

Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP203955 V9478 F567 104 Foott Road, Beaconsfield Upper VIC 3808
The application is for a permit to:	Buildings and Works (Construction of a Replacement Dwelling and two (2) Outbuildings)

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

35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling)
35.06-5	Construct or carry out earthworks specified in a schedule to this zone
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 (Dwelling)

APPLICATION DETAILS

The applicant for the permit is:	P2 Architects Pty Ltd
Application number:	T250527



ADVERTISED MATERIAL

Planning Application: T250527
Date Prepared: 21 January 2026

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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.

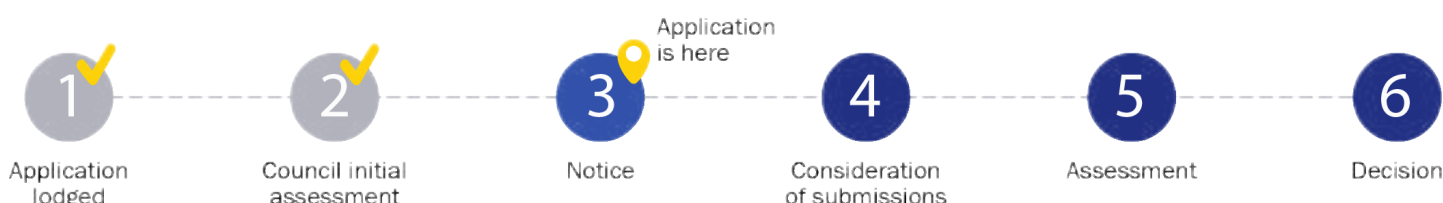
This can be done during office hours and is free of charge.

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:		06 February 2026
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.



Application Summary

Portal Reference: A3250AW

Basic Information

Proposed Use: Construct a proposed new replacement dwelling and new outbuildings (garage & shed).

Current Use: Existing single dwelling & outbuildings

Cost of Works: \$1,250,000

Site Address: 104 Foott Road Beaconsfield Upper 3908

Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	P2 Architects Pty Ltd	P.O. Box 7262, Brighton VIC 3186	W: 0433-178-225 M: 0433-178-225
Owner	[REDACTED]	[REDACTED]	[REDACTED]
Preferred Contact	P2 Architects Pty Ltd	P.O. Box 7262, Brighton VIC 3186	W: 0433-178-225 M: 0433-178-225



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Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 9: More than \$1,000,000 but not more than \$2,000,000	\$1,697.80	100%	\$1,697.80
Total			\$1,697.80

Meetings

Meeting Type	Officer Name	Date of Meeting
Pre Application	[REDACTED]	22 Apr 2025



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
02-09-2025	Site plans	183_TP_A_Combined.pdf
02-09-2025	Overlay Requirements	25162 BMP Outbuilding 104 FOOTY ROAD BEACONSFIELD UPPER V4.0.pdf
02-09-2025	Overlay Requirements	25162 BMP 104 FOOTY ROAD BEACONSFIELD UPPER V3.05a.mping.pdf
02-09-2025	Overlay Requirements	25162 BMO 104 FOOTY ROAD BEACONSFIELD UPPER V3.1.pdf
02-09-2025	Overlay Requirements	104 Footy Road Upper Beaconsfield Balanced Tree Management 19.08.25 v5.pdf
02-09-2025	A Copy of Title	0077966163001.2025090204520001.pdf
02-09-2025	A Copy of Title	0077966163011.2025090204520001.pdf
02-09-2025	Additional Document	AE Williams Plumbing_Letter Report.pdf
02-09-2025	Additional Document	Planning Report_RPT FINAL 010925 (10 2305034).pdf
02-09-2025	Additional Document	0133_L01.pdf

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

Lodged By

Site User	[REDACTED] P2 Architects Pty Ltd	P.O. Box 7262, Brighton VIC 3186	W: 0433-178-225 M: 0433-178-225 E: katie@p2architects.com.au
Submission Date	02 September 2025 - 6:01 PM		

Declaration

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



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

Page 1 of 1

VOLUME 09478 FOLIO 567

Security no : 124127704485F
Produced 02/09/2025 02:52 PM

LAND DESCRIPTION

Lot 1 on Title Plan 203955R.

PARENT TITLES :

Volume 07084 Folio 647 Volume 08465 Folio 250 Volume 08847 Folio 630
Created by instrument J859537 18/03/1982

REGISTERED PROPRIETOR

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP203955R 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: 104 FOOTT ROAD BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



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Number of Pages (excluding this cover sheet)	1
Document Assembled	02/09/2025 14:52

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TITLE PLAN

EDITION 1

TP 203955R

Location of Land

Parish: GERRARD
 Township: 3
 Section: 3
 Crown Acreage: 158.04 PT, 17.12 PT
 Crown Fraction:

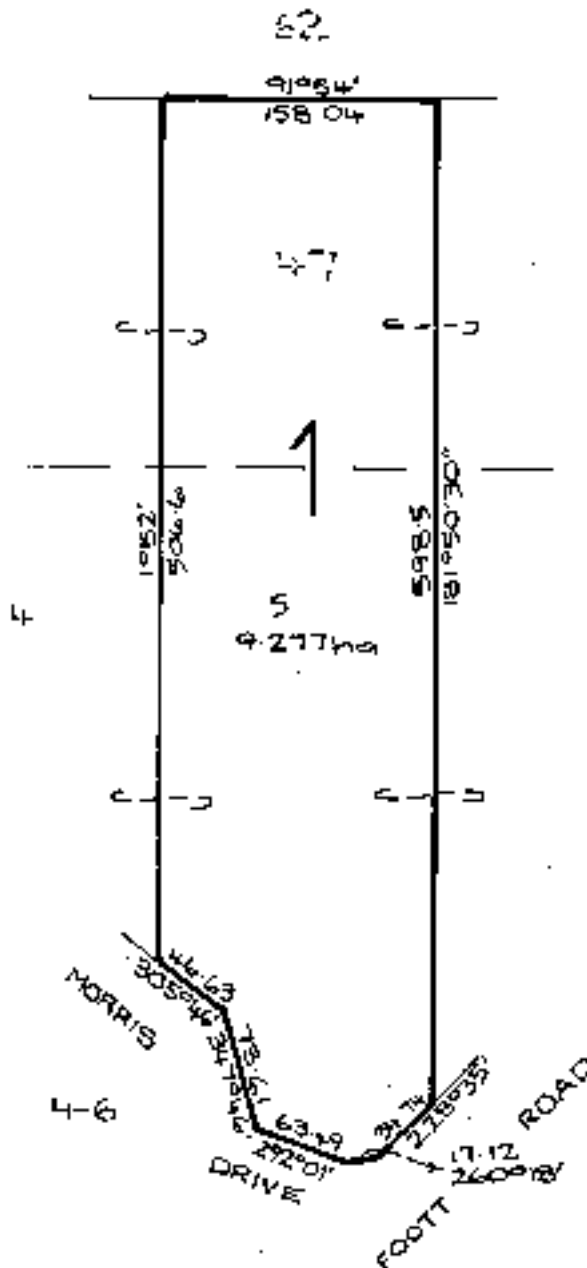
Notations

Lost Pin Reference: LP 5752
 Defined Term: V21 5475, P21 552
 Date of Land: 12

ANY OTHER REFERENCE TO MAP OR TEXT MATERIAL IS TO BE TAKEN FROM THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED
 FOR THE LAND REFERRED BY LAND
 VICTORIA FOR TITLE DIAGRAM
 PURPOSES AS PART OF THE LAND
 TITLES AUTOMATION PROJECT
 COMPLETED 29-10-1994
 VERIFIED AC



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TABLE OF PARCEL IDENTIFIERS

NOTES: Where multiple parcels are referred to or shown on this title plan this does not imply separate disposal or tenures under Section 24 of the Sale of Land Act 1962.

PARCEL 1 = LOT 50N17 57551

LENGTHS ARE IN
 METRES

Scale: 1:10,000
 Date: 2022-01-24

Sheet 1 of 1 sheets



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FILE REF: 0133_L01

02 September, 2025

Cardinia Shire Council
PO Box 7
Pakenham VICTORIA 3810

Attention [REDACTED]

Dear [REDACTED]

RE: 104 FOOTT ROAD, BEACONSFIELD UPPER 3808
TOWN PLANNING APPLICATION FOR A PROPOSED NEW REPLACEMENT DWELLING, GARAGE & SHED

On behalf of our clients, [REDACTED], we wish to apply for a planning application for the development of the land for a proposed new replacement dwelling and new outbuildings (a garage and shed) for the above address. This is to replace the existing single dwelling on the land.

As per our Pre-Application meeting 22 April 2025 and your subsequent Pre-Application advice dated 23 April 2025, please find attached the following documents in support of a planning application. Please note that following the meeting, [REDACTED] chose to also include a proposed new shed, rainwater tank and siteworks located to the rear of the dwelling in the planning application, which has been reflected in the documentation.

- Current certificate of title
- Written Planning Submission, prepared by Urban Planning Collective
- Architectural Town Planning drawings TP-00 – TP09 (Issue A), prepared by P2 Architects Pty Ltd
- Tree Survey & Development Impact Assessment, prepared by Balanced Tree Management Pty Ltd
- Dwelling Bushfire Management Statement, prepared by Keystone Alliance Bushfire Assessments
- Dwelling Bushfire Management Plan, prepared by Keystone Alliance Bushfire Assessments
- Outbuilding Bushfire Management Plan, prepared by Keystone Alliance Bushfire Assessments
- Plumber's certificate, prepared by A.G. & E. Williams Plumbing

Should you require any further information or have any questions, please do not hesitate to contact myself on 9564 6000.

Yours faithfully,



P2 Architects PTY LTD

Statutory Planner
Cardinia Shire Council
20 Siding Avenue,
Officer VIC 3809


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27 November 2025

**Re: Response to Request for Further Information
Planning Permit Application No. T250527 PA
104 Foott Road, Beaconsfield Upper VIC 3808**

Dear [REDACTED]

We act on behalf of [REDACTED] in respect of the land at 104 Foott Road, Beaconsfield Upper (the subject site). We refer to Council's correspondence dated 30 September 2025, which requests further information in respect of Planning Permit Application No. T250527 (the application), pursuant to Section 54 of the Planning and Environment Act 1987 (the Act).

To satisfy Council's request for further information and assist the Council with assessing the application, we are pleased to enclose the following:

- Amended plans prepared by P2 Architects
- A summary of alternative shed locations considered by the client (for Council's information purposes only)
- Amended Planning Report prepared by Urban Planning Collective
- Amended Bushfire Management Plan prepared by Keystone Alliance
- Amended Tree Survey & Development Impact Assessment prepared by Balanced Tree Management

In addition to the above material, we have provided helpful commentary below to assist with Council's further consideration of the application.

PROPOSED MODIFICATIONS

In response to Council's further information request and preliminary concerns, the plans have been modified to:

- Accurately reflect the current existing conditions of the subject site based on an updated feature survey (completed 23 October 2025). The application plans were based on an outdated survey

originally completed on 29 April 2022 (prior to the current owner purchasing the land). Updates include:

- Removal of vegetation NMT No. 1 – 8 as these have been previously removed. Note that NMT No. 8 was removed more than 12 months ago by previous owners. The removal of the vegetation is exempt from planning approval under Clause 52.12 (refer to further discussion under the response to Item 3.2).
- Small tree in front of the larger existing shed was relocated earlier this year to the front of the property.
- 4 small trees to north west of house were removed before property was purchased by the current owner.
- Locations of Trees 9, 10 and 12 corrected.
- Existing extent of gravel driveway updated.
- Include and label all vegetation within the defendable space, including Trees 13 – 24 as per updated arborist report.
- Increase the western setback of the proposed shed and rainwater tank to a minimum of 5 metres and consequential amendments to shed height and extent of cut and fill.
- Extend the existing gravel driveway to provide access to the proposed shed. The proposed gravel is at-grade and will not result in any additional cut or fill.
- Provide a response to vegetation management in accordance with Clause 53.02 on TP-00.
- Addition of TP-04.1 to allow all of dwelling defendable space shown on the proposed site plan.
- Addition of Table 6 analysis on TP00.

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Further Information Requested	Response
<p>Amended Site Plan</p>	
<p>1.1) The location of the existing Legal Point of Discharge</p> <div data-bbox="421 1447 724 1594" data-label="Image"> </div>	<p>Satisfied. Refer to TP-04.</p> <p>Our client has been in discussions with Council's engineer, [REDACTED] regarding the legal point of discharge.</p> <p>[REDACTED] has advised that the dam to the north of the property would be satisfactory as the legal point of discharge, subject to confirmation by Council's building department.</p> <p>Accordingly, a notation has been included on TP-04.</p>
<p>1.2) The location and materiality of the proposed driveway to the proposed shed.</p>	<p>Satisfied. Refer to TP-04.</p> <p>It is proposed to extend the existing gravel driveway to provide access to the shed. The proposed gravel extension will not have any impact on existing trees given that it is permeable material and at-grade.</p>

1.3)	A table specifying how all the vegetation within the defensible space, excluding the 12 trees assessed in the Tree Survey & Development Impact Assessment report, will be managed in accordance with Vegetation Management Requirement in Table 6 of Clause 53.02.	Satisfied. Please refer to TP-00.
1.4)	Label all vegetation within the defensible space, in accordance with the amended Bushfire Management Plan for the proposed replacement dwelling.	Satisfied. Please refer to TP-00 and TP04.1.

Amended Bushfire Management Plan

2.1)	Label all vegetation within the defensible space, in accordance with the Site Plan on Page 5 of the Tree Survey & Development Impact Assessment report (dated 19 August 2025 Version 5).	Satisfied. Please refer to the amended Bushfire Management Plan.
2.2)	<p>A table specifying how all the vegetation within the defensible space, excluding the 12 trees assessed in the Tree Survey & Development Impact Assessment report, will be managed in accordance with Vegetation Management Requirement in Table 6 of Clause 53.02.</p> <div data-bbox="365 1021 766 1218" data-label="Image"> </div>	<p>Satisfied.</p> <p>As discussed over the phone on 10 October 2025, we understand that Council is satisfied if this information is shown in the Tree Survey & Development Impact Assessment Report and Plans only to avoid unnecessary duplication of information.</p> <p>This information has been provided on TP-00 and in the amended Tree Survey & Development Impact Assessment Report.</p>

Amended Tree Survey & Development Impact Assessment

3.1)	<p>Identify any vegetation that will be impacted by the proposal through the creation of a defensible space for the replacement dwelling.</p> <p>If any vegetation is to be removed that is not otherwise exempt under the Cardinia Planning Scheme, planning permission will need to be applied for, and the application form updated to include vegetation removal.</p>	<p>Satisfied. Please refer to the amended Tree Survey & Development Impact Assessment. We note that the arborist has only assessed existing trees within the defensible space as they are not able to assess other vegetation (i.e.) shrubs and grasses. However, a schedule of these have been included in the arborist report and plans.</p> <p>Please refer to further discussion below regarding planning permissions required.</p>
3.2)	Whether a permit is required under Clause 42.01-2 to remove vegetation NMT NO.2-7 (inclusive) (Ornamental Pear). If the removal of vegetation NMT NO.2-7 (inclusive) is considered exempt under Clause 52.12-1, please provide appropriate supporting documentation to substantiate this exemption.	<p>No planning permit is required for the removal of vegetation as part of this application. The planning report has been updated accordingly.</p> <p>We note that NMT 1-8 have been removed previously. Their removal did</p>



not require a planning permit as they are exempt under Clause 52.12. Specifically:

- The vegetation removed were small and less than 3 metres in height, therefore they were not considered to be trees. Please refer to Attachment 1.
- The vegetation was located within 50 metres of the existing building.
- The subject site is located within the Bushfire Management Overlay.
- The existing dwelling was constructed before 10 September 2009. Please refer to the enclosed Google Earth image taken on June 2009 in Attachment 2.

NMT 8 was incorrectly shown. We understand that it was removed by the previous owner.

As these shrubs have been removed, they have been deleted from the amended plans as they do not form part of the existing conditions.

It is proposed to remove VEG 1, 2 and 3 (hedges and grass) as part of this application. Their removal is also exempt under Clause 52.12 as the proposal meets the above requirements. Refer to Attachment 1.

RESPONSE TO PRELIMINARY COMMENTS

Preliminary Comment	Response
1) Council has concerns regarding the siting of the proposed shed. It is strongly recommended that the shed be relocated closer to the replacement dwelling and/or existing sheds on the property, given the purpose of the shed. This adjustment would allow for increased setbacks from side boundaries and help reduce potential visual impacts on the surrounding allotments and landscape, in line with the objectives of the Rural Conservation Zone –	The purpose of the shed is to accommodate the various equipment and tools to maintain the <u>rear</u> of the property, where most of the maintenance work is required. Equipment and tools currently kept within the existing shed have to be transported over 100 metres to the rear across a steep fall.

Schedule 2 and Environmental Significance Overlay – Schedule 1.

Additionally, the application currently lacks sufficient detail regarding vehicular access to the shed. There appears to be no existing or proposed driveway connecting the shed to the replacement dwelling or the existing gravel driveway on site. To address this, please update both the Site Plan and the Bushfire Management Plan for the outbuilding to clearly illustrate the proposed vehicle access arrangements.



We also note from our previous conversation that Council is concerned that the shed could potentially be used for short-term accommodation. This is not the applicant's intent however we note that this could happen irrespective of how far or near it is from the dwelling. Regardless, Council must review and assess the application based on the proposal as is, and not potential 'what-ifs'. Council has the ability to enforce any planning approvals that are issued.

The location of the proposed shed minimises the amount of earthwork required (maximum fill of up to 1 metre) and has no impact on existing trees. We note that the applicant has considered other locations closer to the rear of the dwelling, however these either require significant earthworks due to the steep fall of the land or will result in impacts on existing trees. Please refer to the enclosed summary. Note that this has been provided for Council's information purposes only.

Nevertheless, to address Council's concerns, the proposed shed has been located further east to provide a minimum setback of 5 metres from the western boundary. Accordingly, planning permission is no longer required under the Green Wedge Zone (**GWZ**) for the proposed shed building. This has been updated in the Planning Report and the application form. We note that the relocated shed will result in a slightly reduced overall shed height (from 6.98 to 6.62 metres).

The proposed shed will not be visually discernible from the surrounding public realm given it sits behind the ridge line (refer to the long-west section on TP-02). A section has also been provided (Section A-A on TP-02) showing the relationship between the proposed shed and existing dwelling at No. 20 Morris Drive. The section shows that there is a significant separation distance between the existing dwelling and the proposed shed (over

		129 metres). Although the shed is located on higher ground relative to the existing dwelling, there are a large number of trees in between that will filter any views to the shed.
2)	<p>It is unclear how the existing vegetation within the defendable space, except the 12 trees already assessed in the Tree Survey & Development Impact Assessment report, will be impacted by the proposal through the creation of a defendable space for the replacement dwelling.</p> <p>Please update the Tree Survey & Development Impact Assessment report to specify how all the existing vegetation within the defendable space will be impacted as a result of Vegetation Management Requirement in Table 6 of Clause 53.02. Accordingly, please add a table on Bushfire Management Plan and Development Plans (by P2 Architects Pty. Ltd, Issue A, dated 1 September 2025) to clearly specify which vegetation will be pruned, removed, destroyed or lopped.</p> <p>In the event that removal, destruction or lopping of native vegetation is required, a permit will be required under Clause 52.17-1 (Native Vegetation), and an amendment under Section 50 of the Planning and Environment Act 1987 will be required, along with all application requirements of Clause 52.17 and 6.4.1 of the Guidelines for the removal, destruction and lopping of native vegetation DELWP 2017.</p>	<p>Please refer to TP-00 and the amended Tree Survey & Development Impact Assessment report.</p> <p>As noted previously, a planning permit is not required for vegetation removal / lopping. No trees are proposed to be removed and any vegetation proposed to be removed / previously removed are exempt under Clause 52.12. Any pruning required under Clause 52.02 will be undertaken in accordance with Australian Standards 4373-2007.</p>


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CONCLUSION

We trust the enclosed information clearly explains the proposal, satisfying Council's request for further information and addressing the preliminary comments received.

However, should Council be of the opinion that the further information request is not satisfactory, on behalf of the permit applicant, we request a further 30 days to provide any outstanding information pursuant to Section 54(1) of the Act.

We now look forward to receiving Council's notification instructions and Council's favourable assessment of the application.

Should you have any questions, please do not hesitate to contact me on 8648 3500.

Yours sincerely





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ATTACHMENT 1: Nearmap aerial image taken 15 December 2024 (with red line indicating 50 metres distance from existing dwelling) and photos of the removed vegetation / vegetation proposed to be removed



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VEG 1: Mexican
Orange Blossom
(to be removed)

VEG 2: English
box hedge (to be
removed)



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NMT1 (previously
removed)



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NMT2-5: ornamental
pears (previously
removed)



Tree in front of existing
shed (previously
removed)



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ATTACHMENT 2: Google Earth Satellite Imagery taken June 2009 (Source: Google Earth)





Urban Planning Collective



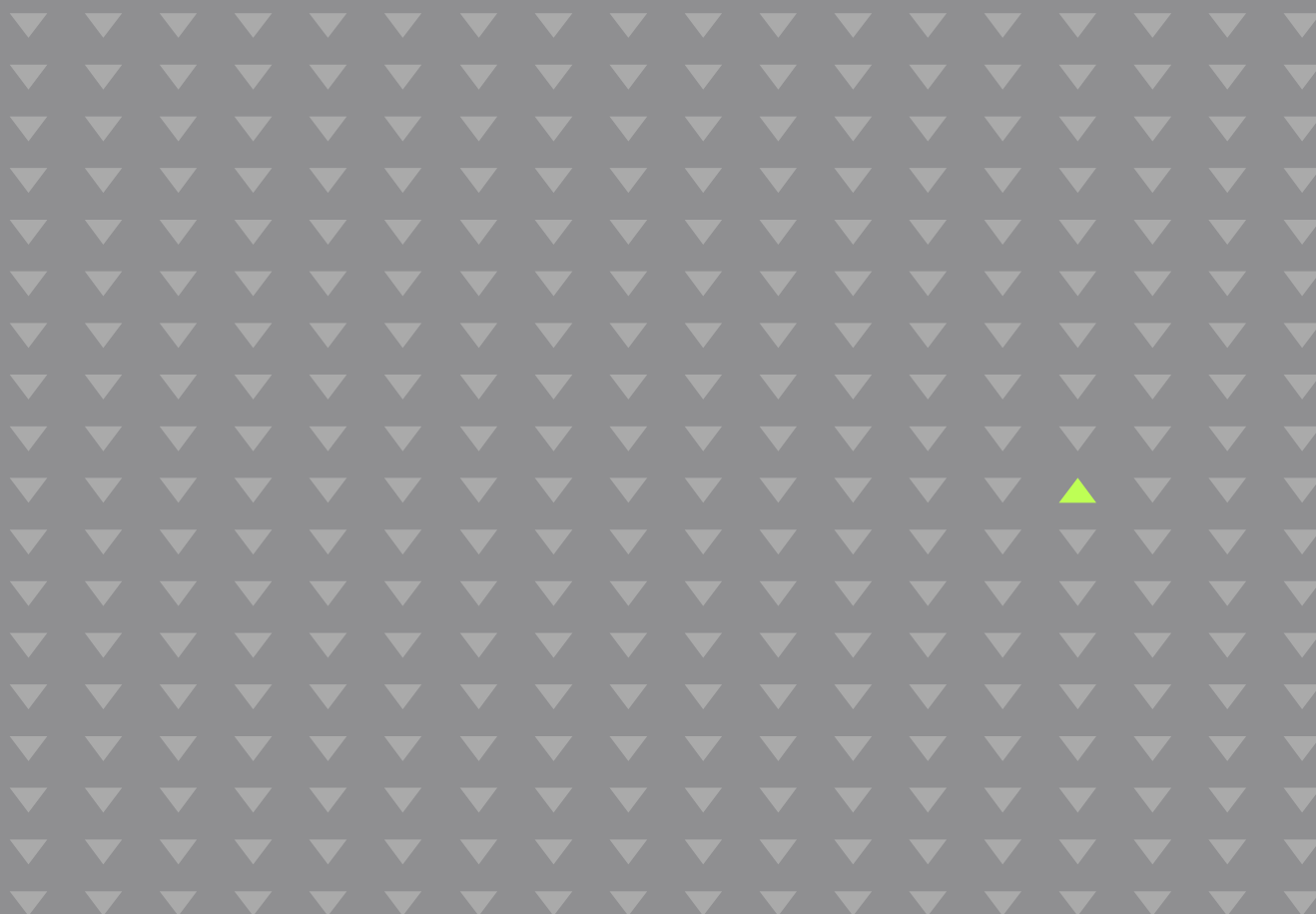
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Planning Submission

104 Foott Road, Beaconsfield Upper
1 September 2025



Planning Submission

104 Foott Road, Beaconsfield Upper

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1.0 INTRODUCTION

This submission has been prepared on behalf of [REDACTED] the owners of the land and permit applicants, in support of a planning permit application for the construction of one dwelling on the land at 104 Foott Road, Beaconsfield Upper (the subject site).

