Notice of Application for a Planning Permit

Cardinia

The land affected by the application is located at:	L2 PS440654 134 Foott Road, Beaconsfield Upper VIC 3808
The application is for a permit to:	Buildings and Works (Construction of a Covered Equestrian Ring)

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

35.06-5	Construct a building within nominated setbacks
42.01-2	Construct a building or construct or carry out works

APPLICATION DETAILS

The applicant for the permit is:	AS Planning
Application number:	T250366

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

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

HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	23 September 2025

WHAT ARE MY OPTIONS?

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

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

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.

Application is here

1 Application lodged — 2 Council initial assessment — 3 Notice — 4 Consideration of submissions — 5 Assessment — 6 Decision

Cardinia ePlanning

Application Summary

Portal Reference	A225958T

Basic Information

Proposed Use	BUILDINGS AND WORKS (ROOF TO EXISTING AGISTMENT AREA) WITHIN A RCZ & ESO1
Current Use	Agricultural Property
Cost of Works	$60,000
Site Address	134 Foott Road Beaconsfield Upper 3808

Covenant Disclaimer

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

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

[redacted]

Civic Centre
20 Siding Avenue, Officer, Victoria

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

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

Email: 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
20-06-2025	A Copy of Title	52305 - Title Certificate.pdf
20-06-2025	Encumbrance	52305 - Title Plan of subdivision.pdf
20-06-2025	Encumbrance	52305 - Title Agreement.pdf
20-06-2025	Site plans	Site Plan.pdf
20-06-2025	A proposed floor plan	52305 - PLANNING - REV A.pdf
20-06-2025	Additional Document	AS Planning Planning Report- No. 134 Foott Road, Beaconsfield Upper.pdf

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

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

VOLUME 10576 FOLIO 982

Security no : 124125100517F
Produced 05/06/2025 01:29 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 440654U.
PARENT TITLES :
Volume 08332 Folio 177 Volume 08995 Folio 563
Created by instrument PS440654U 04/04/2001

REGISTERED PROPRIETOR

[redacted]

MORTGAGE AN750729A 18/04/2017
WESTPAC BANKING CORPORATION

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
X388760L 28/03/2001

DIAGRAM LOCATION

SEE PS440654U 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: 134 FOOTT ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

eCT Control 12690B WESTPAC BANKING CORPORATION (63)
Effective from 18/04/2017

DOCUMENT END

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Document Type	**Instrument**
Document Identification	**X388760L**
Number of Pages (excluding this cover sheet)	**8**
Document Assembled	**05/06/2025 13:29**

F

Application by Responsible Authority
Relevant Authority
Referral Authority or Council

[redacted]

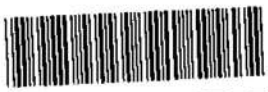
03
17.4.01

Copy 0 of 5

[redacted]

NOW THIS AGREEMENT WITNESSETH

1. The parties confirm the recitals to this Agreement.



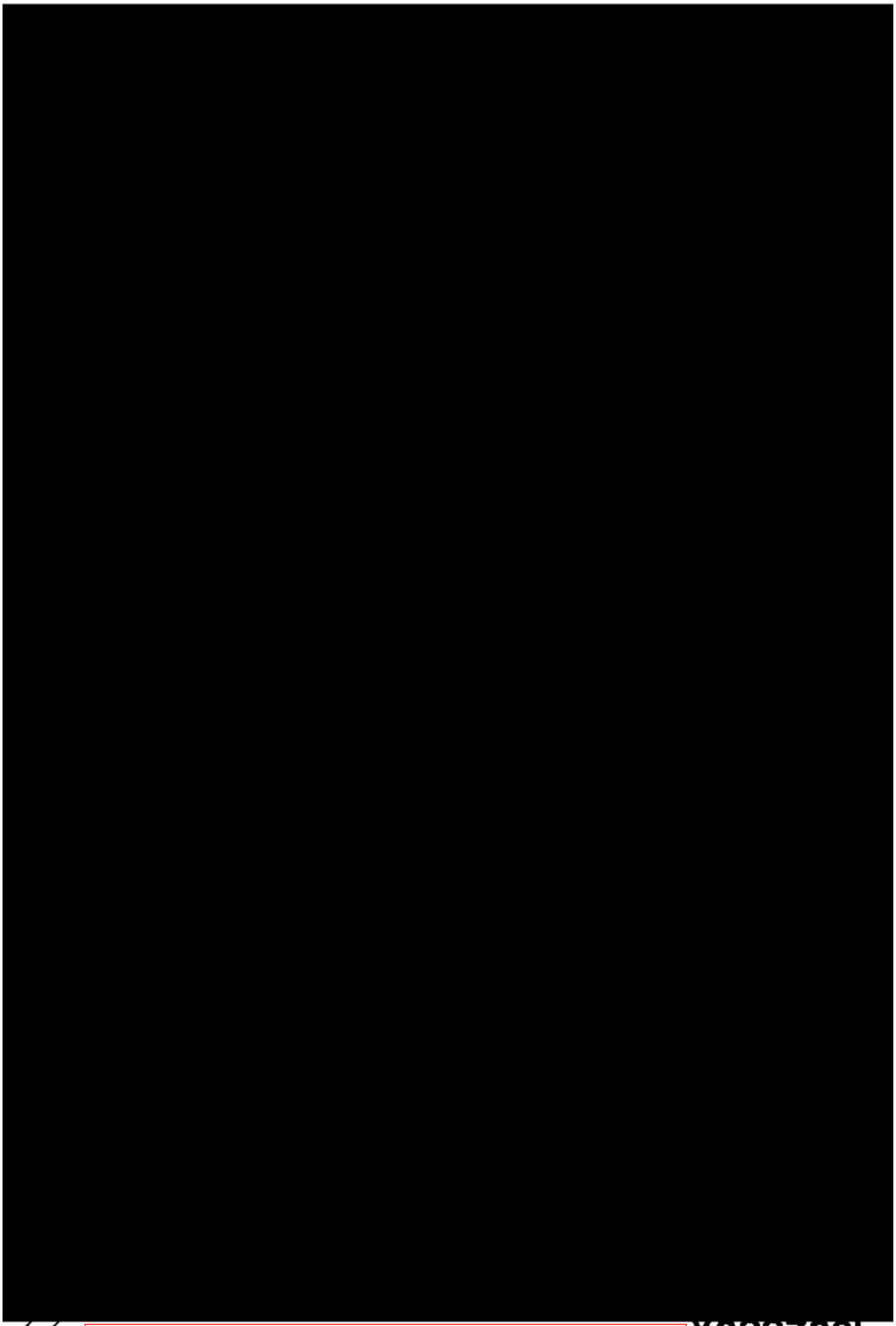
[redacted]

IN WITNESS whereof the parties hereto have placed their hands and seal on the 26th

day of FEBRUARY 2001.

X388760L
280301 1125 173

DX388760L-3-2



X388760L

280301 1125 173

PLAN OF SUBDIVISION

STAGE No	LTO USE ONLY	PLAN NUMBER
	EDITION	PS440654U

LOCATION OF LAND

PARISH: GEMBROOK
TOWNSHIP: ———
SECTION: D
CROWN ALLOTMENTS: 46 AND 61
CROWN PORTION: ———

LTO BASE RECORD: PARISH LITHO.
TITLE REFERENCES:
VOL 8332 FOL 177 AND VOL 8995 FOL 563
LAST PLAN REFERENCE: LP 97581 LOT 1

POSTAL ADDRESS: 112 & 134 FOOTT ROAD, BEACONSFIELD UPPER 3808
AMG Co-ordinates (of approx. centre of plan) N 5 794 300 E 358 000 ZONE: 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: REF:

1. This plan is certified under section 6 of the Subdivision Act 1988
2. This plan is certified under section 11(7) of the Subdivision Act 1988
   Date of original certification under section 6 ..../..../....
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

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

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage .....

Council Delegate
Council Seal
Date / /

Re-certified under section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

LTO USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
RECEIVED ☐
DATE / /

LTO USE ONLY
PLAN REGISTERED
TIME
DATE / /
Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION: ———

STAGING:
This is/is not a staged subdivision.

Planning Permit No. T000390

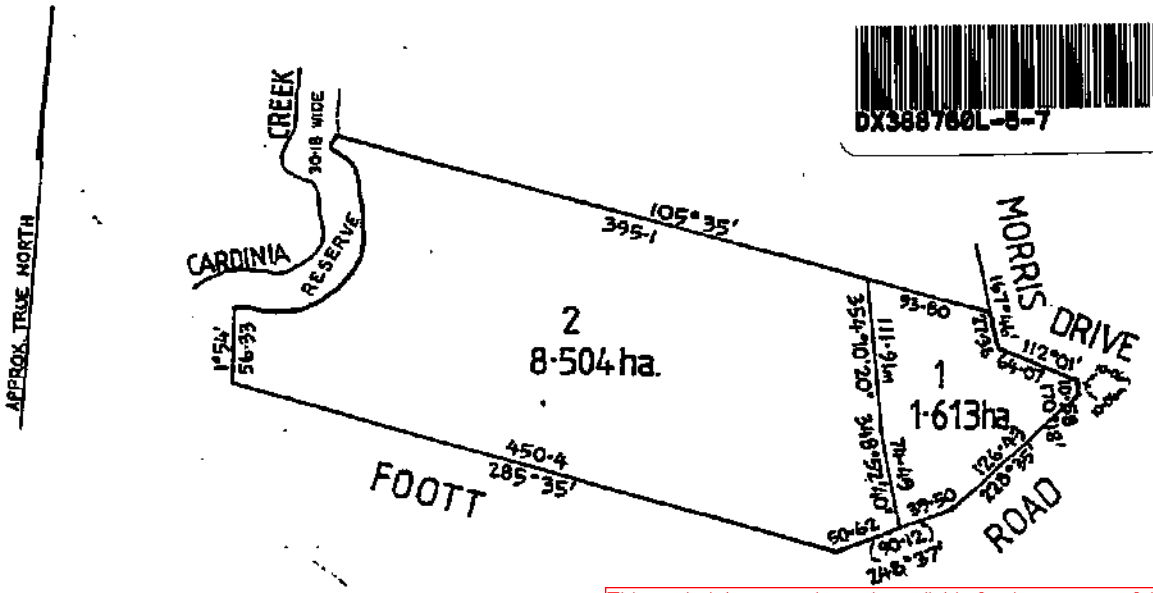
SURVEY:
This plan is/is not based on survey.

NORTHERN AND WESTERN BOUNDARIES AND THE AREA OF LOT 2 HEREON ARE DERIVED FROM TITLE, NOT THIS SURVEY.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of



PETER G. GREY
LICENSED SURVEYOR
35 BOURNE ROAD
GLEN IRIS 3146
PH. 0398853974

X388760L
280301 1125 173

SCALE
40 0 40 80 120 160 200
LENGTHS ARE IN METRES

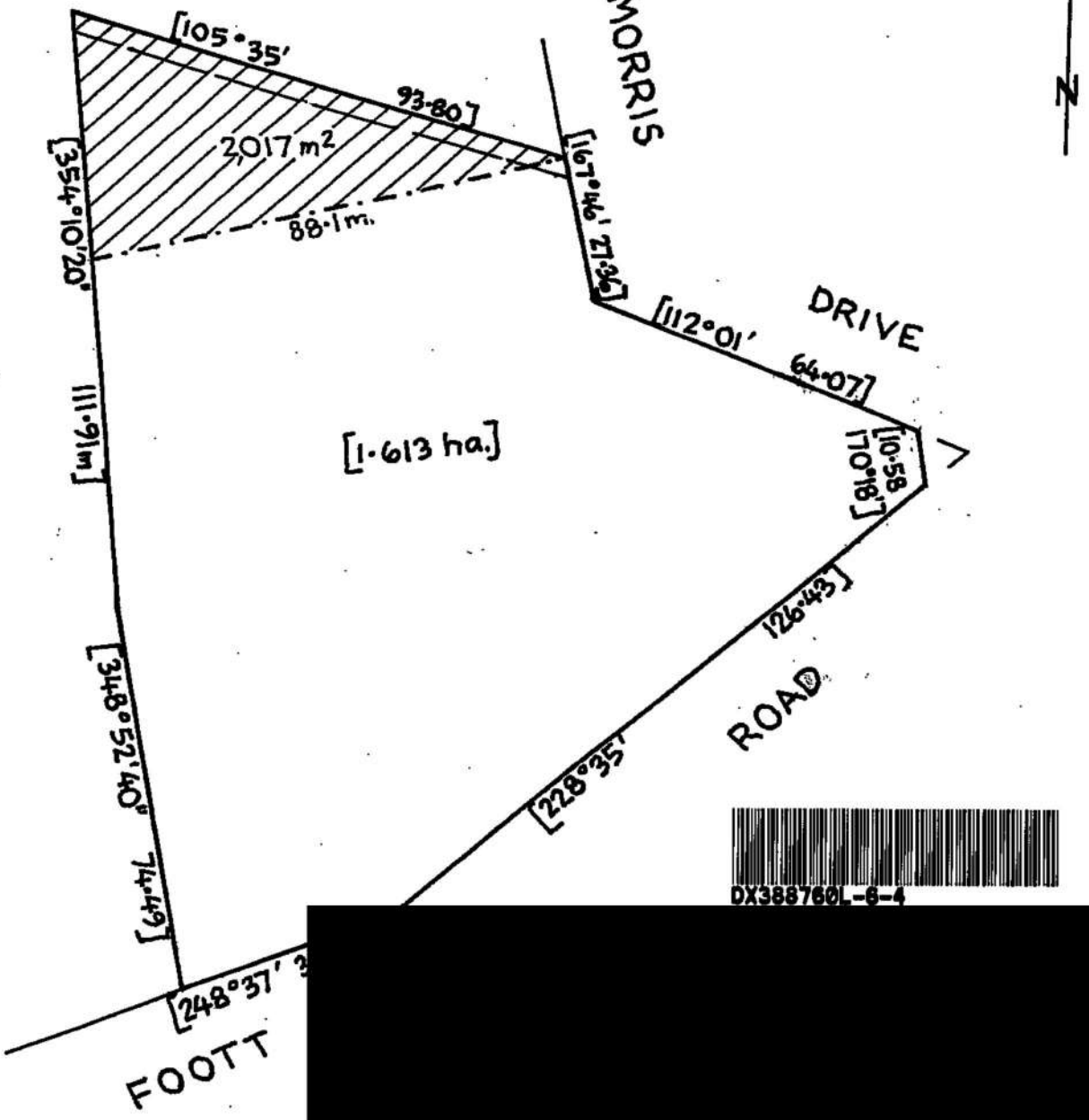
ORIGINAL SCALE 1:4000 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) PETER GEORGE GRE
SIGNATURE DATE / /
REF M 242 VERSION

COUNCIL DELEGATE SIGNATURE

LOT 1 ON PS 740654

SCALE 1:1,250



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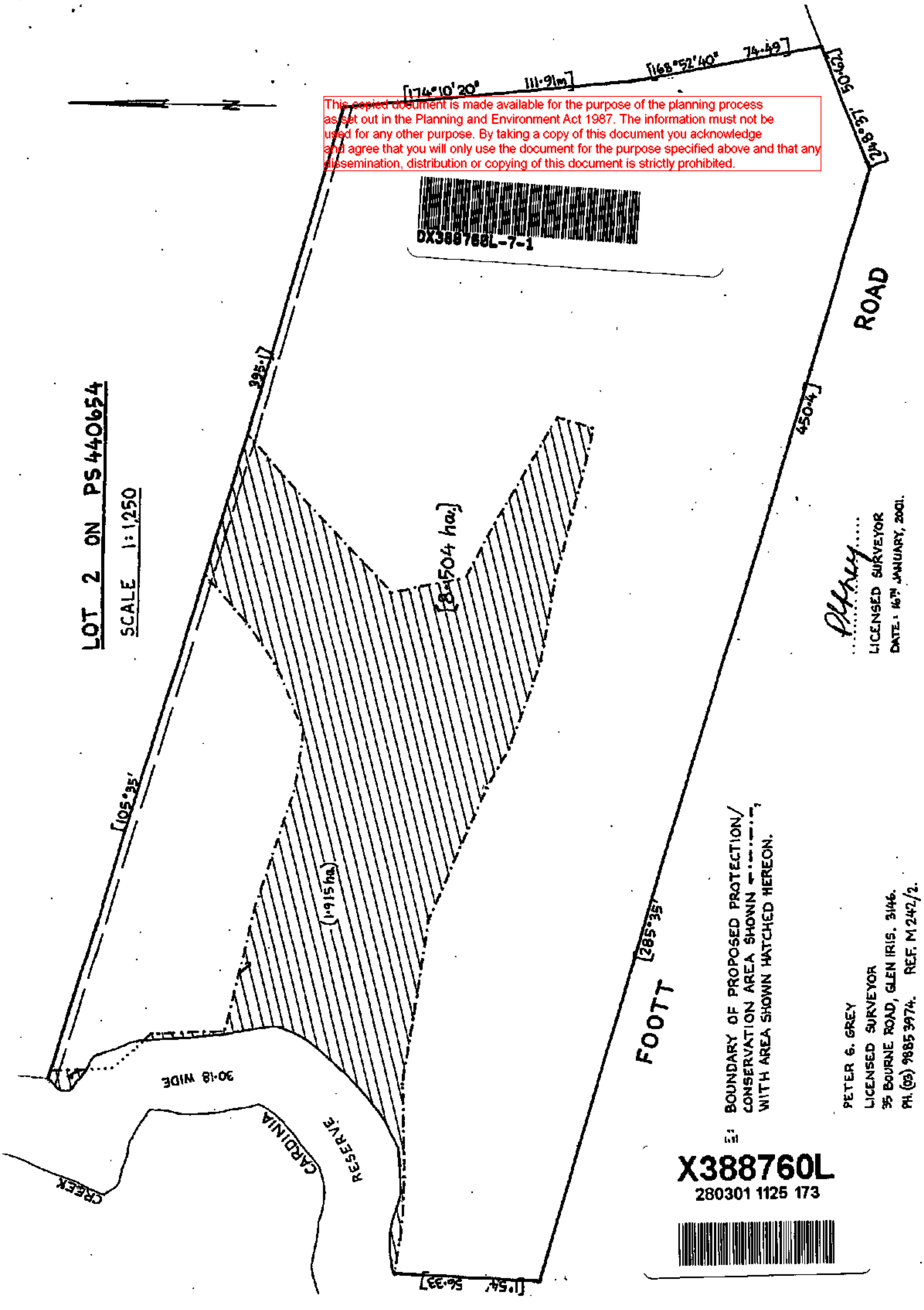
PH.(03)9885 3974. REF. M242/1.



