

Notice of Application for a Planning Permit

| | |
|---|---|
| The land affected by the application is located at: | L8 LP70022 V08626 F320 126 Stoney Creek Road, Beaconsfield Upper VIC 3808 |
| The application is for a permit to: | Buildings and Works (Construction of a Garage) and Removal of Three (3) Trees |

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

| | |
|---------|--|
| 35.05-5 | Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling) |
| 35.05-5 | Construct a building within nominated setbacks |
| 42.01-2 | Remove, destroy or lop vegetation |
| 42.01-2 | Construct a building or construct or carry out works |
| 44.06-2 | Construct a building or construct or carry out works associated with (Accommodation) |

APPLICATION DETAILS

| | |
|----------------------------------|-------------|
| The applicant for the permit is: | Adex Design |
| Application number: | T250381 |

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.

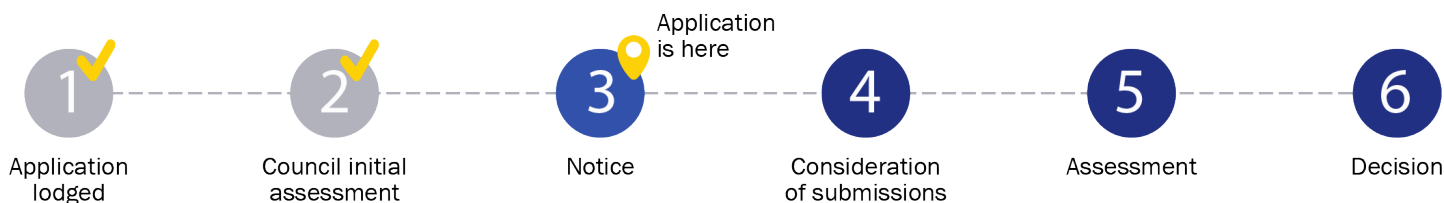
This can be done during office hours and is free of charge.

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: | | 31 October 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: <ul style="list-style-type: none">• 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. |



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Application Summary

Portal Reference A22518H3

Basic Information

| | |
|---------------|---|
| Proposed Use | Proposed construction of a c/bond Garage |
| Current Use | Single Dwelling |
| Cost of Works | \$35,000 |
| Site Address | 126 Stoney Creek Road Beaconsfield Upper 3808 |

Covenant Disclaimer

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

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

Contacts

| Type | Name | Address | Contact Details |
|-------------------|-------------|--|--|
| Applicant | Adex Design | POBox 4163 po box 4163, Croydon Hills VIC 3136 | W: 0414-777-828 E: adexdesign3136@gmail.com |
| Owner | | | |
| Preferred Contact | Adex Design | POBox 4163 po box 4163, Croydon Hills VIC 3136 | W: 0414-777-828 E: adexdesign3136@gmail.com |

Fees

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

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Civic Centre
20 Siding Avenue, Officer, Victoria

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

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham 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 |
|------------|----------------------|---|
| 26-06-2025 | A Copy of Title | Tittle RSS Re 126 Stoney Creek rd .pdf |
| 26-06-2025 | Alteration statement | Rev A Planning Drawgs Re 126 Stoney Creek rd .pdf |
| 26-06-2025 | Site plans | Rev A Planning Drawgs Re 126 Stoney Creek rd .pdf |
| 26-06-2025 | Additional Document | Arborist Report AIA 126 Stoney Creek Road, Beaconsfield Upper.pdf |
| 26-06-2025 | A Copy of Title | POSub Re 126 Stoney Creek rd .pdf |

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

Lodged By

| | | | |
|-----------------|-------------------------------------|-------------------------------------|--|
| Site User | <div>Adex Design and Drafting</div> | PO BOX 4163, Croydon Hills VIC 3136 | M: 0414-777-828 E: adexdesign3136@gmail.com |
| Submission Date | 26 June 2025 - 10:16:AM | | |

Declaration

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



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

Page 1 of 1

VOLUME 08626 FOLIO 320

Security no : 124124880168Q
Produced 29/05/2025 10:24 AM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 070022.
PARENT TITLE Volume 08612 Folio 853
Created by instrument LP070022 08/07/1966

REGISTERED PROPRIETOR

Estate, Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP070022 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|-----------------------|------------|------------|
| AY894097L (E) | DISCHARGE OF MORTGAGE | Registered | 20/02/2025 |
| AY894098J (E) | TRANSFER | Registered | 20/02/2025 |
| AY894099G (E) | MORTGAGE | Registered | 20/02/2025 |

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

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

Street Address: 126 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | LP070022 |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 29/05/2025 10:24 |

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS 16, 54 & 55 SECTION D
AND PART OF FORMER GOVERNMENT ROAD
PARISH OF GEMBROOK

LP70022
EDITION 1
APPROVED 18 / 5 / 66

COUNTY OF MORNINGTON

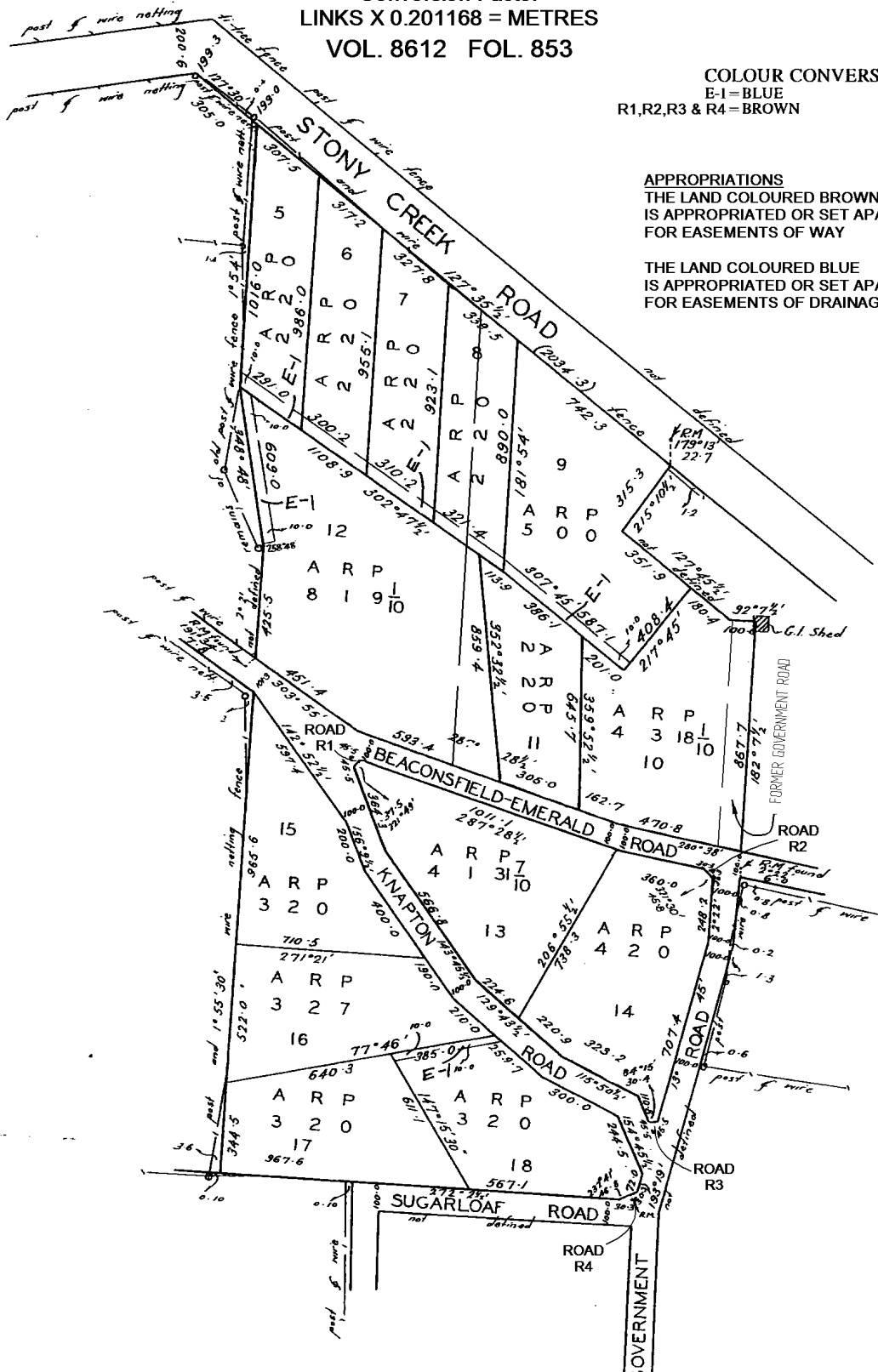
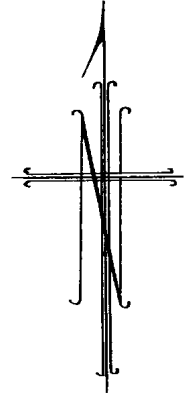
Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES
VOL. 8612 FOL. 853

DEPTH LIMITATION: 50 FEET (FORMER GOVERNMENT ROAD)

COLOUR CONVERSION
E-1 = BLUE
R1, R2, R3 & R4 = BROWN

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

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE



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NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

Arboricultural Impact Assessment Report

Wednesday, 25 June 2025

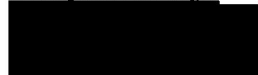
Site Address:

126 Stoney Creek Road, Beaconsfield Upper

Prepared for:

Adex Designs

Prepared by:



Arboricultural Consultant

P.O. Box 95 Ringwood East 3135

simon.molloy@bigpond.com

0418 443 554

ABN: 17 155 421 837

Version 1

| Document control | | |
|------------------|----------|------------|
| Version 1 | Original | 25/06/2025 |

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1. EXECUTIVE SUMMARY

The purpose of this report is to provide the findings of an assessment of nine (9) trees on the subject site and to determine the impact of proposed works on the long-term vigour of the trees to be retained. The report is to recommend tree protection measures, alternative construction measures, and modification to the design as required enabling successful retention of trees of high value on the subject site. *AS 4970-2025, Protection of Trees on Development Sites* has been referenced and all measurements are based on the standard.

A site visit was conducted on Monday, 16 June 2025 for the purposes of data collection and to assess tree and site conditions.

Proposed works require the removal of four (4) trees due to the extent of encroachment into the NRZ.

Trees within the location of proposed works are comprised of a mix of predominately-exotic species with two natives of which one is considered naturally occurring. Six trees (1, 2, 3, 7, 8, & 9) are exempt from a permit under the provisions of clause 52.12 Bushfire Protection Exemptions.