The subject site is located in a Rural Conservation Zone – Schedule 2 ‘Conservation Values’ (RCZ2) and is affected by the Environmental Significance Overlay – Schedule 1 ‘Northern Hills’ (ESO1) and the Bushfire Management Overlay (BMO).

Pursuant to the Cardinia Planning Scheme (the Scheme), a planning permit is required:

- for a ‘dwelling’ use pursuant to Clause 35.06-1 (RCZ2)
- for a building or works associated with a use in Section 2 of Clause 35.06-1 pursuant to Clause 35.06-5 (RCZ2)
- earthworks pursuant to Clause 35.06-5 (RCZ2)
- to construct a building or construct or carry out works pursuant to Clause 42.01-2 (ESO1)
- to construct a building or construct or carry out works associated with an accommodation use pursuant to Clause 44.06-2 (BMO)
- to construct a building or construct or carry out works associated with a building with a floor area greater than 100 square metres that is not used for accommodation and ancillary to a dwelling pursuant to Clause 44.06-2 (BMO).

This submission describes the subject site and the broader urban context in which it is located, the development proposal and the relevant planning controls and policies set out in the Scheme. It also provides an assessment of the planning merits of the proposal against these controls and policies.

This submission should be read in conjunction with the following:

- Certificate of Title
- Architectural Plans prepared by P2 Architects Pty Ltd
- Tree Survey & Development Impact Assessment prepared by Balanced Tree Management Pty Ltd
- Bushfire Management Statement prepared by Keystone Alliance Bushfire Assessments
- Dwelling Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments
- Outbuilding Bushfire Management Plan prepared by Keystone Alliance Bushfire Assessments
- Plumber’s certificate prepared by A.G.&E. Williams Plumbing


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2.0 SITE CONTEXT

2.1 SUBJECT SITE

The subject site's frontage is located on the corner of Foott Road and Morris Drive in Beaconsfield Upper. Foott Road is a local road that runs from Red Hill Road in the east through to Chadwick Road in the west. Refer to Figure 1.

The subject site is largely rectangular in shape with a 51.86 metre frontage to Foott Road and a 183.73 metre frontage to Morris Drive. It has an approximate depth of 550 metres, totalling a significant landholding of 9.27 hectares. Vehicle access is provided via a crossover from Morris Drive.

The subject site is formally known as Lot 1 on Title Plan 203955R. The land is not affected by any easements or restrictive covenants.

The subject site currently contains one single storey dwelling with a zincalume roof and a swimming pool, as well as 2 sheds and 2 rainwater tanks. Refer to Figures 2 to 9. The southern shed is currently used as a garage however it does not provide convenient access to the dwelling. The northern shed is used as a non-habitable social family area.

An existing septic system that services the dwelling is located to the north of the existing swimming pool. The septic system has recently been examined by a licensed plumber, and they have confirmed that the system is in good working condition (refer to the enclosed plumber's certificate).

The proposed works area is grassed, with limited vegetation. Existing vegetation within 15 metres of the proposed works are detailed in the accompanying plans and arborist report. The rear of the subject site comprises dense tree cover, however there are no proposed works to this area.

The existing dwelling is located on a 'ridge', with a steep fall on the western side of the ridge, and a moderate fall on the east. The land also has a modest fall to the north.





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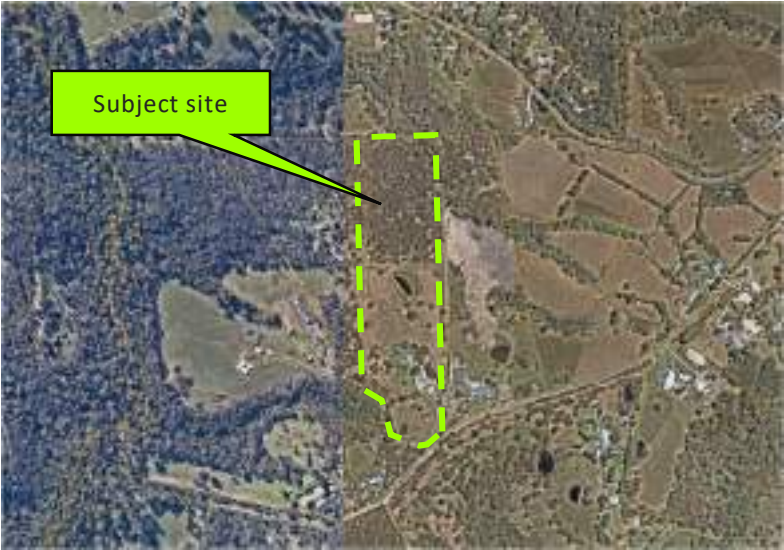


Figure 1: Subject site and surrounds
(Source: Nearmap Aerial Imagery, 2025)



Figure 2: Subject site as viewed from
corner of Foott Road and Morris Drive



Figure 3: View of existing vehicular entrance from Morris Drive and existing dwelling on the subject site



Figure 4: Existing dwelling's southern façade



Figure 5: Existing dwelling's western façade.



Figure 6: Existing swimming pool on the subject site



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Figure 7: Existing dwelling’s northern façade



Figure 8: Existing dwelling’s eastern façade





Figure 9: View of subject site from further northwest along Foott Road.

2.2 INTERFACES

2.2.1. To the North

By virtue of the significant landholdings in the Beaconsfield Upper area, the subject site only has one other dwelling within its proximity – that being the existing dwelling to the immediate east, at No. 92 Foott Road.

To the north, both Nos. 87 and 93 Manestar Road are approximately 3 hectares each and contain a single storey dwelling with a significant offering of vegetation toward the rear of each site. Both sites share a direct interface with the subject site.

2.2.2. To the East

To the east, No. 92 Foott Road contains a 2-storey dwelling with a swimming pool, tennis court, shed and rainwater tanks. The dwelling is cut into the land on account of the land's fall from south to north, and west to east. Refer to Figure 10 and 11.

The dwelling is set back approximately 20 metres from Foott Road and is set back from the common boundary with the subject site by approximately 45 metres.



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Figure 10: No. 92 Foott Road as viewed from Foott Road



Figure 11: Existing dwelling at No. 92 Foott Road as viewed from the subject site



2.2.3. To the South

To the south are Foott Road and Morris Drive. Both are unsealed gravel roads providing two-way travel. Refer to Figures 12, 13 and 14.



Figure 12: View along Foott Road looking northeast.



Figure 13: View along Foott Road looking southwest.

Figure 14: View along Morris Drive looking northwest.



2.2.4. To the West

To the west, No. 20 Morris Drive contains a single storey dwelling, swimming pool and shed. The existing dwelling is set back approximately 285 metres from Morris Drive, and approximately 290 metres from the existing dwelling on the subject site.

The land falls toward the rear of the site and the dwelling is surrounded by dense vegetation. Therefore, we expect that there are no views between the adjoining dwelling and the existing dwelling on the subject site. Refer to Figure 15.



Figure 15: View of subject site and No. 20 Morris Drive looking north along the shared boundary




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3.0 PROPOSAL

The description of the proposal below should be read in conjunction with the enclosed Architectural Plans prepared by P2 Architects Pty Ltd.

3.1 SUMMARY

It is proposed to demolish the existing dwelling on the subject site (for which no planning permit is required) and subsequently construct a new single storey, red brick dwelling with a pitched corrugated iron roof in approximately the same location as the existing dwelling (as depicted in Figure 16 below). Part of the existing driveway will be replaced by a new gravel driveway. The existing septic system, pool and sheds will be retained.

The proposed dwelling will have an overall height of 7 metres from natural ground level and be significantly set back from all boundaries. The proposed setbacks are as follows:

- 174 metres from the south (Foott Road boundary)
- 59.2 metres from the east boundary (approximately 105 metres from the adjoining dwelling at No. 92 Foott Road)
- 57.8 metres from the west boundary
- 437.4 metres from the north boundary.



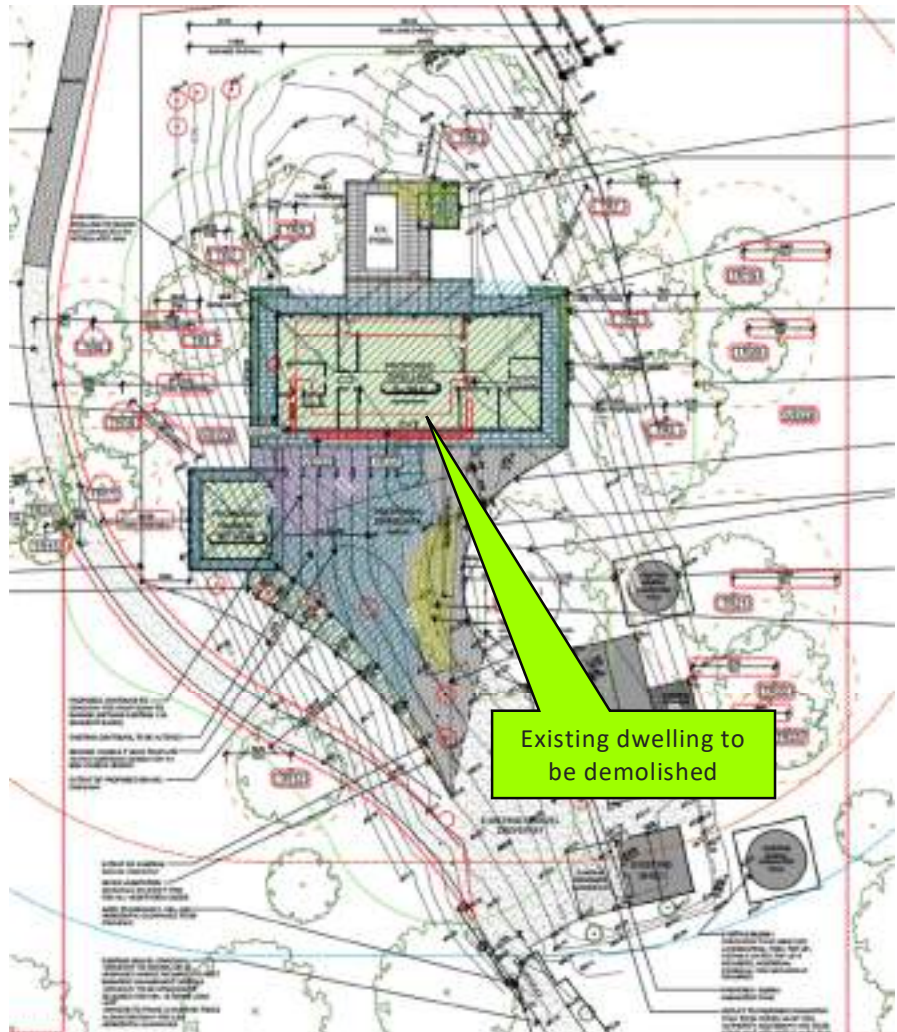


Figure 16: Proposed works compared to existing dwelling on the subject site
(Source: P2 Architects Pty Ltd, 2025)

It is also proposed to construct:

- A double car garage with a verandah southwest of the proposed dwelling. The garage will have an overall maximum height of 5.83 metres from natural ground level.
- A shed and a 111,000-litre rainwater tank approximately 143 metres northwest of the proposed dwelling. The shed will have an overall height of 6.62 metres from natural ground level and is set back 5metres from the common boundary with No. 20 Morris Drive. The proposed shed is intended to accommodate equipment for fire maintenance and general maintenance including mowers, garden tools, tractor and slasher, mini excavator, mini multi terrain loader (and slasher) for steep terrain as well as a caravan.

3.2 PROPOSED DWELLING

The proposed dwelling / garage will require a maximum fill of 1.96 metres, and the ancillary shed / water tank will require a maximum cut of 0.95 metre and maximum fill of 1 metre on account of the slope of the land. The existing gravel driveway is proposed to be extended along the west side of the dwelling to provide access to the proposed shed.

No changes are proposed to the existing boundary fencing, sheds or rainwater tanks.

The dwelling's entrance opens to sitting and office spaces on either side, which flow through to a north-facing combined kitchen, dining and living area. A walk-in pantry and laundry are tucked behind the kitchen, which are afforded direct access to the outdoor alfresco area at the rear of the dwelling.

The western end of the dwelling comprises the master bedroom, accompanied by a walk-in-robe and ensuite, as well as an office and store area. The eastern end of the dwelling comprises an additional 2 bedrooms with built-in-ropes, a shared bathroom, separate powder room and a gym and rumpus space.

A paved verandah is proposed to surround the dwelling. An alfresco area with pergola is proposed to be sited immediately north of the dwelling. This space opens to a paved patio which is proposed to surround the existing swimming pool, with a gazebo located to the northeast to accommodate an outdoor lounge area. The perimeter of existing pool and surrounding patio will be characterised by a glazed pool fence and gates.

In accordance with Clause 53.03 of the Scheme, it is not proposed to connect the dwelling to reticulated gas.

3.3 MATERIALS AND FINISHES

The proposed dwelling and garage will be constructed of high quality, robust materials to a minimum bushfire attack level (BAL) of 29 per the enclosed Bushfire Management Statement, including:

- Red brick walls and planter retaining wall (BR1)
- Colorbond finished steel gutters (CB1 and CB2)
- Corrugated iron roof and rainwater tank in a natural colour / zincalume (MT1)
- Powdercoat window frames, door frames and garage balustrade (PC1)
- Painted posts, pergola, gazebo, door and concrete retaining wall (PF1 and PF2)
- Paver tiles to verandah wall and floor (PV1)
- The proposed shed will be finished with charcoal colorbond (CB2).



3.4 IMPACT UPON EXISTING VEGETATION

Refer to drawing No. TP-07 of the enclosed Architectural Plans prepared by P2 Architects Pty Ltd for a detailed external finishes schedule.

The proposal sufficiently manages its impact upon the existing vegetation on the subject site.

All existing trees are proposed to be retained. The enclosed Tree Survey & Development Impact Assessment prepared by Balanced Tree Management Pty Ltd shows that the proposed works will not have a negative impact on the existing trees. All of the proposed works will only result in a minor encroachment into the Tree Protection Zone of existing trees (i.e.) less than 10%.

It is noted that Trees 1 – 24 will be pruned for compliance with bushfire requirements at Clause 53.02. All pruning is to be completed in accordance with Australian Standards 4373-2007.

It is proposed to remove the existing Mexican orange blossom hedge (VEG1) and English box hedge (VEG2) adjacent to the existing dwelling. Some extent of grass (VEG3) is also proposed to be removed. We note that the proposed removal is exempt from a planning permit under Clause 52.12 (Bushfire Protection Exemptions) which allows the removal, destruction or lopping of any vegetation (except trees) within 50 metres of the existing dwelling.



4.0 PLANNING CONTROLS

4.1.1. Zone

The subject site is located in Rural Conservation Zone – Schedule 2 ‘Conservation Values’ (**RCZ2**) pursuant to Clause 35.06 of the Scheme (refer to Figure 17 below).



Figure 17: Zoning map (Source: VicPlan, 2025).

The purpose of RCZ2 is, inter alia:

- *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 conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.*

Schedule 2 to the RCZ seeks the following:

- *Protection and conservation of the environmental values and landscape qualities of the land, including habitat of botanical and zoological significance, and the conservation of natural resources, including native vegetation, waterways and soils.*

Pursuant to Clause 35.06-1, a ‘dwelling’ is a Section 2 use that must meet the following conditions:



- *Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.*
- *Must meet the requirements of Clause 35.06-2.*

Clause 35.06-2 states that a lot used for a dwelling or small second dwelling must meet the following requirements:

- *Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.*
- *The dwelling or small second dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017 for an on-site wastewater management system.*
- *The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.*
- *The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.*



Only one dwelling is proposed on the subject site and the proposal meets the requirements of Clause 35.06-2, as outlined below.

Clause 35.06-2 Requirement	Discussion
Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.	Satisfied. The proposed dwelling will be accessed by a gravel driveway that can accommodate emergency vehicles. Refer to TP-04.
The dwelling or small second dwelling must be connected to reticulated sewerage if available. If reticulated sewerage is not	Satisfied. The proposed dwelling will utilise the existing septic system located to the north of the pool. The septic system is in good





available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.

working condition and been recently examined by a licensed plumber. Refer to the enclosed plumber's certificate.

The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

Satisfied. The proposed dwelling will be connected to an alternate potable water supply with storage for domestic use and fire fighting purposes, as per existing conditions. The property will have access to a total 261,000L water across multiple rainwater tanks.

The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Satisfied. The proposed dwelling will be connected to a reticulated electricity supply.

Given a dwelling use is a Section 2 use, pursuant to Clause 35.06-1, a planning permit is required for a dwelling use.

As cut and fill is proposed, a planning permit is also required for earthworks. However, it is not anticipated that the proposed earthworks will meaningfully alter the rate of flow or the discharge point of water across the property boundary or increase the discharge of saline groundwater.

Pursuant to Clause 35.06-5, a planning permit is required to construct or carry out the following:

- a building or works associated with a use in Section 2 of Clause 35.06-1 (including the dwelling, garage and shed)



- earthworks

Pursuant to Clause 35.06-5, no planning permit is required for the construction of the proposed rainwater tank.

4.2 ENVIRONMENTAL SIGNIFICANCE OVERLAY

The subject site is affected by Environmental Significance Overlay – Schedule 1 ‘Northern Hills’ (ESO1) pursuant to Clause 42.01 of the Scheme (refer to Figure 18 below).



Figure 18: ESO1 map (Source: VicPlan, 2025)

The purpose of ESO1 is:

- *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.*

Pursuant to Clause 42.01-2, a planning permit is required to construct a building or construct or carry out works as the proposal does not meet the following requirements outlined at Clause 3.0 of the ESO1:

- Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.
- The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.
- The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.



- If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.

A planning permit is not required to remove vegetation and the proposed vegetation removal (comprising a Mexican orange blossom hedge, English box hedge and grass) are exempt under Clause 52.12 (bushfire protection exemptions).

4.3 BUSHFIRE MANAGEMENT OVERLAY

The subject site is affected by the Bushfire Management Overlay (**BMO**) pursuant to Clause 44.06 of the Scheme (refer to Figure 19 below).



Figure 19: BMO map (Source: VicPlan, 2025)

The purpose of the BMO is:

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

Pursuant to Clause 44.06-2, a planning permit is required to construct a building or construct or carry out works associated with an accommodation use (i.e. the dwelling), and a building (i.e. shed) with a floor area greater than 100 square metres that is not used for accommodation and ancillary to a dwelling.

It is noted that the garage does not trigger a planning permit under Clause 44.06-2 as it is less than 100 square metres and not used for accommodation and ancillary to a dwelling.





4.4 PARTICULAR PROVISIONS

4.4.1. Clause 52.06 – Car Parking

Under Section 55 of the Planning and Environment Act 1987 (**the Act**), an application must be referred to the Country Fire Authority (**CFA**).

We note that pursuant to Clause 66.03 of the Scheme, the shed does not necessitate a referral to the CFA under Section 55 of the Act, as it is a non-habitable outbuilding that meets the following requirements:

- the outbuilding is ancillary to a dwelling
- 10 metres of defendable space is provided around the outbuilding in accordance with the vegetation management requirements at Table 6 of Clause 53.02
- the canopy of each tree within the defendable space is separated by at least 2 metres, and
- where the outbuilding is located less than 10 metres from a dwelling the outbuilding construction requirements at Table 7 of Clause 53.02 are met.

The following particular provision is relevant to the proposal.

The purpose of this clause is to ensure an appropriate provision of car parking is provided, having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

Pursuant to Table 1 to Clause 52.06-5, the proposed 3-bedroom dwelling will generate a demand for 3 car parking spaces.

The proposed double garage and associated driveway will comfortably service this demand.

Therefore, no planning permit is required pursuant to Clause 52.06-3.

4.4.2. Clause 52.12 – Bushfire Protection Exemptions

The purpose of this clause is to facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire and facilitate the construction and protection of community fire refuges and private bushfire shelters.

Pursuant to Clause 52.12-1, the existing dwelling benefits from the exemption to remove, destroy or lop any vegetation within 10 metres of the existing dwelling as it is located in a designated bushfire prone area and was constructed before 10 September 2009. It also benefits from the exemption to remove, destroy or lop any vegetation within 50 metres (except trees) within 50 metres of an existing building as the subject site is located in the Bushfire Management Overlay. Accordingly, a planning permit was not required to remove the various shrubs identified as NMT1, 2, 3-4 and 5-7 that were removed in the previous 12 months.



We note that the proposed dwelling does not benefit from the exemption under Clause 52.12-5 as the land is zoned Rural Conservation Zone.

4.4.3.

Clause 53.02 – Bushfire Planning

The purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Please refer to discussion in Section 6.4 and the enclosed Bushfire Management Statement prepared by Keystone Alliance Bushfire Assessments for an assessment against the bushfire requirements.

4.5

SUMMARY OF PERMIT TRIGGERS

In summary, a planning permit is required:

- for a 'dwelling' use pursuant to Clause 35.06-1 (RCZ2)
- for a building or works associated with a use in Section 2 of Clause 35.06-1 pursuant to Clause 35.06-5 (RCZ2)
- earthworks (RCZ2)
- to construct a building or construct or carry out works pursuant to Clause 42.01-2 (ESO1)
- to construct a building or construct or carry out works associated with an accommodation use pursuant to Clause 44.06-2 (BMO)
- to construct a building or construct or carry out works associated with a building with a floor area greater than 100 square metres that is not used for accommodation and ancillary to a dwelling pursuant to Clause 44.06-2 (BMO).

In this instance, there are no other particular provisions applicable to the proposal, noting:

- Clause 52.17 (Native Vegetation) does not apply as no native vegetation is proposed to be removed, destroyed or lopped.
- Clause 52.34 (Bicycle Facilities) does not apply to a single dwelling.



- Clause 53.18 (Stormwater Management in Urban Development) does not apply to an application to construct or carry out works associated with one dwelling on a lot in a Rural Conservation Zone.



5.0 RELEVANT PLANNING POLICIES

5.1 PLANNING POLICY FRAMEWORK

The following policies in the Planning Policy Framework (**PPF**) (Clause 10 to 19 of the Scheme) are considered relevant to the proposal:

- Clause 11.01-1S – Settlement, facilitates growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.02-1S – Supply of Urban Land, seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 11.02-2S – Structure Planning, facilitates the fair, orderly, economic and sustainable use and development of urban areas.
- Clause 12.05-2S – Landscapes, seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
- Clause 13.01-1S – Natural Hazards and Climate Change, seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- Clause 13.02-1S – Bushfire Planning, seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.
- Clause 15.01-2S – Building design, seeks to achieve building design and siting outcomes that contribute positively and support environmentally sustainable development.
- Clause 15.01-5S – Neighbourhood Character, seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.
- Clause 15.01-6S – Design for Rural Areas, seeks to ensure development respects the valued areas of rural character.
- Clause 16.01-1S – Housing Supply, facilitates well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-3S – Rural Residential Development, seeks to identify land suitable for rural residential development.



5.2 MUNICIPAL STRATEGIC STATEMENT

The following policies in the Municipal Strategic Statement (**MSS**) (Clauses 21.01 to 21.08 of the Scheme) are considered relevant to the proposal:

- Clause 21.01-1 – Snapshot of Cardinia Shire, identifies the municipality as a transition between urban and rural areas, comprising a variety of landforms and landscapes.
- Clause 21.01-5 – Strategic Framework Plan, identifies the subject site as having environmental and landscape significance.





