a cost-effective way to increase storage, shade or parking space.



## CHOOSE A COLOUR COMBINATION THAT WILL COMPLIMENT YOUR LANDSCAPE



Note: The standard colours represented here have been reproduced as accurately as possible within the limitations of the printing process. Prior to purchase we recommend you check all final colour selections against an actual colour painted sample for accuracy.

## PICK UP & DELIVERY GUIDELINES

For pick-up and delivery guidelines please visit [www.bestsheds.com.au](http://www.bestsheds.com.au).

## BUILDERS, CONCRETORS AND ELECTRICIANS

To find local Builders, Concretors and Electricians, that are experienced with Best Sheds installations visit [www.bestsheds.com.au/find-a-builder/](http://www.bestsheds.com.au/find-a-builder/) and enter your postcode.

Here you will find that Best Sheds maintains a list of over 200 contractors who you can contact directly to organise full installation. Contact a few in your local area and make the install decisions that best suit your requirements.

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# Not sure of the approval process?

1

Site measure  
or Survey



We attend site to obtain measurements of existing structures on site, detail any existing stormwater items, determine excavation requirements.

2

Draw plans



We draw the site specific plans up based on your suppliers design and our site assessment including any water or sewer services, vegetation, buildings to be removed, sediment plans, concept stormwater plans.

3

Determine  
approval  
pathway



Once the plans are completed we can determine which approval pathway we are going. We develop the required documentation for either approval\*.

4

Obtain approval



We work with the approving authority to provide all information required for approval then we submit and obtain approval for a Construction certificate (CC) / Building Permit for you.

5

Start  
Construction



Once Construction approval is received you can get underway with construction.

We can provide all documentation to your trades and provide support for trades enquiries.

6

Move in



We are with you until your project is fully completed.

## Most popular plan packages:

### WA - Pronto submission Package

Provide Fernleigh with your site plan, elevations and Engineering plans (signed by an engineer) and we will prepare the documents, fill out your forms, submit the application to council and deal with any enquiries. We manage the approval and documents for you.

#### Inclusions:

- ✓ Review all documents against council requirements
- ✓ Complete and send council forms for signing
- ✓ Submit plan set provided by you to council for approval (BA1, BA2 or BA3)
- ✓ Deal with councils enquiries.
- ✓ Submit Building Permit application (BA4)
- ✓ Send status updates to You
- ✓ Send status updates to your supplier

From **\$249** Inc GST\*

### QLD - Site measure and Plans

#### Inclusions:

- ✓ Attend Site - conduct Measure\*
- ✓ Plan set drafted
  - ✓ Site plan
  - ✓ Floor plan
  - ✓ Elevations
  - ✓ Section
  - ✓ Natural ground heights + CUT/FILL detailing\*
  - ✓ Concept Stormwater plan
- ✓ Submit plan set to Building Surveyor

Note: Guide only. Cost to submit to council and Certification costs and council fees not included. Additional fees may apply (site specific)

From **\$1099** Inc GST\*

### NSW - Plan Package 3

#### (Site measure plans submit)

#### Inclusions:

- ✓ Attend Site - conduct Measure\*
- ✓ Plan set drafted
  - ✓ Site plan
  - ✓ Floor plan
  - ✓ Elevations
  - ✓ Section
  - ✓ Natural ground heights + CUT/FILL detailing\*
  - ✓ Concept Stormwater plan
- ✓ Statement of Environmental Effects report
- ✓ Waste management plan

Note: Guide only. Cost to submit to council and Certification costs and council fees not included. Additional fees may apply (site specific)

From **\$1390** Inc GST\*

RESIDENTIAL, RURAL AND ENVIRONMENTAL ZONING PLAN PACKAGES detailed only. Commercial plan packs available. Water authority approvals, Deposited plan, survey plans extra (if required)



# Fernleigh

DRAFTING | COUNCIL SERVICES

Call Fernleigh today :

**02 7902 5111**

admin@fernleighdrafting.com.au

Scan QR to get  
your exempt  
package  
underway



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\* - CONDITIONS APPLY. NSW/QLD/WA Price guide only. Approving authority costs additional. Site visits available most areas. Call Fernleigh for more details. Variation requests extra. Complying Development Certificates & BA3's not available for all projects. Your project has to meet all planning guidelines associated with your property to be able to achieve a Compliance Certificate. CDC and BA3's issued by Building Surveyors /Certifiers working independently of Fernleigh Eaglesham Pty Ltd. Building certificates - legally built structures require a Building Information certificate application to council to obtain final approval. Cost to submit to council and Certification costs and council fees not included. Prices valid 01/11/2023 for 90 days.





20 Henry Street  
PO Box 461  
Pakenham  
VIC 3810

**ABN:** 25 006 181 344  
**PHONE:** 03 5941 4112  
**EMAIL:** mail@nobelius.com.au  
**WEB:** www.nobelius.com.au

07<sup>th</sup> April, 2025

**Nobelius Land Surveyors**  
renee@nobelius.com.au  
03 5941 4112

**Attn: Statutory Planning Department**  
Cardinia Shire Council  
20 Siding Avenue,  
Officer VIC 3809

To Whom It May Concern,

**RE: NEW PLANNING PERMIT APPLICATION**

**ADDRESS: 56 HUGHENDON ROAD, BEACONSFIELD UPPER (ALLOT. 114, PARISH OF PAKENHAM)**

**PROPOSAL: THE DEVELOPMENT OF AN OUTBUILDING ANCILLARY TO A DWELLING**

This planning permit application has been prepared by Nobelius Land Surveyors on behalf of the landowners of 56 Hughendon Road, Beaconsfield Upper (Allot. 14 Parish of Pakenham) to support an application to develop the land with an outbuilding ancillary to an existing dwelling.

The subject land is zoned Rural Conservation Zone – Schedule 2, and the environmental qualities of the land are further reflected in the application of the Bushfire Management Overlay and the Environmental Significance Overlay – Schedule 1 ‘Northern Hills’. The proposed 7m x 16m outbuilding is proposed to be sited on an unused horse arena to better utilise an existing level and cleared area proximate to the house with existing access. No vegetation removal is proposed under the current design.

A permit is sought pursuant to:

- Clause 35.06-5 (RC22) Buildings and works – a permit is required to construct an outbuilding associated with an existing dwelling with a floor area greater than 100sqm.
- Clause 44.06-2 (BMO) Buildings and works, a permit is required to construct an outbuilding associated with accommodation with a floor area greater than 100sqm.

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This town planning report aims to demonstrate that the proposal is an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme, warrants Council's full support.

This report should be read in conjunction with the following support documents:

- Copy of title and plan
- Feature Survey Plan
- Concept Plan
- Bushfire Management Plan (BMP)

Please do not hesitate to contact me should you require any additional information or wish to discuss.

Warm Regards,



Town Planner  
Nobelius Land Surveyors

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## OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN

### 56 HUGHENDON ROAD, BEACONSFIELD UPPER

#### BUSHFIRE PROTECTION MEASURES

##### a. DEFENDABLE SPACE

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

##### b. CONSTRUCTION REQUIREMENT

☒ Non habitable outbuilding ancillary to a dwelling is more than 10 metres from a dwelling has no construction requirements.

☐ Non habitable outbuilding ancillary to a dwelling is less than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47.

**Table 7 Outbuilding construction requirement**

Building construction condition
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and: <ul style="list-style-type: none"> <li>• has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or</li> <li>• is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.</li> </ul>
Any openings in the wall shall be protected in accordance with the following: <ol style="list-style-type: none"> <li>Doorways – by FRL -/60/30 self-closing fire doors</li> <li>Windows – by FRL -/60/- fire windows permanently fixed in the closed position</li> <li>Other openings – by construction with a FRL of not less than -/60/-</li> </ol>
Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with item iii.



- DEFENDABLE SPACE
- PROPOSED OUTBUILDING
- PROPERTY BOUNDARY
- EXISTING DWELLING
- SETBACK
- WATER TANK

PREPARED BY

NOBELIUS LAND SURVEYORS

VERSION

1

DATE

07 APR 2025

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

Page 1 of 1

VOLUME 09531 FOLIO 894

Security no : 124123469051N  
Produced 07/04/2025 08:17 AM

**LAND DESCRIPTION**

Crown Allotment 114 Parish of Pakenham.  
PARENT TITLE Volume 08047 Folio 562  
Created by instrument K588126 14/10/1983

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP276181N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 56 HUGHENDON ROAD BEACONSFIELD UPPER VIC 3808

**ADMINISTRATIVE NOTICES**

NIL

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP276181N</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>07/04/2025 08:17</b>

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TITLE PLAN		EDITION 1		TP 276181N	
Location of Land			Notations		
Parish: PAKENHAM					
Township:					
Section:					
Crown Allotment: 114					
Crown Portion:					
Last Plan Reference:			ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN		
Derived From: VOL 9531 FOL 894					
Depth Limitation: NIL					
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT	
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				VERIFIED: M.P	
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets	

# TOWN PLANNING REPORT

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The Development of an Outbuilding

**at 56 Hughendon Road, Beaconsfield Upper VIC 3808**

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**PROPOSED BY:**  
NOBELIUS LAND SURVEYORS  
20 Henry Street, Pakenham, VIC 3810

(03) 5941 4112  
[www.nobelius.com.au](http://www.nobelius.com.au)



**NOBELIUS**  

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**LAND SURVEYORS**



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# 1. PRELIMINARY

<b>ADDRESS</b>	56 Hughendon Road, Beaconsfield Upper Crown Allotment 114 Parish of Pakenham			
<b>AREA</b>	7.841ha			
<b>RESPONSIBLE AUTHORITY</b>	Cardinia Shire Council			
<b>ZONE</b>	Rural Conservation Zone - Schedule 2 (RCZ2)			
<b>OVERLAY</b>	Bushfire Management Overlay (BMO) Environmental Significance Overlay - Schedule 1 (ESO1)			
<b>BUSHFIRE PRONE AREA</b>	Yes			
<b>RESTRICTIONS REGISTERED ON TITLE</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below:		
<b>ENCUMBERING EASEMENTS</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes, list below:		
<b>RETICULATED SEWER</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes		
<b>PROPOSAL</b>	The Development of an Outbuilding			
<b>PERMIT TRIGGERS</b>	<p>Clause 35.06-5 (RCZ2) Buildings and works – a permit is required to construct an outbuilding associated with an existing dwelling with a floor area greater than 100sqm.</p> <p>Clause 44.06-2 (BMO) Buildings and works, a permit is required to construct an outbuilding associated with accommodation with a floor area greater than 100sqm.</p>			
<b>CULTURAL HERITAGE</b>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> In potential area of cultural heritage significance <input type="checkbox"/> CHMP not Required <input type="checkbox"/> Required		
<b>NATIVE VEGETATION</b>	Clause 52.17 applies.			
<b>SUBMITTED DOCUMENTS</b>	Copy of title and plan Feature Survey Plan Concept Plan Bushfire Management Plan			
<b>NLS QUALITY SYSTEM</b>	<b>AUTHOR</b>	<b>DATE ISSUED</b>	<b>CHECKED BY</b>	<b>REVISION</b>
	RO	07/04/2025	JB	1

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## 2. INTRODUCTION

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This town planning report has been prepared by Nobelius Land Surveyors on behalf of the landowners of 56 Hughendon Road, Beaconsfield Upper (Allotment 114 Parish of Pakenham) to support an application to develop the land with an outbuilding.

The subject land is zoned Rural Conservation Zone – Schedule 2, and the environmental qualities of the land are further reflected in the application of the Bushfire Management Overlay and the Environmental Significance Overlay – Schedule 1 '*Northern Hills*'. The landowners seek Council permission for buildings and works associated with the development of an outbuilding ancillary to an existing dwelling. The proposed 7m x 16m outbuilding is proposed to be sited on an unused horse arena to better utilise an existing level and cleared area proximate to the house with existing access. No vegetation removal is proposed under the current design.

This town planning report aims to demonstrate that the proposal is an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme, and warrants Council's full support.

This report should be read in conjunction with the following supporting documents:

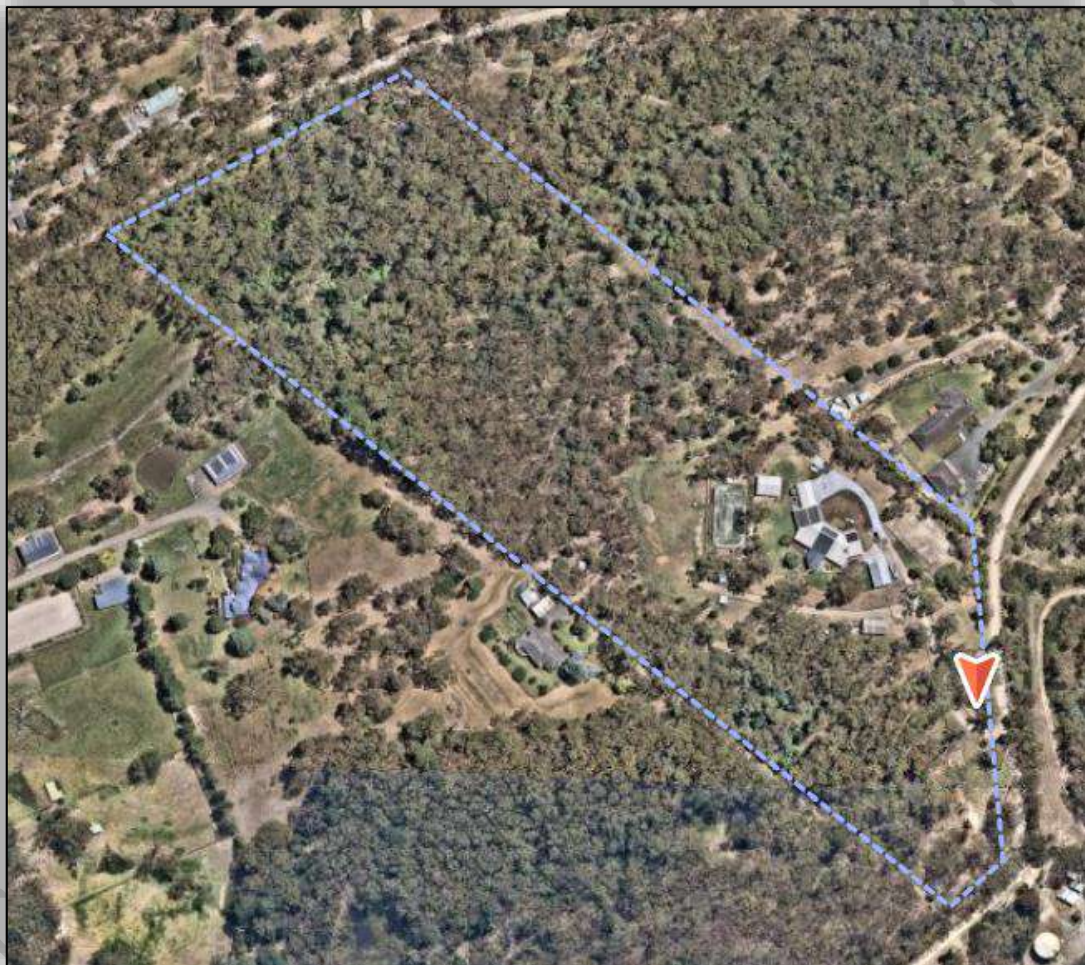
- Copy of title and plan
- Feature Survey Plan
- Concept Plan
- Bushfire Management Plan (BMP)

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### 3. SUBJECT SITE AND SURROUNDING LOCALITY

The subject site is formally described as Crown Allotment 114 Parish of Pakenham Vol 08047 Fol 562, with a street address of 56 Hughendon Road, Beaconsfield Upper. The lot is irregular in shape and 7.823ha in size, with a depth of 557.8m and with dual frontages to Hughendon Road to the south east measuring 174.41m and Telegraph Road to the north west for 176m. The subject site is used for rural lifestyle purposes and is developed with a single detached brick veneer dwelling with a gable tin roof, associated small outbuildings and a tennis court. Access is via a gravel driveway to Hughendon Road to the south. Timber ranch style fencing provides a high level of visual permeability and contributes to the rural character of the lot.