DX388760L-7-1
LOT 2 ON PS440654
SCALE 1:1250
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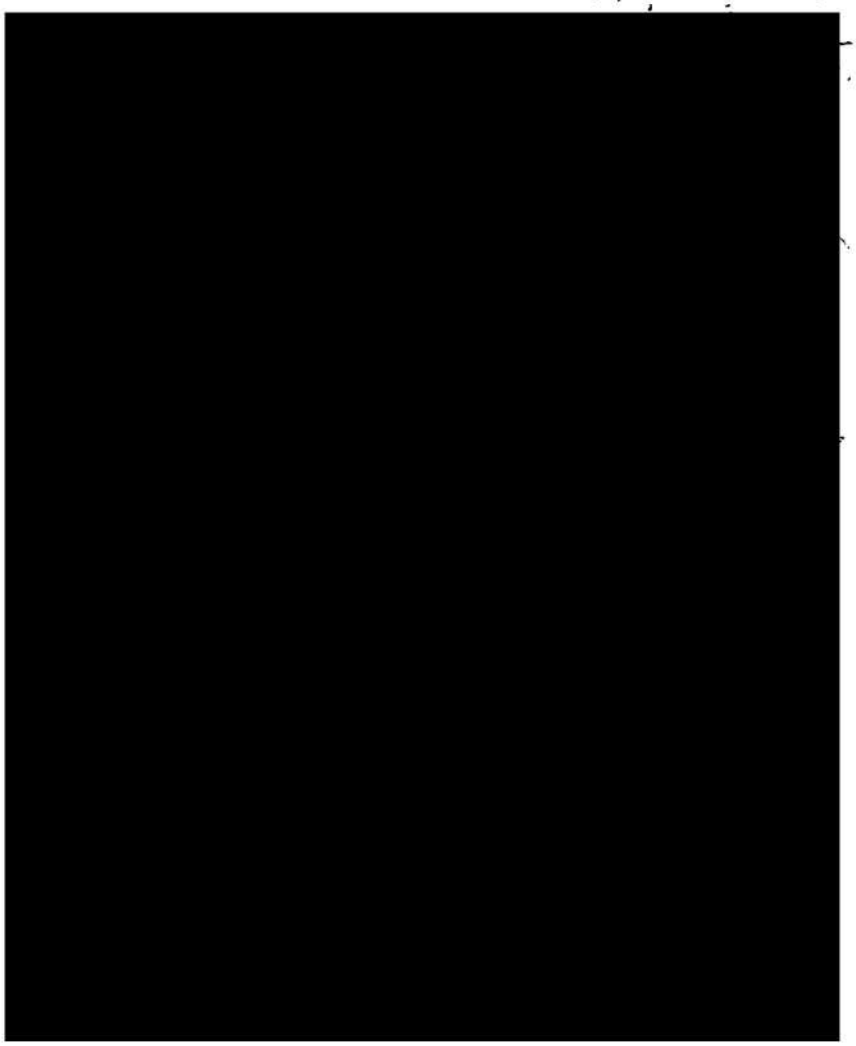
168°52'40" 74·49
248°37' 50·42
ROAD
450·4
395·1
105°35'
8·4504 ha.
1·915 ha.
285°35'
FOOTT
30·18 WIDE
CARDINIA
RESERVE
CREEK
56·33
1°54'
BOUNDARY OF PROPOSED PROTECTION/
CONSERVATION AREA SHOWN
WITH AREA SHOWN HATCHED HEREON.
LICENSED SURVEYOR
DATE: 16TH JANUARY, 2001.
PETER G. GREY
LICENSED SURVEYOR
35 BOURNE ROAD, GLEN IRIS. 3146.
PH. (03) 9885 3974. REF. M 242/2.
X388760L
280301 1125 173



Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS440654U**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**05/06/2025 13:29**

PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
	EDITION 1	PS440654U

LOCATION OF LAND

PARISH: GEMBROOK
TOWNSHIP: ———
SECTION: D
CROWN ALLOTMENTS: 46 AND 61
CROWN PORTION: ———

LTO BASE RECORD: PARISH LITHO.
TITLE REFERENCES:
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LAST PLAN REFERENCE: LP 97581 LOT 1

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AMG Co-ordinates (of approx. centre of plan) N 5 794 300 E 358 000 ZONE: 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CARDINIA REF: S00/073

1. This plan is certified under section 6 of the Subdivision Act 1988
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988~~
   ~~Date of original certification under section 6 ../../..~~
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE
(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
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~~(iii) The requirement is to be satisfied in Stage ..~~

Council Delegate
~~Council Seal~~
Date 14 / 8 / 00

~~Re-certified under section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

LTO USE ONLY
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
RECEIVED ☑
DATE 28/3/01

LTO USE ONLY
PLAN REGISTERED
TIME 9.40 AM
DATE 4 / 4 / 2001
Assistant Registrar of Titles

NOTATIONS

DEPTH LIMITATION: ———

STAGING:
This is/is not a staged subdivision.

Planning Permit No. T000390

SURVEY:
This plan is/is not based on survey.

NORTHERN AND WESTERN BOUNDARIES AND THE AREA OF LOT 2 HEREON ARE DERIVED FROM TITLE, NOT THIS SURVEY.

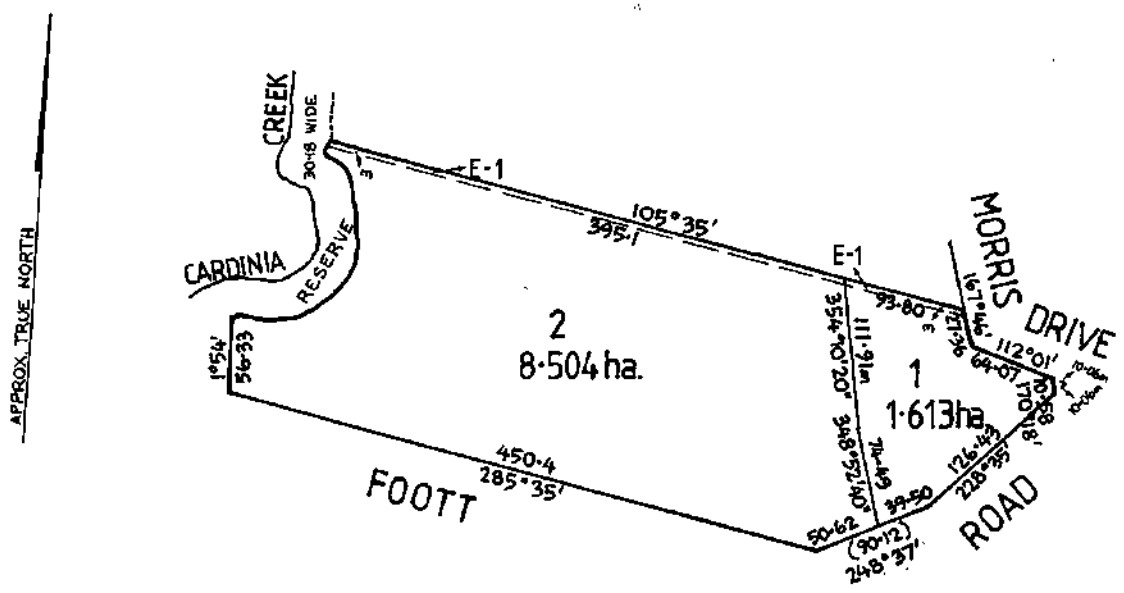
THE DRAINAGE EASEMENT CREATED IN TRANSFER B232053 MERGES ON REGISTRATION OF THIS PLAN.

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

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	DRAINAGE	3m.	PS440654U	LOTS 1 AND 2 PS 440654U



PETER G. GREY
LICENSED SURVEYOR
35 BOURNE ROAD
GLEN IRIS 3146
PH. 0398853974

Sheet 1 of 1 Sheet

SCALE
40 0 40 80 120 160 200
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:4000
SHEET SIZE A3.

LICENSED SURVEYOR (PRINT) PETER GEORGE GREY
SIGNATURE ..... DATE 28/7/00
REF M 242 VERSION 2

DATE 14/8/00
COUNCIL DELEGATE SIGNATURE

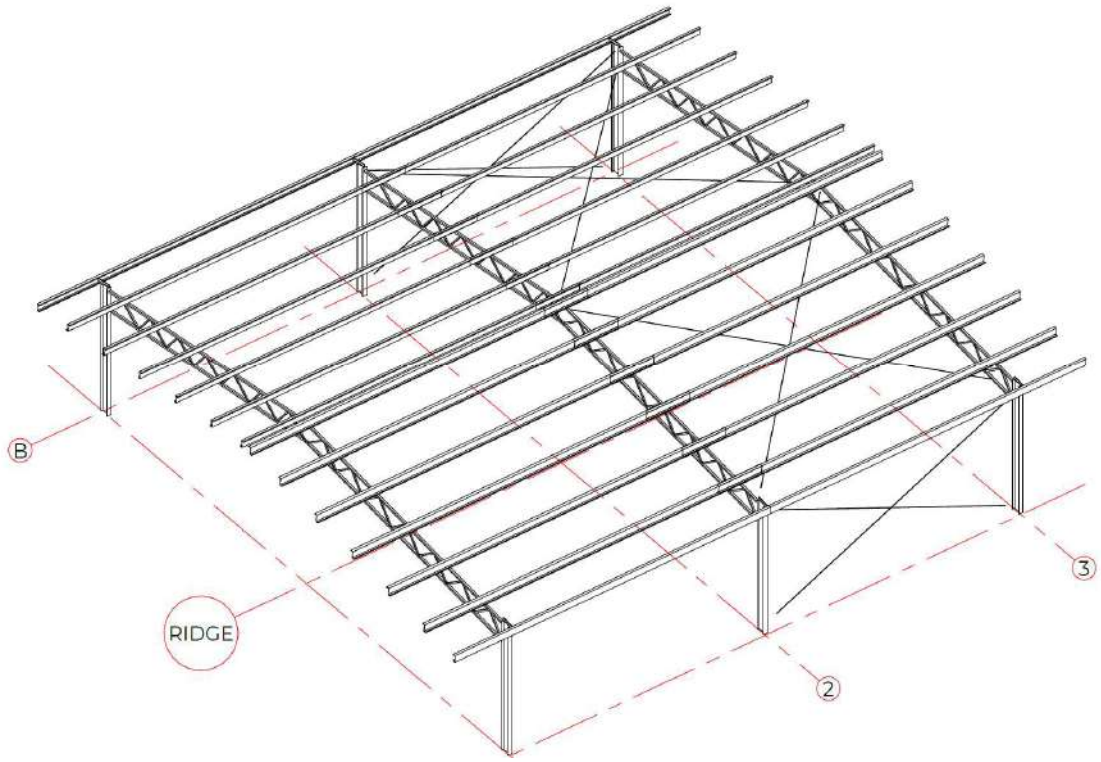
Ceffields PS07

Town Planning Report

134 Foott Road, Beaconsfield Upper

DEVELOPMENT:

BUILDINGS AND WORKS (ROOF TO EXISTING AGISTMENT AREA) WITHIN A RCZ & ESO1



-

MUNICIPALITY: **CARDINIA SHIRE COUNCIL**

TABLE OF CONTENTS

ACKNOWLEDGEMENT OF COUNTRY:

AS Planning respectfully acknowledges the Traditional Owners of the lands and waters upon which we work and operate. We pay our respects to the traditional custodians past, present and future.

VERSION CONTROL:

Version	Date	Description	Author
A	20/06/2025	New planning application report	AS

DISCLAIMERS:

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ADVICE

Information contained in this report is current as at the date of this report. This report is provided for information purposes only and has been prepared without taking account of the clients financial situation, objectives or needs. Nothing contained in this report constitutes investment, legal, tax or other advice. Accordingly, the client should, before acting on any information in this report, consider its appropriateness, having regard to their objectives, financial situation and needs, and seek the assistance of their legal, financial or other licensed professional adviser before making any investment decision.

Except as required by law, no representation or warranty, express or implied, is made as to the fairness, accuracy or completeness of the information, opinions and conclusions, or as to the reasonableness of any assumption, contained in this report. By reading this report and to the extent permitted by law, the client releases AS Planning, and any of their respective directors, officers, employees, representatives or advisers from any liability (including, without limitation, in respect of direct, indirect or consequential loss or damage or loss or damage arising by negligence) arising in relation to the client relying on anything contained in or omitted from this report.

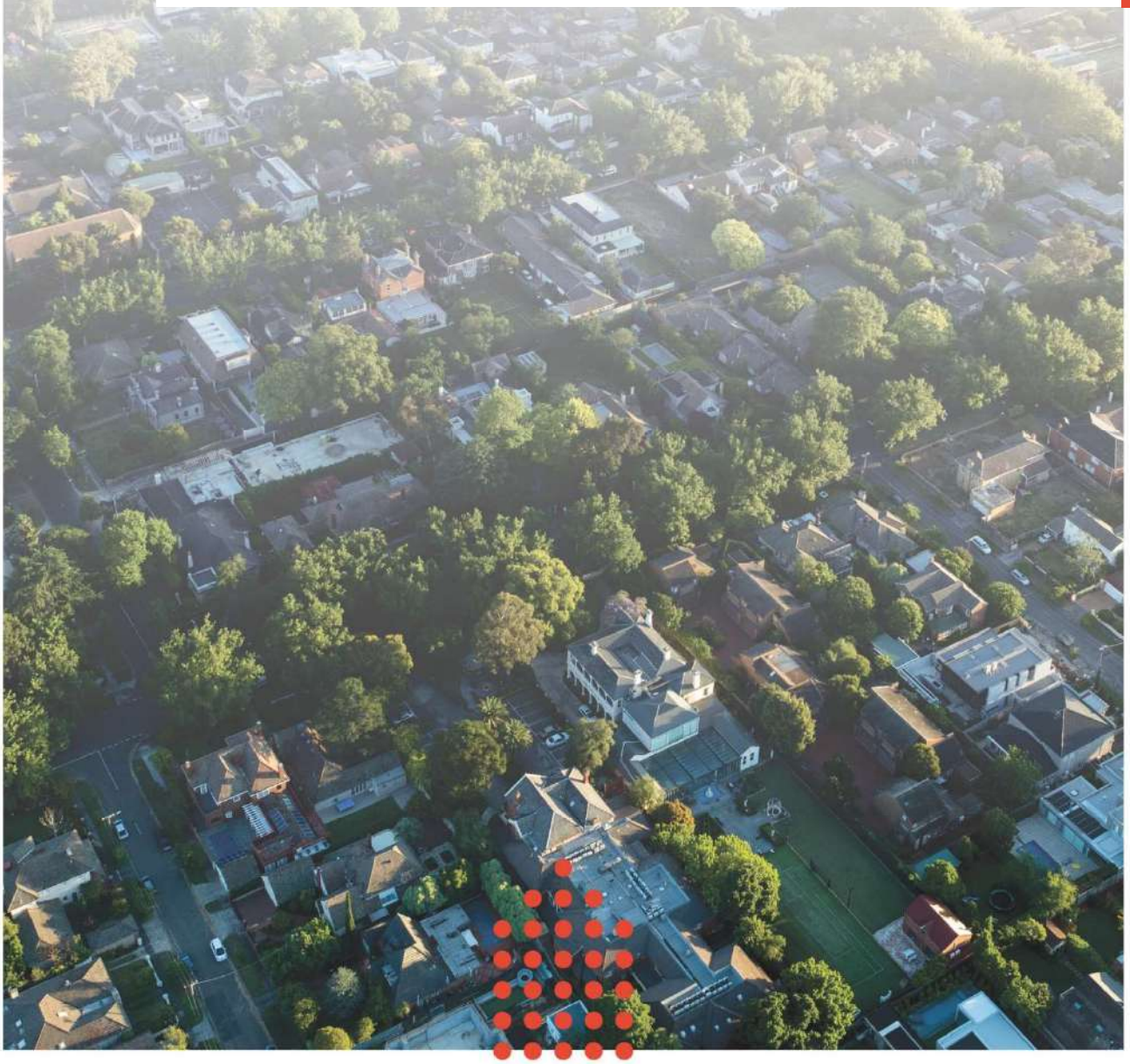
1. INTRODUCTION

This report has been prepared by AS Planning and accompanies a planning permit application for buildings and works (roof to an existing agistment area) on land known as 134 Foott Road, Beaconsfield Upper. The site is affected by the Rural Conservation Zone – Schedule 2 (RCZ2) and the Environmental Significance Overlay – Schedule 1 (ESO1). The report describes the proposed development and examines the physical and policy context of the site. It also assesses the proposal against the relevant statutory and strategic planning provisions of the Cardinia Planning Scheme and outlines the planning merits of the development. This report should be read in conjunction with the architectural drawings and site plan prepared by Central Steel Build, which accompany this application.

The following summary table provides a snapshot of the proposal:

SUMMARY TABLE	
PLAN OF SUBDIVISION REFERENCE	Lot 2 on Plan of Subdivision 440654U
RESTRICTION(S) ON TITLE	Section 173 Agreement (Instrument No. X388760L) applies. The agreement does not affect the proposed buildings and works and will not be referred to further in this report.
PROPOSAL	Buildings and works (roof to existing agistment area) within a RCZ2 and ESO1
ZONE	Rural Conservation Zone – Schedule 2 (RCZ2)
OVERLAYS	Environmental Significance Overlay – Schedule 1 (ESO1) Bushfire Management Overlay (BMO)
PARTICULAR PROVISIONS	N/A
PERMIT TRIGGERS	• RCZ2 – Buildings and works (roof to existing agistment area) • ESO1 – Buildings and works (roof to existing agistment area)
PLAN REFERENCES / DATE DRAWN	Sheets A1.01 – A3.01 prepared by Central Steel Build, dated June 2025
ABORIGINAL CULTURAL HERITAGE SENSITIVITY	Yes – however, the proposal does not trigger a mandatory CHMP as the works are ancillary to an existing use
METROPOLITAN PLANNING LEVY (MPL) CERTIFICATE	No

Subject site and surrounds



2. SUBJECT SITE AND SURROUNDS

2.1. Existing Site Conditions and Land Use

The subject site is an irregular-shaped lot located on the eastern side of Foott Road in Beaconsfield Upper. The site is formally known as Lot 2 on Plan of Subdivision 440654U.

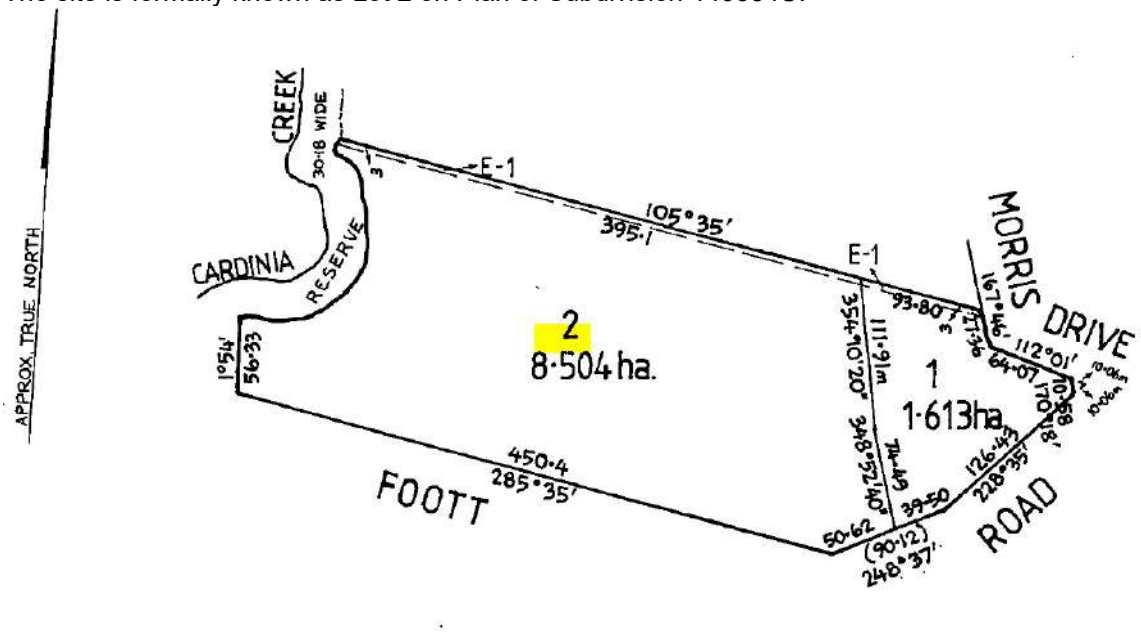


Figure 1: Extract of Plan of Subdivision showing Lot 2 on Plan of Subdivision 440654U.

The site operates as Jabulani Sanctuary, a privately managed equestrian and animal care facility providing agistment and horse-related services. The property contains established paddocks, an internal access track, associated outbuildings, and an existing round yard used for horse training and care. The proposed round yard cover will enhance the functionality of the agistment area by providing shelter and improved conditions for horses and equipment. The works will not result in any increase in the scale or intensity of the current use and are consistent with the purpose and intent of the Rural Conservation Zone – Schedule 2 (RCZ2).

The surrounding area is characterised by rural lifestyle properties and equine-related land uses. Land within proximity to the subject site is predominantly used for low-intensity agricultural purposes, such as grazing and hobby farming, and contains associated dwellings and outbuildings. The immediate context reflects the intended character of the Rural Conservation Zone, with large lots, generous setbacks, and limited built form visible from the road network.