- Clause 21.02-2 – Landscape, seeks to recognise and protect the diverse landscape and areas of significant landscape value.
 - Clause 21.02-4 – Bushfire Management, seeks to recognise that areas in the municipality are prone to bushfire and to minimise the potential risk to life, property and the environment. Relevant strategies include:
 - Ensure that the siting and design of houses and other accommodation in high risk bushfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.
 - Ensure all development has appropriately designed access for emergency vehicles.
 - Ensure development provides adequate access to water.
 - Encourage the use of roads as a buffer between housing and bushland.
 - Clause 21.03-1 – Housing, seeks to encourage a diversity in housing to meet the needs of existing and future residents.
 - Clause 21.03-4 – Rural Townships, identified Upper Beaconsfield as a ‘large rural township’. This clause seeks to, inter alia:
 - Provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints; and
 - Maintain and enhance the distinct character and environmental qualities of each of the townships.
- Clause 21.03-5 – Rural Residential and Rural Living Development, states that ‘rural living’ is identified as residential development on lots between 2 hectares and 16 hectares. Given the subject site is approximately 9.27 hectares, the proposed development is classified as ‘rural living’. This clause seeks, inter alia:
- To recognise the demand for rural residential and rural living development, and to provide for this development where it is closely integrated with an existing township or urban area.
 - To ensure development reflects a high quality of design and does not result in environmental degradation.

5.3
LOCAL PLANNING POLICIES

There are no Local Planning Policies relevant to the proposal.

6.0 KEY PLANNING CONSIDERATIONS



Any development on the subject site must carefully synthesise a range of, sometimes competing, policy expectations, in favour of net community benefit and sustainable development.

The key considerations relevant to this planning permit application are:

- Is the proposal supported by the relevant matters contained in the Planning Policy Framework and Municipal Strategic Statement of the Scheme?
- Does the proposal appropriately respond to the purpose and conservation values of the Rural Conservation Zone?
- Does the proposal appropriately response to the decision guidelines of the Environmental Significance Overlay?
- Does the proposal achieve an appropriate development outcome having regard to its bushfire designation and the Bushfire Management Overlay?

Below we provide a response to each of these considerations.

6.1 IS THE PROPOSAL SUPPORTED BY THE RELEVANT MATTERS CONTAINED IN THE PLANNING POLICY FRAMEWORK AND MUNICIPAL STRATEGIC STATEMENT OF THE SCHEME?

The proposal displays a high level of consistency with the relevant matters of the PPF and MSS, as observed by the following:

- The proposal is consistent with the existing settlement pattern in Beaconsfield Upper as evidenced by proposing to construct a new dwelling in approximately the same location as the existing dwelling on the subject site. Further, the subject site will continue to be used for residential purposes, consistent with Clause 11.01-1S, Clause 11.02-1S and Clause 11.02-2S.
- Given the proposed dwelling is sited in approximately the same location as the existing dwelling on the subject site, its impact upon the landscape is minimised, and it does not distract any further from the natural qualities of the landscape. While an additional shed is proposed, it will be sited approximately 146 metres northeast of the dwelling. As evidenced in Figures 20 - 22 below, the ancillary shed is proposed so sit in a location that has limited visibility (if any) from the surrounding dwellings by virtue of the existing vegetation on the subject site and adjoining lots, consistent with Clause 12.05-2S and Clause 15.01-1S.





Figure 20: Looking south from proposed shed location



Figure 21: Looking north from proposed shed location



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Figure 22: Looking west from proposed shed location

- The shed is also located on a low point of the land, as shown in Figure 23 below. As such, it will not be visually discernible from the streetscape.

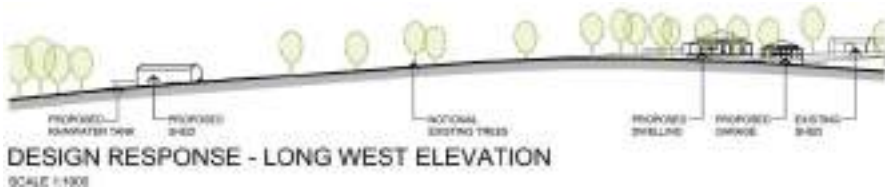


Figure 23: Excerpt of the west elevation (Source: P2 Architects Pty Ltd, 2025)

- As referenced on the enclosed Architectural Plans prepared by P2 Architects Pty Ltd, the proposed dwelling has been designed to reference the subject site’s original dwelling that on the subject site prior to Ash Wednesday, mixed with a modern interpretation

of form, features and external colours. The dwelling will largely comprise red brick, and the roof is proposed to comprise zincalume corrugated iron, consistent with the existing dwelling and sheds on the subject site.

- Although the zincalume corrugated iron roof is considered to be reflective, it has been chosen for its environmental sustainable properties, as encouraged by Clause 15.01-2S. It has a solar reflectivity index (SRI) of 57 which is considered to be 'moderate' with respect to heat reflectivity. This offers reduced energy usage and a more comfortable thermal environment.

We note that reflective roofs are present in the surrounding area. Approved by Planning Permit No. T130237, the replacement dwelling at No. 51 Foott Road is located approximately 550 metres east of the proposed dwelling on the subject site, contains a reflective roof, and is also on a ridge. Refer to Figure 24.



Figure 24: Reflective roof at No. 51 Foott Road, approx. 550 metres south of the proposed dwelling on the subject site

- The dwelling's design is consistent with dwellings in the surrounding area, and purposefully utilised subdued colours to complement, protect and enhance the surrounding landscape, consistent with Clause 15.01-5S, Clause 15.01-6S and Clause 21.03-5.
- Consistent with Clause 13.01-1S, Clause 13.02-1S and Clause 21.02-4, the proposal seeks to minimise the impacts of natural hazards and adapt to any potential bushfire impacts through risk-based planning. The enclosed Bushfire Management Statement explains the proposal appropriately responds to the relevant planning policy. In this regard, the Statement states the proposal appropriately prioritises the protection of human life by ensuring





that the proposed building within the development will not be exposed to a radiant heat flux of more than 29 kilowatts/square metre, which is commensurate to a BAL 29 construction standard.

- The proposed 3-bedroom dwelling on the subject site meets the changing household needs of our clients which provides a high level of internal and external amenity, consistent with Clause 16.01-1S and Clause 21.03-1.
- The subject site is suitable for rural residential development by virtue of the existing residential dwelling on the subject site. By siting the proposed dwelling in approximately the same location as the existing dwelling, the proposal:
 - minimises its impact upon the significant landscape;
 - is consistent with the existing settlement pattern; and
 - protects the existing landscape and environmental qualities such as water quality, biodiversity and habitat, consistent with Clause 16.01-3S, Clause 21.02-2 and Clause 21.03-4.

The above confirms the proposal achieves a high degree of consistency with the relevant matters of the PPF and MSS.

6.2 DOES THE PROPOSAL APPROPRIATELY RESPOND TO THE PURPOSE AND CONSERVATION VALUES OF THE RURAL CONSERVATION ZONE?

The proposal has been designed to protect and conserve the environmental values and landscape qualities of the subject site. The development addresses the relevant decision guidelines of RCZ2, as outlined below.

- The proposal is consistent with the broader site context, which comprises single dwellings within a spacious and generous rural setting.
- The subject site comprises a significant land holding of 9.27 hectares. As it currently contains one single dwelling, the subject site is evidently capable to accommodate the proposal. There is ample space to position the shed approximately 143 metres northwest of the proposed dwelling. The proposal will not result in the loss or fragmentation of productive agricultural land.
- By locating the new dwelling in approximately the same location as the existing dwelling and positioning the shed in a location devoid of vegetation, the development minimises its impact upon the environmental and landscape qualities of the subject site and surrounds. We note the existing vegetation along the Foott Road street frontage will conceal views of the proposed dwelling from Foott Road.
- The proposed garage is located on a sloped area which requires up to 1.96 metres of fill. We submit that the extent of fill is relatively minor given the limited garage footprint. The proposed





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6.3 DOES THE PROPOSAL APPROPRIATELY RESPOND TO THE DECISION GUIDELINES OF THE ENVIRONMENTAL SIGNIFICANCE OVERLAY?

- garage location is the most logical as it offers convenience access to the dwelling while being accessible from the driveway, without the need for any vegetation removal. There are no other feasible siting locations without impacting existing trees. It is noted that the slope of the land is less than 20% in this location.
- It is not anticipated that the extent of earthworks (cut and fill) will have a meaningful impact on the rate of flow or the discharge point of water across a property boundary or increase the discharge of saline water.
 - The proposed gravel driveway will maintain the rural setting.
 - The proposed dwelling will utilise the existing septic system and will be connected to potable water supply tanks, as per existing conditions. It is noted that additional rainwater tanks are proposed, bringing the total volume to 261,000L. The additional tanks do not require a planning permit under the RCZ2.
 - Visual impact on the landscape is minimised by virtue of siting the new dwelling in approximately the same location as the existing dwelling on the subject site. Located more than 105 metres from the nearest dwelling, the proposal minimises any off-site adverse amenity impacts.

While Clause 54 doesn’t technically apply to this application, we note the proposed setbacks are so generous so as to significantly exceed the requirements of Standard A10 (side and rear setbacks), A12 (daylight to existing windows), A14 (overshadowing open space), A15 (overlooking).

The proposal has been designed and sited to minimise the environmental and landscape impacts, while balancing bushfire requirements and environmental sustainability. Importantly, vegetation removal has been kept to a minimum.

In response to ESO1’s requirements that trigger the need for a planning permit, we submit:

Requirement	Discussion
Building materials must be non-reflective or subdued colours which complement the environment to the satisfaction of the responsible authority.	The dwelling and garage roof is proposed to be constructed of zincalume corrugated iron, which is reflective. We submit that the



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proposed roof material is acceptable as:

- The proposed roof material is consistent with the existing dwelling and sheds. As such, the proposed roofing is not expected to increase the visual impact than existing.
- As outlined previously, there are examples of dwellings in the surrounding area with reflective roofing – namely, No. 51 Foott Road, as depicted in Figure 24 above.
- The proposed roof material has also been chosen for its environmentally sustainable properties to minimise solar absorption and maximise thermal emittance. It has a solar reflectivity index (SRI) of 57 which is considerate to be ‘moderate’ with respect to heat reflectivity. This offers reduced energy usage and a more comfortable thermal environment.

All other proposed materials and finishes are non-reflective and in subdued colours to blend into the environment.

The height of any dwelling must not exceed 7 metres above natural ground level and the height of all

The proposed dwelling does not exceed 7 metres above natural ground level. However, the

other buildings must not exceed 4 metres above natural ground level.

proposed shed and garage have a maximum height of 6.62 metres and 5.8 metres, respectively, thereby exceeding the 4 metre height limit.

The proposed shed height is necessary to store the equipment required to fulfill fire and general maintenance of the land, including the storage of mowers, garden tools, tractor and slasher, mini excavator, mini multi terrain loader (and slasher) for steep terrain as well as a caravan.

The proposed garage height is the result of necessary fill to deliver a level building that is accessible from the driveway. It is noted that the 5.83 metre garage height is measured to the top of the roof ridge.

There is a 2.4m clearance provided to the underside of the lower roof eave to allow a car under. This, combined with maintaining the same architectural language as the house (lower eave, brick wall above and main roof over), results in a height of 3.5 metres to the upper roof eave, and maximum height of 5.83 metres.

We submit that the proposed garage height is acceptable given the topographical and siting challenges of the site.

As outlined above, the shed is largely concealed from the streetscape due to site topography, and from adjoining dwellings due to





	setbacks and dense vegetation between the properties.
The works must not involve the excavation of land exceeding 1 metre or filling of land exceeding 1 metre and any disturbed area must be stabilised by engineering works or revegetation to prevent erosion.	<p>The proposed works have a maximum fill of 1.96 metres, which requires a planning permit. The proposed extent of fill is required in particular for the garage due to its topographical location.</p> <p>As noted previously, the proposed garage location is the most logical as it offers convenience access to the dwelling while being accessible from the driveway, without the need for any vegetation removal. There are no other feasible siting locations without impacting existing trees. It is noted that the slope of the land is less than 20% in this location. A retaining wall is proposed to areas of cut and fill prevent erosion.</p> <p>The extent of cut is less than 1 metre, which does not require a planning permit.</p>
If the building is an outbuilding ancillary to a dwelling, the gross floor area of all outbuildings on the land must not exceed 120 square metres.	<p>The proposed shed has a floor area of 227 square metres.</p> <p>As outlined above, the shed's size is necessary required to store equipment required to fulfill general and fire maintenance requirements.</p>

In summary, the proposal meets the environmental objectives of ESO1 and avoids any unreasonable impacts upon the landscape.

6.4 DOES THE PROPOSAL ACHIEVE AN APPROPRIATE DEVELOPMENT OUTCOME HAVING REGARD TO ITS BUSHFIRE DESIGNATION AND THE BUSHFIRE MANAGEMENT OVERLAY?

Having regard to Clause 44.06 (Bushfire Management Overlay), Clause 53.02 (Bushfire planning) and Clause 13.02-1S (Bushfire planning), the proposal has been designed in accordance with the relevant bushfire planning requirements to achieve an appropriate development outcome.

The enclosed Keystone Alliance Bushfire Management Statement prepared by Bushfire Assessments finds:

- *Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant**, no injuries, little or no damage, little or no financial loss.*
- *The main driveway access into the site is from **Foott Road**. This is a dual carriageway, linking to **Beaconsfield Upper** closest CFA Fire Station located **5.1 km** via road on **30 Beaconsfield-Emerald Road** southeast of the entrance driveway.*
- *The building is constructed with a BAL-29 the bushfire attack level that corresponds to the defendable space of 49m provided in accordance with Clause 53.02-5 Table 2.*
- *It is proposed that a minimum total capacity of 10,000-litres be provided as a dedicated static water supply for bushfire firefighting only.*
- *Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).*

The Statement concludes that the proposed development meets the requirements of the BMO and Clause 53.02-Bushfire Protection: Planning Requirements, noting there are no construction requirements for the shed. Please refer to the accompanying Statement for further detail.



7.0 CONCLUSION

The proposed demolition of the existing dwelling (for which no permit is required) and subsequent construction of a new single dwelling on the subject site, is an appropriate response supported by State and local planning policy and meets the objectives of the RCZ2 and ESO1. The proposed dwelling is located in approximately the same position as the existing dwelling on the subject site to minimise its impact upon the landscape, and the proposed shed will enable the storage of equipment required to fulfill fire maintenance requirements on the subject site. Importantly, the proposed works have been sited to minimise the extent of vegetation removal.

The proposed dwelling offers improved amenity to suit the needs of future residents. It will be constructed of high-quality and robust materials that meet bushfire requirements, while offering a sympathetic and considered response to the rural setting and landscape.

For the reasons set out above, the development is worthy of a planning permit.



A.G.& E. Williams Plumbing

6 Russell street

Emerald 3782

Lic. No. 29938

Mob: 04181761592

To whom it may concern

Septic report for 104 Foott rd. Upper Beaconsfield.

23 July 2025

- The septic tank is 3200 litre. Is in good condition.
- We probed the effluent field and found 108 metres absorption trench at 0.600 wide.
- (3x30 metres, 3x6 metres)
- First trench operating at capacity.
- Second and third trenches dry .
- Septic tank was pumped out in September 2024.



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Distribution Pit #1





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3200 Lt Tank



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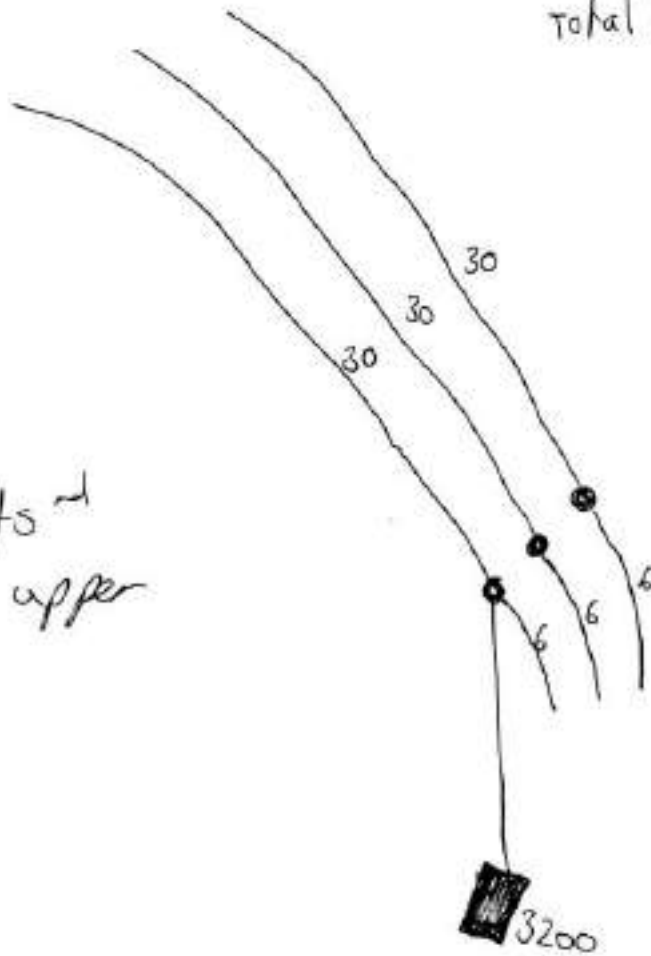
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10/7/25
Shane 1 1/2 hrs

Total 108M@600

104 FootHs ~
Beaconfield upper



130075764



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PLAN OF SURVEY

104 FOOTT ROAD
BEACONSFIELD
UPPER

SCALE 1:400 (A3)

LEGEND

- SEWER PIT
- PHOTO POSITION & DIRECTION (26/04/2022)
- PHOTO POSITION & DIRECTION (26/06/2025)



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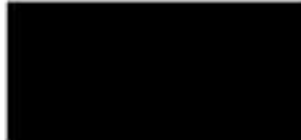
Scotbridge Holdings Pty Ltd as Trustee for Scott Family Trust t/a



SUPER SAFE HIRE
DUNNYS R US

Email: accounts@supersafehire.com.au

34 - 36 Gatwick Rd Bayswater Victoria 3153
Ph: 03 9761 6180 Fax: 03 9761 6190



Dunnys R Us Tax Invoice

ABN Number	Tax Date	Invoice No.
23 360 403 188	30/09/2024	764219
Job Address		
104 Foort Rd, Beaconsfield Upper 3808		
Direct Debit Details:		
ANZ Bank. Account Name: Scotbridge Holdings		
BSB No: 013-006 Account No: 198449124		
Please quote an invoice number with payments		

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P.O. Number		Hire Period	Due Date	DRUMS No
		13/09/24 - 13/09/24	30/09/2024	362535.00
Qty	Description	Unit Price	Tax Amt	Amount
1	Septic Tank Pump Out - 3000 Ltr (Metro Only) - 25 mtr access	484.00	0.00	484.00T
1	EPA Pumping - Grease Trap Domestic	23.00	0.00	23.00T
General Terms: 1. It is the clients responsibility to contact us at the end of the hire period to arrange pick up of goods. 2. Extension of time after the minimum hire period will be charged at a weekly (monthly for fencing) rate or part thereof until collection. If account is "Prepaid" credit card provided for initial hire contract will be debited on a monthly basis for extension invoices 3. Damage or theft of hired items is the responsibility of the hirer. 4. Delivery fee may be charged for wasted truck visit. 5. See copy of full Terms & Conditions with original hire confirmation. ** All goods and services are supplied under the Building & Construction Security		Subtotal \$509.00		
		GST Tax \$0.00		
		Invoice Total \$509.00		
		Payments/Credits -\$509.00		
		Balance Due \$0.00		

Please detach and send this slip with
payment to the above address,

Craig
104 Foort Rd
Beaconsfield Upper

Tax Invoice # Amount Paid
764219

Credit Card Details - Circle VISA or MASTERCARD	Credit Card Details	Expiry Date
		/



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Luke Graffen
Director and Arborist
Balanced Tree
Management Pty Ltd
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e: lukegraffenarb@outlook.com

ABN: 72 629 221 870 ACN: 629 221 870

Tree Survey & Development Impact Assessment At 104 Foott Road Upper Beaconsfield

Report on Twenty Four(24) trees located throughout property.



FIGURE 1: TREE NO 6



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Report Commissioned by:

Property Owners

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1. Introduction

Report prepared by Consulting Arborist [REDACTED] of Balanced Tree Management Pty Ltd - Certificate III Arboriculture (Melbourne Polytechnic), Diploma Arboriculture (Melbourne Polytechnic).

Balanced Tree Management were engaged [REDACTED] to provide a Tree Survey & Development Impact Assessment on Twenty Four(24) trees located at 104 Foott Road Upper Beaconsfield.

The report details:

- a) The species, height, girth, canopy width and approximate age of all native and exotic trees located on the site. Neighbouring trees have also been included.
- b) A statement regarding the health, structure and vigour of the trees.
- c) Comments in relation to the future health of the trees and whether they are likely to be adversely impacted by the proposed buildings and works.

All vegetation within 49 metres of the proposed works have been included in the report.

2. Methodology

On Saturday 24th July 2024 a Tree Survey & Development Impact Assessment was carried out on the Six(6) trees located at 104 Foott Road Upper Beaconsfield. An inspection was completed by Luke Graffen from ground level and observations were made on the trees and their growing environment. The trees that were surveyed were growing throughout property and neighbouring fence lines.

An Additional Six(6) trees were surveyed on 27/05/25 bringing the total to Twelve(12)

An Additional 12 Trees Were Surveyed on 7/11/25 bringing the total to Twenty Four(24)

Data collected included Tree Numbering, Identification, Age, Origin, Height and Width, Diameter at 1.4m (D.B.H), Diameter Above Root Buttress (D.A.R.B), TPZ, SRZ, Health, Structure, Retention Value, Useful Life Expectancy (U.L.E) and Comments. Descriptors used in the tree assessment can be found in the 7. Appendices.

Data was collected using diameter tape to measure D.B.H. and D.A.R.B. Tree height and width were paced out and estimated in meters.

All trees within 49 metres of the proposed works have been included in the report, a tree is classified as woody plant 3 metres or more in height. There are no existing trees within 15 metres of the proposed shed.

Tree Permit Requirements

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation under Clause 52.17, and to remove, destroy or lop vegetation under ESO1 unless exemptions apply.

ESO1: A permit is not required to remove, destroy or lop any vegetation if:

The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.

The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.

It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.

The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.

The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:

Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.

Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.

It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.

It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.

The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.

The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

Although removal / lopping of any vegetation within 10 metres of the existing dwelling is exempt from a permit under Clause 52.12, the proposed dwelling does not benefit from Clause 52.12 exemptions as the land is zoned Rural Conservation Zone.

2.1 Site Map



FIGURE 3: TREES NUMBER 1-24.


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3. Tree Data

Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: 104 Foott Road Upper Beaconsfield.

Date: 7/11/2025 Collected by: [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(cm)	D.A.R.B (cm)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required to remove destroy or lop	Comments
1	<i>Robinia pseudoacacia</i> Black Locust	M	E W	42	62	5.04	2.71	10	12	P	P	S	L	N Exempt as environmental weed on ESO1	Weed list. Split at base. Hanging branch. To be retained. To be pruned in accordance with items 7,8 &9 of table 6 'vegetation management requirement' of clause 53.02
2	<i>Platanus acerifolia</i> London Plane Tree	Sm	E	32	35	3.84	2.13	10	9	F	F	L	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement' of clause 53.02
3	<i>Gleditsia triacanthos</i> Honey Locust	M	E	43	44	5.16	2.34	10	13	F	F	L	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement' of clause 53.02
4	<i>Quercus rubra</i> Red Oak	M	E	66	83	7.92	3.06	13	15	F	P	M	L	Y	Decay in main stem. Included bark unions throughout. To be retained. To be pruned in accordance with items 7, 8 & 9 of table 6 'vegetation management requirement' of clause 53.02
5	<i>Eucalyptus cladocalyx</i> Sugar Gum	M	N	52	66	6.24	2.78	13	16	F	P	M	M	Y	Phellinus bracket fungi present. Species compartmentalizes Phellinus decay well. To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement' of clause 53.02
6	<i>Quercus robur</i> English Oak	M	E	101	101	12.12	3.32	14	23	G	F	L	H	Y	To be retained. To be pruned in accordance with Table 5 'Vehicle access design & construction'. And item 9 of table 6 'vegetation management requirement'.