A recent aerial image identifying the subject site is provided below:

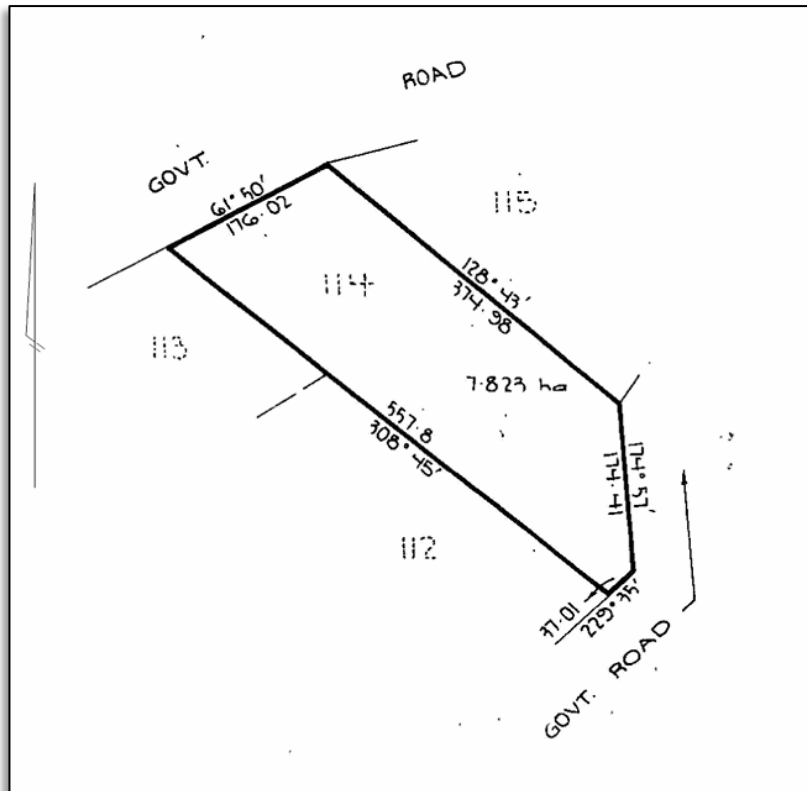


56 HUGHENDON ROAD, BEACONSFIELD UPPER (NEARMAP, MAR 4, 2025)

No restrictions, covenants or caveats are recorded on the title. An extract of TP276181N identifying the subject site is provided below:

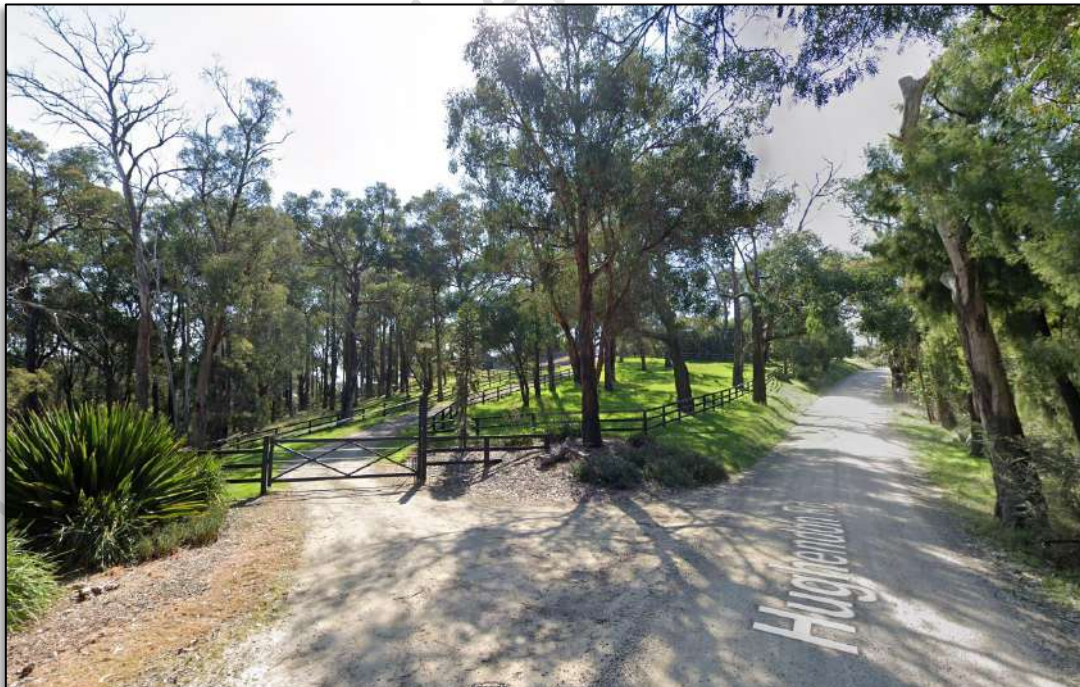
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EXTRACT TP276181N IDENTIFYING THE SUBJECT SITE (CROWN ALLOT. 114)

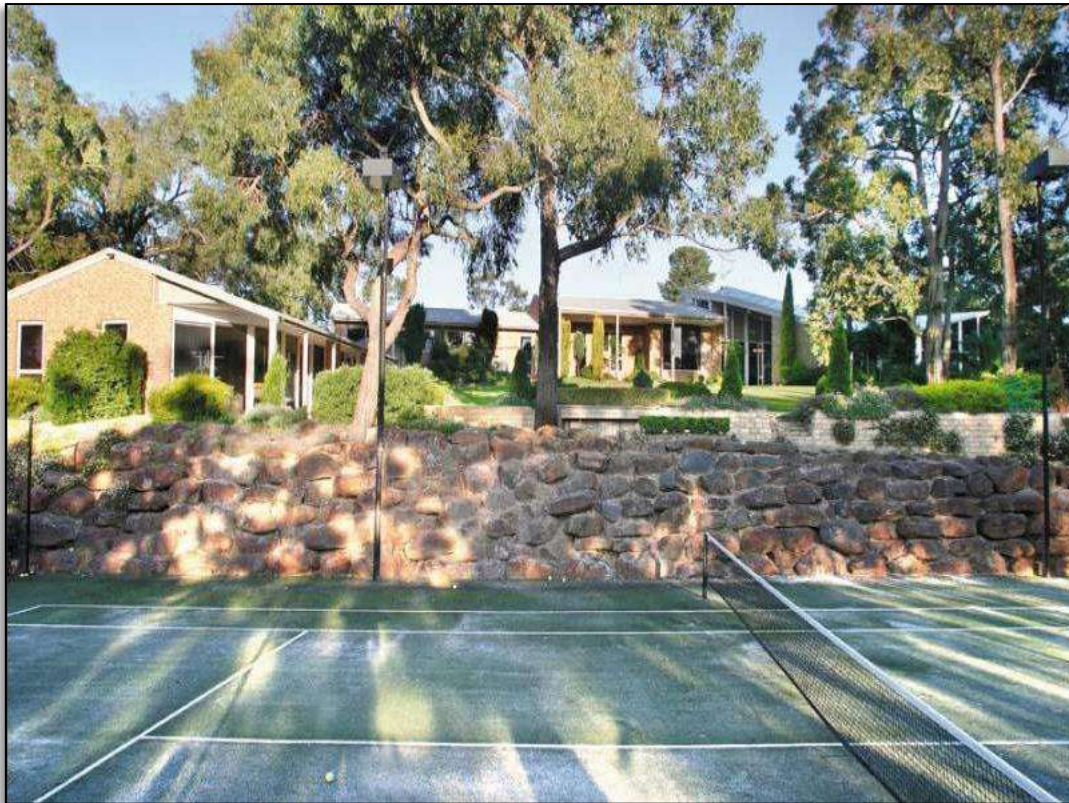
Further images of the site are provided below:



ENTRANCE TO SITE FROM HUGHENDON ROAD (GOOGLE MAPS)

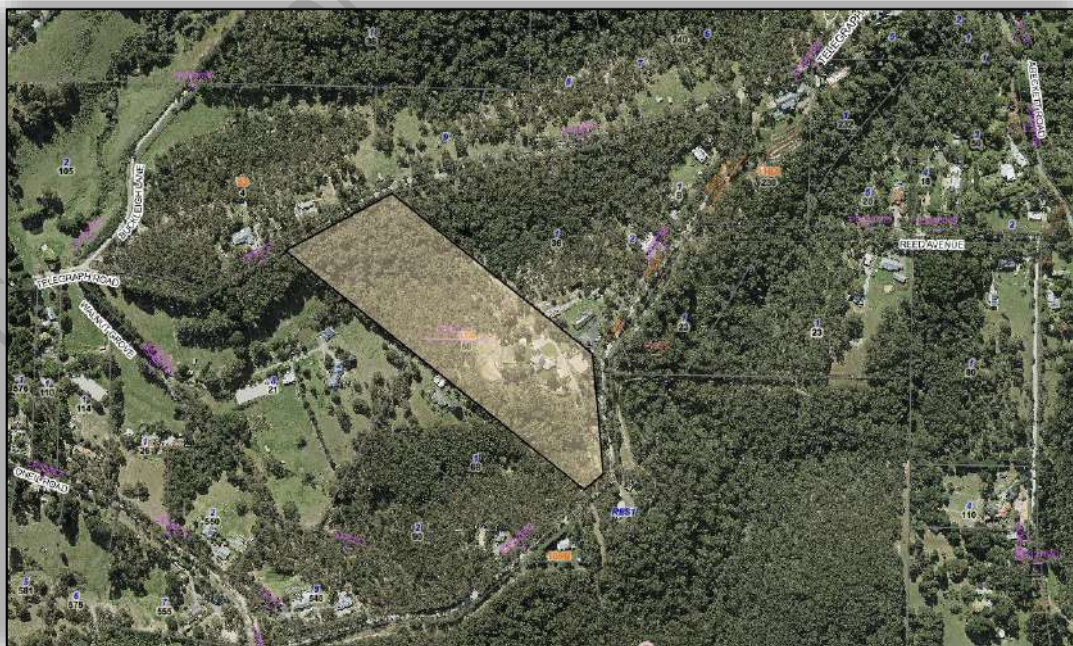
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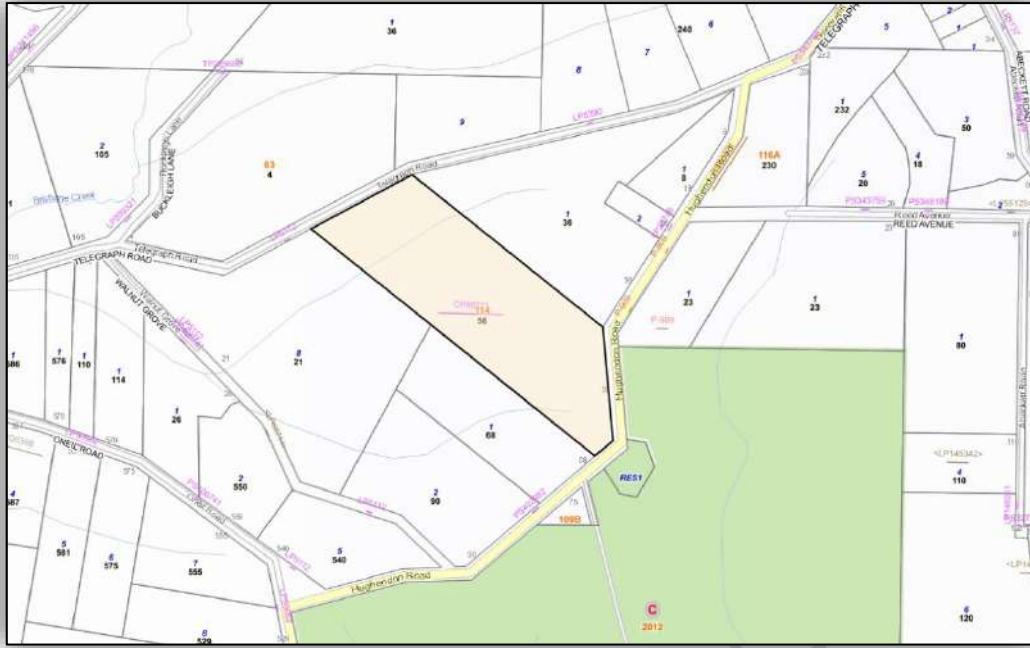


*VIEW TO DWELLING FROM TENNIS COURT*

The subject site is contained within a Rural Conservation Zone area characterised by rural lifestyle lots, ranch style dwellings with large outbuildings, generous setbacks and patches of remnant indigenous vegetation.



*AERIAL MAP IDENTIFYING SUBJECT SITE & IMMEDIATE SURROUNDS (LASSI, 2025)*



CADASTRAL MAP IDENTIFYING SUBJECT SITE & IMMEDIATE SURROUNDS (LASSI, 2025)

The subject site is contained within a Rural Conservation Zone area characterised by rural lifestyle lots, ranch style dwellings with large outbuildings, generous setbacks and patches of remnant indigenous vegetation.

The land immediately adjoining the subject site is summarised in the table below:

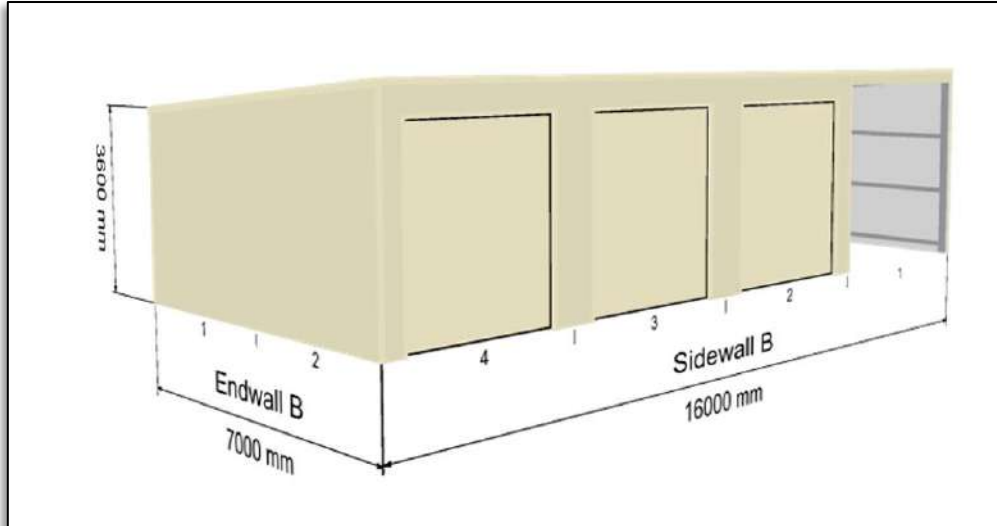
<b>NORTH</b>	Abuts Telegraph Road 36 Hughendon Road, Beaconsfield Upper (Lot 1 TP905534) 6.372ha, developed with a single dwelling and associated outbuildings.
<b>EAST</b>	Abuts Hughendon Road
<b>SOUTH</b>	Abuts Hughendon Road 68 Hughendon Road, Beaconsfield Upper (Lot 1 PS402982) 3.331ha, developed with a single dwelling and associated outbuildings.
<b>WEST</b>	21 Walnut Grove, Beaconsfield Upper (Lot 8 LP5112) 9.141ha, developed with a single dwelling and associated outbuildings.

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## 4. THE PROPOSAL

Council approval is sought to construct an outbuilding ancillary to the existing dwelling on the land, with dimensions of W7m x L16m x H4.387m (floor area of 112m<sup>2</sup>) with four bays (one open):



*PROPOSED FOUR BAY SHED & DIMENSIONS (BEST SHEDS)*

A permit is sought pursuant to:

- Clause 35.06-5 (RCZ2) Buildings and works – a permit is required to construct an outbuilding associated with an existing dwelling with a floor area greater than 100sqm.
- Clause 44.06-2 (BMO) Buildings and works, a permit is required to construct an outbuilding associated with accommodation with a floor area greater than 100sqm.

The outbuilding is to be of colourbond material in the colour 'Smooth Cream' with matching doors. The outbuilding will be sited 25.9m to the east of the existing dwelling within an unused equine arena, and access will be via the existing accessway from Hughendon Road.