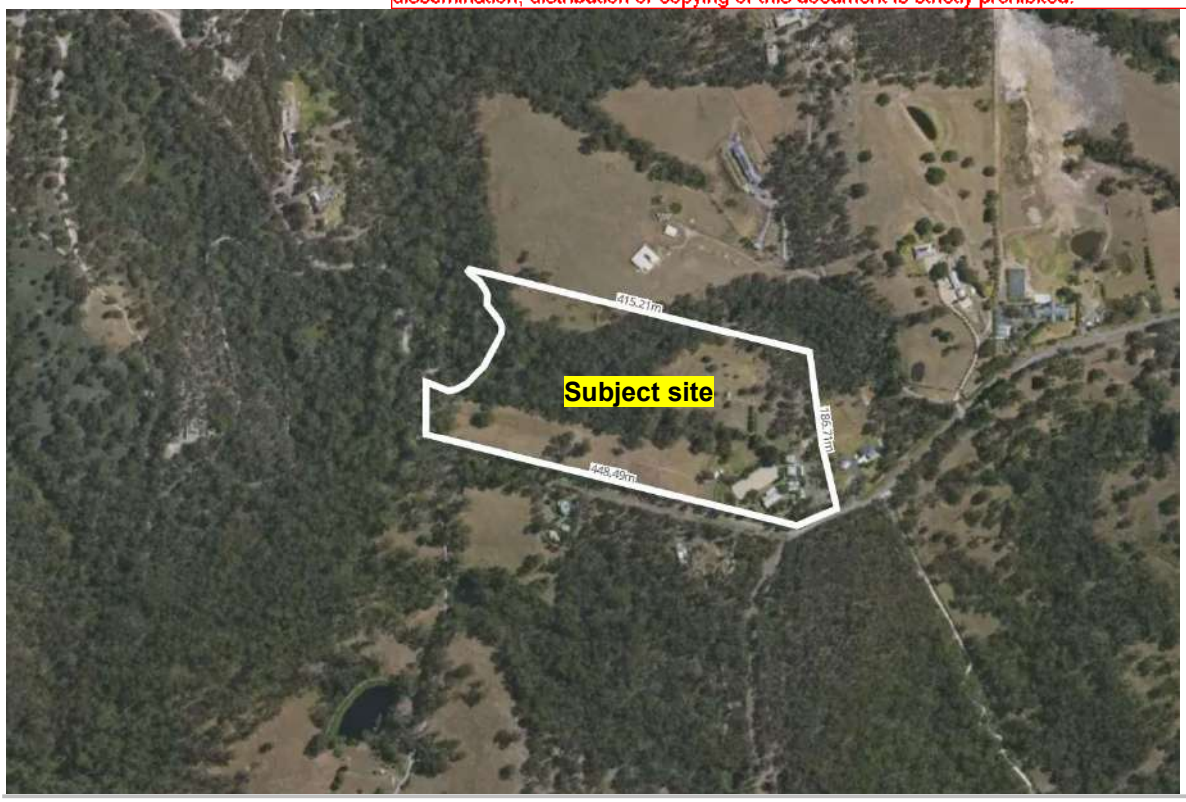


Figure 2: Aerial photograph of the subject site.

Figure 3: Zoomed-in aerial photograph of the subject site.

Proposal

3. PROPOSAL

It is proposed to construct a round yard cover over an existing agistment area centrally located on the site. The structure will replace the previous shelter lost to an electrical fire and will be used in conjunction with the ongoing equestrian use of the land. The proposed structure will measure approximately 16.0 metres in diameter, with a wall height of 4.5 metres and an overall apex height of 6.3 metres. The structure is open-sided and will not result in any increase to the existing footprint of activity or intensity of use. No native or significant vegetation is proposed to be removed as part of the works. Stormwater runoff will be directed to existing or proposed water tanks for reuse across the property, consistent with sustainable land management practices.

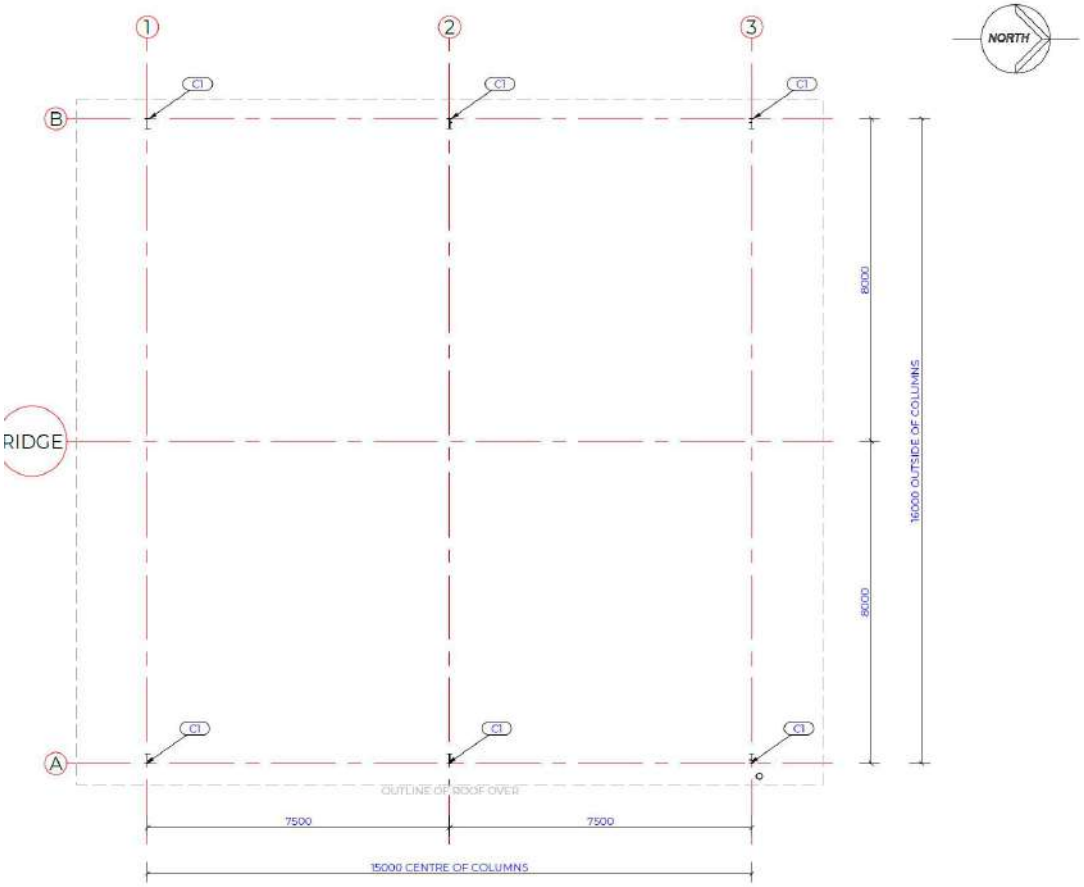


Figure 4: Floor Plan (Sheet A1.01).

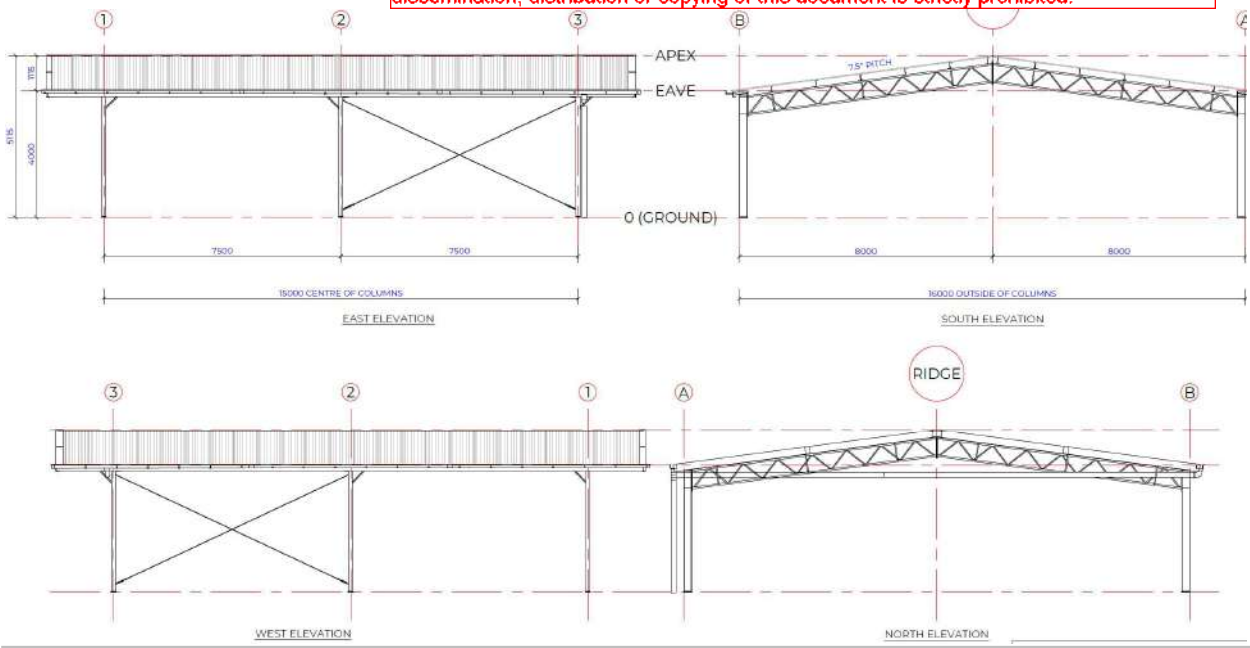


Figure 5: Elevations (Sheet A2.01).

CLADDING SCHEDULE

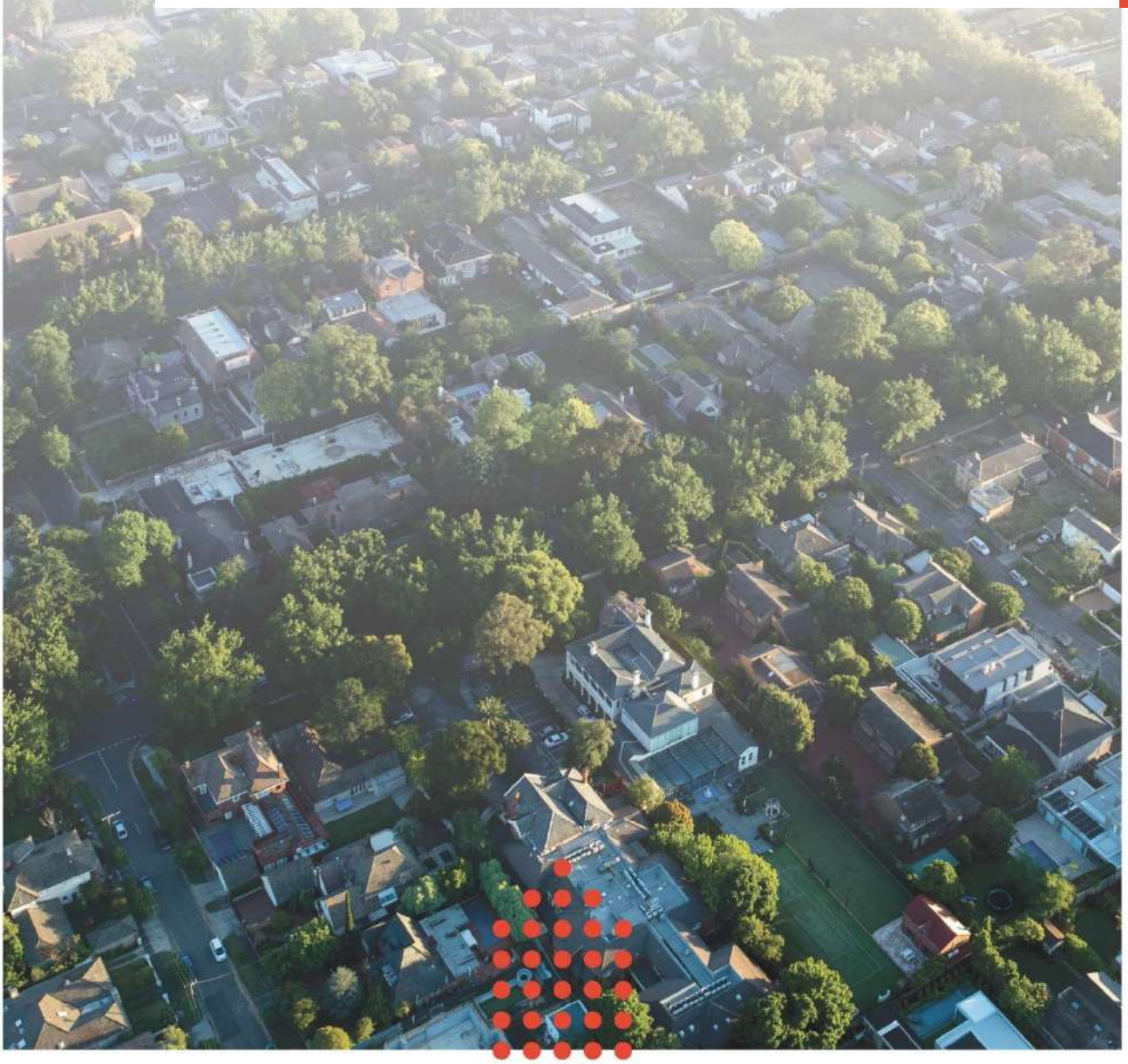
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		COLORBOND TBC
DP2	150Ø DOWNPIPE		WHITE PVC
GU1	CUSTOM GUTTER 200		COLORBOND TBC
RF1	V-RIDGE		COLORBOND TBC
RC1	ROOF CLADDING	0.47-TCT-5RIB	COLORBOND TBC

Figure 6: Cladding Schedule (Sheet A3.01).

The proposed colours and materials will be of a muted, natural tone—such as Pale Eucalypt—to ensure the structure blends with the rural landscape character of the **Rural Conservation Zone**. No reflective or highly visible materials are proposed, and the structure has been designed to minimise visual impact when viewed from adjoining properties or the public realm.

Figure 7: Site Plan (Central Steel Build, June 2025)

Strategic Policy Context



4. STRATEGIC POLICY CONTEXT

4.1. Planning Policy Framework

4.1.1. Clause 02.02-5 Built environment and heritage

Council's strategic directions for 'Built environment and heritage' are to:

- *Ensure the location, design and construction of buildings and works are compatible with the built form and landscape character of the surrounding area.*
- *Conserve sites and locations of heritage significance, relating to both Aboriginal and European heritage.*

The proposed structure is appropriately sited and designed to respect the rural landscape character of the Rural Conservation Zone – Schedule 2. It features a low wall height of 4.5 metres, with an overall apex height of 6.3 metres, ensuring the form remains unobtrusive within its setting. The structure will be finished in muted, non-reflective colours, such as Pale Eucalypt, to visually blend with the surrounding environment and reduce any prominence when viewed from nearby properties or the public realm.

The building is centrally located on the site, well setback from all property boundaries, and does not encroach upon ridgelines, vegetation, or sensitive features. There are no identified sites of Aboriginal or European heritage significance on the land, and the proposed works will not adversely affect any heritage values. Overall, the proposal supports Council's strategic objective to ensure that built form responds sensitively to the local landscape and contributes to the preferred rural character.

4.1.2. Clause 12.05-1S Environmentally sensitive areas

Objective

- *To protect and conserve environmentally sensitive areas.*

Response: The land is affected by ESO1**,** relating to catchment protection and environmental significance. The proposed round yard cover will be constructed within an existing cleared area already used for equestrian activities. No vegetation removal is required. The works will not impact any environmentally sensitive features and will not increase the intensity of land use. Stormwater will be captured and reused onsite via water tanks, consistent with responsible environmental and catchment management.

4.1.3. Clause 14.01-1S Protection of agricultural land

Objective

- *To protect the state's agricultural base by preserving productive farmland.*

Response: The proposal supports the ongoing use of the land for equine-based animal husbandry and is consistent with rural land use objectives. The round yard cover will not fragment land, introduce urban-style infrastructure, or reduce agricultural potential. It improves the practicality of existing horse agistment activities by offering weather protection, without introducing a new use or increasing development density on site.

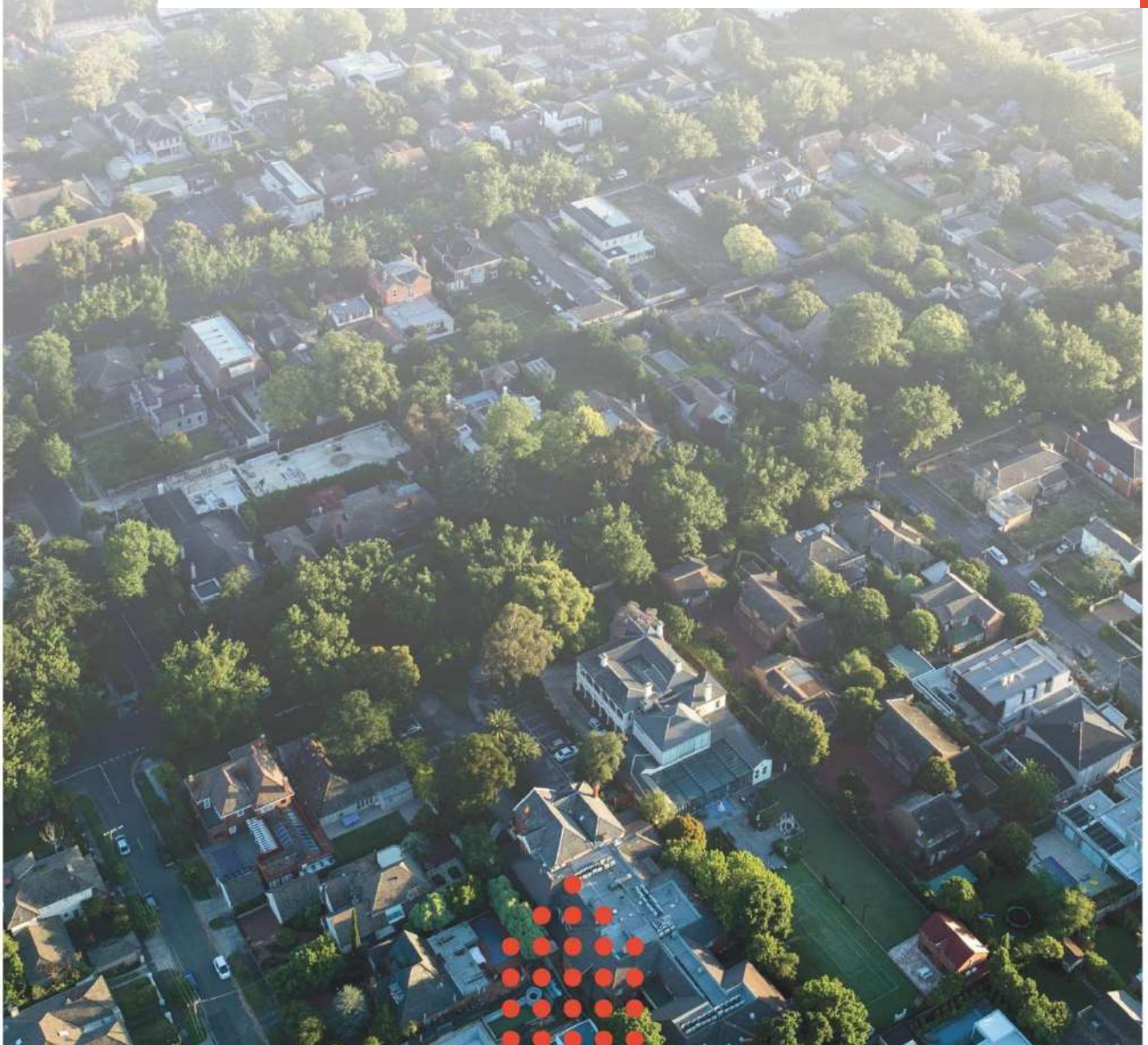
4.1.4. Clause 15.01-6S – Design for Rural Areas

Objective:

- *To ensure development respects valued areas of rural character.*

Response: The round yard cover has been designed to respond to the rural context of the site through its low-profile form, muted colours, and central siting away from road frontages and neighbours. It does not break the vegetated skyline or dominate the rural landscape and is visually unobtrusive when viewed from the public realm or adjoining properties. The development complements the site's established equestrian use while protecting the natural character of the area.

Planning Rules



5. PLANNING RULES

5.1. Zoning

5.1.1. Clause 35.06 – Rural Conservation Zone – Schedule 2

Under the provisions of the Cardinia Planning Scheme the subject site is included within the Rural Conservation Zone – Schedule 2 at Clause 35.06.