Proposed works require the removal of four trees with minor encroachment into the NRZ of tree 7.

Typical tree protection fencing is recommended to ensure remaining trees on the site are protected during works. Supervision during excavation works within the TPZ of retained trees is recommended.

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2. SCOPE AND REPORT OBJECTIVES

This report is prepared at the request of Adex Designs to prepare an Arboricultural Impact Assessment Report incorporating an Arboricultural Assessment in accordance with *Australian Standard AS4970-2025 Protection of Trees on Development Sites* as part of supporting documentation for works to construct a new shed.

The report covers in detail nine (9) significant tree features on the subject site that may be impacted by proposed works.

The report objectives are:

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- To number and identify to Genus/Species any significant tree features on the subject site likely to be affected by proposed works;
- To assess the vigour, structure and overall condition of the surveyed trees;
- To provide an arboricultural value based on observed characteristics;
- To provide recommendations for tree retention or removal based on observed characteristics;
- To determine the impact of the proposed works on retained trees in accordance with *AS4970-2009* and provide general tree protection guidelines;
- Provide recommendations for alternative construction techniques or modification to the design as required; and
- Provide management methodology to ensure the ongoing viability of retained trees.

3. FACTS, MATTERS AND ASSUMPTIONS

- It is assumed that the root distribution of all trees on site is largely symmetrical unless otherwise stated and that no previous root damage has occurred where none is currently visible;
- It is assumed that the growing conditions for the subject trees does not manifestly change over the time prior, during or after the proposed development takes place other than as a result of proposed works;
- It is assumed that all drawings and their contents used in preparation of this report are true and correct; and
- Any Feature survey and landscape plans are included for illustrative purposes only.

4. SITE ANALYSIS AND SURVEY METHODOLOGY

4.1. Site Analysis

The subject site is a broadly rectangular shaped lot of 10,117m² that is currently occupied by a single storey dwelling with a separate carport and gazebo.

The site has a fall of approximately 13m from north east to south west with minor variations across the east-west axis.

Vegetation within the site consists of predominately planted exotic species with some planted and self-sown natives present.



Image 1: Near map image of subject site Sunday December 2024 with area of works highlighted

4.2.Planning and Local Regulations

The subject site is located at 126 Stoney Creek Road, Beaconsfield Upper within the Shire of Cardinia. The site is zoned a *Green Wedge A Zone – Schedule 2 (GWAZ2)* and is subject to a *Bushfire Management Overlay (BMO)* and *Environmental Significance Overlay – Schedule 1 (ESO1)*.

Vegetation removal on and adjacent the subject site is subject to the ESO1. All indigenous naturally occurring vegetation on the site older than 10 years is subject to an assessment under Clause 52.17 *Native Vegetation*.

Trees 1 and 2 are within 10 metres of the existing dwelling and are exempt from a permit under the provisions of clause 52.12 *Bushfire Protection – Exemptions*. Trees 3, 7, 8, and 9 are within 4 metres of the existing boundary fence and are exempt from a permit under the provisions of clause 52.12 *Bushfire Protection – Exemptions*.

Trees 4, 5 and 6 require a permit for removal under the provisions of the ESO1.

4.3.Survey Methodology

Simon Molloy of Molloy Arboriculture Pty Ltd conducted a site visit on Monday, 16 June 2025 for the purposes of data collection and to assess tree and site conditions. Preliminary advice has been provided. Detailed data is contained within the Tree Data table in section 8 and tree numbers correspond to the plan located at section 10.

- Only trees on the subject site likely impacted by works have been surveyed.
- The subject trees were identified to Genus/Species in the field and is considered as common with no samples taken for further identification;
- The subject trees were assessed from observations made as viewed from ground level with no trees climbed to conduct an upper canopy inspection. Assessment was limited only to parts of the trees visible with defects not visible from the ground excluded from any discussion or recommendations;
- A digital camera was used at ground level to gather photographic evidence. No alterations have been made to any photographs;
- Tree data was recorded digitally using a hand held PDA and converted to an Excel® spreadsheet;

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- Height has been measured using a Nikon Forestry Pro hypsometer with canopy width paced out on site. Canopy width is the widest point of the canopy in a single direction;
- Trunk diameter was measured at 1.4 metres (nominal) above ground level using a Yamayo diameter tape. Where access to the tree was not available an estimate has been made using reference points;
- Data has been collected to calculate the Tree Protection Zone (T.P.Z.) in accordance with *AS4970-2009 Protection of Trees on Development Sites*;
- No soil, plant material or pest and disease samples were taken for further assessment.

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4.4. Documents Viewed

The following documents have been viewed during the preparation of this report:

- Plans prepared by Adex Designs dated April 2025;
- Partial Feature and Level Survey prepared by M.J.Reddie Surveys Pty Ltd dated 2/4/2025
- Department of Environment, Land, Water And Planning (2018) Planning Property Report, 126 Stoney Creek Road, Beaconsfield Upper [accessed from <http://mapshare.maps.vic.gov.au/vicplan/> , on 16/06/2025];
- Aerial imagery of the site

5. OBSERVATIONS

Nine (9) individual trees were assessed in detail on the subject site. Detailed tree data for the surveyed trees is contained within the table at section 8.

The vigour of the surveyed trees has been determined by assessing foliage colour, size, density, shoot initiation, and elongation when compared to a typical specimen of the species with all displaying the typical vigour for the species when grown in similar growing conditions.

The structure of the surveyed trees has been assessed against a typical example of the species and modern arboricultural principles. Trees 1, 2, 3, 4, 7, and 8 displayed the typical form and structure of the species with no defects noted. Tree 5 displayed fair structure with co-dominant leaders emanating from a point approximately 2 metres above ground level

however the western leader is becoming subservient. Tree 7 displayed multiple leaders as is often observed mature specimens and whilst not the preferred structure is unlikely to result in future failures. Tree 9 has had a failure at ground level of a leader resulting in a basal wound that is beginning to occlude well.



Photograph 1: Co-dominant leaders of tree 5



Photograph 2: Wound at base of tree 9

The arboricultural value of the tree assessed relates to a combination of factors including tree vigour, structure, and age and amenity value. The amenity of the tree relates to a trees functional, aesthetic and biological characteristics in an urban context and does not relate any conservation or ecological values as place on trees by other professions.

| Arboricultural Value | No. of Trees | Tree numbers |
|----------------------|--------------|----------------------|
| Moderate | 6 | 1, 2, 3, 4, 6, 7 & 8 |
| Low | 2 | 5 & 9 |

Table 5-1: Arboricultural Value of surveyed trees

Moderate value trees generally exhibited fair vigour, are juvenile, or had some minor defects that will respond to arboricultural treatments and are expected to be medium to long-term features of the landscape. These trees should generally be retained and protected

with removal to occur only if the design or the proposed works cannot be undertaken if the trees were retained. Moderate rated trees in neighbouring properties must be protected during all works on the subject site where these works may affect their vigour and structure.

Low value trees are generally small juvenile trees, exhibit significant structural defects, exhibit poor vigour or are considered an environmental weed species. Low value trees within adjacent private and public properties must be protected.

6. IMPACT ASSESSMENT

A desktop assessment of the level of encroachment into the calculated T.P.Z. of retained trees was made using a dwg file plans of proposed works adapted from the design prepared by Adex Designs. Consideration was given to the site topography, the location of any current structures and use of the site and the species observed.

Trees 4 and 5 sit within the footprint of proposed works with removal required. Proposed earthworks adjacent tree 3 will require the removal of the tree to allow works to be undertaken.

The impact of the proposed works has been calculated by determining the Tree Protection Zone and Structural Root Zone (radial measurement from the centre of the trunk) for each tree in accordance with *AS4970-2009 Protection of Trees on Development Sites*. A “Minor” encroachment is considered under 10% with a “Major” encroachment more than 10% or any encroachment into the Structural Root Zone. The following table provides the T.P.Z., S.R.Z., the area in m² of the T.P.Z., encroachment expressed in m² and as a percentage.

| Tree # | Botanical Name | Common Name | DSH (cm) | TPZ (m) | TPZ m ² | TPZ loss m ² | TPZ loss % |
|--------|----------------------------------|------------------|----------|---------|----------------------|-------------------------|------------|
| 7 | <i>Hesperocyparis macrocarpa</i> | Monterey Cypress | 65 | 7.8 | 191.13m ² | 18.81m ² | 9.84% |

#Note: DBH (Diameter at Breast Height) is measured at 1.4m (nominal) from natural ground level, T.P.Z. is the Tree Protection Zone in metres in a radius from the centre of the tree trunk, and S.R.Z. is the Structural Root Zone in metres in a radius from the centre of the tree trunk. These measurements and distances are calculated in accordance with *AS4970-2009 Protection of Trees on Development Sites*.

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The proposed shed encroaches into the TPZ of tree 7 by 9.84% which is considered a minor encroachment and is within the tolerance of the species. Pruning of the trees canopy will be required with the extent of canopy loss within the species tolerance.