*PROPOSED SITING OF OUTBUILDING IN RELATION TO EXISTING DWELLING*

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*PROPOSED SITE OF OUTBUILDING (NLS, 2025)*



*PROPOSED OUTBUILDING SITE LOOKING TOWARDS EASTERN BOUNDARY OF SITE (NLS, 2025)*

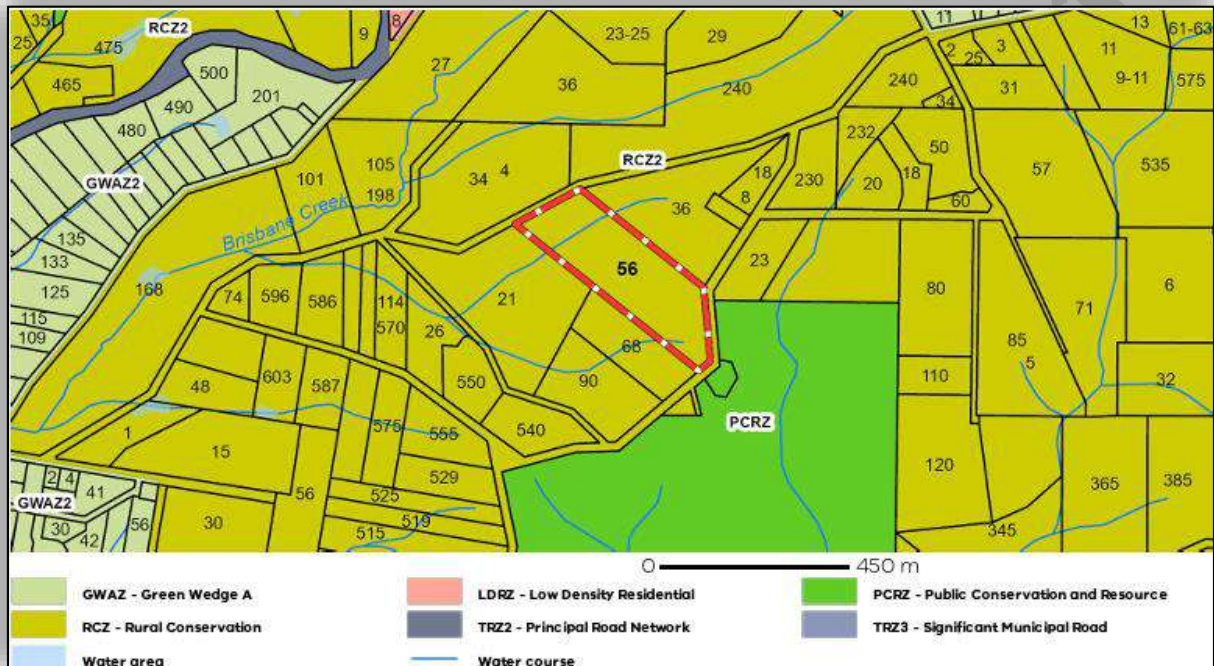


## 5. RELEVANT PLANNING CONTROLS

The following section addresses the objectives and requirements of the zoning and overlay controls relevant to the subject site identifying how these planning controls relate to the proposal, trigger an assessment and how we have addressed the requirements of planning provisions.

### CLAUSE 35.06 RURAL CONSERVATION ZONE

The site is mapped within the Rural Conservation Zone – Schedule 2:



ZONING MAP (VICPLAN)

### PURPOSE

Clause 35.06 Rural Conservation Zone seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

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## PERMIT REQUIREMENT

- Clause 35.06-5 (RC22) Buildings and works – a permit is required to construct an outbuilding associated with an existing dwelling with a floor area greater than 100sqm.

## DECISION GUIDELINES

For this application to develop the land with an outbuilding, the following decision guidelines are relevant:

### General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *How the use or development conserves the values identified for the land in a schedule.*
- *Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.*
- *Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

#### ASSESSMENT OF PROPOSAL AGAINST THE GENERAL DECISION GUIDELINES:

The proposed outbuilding does not contravene the Municipal Planning Strategy or the State and Local PPF, nor will it adversely impact on the existing use of the land, surrounding land uses, or the amenity of existing residents. The outbuilding is proposed to be sited within an unused equine arena which helps to prevent the need for any earthworks (the arena has been levelled previously) and the need to remove vegetation.

Outbuildings are a common feature in the immediate and wider context, and a shed of the proposed size, height, scale and colour will not adversely impact on the existing rural character or environmental or landscape qualities of the area.

### Rural Issues

- *The environmental capacity of the site to sustain the rural enterprise.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *Whether the use or development will have an adverse impact on surrounding land uses.*

#### ASSESSMENT OF PROPOSAL AGAINST THE RELEVANT RURAL ISSUES:

The proposed outbuilding is ancillary to the existing dwelling and is not foreseen to adversely impact on any surrounding land uses.

### Environmental Issues

- *An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.*
- *The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including the retention of vegetation and faunal habitats and the need to revegetate land including riparian*



*buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.*

- *How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.*
- *The location of onsite effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

#### **ASSESSMENT OF PROPOSAL AGAINST THE ENVIRONMENTAL DECISION GUIDELINES:**

The proposed outbuilding has been sensitively sited to avoid impacts to native vegetation and will not result in any loss of biodiversity.

#### **Design and siting issues**

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

#### **ASSESSMENT OF PROPOSAL AGAINST THE RELEVANT DESIGN & SITING ISSUES:**

The proposed outbuilding has been sited and designed to avoid adverse impacts on surrounding land and the prevailing character and landscape features of the area.

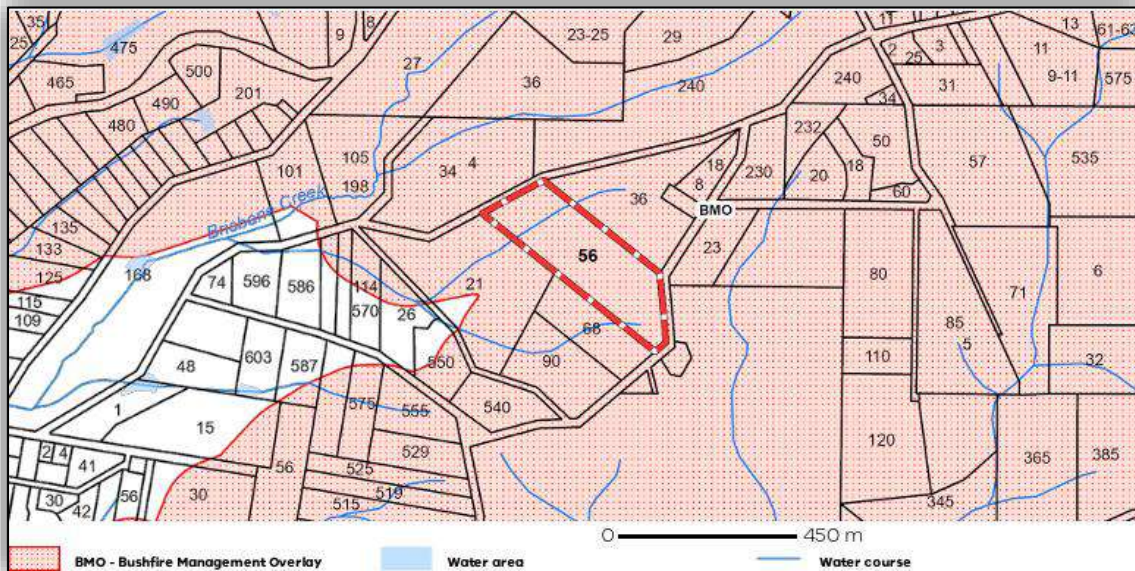
The proposed outbuilding has taken design cues from built form in the wider area in terms of height, scale, colours and materials from built form in the wider area and will not result in any detriment to nearby land use or development.

It is submitted that the proposal has adequately addressed the relevant considerations and requirements of the Rural Conservation Zone – Schedule 2.

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## CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

The land is subject to **Clause 44.06 Bushfire Management Overlay**:



BUSHFIRE MANAGEMENT OVERLAY (VICPLAN)

### PURPOSE

Clause 44.06 Bushfire Management Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

### PERMIT REQUIREMENT

- Clause 44.06-2 (BMO) Buildings and works, a permit is required to construct an outbuilding associated with accommodation with a floor area greater than 100sqm.

#### ASSESSMENT OF PROPOSAL AGAINST THE BMO:

Outbuildings with a floor area of 100 square metres or more have preset bushfire protection measures to make preparation and assessment of these applications simpler. Using the present bushfire protection measures means an application will not need an individual Bushfire Attack Level (BAL) assessment, to prepare a bushfire management statement or be referred to the CFA.

Please refer to the BMP submitted in support of this application which has been prepared in accordance with the *Outbuildings in the Bushfire Management Overlay* template. An extract is provided overpage.



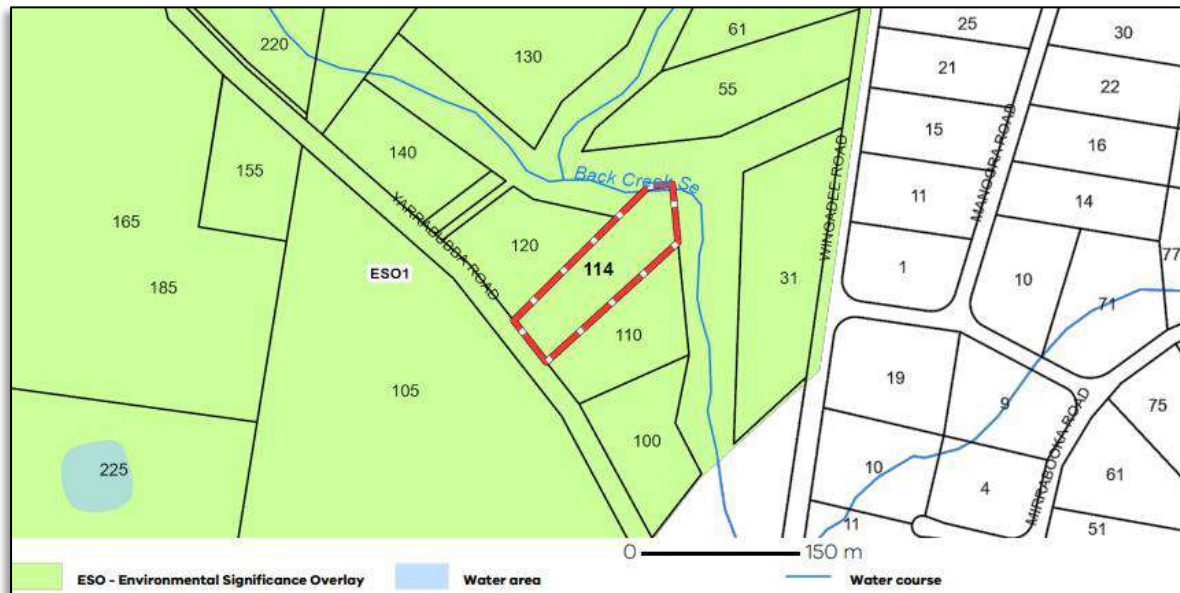
EXTRACT OF BMP (NLS, APR 25)

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## CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

The land is subject to Clause 42.01 Environmental Significance Overlay – Schedule 1:



ENVIRONMENTAL SIGNIFICANCE OVERLAY – SCHEDULE 1 (VICPLAN)

### PURPOSE

Clause 42.01 Environmental Significance Overlay seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

### ENVIRONMENTAL SIGNIFICANCE AND OBJECTIVES

Schedule 1 to Clause 42.01 applies to the Northern Hills and contains the following:

#### 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.*

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**ENVIRONMENTAL OBJECTIVES TO BE ACHIEVED**

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

**ASSESSMENT OF PROPOSAL AGAINST THE ESO1 'NORTHERN HILLS':**

No permit is triggered under the ESO1. No vegetation is proposed for removal.

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## 6. MUNICIPAL PLANNING STRATEGY

### CLAUSE 21.01-2 KEY INFLUENCES AND 21.01-3 KEY ISSUES

The Cardinia Shire seeks to be recognised as a unique place of environmental significance where our quality of life and sense of community is balanced by sustainable and sensitive development, population and economic growth. The proposal is sensitive to the key issues facing Cardinia as listed at **Clause 21.01-3**, particularly those that have regard for the environment, settlement and housing.

The proposal does not contravene the strategic vision for Cardinia, as per **Clause 21.01-4**:

*‘Cardinia Shire will be developed in a planned manner to enable present and future generations to live healthy and productive lives and to enjoy the richness of the diverse and distinctive characteristics of the Shire.’*

The subject land is located within a strategic agricultural area with environmental or landscape values in the Cardinia Shire Strategic Framework Plan implemented under **Clause 21.01-5**:



CARDINIA STRATEGIC FRAMEWORK PLAN CL 21.01-5

The proposal is consistent with this strategic land use and development vision for the area containing the subject site. Detailed site investigations have informed the proposal and it appropriately responds to the environmental and landscape qualities of the site and surrounds. The proposed outbuilding will complement and support the long-term use of the land for rural lifestyle purposes. No vegetation requiring a permit is required to be removed under the current design.

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## CLAUSE 21.02 ENVIRONMENT

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**Clause 21.02 Environment** describes planning's role in protecting, improving and managing the Shire's environment, natural resources and biodiversity, as well as ensuring risks to life, property and the environment are minimised.

The proposal is consistent with **Clause 21.02-2 Landscape** and **Clause 21.02-3 Biodiversity** which both seek to avoid the erosion of the existing biodiversity of the Shire and its significant contribution to the landscape. The subject site features established vegetation, much of which is indigenous to Victoria, and the proposed siting and design of the outbuilding has prioritised the retention of vegetation.

**Clause 21.02-3 Bushfire Management** acknowledges the high risk associated with some of the areas within the shire. The site is subject to the Bushfire Management Overlay and a Bushfire Management Plan with defendable space is provided in support of this application. The proposed outbuilding has been sited within a cleared area of the land where the risk of loss of life or property from wildfire can be mitigated to an acceptable level.

## CLAUSE 21.03 SETTLEMENT AND HOUSING

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Beaconsfield Upper is a large rural township under **Clause 21.03-4 Rural townships**, and the relevant key issues for these types of settlements include the need to retain, enhance and design to the existing rural township character and to set clear limits for development. The proposal is consistent with the objectives *to provide for the sustainable development of townships having regard for environmental and servicing constraints and to maintain and enhance the distinct character and environmental qualities of each of the townships*. The subject site is outside of the township boundary and the *Upper Beaconsfield Township Strategy* area.

The proposed outbuilding complements the existing dwelling on the subject site and is supported by the objectives of **Clause 21.03-5 Rural residential and rural living development**, particularly the objective *to ensure development reflects a high quality of design and does not result in environmental degradation*.

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## 7. STATE AND LOCAL PLANNING POLICY FRAMEWORK

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This part of the report assesses and responds to the legislative and policy requirements for the project outlined in the Cardinia Planning Scheme and in accordance with the Planning and Environment Act 1987. The relevant clauses of the State & Local Planning Policy Framework for subdivisions of the type presented in this report are largely contained in Clauses 11, 12, 13 & 15.

An assessment against the relevant clauses of the Cardinia Planning Scheme has been provided below:

### CLAUSE 11 SETTLEMENT

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**Clause 11.01-1S Settlement**, and **11.01-1R Settlement – Metropolitan Melbourne** have regard for the sustainable growth and development of Victoria and the maintenance of a permanent urban growth boundary around Melbourne. Of relevance is the settlement objective and strategies of **Clause 11.01-1R Green Wedges – Metropolitan Melbourne** which seeks to *protect the green wedges of Metropolitan Melbourne from inappropriate development*. As discussed previously in this report, the proposed outbuilding design complements the existing built form on the subject site and enhances the landscape and environmental values of the neighbourhood and character of the wider rural residential environ.

### CLAUSE 12 ENVIRONMENTAL AND LANDSCAPE VALUES

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**Clause 12.01 Biodiversity**, and **Clause 12.01-1S Protection of biodiversity** both seek to protect and enhance the biodiversity in Victoria. No vegetation removal is proposed and the outbuilding will not result in any fragmentation or cumulative impacts to important areas of biodiversity. This is consistent with **Clause 12.01-2S Native vegetation management** and the objective to *ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*. **Clause 12.05-2S Landscapes** seeks to *protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments*. The proposal aligns with the strategies contained within this clause, particularly the need to *ensure development does not detract from the natural qualities of significant landscape areas and ensure important natural features are protected and enhanced*.