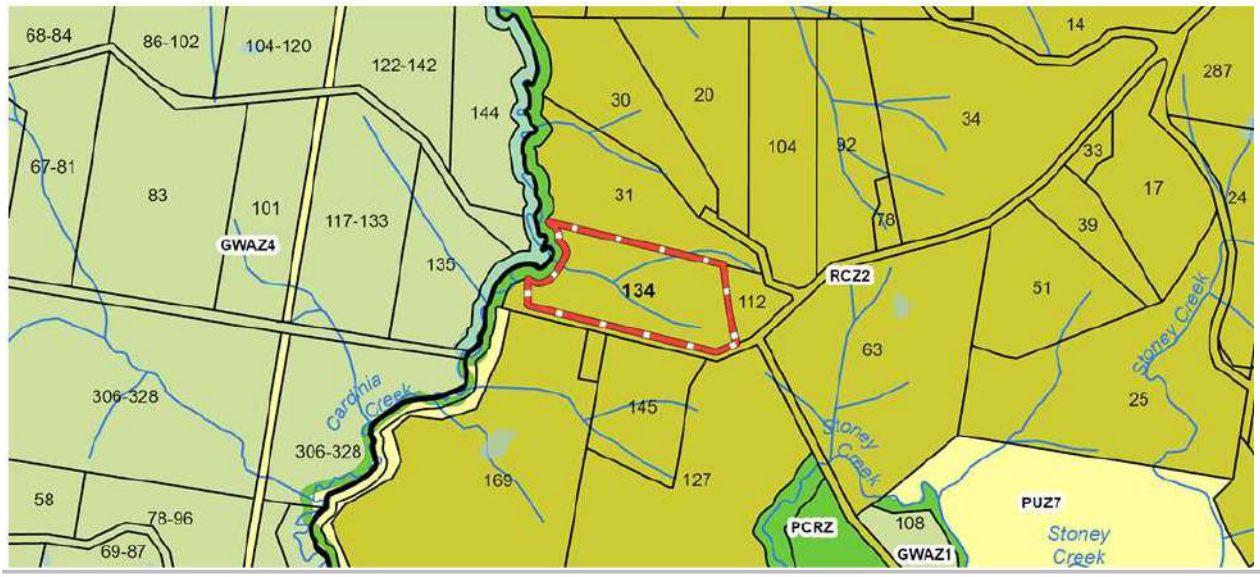


Figure 8: Zoning Map.

The purpose of the zone is:

- *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.*

Response: Pursuant to Clause 35.06-5, a planning permit is required to construct buildings and works in the Rural Conservation Zone. The subject site is used for equine-based rural activity (agistment), which is consistent with the definition of agriculture and supports the broader objectives of sustainable rural land use. The proposal involves the construction of a round yard cover over an existing equestrian/agistment area. It is not introducing a new use, nor increasing the scale or intensity of activity on the land.

The proposed works are modest in scale, with a wall height of approximately 4.5 metres and an overall apex height of 6.3 metres and will be finished in muted, non-reflective colours to minimise visual impact. The location of the structure is central to the property, well setback from boundaries and public views, and situated within an already cleared and developed portion of the land.

The works do not involve the removal of any vegetation and will not affect the biodiversity, landscape, or environmental values of the site. Stormwater will be managed onsite via collection tanks, ensuring sustainable land management practices are upheld.

The proposal is consistent with the purpose and decision guidelines of the Rural Conservation Zone – Schedule 2 and represents an appropriate built outcome in the context of the site's ongoing rural use.

5.2. Overlay

5.2.1. Clause 42.01 – Environmental Significance Overlay

Under the provisions of the Cardinia Planning Scheme the subject site is included within the Environmental Significance Overlay – Schedule 1 at Clause 42.01.

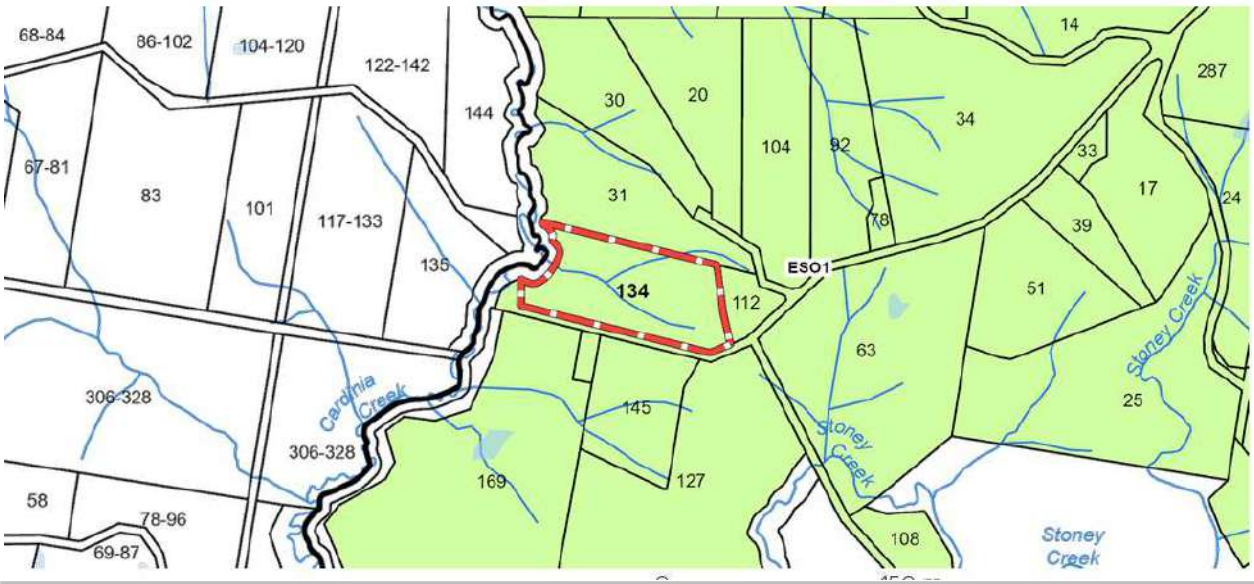


Figure 9: ESO Map.

Purpose

- *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.*

Response: The proposal meets the purpose of the ESO1 by ensuring the development is compatible with the site's environmental context. A permit is triggered under Clause 42.01-2 for buildings and works. The proposed round yard cover will be constructed within an existing cleared agistment area and will not disturb any native vegetation or require soil disturbance beyond the existing use area. The proposed materials are non-reflective and muted in tone, ensuring the development sits discreetly within the rural landscape and does not compromise environmental values or landscape character.

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.

Response: The proposed round yard cover will be located in a previously developed and cleared central portion of the site, used for equestrian/agistment purposes. The site is gently sloping and does not contain areas of remnant vegetation, threatened flora or fauna, or hollow-bearing trees. The proposed structure has a wall height of 4.5 metres and an overall apex height of 6.3 metres**,** finished in Pale Eucalypt to ensure it blends with the surrounding landscape. No soil disturbance or vegetation removal is proposed. The development will not fragment habitat corridors or impact ecological processes, and will not introduce environmental risk or instability to the site.

Environmental objective 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.*

Response: The proposed round yard cover is appropriately sited in an area already used for equestrian activity and will not result in vegetation removal or disruption to biodiversity corridors. The building has been carefully designed and sited to maintain the open rural character of the site. It is not visible from public vantage points and does not extend built form into undisturbed or vegetated parts of the property. The siting on gently sloping land mitigates risks of erosion or instability, and stormwater will be directed to onsite collection systems. The development responds appropriately to the environmental sensitivity of the area and meets all relevant objectives of ESO1.

5.2.2. Clause 44.06-2 Bushfire Management Overlay (BMO)

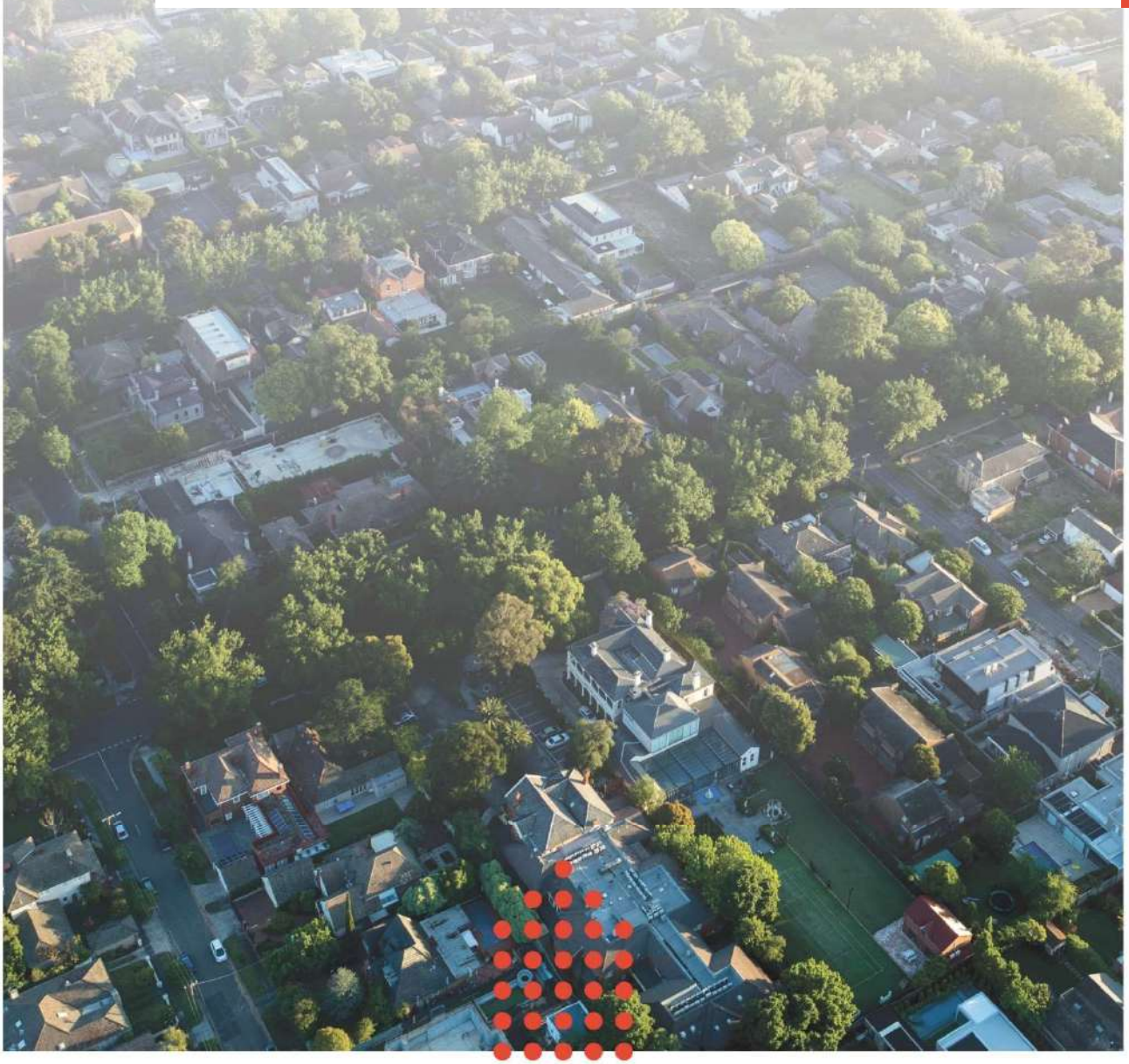
Response: The site is affected by the Bushfire Management Overlay (BMO); however, pursuant to Clause 44.06-2 of the Cardinia Planning Scheme, a planning permit is not required for buildings and works associated with agricultural uses, including animal husbandry and equine agistment, unless specified otherwise in the schedule to the overlay. As the proposal involves a roofed structure over an existing round yard used for equine purposes—consistent with the current agricultural use of the site—a planning permit is not triggered under the BMO.

5.3. General and Particular Provisions

5.3.1. Clause 65 - Decision Guidelines

Clause 65 of the Cardinia Planning Scheme provides decision guidelines with respect to determination of a planning application. Council must consider, as appropriate, the various points raised at Clause 65.01. It is believed that the proposal responds positively to the clause, which has largely been demonstrated within this town planning submission.

Assessment



6. ASSESSMENT

It is considered that the proposed development must be assessed with regard to the following planning controls:

- Response to Clause 35.06-6 – Rural Conservation Zone – Schedule 2 (RCZ2) Decision Guidelines
- Response to Clause 42.01 – Environmental Significance Overlay – Schedule 1 (ESO1) Decision Guidelines

These provisions guide the assessment of buildings and works in areas of environmental and landscape sensitivity and ensure that development responds appropriately to the site's zoning, environmental values, and surrounding context.

6.1. Response to Clause 35.06-6 – Rural Conservation Zone – Schedule 2 (RCZ2) Decision Guidelines

Relevant decision guideline responses from RCZ2 (excluding issues already addressed elsewhere in this report) are outlined below:

General issues

- *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.*

Response: The proposed round yard cover is consistent with the Municipal Planning Strategy and Planning Policy Framework by supporting sustainable rural land use without impacting environmental or landscape values. The site is capable of accommodating the development, which is located within an existing cleared agistment area. No vegetation removal is proposed, and stormwater will be managed sustainably. The proposal is low-impact, compatible with adjoining rural land uses, and conserves the environmental and scenic qualities identified in Schedule 2 of the Rural Conservation Zone.

Design and siting issues

- *The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.*
- *The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.*
- *The need to minimise 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 minimise 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.*

Response: The proposed round yard cover is modest in scale, with a wall height of 4.5 metres and an overall apex height of 6.3 metres, centrally located, and finished in muted, non-reflective tones to minimise visual impact. It is sited within an existing cleared area well setback from boundaries and public roads,

ensuring no impact on landscape features, ridgelines, or views. No vegetation removal or infrastructure upgrades are required, and there are no known archaeological or scenic features affected. The site is not located near any extractive industry operations.

6.2. Response to Clause 42.01 – Environmental Significance Overlay – Schedule 1 (ESO1) Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*

Response: No vegetation removal is proposed, and no remnant vegetation, gullies, or waterways will be impacted by the works.

- *The Land Capability Study for the Cardinia Shire (February 1997).*

Response: The development does not involve effluent disposal, excavation or use of septic systems. The proposed structure will not affect land capability.

- *The protection and enhancement of the natural environment and character of the area.*

Response: The proposed round yard cover is modest in scale, centrally located, and will be finished in muted tones. It will not dominate the landscape or detract from the rural character of the area.

- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*

Response: No vegetation removal is proposed, and no remnant vegetation, gullies, or waterways will be impacted by the works.

- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*

Response: The site of the proposed round yard cover does not contain remnant vegetation or habitat of significance. The proposal will not impact any sensitive ecological areas.

- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*

Response: The development is not located on a ridgeline and will not obstruct significant views. The structure is setback from public roads and concealed by existing vegetation and landform.

- *Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.*

Response: The round yard cover has a maximum height of 4.5 metres and will be constructed using non-reflective, muted colours (Pale Eucalypt). It has been designed to blend with the landscape and minimise visual impact.

- *The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.*

Response: The proposed structure replaces a previously cleared and developed area used for equestrian activity. The site has minimal slope, requires no cut and fill, and avoids impact on vegetation. Alternative locations would result in greater disturbance.

- *Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.*

Response: The site is on gently sloping land and does not present erosion or salinity risks. The proposal avoids vegetation clearance and is compatible with bushfire protection measures without requiring defendable space vegetation removal.

- *The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.*

Response: There are no waterways within proximity to the development site. Stormwater will be managed through collection tanks, consistent with sustainable land management practices.

- *The Municipal Planning Strategy and Planning Policy Framework.*

Response: Refer to Section 4 of this report.

- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*

Response: Refer to Section 5.2 of this report.

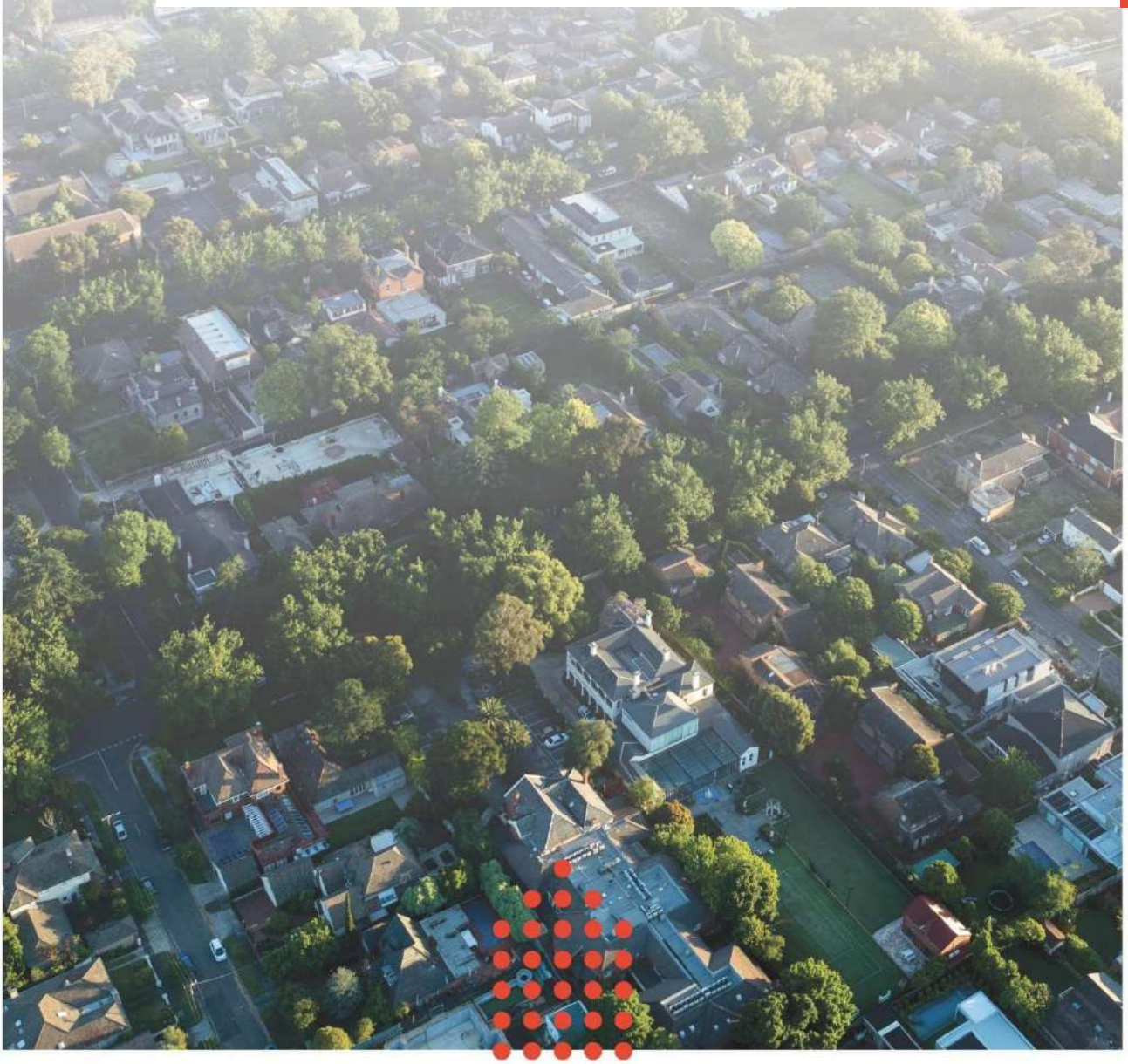
- *The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.*

Response: No vegetation removal is required to create defendable space. The proposal is located in a cleared area and maintains appropriate separation from vegetation.

- *Any other matters specified in a schedule to this overlay.*

Response: All relevant matters have been addressed in this report.

Conclusion



7. CONCLUSION

The proposal complies with the Cardinia Planning Scheme, including relevant state and local planning policy, the Rural Conservation Zone – Schedule 2, and the Environmental Significance Overlay – Schedule 1. The proposed round yard cover is modest in scale, constructed of muted, non-reflective materials, and located within an existing cleared agistment area. It will maintain a low profile that sits comfortably within the rural landscape and is well setback from all property boundaries. Importantly, no vegetation removal is required as part of the development, and the proposal will not result in adverse environmental or amenity impacts.

The application is minor in nature and we respectfully request Council's favourable consideration.

ARBORICULTURAL IMPACT ASSESSMENT

SITE ADDRESS:
134 Foott Road, Beaconsfield Upper, Vic. 3808

REPORT DATE:
13 August 2025

TREETEC REFERENCE:
[redacted]

Treetec - ABN 58 096 262 494
www.treetec.net.au
Tel: 03 8644 8005

Contents

1 Introduction

1.1 Purpose

Treetec have been engaged to assess the tree population at, or in proximity to, 134 Foott Road, Beaconsfield Upper (the site).

In accordance with AS4970:2025 *Protection of trees on development sites* (section 2.2.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment findings.

1.2 Background

This report has been prepared in response to Condition 1 of the Request for Information (dated 18 July 2025), issued by Cardinia Shire Council in relation to Planning Permit No. T250366 PA. An arborist assessing all trees within 15m of the proposed works, including neighbouring properties has been requested. Additionally, the RFI requests the assessment of the impacts to trees within proximity to the recent extension of the site cut.