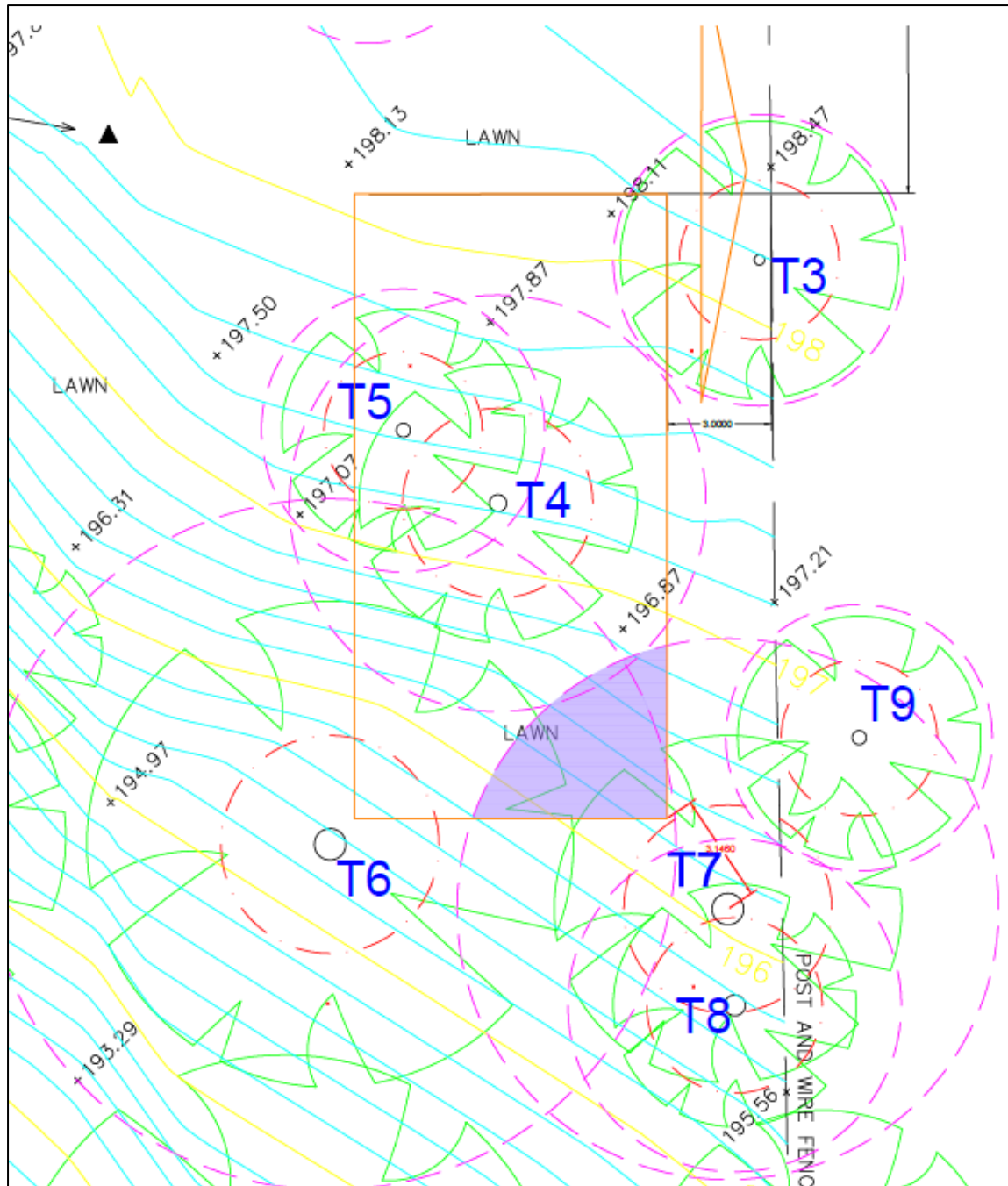


Figure 1 Footprint of proposed shed and site cut adjacent tree 3

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7. CONCLUSIONS AND RECOMMENDATIONS

The study area contains a number of large and small exotic trees and one planted native. Trees 1, 2, 7, and 8 on the subject site are exempt from a permit for removal under the provisions of clause 52.12 *Bushfire Protection Exemptions*. Trees 1 and 2 sit within 10 metres of the dwelling with trees 7 and 8 with 4 metres of the existing fence.

Tree 3 is listed as an exempt species under the ESO1 and is normally subject to the controls contained within clause 52.17 *Native Vegetation* however due to its position is exempt under clause 52.12.

Trees 4, 5, and 6 require a permit for removal under the ESO1 with trees 4 and 5 within the footprint of the proposed shed. Tree 6 has significant encroachment into the TPZ and SRZ and although fill can normally be tolerated subject to specific requirements, the impervious nature of the proposed works will have a detrimental effect on the tree and removal is required.

Works are not expected to affect the long term, vigour of tree 7 subject to management during works. Works do not affect trees 1, 2, 8, and 9 with minimal management required.

Tree protection fencing can take the form of orange bunting held securely in place using star pickets to protect the TPZ of retained trees. All tree protection is to be installed prior to works commencing and will protect the maximum area of the NRZ of retained trees. Fencing should be inspected prior to commencement of works.

A suitably qualified and experienced arborist shall supervise excavations within the TPZ of retained trees. Any required root pruning should be undertaken in accordance with section 9 of AS4373-2007.

7.1. General Tree Protection Guidelines

The following recommendations are general in nature and provide advice for further protection of retained trees.

Activities generally excluded from the T.P.Z. include but are not limited to:

- machine excavation including trenching
- excavation for silt fencing
- cultivation

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- storage of materials
- preparation of chemicals, including preparation of cement products
- parking of vehicles and plant
- refuelling
- dumping of waste
- wash down and cleaning of equipment
- placement of fill
- lighting of fires
- soil level changes
- temporary or permanent installation of utilities and signs
- physical damage to the tree

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Arboricultural Impact Assessment Report

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8. TREE DATA

| Tree # | Botanical Name | Common Name | Height (m) | Width (m) | DSH (cm) | DAB (cm) | Vigour | Structure | ULE | Origin | Age Class | Arb Rating | NRZ (m) | SRZ (m) |
|--------|---|----------------------|------------|-----------|----------------------------------|----------|--------|-----------|-----|------------|-----------|------------|---------|---------|
| 1 | <i>Phoenix canariensis</i> | Canary Island Palm | 4.5 | 6 | 80 | 0 | Good | Good | 40+ | Exotic | Mature | Moderate | 3.5 | 1.5 |
| 2 | <i>Acer palmatum</i> | Japanese Maple | 5 | 5 | 8/7/8/8/9/ 7/10/6/6/8 (24) | 21 | Good | Good | 40+ | Exotic | Mature | Moderate | 2.88 | 1.72 |
| 3 | <i>Pittosporum undulatum</i> | Sweet Pittosporum | 7.6 | 9 | 35 | 42 | Good | Good | 40+ | Indigenous | Mature | Moderate | 4.2 | 2.3 |
| 4 | <i>Alnus acuminata</i> | Evergreen Alder | 16 | 9 | 50 | 64 | Good | Good | 40+ | Exotic | Mature | Moderate | 6 | 2.74 |
| 5 | <i>Lophostemon confertus</i> | Queensland Brush Box | 15.8 | 8 | 34 | 41 | Good | Poor | 40+ | Native | Mature | Low | 4.08 | 2.28 |
| 6 | <i>Fraxinus oxycarpa</i> "Raywoodii" | Claret Ash | 16.8 | 16 | 57/45/29/ 29 (83) | 88 | Good | Fair | 40+ | Exotic | Mature | Moderate | 9.96 | 3.14 |
| 7 | <i>Hesperocyparis macrocarpa</i> | Monterey Cypress | 19.6 | 12 | 65 | 79 | Good | Good | 40+ | Exotic | Mature | Moderate | 7.8 | 3 |
| 8 | <i>Hesperocyparis macrocarpa</i> | Monterey Cypress | 16 | 10 | 40 | 53 | Good | Good | 40+ | Exotic | Mature | Moderate | 4.8 | 2.53 |

Arboricultural Impact Assessment Report

| Tree # | Botanical Name | Common Name | Height (m) | Width (m) | DSH (cm) | DAB (cm) | Vigour | Structure | ULE | Origin | Age Class | Arb Rating | NRZ (m) | SRZ (m) |
|--------|-------------------------------|--------------|------------|-----------|----------|----------|--------|-----------|-----|------------|-----------|------------|---------|---------|
| 9 | <i>Eucalyptus sideroxylon</i> | Red Ironbark | 14 | 12 | 32 | 40 | Good | Poor | 40+ | VIC Native | Mature | Low | 3.84 | 2.25 |