Key: Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, NATIVE TO VICTORIA= NV, Exotic = E, Native to Australia but not Victoria = N, Weed Species= W

Health: Good= G, Fair= F, Poor= P, Dead or dying= D **Structure:** Good= G, Fair= F, Poor= P, Hazardous= H **U.L.E:** Long U.L.E= L Medium U.L.E= M Short U.L.E= S **Remove= R Retention Value:** Low= L, Medium= M, High=H

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Date Prepared: 21 January 2026

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Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: 104 Foott Road Upper Beaconsfield.

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(cm)	D.A.R.B (cm)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required to remove destroy or lop	Comments
7	<i>Fraxinus angustifolia</i> subsp. <i>oxycarpa</i> Desert Ash	M	E W	67	69	8	2.83	13	13	F	F	M	L	N Exempt as environmental weed on ESO1	Weed list. To be retained. Prune To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
8	<i>Quercus canariensis</i> Algerian Oak	M	E	99	116	11.8	3.52	15	20	F	F	L	H	Y	To be retained. To be pruned in accordance of item 9 of table 6 'vegetation management requirement.
9	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	58	64	6.95	2.74	13	13	F	F	M	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
10	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	67	73	8	2.9	12	15	F	F	M	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
11	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	57	61	6.84	2.69	11	9	F	P	S	L	Y	Decay at base To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
12	<i>Eucalyptus nicholii</i> Narrow Leaved Black Peppermint	M	N	64	70	7.67	2.85	10	13	F	P	S	L	Y	History of failures To be retained. item 9 of table 6 'vegetation management requirement.

Key: Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S **Origin:** Remnant= R, NATIVE TO VICTORIA= NV, Exotic = E, Native to Australia but not Victoria = N, Weed Species= W
Health: Good= G, Fair= F, Poor= P, Dead or dying= D **Structure:** Good= G, Fair= F, Poor= P, Hazardous= H **U.L.E:** Long U.L.E= L Medium U.L.E= M Short U.L.E= S **Remove= R Retention Value:**
 Low= L, Medium= M, High=H

Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: 104 Foott Road Upper Beaconsfield.

Date: 7/11/2025 Collected by [REDACTED]

Tree No.	Tree ID	Age	Origin	D.B.H.(cm)	D.A.R.B (cm)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required to	Comments
13	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	45	58	5.4	2.63	9	12	P	P	S	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
14	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	47	53	5.64	2.53	11	8	P	P	S	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
15	<i>Eucalyptus bridgesiana</i> Apple Box	SM	NV	26	35	3.12	2.13	10	8	P	F	S	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
16	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	89	113	10.68	3.48	13	18	F	P	M	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
17	<i>Eucalyptus camaldulensis</i> Red Gum	M	NV	80	92	9.6	3.2	15	17	F	P	M	M	Y	To be retained. To be pruned in accordance with items 9 of table 6 'vegetation management requirement'
18	<i>Eucalyptus bridgesiana</i> Apple Box	M	NV	80	96	9.6	3.25	13	18	F	F	M	M	Y	To be retained. To be pruned in accordance with items 9 of table 6 'vegetation management requirement'

Key: Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S **Origin:** Remnant= R, NATIVE TO VICTORIA= NV, Exotic = E, Native to Australia but not Victoria = N, Weed Species= W
Health: Good= G, Fair= F, Poor= P, Dead or dying= D **Structure:** Good= G, Fair= F, Poor= P, Hazardous= H **U.L.E:** Long U.L.E= L Medium U.L.E= M Short U.L.E= S **Remove= R Retention Value:**
 Low= L, Medium= M, High=H

Balanced Tree Management Pty Ltd Tree Data Collection Sheet Location: 104 Foott Road Upper Beaconsfield.
Date: 7/11/2025 Collected by:

Tree No.	Tree ID	Age	Origin	D.B.H.(cm)	D.A.R.B (cm)	TPZ (m)	SRZ(m)	H (m)	W(m)	Health	Structure	U.L.E	Retention Value	Permit Required to remove destroy or lop	Comments
19	<i>Eucalyptus leucoxylon</i> Yellow Gum	M	N	83	83	9.96	3.06	15	15	F	F	M	H	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
20	<i>Angophora costata</i> Smooth Bark Angophora	M	N	63	76	7.56	2.95	13	16	F	F	L	H	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
21	<i>Eucalyptus</i> sp. Gum Tree	M	N	101	112	12.12	3.47	18	19	F	F	L	H	Y	Couldn't reach fruit to ID. To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
22	<i>Corymbia maculata</i> Spotted Gum	M	N	81	87	9.72	3.12	21	17	F	F	L	H	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
23	<i>Eucalyptus leucoxylon</i> Yellow Gum	M	N	53	57	6.36	2.49	11	14	F	P	M	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'
24	<i>Eucalyptus camaldulensis</i> Red Gum	Sm	N	45	52	5.16	2.51	12	7	P	P	S	M	Y	To be retained. To be pruned in accordance with items 8 & 9 of table 6 'vegetation management requirement'

Key: Age: Young= Y, Semi Mature= SM, Mature= M, Senescent= S Origin: Remnant= R, NATIVE TO VICTORIA= NV, Exotic = E, Native to Australia but not Victoria = N, Weed Species= W

Health: Good= G, Fair= F, Poor= P, Dead or dying= D **Structure:** Good= G, Fair= F, Poor= P, Hazardous= H **U.L.E:** Long U.L.E= L Medium U.L.E= M Short U.L.E= S **Remove= R** **Retention Value:**

Low= L, Medium= M, High=H

VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING					
REFER CODES ON SHEETS T203 & T204					
NUMBER	NATURE	SPECIES	NATIVE	REMOVED WITH PREVIOUS COUNCIL	PROPOSED TO BE REMOVED FOR PROPOSAL
VE01	N	MOB	N	-	1
MOB EXISTING SMALL HEDGE					
VE02	-	EDH	N	-	1
EDH EXISTING SMALL HEDGE					
VE03	-	GRASS	N	-	1
NOTE: EXTENT OF GRASS TO BE ALTERED					
LEGEND:					
MO: ORNAMENTAL DEAR					
MOB: MEXICAN ORANGE BLOSSOM					
EDH: ENGLISH BOX HEDGE					

**TABLE 6 OF CLAUSE 53.02 ANALYSIS
VEGETATION MANAGEMENT REQUIREMENT**

1. GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.	TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE AS IS THE APPLICANT'S CURRENT MAINTENANCE PRACTICE.
2. NUISANCES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.	TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE AS IS THE APPLICANT'S CURRENT MAINTENANCE PRACTICE.
3. WITHIN 1.5 METRES OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSER TO THE VULNERABLE PARTS OF THE BUILDING.	TO BE MANAGED BY NOT KEEPING OR ALLOWING FLAMMABLE OBJECTS CLOSE TO VULNERABLE PARTS OF THE BUILDING. TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE.
4. PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 1.5 METRES OF A WINDOW OR GLASS FEATURE OF THE BUILDING.	PLANTS GREATER THAN 10 CENTIMETRES ARE NOT PROPOSED NOT WILL BE INTRODUCED BY THE APPLICANT WITHIN 1.5 METRES OF A WINDOW OR GLASS FEATURE OF THE BUILDING. REFER PROPOSED FLOOR PLAN TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE.
5. SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.	NOT APPLICABLE AS NO EXISTING SHRUBS ARE TO BE RETAINED, AND NO NEW SHRUBS ARE PROPOSED.
6. INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 3 SQUARE METRES IN AREA AND MUST BE SEPARATED BY AT LEAST 1 METRE.	NOT APPLICABLE AS NO EXISTING SHRUBS ARE TO BE RETAINED, AND NO NEW SHRUBS ARE PROPOSED.
7. TREES MUST NOT INTERFERE OR TOUCH ANY ELEMENTS OF THE BUILDING.	APPLICABLE TO TREES 1 & 4. TO BE MANAGED BY PRUNING ANY PART OF THE TREES WHICH OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING. TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE.
8. THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 3 METRES.	THE CANOPY OF TREES WILL BE SEPARATED BY AT LEAST 3 METRES. TO BE MANAGED BY PRUNING TREES 1 & 4. TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE.
9. THERE MUST BE A CLEARANCE OF AT LEAST 1 METRE BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL, UNLESS OTHERWISE SPECIFIED OR OTHERWISE ASSESSED IN WRITING TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY.	TREES TO BE PRUNED TO ENSURE THE AREA BETWEEN GROUND LEVEL & 1M ABOVE GROUND LEVEL IS KEPT CLEAR OF TREE BRANCHES. PRUNING TO BE TO BE MANAGED AS PART OF THE REGULAR PROPERTY MAINTENANCE.



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4. Summary

24 Trees were surveyed in the areas located throughout property. 24 Trees are located on site and 0 Trees are located off site.

Of the 24 Trees, 6 Trees were given a High Retention Value, 13 Trees was given a Medium Retention Value, 5 Trees were given a Low Retention Value.

The Trees origin are a mix of Native Victorian, Native to Australia but not Victoria, exotic and weed species.

Encroachments into the TPZ by 10% will be tolerated, however encroachments into the SRZ with result in the need to remove the tree as this will make the tree more likely to fall over.

The SRZ area of roots is required for structural stability. Damage to roots within this area will make the tree more likely to fall over.

Encroachments into TPZ where existing impermeable hard surfaces are will not be considered an encroachment.

All trees within 49 metres of the proposed works have been included in the report, a tree is classified as woody plant 3 metres or more in height. There are no existing trees within 15 metres of the proposed shed.

Remove: No trees to be removed

Prune: Trees 1-24 Need to prune trees for 5m between canopies for compliance with Clause 53.02 (Bushfire management overlay compliance). All pruning to be complete under AS4373-2007, the Australian Standard for Pruning of Amenity Trees.

Tree Pruning will not be lopping and will not effect the tree health.

No works required: nil

5. Impact Assessment

Tree No. 4 and 8 have minor encroachments that trees will tolerate.

No Encroachment considered on Tree No.6 on driveway as the driveway will be constructed of permeable material at grade.

Trees with encroachments in TPZ:



TREE NO.	Encroachment SQM	Area of TPZ SQM	% OF INCURSION	Cut inside structural root zone.	Outcome
4	2.3	197.06	1.1	N	Minor encroachment under 10% tree will tolerate
8	34.1	437.44	7.7	N	Minor encroachment under 10% tree will tolerate

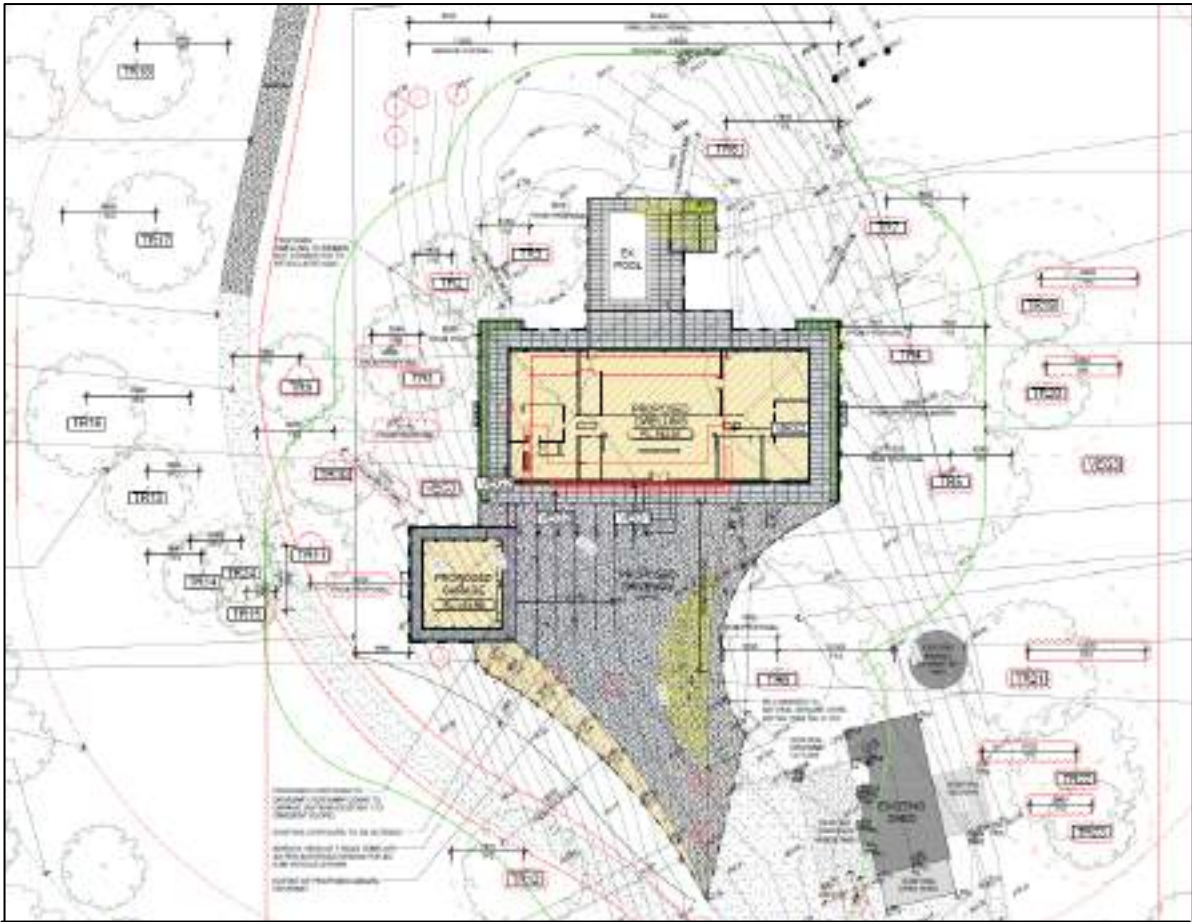


FIGURE 4: TPZ AND ENCROACHMENTS MAPPED ON SURVEY

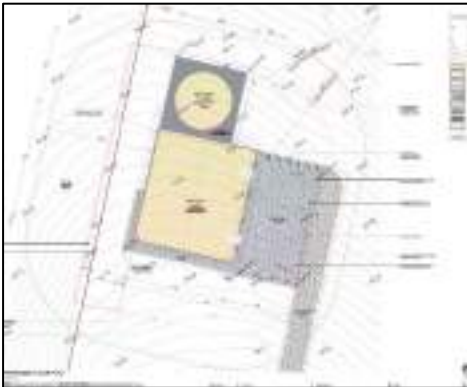


FIGURE 5: SHED NO TREES WITHIN 15M.

6. Tree Protection Plan

6.1 Activities restricted within the TPZ

Activities generally excluded from TPZ include but are not limited to –

- a) Machine excavation including trenching;
- b) Excavation for silt fencing;
- c) Cultivation;
- d) Storage;
- e) Preparation of chemicals, including preparation of cement products;
- f) Parking of vehicles and plant;
- g) Refuelling;
- h) Dumping of waste;
- i) Wash down and cleaning of equipment;
- j) Placement of fill;
- k) Lighting of fires;
- l) Soil level changes;
- m) Temporary or permanent installation of utilities and signs, and
- n) Physical damage to the tree

Some works and activities within the TPZ may be authorized by determining authority. These must be supervised by the project arborist.

6.2 Protective Fencing

Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access.

Suitable fencing should be constructed out of materials such as a rigid (chain link or similar) and should not be less than 1.8 metres in height. Fencing should be firmly attached to a removable concrete or similar base.

Alternatively, star pickets (1.5 metre spacing) and para-webbing may be used to define the tree protection area.

TPZ Signs(Figure 5) identifying the TPZ must be placed around the edge of the TPZ and be visible from within the development site.



FIGURE 5: TPZ SIGN



7. References

AS 4970-2009 Protection of trees on development sites.

R. Harris, J. Clark, N. Matheny, 2004. Arboriculture: Integrated Management of Landscapes Trees, Shrubs, and Vines. 4th ed. Prentice Hall

8. Appendices

TREE DESCRIPTORS

AGE

Young

Semi Mature

Mature

Juvenile or recently planted approximately 1-7 years.

Tree actively growing.

Tree has reached expected size in situation.

Senescent

Tree is over mature and has started to decline.

HEALTH

Good Foliage entire, good colour, little sign of pathogens and good density. Growth indicators good i.e. extension growth of branchlets and wound wood development. Minimal or no canopy die back (deadwood).

Fair Tree showing one or more of the following symptoms;

< 25% dead wood, minor canopy die back, foliage has minor imperfections. Minor pathogen damage present, growth indicators; leaf size, canopy density and twig extension growth typical for the species in this location.

Poor Tree showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back, discoloured or distorted leaves. Pathogens present, reduced leaf size and poor extension growth.

Dead or dying Tree is in severe decline; > 55% deadwood, epicormic shoots, minimal extension growth.

STRUCTURE

Good Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree a good example of species with well-developed form. No signs of root problems or pests and diseases.

Fair Tree shows some minor structural defects or minor damage to trunk, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.

Poor Major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots present. Tree is structurally problematic.

Hazardous Immediate hazard with potential to fail, this should be rectified as soon as possible.

USEFUL LIFE EXPECTANCY – ULE.

LONG ULE Tree appears to be retainable with an acceptable level of risk for more than 15 years.

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

SHORT ULE Trees that appear to be retainable with an acceptable level of risk for 0 to 5 years.

REMOVE Trees with a high level of risk that need removal immediately.

RETENTION VALUE

LOW Trees that offer little in terms of contributing to the future landscape for the reasons of poor health or structural condition, species suitability in relation to unacceptable growth habit, noxious, poisonous or weed species or ULE, or a combination of these characteristics. Should be considered for removal.

MODERATE Trees with some beneficial attributes that may benefit the site in relation to could be considered for retention if possible within the development design, they may be modified to allow for construction. (e.g. pruning, etc;)

HIGH Trees with the potential to positively contribute to the site due to their botanical, horticultural, historical or local significance in combination with good characteristics of structure, health and future development. Should be considered for inclusion within development plans

9. Photos

FIGURE 6: TREE NO. 1



FIGURE 7: TREE NO. 2



FIGURE 8: TREE NO. 3



FIGURE 9: TREE NO.4



FIGURE 10: TREE NO. 5



FIGURE 11: TREE NO. 6



FIGURE 12: TREE NO. 7



FIGURE 13: TREE NO. 8



FIGURE 14: TREE NO. 9



FIGURE 15: TREE NO. 10



FIGURE 16: TREE NO. 11



FIGURE 17: TREE NO. 12

III



FIGURE 18: TREE NO. 13



FIGURE 19: TREE NO. 14



FIGURE 20: TREE NO. 15



FIGURE 21: TREE NO.16



FIGURE 22: TREE NO. 17



FIGURE 23: TREE NO. 18



FIGURE 24: TREE NO. 19



FIGURE 25: TREE NO. 20



FIGURE 26: TREE NO. 21

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FIGURE 27: TREE NO. 22



FIGURE 28: TREE NO. 23



FIGURE 29: TREE NO. 24



Cardinia

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Bushfire Management Statement

Pathway 2



Property Address:

104 Foott Road Beaconsfield

Upper 3808

Prepared for [REDACTED]

Date: November 2025

Ref# 25162 /6.0

Cardinia

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Prepared by:

Bushfire Consultant

Post Graduate Diploma in Bushfire Protection

Western Sydney University

Assessing property in bushfire prone areas since 2010



Bushfire Assessments project: 25162 /6.0
Cover image: Looking at entrance.

Bushfire Assessments

ABN 44 103 792 088

277 Plenty Road, Preston Vic

M: 0450 770 778




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Version Control

Version	Date		Name
1.0	24/02/2025	Analysis, mapping and report compilation	
1.0	25/02/2025	Peer review	
1.0	25/02/2025	Bushfire Assessment and BMP reports	To client
2.0	25/03/2025	Update road access	To client
3.0	10/08/2025	Update road access	To client
4.0	10/08/2025	Update BMP to council requirements	To client
5.0	18/11/2025	Update BMP to council requirements	To client
6.0	26/11/2025	Update BMPs Dwelling & Outbuilding	To client

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1 Executive Summary

The assessment of this site was undertaken on **November 2025** to determine the Bushfire Attack Level (BAL) in accordance with the Victorian Planning Provisions and AS 3959-2018.

The site is a **residential** lot in a **Rural Conservation Zone** of **Cardinia Shire**

The parcel to be developed has a total area of approximately **92,070m²**.

We are seeking development approval to **replace an existing dwelling & construct a garage and a shed**.

On-site and surrounding area vegetation within the 150m assessment area is classified as **forest**.

Classified vegetation **forest** on a **10-15° downslope** constructing with a **BAL 29** defendable space around the building is **49m**.

The area close to the site has no bushfire history, and in the event of a bushfire, the impact to the dwelling will be from **ember attack**.

There are several designated NSP in **Cardinia Shire** the **Narre Warren North Municipal Reserve** is the closest one.

A **10,000** -litre water tank will be required for firefighting purposes,

Access can meet BMO's access requirements (Appendix 4).



Figure 1 Aerial view of site highlighted parcel to be developed QGIS, data.vic.gov.au, google maps & nearmap

2 Introduction

The proposal seeks development approval to **replace an existing dwelling & construct a garage and a shed** on the land known as; **104 Foott Road Beaconsfield Upper 3808**. The property comprises of one parcel.

Keystone Alliance Bushfire Assessments has been engaged by [REDACTED] to provide a Bushfire Management Statement in accordance with Clause 44.06 Bushfire Management Overlay and 53.02 Bushfire Planning Requirements at which is to accompany the planning permit application lodged with **Cardinia Shire**.

This assessment describes the subject site and surrounding area in relation to the risk associated with the Bushfire Attack Level (BAL), together with the relevant planning controls, namely, Australian Standard 3959-2018, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has a **rectangular wedge** shape and an area of approx. **92,070m²** it is located approximately **4.0 km** via road, **north-west from Beaconsfield Upper's township** in one of **Cardinia Shire** rural areas. The property's static water supply will be from water tanks, it is provided with telecommunication services, is connected to the sealed road network via a compacted gravel road. Vehicular access to the land is via **Foott Road**.

The purpose of the report is to assist in a decision of issuing a planning permit for the construction of the proposed development in a Bushfire Management Overlay.



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3 Site Description

3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia Shire
Lot and Plan Number:	Lot 1 TP203955
The shape of the site is:	rectangular wedge
The dimensions of the site are:	Please refer to <i>Image 2</i> Site area
The site has a total area of:	Approximately 92,070m ²
The zoning of the site is:	RURAL CONSERVATION ZONE (RCZ) (CARDINIA) RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2) (CARDINIA)
The overlays that apply to the site are: Effected:	BMO & ESO
Assessed by: Paul Apostolos Oikonomidis	



Figure 2 Property's area

QGIS data.vic.gov.au, google maps & nearmap

4 Bushfire hazard site assessment

A vegetation hazard assessment was carried out within a 150m radius from the proposed development. Within this area our interest was directed on the type of vegetation surrounding the proposal the distance from the proposal and the effective slope it stood (see Figure 3 below).

Figure 3 Assessment Area



QGIS nearmap, google maps & data.vic.gov.au



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4.1 Hazard Assessment

The proposed development has been assessed under Victoria's Planning Provisions Clause 44.06, 53.02 and AS 3959 – 2018 "Construction of buildings in bushfire prone areas."

Plot	Vegetation Classification	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class G Grassland	10-15	downslope	NA	BAL – 29	13
2	Class G Grassland	10-15	downslope	NA	BAL – 29	13
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	NA	BAL – 29	NA
4	Class A - Forest	10-15	downslope	80	BAL – 29	49

PB= *property boundary*

An assessment of the site conditions has categorized this site as **BAL-29** fire risk and a requirement of defendable space around the building is **49m or to property boundary whichever is closer**.

4.2 Vegetation

Low Threat Vegetation

Excluded vegetation and non-vegetated areas

Areas of low threat vegetation and non-vegetated areas have been excluded under one or more of the following AS 3959-2018 exclusion criteria (Standards Australia, 2018):

- Vegetation more than 150m from the site.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

Forest

Trees 10–30 metres high with foliage cover in the range of 30 per cent to 70 per cent at maturity, predominantly dominated by Eucalypts. Sclerophyllous understorey (vegetation that has hard leaves and short internodes [the distance between leaves along the stem]), small trees, tall scrubs or tall shrubs. Forests generally have several layers of tiered vegetation arranged vertically extending from the surface to the canopy including a pronounced shrubby middle layer in addition to a taller canopy and an underlying layer of grasses, herbs or sedges. AS 3959 Method 1 cannot differentiate between open, closed, tall or short forest. It should all be classified as Class A Forest. Includes plantations, which are classified as Class A Forest.