The proposed works include the construction of a yard cover for the existing equestrian area. The yard cover is 15m x 16m and has six footing locations. The recent earthworks comprise an 800mm extension of the existing cutout (towards the site trees), with a retaining wall constructed to hold the soil.

1.3 Scope

- Based on the current application, determine which trees may be impacted, or have been impacted by the recent earthworks
    - Assess the impact the proposed shed construction is likely to have on the subject trees (Trees within 15m of the proposed works)
    - Assess the impact the recent site-cut earthworks will have, or have had, on the subject trees
- Comment on measures likely to be required to enable the protection of subject trees proposed to be retained.

1.4 Method

- Hayden Hatacher undertook an arboricultural assessment on 30 July 2025
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Data collected has been categorised in line with definitions found in Appendix 7.2-Glossary.

1.5 Limitations

- A site survey and surveyed development locations have not been provided. Tree locations have been plotted with a phone GPS, location accuracy is therefore limited.
- Aerial examination (tree climbing) was not undertaken
- Tree height and canopy width were estimated
- The assessment of trees located within neighbouring private properties was undertaken from the best vantage point within the subject site. All dimensions have been estimated.

For the full list of assumptions and limitations for this report please refer to Appendix 7.1

1.6 Documents viewed

- Floor plan. Rev A. Dated- 10/06/2025. Prepared by- Central Steel Build.
- Proposed roofing of Existing Roundyard. Additional client documentation.
- Request for further information (RFI). Issued by- Cardinia Shire Council. Reference- T250366 PA. Dated- 18/7/2025

1.7 Tree protection legislation

The site is covered by the Cardinia Planning Scheme and is zoned Rural Conservation Zone– Schedule 1 (RCZ2).

Relevant planning overlays

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

Relevant planning provisions

- Clause 52.17 – Native vegetation act

2 Findings

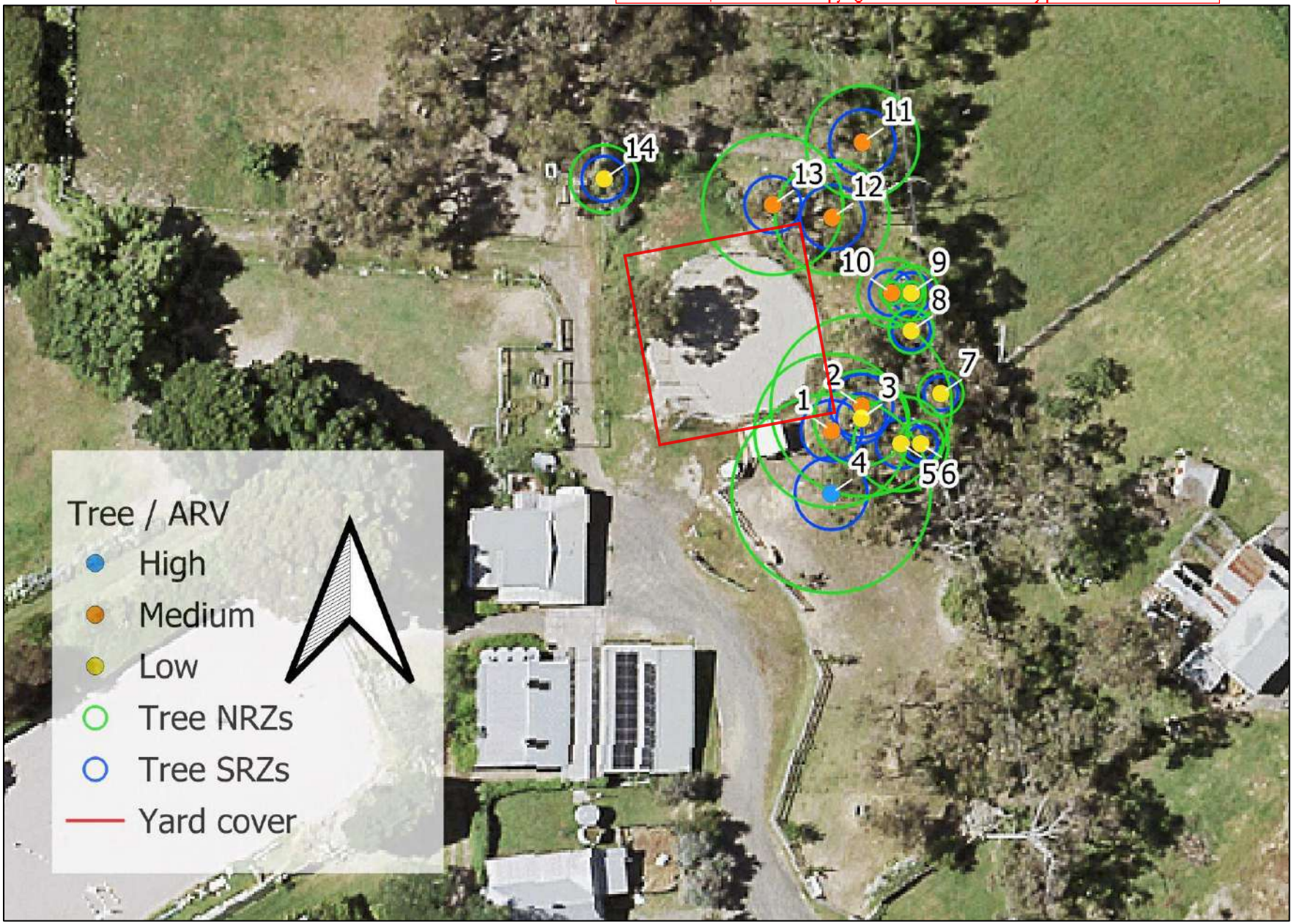
2.1 Site summary

The site currently contains a dirt equestrian area and a viewing platform. A retaining wall was recently installed to minimise soil erosion and provide adequate space for the structure. Vegetation near the equestrian area consists predominantly of semi-mature indigenous messmate trees, with smaller planted Australian native trees and exotic shrubs are scattered among the messmates. The site is accessed via a gravel driveway and crossover located on Foot Road.

Plate 1 – Panoramic view of the subject site, illustrating current site conditions.

2.2 Site plan – Context Plan

2.3 Site plan – Proposed Development Location (Indicative)



2.4 Tree data

Tree #	Species	Common name	Type	DBH (cm)	NRZ (m)	SRZ (m)	Height (m)	Spread (m)	Structure	Health	Age	ULE (yrs)	Retention value
1	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	57	6.8	2.7	11	9	Fair	Fair	Semi-mature / mature	15 to 40	Medium
	Notes: Site cut within SRZ, 90cm from the trunk. Site cut is 2m deep (Top 60cm-1m visible). 7 x 30mm roots, 1 x 40mm. 1x 50. 1 x 70mm have been severed. Deadwood in canopy, borers evident in deadwood. Sparse upper crown. Large surface (structural) roots towards dwelling. Mistletoe in canopy. Footing peg is 2.9m from the edge of trunk.												
	Impact assessment: Moderate. The site cut has resulted in an SRZ encroachment and has severed multiple roots, the tree is likely to be impacted, however long-term viability is not expected to be compromised. The proposed yard cover footings is technically within the SRZ, however is not expected to result in significant adverse impacts (see discussion).												
	Recommendations: Install tree protection fencing to protect from development related impacts (see plate 5). Backfill the site-cut with nutrient rich soil to promote root development. Irrigate during dry periods to maintain adequate moisture levels (see recommendations).												
2	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	67	8.0	2.8	8	10	Fair	Fair	Semi-mature / mature	15 to 40	Medium
	Notes: Recent site-cut within SRZ, 1.1m from trunk. 5 x 20-40mm roots severed. 1 x 100mm root severed. 1m depth of site cut visible, the rest is covered by soil. Approx. 250mm branch pruned. Lacking vigour, minimal new growth.												
	Impact assessment: Moderate. The site cut has resulted in an SRZ encroachment and has severed multiple roots, the tree is likely to be impacted, however long-term viability is not expected to be compromised. The proposed yard cover footings is technically within the SRZ, however is not expected to result in significant adverse impacts (see discussion).												
	Recommendations: Install tree protection fencing to protect from development related impacts. Backfill the site-cut with nutrient rich soil to promote root development. Irrigate during dry periods to maintain adequate moisture levels (see recommendations).												
3	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	35	4.2	2.2	9	6	Fair	Poor	Semi-mature / mature	5 to 15	Low
	Notes: Lean towards dwelling. Very sparse canopy. Minimal live canopy remains. Site cut 2.6m from trunk. 1 x 50mm root appears severed from site cut. Cambial wound on trunk towards dwelling.												
	Impact assessment: Low. The site-cut has severed one root of significance, however long-term viability is not expected to be impacted. The proposed yard cover will result in a minor encroachment into the TPZ. Adverse impacts are unlikely.												
	Recommendations: Install tree protection fencing to protect from development related impacts. Backfill the site-cut with nutrient rich soil to promote root development. Irrigate during dry periods to maintain adequate moisture levels (see recommendations).												
4	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	73	8.8	3.2	14	10	Fair	Good/fair	Mature	>40	Medium-High
	Notes: Dominant canopy specimen. Minor deadwood. Frass at base of trunk likely from borer damage.												
	Impact assessment: Low. Proposed yard cover will result in a minor encroachment into the TPZ. Adverse impacts are highly unlikely.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												

Tree #	Species	Common name	Type	DBH (cm)	NRZ (m)	SRZ (m)	Height (m)	Spread (m)	Structure	Health	Age	ULE (yrs)	Retention value
5	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	35	4.2	2.2	10	6	Poor / fair	Fair	Semi-mature / mature	15 to 40	Low
	Notes: Significant trunk lean to the southeast. Trunk impacting adjacent tree. Surface root towards site cut. Unassessed *Viburnum* sp. below canopy.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
6	*Callistemon viminalis.*	Bottlebrush	Australian native	10	2.0	1.5	5	3	Fair	Fair	Semi-mature / mature	15 to 40	Low
	Notes: Codominant leaders from a basal union.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
7	*Leptospermum petersonii*	Lemon-scented Tea-tree		10	2.0	1.5	4	2	Fair	Good	Semi-mature / mature	15 to 40	Low
	Notes: Abutting boundary fence.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
8	*Leptospermum petersonii*	Lemon-scented Tea-tree		15	2.0	1.7	4	2	Fair	Good	Mature	15 to 40	Low
	Notes: Canopy abutting *E. obliqua*. Unassessed viburnum beneath canopy.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
9	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	20	2.4	1.8	8	5	Fair	Good/fair	Semi-mature / mature	15 to 40	Low
	Notes: Trunk lean to southeast. Minor bark buckling at 3m. Minimal branching and canopy, however canopy that does exist is vigorous.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												

Tree #	Species	Common name	Type	DBH (cm)	NRZ (m)	SRZ (m)	Height (m)	Spread (m)	Structure	Health	Age	ULE (yrs)	Retention value
10	*Eucalyptus ovata*	Swamp Gum	Indigenous	25	3.0	2.0	10	6	Fair	Fair	Semi-mature / mature	15 to 40	Medium
	Notes: Large surface roots towards site cut to northwest. Large epicormic at 2m. Sparse canopy.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
11	*Eucalyptus ovata*	Swamp Gum	Indigenous	46	5.1	3.1	12	8	Poor / fair	Fair	Mature	15 to 40	Medium
	Notes: Bracket fungi at 2m, in branch scar. Basal union of 3 stems, 1 dead. Sparse canopy. Deadwood throughout crown.												
	Impact assessment: Low. Proposed works are outside the TPZ; however may be impacted by construction related activities.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
12	*Eucalyptus ovata*	Swamp Gum	Indigenous	42	5.0	2.9	14	4	Poor / fair	Poor/fair	Mature	15 to 40	Medium
	Notes: Extensive borer damage. Two stems' dead. Upper canopy deadwood. Codominant leaders from 9m, union has included bark. Dead stems not included within DBH calculation. Peg location is 2.9m from the edge of the trunk.												
	Impact assessment: Low. The proposed yard cover footing with result in a minor (5%) encroachment into the TPZ. Significant adverse impacts are unlikely.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
13	*Eucalyptus obliqua*	Messmate Stringybark	Indigenous	52	6.2	2.5	10	8	Fair	Fair	Semi-mature / mature	15 to 40	Medium
	Notes: Codominant leaders from 4m. Hollow on northeast side of trunk. Recent pruning of 200mm branch towards shed post. Mistletoe in canopy. Minor canopy dieback. Footing peg is 3.9m from the edge of the trunk.												
	Impact assessment: Low. The proposed yard cover footing with result in a minor (3.2%) encroachment into the TPZ. Significant adverse impacts are unlikely.												
	Recommendations: Install tree protection fencing to protect from development related impacts (see site plan).												
14	*Eucalyptus globulus*	Blue Gum	Victorian native	25	3.0	2.0	5	5	Poor / fair	Fair	Semi-mature / mature	15 to 40	Low
	Notes: Down embankment, lopped at 3m. Trunk estimated, obscured by Blackberry.												
	Impact assessment: Low. Proposed works are outside the TPZ.												

3 Discussion

3.1 Impacts of earthworks undertaken

Excavation to extend the site-cut has recently occurred, to accommodate the southeast corner footing for the yard cover. A retaining wall, in front of the cut has also recently been erected. The site cut extends 800mm towards Trees 1 and 2, at a depth of 2000mm. Root severance has been summarised below:

- **Tree 1:** Site-cut is 90cm from the trunk at its closest point.
    - 1 x 65mm root
    - 1 x 50mm root
    - 1 x 40mm root
    - 7 x 20-30mm roots

No large structural roots were severed (see right). The tree will be impacted (reduced vitality, dieback) but is expected to remain viable.

Plate 1 – Showing root severance to Tree 1 from the recent site cut.

- **Tree 2:** Site-cut is 1m from trunk at the closest point.
    - 1 x 90mm root severed
    - 5 x 20-30mm roots severed

One structural root was severed within the SRZ, 1.1m from the trunk (see right). Aside from this, root severance is relatively minor and structural integrity and long-term viability is not expected to be impacted.

Plate 2 – Showing root severance to Tree 2 from the recent site cut.

- **Tree 3:** Site cut is 1.5m at the closest point.

No significant roots appear to have been severed.

Tree related impacts of the recent earthworks are not yet obvious. **Trees 1-3** appear to be lacking vigour, however all the the assessed trees, along with the broader surrounding tree population, was noted to be in largely fair to fair-to-poor condition, with the majority of specimens showing signs of moisture stress. The recent relatively dry period is the most likely cause of their current state; however, the condition of Trees 1-3 is expected to deteriorate as a result of root disturbance.

3.2 Tree management post earthworks

To support tree recovery following root severance and to promote new root development, a combination of soil and moisture management is recommended. Irrigation should be applied consistently to maintain optimal soil moisture levels, particularly during dry periods, to reduce stress and encourage root growth. The site of any root disturbance should be backfilled with high-quality soil (e.g. sandy loam/compost mix) to improve soil fertility, structure, and microbial activity, is important to fast-accelerate root regeneration. Additionally, applying a 7–10 cm layer of organic mulch over the root zone—while keeping it clear of the trunk—will help conserve moisture, regulate soil temperature, and suppress competing weeds, creating a more favourable environment for root establishment.

3.3 Proposed Yard Cover

The footing locations for the proposed yard cover encroaches the NRZ of **Trees 13 and 14** (see plate 4). The footings for the shed are beams, surrounded by a concrete block. Proposed footing size is 600mm wide at a depth of 2000mm, encroachment analysis has been conducted based on these dimensions. Although being within the NRZ of **Trees 1** and **2**, the proposed footing locations are located 2m below the site-cut. Adverse impacts are highly unlikely as Roots have already been severed in the site cut earthworks. Furthermore, the vast majority of roots are found in the top 600mm of the soil profile.

Plate 3 – Showing footing location in proximity to Trees 13 and 14.

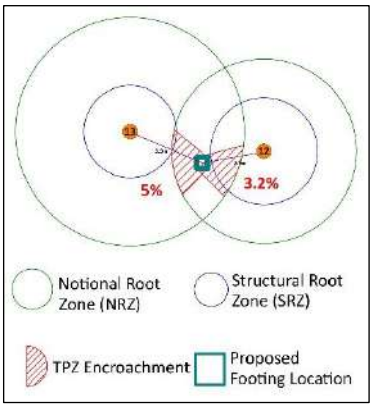


Plate 4 – Proposed encroachment to Trees 13 and 14.

The northwest footing is located within the NRZ of Trees 13 and 14, resulting in a minor 5% and 3.2% encroachment respectively. This level of encroachment is relatively low, outside the SRZ and is not expected to cause significant adverse impacts or compromise long-term viability.

3.4 Tree protection during development

Trees in the vicinity of works may also be impacted by construction related activities including, (but not limited to); compaction from vehicle parking, positioning of plant and/or foot traffic, and mechanical damage to trunk/branches from delivery/drop off of materials, etc. Tree protection fencing is required to restrict access within the Tree Protection Zone. Plate 5 illustrates the location of required tree protection fencing.

3.5 Impacts to trees

Works within a Notional Root Zone (NRZ) are encroachment and may damage trees; this may be via direct (physical wounding) or indirect (soil alteration) impacts.

Likely impacts are assessed on the degree of encroachment (minor, moderate and major), and a range of factors, including (but not limited to); the type of proposed works, potential volume of root loss, the tree species and tolerance, and tree condition.

(see Appendix **Error! Reference source not found.** - General comments for further detail).

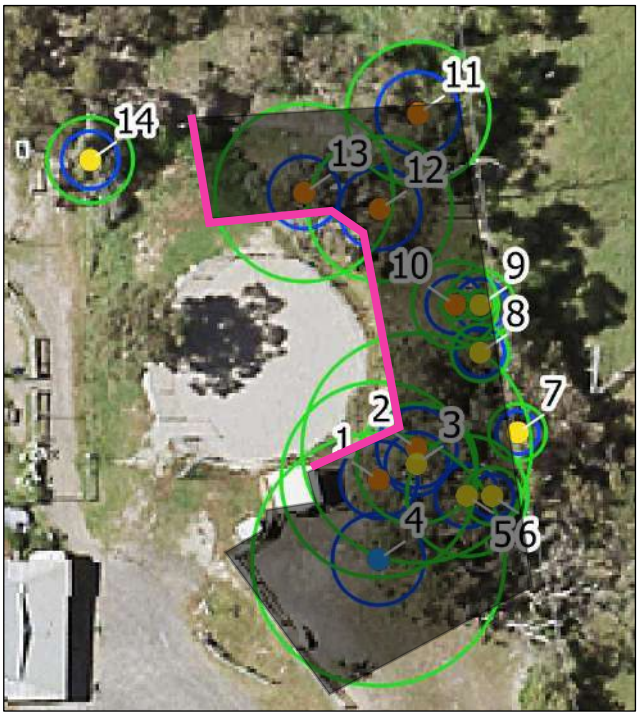


Plate 5 – Showing tree protection fencing (pink) and TPZ no go zones (black).

3.6 Defining TPZs

Tree Protection zones for trees with historical and proposed encroachments are detailed in the table below. Indicative drawings are provided within Plate 5.

TPZs for retained trees				
Tree #	**NRZ**	**Encroachment**	**Notes**	**TPZ**
1	6.8	SRZ encroachment	Moderate root severance	Compensatory area added to east.
2	8.0	SRZ	Moderate root severance	Compensatory area added to east.
3	4.2	SRZ encroachment	Negligible root severance	Compensatory area added to east.
12	4.4	Minor – 5% Northeast footing	Minimise excavation within the TPZ.	Compensatory area added to northeast.
13	6.2	Minor – 3.2% Northeast footing	Minimise excavation within the TPZ.	Compensatory area added to northeast.

4 Conclusion

The arboricultural assessment undertaken at 134 Foott Road, Beaconsfield Upper comprised of fourteen trees, all of which are growing within the subject site

Encroachment analysis is broken down into historical (recent site cut) and proposed (yard cover).

Site cut:

- Trees 1-3 incurred a major SRZ encroachment from the recent site-cut, with works close to the trunk. Tree 1 and 2 both incurred significant root damage, which will result in adverse impacts, however it is unlikely that structural stability or long-term viability has been compromised. Tree 3 did not appear to have incurred significant root damage.
- Consistent irrigation, soil backfilling, and mulching will help to maintain tree condition post root severance and promote new root growth.