Table 8-1: Tree data

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9. PHOTOGRAPHIC CATALOGUE



Photograph 1: Trees 1

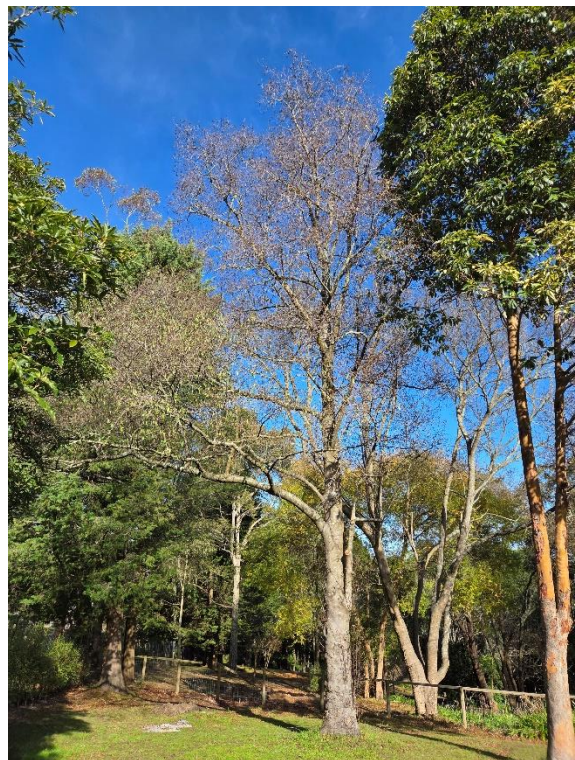


Photograph 2: Tree 2

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Photograph 3: Tree 3



Photograph 4: Trees 4



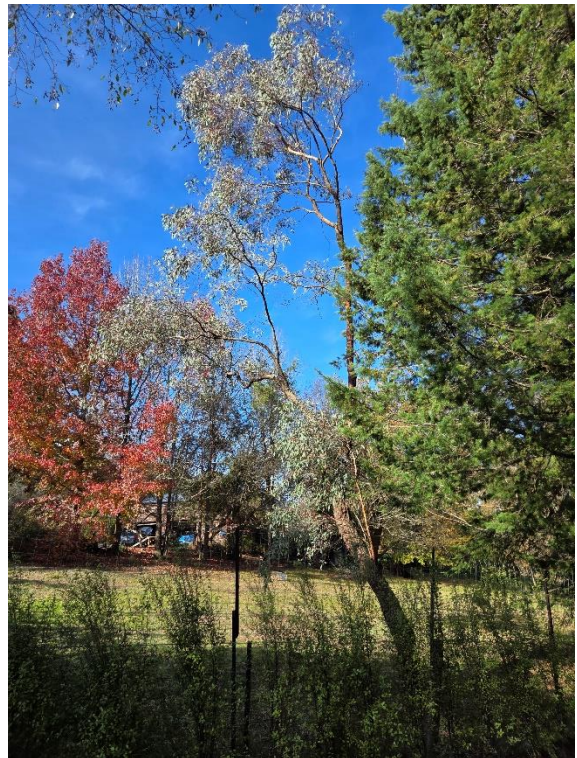
Photograph 5: Tree 5



Photograph 6: Tree 6



Photograph 7: Trees 7 and 8

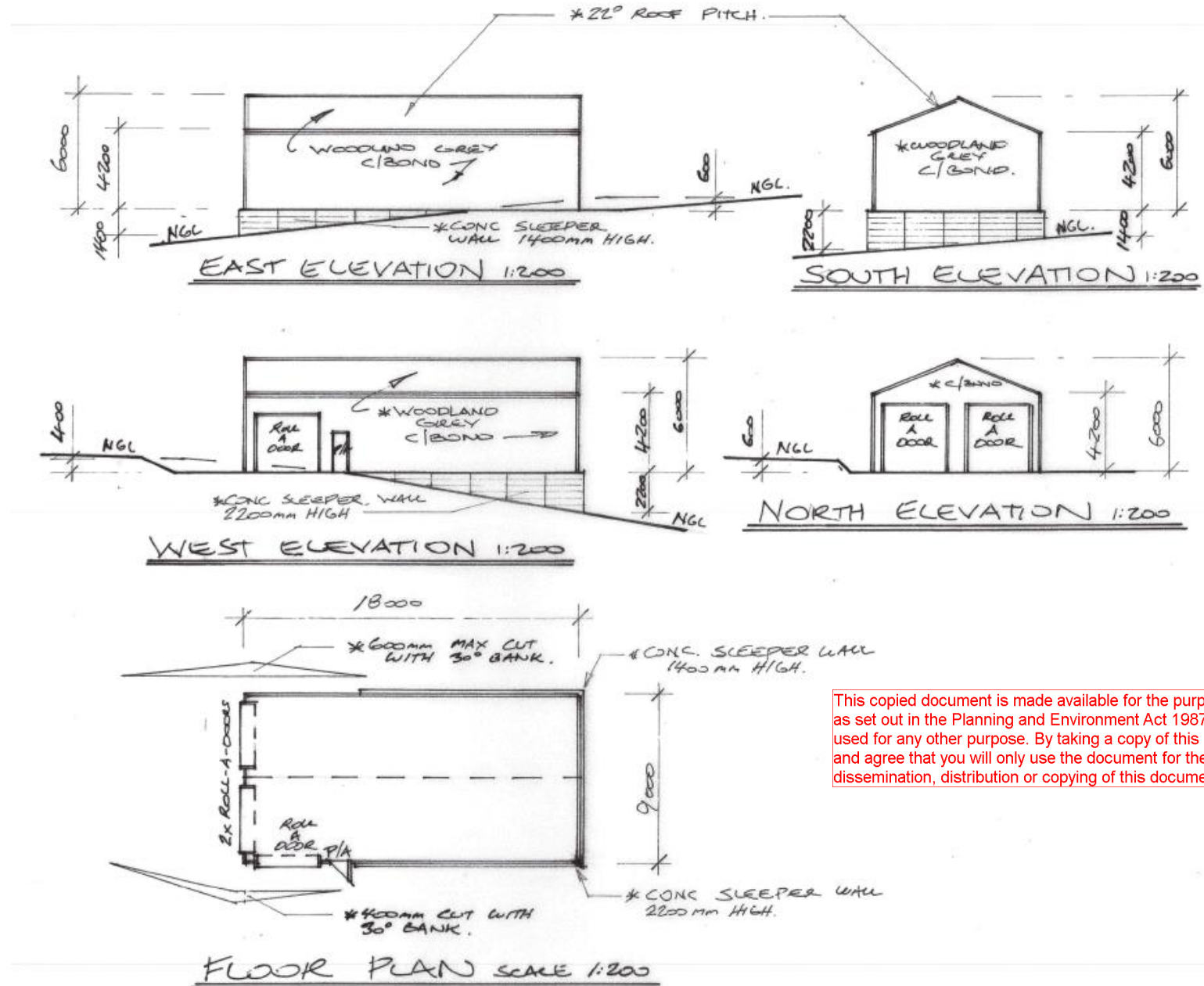


Photograph 8: Tree 8

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[illegible]

Arboricultural Impact Assessment Report



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12.BIBLIOGRAPHY

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13. QUALIFICATIONS AND EXPERIENCE OF AUTHOR

This Arborist Report is written by [REDACTED] of Molloy Arboriculture Pty Ltd.

I have a Diploma of Applied Science Horticulture (Arboriculture) from University of Melbourne (1997) and have 20 years of practicing and consulting in the arboricultural industry. I have provided expert witness at VCAT and in law courts in Melbourne, Victoria and in British Columbia, Canada.

I have thorough arboricultural training, extensive experience, and the necessary expertise in arboricultural knowledge and practices to make determinations in regards to tree health, retention value, and structural stability and positioning of trees.

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14.DEFINITION OF TERMS

- Diameter at Standard Height (DSH) – The total diameter of the tree trunk at 1.4 m from ground level.
- Where there is a multi- stemmed tree the assessor will calculate a N.R.Z. as per the method described in AS4970-2025.
- N.R.Z.: Zone enclosed by a radius of 12 times DSH that is the primary trigger for arboricultural input on a development site. All measurements are expressed as a radius
- S.R.Z.: The calculated area of root mass required for stability of the tree. This amount of root mass is not adequate for continued vigorous growth of the tree. All measurements are expressed as a radius

Tree Health

| | |
|------------|--|
| Good: | The tree is demonstrating good or exceptional growth for the species. The tree should exhibit a full canopy of foliage and have only minor pest or disease problems. Foliage colour size and density should be typical of a health specimen of that species. |
| Fair: | The tree is in reasonable condition and growing well for the species. The tree should exhibit an adequate canopy of foliage. There may be some dead wood in the crown, some grazing by insect or animals may be evident, and/or foliage colour, size, or density may be atypical for a healthy specimen of that species. |
| Poor: | The tree is not growing to its full capacity. Extension growth of the laterals may be minimal. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown, as well as significant pest and disease problems. Other symptoms of stress indicating tree decline may be present. |
| Very poor: | The tree appears to be in a state of decline, and the canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy, or pest and disease problems may be causing a severe decline in tree health. |
| Dead: | The tree is dead. |

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Structure

- Good
- Fair
- Poor
- Very poor
- Failed

The definition of structure is the likelihood of the tree to fail under normal condition. A tree with good structure is highly unlikely to suffer any significant failure, while a tree with poor to very poor structure is likely or very likely to fail.

Good: The tree has a well-defined and balanced crown. Branch unions appear to be strong, with no defects evident in the trunks or the branches. Major limbs are well defined. The tree would be considered a good example for the species. Probability of significant failure is highly unlikely.

Fair: The tree has some minor problems in the structure of the crown. The crown may be slightly out of balance at some branch unions or branches may be exhibiting minor structural faults. If the tree has a single trunk, this may be on a slight lean, or be exhibiting minor defects. Probability of significant failure is low.

Poor: The tree may have a poorly structured crown, the crown may be unbalanced, or exhibit large gaps. Major limbs may not be well defined; branches may be rubbing or crossing over. Branch unions may be poor or faulty at the point of attachment. The tree may have suffered major root damage. Probability of significant failure is moderate.

Very poor: The tree has a poorly structured crown. The crown is unbalanced, or exhibits large gaps. Major limbs are not well defined. Branch unions may be poor or faulty at the point of attachment. A section of the tree has failed, or is in imminent danger of failure. Active failure may be present, or failure is probably in the immediate future.

Failed: A significant section of the tree or the whole tree has failed.

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Estimated Life Expectancy (ELE)

- 0 years
- Less than 5 years
- 5 to 10 years
- 10 to 20 years
- 20 – 40 years
- 40+ Years

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Useful life expectancy is approximately how long a tree can be retained safely and usefully in the landscape providing site conditions remain unchanged and the recommended works are completed.

It is based on the principals of safety and usefulness in the landscape and should not reflect personal opinions on species suitability.

Unsafe or 0 years: The tree is considered dangerous in the location and/or no longer provides any amenity value.

Less Than 5 years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 5 years. The tree will need to be replaced in the short term. Replacement plants should be established as soon as possible if there is efficient space, or consideration should be given to the removal of the tree to facilitate replanting.

5 - 10 Years: The tree under normal circumstances and without extra stress should be safe and have value of maximum of 10 years. Trees in this category may require regular inspections and maintenance particularly if they are large specimens. Replacement plants should be established in the short term if there is sufficient space, or consideration should be given to the removal of the tree to facilitate replanting.

10 - 20 Years: The tree under normal circumstances and without extra stress should be safe and of value of up to 20 years. During this period, regular inspections and maintenance will be required.

20 -40 Years: The tree under normal circumstances and without extra stress should be safe and of value of 20- 40 years. During this period, regular inspections and maintenance may be required.

40+ years The tree under normal circumstances and without extra stress should be safe and of value of 40+ years. During this period, regular inspections and maintenance may be required

Origin

Refers to the natural distribution of the plant.

- Native refers to plants naturally occurring on mainland and all islands of Australia.
- VIC Native refers to plants naturally occurring within the state of Victoria
- Indigenous refers to plants that naturally occur in the particular geographic area in question
- Exotic refers to plants that do not occur naturally on mainland Australia or all islands

Age Class

- Juvenile plants are those that still exhibit juvenile foliage and characteristics such as narrow vertical form for large spreading trees and are expected to continue vigorous growth
- Semi mature plants are those that exhibit typical mature form and foliage but are still vigorously growing. Vigorous growth and further increase in size is expected
- Mature plants are those that are at the expected largest size for the plant and exhibit some growth. These plants are expected to maintain themselves without significant increase in size
- Senescent plants are those that exhibit dead sections in the canopy or have areas of significant decay. There may be some decrease in the overall size of the plant and failure of structural limbs for trees. Plant is not expected to be a long term component of the landscape dependent on species

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Arboricultural Value

Relates to the combination of previous tree condition factors, including vigour, structure, and E.L.E. and conveys an amenity value.

Category Description

High

- Tree of high quality in good to fair condition. Generally a prominent Arboricultural feature. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is highly desirable.

Moderate

- Tree of moderate quality, in fair or better condition. Tree may have a condition, and or structural problem that will respond to Arboricultural treatment. Tree is capable of tolerating changes in its environment. These trees have the potential to be a medium to long-term component of the landscape if managed appropriately. Retention of these trees is generally desirable.

Low

- Tree of low quality and/or little amenity value. Tree in poor health and/or with poor structure. Tree unlikely to respond positively to changes in its environment and does not warrant design modification to preserve it.
- Tree is not significant for its size and/or young. These trees are easily replaceable.
- Tree (species) is functionally inappropriate to specific location and would be expected to be problematic if retained.
- Retention of such trees may be considered if not requiring a disproportionate expenditure of resources for a tree in its condition and location.