Grassland

All forms, including situations with shrubs and trees, if the over storey foliage cover is <10%.

The understorey doesn't support a typical shrub layer, although there are often scattered shrubs in on deeper soils, in drainage lines or near rocky outcrops. The ground layer is dominated by perennial, mostly tufted or tussock-forming grasses (Kangaroo Grass, Tussock Grass, Spear Grass, Wallaby Grass, Windmill Grass) with some rhizomatous or stoloniferous species (Weeping Grass) and a few annuals (Blown Grass). In most areas the grasses are accompanied by a wide range of perennial and annual herbs (wood-sorrel, bindweed, sundew, woodruff, everlasting, bidgee-widgee, lobelia, trigger plant, blue devil), sedges (Carex, Schoenus), lilies (mat-rush, chocolate lily, milkmaids, early nancy) and small shrubs (rice-flower, sida, astroloma, peas).

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4.3 Photos of Assessment Area



PLOT1 *northern* vegetation grassland maintained to low fuel levels within property boundaries.



PLOT1 *northern* vegetation grassland maintained to low fuel levels within property boundaries.

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M 0450 770 778

104 Foott Road Beaconsfield Upper 3808
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PLOT2 eastern vegetation grassland maintained to low fuel levels within property boundaries.



PLOT2 eastern vegetation grassland maintained to low fuel levels within property boundaries.



PLOT3 vegetation



PLOT3 vegetation.

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PLOT4 *western forest* vegetation at 80m from proposal



PLOT4 *western forest* vegetation.



Plot Area 1



Plot Area 2



Plot Area 3



Plot Area 4

5 Bushfire Hazard Landscape Assessment

5.1 Location description

The area surrounding the subject site is known for its rural and semi-rural character, characterized by a mix of residential properties, farmland, and natural landscapes is located in an area of Victoria, known for its lush forests and natural beauty. The region experiences a temperate climate, with warm summers and cool winters. During the summer months, the area can be prone to bushfires, especially if dry conditions and strong winds are present.

When assessing the bushfire risk at any given time, it is important to consider factors such as weather conditions, topography, and the types of vegetation in the vicinity. From a bushfire perspective, the site is situated in an area that may be susceptible to bushfire risk due to its surroundings and the vegetation present in the region. It is known for its diverse landscapes, including farmland and bushland. Bushland regions contain a significant amount of fuel for fires, including trees, undergrowth, and leaf litter. The region experiences a climate with hot, dry summers and cool, wet winters, which can contribute to the potential for bushfires during the summer months.

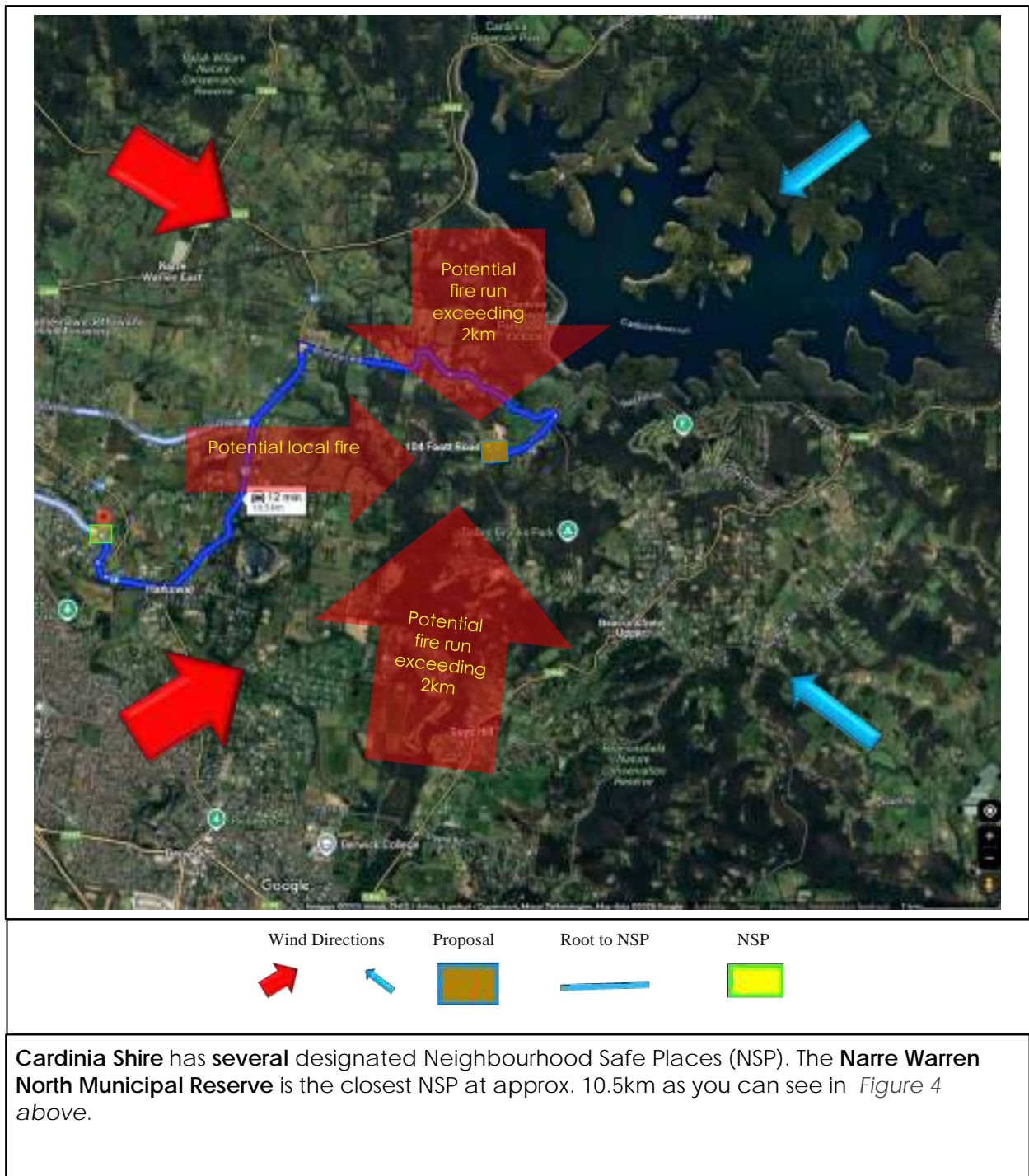
Considering the siting of the proposal within the landscape, likelihood of a bushfire event is considered **possible**; signifying the threat could take place sometime in the future. The consequences from a bushfire event are indicated as **insignificant**, no injuries, little or no damage, little or no financial loss.

Due to the type & extent of vegetation surrounding the proposal a potential fire run can take place in extreme weather conditions. A landscape fire is possible approaching from the north or the south.

The main driveway access into the site is from **Foott Road**. This is a dual carriageway, linking to **Beaconsfield Upper** closest CFA Fire Station located **5.1** km via road on **30 Beaconsfield-Emerald Road** southeast of the entrance driveway.



5.1.1 Location & Landscape Assessment





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5.1.2 Landscape risk

Clause 13.05 stipulates that new development is only permitted where 'the risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level'. To assist in defining the risk, four 'broader landscape types', representing different risk levels are described in "Planning Permit Applications Bushfire Management Overlay Technical Guide Sep. 2017".

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options.

The Technical Guide outlines four Landscape Types. The local landscape character surrounding the property is most attributable to Landscape **Type 2**.

Table 1- Landscape risk

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



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5.2 Bushfire History

Cardinia Shire areas are prone to bushfires, the area has been impacted by bushfires in the recent history, bushfires have been recorded in the wider area and in the immediate area surrounding the subject site.

Controlled burns have taken place, a wildfire history has been recorded in the wider areas surrounding the proposal as you can see on Map 2. The immediate area has a fire history, and the publicly available database indicates that the site itself has experienced bushfire in 1983.



Figure 5 Bushfire history & planned burns around the proposal

QGIS data.vic.gov.au, google maps & nearmap



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5.3 Bushfire Scenario

The most likely bushfire scenarios are those typically associated with the direction of the wind on severe or higher, fire danger days i.e. approach of bushfire from the north, northwest, west or southwest.

Due to the configuration of the surrounding vegetation a bushfire burning for many hours and running across a landscape is not possible. A localised fire is possible and is made more likely due to the urban nature of the location and the potential for arson and illegal activities such as campfires or even a lightning. Any fire that starts may quickly take hold and impact on adjoining properties. The intensity of the bushfire will not be severe and it will not be sustained for any significant length of time.

Hazard vegetation in this occasion is located **west** from the proposal, the development site will be impacted upon by a **local low-moderate fire or landscape scale** bushfire approaching from the **north or south**. A fire from these directions would approach through the **forested** areas of driven by hot, dry **northern** winds commonly experienced during summer or southern winds after a wind change.

Whilst the **northern and southern forested** areas may intemperately the speed and intensity of the fire before it impacted the site, under the BMO conditions of low humidity, elevated temperatures and fierce winds, the development could be subjected to significant ember attack and possibly radiant heat. The cleared areas around the development are a considerable asset in this scenario and substantially reduce the threat of radiant heat and flame impacts.

The **forested** areas to the **north and south** of the site are a potential hazard to the development and could result in a fire approaching from the **west**, generating significant ember attack and radiant heat.

Whilst the **forested** area, can cause substantial amounts of embers and burning material to be blown long distances, the development site is sufficiently setback from the **hazard** such that it will be able to provide appropriate defendable space, commensurate with the risk and proposed construction standard of the building.



6 Bushfire Management Statement

6.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.

Compliance with these objectives at Clause 53.02-4.1 is proposed via the following Approved measures.

6.1.1 Approved measure 2.1 Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level'.

As identified in Section 5 the landscape is **not one** of extreme bushfire risk. Whilst a landscape scale bushfire could impact the site, the speed and intensity of a fire approaching from the **north or south**, will be somewhat moderated by residential land managed to low fuel levels surroundings of the proposal and of areas of low threat and/or non-vegetated areas.

To the **north and south at a distance** there are large contiguous **forested** areas and the possibility of a potential fire run in extreme weather conditions of high temperatures and low humidity is feasible.

It is proposed that the risk can be mitigated to an acceptable level by implementing bushfire protection measures in compliance with the BMO requirements including BAL construction standard, commensurate defendable space, provision of a water supply for firefighting, ensuring good access and egress are available for occupants and emergency services and, most importantly, management planning in the form of a Bushfire Emergency Management Plan.

6.1.2 Approved measure 2.2 Siting

A building is sited to ensure the site best achieves the following:

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

The proposed development is to **replace an existing dwelling and garage** with minimal opportunities for considering slope, aspect or orientation in lowering bushfire risk. The proposed **dwelling & garage** will be sufficiently distant to achieve **BAL-29** defendable space. No construction requirements for the shed.

The building will be sufficiently distant from hazardous vegetation such that 'Table 2' to Clause 53.02-5 setbacks are achieved (please refer to Defendable Space Fig 6).

The proposed development is close to a main public road enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants/visitors.



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6.1.3 Approved measure 2.3 Design

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

All BAL standards above BAL-Low are deemed to satisfy the building code requirement that buildings be designed and constructed to reduce the risk of ignition from a bushfire, appropriate to the:

- (a) 'potential for ignition caused by embers, radiant heat or flame generated by a bushfire; and
- (b) intensity of the bushfire attack on the building' (Building Code of Australia 2016).

The design of the buildings will aim to facilitate wind flow over the building and easy maintenance (e.g. cleaning of gutters) and avoid complex roof lines which may allow build-up of debris (e.g. accumulation of leaves and bark) and trap embers. Walls and eaves should similarly avoid or minimise re-entrant corners and other features that may trap debris and embers. The proposal will be constructed with a **BAL-29**.

6.2 Defendable space and construction objectives

'Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings'.

Compliance with this objective is proposed via the following Approved and Alternative measures.

Approved measure 3.1 (AM 3.1) requires that: 'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Column A, B or C of Table 2 to Clause 53.02-5 wholly within the title boundaries of the land; or If there are significant siting constraints,
- Column D of Table 2 to Clause 53.02-5.

The building is constructed with a **BAL-29** the bushfire attack level that corresponds to the defendable space of **49m** provided in accordance with Clause 53.02-5 Table 2.



6.2.1 Building defendable space

The habitable building will be constructed with a **BAL-29** vegetation classified as **forest** on an effective slope of 10-15 degrees downslope, required defendable space from classified vegetation is **49m** from the edges of the proposed alteration/addition as shown in *Figure 6* corresponding to Clause 53.02-5 Table 2.



Figure 6 Defendable Space is within property complying with Table 6 standards

6.3 Water supply and access objectives

'A static water supply is provided to assist in protecting the property.

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

These objectives can be achieved via Approved measures 4.1 (AM 4.1):

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5'.*

The water supply may be in the same tank as other water supplies if a separate outlet is reserved for firefighting water supplies.

It is proposed that a minimum total capacity of **10,000**-litres be provided as a dedicated static water supply for bushfire firefighting only.

Access

Internal roads will provide access in accordance with the vehicle access design and construction specifications in Table 5 to Clause 53.02-5 (detail provided as Appendix 4).



7 Clause 13.02-1S Bushfire

Clause 13.02-1S Bushfire has the objective to “*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*”. This clause applies to land within the Bushfire Prone Area (BPA), BMO or proposed to be used or developed in a way that may create a bushfire hazard. Clause 13.02-1S contains five strategies to meet the objective, being:

- Protection of human life.
- Bushfire hazard identification and assessment.
- Settlement planning.
- Areas of high biodiversity conservation value; and
- Use and development control in a BPA.

This development addresses the requirements of Clause 13.02-1S in several ways. It is considered that the development can appropriately prioritise the protection of human life by ensuring that the proposed building within the development will not be exposed to a radiant heat flux of more than **29** kilowatts/square metre, which is commensurate to a BAL **29** construction standard.

The lot is **92,070** m² and is required to provide a minimum static water supply of **10,000** - litres as per Table 4 to Clause 53.02-5. Vehicles can easily access the development since it is on a main public road.

This report identifies the bushfire hazard and applies the standard site assessment methodology used in AS3959-2018 and Clause 53.02, which is applied to developments in the BMO and is based on the best available science. The bushfire modelling inputs that form the basis for this methodology factor in vegetation type (e.g., Woodland, Grassland), potential fuel-loads in a long-unburnt vegetation community, weather conditions on higher bushfire risk days (e.g. wind speed, fuel moisture content, days since last rainfall) and the effect of slope gradient on the way fire travels through unmanaged vegetation. The site assessment process and desktop assessment using GIS software has determined the most appropriate vegetation type and commensurate slope category for each section/aspect of unmanaged vegetation.

Non-vegetated areas such as dwellings, roads, driveways and footpaths are considered part of a landscape in which a building would be rated as BAL-LOW (AS3959- 2018). Occupants will be able to move towards areas rated as BAL-LOW by travelling in a generally **eastern** direction into a highly urbanised area, or at the more localised scale, directly **east** on **Foott Road** leading to the closest NSP in **Narre Warren North Municipal Reserve**.

The CFA specify that areas where development should not proceed could include:

- Isolated settlements where the size and/or configuration of the settlements will be insufficient to modify fire behaviour and provide protection from a bushfire.
- Where bushfire protection measures will not reduce the risk to an acceptable level.
- Where evacuation (access) is severely restricted.
- Where the extent and potential impact of required bushfire protection measures may be incompatible with other environmental objectives or issues, e.g., vegetation protection, land subject to erosion or landslip’ (CFA, 2015).

None of these criteria or characteristics are applicable to the area of the proposed.

8 Overall Conclusion

The proposed development has been assessed under Clause 53.02 & AS 3959 – 2018.

An assessment of the site conditions & adjoining property has categorised this site as **“BAL 29”** fire risk, with Sections 3 & 7 utilised for the building construction under AS3959 and is subject to the recommendations outlined above.

The proposed development has been sited and designed to avoid on and off-site constraints. AS3959 2018 ‘Construction of buildings in a bushfire prone area’ describes **risk category for:**

- BAL – 12.5 as: “Ember Attack”
- BAL – 19 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 12.5-19KW”
- **BAL – 29 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux between 19-29KW”**
- BAL – 40 as: “Increasing levels of Ember Attack and burning debris ignited by wind borne embers with increasing heat flux with the increased likelihood of exposure to flames.
- BAL – FZ as: Direct exposure to flames from fire front in addition to heat flux and ember attack.

The final categorization of this site is subject to the relevant fire authority (CFA/MFB) review and approval.

Overall, the proposed development meets the requirements of the BMO and Clause 53.02– Bushfire Protection: Planning requirements.



Appendix 1: BMO vegetation management standards

Clause 53.02.5 Table 6 Vegetation management requirement

Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

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

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.



Appendix 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

Table 4 Water supply

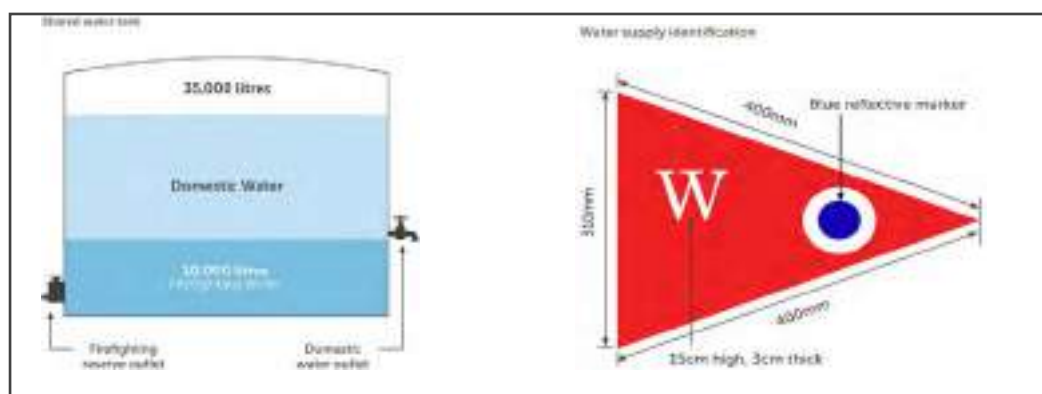
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

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

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

Water tank requirements

The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron. The water supply should be identified. The water supply may be provided in the same water



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tank as other water supplies provided they are separated with different outlets'.

CFA Fittings (CFA, 2014b)

If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

Diagram 1 below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65mm tank outlet, two 65 mm ball or gate valves with a 65mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'

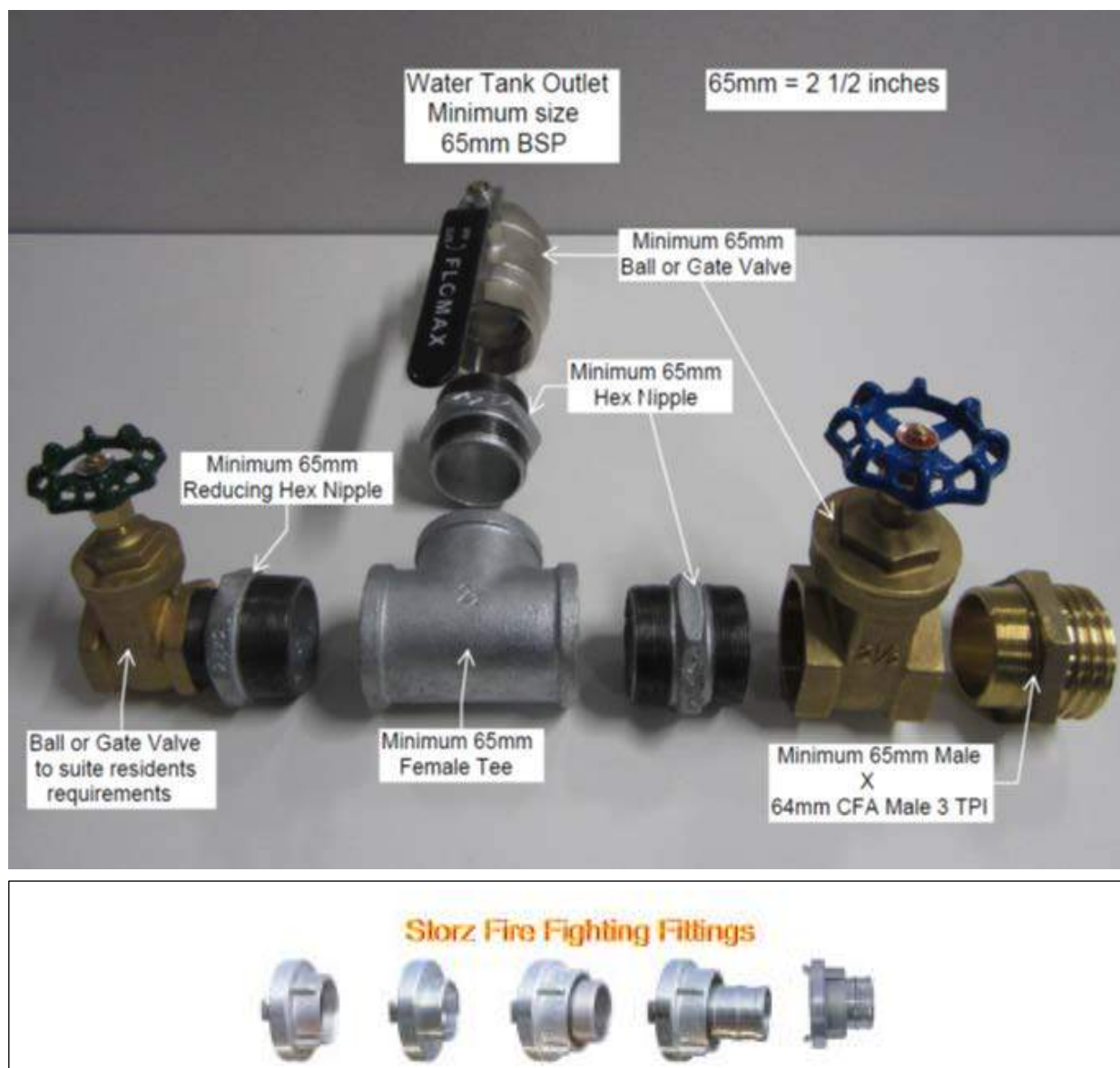


Diagram 1 CFA Standard permit conditions for water supply, in FRV areas pls check if they use same fittings or Storz Fitting apply.

Conditions required for all applications

'Show [xx litres] of effective water supply for firefighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal'.

Additional conditions to apply if CFA fittings and access is required

'The water supply must also –

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling)'.

Appendix 3: BMO access requirements

Where the length of access is greater than 30 metres the following design and construction requirements apply:

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



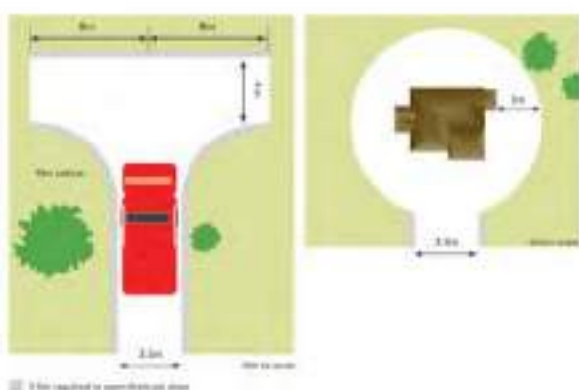
Practice Note 65 | Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes

Access between 100 metres to 200 metres in length

In addition to the above:

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

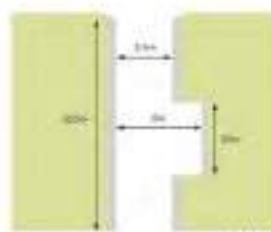
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.
- a turning circle with a minimum radius of 8 metres



Access greater than 200 metres in length

In addition to the above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.