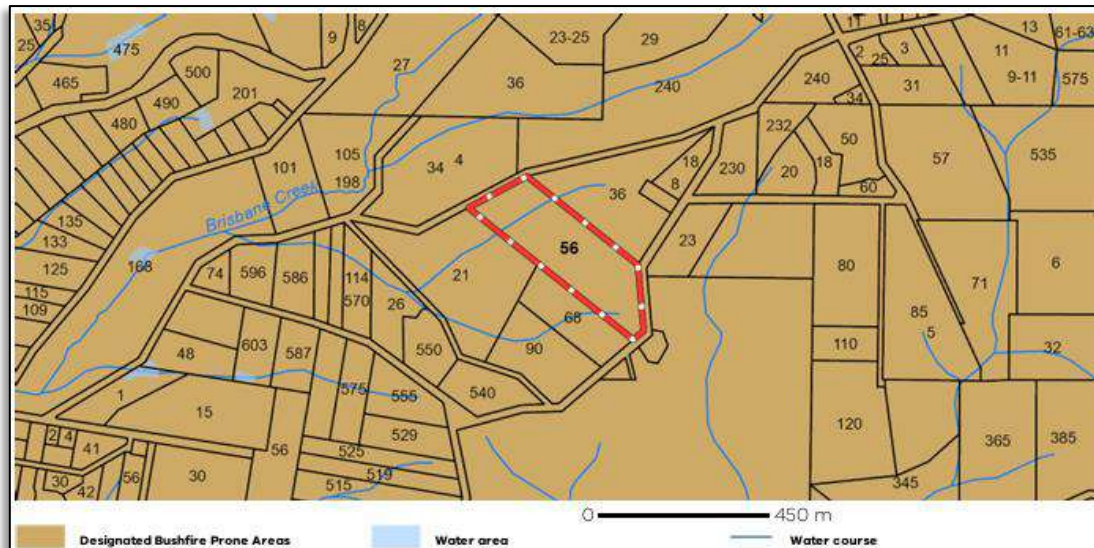
### CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

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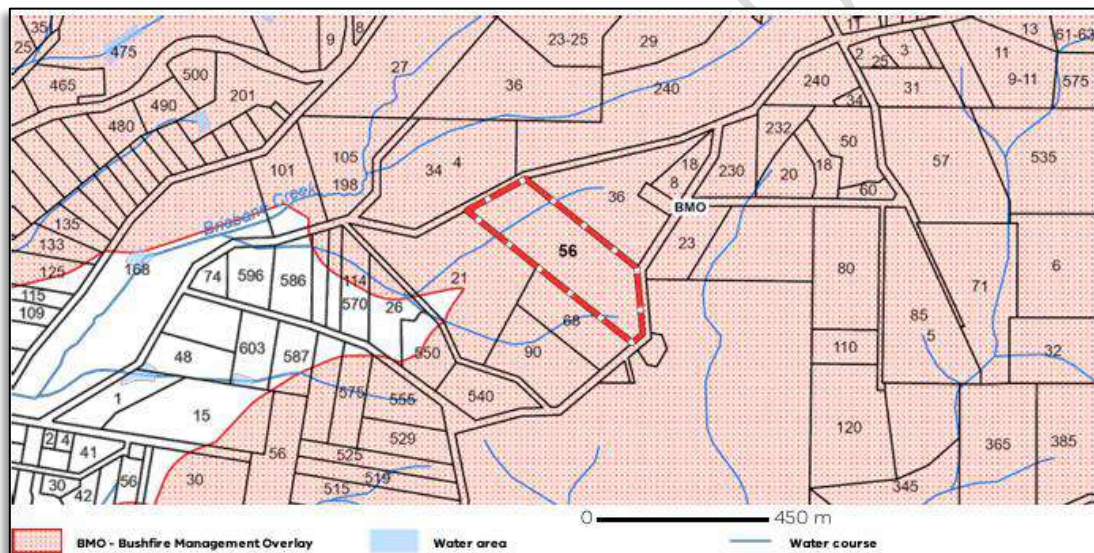
**Clause 13.01-1S Natural hazards and climate change** seeks to prioritise risk-based planning to minimise the potential for impacts and natural hazards associated with climate change. The strategy to focus growth and development to low-risk locations is relevant to this proposal which seeks to develop the land with an outbuilding ancillary to a dwelling in the Bushfire Management Overlay. **Clause 13.02-1S Bushfire Planning** relates to land within a designated bushfire prone area, subject to the Bushfire Management Overlay; and/or proposed to be used or developed in a way that may create a bushfire hazard. The subject land is contained entirely within a designated bushfire prone area and is subject to the Bushfire Management Overlay:

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DESIGNATED BUSHFIRE PRONE AREA (VICPLAN, 2025)



BUSHFIRE MANAGEMENT OVERLAY (VICPLAN, 2025)

The objective of **Clause 13.02-15** is to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life and is achieved through strategies that prioritise the protection of human life over all other policy considerations; directing population growth and development to low risk locations; and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire with low risk locations being those that area assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS3959-2018 (Construction of Buildings in Bushfire Prone Areas – Standards Australia, 2020); and reducing community vulnerability to bushfire through the consideration of bushfire risk at all stages of the planning process. The proposed development of an outbuilding ancillary to the existing dwelling is acceptable in this location given the interconnected road networks and the siting of the outbuilding within a cleared area to enable the provision of defensible space to help mitigate the risk of bushfire.

Access for emergency services to the site, and egress options from the site are consistent with the standards of **Clause 53.02** and the strategies of **Clause 21.02-4 Bushfire management**.

## CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

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**Clause 15 Built Environment and Heritage** has the objective to ensure planning delivers high quality built form that is efficient, responds to surrounding character and the environment and associated risks, protects heritage, and provides the functionality required by the community. A comprehensive site analysis has formed the basis for the proposed design, and the proposed built form is responsive to the key constraints and considerations of the site and not foreseen to result in any adverse impacts to surrounding land uses and development. **Clause 15.01-5S Neighbourhood character** has the objective to *recognise, support and protect neighbourhood character, cultural identity, and sense of place*. The proposed built form complements the prevailing neighbourhood character and responds to the site's context and the features and characteristics of the local environment as per the objective of **Clause 15.01-6S Design for rural areas** (*to ensure development respects valued areas of rural character*).

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## 8. PARTICULAR PROVISIONS

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The relevant particular provisions/documents that will be addressed are identified below:

- **Clause 52.17 Native Vegetation**

### CLAUSE 52.17 NATIVE VEGETATION

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**Clause 52.17 Native vegetation** seeks:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017 (The Guidelines)):*
  1. *Avoid the removal, destruction or lopping of native vegetation.*
  2. *Minimise the impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
  3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*
- *To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

**Clause 52.17 Native vegetation** applies to land with an area of and greater than 0.4ha and prescribes the requirement for a permit to remove, destroy or lop native vegetation, including dead native vegetation (where native vegetation is defined as vegetation indigenous to Victoria).

Pursuant to **Clause 52.17**:

- A permit is required to remove, destroy or lop native vegetation unless the removal is in accordance with an incorporated Native Vegetation Precinct Plan (NVPP) under **Clause 52.16** or an exemption tabled at **Clause 52.17-7** applies.
- A permit may also be required if the responsible authority considers that a proposed use or development is considered likely to involve or result in the consequential loss of native vegetation as a result of issuing a permit or approving a plan.

No native vegetation is lost under the current design either directly or consequentially by exemptions enabled by the proposal and **no permit is required under Clause 52.17**.

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## 9. GENERAL PROVISIONS

The relevant general provisions that will be addressed in this section are identified below:

- Clause 65 Decision Guidelines
- Clause 65.01 Approval of an Application or Plan

### CLAUSE 65 DECISION GUIDELINES

**Clause 65** states that the Responsible Authority must decide whether the proposal will provide acceptable outcomes in terms of the decision guidelines of this Clause. The decision guidelines of **Clause 65.01** relate to the approval of an application or plan and have been addressed below to demonstrate that the proposal is an acceptable planning outcome:

CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN	
DECISION GUIDELINES	RESPONSE
<i>The matters set out in Section 60 of the Act.</i>	The land is not identified as being contaminated. The site constraints and considerations of the land have been responded to throughout the design process.
<i>Any significant effects the environment, including the contamination of the land, may have on the use or development.</i>	
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	
<i>The purpose of the zone, overlay or other provision.</i>	
<i>Any matter required to be considered in the zone, overlay or other provision.</i>	The planning considerations have been adequately addressed within this report in sections 4-6.
<i>The orderly planning of the area.</i>	
<i>The effect on the environment, human health and amenity of the area.</i>	
<i>The proximity of the land to any public land.</i>	The proposed development does not pose any foreseeable adverse impacts to the environment, human health or the amenity of the area. Any potential adverse impacts have been identified and responded to throughout the design process. No native vegetation removal is required and there are no impacts to biodiversity.
<i>Factors likely to cause or contribute to land degradation, salinity or reduce water quality.</i>	The proposed development does not adversely impact any public land within the vicinity of the site.
	No foreseeable factors that may cause or contribute to land degradation, salinity or reduced water quality have been identified during the design process.

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<i>Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.</i>	Stormwater associated with the proposed outbuilding will be directed to the LPOD to the satisfaction of the Responsible Authority.
<i>The extent and character of native vegetation and the likelihood of it's destruction.</i>	No native vegetation is proposed to be removed under the current design.
<i>Whether native vegetation is to be or can be protected, planted or allowed to regenerate.</i>	
<i>The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.</i>	The subject site is not prone to inundation. A Bushfire Management Plan has been prepared which demonstrates that defensible space can be achieved and maintained on the subject site.
<i>The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.</i>	Loading and unloading facilities are not relevant to this proposal.
<i>The impact the use or development will have on the current and future development and operation of the transport system.</i>	The proposed subdivision does not adversely impact on the current and future development and operation of the transport system.

## 10. CONCLUSION

This town planning report has sought to demonstrate that the proposal is an appropriate planning outcome that helps to give effect to the Municipal Planning Strategy, State and Local Planning Policy Framework and the relevant policies, objectives and strategies of the Cardinia Planning Scheme.

The proposal is appropriate when having regard to the purpose and decision guidelines of the Rural Conservation Zone – Schedule 2. The proposed outbuilding has taken design cues from existing built form in the area in terms of height, colour, materials, form, size and scale and will not adversely impact on nearby land use and development. A Bushfire Management Plan is provided in support of this application to address risk associated with bushfire.

As such, we ask that Council look favourably upon this application.

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# Ajarboriculture



## Arboricultural Appraisal & Impact Statement

56 Hughendon Road, Beaconsfield Upper

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June 2025



**Client:** Nobelius Land Surveyors

**Appraisal Prepared by** [REDACTED] **Principal Consultant**

## 1. Summary

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The construction of the proposed shed and tank will have no impact on the vegetation identified in this appraisal.

## 2. Objectives

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In this appraisal, the following objectives have been identified.

- 2.1. Inspect the tree(s) located within and adjacent to the subject site as requested by the client and determined by the assessor during the site inspection. A tree is defined in this appraisal as a perennial plant that is greater than 3 metres in height. Perennial plants smaller than 3 metres in height are shrubs or small and/or young trees that may be included in this appraisal contingent on landscape contribution.
- 2.2. Collect and report details concerning the identified tree(s) in accordance with the Australian Standard AS 4970 - 2009 'Protection of trees on development sites', subsequent amendments, applicable local laws, statutory requirements and other relevant documents.
- 2.3. Provide an unbiased arboricultural perspective within the aforementioned frameworks that clearly informs the client and associated stakeholders of the tree populations merit, protection and management requirements.

## 3. Method

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The following methods were employed to inform the contents of this appraisal.

- 3.1. The site inspection was undertaken on Tuesday, 3 June 2025.
- 3.2. Individual Trees identified in this appraisal have been located and numbered in Appendix 1 - 'Site Plan'. Definitions for the data catalogued in Appendix 2 - 'Site Data' are contained in Appendix 3 - 'Tree Feature Descriptions'. Observations including relevant photographs have been incorporated in the appraisal where appropriate. All trees were visually assessed from the ground. Where access to a tree was limited, dimensional characteristics were estimated and some observational features may have been overlooked.
- 3.3. Tree Protection Zones (TPZ) including variations, Structural Root Zones (SRZ) and tree protection measures identified in this appraisal have been determined in accordance with AS4970 and current industry best practice. Please refer to Section 6.4 for a concise description of TPZ and SRZ calculations.

## 4. Documents and Literature

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The following documents were reviewed in the preparation of this appraisal.

- 4.1. Planning Property Report from <https://mapshare.vic.gov.au/vicplan/> accessed on the Monday 9 June 2025 for 56 Hughendon Road, Beaconsfield Upper.
- 4.2. 35.06 Rural Conservation Zone (RCZ) and the associated Schedule RCZ2 from the Cardinia Planning Scheme.
- 4.3. 42.01 Environmental Significance Overlay (ESO) and the associated Schedule ESO1 from the Cardinia Planning Scheme.
- 4.4. 52.17 Native Vegetation and the associated Schedule from the Cardinia Planning Scheme.
- 4.5. Bioregion Benchmark for Vegetation Quality Assessment Highlands - Southern Fall bioregion including EVC's 16, 17, 83, 128 and 793 published by the Department of Sustainability and Environment.
- 4.6. Victorian Biodiversity Atlas (VBA) catalog entries within a 5 km radius of the subject site.

- 4.7. Survey Reference No. 22459 Concept Plan for 56 Hughendon Road, Beaconsfield Upper prepared by Nobelius Land Surveyors dated 3 March 2025.
- 4.8. Weed Identification Guide City of Casey, Cardinia Shire Council and City of Greater Dandenong and is undated.

## 5. Observations

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The ensuing observations were made during the site inspection and have been included to summarise data, inform discussion, opinions and recommendations contained in this appraisal.

- 5.1. Twenty-three (23) Individual Trees as defined in this appraisal were identified during the site inspection. All trees were located within the subject site.
- 5.2. Thirteen (13) trees received Moderate Retention Values as defined in this appraisal. The remaining ten (10) trees received Low Retention Values.
- 5.3. Twenty-one (21) trees in this survey were identified as Victorian Native. Fifteen (15) Victorian Native trees believed to be indigenous to the locale including Site# 1-5, 7, 11, 13 and 22 all identified as Long-leaved Box (*Eucalyptus goniocalyx*), Site# 6, 14, 15, 16 and 19 all identified as Messmate Stringybark (*Eucalyptus obliqua*) and Site# 23 a Mountain Grey Gum (*Eucalyptus cypellocarpa*). Site# 8 and 9 identified as Crimson Bottlebrush (*Callistemon citrinus*) are not believed to be indigenous to the locale and are believed to be planted. Site# 10, 17, 20 and 21 identified as Gossamer Wattle (*Acacia floribunda*) are believed to be planted distributed weeds.
- 5.4. Additional shrubs and small and/or young trees were noted during the site assessment but have not been included in this appraisal as they do not provide any particular landscape significance or make a contribution to local amenity. Trees in adjoining properties where drip lines did not extend into the subject site were also observed during the site assessment but have not been included in this appraisal as they will not be affected by any proposed development within the subject site.

## 6. Discussion

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- 6.1. In this appraisal and as required under AS4970; the relative environmental, social and economic virtues of a tree are expressed in its **Retention Value**. The benefits of tree retention within an evolving urban landscape are significant and quantifiable.

*Social Benefits* - tree stature and longevity provide a sense of 'place' and a direct link with a sites past. They are living structures that instil serenity, soften vistas and provide cover from the harsh planes of surrounding concrete, glass, brick and asphalt.

*Environmental Benefits* - Trees contribute to privacy, emphasise views, reduce glare, moderate climate, improve air quality, conserve water and harbour wildlife.

*Economic Benefits* - Trees provide direct economic benefit through increased property values and reduced energy costs.

Trees that receive a **High** or **Moderate** value express one or more of these qualities and can with adequate design consideration and protection during construction, continue to contribute as landscape elements. Trees that receive a **Low** value add little to the site; may not respond well to changes in their environment, become hazardous or create an amenity nuisance in a transforming landscape. These trees should be excluded from retention considerations.

- 6.2. In Victoria, tree protection is afforded through local planning, laws, policy and other legal instruments. Protection provisions relevant to the subject site are listed in Section 3 of this appraisal. Vegetation located within the subject site and on adjoining land that may be impacted by proposed development and are subject to protection provisions must be managed in accordance with AS4970 and local policy where it exists. In this appraisal, these trees are designated as **Significant Trees** or **Protected Trees**.

Trees on adjoining property that are exempt from protection provisions and could potentially be impacted by proposed development should be managed in accordance with AS4970. Local government does not enforce the common law tort of negligence where an act or omission leads to damage, loss or injury to a tree. However, Local Authorities may require an applicant to undertake protection works where construction is close to an adjoining property boundary under the Building Act 1993, Building Regulations 2018 Part 7 – Protection of Adjoining Property. Failure

to apply appropriate protection measures to a tree on adjoining land may result in project delays, unnecessary disputes, undermine good neighbourly relationships or gives rise to needless legal action.

42.01 Environmental Significance Overlay (ESO) and the associated Schedule ESO1 is specifically purposed to identify areas where the development of land may be affected by environmental constraints and to ensure that development is compatible with identified environmental values. To that end, ESO1 requires that buildings and works must not result in the removal or destruction of native vegetation within an area of botanical significance excluding those species identified in the Schedule.