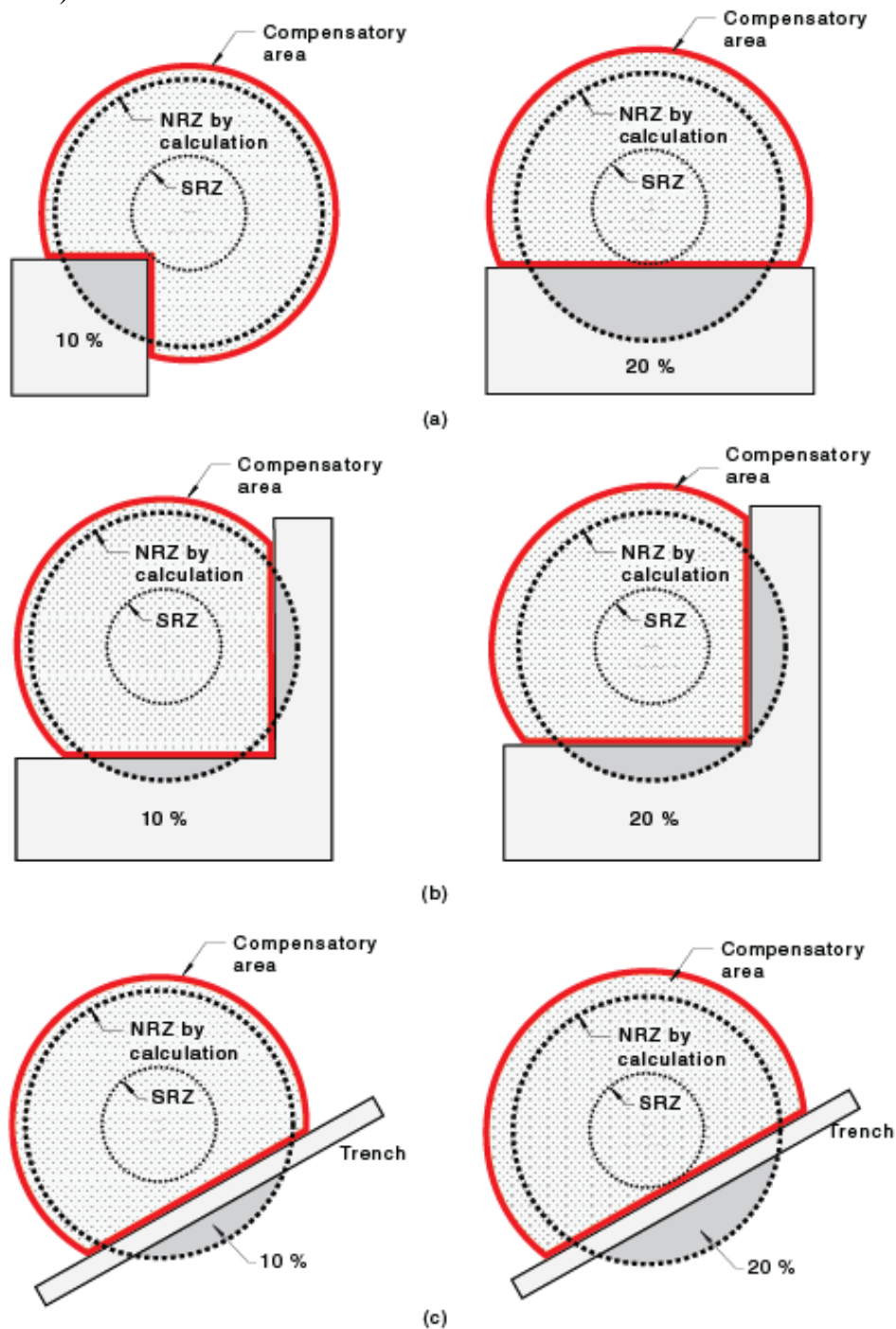
None

- Tree has a severe structural defect and/or health problem that cannot be sustained with practical Arboricultural techniques and the loss of tree would be expected in the short-term.
- Tree whose retention would be unviable after the removal of adjacent trees (includes trees that have developed in close spaced groups and would not be expected to acclimatise to severe alterations to surrounding environment – removal of adjacent shelter trees)
- Tree has a detrimental effect on the environment, for example, the tree is a woody weed.

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Encroachment into Tree Protection Zone

(Informative)

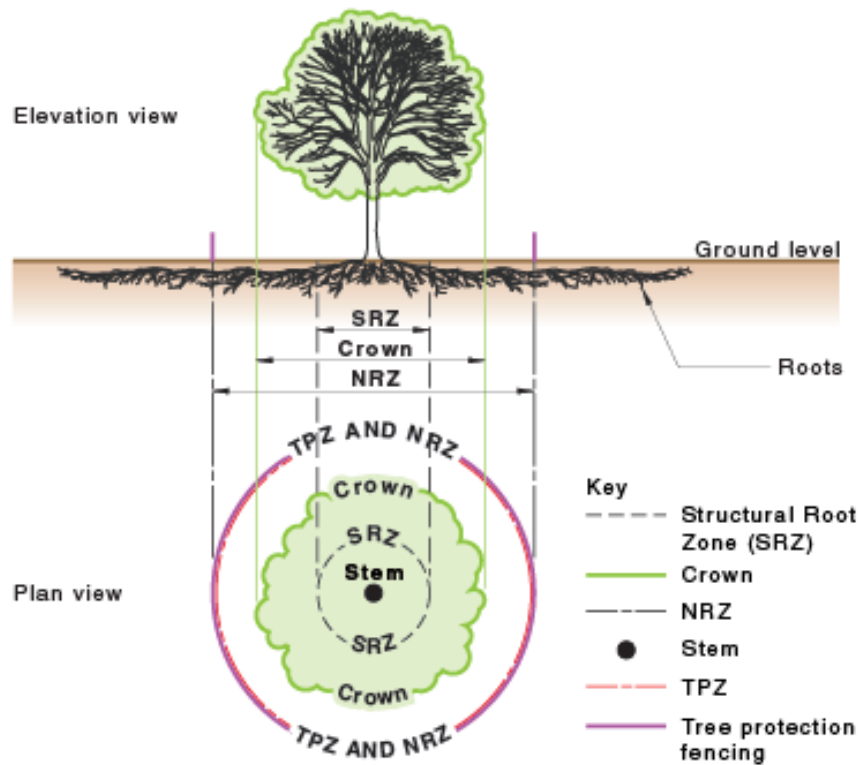


NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered 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 (see [Clause 3.4](#)).

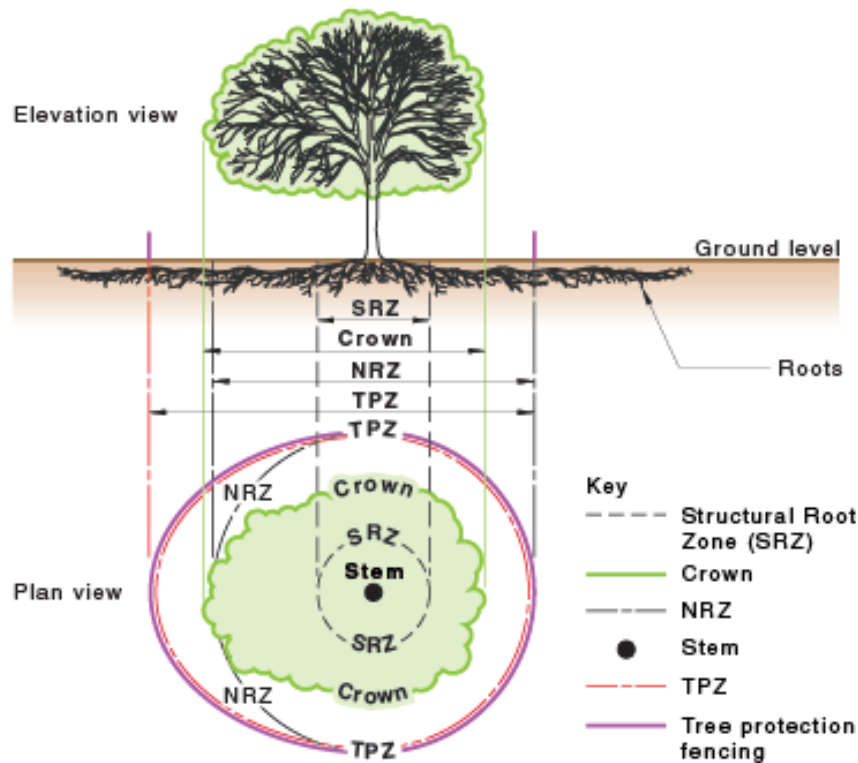
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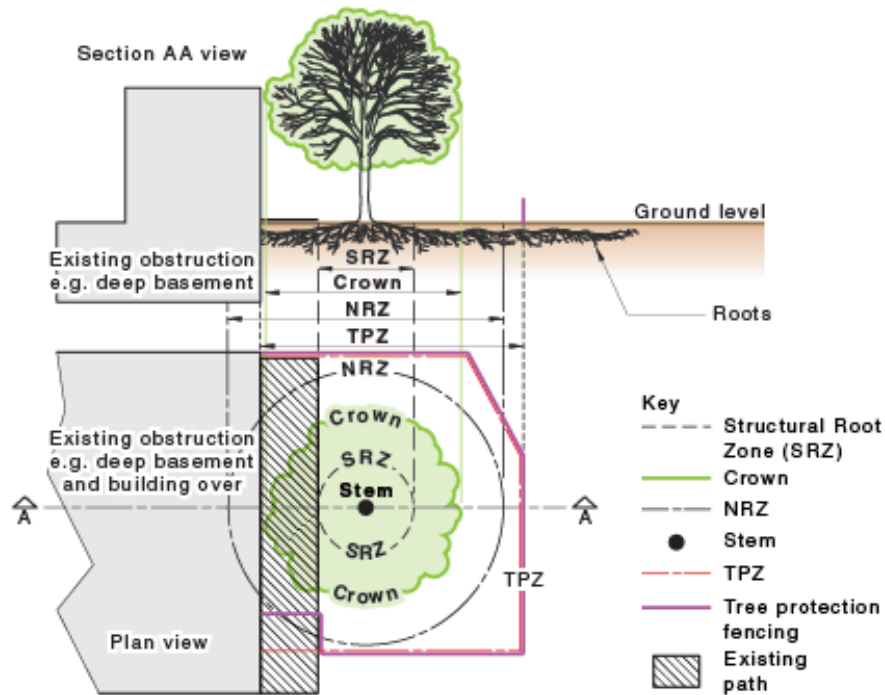
Indicative Tree Protection