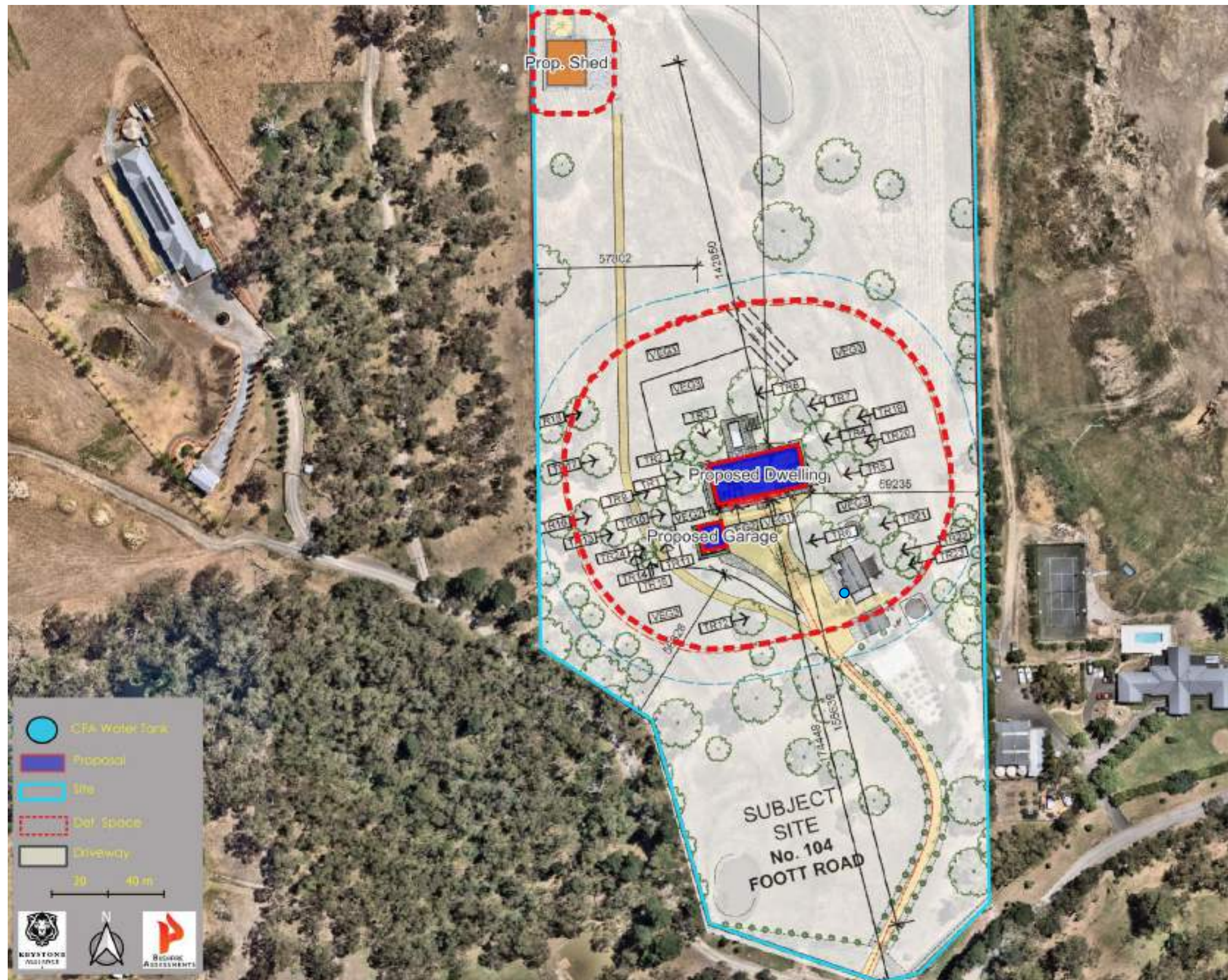


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Bushfire Protection Measures

Mandatory Condition

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

a) Construction Standard

Buildings dwelling & garage designed and constructed to a minimum Bushfire Attack Level of BAL 29
No construction requirements for shed

b) Defendable Space

Defendable space for a distance of **49m** around the proposed dwelling and **10m** around the proposed shed (or to the property boundary, whichever is the lesser distance) must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m 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 sq. 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 **5m** around the **dwelling** & **2m** around the **shed**.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

c) Water Supply

The following requirements apply:

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

d) Access

Access Required: Yes

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.10°) entry and exit angle.
- A **turning circle** with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head-which meet the specification of Austroad Design for an 8.8 metre service vehicle.



ADVERTISED MATERIAL

Planning Application: T250527

Date Prepared: 21 January 2026

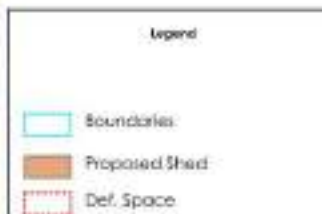
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Outbuilding Bushfire Management Plan 104 Foott Road Beaconsfield Upper 3808

Nov-2025 Ref# 25162 /6.0



Assessor: Paul Oikonomidis
paul@keystonealliance.com.au
Mob. 0450 770 778



Bushfire Protection Measures

Defendable Space

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

- 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 3m 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 sq. 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 Standard

- ☒ Non habitable building ancillary to a dwelling is more than 10m from a dwelling has no construction requirements.
- ☐ Non habitable building ancillary to a dwelling is less than 10m from a dwelling must meet the construction requirements of Table 7.

Table 7 Outbuilding construction requirement

Building construction condition
The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and: <ul style="list-style-type: none"> • 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: <ol style="list-style-type: none"> Doorways – by FRL -/60/30 self-closing fire doors Windows – by FRL -/60/- fire windows permanently fixed in the closed position 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)

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

104 FOOTT ROAD, BEACONSFIELD UPPER
PROPOSED DWELLING

TOWN PLANNING DRAWING LIST:

Table with 2 columns: Drawing ID, Description. Rows include TP-00 COVER SHEET / DRAWING LIST / AREA ANALYSIS / SCHEDULES & GENERAL NOTES, TP-01 LOCAL CONTEXT / SITE ANALYSIS, TP-02 DESIGN RESPONSE, TP-03 EXISTING CONDITIONS AND DEMOLITION PLANS - LOCALITY PLAN, DWELLING SITE PLAN & ELEVATIONS, TP-04 PROPOSED PLAN - LOCALITY PLAN, TP-04.1 PROPOSED PLAN - DWELLING SITE PLAN, TP-05 PROPOSED FLOOR PLANS - DWELLING & GARAGE, TP-05.1 PROPOSED FLOOR PLANS - SHED & RAINWATER TANK, TP-06 PROPOSED ROOF PLANS, TP-07 PROPOSED ELEVATIONS - DWELLING, TP-08 PROPOSED ELEVATIONS - GARAGE, TP-09 PROPOSED ELEVATIONS - SHED & RAINWATER TANK

Table with 2 columns: Category, Value. Rows include AREA ANALYSIS, SITE AREA (9.277ha), BUILDING AREA: PROPOSED DWELLING FLOOR AREA (437sqm), PROPOSED GARAGE FLOOR AREA (78sqm), PROPOSED SHED FLOOR AREA (227sqm), EXISTING OUTBUILDINGS TO BE RETAINED FLOOR AREA (178sqm), GROSS FLOOR AREA (920sqm)

Table with 5 columns: Category, Existing House, Proposed House, Difference, Total. Rows include ON-SITE WASTEWATER MANAGEMENT SYSTEM, COMPARISON OF EXISTING DWELLING AND PROPOSED DWELLING, BEDROOMS, TOILETS, SINKS, BATHS, SHOWERS, WASHING MACHINE, DISHWASHER, EXISTING ON-SITE WASTEWATER MANAGEMENT SYSTEM, 3200L SEPTIC TANK, SEPTIC SYSTEM, DETAILS OF EXISTING SYSTEM, 3200L SEPTIC TANK, SEPTIC SYSTEM, DETAILS OF EXISTING SYSTEM

Table with 2 columns: Section, Content. Rows include BUSHFIRE MANAGEMENT, DWELLING, DEFENDABLE SPACE, WATER SUPPLY, SHED, DEFENDABLE SPACE, CONSTRUCTION REQUIREMENTS

Table with 2 columns: Item, Description. Rows include TABLE 6 OF CLAUSE 53.02 ANALYSIS, 1. GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD, 2. ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD, 3. WITHIN 10 METRES OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING, 4. PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 3 METRES OF A WINDOW OR GLASS FEATURE OF THE BUILDING, 5. SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES, 6. INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5 SQUARE METRES IN AREA AND MUST BE SEPARATED BY AT LEAST 5 METRES, 7. TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING, 8. THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5 METRES, 9. THERE MUST BE A CLEARANCE OF AT LEAST 2 METRES BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL

Table with 5 columns: Number, Mature, Species, Native, Height. Rows include VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING, VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING, VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING, VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING, VEGETATION SCHEDULE - WITHIN DEFENDABLE SPACE OF PROPOSED DWELLING

Table with 10 columns: Tree ID, Tree Description, Tree Location, Tree Height, Tree Spacing, Tree Separation, Tree Pruning, Tree Removal, Tree Replacement, Tree Maintenance. Rows include TR1, TR2, TR3, TR4, TR5, TR6, TR7, TR8, TR9, TR10, TR11, TR12, TR13, TR14, TR15, TR16, TR17, TR18, TR19, TR20, TR21, TR22, TR23, TR24, VEG1, VEG2, VEG3

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REF: 0133_TP, DATE: MARCH 2025, DRAWN BY: LM, NORTH, CLIENT, PROJECT: PROPOSED NEW DWELLING AT: 104 FOOTT ROAD, BEACONSFIELD UPPER VICTORIA 3808, TITLE: COVER PAGE TABLE OF AREAS SCHEDULES & GENERAL NOTES, DRAWING No: TP-00, REV: B, PROJECT No: 0133



SITE CONTEXT AERIAL - LARGE SCALE

NOT TO SCALE
VEXELDATA IMAGE DATED 27.05.2025



PHOTO 1
MORRIS RD & FRONTAGE OF PROPERTY



PHOTO 2
PROPERTY ENTRY & VIEW TO EXISTING DWELLING



PHOTO 3
FRONTAGE TO MORRIS RD & FOOTT RD



PHOTO 4
FOOTT RD FRONTAGE



PHOTO 5
EXISTING SHED, TREE & DRIVEWAY



PHOTO 6
EXISTING SMALL TREE TO BE RELOCATED & SHED



PHOTO 7
EXISTING DWELLING & DRIVEWAY



PHOTO 8
EXISTING DWELLING, DRIVEWAY & HEDGES



PHOTO 9
EXISTING REAR OF DWELLING & POOL



PHOTO 10
PROPOSED SHED SITE



PHOTO 11
PROPOSED SHED SITE



PHOTO 12
EXISTING DAM

VEG2
VEG1



SITE CONTEXT AERIAL

SCALE 1:1500
VEXELDATA IMAGE DATED 27.05.2025

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ISSUE	DATE	DRN	REVISION
A	01.09.25	LM	TOWN PLANNING APPLICATION
B	20.11.25	LM	REVISIONS IN RESPONSE TO RFI LETTER (SEE COVER LETTER FOR LIST OF CHANGES)

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104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

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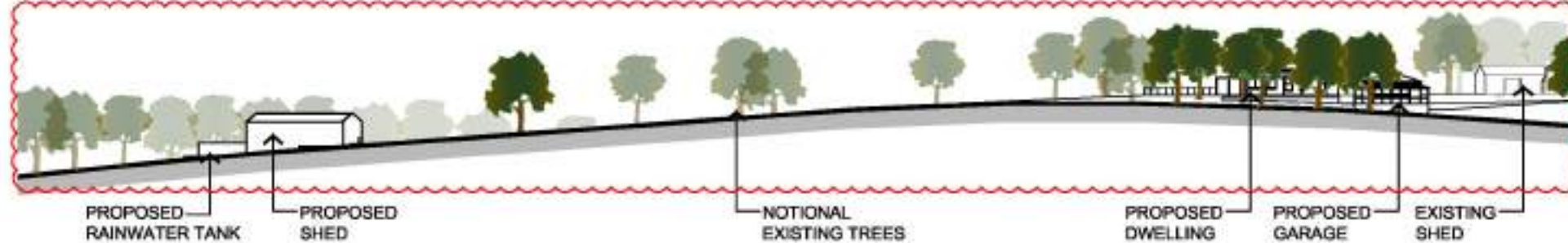
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LOCAL CONTEXT/ SITE ANALYSIS	TP-01	B

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DESIGN RESPONSE - LOCALITY SITE PLAN

SCALE 1:1500
VEXELDATA IMAGE DATED 27.05.2025



DESIGN RESPONSE - LONG WEST ELEVATION

SCALE 1:1000

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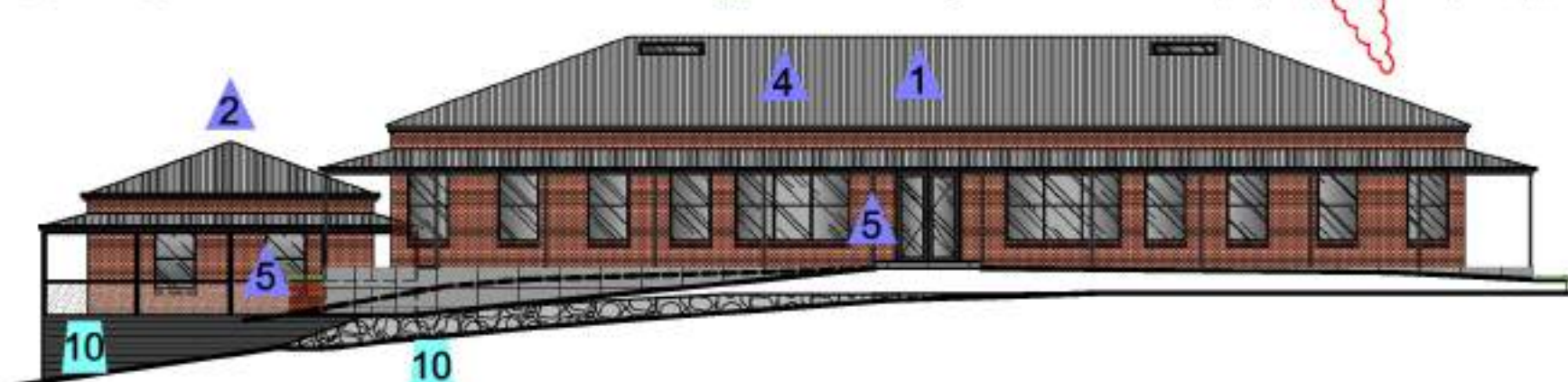
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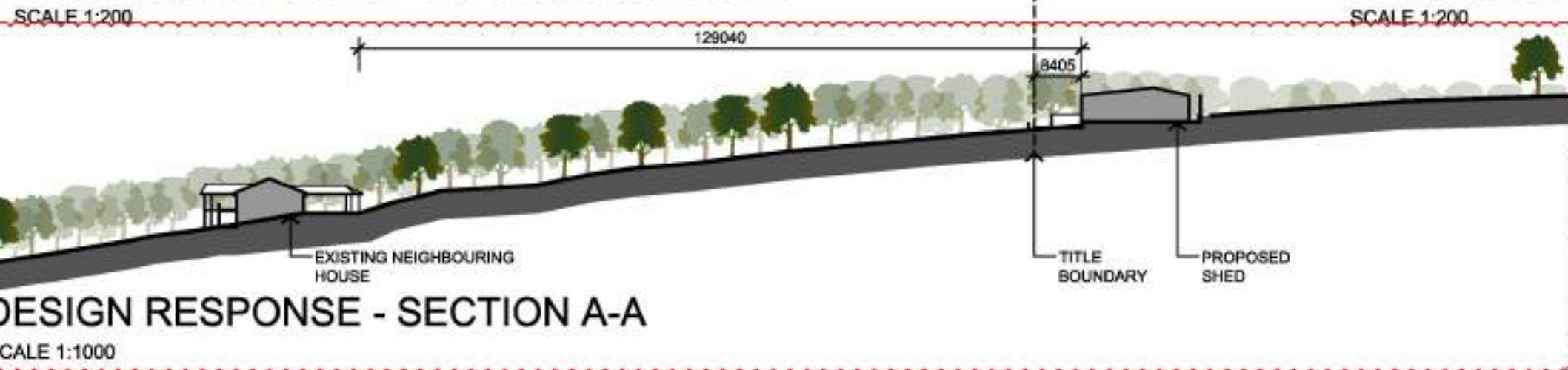
DESIGN RESPONSE - DWELLING SITE PLAN

SCALE 1:250



DESIGN RESPONSE - SOUTH ELEVATION

SCALE 1:200



DESIGN RESPONSE - SECTION A-A

SCALE 1:1000



DESIGN RESPONSE - WEST ELEVATION

SCALE 1:200

NORTH:

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PROJECT:

PROPOSED NEW
DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

NEIGHBOURHOOD CHARACTER

- 1 DWELLING LOCATION PROPOSED TO BE LOCATED FAR FROM FRONT SETBACKS FOR MINIMAL IMPACT ON STREETSCAPE, IN KEEPING WITH PREVAILING CHARACTER OF THE SURROUNDING LOTS.
- 2 EXISTING TREED FRONTAGE AND SITE PROVIDES LIMITED VISIBILITY OF PROPOSED DWELLING, GARAGE & SHED FROM STREETSCAPE AND NEIGHBOURING PROPERTIES.

SITE LAYOUT, BUILDING MASSING & EARTHWORKS

- 1 PROPOSED DWELLING TO BE LOCATED IN THE SAME LOCATION AS EXISTING DWELLING, WITH A LARGER FOOTPRINT.
- 2 NEW GARAGE PROPOSED TO BE LOCATED NEXT TO PROPOSED DWELLING FOR CLOSE PROXIMITY FOR ACCESS AND TO PREVENT ANY MATURE TREES BEING REMOVED.
- 3 ALTERNATIVE GARAGE LOCATION INVESTIGATED TO EAST OF DWELLING WOULD REQUIRE SIMILAR AMOUNTS OF FILL AS WELL AS MATURE TREES TO BE REMOVED AND FURTHER TPZ ENCROACHMENTS.
- 4 DRIVEWAY WIDENED IN FRONT OF PROPOSED GARAGE AND DWELLING FOR CAR ACCESS AND TO PROVIDE A COMPLIANT SERVICE VEHICLE TURNING AREA.
- 5 NEW RAINWATER TANK OFF EXISTING DRIVEWAY TO PROVIDE COMPLIANT WATER SUPPLY FOR EMERGENCY VEHICLES.
- 6 EXISTING SLOPE TO GARAGE DRIVEWAY PROPOSED TO BE ALTERED TO SUIT GARAGE ORIENTATION, AND EXISTING SLOPE GRADIENT TO BE RETAINED WITH ALTERED LEVELS TO REDUCE EXTENT OF FILL REQUIRED.
- 7 EARTHWORKS (FILL) REQUIRED TO PROPOSED DWELLING TO PROVIDE MINIMAL STEPS BETWEEN EXISTING POOL LEVEL, VERANDAH / ALFRESCO & DWELLING. HOWEVER THIS IS KEPT TO A MINIMUM, WITH VERY SMALL PORTIONS OF THE VERANDAH'S REQUIRING MORE THAN 1m IN FILL.
- 8 EARTHWORKS (CUT AND FILL) AND RAMP REQUIRED TO FRONT OF DWELLING TO PROVIDE COMPLAINT LIVABLE HOUSING TRANSITIONS BETWEEN THE SITE PEDESTRIAN ENTRY AND DWELLING ENTRY, AND APPROPRIATE PEDESTRIAN TRANSITIONS BETWEEN THE GARAGE AND DWELLING ENTRY.
- 9 EARTHWORKS (FILL) REQUIRED TO PROPOSED GARAGE TO OBTAIN PROPOSED FLOOR LEVEL. HOWEVER THIS IS KEPT TO A MINIMUM WITH THE PROPOSED FLOOR LEVEL OF THE GARAGE LOWER THAN THE DWELLING, RESULTING IN A SMALL PORTION OF THE GARAGE & VERANDAH AREA REQUIRING MORE THAN 1m IN FILL.
- 10 FILL PROPOSED TO BE RETAINED VIA RETAINING WALLS WHERE REQUIRED AND A SLOPED ROCK EMBANKMENT, ALL TO BE IN COMPLIANCE WITH BUILDING REGULATIONS.
- 11 PROPOSED SHED & RAINWATER TANK LOCATED TO THE REAR OF THE OPEN PORTION OF THE SITE.
- 12 PROPOSED SHED & RAINWATER TANK SITED AND DESIGNED TO REQUIRE MINIMAL EARTHWORKS (CUT & FILL), WITH NO CUT OR FILL PROPOSED TO BE MORE THAN 1m IN HEIGHT.

DETAILED DESIGN

- 1 PROPOSED DWELLING DESIGNED TO REFERENCE PRE ASH WEDNESDAY ORIGINAL DWELLING, WITH MODERN INTERPRETATION OF FORM, FEATURES & EXTERNAL COLOURS.
- 2 PROPOSED GARAGE FOLLOWS SIMILAR ARCHITECTURAL STYLE TO THE PROPOSED AND EXISTING DWELLING, TO PROVIDE A HIGH QUALITY BUILDING WHICH BLENDS WITH THE PROPOSED DWELLING.
- 3 ESD:
 - WRAP AROUND VERANDAH PROVIDES SUN SHADING
 - OPENABLE NORTH FACING PERGOLA PROVIDES SUN SHADING & LIGHT PENETRATION FOR YEAR ROUND COMFORT
- 4 PROPOSED DWELLING & GARAGE ROOFING TO BE ZINCALUME TO:
 - MATCH EXISTING DWELLING ROOF BEING REPLACED, IN KEEPING WITH ORIGINAL DWELLING
 - TIE THE PROPOSED BUILDING INTO THE EXISTING SHEDS BEING RETAINED ON THE SITE
 - MAINTAIN A RURAL BUILDING VERNACULAR ACROSS THE SITE
- 5 PROPOSED WALLS, VERANDAH, WINDOWS, PAVING & PLANTER BOXES/RETAINING WALLS ARE SUBDUED COLOURS TO COMPLEMENT THE ENVIRONMENT

SERVICES

- 1 GAS - PROPERTY IS NOT CONNECTED NOR PROPOSED TO BE CONNECTED TO RETICULATED GAS.
- 2 ELECTRICITY - PROPERTY IS CURRENTLY CONNECTED TO RETICULATED ELECTRICITY SUPPLY
- 3 WATER - PROPOSED DWELLING AND GARAGE ROOF TO DRAIN TO A POTABLE WATER SUPPLY TANK AS PER EXISTING HOUSE.
- 4 SEWERAGE - PROPOSED DWELLING TO CONTINUE TO USE EXISTING SEPTIC TANK FOR ON-SITE WASTEWATER MANAGEMENT SYSTEM.

VEGETATION REMOVAL

- 1 DWELLING, GARAGE & SHED LAYOUT, SITE WORKS AND PLACEMENT ON THE SITE HAVE BEEN DESIGNED TO REQUIRE MINIMAL VEGETATION INTERVENTION:
- 2 NO CANOPY TREES REQUIRED TO BE REMOVED FOR PROPOSAL.
- 3 MINIMAL IMPACT ON EXISTING TREES, WITH 2 COMPLIANT ENCROACHMENTS INTO TREE PROTECTION ZONES.
- 4 NO REMOVAL OF NATIVE VEGETATION.
- 5 THE PROPOSED DRIVEWAY HAS BEEN DESIGNED TO HAVE MINIMAL IMPACT ON TREE PROTECTION ZONES.
- 6 ANY PROPOSED PRUNING OF EXISTING TREES IS FOR COMPLIANCE WITH BUSH-FIRE DEFENDABLE SPACE (CLAUSE 44.03 & 53.02).
- 7 ONLY SHRUBS PROPOSED TO BE REMOVED, TO ALLOW FOR FOOTPRINT OF NEW DWELLING, ARE NON NATIVE SPECIES.