Yard Cover:

- The proposed yard cover is within the SRZ of Trees 1-3, however site grade changes mean it is highly unlikely that roots will be encountered.
- Trees 12 and 13 both incur minor (5% and 3.2%) NRZ encroachments from the proposed northeast footing. Significant adverse impacts are unlikely.

Trees 1-13 are all vulnerable to indirect disturbance, implementing tree protection measures will ensure potential impacts are minimised.

No other trees are expected to be impacted by the proposed development.

5 Recommendations

Trees 1-3 – To maintain tree condition:

- Backfill the recent site cut with high nutrient soil mix (e.g. sandy loam/compost) to promote root development. Backfill to the edge of the retaining wall as much as practicable.
- Irrigate the NRZ (e.g. 100L per week of clean water) during dry periods, to maintain optimum soil moisture levels.
- Apply a layer (e.g. 100cm) of course composted wood chips within the NRZ.

Tree protection fencing – Erect fencing to protect Trees 1-13 from development related impacts (see plate 5). Fencing should consist of chain wire mesh panels held in place with concrete feet, or similar, in accordance with AS 4970:2025 *Protection of trees on development sites*.

Fencing should encompass as much of the NRZ as practicable, whilst allowing adequate space for work to be carried out (see Plate 5). If access within the TPZ is required, alternative protection measures (e.g. ground protection) should be implemented (see appendix 7.5).

Roots encountered – If roots <30mm are encountered they should be pruned any using clean, sharp pruning tools such as hand saw or secateurs.

Where roots >30mm, or multiple roots in the vicinity of a tree are encountered, a suitably experienced arborist should be contacted for guidance.

General - Design of any landscaping should be cognisant of root protection. Do not excavate within the nominated tree protection zones of retained trees including those trees on neighbouring properties unless permitted by the responsible authority.

Canopy Pruning – If required, should be conducted by a suitably competent person, in accordance with Standards Australia (2007), AS 4373-2007 *Pruning of amenity trees.*

6 References

Department of Transport and Planning. VicPlan, Accessed - August 25, Available at: https://mapshare.vic.gov.au/vicplan/

Mattheck, C. and Breloer, H. (1994), *The Body Language of Trees: A Handbook for Failure Analysis*, London: HMSO.

Costermans, L. (1981), *Native Trees and Shrubs of South-Eastern Australia*, New Holland publishers (Australia) Pty Ltd, Sydney

Brooker, M.I.H. & Kleining, D.A., (2006), *Field Guide to Eucalypts*, 3rd ed., Vol. 1 – South-eastern Australia, Melbourne, Australia: Bloomings Books.

Brooker, M.I.H. & Kleining, D.A., (2006), *Field Guide to Eucalypts*, 3rd ed., Vol. 2 – South-western and Southern Australia, Melbourne, Australia: Bloomings Books.

ProofSafe Tree Protection Zone encroachment calculator, available online at: https://proofsafe.com.au/tpz_incursion_calculator.html

Request for further information (RFI). Issued by- Cardinia Shire Council. Reference- T250366 PA. Dated- 18/7/2025

Standards Australia (2025), AS 4970:2025 *Protection of trees on development sites*

Standards Australia (2007), AS 4373-2007 *Pruning of amenity trees*

7 Appendix

7.1 Assumptions & Limitations

1. ***Treetec*** does not assume responsibility for legal matters, and assumes that legal descriptions, titles and ownerships are correct and good.
2. ***Treetec*** assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other government regulations.
3. ***Treetec*** takes all reasonable care to ensure all referenced material is accurate and quoted in correct context but does not take responsibility for information quoted or supplied.
4. ***Treetec*** shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including the payment of an additional fee for such services.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report, or a copy thereof, does not imply right of publication or use for any purpose by anyone but the person to whom it is addressed, without the prior written consent of ***Treetec***.
7. All, or any part of the contents of this report, or any copy thereof, shall not be used for any purpose by anyone but the person to whom it is addressed, without the written consent of ***Treetec***.
8. This report shall not be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the written consent of ***Treetec***.
9. This report and any values expressed herein represent the opinion of ***Treetec*** and ***Treetec's*** fee is in no way contingent upon the reporting of a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
10. Site plans, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
11. Information in this report covers only those items that were examined in accordance with the Terms of Reference, and reflects the condition of those items that were examined at the time of the inspection.
12. Inspections are limited to visual examination of accessible components unless otherwise stated in the "Method of Inspection".
13. There is no warranty or guarantee, expressed or implied, that the problems or deficiencies of the plants or property in question may not arise in the future.
14. Due to the dynamic nature of trees and development there can be no guarantee that the Useful Life Expectancy (ULE) of the subject tree/s won't be adversely impacted.

7.2 Glossary

AGE CATEGORY	The age of the tree is represented as Juvenile, Semi-mature, Mature or Senescent.	
	Juvenile:	A young tree, given normal environmental conditions for that tree it will not yet flower or fruit.
	Semi-mature:	Able to reproduce but not yet nearly the size of a mature specimen in that location.
	Mature:	Has reached or nearly reached full size and spread for that species in the given location.
	Senescent:	Health and / or structure is being adversely impacted by the old age of the tree.
ARBORICULTURAL VALUES	Values assigned to a tree or group of trees to provide an overview of their significance with consideration to a range of factors (see below)	
AMENITY VALUE	Provides a summary of the general condition and also the overall significance contributed to the landscape (Visual appeal). Factors include; physical condition (health, structure, form), age, size, and species. Trees may possess one or more of the attributes listed.	
	High:	Large size, good health and structure, significant in relation to the local landscape, prominent location.
	Medium:	Moderate size, fair health and/or structure, somewhat significant in relation to the local landscape, prominent location.
	Low:	Small common species, poor health and structure, insignificant in relation to the local landscape, environmental weed.
RETENTION VALUE	A rating assigned to a tree or group of trees based on; Amenity Value, Useful Life Expectancy (ULE), suitability for the site, location, cultural or historical significance, legislative vegetation controls (such as Planning or Local Law). Age is a primary consideration as it is the determining factor when considering how long it would take to replace the amenity lost when trees are removed. For proposed development, the retention value may help shape decisions to ensure site amenity value is maximised. Tree removal may require a planning permit. Check with your local council prior to removing any vegetation.	
	Offsite:	Located outside of the subject site. Must be retained and protected regardless of other factors.
	High:	Worthy of retention and incorporation into any development proposal. Medium or High Amenity Value, 15>40 years or greater Useful Life Expectancy (ULE), rare or endangered/ ecologically valuable.
	Medium:	Should be considered for retention, if practicable. Low or Medium Amenity Value, 15-40 years or less ULE. May be minimal canopy cover in the local area (loss would be detrimental to the landscape).
	Low:	Low Amenity Value, 5-15 years or less ULE, may be problematic to retain. Retain if desired, otherwise consider removal.
CABLING	In some circumstances where a defect has been identified it may be possible to use cabling to help retain the tree. Cabling methodology depends on the situation: Loose fitting to only assist a tree in windy conditions Tight fitting - holding stems or branches with permanent support. And/or To 'catch' a section of tree if it fails	

	Cabling can greatly reduce risk and help retain a tree for a long time however the cabling and tree needs to be inspected and maintained regularly. If the tree is of low amenity or the cabling will not add significantly to the ULE then we would recommend a higher risk tree be replaced rather than cabled.
CANKER	Localised dead areas in the bark or wood, primarily caused by fungal pathogens which kill the living tissue causing dysfunction.
CANOPY SPREAD	Overall size of the canopy as looking from a plan view. Recorded at the widest point.
CODOMINANT STEMS	Two stems of approximately the same thickness and height originating from the same position in the tree.
COMMON NAME	A non-scientific name commonly used for that tree.
COMPETENT PERSON	Person who has acquired, through education, training, qualification, experience or a combination of these, the knowledge and skill enabling that person to perform the task required.
COPPICE	The practice of cutting a tree down to a stump and allowing basal regrowth.
CROWN WIDTH	See 'Canopy spread'
DEAD (AS DEAD)	Cessation of all metabolic processes (or very soon to be)
DEADWOOD	Deceased above ground tree parts such as stems or branches. *Minor* deadwood – less than 40mm diameter *Major* deadwood – greater than 40mm diameter
DEVELOPMENT	The use of land including; the subdivision of land, erection or demolition of a building or works, the carrying out of a work, road works, the installation of utilities and services, and any other act, matter or thing as defined by the relevant legislation.
DIAMETER ABOVE ROOT BUTTRESS (**DARB**)	The diameter of the trunk measured above the root buttress. This measurement is used to calculate the structural root zone (see SRZ).
DIAMETER AT STANDARD HEIGHT (**DSH**)	The diameter of the trunk measured at or near 1.4m above ground level. Where there is more than 1 stem originating below 1.4m the measurement recorded is calculated as described in AS 4970:2025.
ENCROACHMENT	Works or change of use (temporary or permanent) proposed to occur within an identified NRZ either above or below ground, regardless of work method or construction type.
	Minor: — Less than or equal to 10% of the calculated NRZ area, has had no recent encroachments and is outside of the SRZ.
	Moderate: — Grater then 10% and less than or equal to 20% of the calculated NRZ area and is outside of the SRZ.
	Major: — Greater than 20% of the NRZ area or inside the SRZ.
EPICORMIC GROWTH	New shoots forming from dormant buds within the bark on the trunk and/or branches.
FORM	Reference to the symmetry of the crown as observed from all angles and in accordance with the morphology of that species, and documented as Poor, Fair or Good.
GIRDLING ROOTS	Surface roots growing tightly around the base of the trunk causing the restriction of nutrient and water movement.
GROUND PROTECTION	Structure, ground cover or treatment placed of the ground to protect the soil beneath and minimise soil compaction and physical damage to roots.
HEALTH	A trees vigour as exhibited by the crown density, leaf colour, seasonal extension growth, presence of stress indicators, ability to withstand diseases and pests, and the

	degree of dieback. Where a deciduous tree is inspected without foliage and health is undetermined a '?' will be noted.	
	Dead:	Cessation or near cessation of all metabolic processes.
	Poor:	Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
	Fair:	Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.
	Good:	Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest, or disease damage.
HEIGHT	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is an estimation only.	
IMPACT ASSESSMENT	An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.	
	Low:	Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.
	Moderate:	Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
	High:	Tree/s likely to be lost in the medium or short term, or adversely impacted so that tree health, and therefore, ULE are significantly reduced, or the tree will become unstable and/or present an unacceptable level of risk.
	Proposed to be removed:	Trees that are within the footprint of works and proposed to be removed by the client, or are not viable to retain due to the factors listed in the conclusions of this report. Trees proposed for removal are not always required to be removed.
INCLUDED BARK UNION	A union within a tree that has included bark (bark pressing on bark), these unions are usually poorly attached and more likely to fail as the included bark is equivalent to a split. Often characterized by an acute angle and sometimes forming ribs or flaring immediately below the union where the tree reacts to the weakness by placing secondary growth. Though these unions are weaker than a 'good' union, the risk of failure cannot be calculated and a poor union does not automatically justify the removal of the tree.	
LOPPING / TOPPING (includes coppicing)	The removal of parts of a tree giving no consideration to the trees natural defence systems.	
NOTIONAL ROOT ZONE (**NRZ**)	Zone created by a radius of 12 times the DSH that is a primary trigger for arboricultural input on a development site.	
PRUNING	Systematic removal of branches of a plant whilst giving consideration to the trees natural defence systems.	
RELEVANT AUTHORITIES	Legal controls and liabilities under common law are usually considered at the earliest stages of planning for a potential site development. Relevant authorities have an important role in regulating and enforcing the development process.	

	When development has been approved, it is possible that planning conditions will be imposed for the management of trees.	
ROOTS	Below ground component of a tree's structure and consist of three main parts.	
	Absorbing	Small, non-woody roots with hairs or mycorrhizal association and no bark, responsible for the update of most of the water and solutes used by the tree. These roots are generally less than 2 mm in diameter and frequently replaced.
	Structural	Large diameter woody roots close to the stem that provides stability and support to the tree, mostly found within the SRZ.
	Woody	Roots that have undergone lignification and secondary thickening.
STRUCTURAL ROOT ZONE (**SRZ**)	Theoretical area around the base of a tree required for the teres's stability in the ground.	
STRUCTURE	Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. Determined using the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994). The failure of small (<60mm calliper) live or dead limbs is normal and not considered here.	
	Very poor:	Clear indications that a significant failure is likely soon
	Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow
	Fair:	Signs of weakness present though not obviously significant, likely to become worse over time
	Good:	No obvious signs of structural weakness
TREE	Long-lived, woody perennial plant with one or relatively few main, self-supporting, stems or trunks. Greater than (or usually greater than) 3m in height (or as defined by the responsible authority).	
TREE PROTECTION PLAN (**TPP**)	Scaled drawing that shows trees to be retained, the location of the TPZ(s), and tree protection devices specified.	
TREE PROTECTION ZONE (**TPZ**)	Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.	
TREETEC REFERENCE	Unique identifier assigned to an individual report by Treetec	
TYPE	Status of the species as it relates to the location.	
	Indigenous:	Naturally occurring to the local area
	Victorian Native:	Naturally occurring within Victoria (classified as native vegetation within the Victorian Planning Provisions)
	Australian Native:	Naturally occurring within Australia
	Exotic:	Introduced species to Australia
UNION	The point where a branch or stem is attached to another branch or stem.	
USEFUL LIFE EXPECTANCY (**ULE**)	Useful Life Expectancy is an estimation of how many years a tree can reasonably be retained in the landscape provided growing conditions do not significantly worsen and any recommended works are completed. It takes into consideration factors such as risk, species, age, health and site conditions. Usually represented as either **0, <5, 5 - 15, 15 - 40, or >40.**	
WORKS	Any physical activity in relation to the land that is specified by the relevant authority.	
WOUNDWOOD	Tissue that forms following wounding (sometimes referred to as callus tissue). Wounds include pruning cuts and the site of branch failures, etc.	

7.3 Impacts to trees

Physical/Mechanical damage to trees

Physical damage to tree parts, particularly the trunk, provides entry points for pests and diseases such as fungal infections. This may cause long-term decay and can lead to partial or complete tree failure and death.

Alteration of soil levels

Alteration of soil levels around trees will affect the root zone and stability of a tree as well as tree metabolism. This may result in reduced tree health, excessive deadwood, thinning foliage and poor vigour. It can take years for impacts to become evident, at which time it is usually irreversible.

Works within an NRZ

Works such as site cut and fill, re-grading, installation of underground services, building footings or landscaping have the potential to damage tree roots.

It may be possible to work within a NRZ without significantly impacting a tree, however the size and number of roots in the area, and the specifics of the tree and its resilience to impacts, would all need to be reviewed prior to commencement. Design and construction methods may need alteration to minimise adverse impacts.

Site cut and fill has the potential to physically impact roots and thus should be located to ensure minimal disturbance within the NRZ of retained trees. If a shallow cut is proposed within a NRZ, consider increasing fill to eliminate the cut. If the grade is to be raised, the material should be coarser or more porous than the underlying material. If site cuts must occur, avoid batter cuts and instead design a vertical retaining wall to minimise disturbance.

Installation of underground services should also be routed outside NRZs; if there is no other option, they should be installed using non-destructive methods such as air or hydro excavation, or installed by boring under the NRZ at a depth of at least 700 mm (where practicable). The project arborist should assess the likely impacts of boring (including bore pit locations) on retained trees.

Driveways and pathways should not encroach into a NRZ; if encroachment is unavoidable, any hard surfaces should:

1) not involve any scraping or excavation – most small absorbing roots are within the upper 100mm of soil.
2) be constructed of a permeable material and laid on a base and sub-base specifically designed to allow the movement of water through and into the soil below.

If buildings are permitted within a NRZ, foundations should be suspended on piers leaving the ground undisturbed other than the careful placement of pier holes. The bottom of supporting beams should be above existing ground level or, if this is not possible, beams should run radially away from the tree trunk. There should be no excavation of any description, including piers, within a Structural Root Zone (SRZ).

All works within NRZs must be approved by the responsible authority prior to commencement.

7.4 Degrees of encroachment

In accordance with AS 4970:2025 *(Protection of trees on development sites)* encroachment within a NRZ is defined as per below.

Minor encroachment

The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent NRZ encroachments and is outside of the SRZ.

Generally, it is unlikely that there will be a significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

Moderate encroachment

The proposed encroachment is considered moderate if it is greater than 10% and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ.

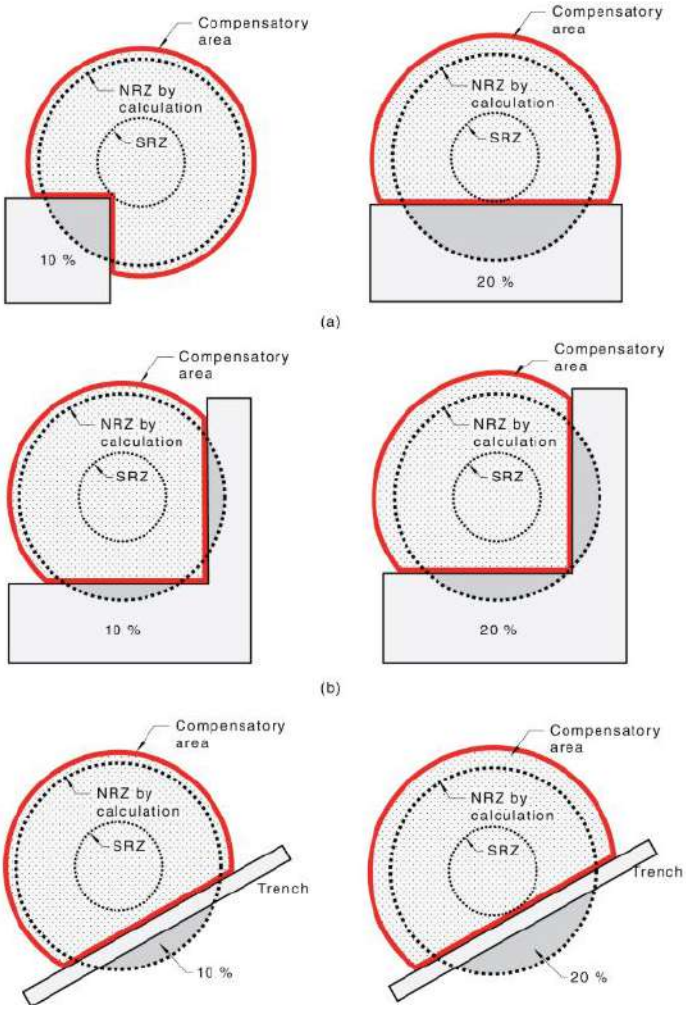
A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during the development process as part of a TPS and TPP. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.

Major encroachment

The proposed encroachment is considered major if it is greater than 20 % of the area of the NRZ or inside the.

The project arborist shall be engaged to explore alternative designs with the design team and/or demonstrate that the tree will remain viable.

For assessment of major encroachment a more detailed investigation is necessary. This can include research such as root investigation, soil analysis, historical records of the tree or site, relevant literature and examples of similar encroachments. A TPS and TPP should be prepared to support the retention of the tree. To avoid a net loss of soil area and volume, an area equivalent to the encroachment shall be incorporated into the TPZ, unless the project arborist otherwise demonstrates that the tree will remain viable.



Example of NRZ encroachments.
Source – AS 4970:2025 *Protection of trees on development sites*

7.5 Tree Protection Zones (TPZ)

The TPZ is a restricted zone usually delineated by protective fences (or using an existing structure such as a fence or wall) or other physical protection methods which are documented within the AIA, the TPS and the TPP.