(a) No development within NRZ

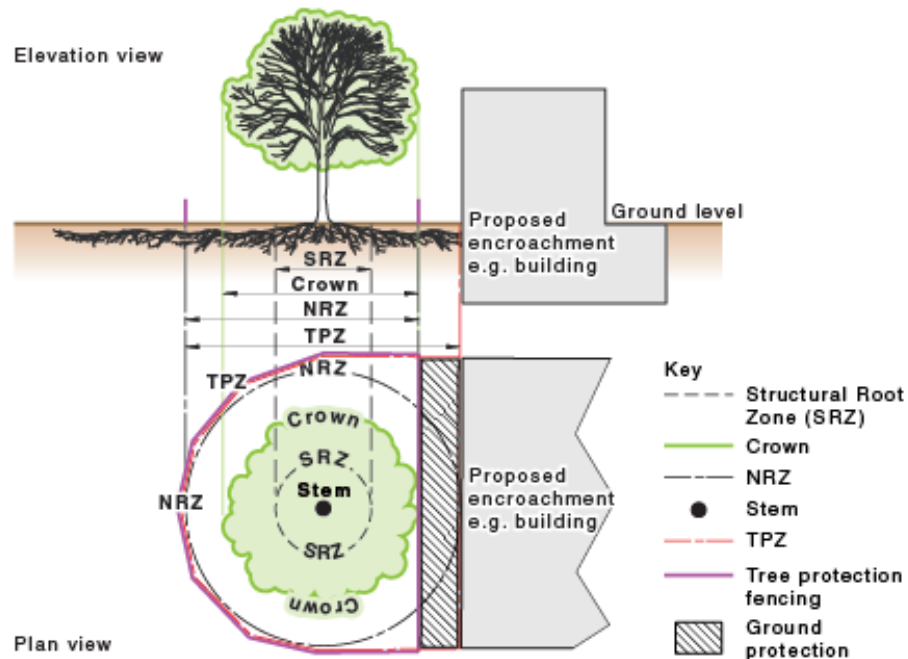


(b) No development within NRZ but with crown protection required



NOTE The project arborist has determined a suitable location for the tree protection fence. They have included a portion of the path as ground protection.

(c) TPZ compensatory area shown for existing structures



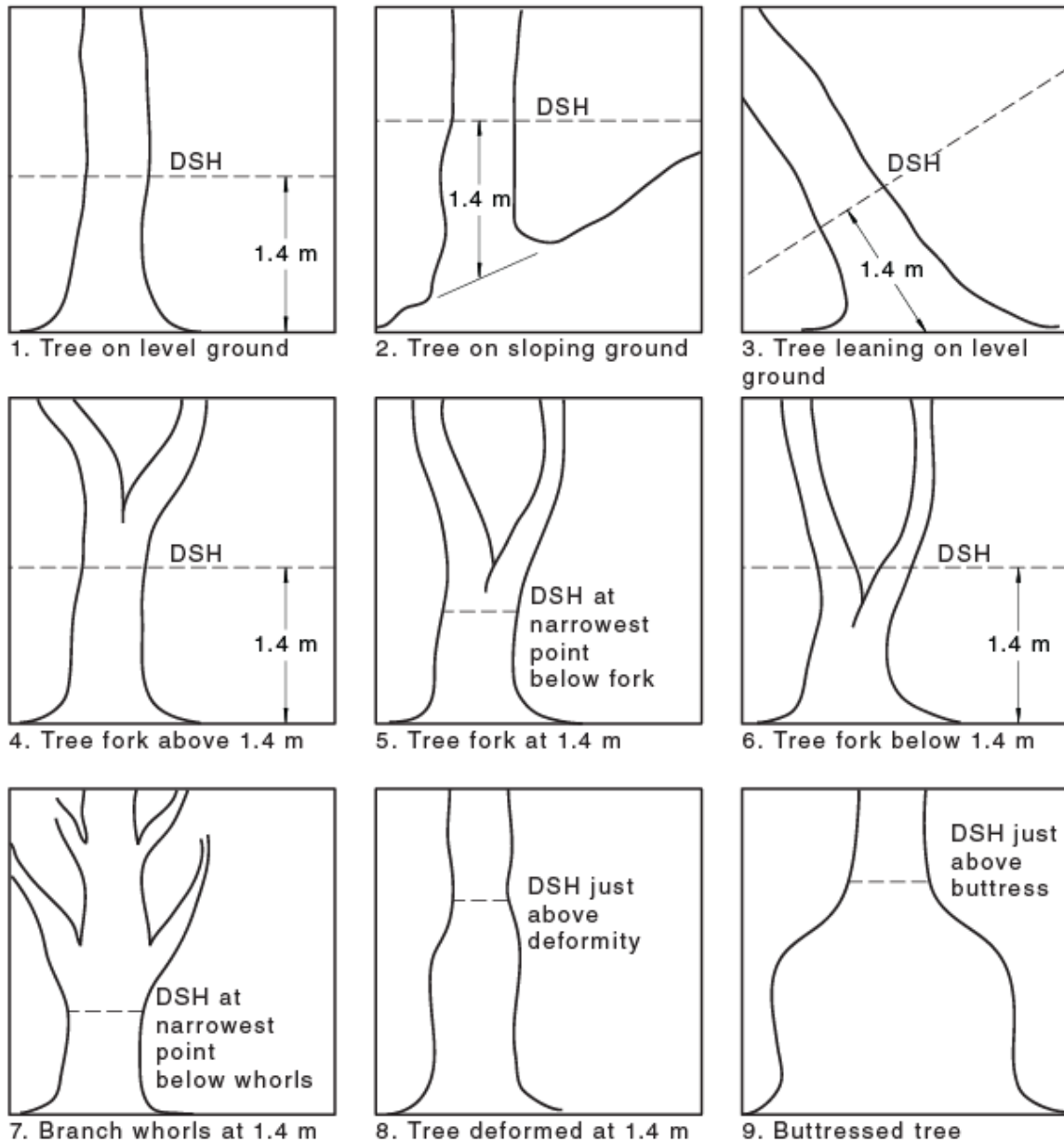
(d) TPZ compensatory area shown for proposed development

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DIAMETER AT BREAST HEIGHT (DBH)

(Informative)

The diversity of trunk shapes, configurations and growing environments requires that DBH be measured using a range of methods to suit particular situations.



NOTE: For example 6, the combined stem DBH may be calculated using the formula

$$\text{Total DSH} = \sqrt{(\text{DSH}_1)^2 + (\text{DSH}_2)^2 + (\text{DSH}_3)^2}$$

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15.LIMITATION OF LIABILITY

Molloy Arboriculture use their qualifications, education, knowledge, training, diagnostic tools and experience to examine trees and recommend measures. Clients may choose to accept or disregard the recommendations of this assessment and report.

Molloy Arboriculture cannot detect every condition that could possibly lead to the structural failure of a tree. Conditions are often hidden within trees and below ground. Unless otherwise stated observations have been made from ground level and limited to accessible components without dissection, excavation, or probing. Molloy Arboriculture cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of Molloy Arboriculture services, such as property boundaries and ownership, disputes between neighbours, sight lines, landlord-tenant matters, and related incidents. Molloy Arboriculture cannot consider such issues unless complete and accurate information is given prior to or at the time of site inspection. Likewise, Molloy Arboriculture cannot accept responsibility for the authorisation or non-authorisation of any recommended treatment or remedial measures undertaken.

In the event that Molloy Arboriculture recommends retesting or inspection of trees at stated intervals or installs any cable/s, bracing systems and support systems Molloy Arboriculture must inspect the system installed at intervals not greater than 12 months unless otherwise specified in written reports. It is the client's responsibility to arrange with Molloy Arboriculture to conduct the re-inspection.

Information contained in this report covers those items that were examined and reflect the condition of those items at the time of inspection. There is no warranty or guarantee expressed or implied that the problems or deficiencies of the trees or property in question may not arise in the future.

All written reports must be read in their entirety, at no time shall part of the written assessment be referred to unless taken in full context of the completely written report.

If this written report is to be used in a court of law or any legal situation, Molloy Arboriculture must be advised in writing prior to the written assessment being presented in any form to any other party.

To the extent permitted by law, you agree that Molloy Arboriculture Pty Ltd is not liable to you or any other person or entity for any loss or damage caused or alleged to have caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will Molloy Arboriculture Pty Ltd be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if Molloy Arboriculture Pty Ltd has been advised of the possibility of such loss or damage.

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Receipt

| | |
|--------------------|------------------------|
| Receipt No | EPLANoog876 |
| Amount Paid | \$694.00 |
| Transaction Status | Processing |
| Transaction Date | 26/06/2025 10:17:53 AM |
| Reference 1 | |
| Reference 2 | |
| Reference 3 | |

Applicant **[REDACTED]**
Adex Design

Applicant Address POBox 4163 po box 4163, Croydon Hills VIC 3136

Owner **[REDACTED]**
Adex Design

Owner Address 126 Stoney Creek rd, Beaconsfield Upper VIC 3136

Preferred Contact **[REDACTED]**
Adex Design

Preferred Contact Address POBox 4163 po box 4163, Croydon Hills VIC 3136

Site Address 126 Stoney Creek Road Beaconsfield Upper 3808

Portal Reference **[REDACTED]**
ReferenceNumber

InvoiceNumber 498437
InvoiceDate 26-Jun-2025
InvoicePayByDate 26-Jul-2025

| Regulation | Description | Amount | Modifier | Modified Amount |
|-------------|--|----------|----------|-----------------|
| 9 - Class 3 | More than \$10,000 but not more than \$100,000 | \$694.00 | 100% | \$694.00 |

Total Amount \$694.00



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

| | |
|----------------------|--|
| Application No.: | T250381 PA |
| Address of the Land: | 126 STONEY CREEK RD. BEACONSFIELD UPPER |

APPLICANT DETAILS

| | |
|---------------|---|
| Name: | [REDACTED] |
| Organisation: | ADEX DESIGN. |
| Address: | P.O. BOX 4163 CROYDON HILLS VIC 3136 |
| Phone: | 0414 777 828 |
| Email: | adexdesign3136@gmail.com |

AMENDMENT TYPE

| Under which section of the Act is this amendment being made? (select one) | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Section 50 - Amendment to application at request of applicant before notice: | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Section 50A - Amendment to application at request of responsible authority before notice: | <input checked="" type="checkbox"/> |
| Section 57A - Amendment to application after notice is given: | <input type="checkbox"/> |