52.17 Native Vegetation applies to all living and dead Victorian native tree and plant species on contiguous land under single ownership equal to or greater than 4,000 square metres (≈1 acre) where there is no Native Vegetation Precinct Plan (52.16). Furthermore, native vegetation located in a road reserve is also subject to this provision unless specifically exempt under the Schedule. The purpose of this provision is to ensure no net loss in biodiversity and to minimise land and water degradation as a result of the removal, destruction or lopping of native vegetation. These objectives are achieved through a three step process detailed in Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) that aims to avoid loss, minimise impact or provide an offset to compensate for outcomes where loss or impact cannot be circumvented. There are various exemptions to the provisions of this ordinance including planted vegetation where the native vegetation that is to be removed, destroyed or lopped was either planted or grown as a result of direct seeding.

- 6.3. Acknowledging the value of trees and adopting a balanced perspective between a trees **Retention Value** and **Protected Tree** status is an important design consideration in ensuring a successful outcome.

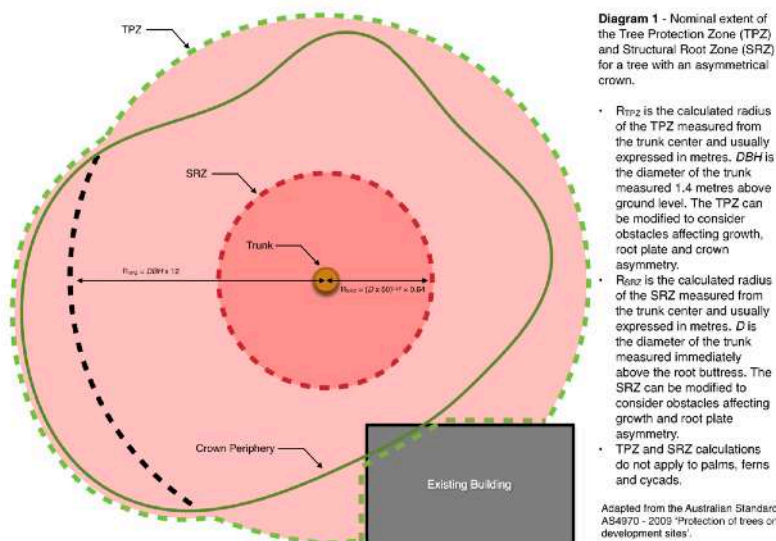
There are just as many reasons to remove a tree as there are to retain the very same. What an existing tree will bring to a renewing landscape is at the discretion of the imagination but at the very least, should be a representative symbol of a living and dynamic location where people, structures and trees can coexist in harmony.

- 6.4. The TPZ as defined under the AS4970 is an area (nominally cylindrical) above and below ground, at a given distance from the trunk center, set aside for the viability of a tree where it is potentially subject to damage by change. The SRZ is the area within the root plate where roots and soil cohesion are necessary to maintain tree stability.

Defining the area and extent of the TPZ and SRZ is determined by the diameter of the trunk, the projection of the crown and the presence of obstacles to root and crown growth. Please refer to Diagram 1 for detail.

The calculated radial distances contained in Appendix 2 - Site Data are designed to provide architects and planners with guidance to the extent of the obscured root plate. Modified zones determined by the arborist are diagrammatically represented in Appendix 1 - Site Plan.

An encroachment of up to 10% into the area on one side of a TPZ is generally tolerated. However; incursions greater than 10%, on multiple sides of the TPZ or into the SRZ are considered unacceptable and is only permissible if it can be demonstrated that after such an incursion the tree will remain a viable landscape element.





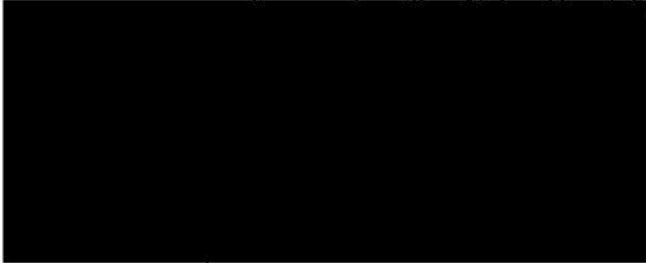
## 7. Opinions and Recommendations

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The following opinions and recommendations have been made within the context of the existing proposal without modification.

The property title for the subject site was not inspected and it is unknown if there are any specific tree protection controls under existing planning permits or Section 173 Agreements for the subject site.

- 7.1. The area on which the proposed shed and tank are to be constructed appears to be a long established engineered terrain. No tree identified in this appraisal will be impacted by the proposal. Furthermore, the proposal will not result in the inadvertent loss of vegetation due to
- the proposed shed and tank or ESO provisions.



## Attachments

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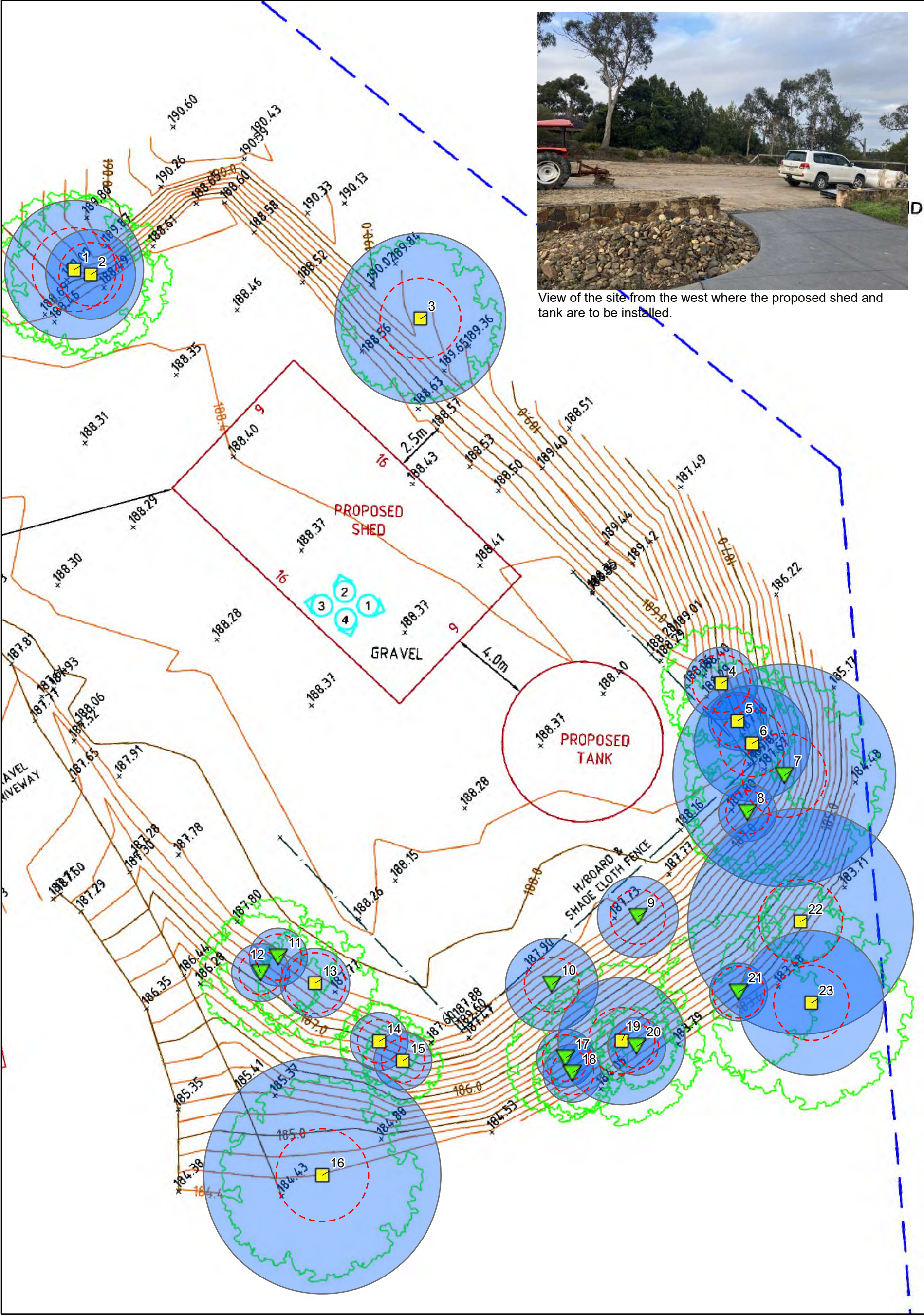
- Appendix 1 - Site Plan
- Appendix 2 - Site Data
- Appendix 3 - Tree Feature Descriptions

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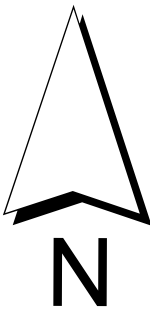
View of the site from the west where the proposed shed and tank are to be installed.

Legend

- Individual Tree (AS4970)
- Retention Value
- TPZ
- SRZ

- High (0)
- Moderate (13)
- Low (10)

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Aja Arboriculture | 0407-625-121 | aja.arbor@gmail.com  
PO Box 547 Leongatha VIC 3953 | ABN 23 451 725 400  
Coordinate System: GDA 1994 VICGRID94. Trees represented as points, polylines or polygons not identified in the underlying feature survey have been plotted by Aja Arboriculture using a GNSS receiver with Ntrip correction, available field references and/or aerial imagery. Location accuracy and dimensional characteristics associated with points, polylines and polygons can be assumed to not exceed one (1) metre from true position. Layers and attributes listed in the Legend are georeferenced in this plan and can be accessed in CAD using the PDFIMPORT command.



Site #:	1	
Species & Common Name:	<b><i>Eucalyptus goniocalyx</i> (Long-leaved Box)</b>	
Origin:	Victorian Native	
Height (m):	13	
Width (m):	9	
DBH Field Measurements (cm):	28,29	
AS4970 DBH Calculation (cm):	40	
Basal Diameter (cm):	73	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Adequate</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Indigenous</b>
Vigour:	Poor	
Structure:	Minor Correction	
Growth Space:	Minor Limitation	
Landscape Viability:	<b>Short</b>	
AS4970 TPZ Calculation (m):	4.8	
AS4970 SRZ Calculation (m):	2.9	
Retention Value:	<b>Moderate</b>	



Comments:

Site #:	2	
Species & Common Name:	<b><i>Eucalyptus goniocalyx</i> (Long-leaved Box)</b>	
Origin:	Victorian Native	
Height (m):	9	
Width (m):	7	
DBH Field Measurements (cm):	26	
AS4970 DBH Calculation (cm):	26	
Basal Diameter (cm):	38	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Adequate</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Indigenous</b>
Vigour:	Fair	
Structure:	Acceptable	
Growth Space:	Minor Limitation	
Landscape Viability:	<b>Medium</b>	
AS4970 TPZ Calculation (m):	3.1	
AS4970 SRZ Calculation (m):	2.2	
Retention Value:	<b>Moderate</b>	



Comments:

Site #:	3	
Species & Common Name:	<b><i>Eucalyptus goniocalyx</i> (Long-leaved Box)</b>	
Origin:	Victorian Native	
Height (m):	15	
Width (m):	8	
DBH Field Measurements (cm):	49	
AS4970 DBH Calculation (cm):	49	
Basal Diameter (cm):	70	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Adequate</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Indigenous</b>
Vigour:	Poor	
Structure:	Acceptable	
Growth Space:	Minor Limitation	
Landscape Viability:	<b>Short</b>	
AS4970 TPZ Calculation (m):	5.9	
AS4970 SRZ Calculation (m):	2.8	
Retention Value:	<b>Moderate</b>	



Comments:



Appendix 2 - Site Data with Images  
56 Hughendon Road, Beaconsfield Upper



Site #: 4  
Species & Common Name: ***Eucalyptus gonicalyx (Long-leaved Box)***  
Origin: Victorian Native  
Height (m): 7  
Width (m): 3  
DBH Field Measurements (cm): 21  
AS4970 DBH Calculation (cm): 21  
Basal Diameter (cm): 29  
Life Stage: Semi-mature  
Vigour: Poor  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Short**  
AS4970 TPZ Calculation (m): 2.5  
AS4970 SRZ Calculation (m): 2  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 5  
Species & Common Name: ***Eucalyptus gonicalyx (Long-leaved Box)***  
Origin: Victorian Native  
Height (m): 6  
Width (m): 2  
DBH Field Measurements (cm): 17  
AS4970 DBH Calculation (cm): 17  
Basal Diameter (cm): 23  
Life Stage: Semi-mature  
Vigour: Fair  
Structure: Major Correction  
Growth Space: Minor Limitation  
Landscape Viability: **Short**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.8  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments: Extensive borer activity present in the primary stem supporting the crown.

Site #: 6  
Species & Common Name: ***Eucalyptus obliqua (Messmate Stringybark)***  
Origin: Victorian Native  
Height (m): 12  
Width (m): 5  
DBH Field Measurements (cm): 33  
AS4970 DBH Calculation (cm): 33  
Basal Diameter (cm): 43  
Life Stage: Semi-mature  
Vigour: Fair  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Medium**  
AS4970 TPZ Calculation (m): 4  
AS4970 SRZ Calculation (m): 2.3  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 7  
Species & Common Name: ***Eucalyptus goniocalyx* (Long-leaved Box)**  
Origin: Victorian Native  
Height (m): 12  
Width (m): 14  
DBH Field Measurements (cm): 31,56  
AS4970 DBH Calculation (cm): 64  
Basal Diameter (cm): 71  
Life Stage: Early-mature  
Vigour: Poor  
Structure: Major Correction  
Growth Space: Minor Limitation  
Landscape Viability: **Remove**  
AS4970 TPZ Calculation (m): 7.7  
AS4970 SRZ Calculation (m): 2.9  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments: Multiple wood degrading fungal fruit bodies observed.

Site #: 8  
Species & Common Name: ***Callistemon citrinus* (Crimson Bottlebrush)**  
Origin: Victorian Native  
Height (m): 3  
Width (m): 3  
DBH Field Measurements (cm): 8,7,9  
AS4970 DBH Calculation (cm): 14  
Basal Diameter (cm): 14  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.5  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Specimen**



Comments: Planted vegetation.

Site #: 9  
Species & Common Name: ***Callistemon citrinus* (Crimson Bottlebrush)**  
Origin: Victorian Native  
Height (m): 4  
Width (m): 4  
DBH Field Measurements (cm): 8,8,9,10,7,7,7,8  
AS4970 DBH Calculation (cm): 23  
Basal Diameter (cm): 28  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2.8  
AS4970 SRZ Calculation (m): 1.9  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Specimen**



Comments: Planted vegetation.



Appendix 2 - Site Data with Images  
56 Hughendon Road, Beaconsfield Upper

Site #: 10  
Species & Common Name: ***Acacia floribunda* (Gossamer Wattle)**  
Origin: Victorian Native  
Height (m): 5  
Width (m): 8  
DBH Field Measurements (cm): 10,12,12,9,10,10,9  
AS4970 DBH Calculation (cm): 27  
Basal Diameter (cm): 28  
Life Stage: Early-mature  
Vigour: Poor  
Structure: Minor Correction  
Growth Space: Minor Limitation  
Landscape Viability: **Short**  
AS4970 TPZ Calculation (m): 3.2  
AS4970 SRZ Calculation (m): 1.9  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Weed**



Comments: Planted vegetation.

Site #: 11  
Species & Common Name: ***Eucalyptus gonicalyx* (Long-leaved Box)**  
Origin: Victorian Native  
Height (m): 5  
Width (m): 2  
DBH Field Measurements (cm): 12  
AS4970 DBH Calculation (cm): 12  
Basal Diameter (cm): 18  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.6  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments: Stump resprout.