Establishment of a TPZ

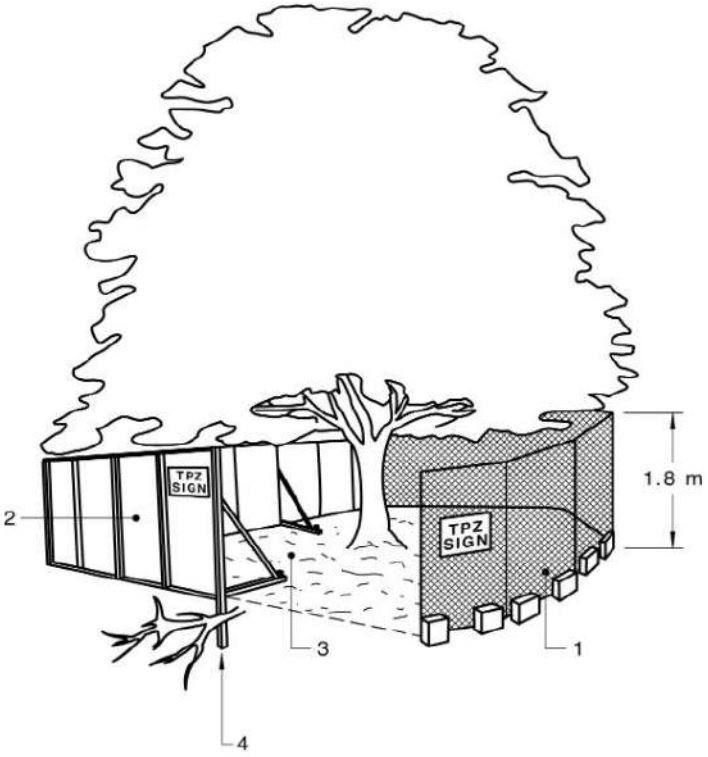
The TPZ is the principal means of protecting trees on development sites and is usually delineated with tree protection fencing as defined by AS 4970:2025 *Protection of trees on development sites.*

Fencing is installed following permitted vegetation removal and pruning, but prior to site establishment. Unless stated otherwise and approved by the relevant authority, fencing should be retained until completion of all construction related activity.

TPZ fencing

The fence must provide high visibility and act as a physical barrier to construction activity. The fence should be adequately signed "Tree Protection Zone – No Access", be sturdy and prevent the entry of heavy equipment, vehicles, workers and the public.

Where feasible, tree protection fencing will consist of chain wire mesh panels held in place with concrete feet. Where chain mesh fencing is impractical to implement, alternate protection measures must be arranged.



Example of TPZ fencing and signage
Source – AS 4970:2025 *Protection of trees on development sites*

Restricted activities within a TPZ

A TPZ area may surround a single tree or group, or a patch of vegetation. Activities that must NOT be carried out within a TPZ unless permitted by the Responsible Authority include, but are not limited to, the following:

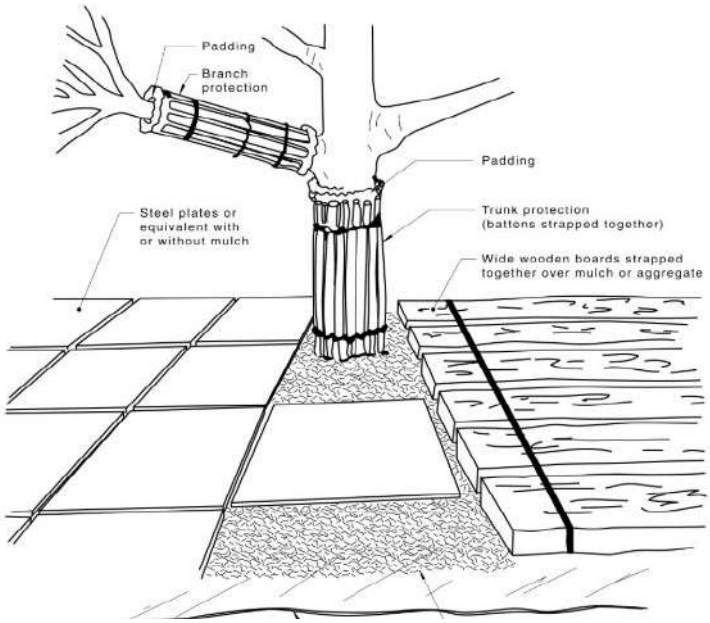
These include but are not limited to the following:
(a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
(b) Equipment and material storage.
(c) Preparation of chemicals, including preparation of cement products.
(d) Movement or parking of vehicles and plant.
(e) Dumping of waste.
(f) Spreading or stockpiling of fill.
(g) Refuelling.
(h) Washing down and cleaning of equipment or hard surfaces.
(i) Fires.
(j) Physical damage to the tree.

Activities specified in items (a) to (e) may be permitted with appropriate protection measures, as detailed in the TPS and TPP.

Additional tree protection measures

If temporary access to the TPZ is required, protection for the trunk, branches or ground may be required. The materials and positioning of protection will be specified by the project arborist.

For temporary foot traffic through the TPZ, this may be facilitated using sheets of heavy plywood or similar material; this should not be considered a long term solution.



Example of trunk and ground protection.
Source – AS 4970:2025 *Protection of trees on development sites*

For machinery access within the TPZ, ground protection should be utilised to prevent root damage and soil compaction. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch, or crushed rock below rumble boards or HPDE track mats. These measures may also be applied to root zones beyond the TPZ.

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

7.6 Pruning standards

An Australian Standard exists to give guidance on pruning of trees (*AS 4373 2007 - Pruning of Amenity Trees*).

It is important that all remedial works are carried out by a competent contractor in accordance with the Australian Standard.

Lopping, as defined within the standard, is detrimental to trees and often results in decay and poorly attached epicormic shoots. Natural Target Pruning methods should be used wherever possible when removing sections from trees.

7.7 Options for reducing impacts to trees

Designing all works outside the NRZ is the preferred option to ensure trees remain viable post construction. The options below may mitigate some tree damage and facilitate works within NRZs if approved by the Responsible Authority.

Non-destructive digging

Non-destructive investigation

Air or Hydro excavation can be utilised to explore the proposed encroached NRZ area. These methods use compressed air or high pressure water to dislodge soil without damaging larger roots. This option should be employed during the design stage to identify roots, and during construction to minimise impacts.

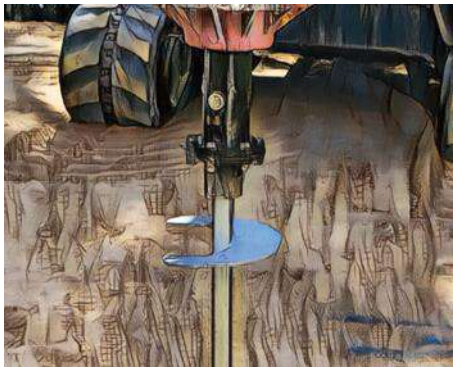
Underground boring

Horizontal boring can be used to drill a pathway for the installation of underground services and utilities without the need for open trenching. An entry and exit pit are required, however, if these are located outside of a NRZ, and the boring depth under the NRZ is below ~700mm, the overall impact to the subject tree/s can be significantly reduced.

Horizontal boring

Low impact footing design

Screw pile or pier footings with beams above ground level, or cantilevered to support the floor of a building can be used to minimise impacts on trees. Consideration must be given to the soil type and lost catchment area beneath a raised structure. Footings should be positioned so as not to damage larger (>30mm diameter) roots.



Low impact footings: i.e. - screw piles

Bridging over the NRZ

Post/screw pile footings with cross members to support a bridge like structure raised above the NRZ can be used for driveways or pathways. Footings should be positioned so as not to damage larger (>30mm diameter) roots. Structures should be engineered to tolerate the expected loads. Consideration should be given to the location of transition between natural grade surfaces and the bridging structure, as some excavation at this location would be required. This is preferably outside of the NRZ.

Bridging over a NRZ

Permeable, porous, and pervious surfaces

Unlike traditional concrete surfaces, these alternatives enable a hard surface to be created whilst also allowing moisture to penetrate into the soil below. There are numerous options available, however, most usually require excavation to create a stable base that will allow water to filter into the soil below. This excavation can impact roots, thus nullifying the benefit of the alternative construction method. If permeable paving is utilised, it is of greater benefit if no disturbance to natural grade occurs and no compacted gravel subbase is installed. Soil pH is also a consideration as leeching from the bonding material of a poured surface will increase soil pH levels and may impact tree health through nutrient deficiencies.

7.8 Photos

Tree 1

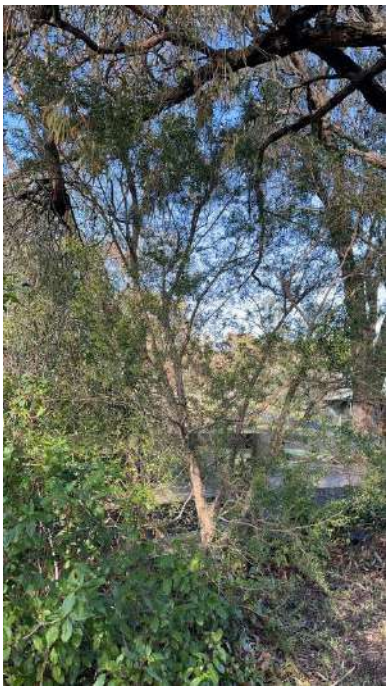
Tree 2

Tree 3

Tree 4

Tree 5

Tree 6



Tree 7

Tree 8

Tree 9

Tree 10

Tree 11

Tree 12

Tree 13

Tree 14

134 Foot Road
Upper Beaconsfield

Proposed roofing of an exisiting RoundYard - T250366

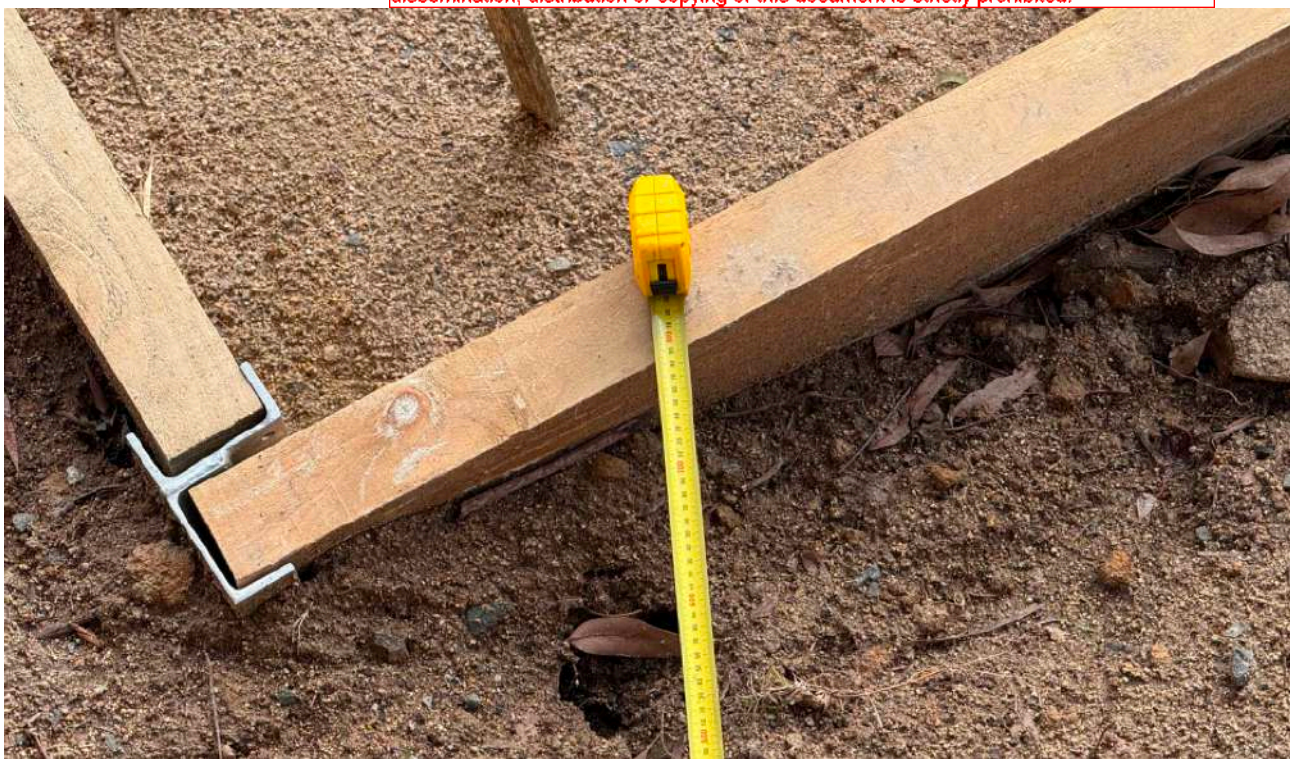
[redacted]m Cardinia Council has requested the measurements of the cut odate the corner post of the roofing structure.

The original earthworks for the round yard were completed over twenty years ago to create space for a 16-meter round yard facility on the property. In May 2025, a decision was made to roof the existing area in order to provide a weatherproof facility for clients visiting Jabulani Sanctuary.

Although no photographs were taken prior to the recent additional cut, it is easy to distinguish the original cut on site, and the depth of the new cut can be clearly seen in aerial photographs.

A tape measure has been placed on the top of the new retaining wall in line with the original cut, this shows a cut made of not more than 800mm. (see photograph on page 2).

Roundyard

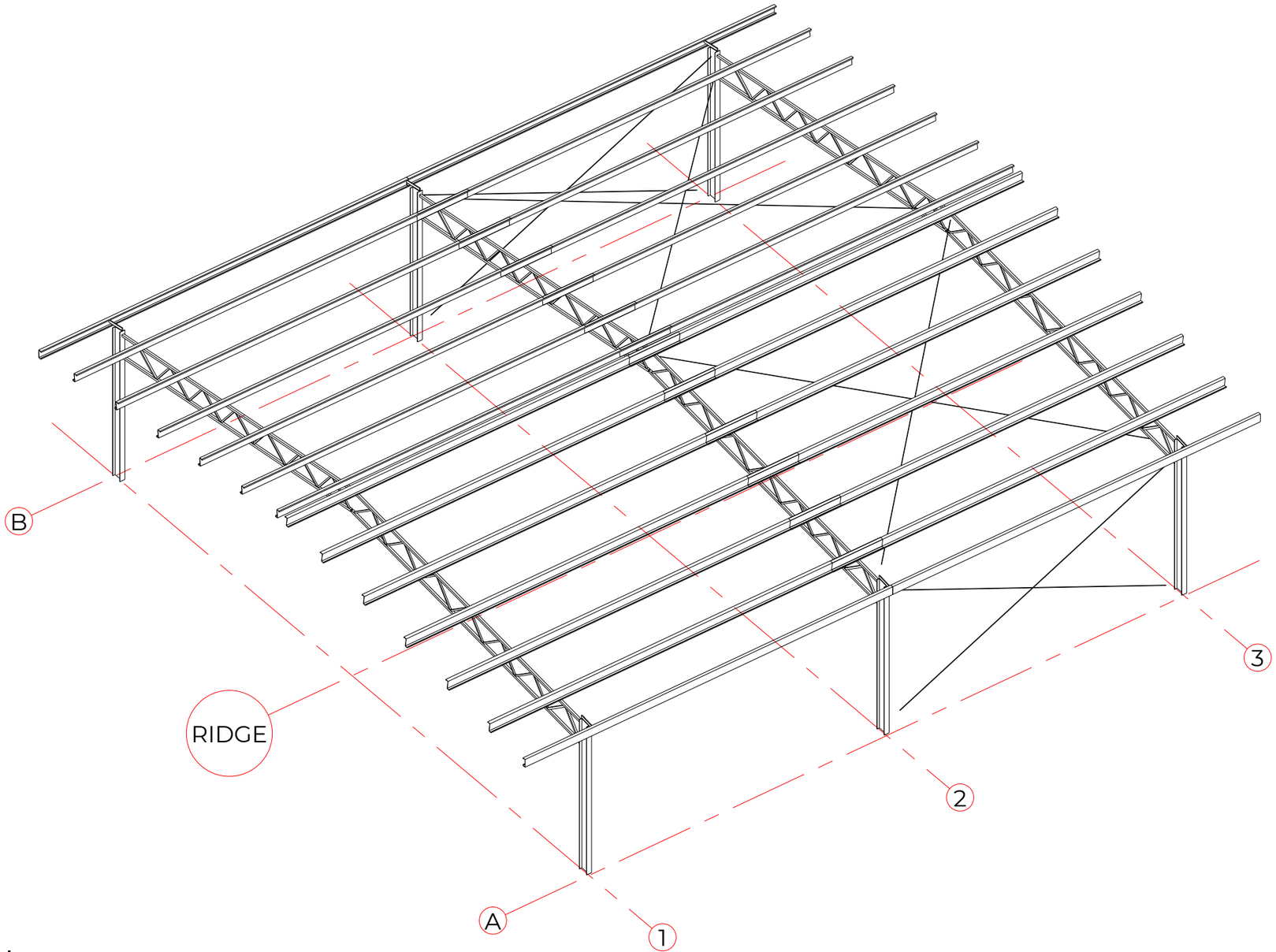


Tape measure in position showing 800mm

Showing the original cut and the new cut made to accomodate the corner roof post.

Aerial view showing the original cut (black curve) and the new cut made to accomodate the corner roof post.

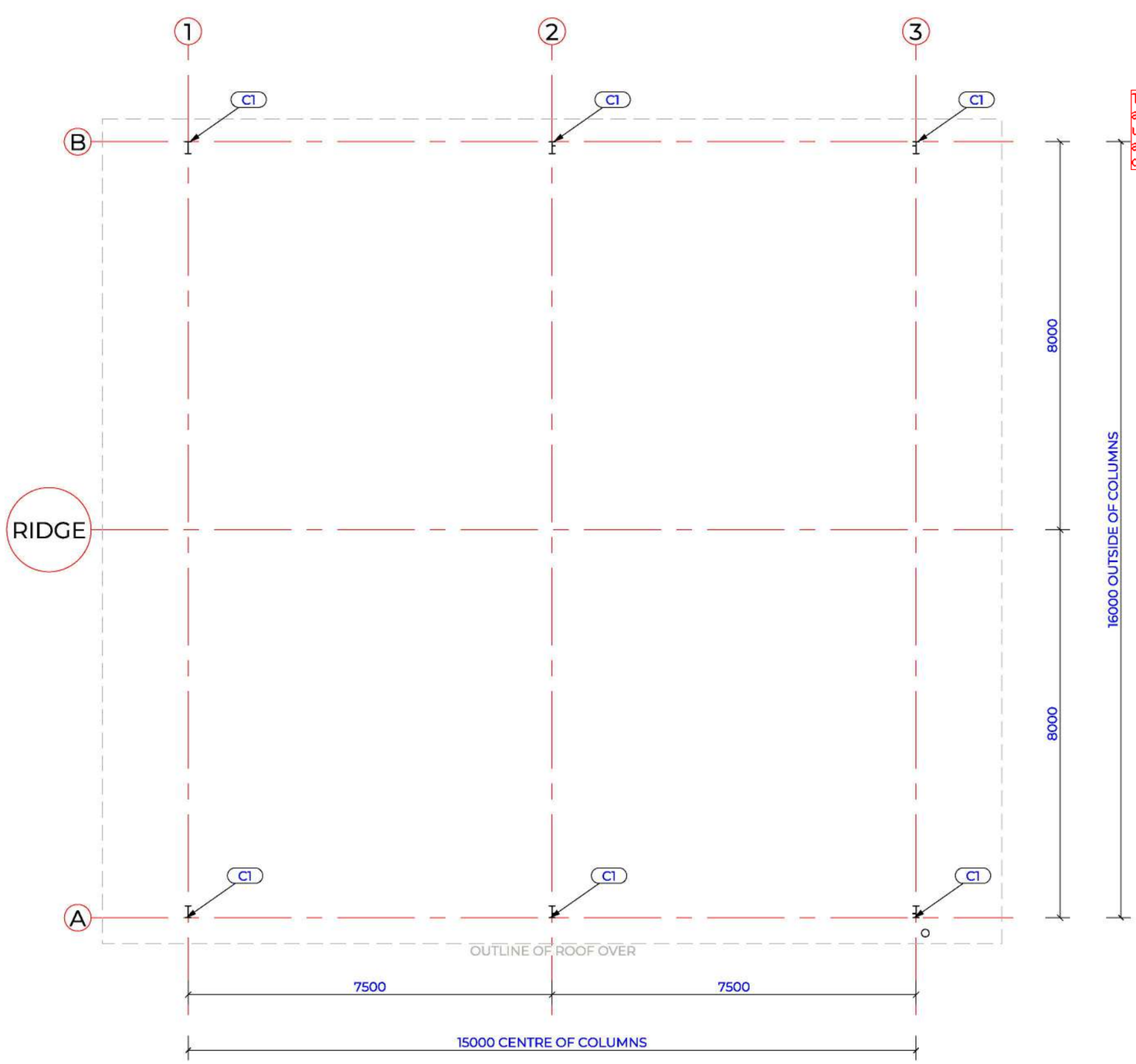
PROPOSED ROUND YARD COVER
FOR JABULANI SANCTUARY
134 FOOTT ROAD, BEACONSFIELD UPPER, VIC 3808