AMENDMENT DETAILS

| What is being amended? (select all that apply) | | |
|--|--|--|
| What is being applied for <input checked="" type="checkbox"/> | Plans / other documents <input type="checkbox"/> | Applicant / owner details <input type="checkbox"/> |
| Land affected <input type="checkbox"/> | Other <input type="checkbox"/> | |
| Describe the changes. If you need more space, please attach a separate page. | | |
| ADDING THE REMOVAL OF 3x TREES AS PART OF THE APPLICATION. | | |
| | | |
| | | |

| | | |
|--|---|---------------|
| | | |
| | | |
| | | |
| Specify the estimated cost of any development for which the permit is required: | | |
| Not applicable <input type="checkbox"/> | Unchanged <input checked="" type="checkbox"/> | New amount \$ |

DECLARATION

| | | |
|--|------------|--|
| I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application. | | |
| Name: | | |
| Signature: | | |
| Date: | 7-10-2025. | |

LODGEMENT

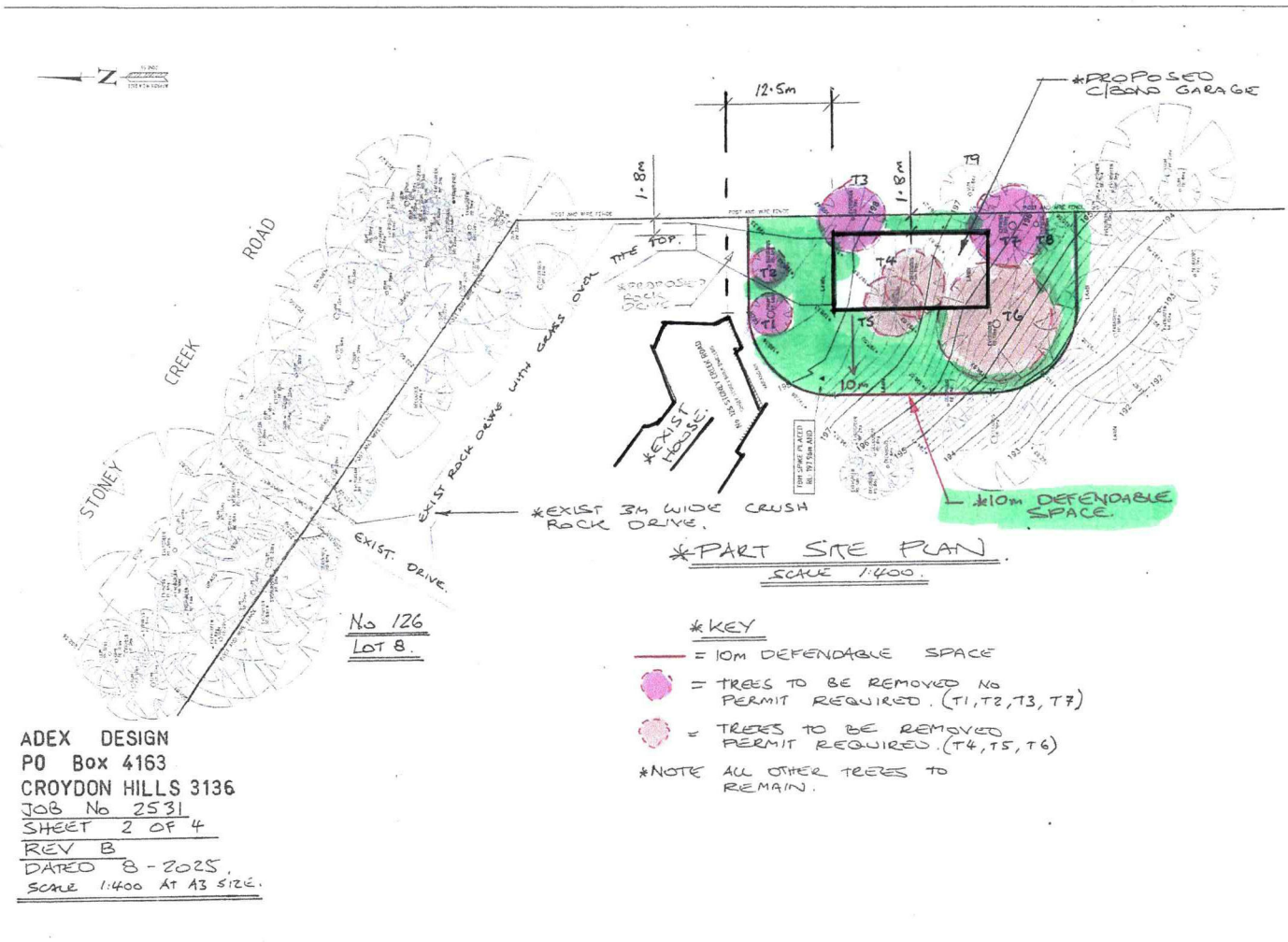
| |
|--|
| <p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p> |
|--|

IMPORTANT INFORMATION

| |
|--|
| <p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>.</p> |
|--|

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Outbuildings Bushfire Management Plan – No 126 STONEY CREEK RD BEACONSFIELD UPPER.



Prepared By:

Version: REV B.

Date: 18-8-2025.

Mandatory Condition

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

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Bushfire Protection Measures

a) Defendable Space

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

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Requirement

- ☒ Non habitable outbuilding ancillary to a dwelling **is more** than 10 metres from a dwelling has **no** construction requirements.
- ☐ Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 52.47

Table 7 Outbuilding construction requirement

Building construction condition

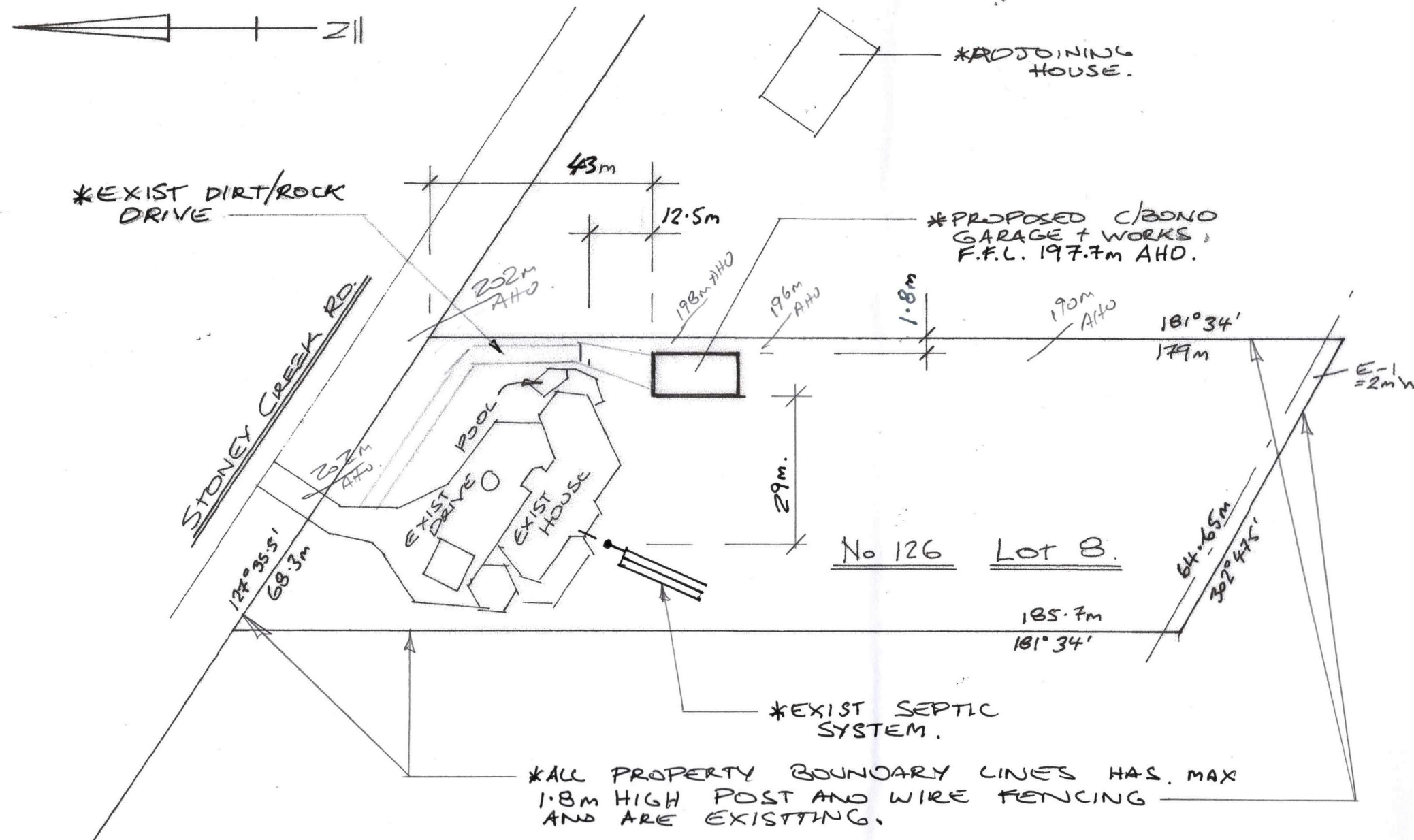
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60* for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

- i. Doorways – by FRL -/60/30 self-closing fire doors
- ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
- iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.



SITE PLAN SCALE 1:1000

NOTE REFER TO PART SITE PLAN FOR MORE DETAILS. ON SHEET 2 OF 4.

NOTES

*GARAGE TO BE USED FOR STORAGE OF BOAT/HOBBY CARS/CARAVAN/RIE ON MOWER etc.