Site #: 12  
Species & Common Name: ***Hakea salicifolia* (Willow-leaved Hakea)**  
Origin: Australian Native  
Height (m): 3  
Width (m): 3  
DBH Field Measurements (cm): 12  
AS4970 DBH Calculation (cm): 12  
Basal Diameter (cm): 15  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.5  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Weed**



Comments:



Site #: 13  
Species & Common Name: ***Eucalyptus goniocalyx (Long-leaved Box)***  
Origin: Victorian Native  
Height (m): 7  
Width (m): 3  
DBH Field Measurements (cm): 13,14,7  
AS4970 DBH Calculation (cm): 20  
Basal Diameter (cm): 32  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Minor Correction  
Growth Space: Minor Limitation  
Landscape Viability: **Medium**  
AS4970 TPZ Calculation (m): 2.4  
AS4970 SRZ Calculation (m): 2.1  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 14  
Species & Common Name: ***Eucalyptus obliqua (Messmate Stringybark)***  
Origin: Victorian Native  
Height (m): 5  
Width (m): 2  
DBH Field Measurements (cm): 10  
AS4970 DBH Calculation (cm): 10  
Basal Diameter (cm): 14  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Optimal  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.5  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 15  
Species & Common Name: ***Eucalyptus obliqua (Messmate Stringybark)***  
Origin: Victorian Native  
Height (m): 5  
Width (m): 2  
DBH Field Measurements (cm): 10,9  
AS4970 DBH Calculation (cm): 13  
Basal Diameter (cm): 15  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Optimal  
Landscape Viability: **Long**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.5  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #:	16	
Species & Common Name:	<b><i>Eucalyptus obliqua</i> (Messmate Stringybark)</b>	
Origin:	Victorian Native	
Height (m):	17	
Width (m):	14	
DBH Field Measurements (cm):	68	
AS4970 DBH Calculation (cm):	68	
Basal Diameter (cm):	93	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Adequate</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Indigenous</b>
Vigour:	Poor	
Structure:	Acceptable	
Growth Space:	Optimal	
Landscape Viability:	<b>Medium</b>	
AS4970 TPZ Calculation (m):	8.2	
AS4970 SRZ Calculation (m):	3.2	
Retention Value:	<b>Moderate</b>	



Comments:

Site #:	17	
Species & Common Name:	<b><i>Acacia floribunda</i> (Gossamer Wattle)</b>	
Origin:	Victorian Native	
Height (m):	6	
Width (m):	4	
DBH Field Measurements (cm):	16	
AS4970 DBH Calculation (cm):	16	
Basal Diameter (cm):	19	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Marginal</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Weed</b>
Vigour:	Good	
Structure:	Acceptable	
Growth Space:	Major Limitation	
Landscape Viability:	<b>Medium</b>	
AS4970 TPZ Calculation (m):	2	
AS4970 SRZ Calculation (m):	1.6	
Retention Value:	<b>Low</b>	



Comments: Planted vegetation.

Site #:	18	
Species & Common Name:	<b><i>Callistemon viminalis</i> (Weeping Bottlebrush)</b>	
Origin:	Australian Native	
Height (m):	3	
Width (m):	3	
DBH Field Measurements (cm):	4,4,3,7	
AS4970 DBH Calculation (cm):	9	
Basal Diameter (cm):	14	
Life Stage:	Semi-mature	<b>Land Use and Social Contribution</b> Land Use (Victoria) <b>Native Vegetation</b> Landscape Function <b>Minimal</b> Landscape Significance <b>None</b> Ecosystem Contribution <b>Specimen</b>
Vigour:	Fair	
Structure:	Acceptable	
Growth Space:	Major Limitation	
Landscape Viability:	<b>Medium</b>	
AS4970 TPZ Calculation (m):	2	
AS4970 SRZ Calculation (m):	1.5	
Retention Value:	<b>Low</b>	



Comments:



Site #: 19  
Species & Common Name: ***Eucalyptus obliqua* (Messmate Stringybark)**  
Origin: Victorian Native  
Height (m): 13  
Width (m): 5  
DBH Field Measurements (cm): 37  
AS4970 DBH Calculation (cm): 37  
Basal Diameter (cm): 43  
Life Stage: Semi-mature  
Vigour: Fair  
Structure: Acceptable  
Growth Space: Minor Limitation  
Landscape Viability: **Medium**  
AS4970 TPZ Calculation (m): 4.4  
AS4970 SRZ Calculation (m): 2.3  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 20  
Species & Common Name: ***Acacia floribunda* (Gossamer Wattle)**  
Origin: Victorian Native  
Height (m): 4  
Width (m): 2  
DBH Field Measurements (cm): 4,4,8  
AS4970 DBH Calculation (cm): 10  
Basal Diameter (cm): 13  
Life Stage: Semi-mature  
Vigour: Good  
Structure: Acceptable  
Growth Space: Major Limitation  
Landscape Viability: **Medium**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.5  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Weed**



Comments: Planted vegetation.

Site #: 21  
Species & Common Name: ***Acacia floribunda* (Gossamer Wattle)**  
Origin: Victorian Native  
Height (m): 6  
Width (m): 6  
DBH Field Measurements (cm): 17  
AS4970 DBH Calculation (cm): 17  
Basal Diameter (cm): 24  
Life Stage: Semi-mature  
Vigour: Fair  
Structure: Unacceptable  
Growth Space: Major Limitation  
Landscape Viability: **Remove**  
AS4970 TPZ Calculation (m): 2  
AS4970 SRZ Calculation (m): 1.8  
Retention Value: **Low**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Marginal**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Weed**



Comments: Planted vegetation.



Site #: 22  
Species & Common Name: ***Eucalyptus goniocalyx* (Long-leaved Box)**  
Origin: Victorian Native  
Height (m): 15  
Width (m): 10  
DBH Field Measurements (cm): 65  
AS4970 DBH Calculation (cm): 65  
Basal Diameter (cm): 73  
Life Stage: Early-mature  
Vigour: Fair  
Structure: Minor Correction  
Growth Space: Optimal  
Landscape Viability: **Short**  
AS4970 TPZ Calculation (m): 7.8  
AS4970 SRZ Calculation (m): 2.9  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

Site #: 23  
Species & Common Name: ***Eucalyptus cypellocarpa* (Mountain Grey Gum)**  
Origin: Victorian Native  
Height (m): 18  
Width (m): 10  
DBH Field Measurements (cm): 42  
AS4970 DBH Calculation (cm): 42  
Basal Diameter (cm): 58  
Life Stage: Semi-mature  
Vigour: Fair  
Structure: Minor Correction  
Growth Space: Optimal  
Landscape Viability: **Medium**  
AS4970 TPZ Calculation (m): 5  
AS4970 SRZ Calculation (m): 2.6  
Retention Value: **Moderate**

**Land Use and Social Contribution**

Land Use (Victoria)  
**Native Vegetation**  
Landscape Function  
**Adequate**  
Landscape Significance  
**None**  
Ecosystem Contribution  
**Indigenous**



Comments:

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## Appendix 3 - Tree Feature Descriptors

**Feature Classes** - Trees are classified into three groups, Individual Trees, Grouped Trees or Hedge Rows.

Category	Description
<b>Individual Tree</b>	An individual tree with one or more trunks that is represented in the Site Plan as a point. This may include two or more trees growing in close proximity where all trees are engaged in mutual structural support.
<b>Grouped Trees</b>	Multiple trees of one or more species that are represented in the Site Plan as a polygon. Grouped trees are generally managed as a discrete unit.
<b>Hedge Row</b>	Multiple trees of one or more species in a linear arrangement that are represented in the Site Plan as a polyline. Hedge Rows are generally managed as a discrete unit.

**Site ID. ##** - textural reference to the location of an Individual Tree, Grouped Trees or Hedge Rows within the attached Site Plan appendix.

**Species and Common Name** - Defines the botanical name including genus, species, sub-species, variety and cultivar (if known) according to current taxonomical classifications as published in current literature. The common name will be that that is familiar to the arboricultural assessor, the local community or referenced literature.

**Origin** - Identifies the general geographic origins of the tree species identified.

Category	Description
<b>Victorian Native</b>	Occurs naturally within some part of the State of Victoria.
<b>Australian Native</b>	Occurs naturally within Australia but is not a Victorian native.
<b>Exotic</b>	Does not occur naturally within Australia.
<b>Mixed</b>	Applies to Hedge Rows and Groups of Trees only where the feature is comprised of multiple species that have multiple places of origin.

**Height and Width** - Dimensions are expressed in metres (m). Identifies the estimated height and width of a tree crown or combined crown for Grouped Trees or Hedge Rows. Crown heights are measured with a clinometer where possible. Crown widths are paced and estimated at the widest axis unless otherwise stated. Measurements rounded to the nearest metre.

**Diameter at Breast Height (DBH)** - Identifies the trunk diameter expressed in centimetres (cm) of a tree measured at 1.4m above the site grade unless otherwise stated. The methods used to determine this measurement are described in Appendix A of the Australian Standard AS 4970-2009 'Protection of trees on development sites'. Measurements undertaken using a diameter tape or builders tape. In the case of multi-stem (2 - 5 stems) Single Trees, DBH measurements shown are calculated in accordance with the aforementioned Standard. Where the number of stems for a Single Trees exceeds five, the calculation is the square root of the mean stem diameter squared, multiplied by the number of stems and is specified in the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Multi-stem DBH calculations are rounded to the nearest centimetre.

**Stem Diameter** - Identifies the diameter of the trunk expressed in centimetres (cm) of a tree immediately above the root buttress. Measurements undertaken using a diameter tape or builders tape and rounded to the nearest centimetre.

**Life Stage** - Identifies the physiological stage of the Features life cycle.

Category	Description
<b>Young</b>	Sapling tree and/or recently planted.
<b>Semi-mature</b>	Tree rapidly increasing in size and yet to achieve expected size in situation.
<b>Maturing</b>	Specimen approaching expected size in situation, with reduced incremental growth.
<b>Over-mature</b>	Tree may be senescent and in decline or crown area substantially reduced relative to trunk size.

**Vigour** - Describes the overall health and vigour of a Feature and is derived from the Condition variables identified in the iTree Eco v6.0 model. Category selection is based on the Feature displaying one or more of the criteria listed in the corresponding Description.

Category	Description
<b>Excellent</b>	100% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display excellent extension. Buds are swollen.
<b>Good</b>	97% - 92% live crown. Leaf size and colour is consistent with that of a healthy example of the species. Shoot tips are healthy and display adequate extension. Buds are swollen.
<b>Fair</b>	87% - 77% live crown. Leaf size and colour is generally consistent with that of a healthy example of the species although some foliage (less than 20% of total crown volume) displays discolouration or reduced leaf size. Some shoot tips may display reduced extension and buds may show signs of damage or desiccation.
<b>Poor</b>	72% - 52% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 20% but less than 40% of total crown volume) displays discolouration or reduced leaf size. Shoot tips may display reduced extension and buds may show signs of damage or desiccation.
<b>Critical</b>	47% - 27% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 40% but less than 60% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display reduced extension and buds show signs of damage or desiccation.
<b>Dying</b>	22% - 2% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 60% but less than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display limited extension and buds show distinct signs of damage or desiccation.
<b>Dead</b>	0% live crown. Leaf size and colour is not consistent with that of a healthy example of the species. Foliage (greater than 95% of total crown volume) displays discolouration or reduced leaf size. Shoot tips display no extension and buds are damage or desiccated.

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## Appendix 3 - Tree Feature Descriptors

**Structure** - Adapted in part from the Quantified Tree Risk Assessment (QTRA) manual, the descriptor is designed to inform planners, architects and arborists of the overall structural capacity of a Feature and provide a concise description of the input required to maintain a Feature within the landscape.

Category	Description
<b>Acceptable</b>	Minimal or no damage, disease or decay visible in the root plate, trunk, primary scaffold limbs or outer crown. No works are required to relieve structural faults or remedy conflict with adjoining edifices. The probability of failure is generally considered to be less than 1/1M
<b>Minor Correction</b>	Minimal to moderate damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would moderately improve Landscape Viability. Adjoining edifices may benefit from treatment. The probability of failure is generally considered to be less than 1/10K but greater than 1/M.
<b>Major Correction</b>	Moderate to major damage, disease or decay visible in primary scaffold limb(s), outer crown or peripheral root(s) that could be corrected through appropriate treatment that would significantly improve Landscape Viability. Adjoining edifices would benefit from treatment. The probability of failure is generally considered to be less than 1/1K but greater than 10/K.
<b>Unacceptable</b>	Moderate to major damage, disease or decay visible in the root plate or lower trunk. Major damage, disease or decay in primary scaffold limb(s) that cannot be corrected through appropriate treatments. Landscape Viability unlikely to be improved by treatment. The probability of failure is generally considered to be greater than 1/1K.

**Available Growth Space** - Describes the space above and below ground that can be reasonably assumed based on visual inspection of the site that the Feature can exploit for future crown and root development.

Category	Description
<b>Optimal</b>	Open, level or gently sloping ground. Minimal competition for available light, water and nutrient. Part of a group of similar species that is suitably spaced and likely to provide mutual support. Species genetically suited or adapted to the existing environment.
<b>Minor Limitation</b>	Moderately constrained location. Long standing built form present on one side of Features root zone. Surrounding trees are competing for available space, light, water or nutrients. Feature is regularly pruned to meet clearance requirements.
<b>Major Limitation</b>	Heavily constrained location. Root zone has been compacted by continuous and on-going traffic movements or built over with impervious surfaces. Crown crowded by surrounding larger trees or structures that impede natural form development.

**Landscape Viability** - Adapted from Tree AZ, describes how long it could be reasonably expected that a Feature will remain a viable asset in an evolving landscape. Landscape Viability is informed by Life Stage, Vigour, Structure and Available Growth Space.

Category	Description
<b>Long</b>	Feature will likely contribute to the landscape for forty (40) or more years.
<b>Medium</b>	Feature will likely contribute to the landscape for between fifteen (15) to forty (40) years.
<b>Short</b>	Feature will likely contribute to the landscape for between five (5) to fifteen (15) years.
<b>Remove</b>	Feature will likely require removal within five (5) years.

**Land Use and Social Contribution** - Describes the contribution or value a Feature provides to an existing landscape and is derived from MIS06 (2022) Tree Valuation published by Arboriculture Australia. It has four primary components including Land Use (State), Landscape Function, Landscape Significance and Ecosystem Contribution.

Land Use (Victoria)	
Category	Description
<b>Legal Instrument</b>	Legal Instrument. Section 173 agreements that contain conditions on the property title requiring the retention and/or protection of vegetation.
<b>Local Law</b>	Local laws protecting vegetation on all land within a municipal area. Exempt trees are attributed according to designated land use for the site.
<b>Statutory Planning</b>	Statutory planning scheme overlays that protect vegetation on private and public land. Existing planning permits requiring the retention of trees. Exempt trees are attributed according to designated land use for the site.
<b>Native Vegetation</b>	Property subject to the provisions of 52.16 or 52.17 Native Vegetation. Exempt trees are attributed according to designated land use for the site.
<b>Public Space</b>	Public Space. Public Park and Recreation Zones. Public Conservation and Resource Zones.
<b>High Density</b>	High Density Mixed Use Zones. Township Zones.
<b>Medium Density</b>	Medium Density. Residential Growth Zone. General Residential Zone.
<b>Low Density</b>	Low Density Residential Zones. Neighbourhood Residential Zones. Green Wedge Zones. Rural Conservation Zones.
<b>Special Purpose</b>	Special Purpose Zones. Public Use Zones. Transport Zones. Commercial Zones.
<b>Industrial/Farming</b>	Industrial and Farming Zones.
<b>Exempt Land</b>	Exempt Land. Land not subject to statutory land zoning, native vegetation provisions, legal instruments or local laws.

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## Appendix 3 - Tree Feature Descriptors




Landscape Function	
Category	Description
<b>Minimal</b>	Nondescript tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes minimally to positive architectural, engineering, aesthetic or climate function. Canopy intersecting another tree
<b>Marginal</b>	Tree, hedge or grouped planting in a poorly designed and/or maintained landscape. Planting contributes marginally to positive architectural, engineering, aesthetic or climate function. One of a group of close plantings
<b>Adequate</b>	Tree, hedge or grouped planting of moderate value that contributes as a positive architectural, engineering, aesthetic or climate function. Wide plantings. Irregular spacing between trees; regular spacing one side (not hard surface)
<b>Notable</b>	Tree, hedge or grouped planting of moderate to high value that contributes as a positive architectural, engineering, aesthetic or climate function in a built environment. Hard surface planting (street or pathway), or plantings with regular spacing both sides
<b>Exceptional</b>	Individual feature specimen tree, hedge or grouped planting of significant value as a positive architectural, engineering, aesthetic or climate modifier. Avenue, park, reserve or other green space feature planting.

Landscape Significance	
Category	Description
<b>None</b>	The tree(s) is not considered significant within the landscape.
<b>Important private property</b>	The tree(s) represents a significant feature within the subject site or adjoining properties.
<b>Important public space</b>	The tree(s) represents a significant feature within the public realm as viewed from the subject site, adjoining properties and/or streetscapes.
<b>Horticultural Rarity</b>	Outstanding horticultural or genetic value; could be an important source of propagating stock, including specimens that are particularly resistant to disease or exposure. Any tree of a species or variety that is rare.
<b>Local/state significant tree</b>	Tree is listed in either a local or state significant tree register.
<b>National significant tree</b>	Tree is listed in a national significant tree register.

Ecosystem Contribution	
Category	Description
<b>Weed</b>	The tree(s) is a listed weed species.
<b>Specimen</b>	A typical garden specimen of a species commonly found in the urban context.
<b>Indigenous</b>	Remnant, regenerated or planted indigenous vegetation that contributes to biological diversity.