JOB: 52305

A1.01 - FLOOR PLAN
A1.02 - ROOF SHEETING PLAN
A2.01 - ELEVATIONS
A3.01 - SECTIONS & DETAILS

Central Steel build



MEMBER SCHEDULE	
ITEM	NAME
C1	COLUMN

[redacted]

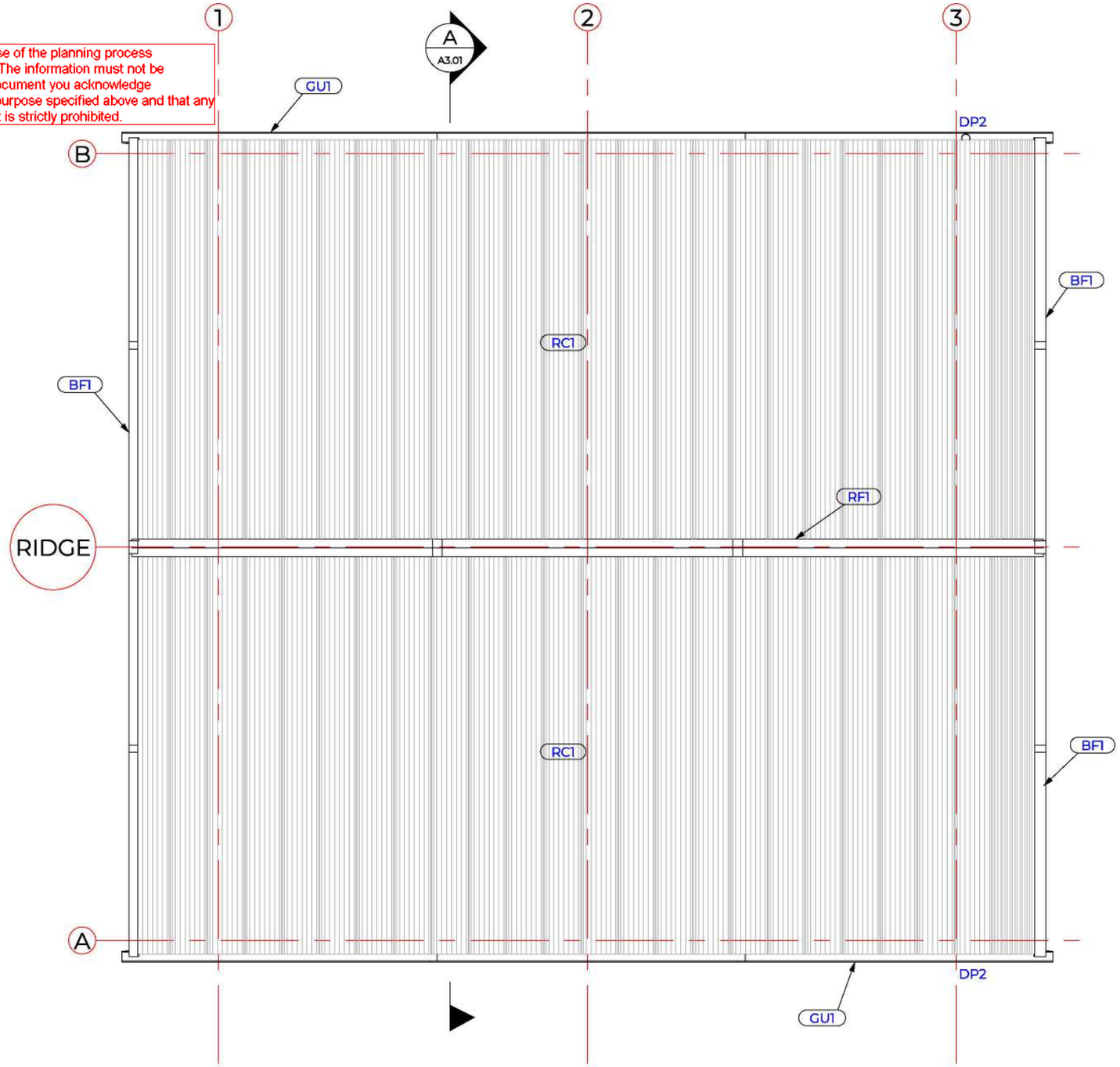
FLOOR PLAN **JOB 52305** **SHEET A1.01** **REV A**

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

REV	DESCRIPTION	DATE	DRAWN
A	PLANNING	10/06/2025	JL

SIZE A3 **SCALE** 1:100 **PAGE** 2 OF 5

Central Steel build



NOTE:
SAFETY MESH
INCLUDED IN ROOF

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		Pale Eucalypt
DP2	150Ø DOWNPIPE		White PVC
GU1	CUSTOM GUTTER 200		Pale Eucalypt
RF1	V-RIDGE		Pale Eucalypt
RC1	ROOF CLADDING	0.47-TCT-5RIB	Pale Eucalypt

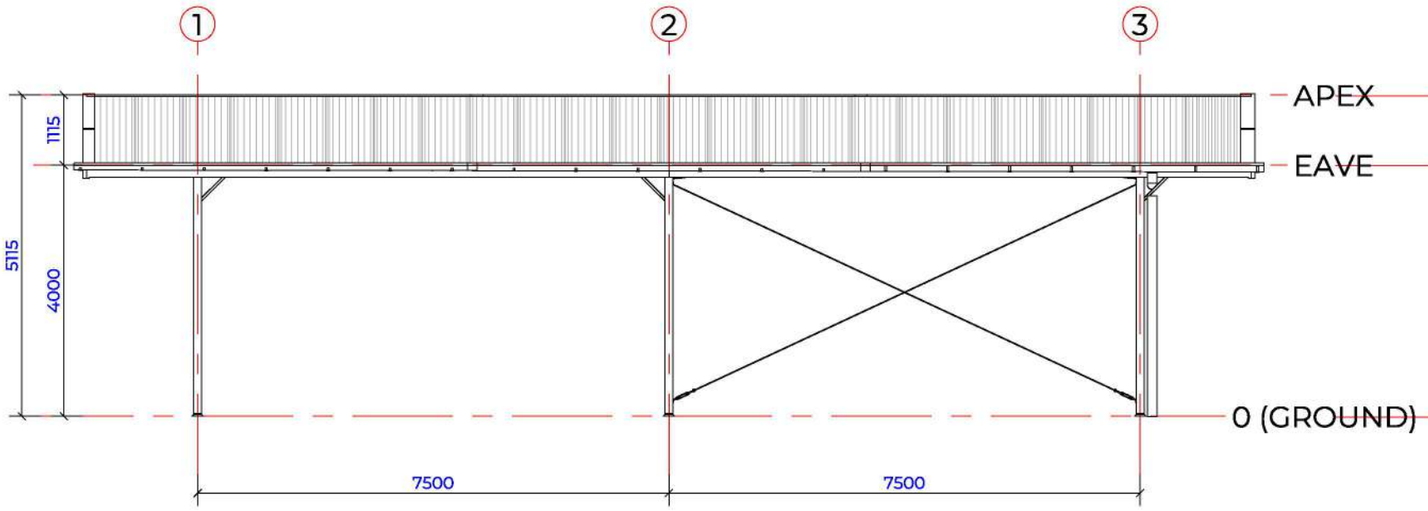
ROOF SHEETING PLAN **JOB 52305** **SHEET A1.02** **REV A**

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

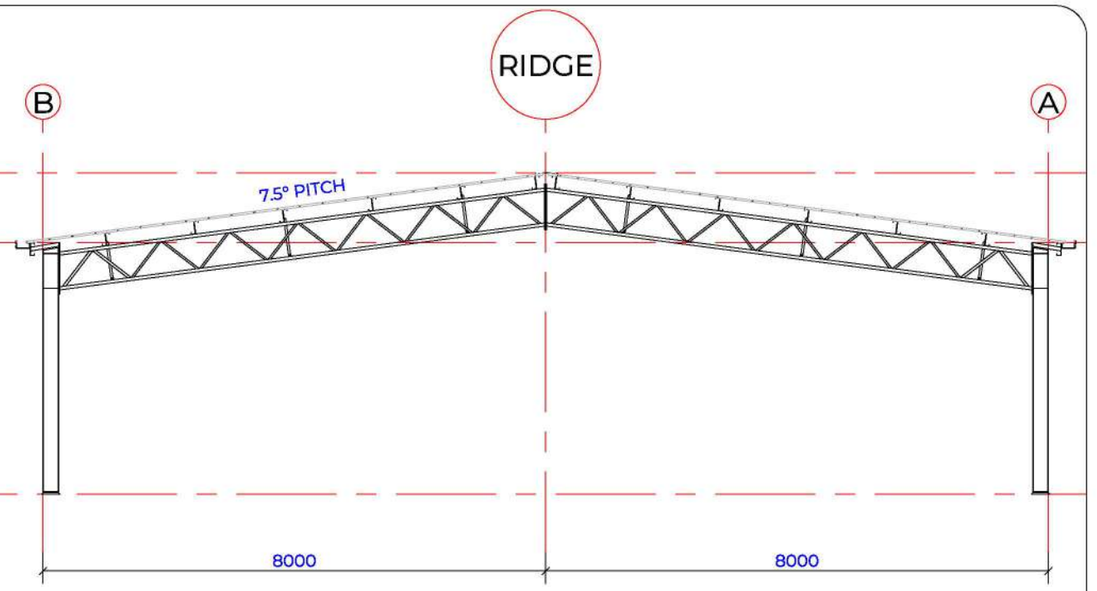
REV	DESCRIPTION	DATE	DRAWN
A	PLANNING	10/06/2025	JL

SIZE A3 **SCALE** 1:100 **PAGE** 3 OF 5

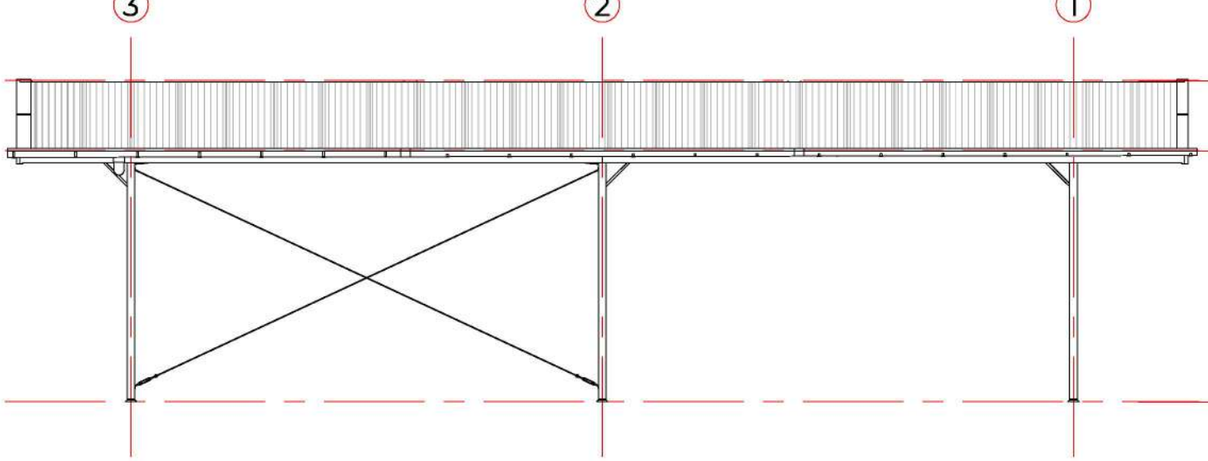
Central Steel build



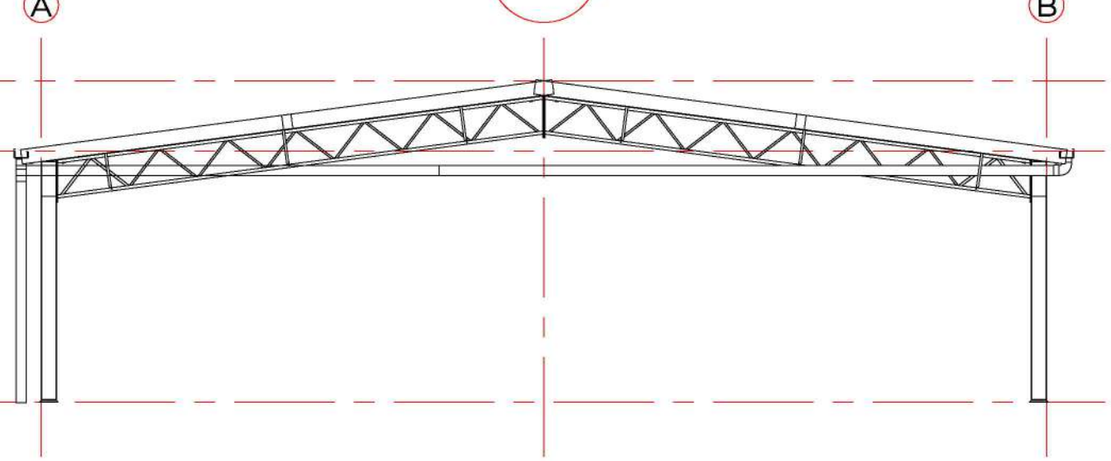
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		Pale Eucalypt
DP2	150Ø DOWNPIPE		White PVC
GU1	CUSTOM GUTTER 200		Pale Eucalypt
RF1	V-RIDGE		Pale Eucalypt
RC1	ROOF CLADDING	0.47-TCT-5RIB	Pale Eucalypt

[redacted]

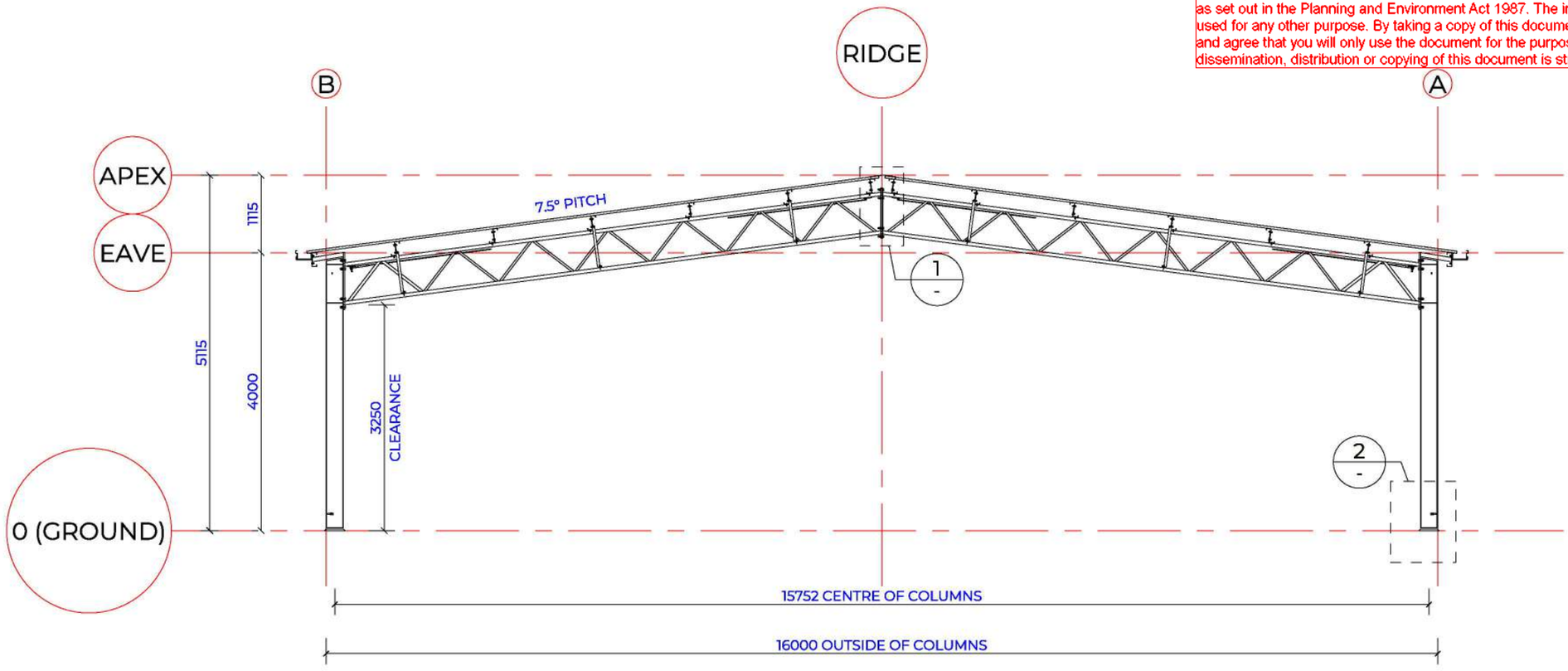
VATIONS **JOB 52305** **SHEET A2.01** **REV A**

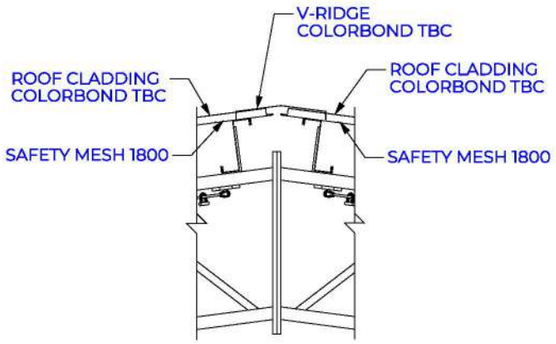
RAWINGS ARE TO SHOW THE DESIGN OF THE BUILD. FOR ALL STRUCTURAL TS REFER TO THE ENGINEERING GS SUPPLIED BY CSB

3 **SCALE** 1:100 **PAGE** 4 OF 5

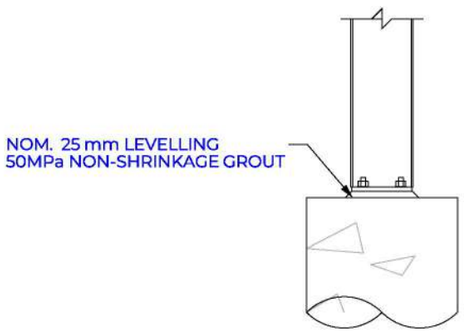
REV	DESCRIPTION	DATE	DRAWN
A	PLANNING	10/06/2025	JL

Central Steel build





DETAIL 1 (A3.01) 1:25



DETAIL 2 (A3.01) 1:25

[redacted]

SECTIONS & DETAILS **JOB 52305** **SHEET A3.01** **REV A**

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

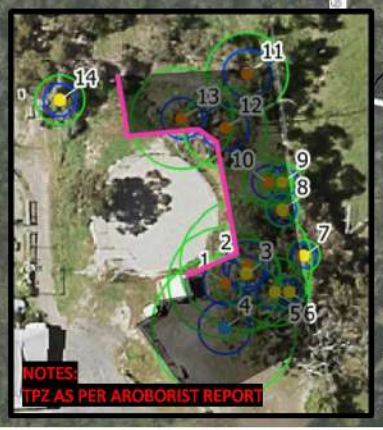
REV	DESCRIPTION	DATE	DRAWN
A	PLANNING	10/06/2025	JL

SIZE A3 **SCALE** 1:75 **PAGE** 5 OF 5

Central Steel build

PROPOSED 18m x 16m YARD COVER
143 FOOTT ROAD, BEACONSFIELD UPPER VIC

NOTES:
EXISTING SITE CUTE APPROX 800MM



NOTES:
TPZ AS PER AROBORIST REPORT

Showing tree protection fencing (pink) and TPZ no go zones (black).

Lot 2 on Plan of Subdivision 440654U.

100M
90M
80M
120M
130M
140M
110M

PROPOSED 18m x 16m YARD COVER

EXISTING ASSOCIATED BUILDINGS

EXISTING DWELLING

7MTR BOUNDARY SET BACK

EXISTING ALL WEATHER DRIVEWAY

80M FROM BOUNDARY SET BACK

FOOTT ROAD

NOTES:
- NEAREST NEIGHBOURING DWELLING IS 50m AWAY
- NEAREST WATERWAY IS 87m AWAY
- STORMWATER TO BE CONNECTED TO EITHER A WATER TANK OR DISPERSED MIN 2M AWAY ON A DOWNWARD SLOPE FROM SHED
- ALL MEA

KEY
- EXISTING WATERBODY AS PER VICPLAN
- EXISTING DRIVEWAY/ ACCESS TRACK

NORTH

COLOUR SCHEDULE:

ROOF:	PALE EUCALYPT
GUTTER:	PALE EUCALYPT
BARGE:	PALE EUCALYPT