ADEX BUILDING
DESIGN AND DRAFTING SERVICES
RBP DP AD 66
MOBILE 0414 777 828

REV A = 4-2025
REV B = 8-2025

PLANNING DRAWINGS

* SITE INFORMATION *

- LOT SIZE = 12,258m²
- SITE COVER = 9%
- GARDEN AREA = 88%
- PERMEABILITY = 88%

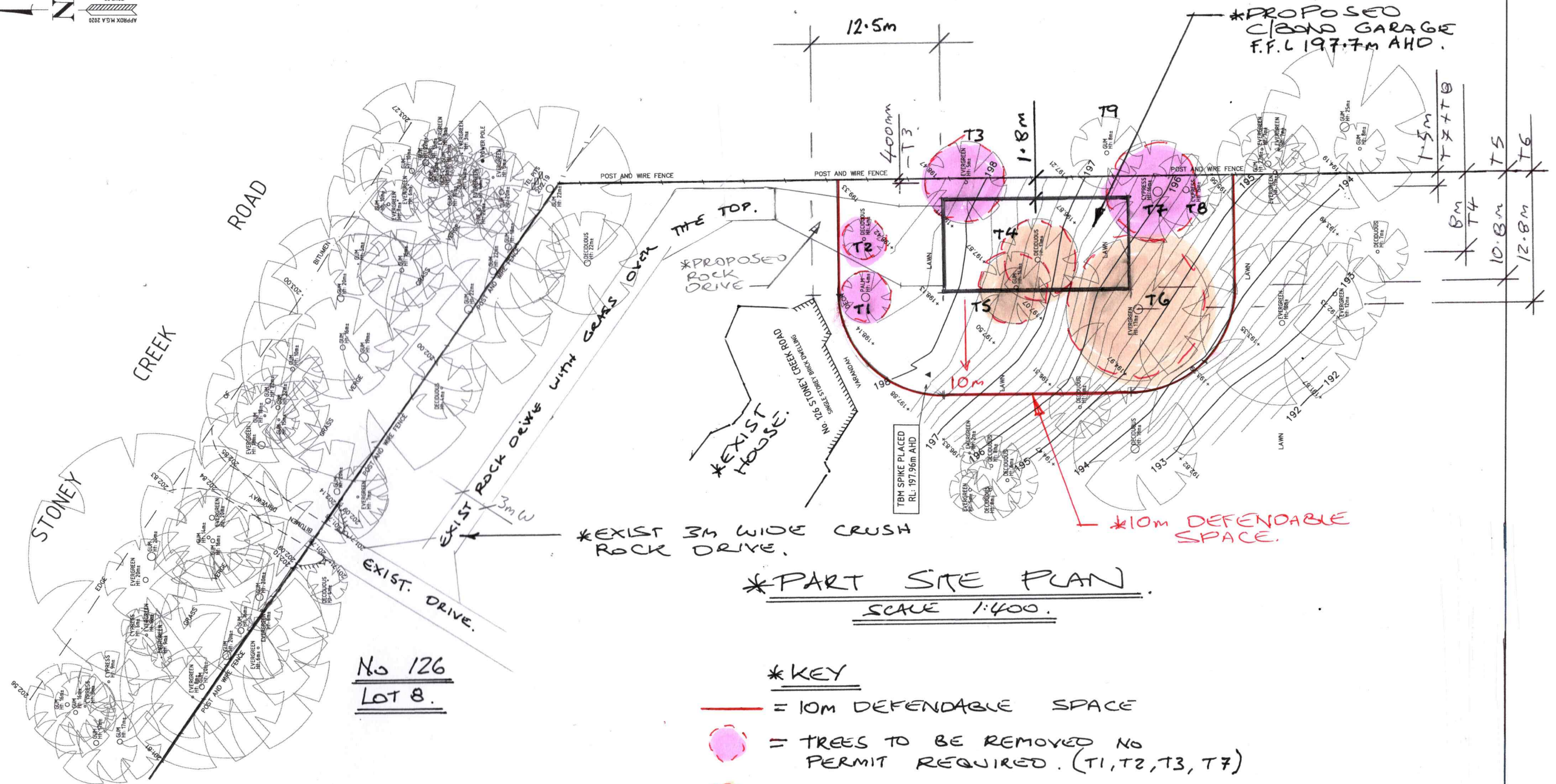
PROJECT

PROPOSED C/BOND
GARAGE AT No 126
STONEY CREEK RD
BEACONSFIELD
UPPER

CLIENT



| | | |
|----|-----------------|-----------------|
| A3 | SCALE 1:1000 | DATE 8-25 |
| | JOB No 2531 | SHEET 1 OF 4 |
| | DRAWN ALEX | REV. B. |



No 126
LOT 8.

*PART SITE PLAN.
SCALE 1:400.

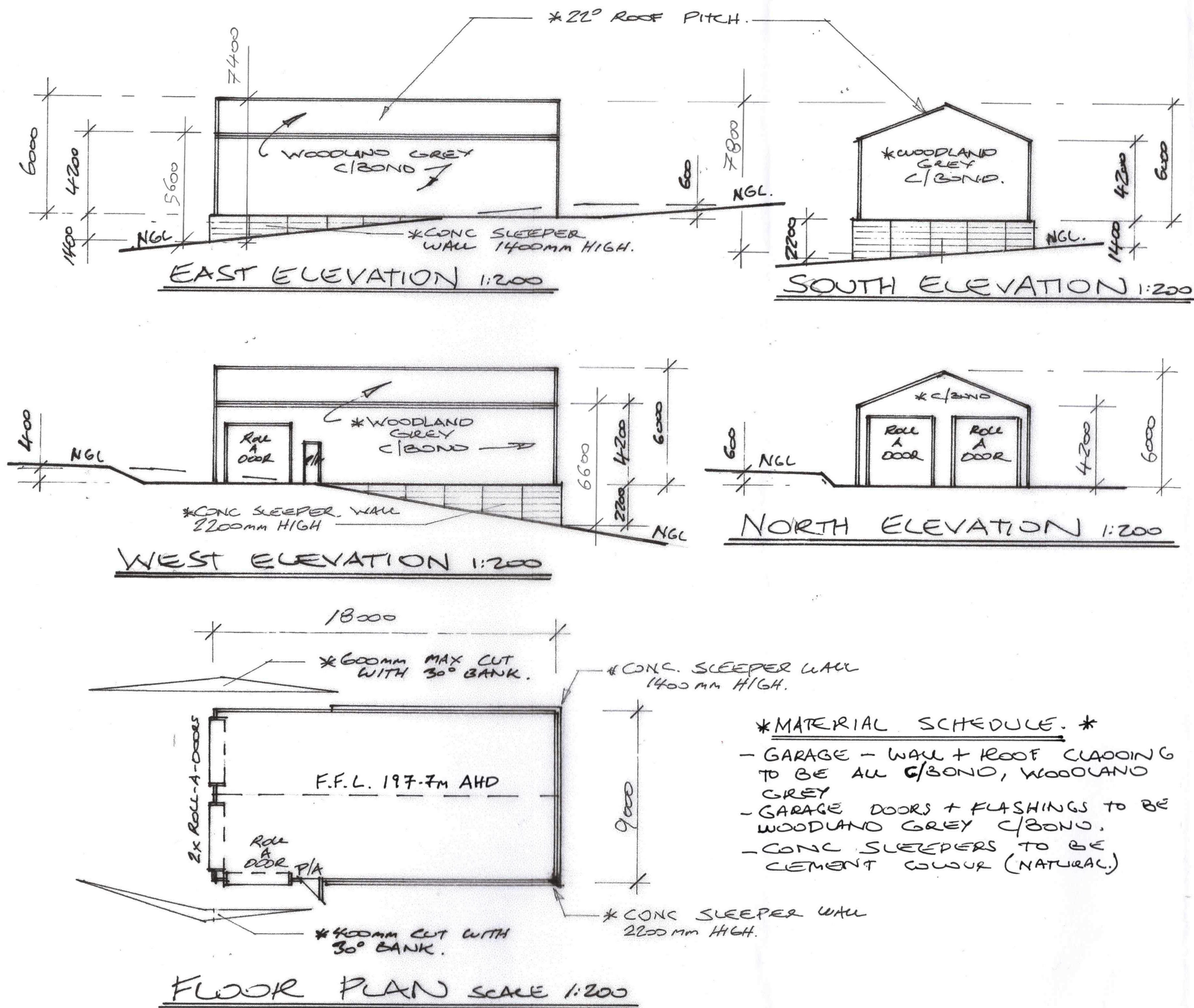
*KEY

- = 10M DEFENDABLE SPACE
- = TREES TO BE REMOVED NO PERMIT REQUIRED. (T1, T2, T3, T7)
- = TREES TO BE REMOVED PERMIT REQUIRED. (T4, T5, T6)

*NOTE ALL OTHER TREES TO REMAIN. - NO IMPACT TO ANY REMAINING TREES.
*REFER TO ARBORIST REPORT FOR MORE DETAILS.

ADEX DESIGN
PO Box 4163
CROYDON HILLS 3136
JOB No 2531
SHEET 2 OF 4
REV B
DATED 8-2025.
SCALE 1:400 AT A3 SIZE.

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* NOTES *

*GARAGE TO BE C/30ND WOODLAND GREY ALL OVER.

ADEX BUILDING
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RBP DP AD 66
MOBILE 0414 777 828

REV A = 4-2025
REV B = 8-2025

PROJECT

PROPOSED C/30ND
GARAGE AT No 126
STONE CREEK RD
BEACONSFIELD
UPPER

CLIENT

[Redacted Client Information]

| | | |
|----|-----------------------|-----------------|
| A3 | SCALE AS SHOWN. | DATE 8-25 |
| | JOB No 2531 | SHEET 3 of 4 |
| | DRAWN ALEX | REV. B. |

GENERAL NOTES :

DO NOT SCALE DRAWING - WORK TO DIMENSIONS

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

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

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

WIND CLASSIFICATION - ASSUMED 'N2' CLASSIFICATION -TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

STRUCTURAL STEEL TO COMPLY WITH AS 4100-1998 AND AS/NZS 4600-2005 PROVIDE CORROSION PROTECTION IN ACCORDANCE WITH TABLE 4.1OF AS 4773.1-2010

ALL BUILDING WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY LAWS + NCC 2022

FOOTINGS TO COMPLY WITH AS 2870-2011
CONCRETE TO COMPLY WITH AS 3600-2009

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

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

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

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

DRAINAGE:

- CONNECT ALL NEW DOWNPIPES & S.W DRAINS TO EXISTING S.W. SYSTEM. & CARRY TO LEGAL POINT OF DISCHARGE.
- ALL DRAINS TO COMPLY WITH THE RESPONSIBLE AUTHORITY.
- 90 MM DIA. UPVC STORMWATER DRAINS
- MAX. SPACING FOR DOWNPIPES 12 M.
- LOCATION OF DRAINS SHOWN APPROX. ONLY CONFIRM ON SITE

NOTE

- ANY ARTIFICIAL LIGHTING NOT TO EXCEED 3 WATTS PER M²

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NOTES

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| | |
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| REV | A = 4-2025 |
| REV | B = 8-2025 |

PROTECT

PROPOSED C/BOND
GARAGE AT No 126
STONE CREEK RD
BEACONSFIELD
UPPER

CLIENT.

| | | |
|--|--------|--------|
| | SCALE | DATE |
| | — | 8-25 |
| | JOB No | SHEET |
| | 2531 | 4 OF 4 |
| | DRAWN | REV. |
| | ALEX | B. |

A3