Ecosystem Contribution	
Category	Description
<b>Habitat</b>	Tree(s) could have value as habitat for indigenous wildlife, including providing breeding, foraging or roosting habitat, or is a component of a wildlife reserve.

**Retention Value** - Provides a concise rating of the Features value within the context of an evolving landscape that may include built form. Retention Value is informed by Landscape Viability, Landscape Contribution, published literature and the experience of the surveyor on the capacity of the Feature to tolerate and adapt to change.

Category	Description
<b>High</b> 	A tree of good quality that displays acceptable vigour and structure. The tree contributes to the existing landscape and has the potential to be long-term component in an evolving one if appropriately managed. The species is known to perform well within its given context and has desirable aesthetic traits. Retention of this tree is highly desirable.
<b>Moderate</b> 	A tree of reasonable quality that displays acceptable vigour and structure. The tree may have a condition, and or structural problem that can be corrected with arboricultural treatment. The species is known to perform within its given context. The tree has the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.
<b>Low</b> 	A tree of poor quality that displays unacceptable vigour or structure. The tree may present an unacceptable hazard to existing and future users of the site. The tree is not considered significant within the landscape. These trees are easily replaceable. The species is functionally inappropriate given the context and may demand excessive management if retained. The cost to maintain this tree within the given context may exceed the benefit it provides to the landscape.

**Comments** - Provides additional information concerning the Feature.

**Tree Protection Zone (TPZ)** - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site" as a specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

**Structural Root Zone (SRZ)** - Dimensions are expressed in metres (m) as a radius measured from the center of the trunk. Defined under the Australian Standard AS 4970 - 2009 "Protection of trees on development site" and the subsequent amendment AS 4970/Amdt 1/2010-03-26 as the area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright.

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GENERAL NOTES :

DO NOT SCALE DRAWING - WORK TO DIMENSIONS

ALL MATERIALS & METHODS OF CONSTRUCTION SHALL COMPLY WITH BCA AND VIC. BUILDING REGULATIONS

ALL SIZES, LEVELS AND CONDITIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

FOUNDATION CLASSIFICATION - ASSUMED 'M' CLASSIFICATION TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

WIND CLASSIFICATION - ASSUMED 'N2' CLASSIFICATION -TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. TO COMPLY WITH AS 4055-2021

BUSHFIRE CLASSIFICATION - BAL = N/A

GLAZING TO COMPLY WITH A.S 1288-2021. EXTERNAL WINDOWS TO COMPLY WITH AS 2047-2014  
PROVIDE GRADE A SAFETY GLASS TO ALL GLASS WITHIN 500MM ABOVE FFL, 2000MM ABOVE FFL OR BOTTOM OF BATH/SHOWER IN BATHROOMS & ENSUITES.

STRUCTURAL STEEL TO COMPLY WITH AS 4100-1998 AND AS/NZS 4600-2018  
PROVIDE CORROSION PROTECTION IN ACCORDANCE WITH TABLE 4.1OF AS 4773.1-2015

FOOTINGS TO COMPLY WITH AS 2870-2011  
CONCRETE TO COMPLY WITH AS 3600-2018

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S AND MANUFACTURER'S DESIGNS AND DETAILS /SPECIFICATIONS

WINDOW SIZES NOMINATED ARE NOMINAL ONLY AND MAY VARY ACCORDING TO MANUFACTURER. EXTERNAL WINDOWS & DOORS TO BE FLASHED ALL AROUND

-ENSURE GROUND SLOPES AWAY FROM BUILDING - MIN 50MM FOR THE FIRST METRE.

BUILDER AND RELEVANT SUBCONTRACTORS TO ENSURE ALL STORMWATER PIPES, SEWER PIPES, TRENCHING, EXCAVATIONS AND THE LIKE ARE LOCATED AT SUFFICIENT DISTANCE FROM ANY BUILDINGS SO AS TO PREVENT GENERAL MOISTURE PENETRATION,DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM.

ENSURE TEMPORARY DOWNPIPES ARE INSTALLED DIRECTLY AFTER ROOFING AND MAINTAINED UNTIL PERMANENT DOWNPIPES ARE INSTALLED

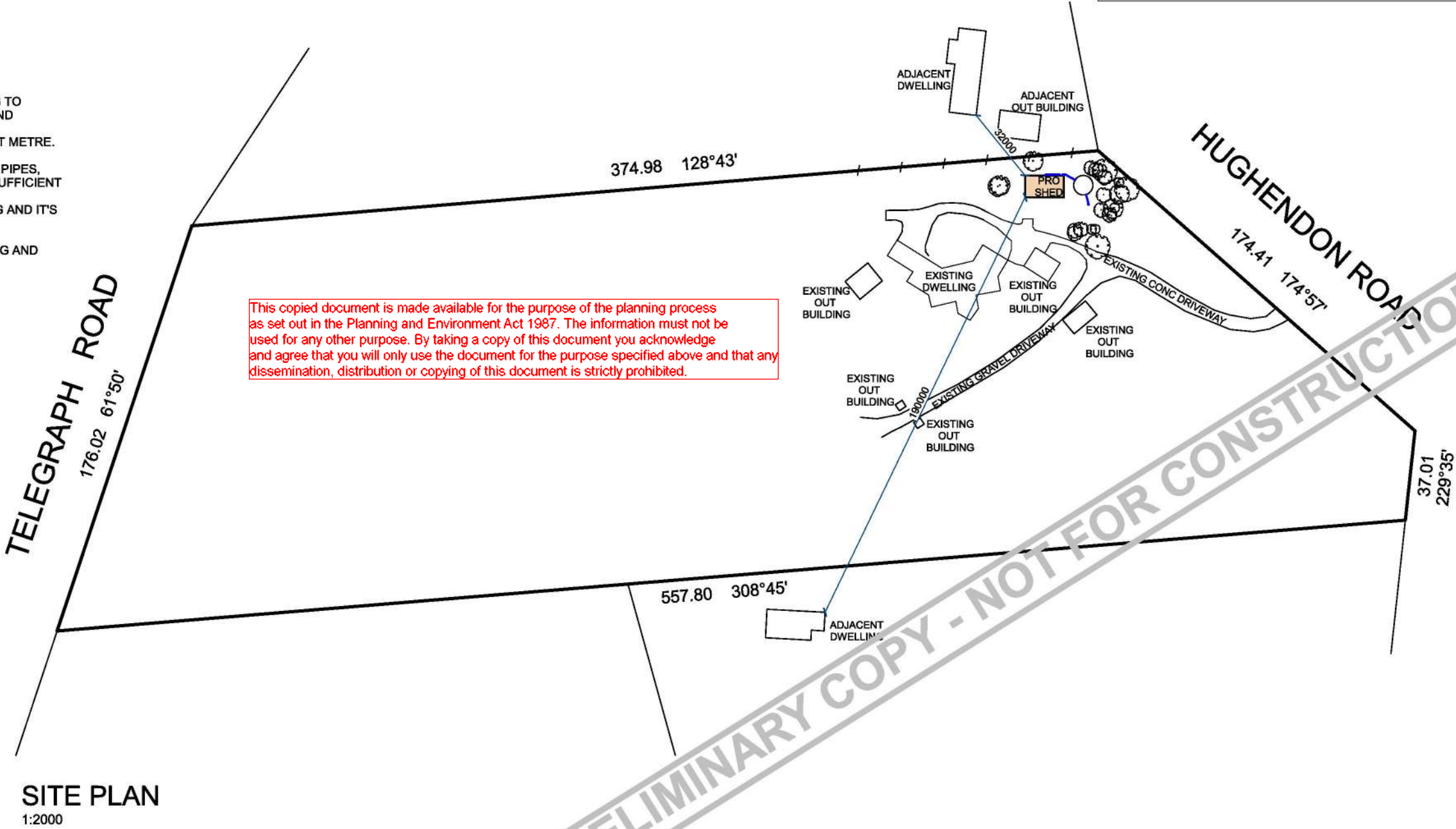
ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS 3500-2021

AREAS:			
SITE TOTAL:	78.24Ha		
EX DWELLING:	725m²		
EX SHEDS:	335m²		
NEW SHED:	144m²		
SITE COVERAGE:	1204m²	1.5%	

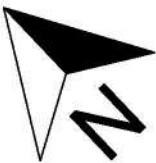
NOTE:  
NO EARTHWORKS OR RETAINING WALLS AS PART OF PROPOSED WORKS

NOTE:  
NO VEGETATION REMOVAL AS PART OF PROPOSED WORKS

LIGHTING SCHEDULE:			
ROOM:	AREA:	LAMP POWER:	INSTALLED:
SHED	144 m²	432 W	
NOTE:			
* IF LIGHTS ARE CONTROLLED BY A DIMMER OR SENSOR OR THE LIKE THE ABOVE LIGHTING POWER CALCULATIONS WILL NEED TO BE ADJUSTED IN ACCORDANCE WITH TABLE 3.12.5.3 OF THE B.C.A. 2019			
* HALOGEN LAMPS MUST BE SEPARATELY SWITCHED FROM FLUORESCENT LAMPS.			
* ARTIFICIAL LIGHTING AROUND THE PERIMETER OF THE BUILDING MUST BE CONTROLLED BY A DAYLIGHT SENSOR OR HAVE AN AVERAGE SOURCE EFFICACY OF NOT LESS THAN 40 LUMENS/W.			
* INDOOR ROOM 5W/M2			
* OUTDOOR ROOM 4W/M2			
* GARAGE 3W/M2			



SITE PLAN  
1:2000



AG's DRAFTING SERVICE

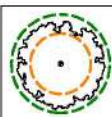
Design Matters Member

ANDREW BERRY  
P.O BOX 373, PAKENHAM VIC 3810  
www.ajsdrafting.com.au

DP-AD 43292  
0424 589 793  
andrew@ajsdrafting.com.au

PROPOSED SHED		REV.	DESCRIPTION	DATE	DRAWN BY:
CLIENT NAME					SCALE: AS SHOWN
					DATE: 01/07/2025
					SHEET: 1 OF 3
					SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE					DWG No: 25051





EXISTING TREES TO REMAIN  
TREE PROTECTION ZONE (GREEN)  
STRUCTURAL ROOT ZONE (ORANGE)

1

TREE NUMBER

**NOTE:**  
NO EARTHWORKS OR RETAINING WALLS AS PART OF PROPOSED WORKS

**NOTE:**  
NO VEGETATION REMOVAL AS PART OF PROPOSED WORKS

**DRAINAGE:**

-CONNECT ALL NEW DOWNPIPES & S.W DRAINS TO EXISTING S.W. SYSTEM. & CARRY TO LEGAL POINT OF DISCHARGE.

-ALL DRAINS TO COMPLY WITH THE RESPONSIBLE AUTHORITY.

-90 MM DIA. UPVC STORMWATER DRAINS

MAX. SPACING FOR DOWNPIPES 12 M.

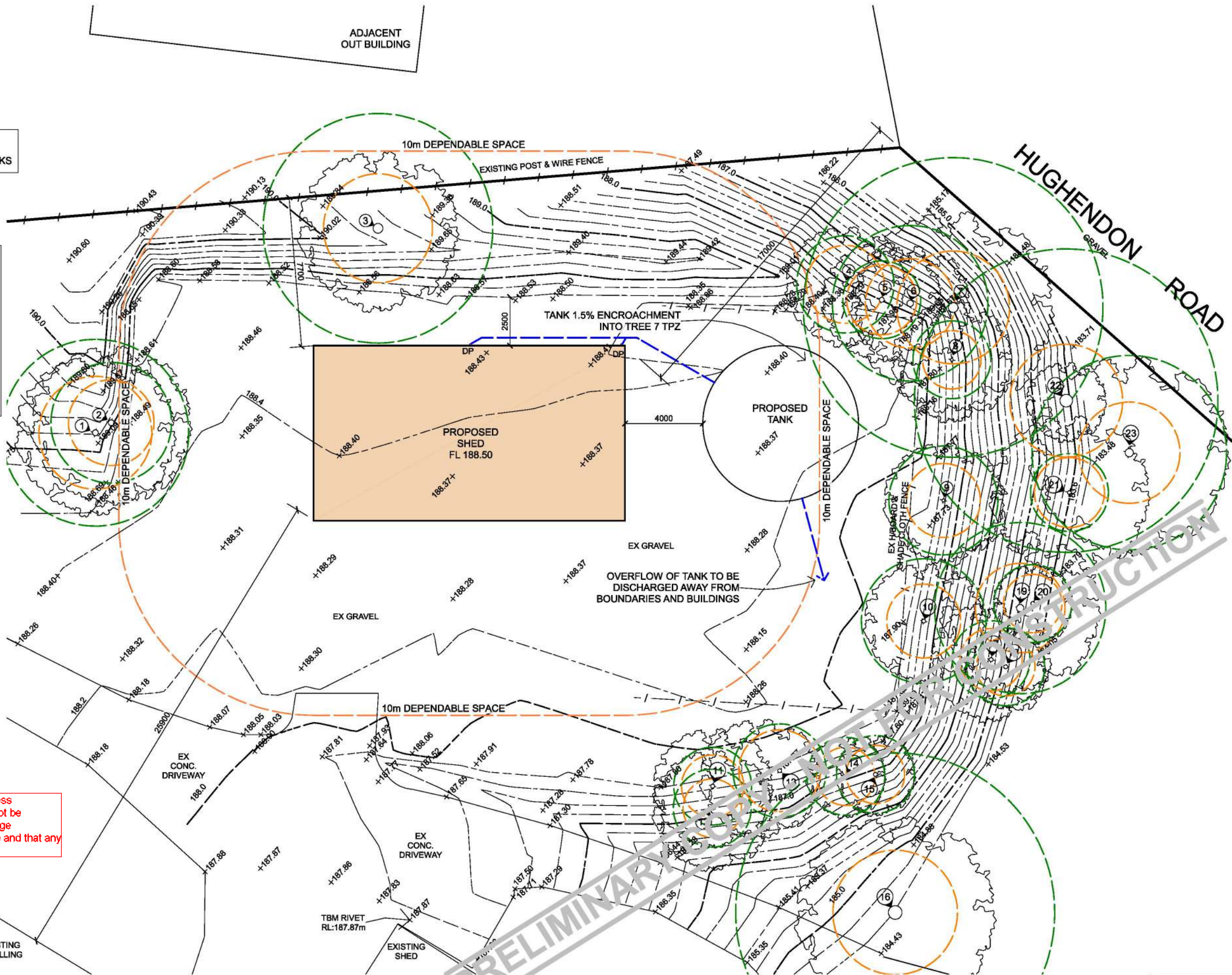
-LOCATION OF DRAINS SHOWN APPROX. ONLY CONFIRM ON SITE

EX DP

EXISTING DOWNPIPE

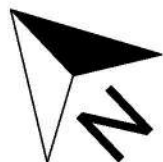
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DIA 100MM SEWER GRADE UPVC DRAINS  
AT MIN1:100 FALL, MIN 100MM COVER