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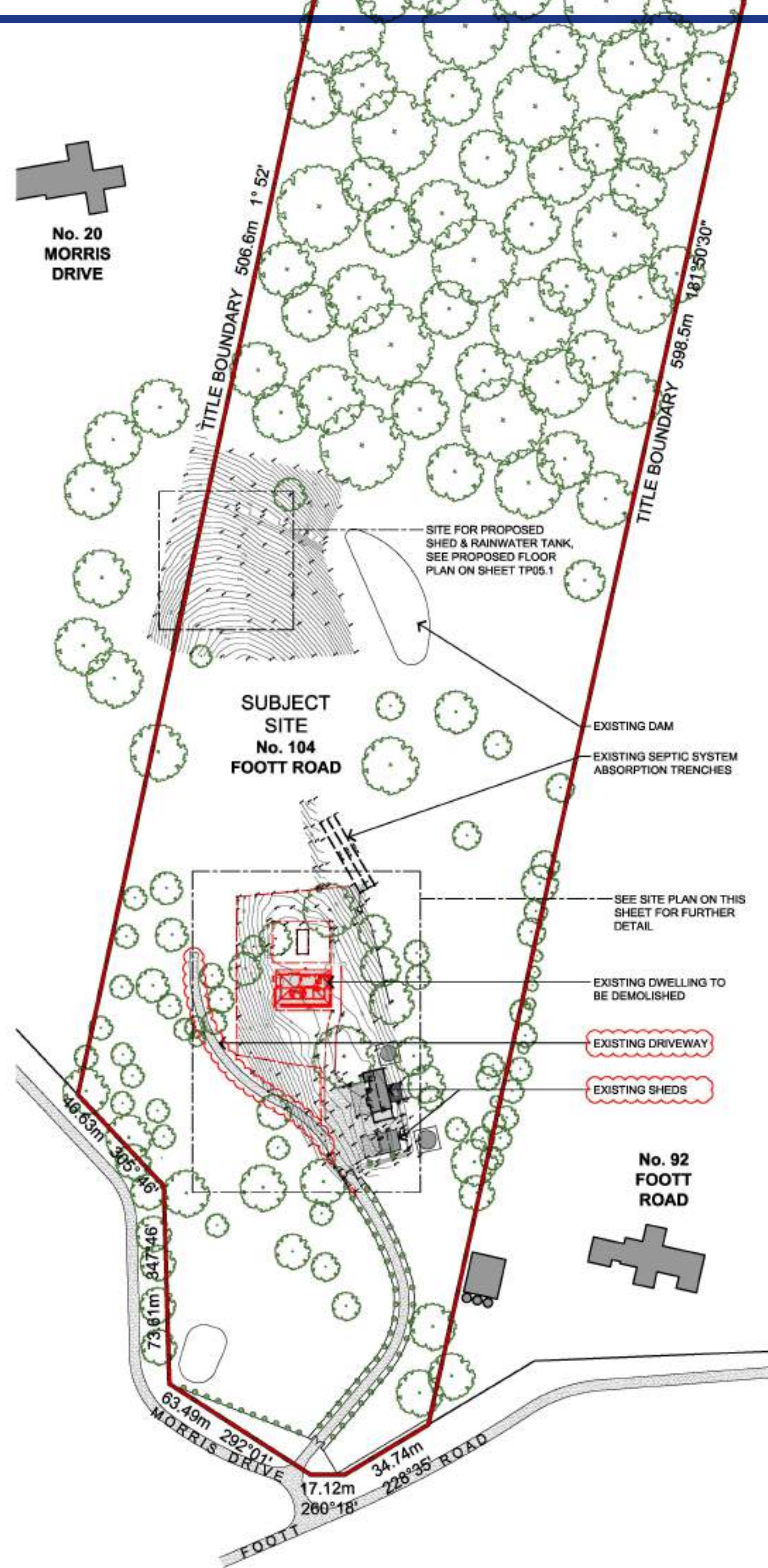
Planning Application: T250527

Date Prepared: 21 January 2026

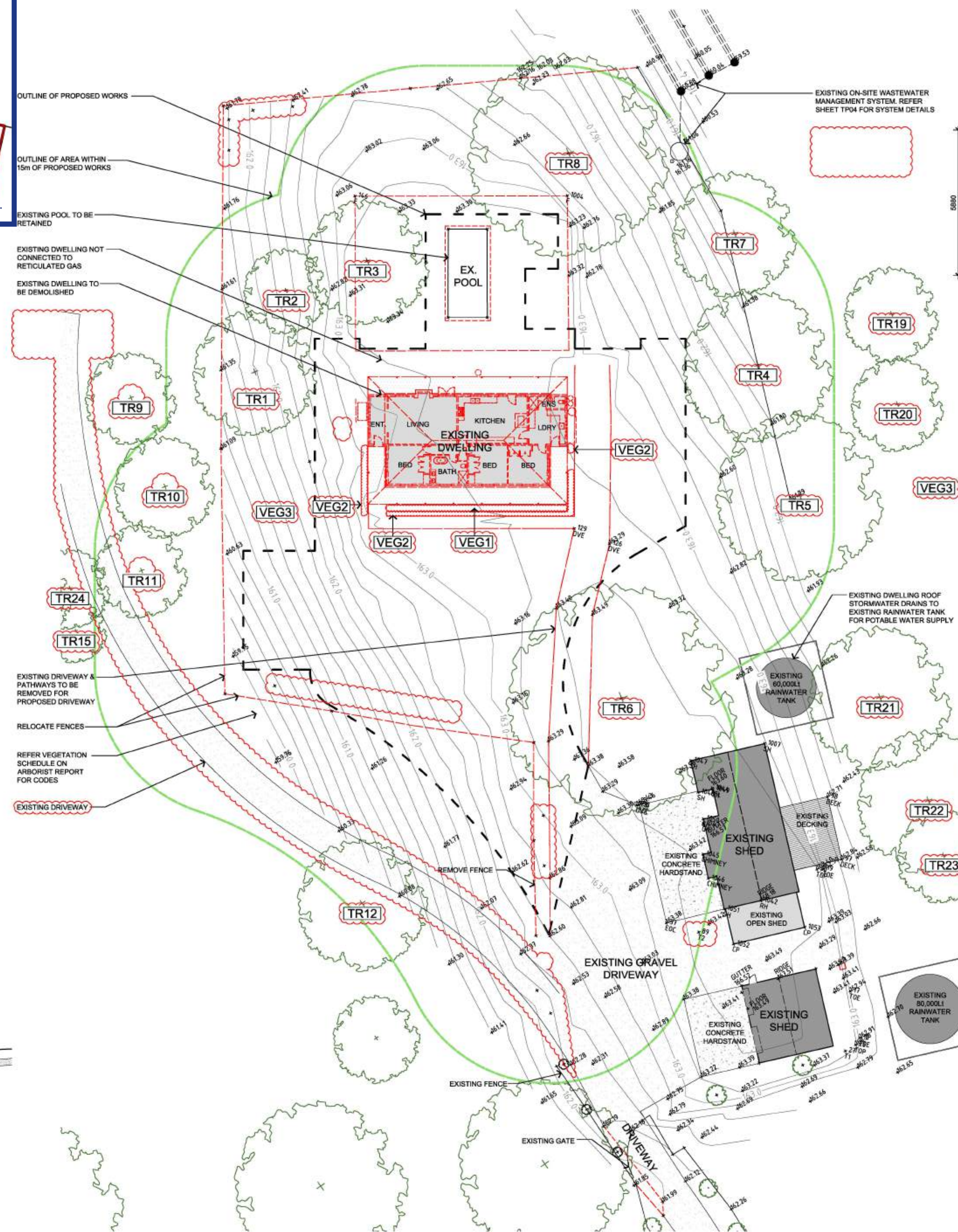
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PROJECT No:
0133

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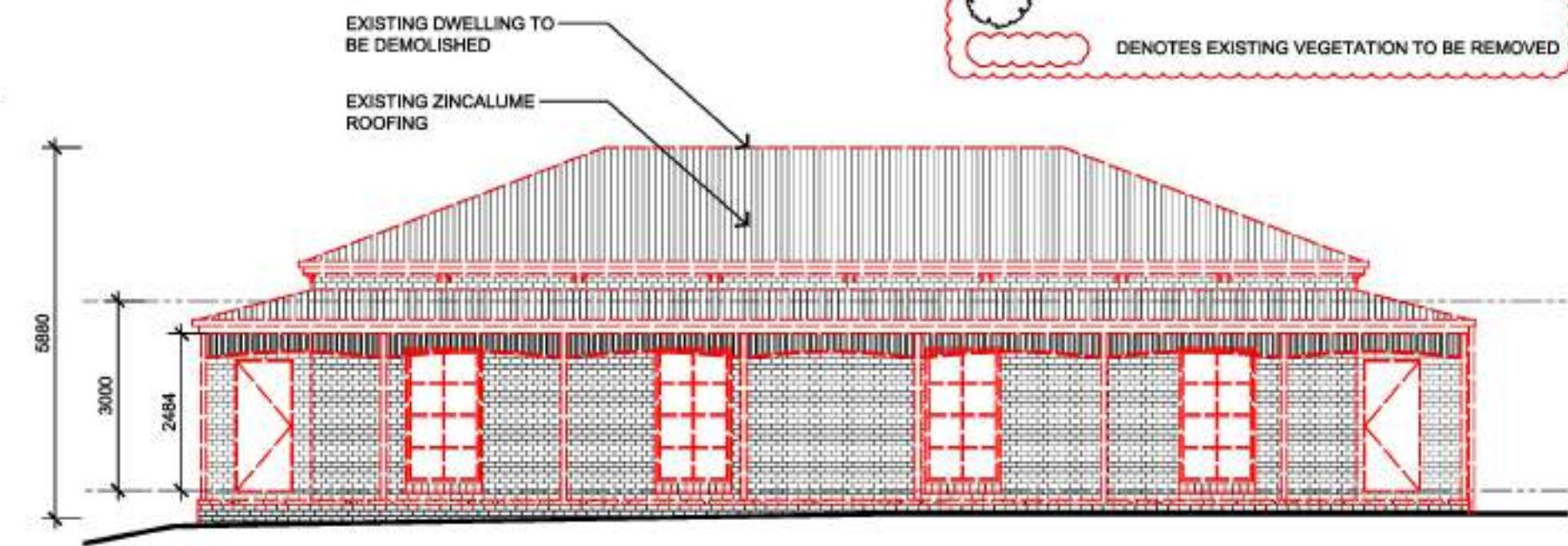
EXISTING / DEMOLITION LOCALITY SITE PLAN
SCALE 1:1500



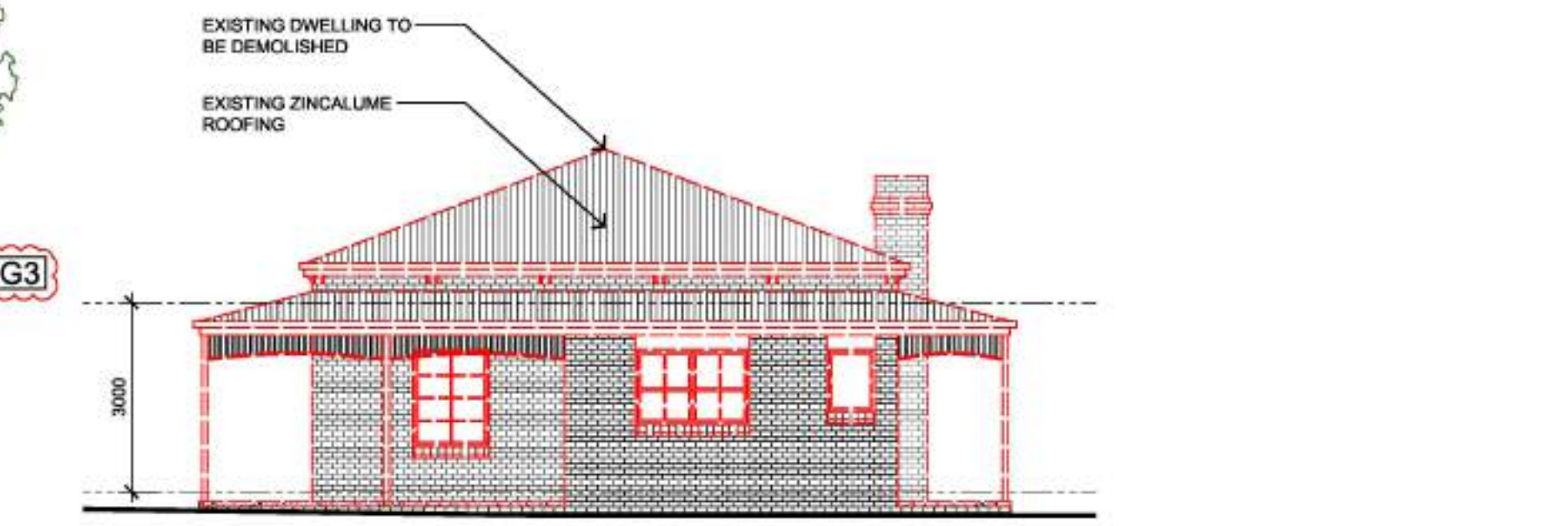
EXISTING / DEMOLITION DWELLING SITE PLAN
SCALE 1:250

EXISTING CONDITIONS & DEMOLITION LEGEND

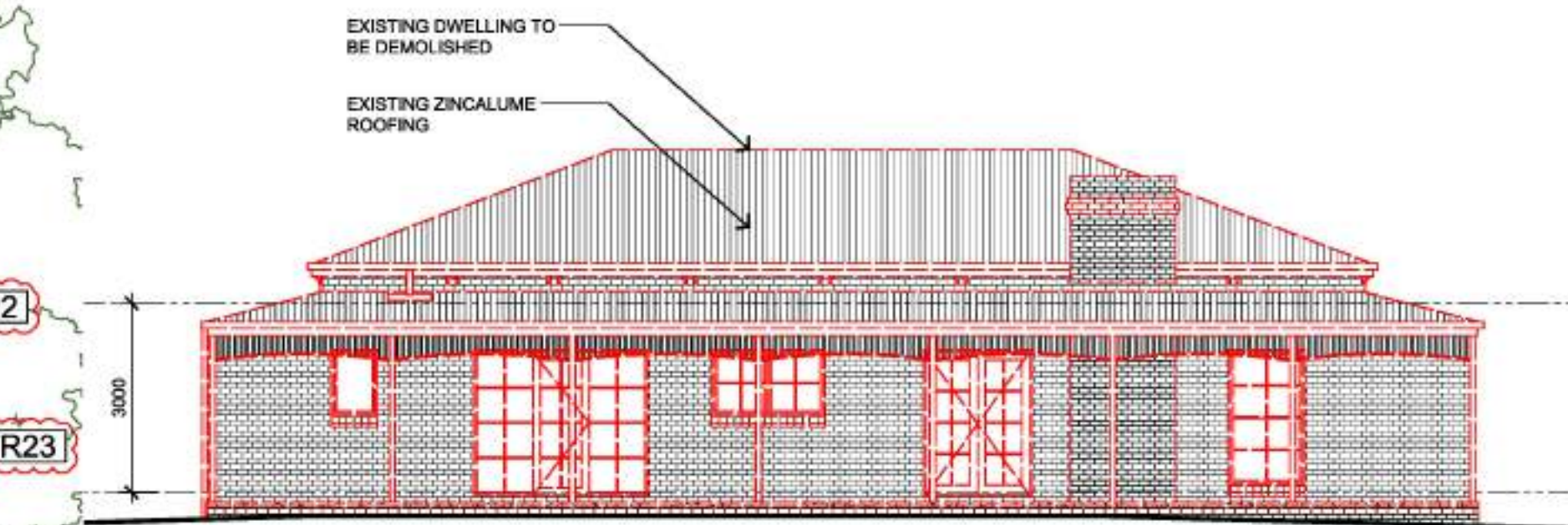
○ DENOTES EXISTING TREE TO BE RETAINED
 --- DENOTES EXISTING VEGETATION TO BE REMOVED



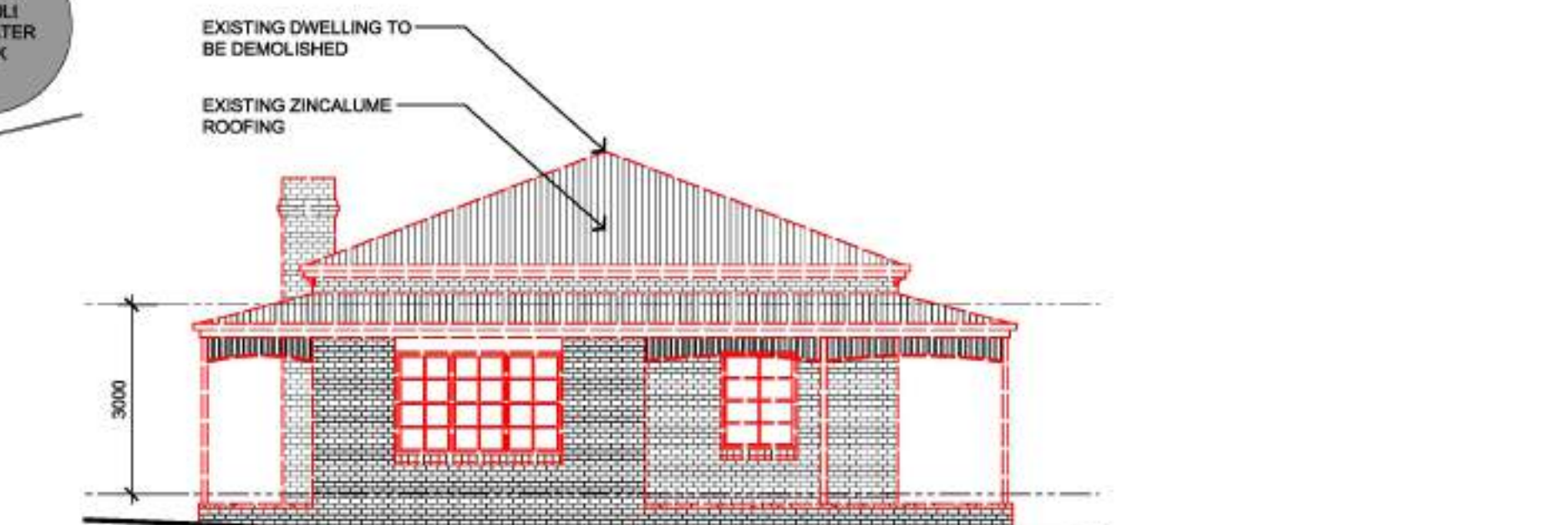
SOUTH ELEVATION - EXISTING / DEMOLITION
SCALE 1:100



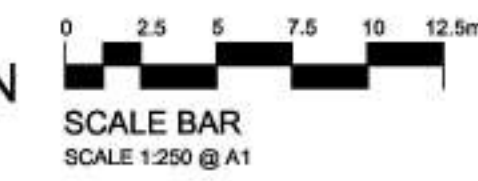
EAST ELEVATION - EXISTING / DEMOLITION
SCALE 1:100



NORTH ELEVATION - EXISTING / DEMOLITION
SCALE 1:100

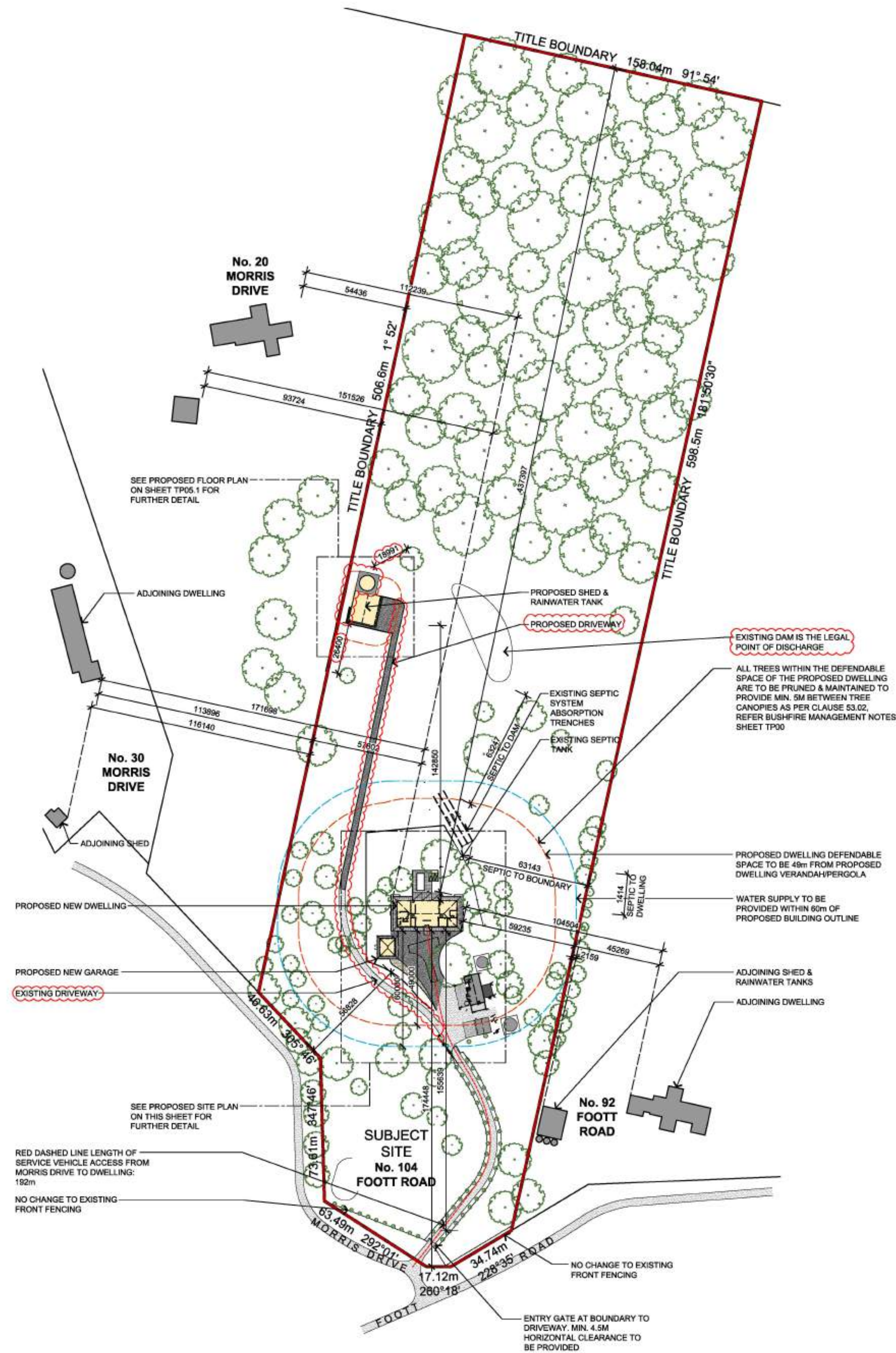


WEST ELEVATION - EXISTING / DEMOLITION
SCALE 1:100



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Planning Application: T250527
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PROPOSED LOCALITY SITE PLAN
SCALE 1:1500

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ISSUE	DATE	DRN	REVISION
A	01.09.25	LM	TOWN PLANNING APPLICATION
B	20.11.25	LM	REVISIONS IN RESPONSE TO RFI LETTER (SEE COVER LETTER FOR LIST OF CHANGES)

ISSUE	DATE	DRN	REVISION
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REF: 0133_TP
DATE: MARCH 2025
DRAWN BY: LM

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NORTH:



CLIENT:



PROJECT:

PROPOSED NEW DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED LOCALITY PLAN

DRAWING No:

TP-04

REV:

B

PROJECT No:
0133

FLOOR PLAN LEGEND

A	AREA
AHD	AUSTRALIAN HEIGHT DATUM NOTE: ALL LEVELS SHOWN ARE TO THE AHD
FL	FLOOR LEVEL (TO AHD)
SD	SLIDING DOOR
TG	TRANSLUCENT (OBSCURED) GLAZING
	DENOTES EXISTING TREE
	DELETED
	DENOTES EXISTING VEGETATION TO BE REMOVED
	DENOTES PROPOSED WORKS WITHIN TREE TPZ REFER ARBORIST REPORT
	DENOTES PROPOSED EXCAVATION OF EXISTING GROUND LEVELS
	DENOTES PROPOSED FILL OVER EXISTING GROUND LEVELS
	DENOTES AREAS WHERE PLANTING IS TO BE MAX. HEIGHT OF 10cm, AS PER CLAUSE 53.02
	DENOTES PLANTING AREA
	DENOTES PAVERS NON-PERMEABLE
	DENOTES EXPOSED AGGREGATE PAVEMENT NON-PERMEABLE
	DENOTES PROPOSED GRAVEL DRIVEWAYS PERMEABLE
	DENOTES EXISTING GRAVEL DRIVEWAYS
	DENOTES 15m FROM PROPOSED WORKS
	DENOTES PROPOSED DEFENDABLE SPACE
	DENOTES WATER SUPPLY REQUIRED AREA