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PARTIAL SITE PLAN  
1:200





AG's DRAFTING  
SERVICE



Design  
Matters

ANDREW BERRY

DP-AD 43292

P.O BOX 373, PAKENHAM VIC 3810

0424 589 793

www.ajsdrafting.com.au

andrew@ajsdrafting.com.au

PROPOSED SHED

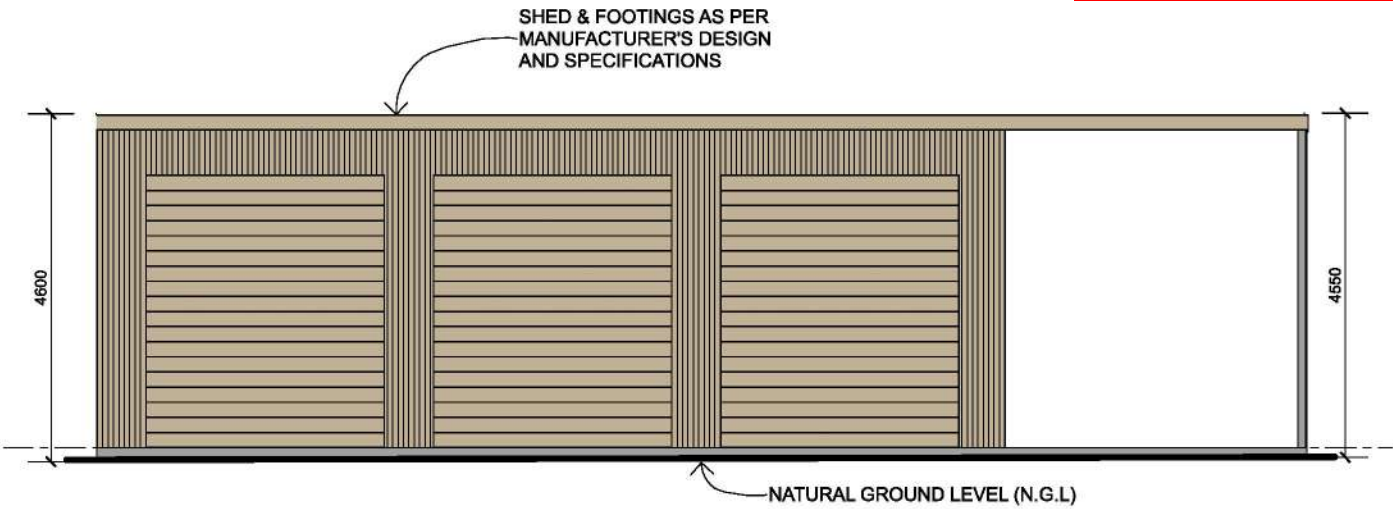
CLIENT NAME

56 HUGHENDON ROAD, BEACONSFIELD UPPER VIC 3808

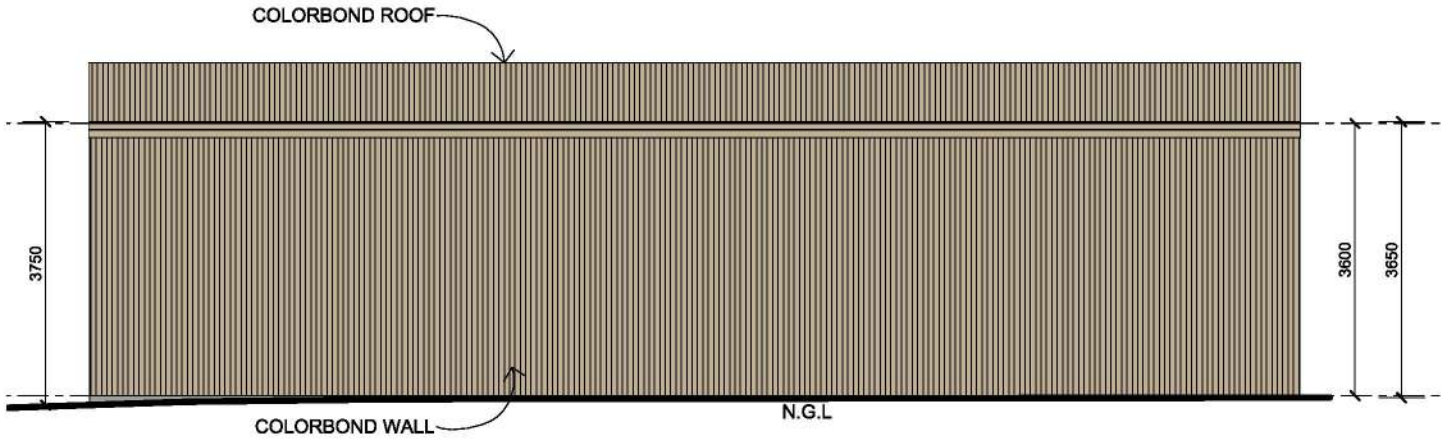
REV.	DESCRIPTION	DATE	DRAWN BY
			SCALE: AS SHOWN
			DATE: 01/07/2025
			SHEET: 2 OF 3
			SHEET SIZE: A3
NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE			DWG No: 25051



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SOUTH-WEST ELEVATION  
1:100



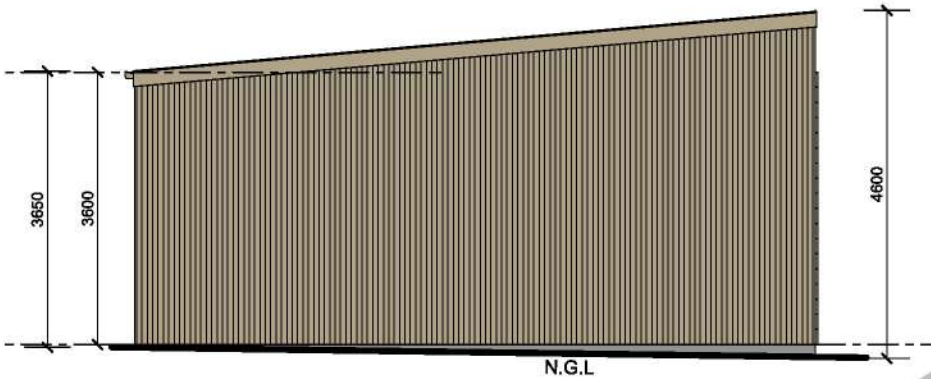
NORTH-EAST ELEVATION  
1:100

NOTE:

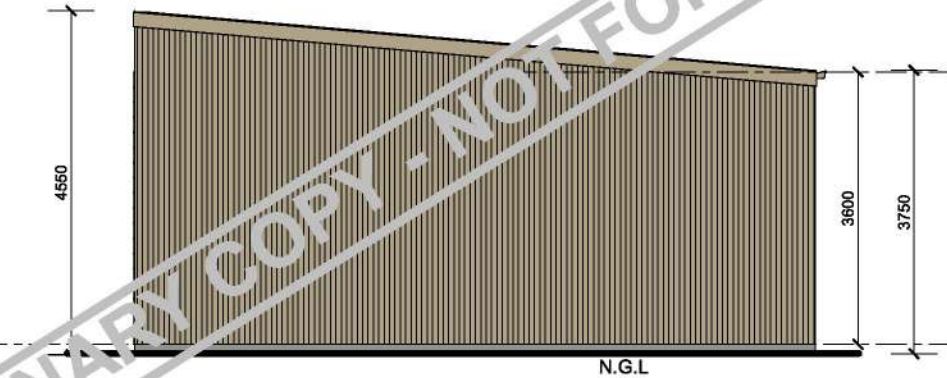
NO EARTHWORKS OR RETAINING WALLS AS PART OF PROPOSED WORKS

MATERIAL/COLOUR SCHEDULE:

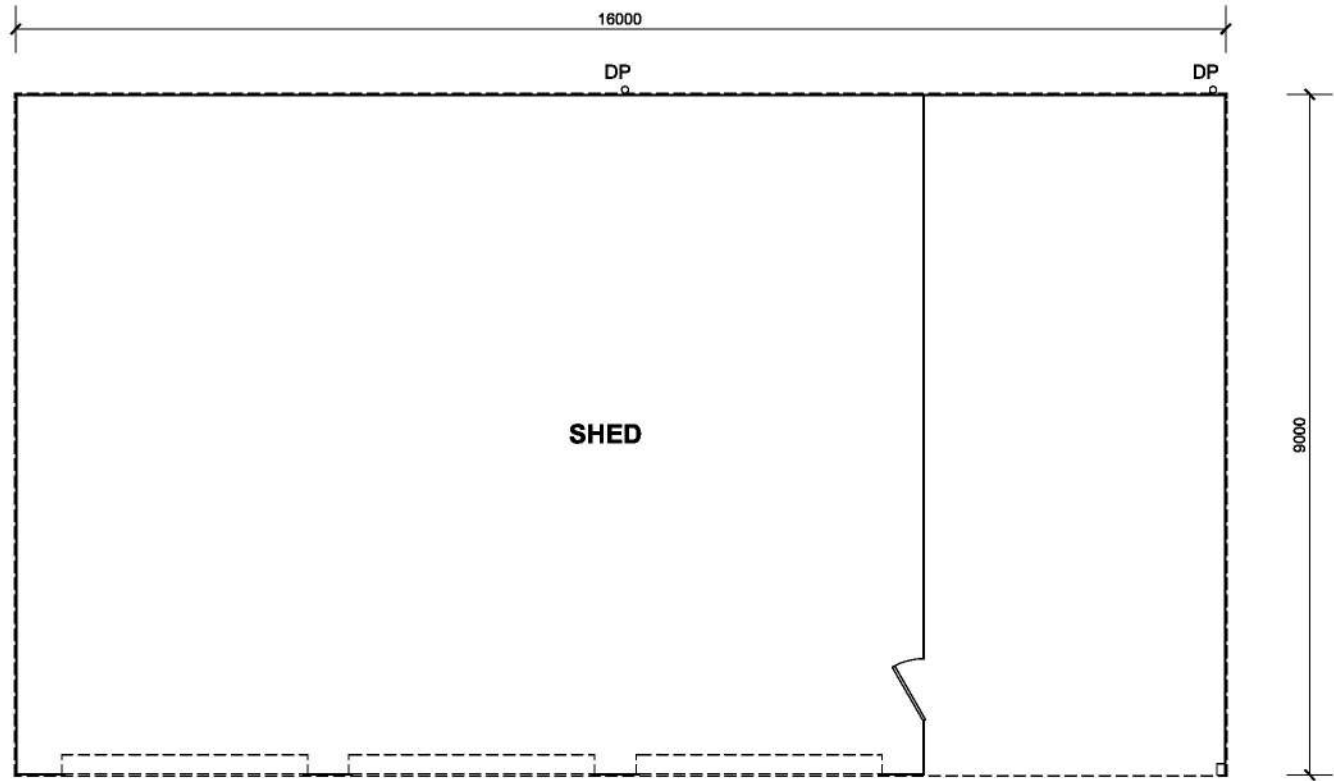
ROOF: COLORBOND BEIGE/CREAM  
TRIM/GUTTER: BEIGE/CREAM  
WALLS: COLORBOND BEIGE/CREAM



NORTH-WEST ELEVATION  
1:100



SOUTH-EAST ELEVATION  
1:100



FLOOR PLAN  
1:100



**Ag's DRAFTING SERVICE**  
ANDREW BERRY DP-AD 43292  
P.O BOX 373, PAKENHAM VIC 3810 0424 589 793  
www.ajsdrafting.com.au andrew@ajsdrafting.com.au

PROPOSED SHED

CLIENT NAME

56 HUGHENDON ROAD, BEACONSFIELD UPPER VIC 3808

REV.	DESCRIPTION	DATE	DRAWN BY
			SCALE: AS SHOWN
			DATE: 01/07/2025
			SHEET: 3 OF 3
			SHEET SIZE: A3
			DWG No: 25051

NOTE: OWNER TO ENSURE A BUILDING PERMIT IS IN PLACE (IF REQUIRED) PRIOR TO ANY WORK COMMENCING ON SITE

# CONCEPT PLAN

56 Hughendon Road  
Beaconsfield Upper

SCALE 1:250 (A3)

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## NOTE:

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

- DENOTES APPROX. VICMAP TITLE LINE

- DENOTES CONC. DRIVEWAY

- DENOTES GRAVEL DRIVEWAY

# - PHOTO POSITION & DIRECTION

- TREE PROTECTION ZONE

- STRUCTURAL ROOT ZONE

MGA2020  
ZONE 55  
N

EXISTING HOUSE

TBM RIVET  
RL: 187.87m

EXISTING SHED

PROPOSED SHED

GRAVEL

PROPOSED TANK

H/BOARD &  
SHADE CLOTH POUCE

GRAVEL  
ROAD  
HUGHENDON

## NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON NAR NAR GOON PM 213 (R.L. 42.592)

NOBELIUS LAND SURVEYORS

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

DRAWN BY

CHECKED :

DATE OF SURVEY : 03/03/2025

SURV. REF. NO. 22459

VERSION: 3 - 06/25

A3



## OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN

### 56 HUGHENDON ROAD, BEACONSFIELD UPPER

#### BUSHFIRE PROTECTION MEASURES

##### a. DEFENDABLE SPACE

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

##### b. CONSTRUCTION REQUIREMENT

☒ Non habitable outbuilding ancillary to a dwelling is more than 10 metres from a dwelling has no construction requirements.

☐ Non habitable outbuilding ancillary to a dwelling is less than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47.

**Table 7 Outbuilding construction requirement**

Building construction condition
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and: <ul style="list-style-type: none"> <li>• has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or</li> <li>• is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.</li> </ul>
Any openings in the wall shall be protected in accordance with the following: <ol style="list-style-type: none"> <li>i. Doorways – by FRL -/60/30 self-closing fire doors</li> <li>ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position</li> <li>iii. Other openings – by construction with a FRL of not less than -/60/-</li> </ol>
Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with item iii.



- DEFENDABLE SPACE
- PROPOSED OUTBUILDING
- PROPERTY BOUNDARY
- EXISTING DWELLING
- SETBACK
- WATER TANK

PREPARED BY

NOBELIUS LAND SURVEYORS

VERSION

1

DATE

07 APR 2025

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20 Henry Street  
PO Box 461  
Pakenham  
VIC 3810

ABN: 25 006 181 344  
PHONE: 03 5941 4112  
EMAIL: mail@nobelius.com.au  
WEB: www.nobelius.com.au

01<sup>st</sup> July, 2025 ]

Nobelius Land Surveyors  
20 Henry St  
Pakenham VIC 3810

Attn: [REDACTED]  
Statutory Planner  
Cardinia Shire Council  
PO BOX 7  
Pakenham VIC 3810

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Dear [REDACTED],

RE: RFI RESPONSE

APPLICATION NO.:	T250193 PA
PROPERTY NO.:	1410400300
LAND:	L1 LP28748 V9531 F894 CA 114 Parish of Pakenham, 56 Hughendon Road, Beaconsfield Upper VIC 3808
PROPOSAL:	Buildings and works for an outbuilding

Thank you for your request for further information under section 54 of the *Planning and Environment Act 1987* dated 5<sup>th</sup> May 2025. We wish to respond accordingly:

#### FURTHER INFORMATION REQUIRED:

##### 1. REVISED ELEVATION PLANS

###### **Council's comments:**

*Provide updated elevation plans including the following additional information:*

- *Label the orientation of each elevation.*
- *Natural ground level and finished ground level clearly nominated on all elevations.*
- *Overall building height from natural and finished ground level (for each building elevation).*
- *The extent of any proposed earthworks above or below natural ground level (cut and/or fill) including retaining walls.*

###### **RESPONSE:**

Please refer to the attached development plans prepared by AJ's Drafting for elevation plans of the proposed outbuilding. The overall building height above natural ground level is 4.6m.

Earthworks are minimal given the outbuilding is to be sited on a former equine round yard that has already been levelled and no retaining walls are required.

## 2. REVISED SITE PLAN

### **Council's comments:**

Provide updated site plan including the following additional information:

- Boundaries of the site, existing vegetation and vegetation to be removed.
- All existing buildings and works, including accessways and driveways.
- The proposed development, and the location of proposed accessways/driveways and their materials.

### **RESPONSE:**

An arborist report has been prepared in support of this application. The TPZ and SRZ details have been incorporated into the site plan and the proposal does not result in any unacceptable encroachment impacts. No vegetation is required to be removed to achieve defensible space. Tree 3 is within the 10m defensible space and can achieve the 2m canopy separation required by the BMP:

Site #:	3
Species & Common Name:	<b><i>Eucalyptus goniacalyx</i> (Long-leaved Box)</b>
Origin:	Victorian Native
Height (m):	15
Width (m):	8
DBH Field Measurements (cm):	49
AS4970 DBH Calculation (cm):	49
Basal Diameter (cm):	70
Life Stage:	Semi-mature
Vigour:	Poor
Structure:	Acceptable
Growth Space:	Minor Limitation
Landscape Viability:	<b>Short</b>
AS4970 TPZ Calculation (m):	5.9
AS4970 SRZ Calculation (m):	2.8
Retention Value:	<b>Moderate</b>
<b>Land Use and Social Contribution</b>	
Land Use (Victoria)	
<b>Native Vegetation</b>	
Landscape Function	
<b>Adequate</b>	
Landscape Significance	
<b>None</b>	
Ecosystem Contribution	
<b>Indigenous</b>	



## 3. FLOOR PLAN

### **Council's comments:**

Provide a floor plan showing the internal layout of the proposed development, including the following detail:

- The internal layout of all built form.
- The purpose of each room notated.
- All finished floor levels.

### **RESPONSE:**

The internal layout of the proposed outbuilding is open plan. The outbuilding will store trailers, a ride on mower and goods ancillary to the existing dwelling. Please refer to the floor plan in the development plans prepared by AJ's Drafting for further details.

Please find attached the following documents to support your assessment:

- Development Plans – *AJ's Drafting*
- Arboricultural Assessment – *AJArboriculture*
- Updated Concept Plan with Tree numbers and TPZ/SRZ details to reflect arboricultural assessment – *Nobelius Land Surveyors*

We trust that the above submitted information is satisfactory and look forward to proceeding to advertising.

Warm Regards,



Town Planner  
Nobelius Land Surveyors

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