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Date Prepared: 21 January 2026

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FLOOR PLAN LEGEND

- A AREA
AHD AUSTRALIAN HEIGHT DATUM
NOTE: ALL LEVELS SHOWN ARE TO THE AHD
FL FLOOR LEVEL (TO AHD)
SD SLIDING DOOR
TG TRANSLUCENT (OBSCURED) GLAZING
- DENOTES EXISTING TREE
DELETED
DENOTES EXISTING VEGETATION TO BE REMOVED
DENOTES PROPOSED WORKS WITHIN TREE TPZ
REFER ARBORIST REPORT
DENOTES PROPOSED EXCAVATION OF EXISTING GROUND LEVELS
DENOTES PROPOSED FILL OVER EXISTING GROUND LEVELS
DENOTES AREAS WHERE PLANTING IS TO BE MAX. HEIGHT OF 10cm, AS PER CLAUSE 53.02
DENOTES PLANTING AREA
DENOTES PAVERS
NON-PERMEABLE
DENOTES EXPOSED AGGREGATE PAVEMENT
NON-PERMEABLE
DENOTES PROPOSED GRAVEL DRIVEWAYS
PERMEABLE
DENOTES EXISTING GRAVEL DRIVEWAYS
DENOTES 15m FROM PROPOSED WORKS
DENOTES PROPOSED DEFENDABLE SPACE
DENOTES WATER SUPPLY REQUIRED AREA

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ISSUE	DATE	DRN	REVISION
A	01.09.25 LM		TOWN PLANNING APPLICATION
B	20.11.25 LM		REVISIONS IN RESPONSE TO RFI LETTER (SEE COVER LETTER FOR LIST OF CHANGES)

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PROJECT:

PROPOSED NEW DWELLING AT
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED
DWELLING SITE PLAN

REF: 0133_TP
DATE: MARCH 2025
DRAWN BY: LM

PROJECT No:
0133

DRAWING No:

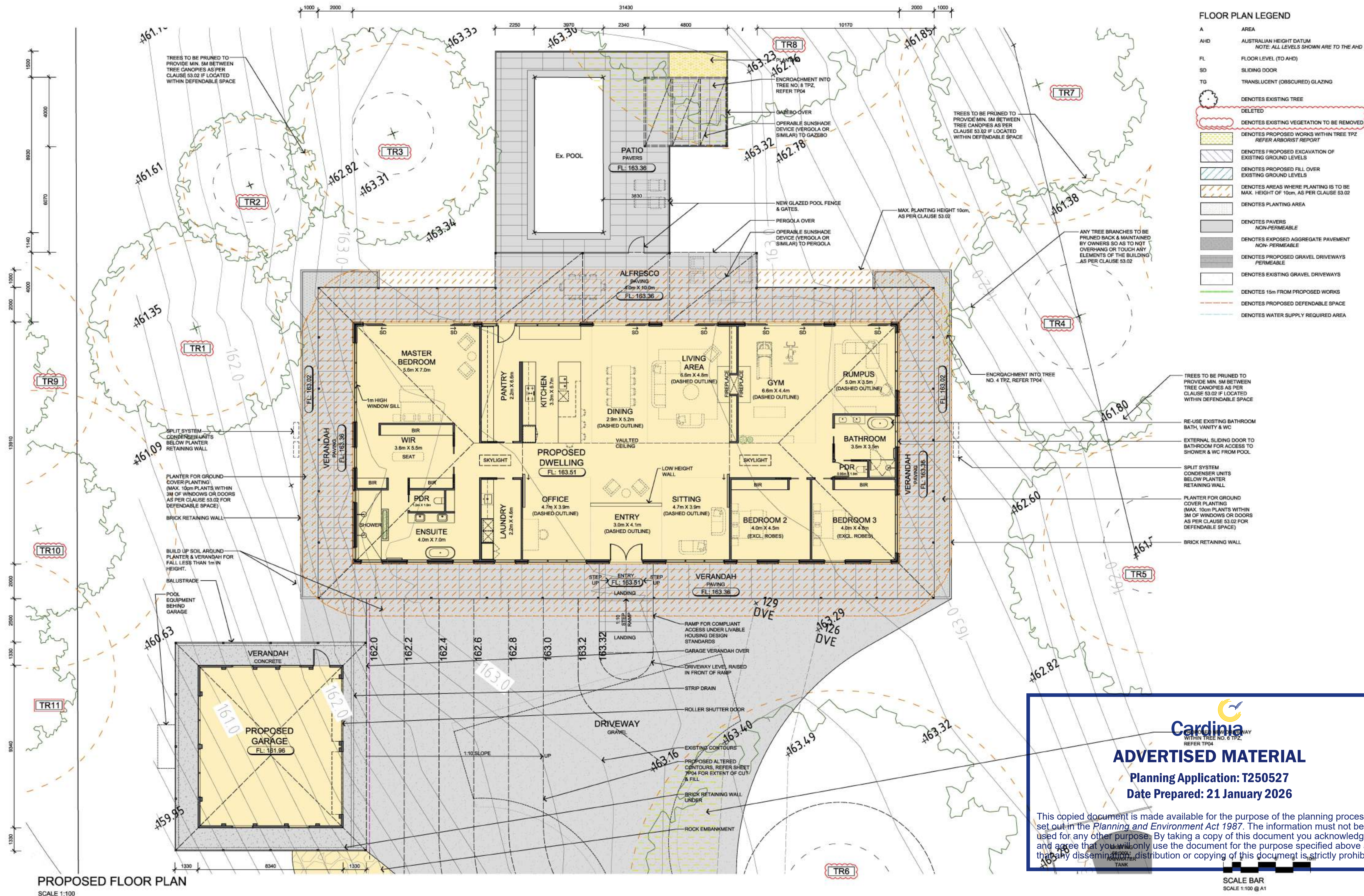
REV:

TP-04.1

B

PROPOSED DWELLING SITE PLAN
SCALE 1:250

0 2.5 5 7.5 10 12.5m
SCALE BAR
SCALE 1:250 @ A1



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PROJECT:

PROPOSED NEW
DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED FLOOR PLAN
-DWELLING & GARAGE

DRAWING No:

TP-05

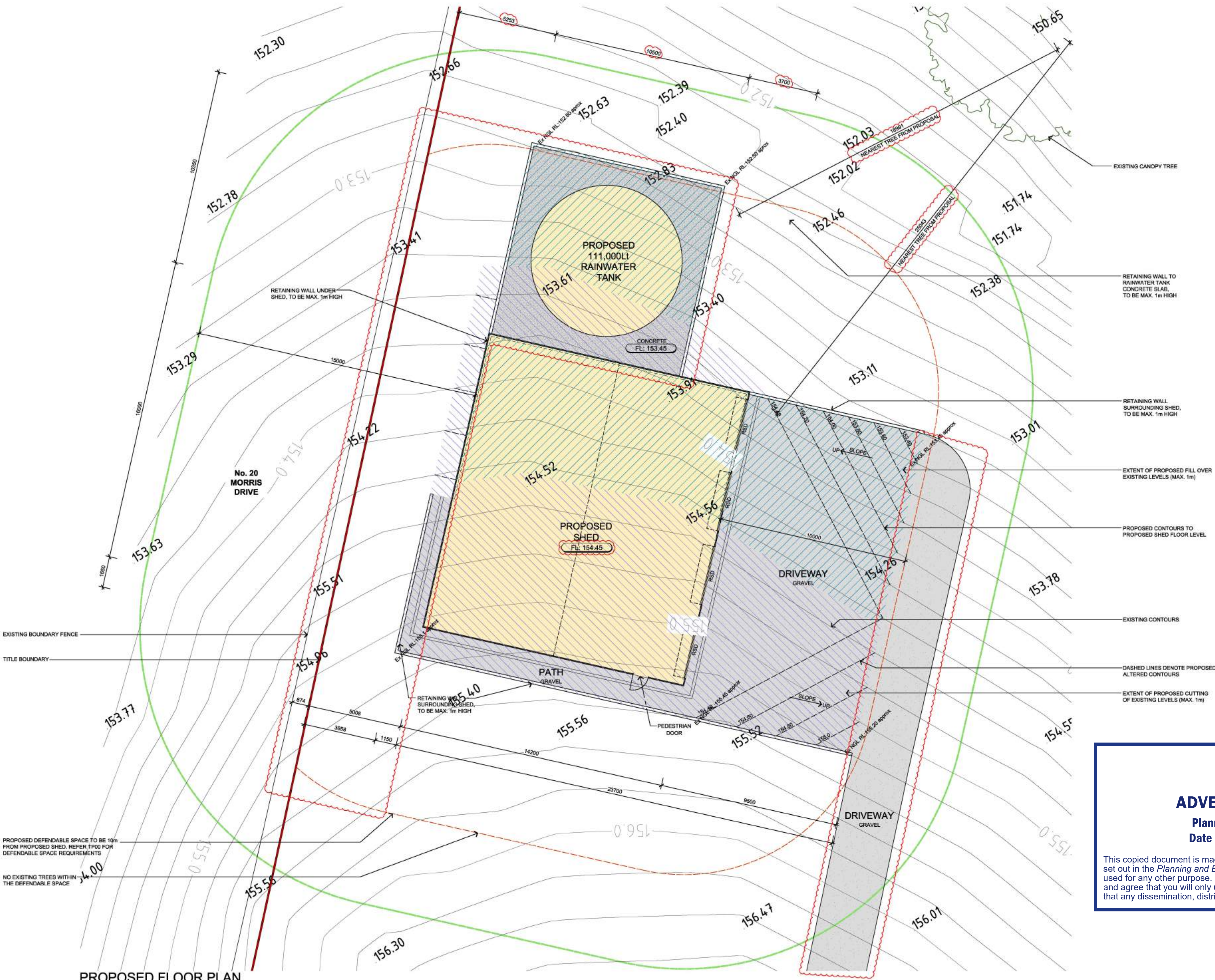
REV:

B

PROJECT No:
0133

FLOOR PLAN LEGEND

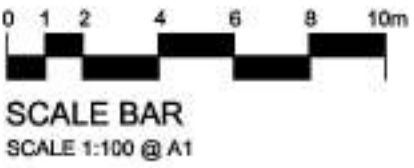
- A AREA
- AHD AUSTRALIAN HEIGHT DATUM
NOTE: ALL LEVELS SHOWN ARE TO THE AHD
- FL FLOOR LEVEL (TO AHD)
- SD SLIDING DOOR
- TG TRANSLUCENT (OBSCURED) GLAZING
- DENOTES EXISTING TREE
- DELETED
- DENOTES EXISTING VEGETATION TO BE REMOVED
- DENOTES PROPOSED WORKS WITHIN TREE TPZ
REFER ARBORIST REPORT
- DENOTES PROPOSED EXCAVATION OF
EXISTING GROUND LEVELS
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- DENOTES AREAS WHERE PLANTING IS TO BE
MAX. HEIGHT OF 10cm, AS PER CLAUSE 53.02
- DENOTES PLANTING AREA
- DENOTES PAVERS
NON-PERMEABLE
- DENOTES EXPOSED AGGREGATE PAVEMENT
NON-PERMEABLE
- DENOTES PROPOSED GRAVEL DRIVEWAYS
PERMEABLE
- DENOTES EXISTING GRAVEL DRIVEWAYS
- DENOTES 15m FROM PROPOSED WORKS
- DENOTES PROPOSED DEFENDABLE SPACE
- DENOTES WATER SUPPLY REQUIRED AREA



ADVERTISED MATERIAL

Planning Application: T250527
Date Prepared: 21 January 2026

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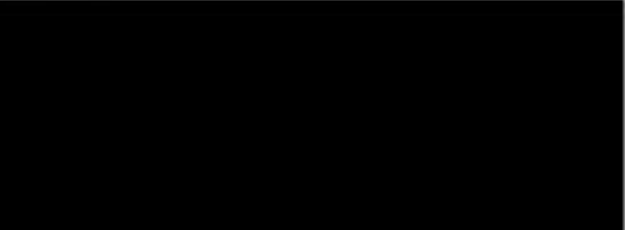
REF:
DATE: MARCH 2025
DRAWN BY: LM

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CLIENT:



PROJECT:

PROPOSED NEW DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED FLOOR PLAN
-SHED & RAINWATER TANK

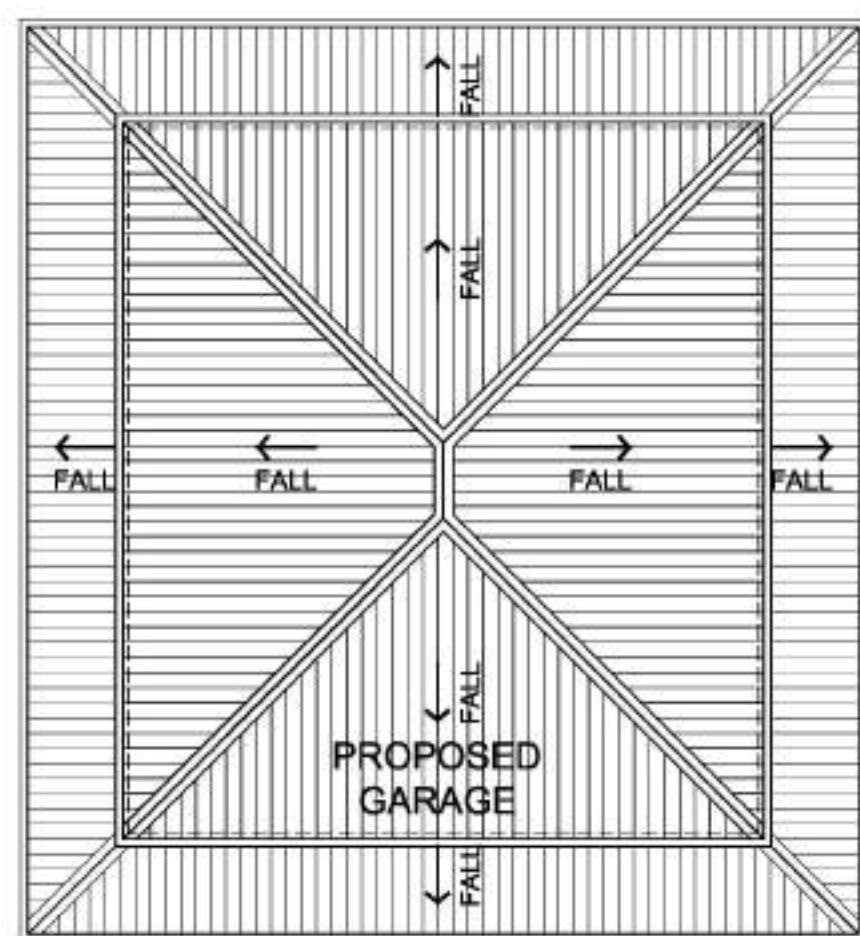
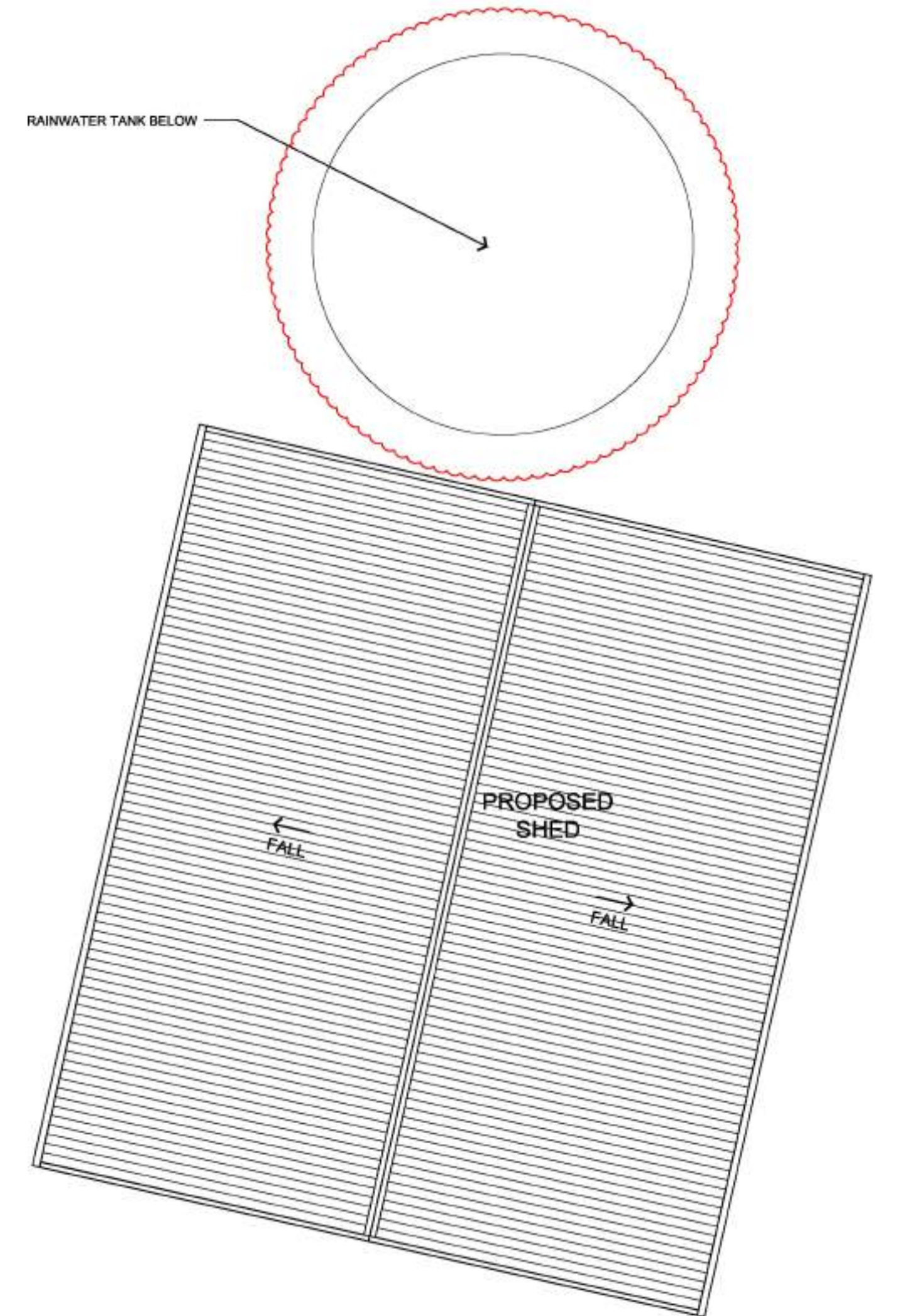
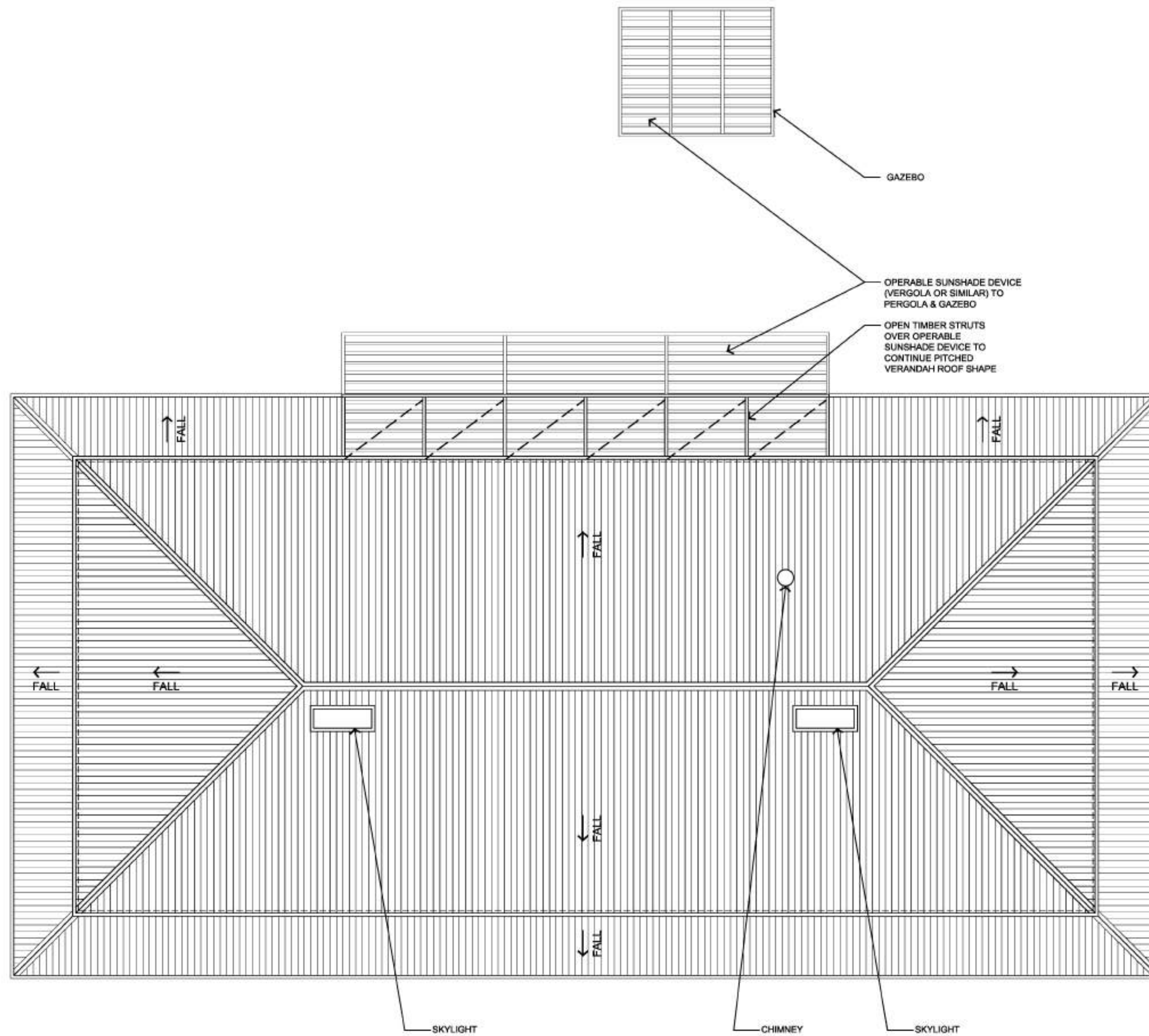
DRAWING No:

TP-05.1

REV:

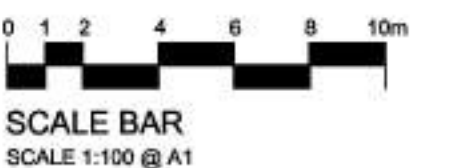
B

PROJECT No:
0133



PROPOSED ROOF PLAN - DWELLING & GARAGE
SCALE 1:100

PROPOSED ROOF PLAN - SHED
SCALE 1:100



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NORTH:



CLIENT:



PROJECT:

PROPOSED NEW
DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED ROOF PLAN
-DWELLING & GARAGE
-SHED & RAINWATER TANK

DRAWING No:


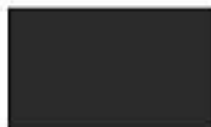



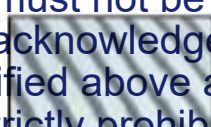




TP-06

REV:

B

PROJECT No:
0133



	(BR1) MATERIAL BUILDING ITEM COLOUR	BRICK WALLS, PLANTER RETAINING WALL RED
	(CB1) MATERIAL BUILDING ITEM COLOUR	COLORBOND FINISHED STEEL GUTTERS BLACK
	(CB2) MATERIAL BUILDING ITEM COLOUR	COLORBOND FINISHED STEEL GUTTERS CHARCOAL
	(GL1) MATERIAL BUILDING ITEM FINISH	GLASS TYPICAL WINDOW GLAZING, GARAGE BALUSTRADE GLAZING CLEAR
	(GL2) MATERIAL BUILDING ITEM COLOUR	OBSCURED, PATTERNED GLASS PRIVACY WINDOW GLAZING NARROW REEDED
	(MT1) MATERIAL BUILDING ITEM COLOR/FINISH	CORRUGATED IRON ROOF, RAINWATER TANK NATURAL COLOUR / ZINCALUME NOTE - SOLAR REFLECTIVITY INDEX (SRI) 5
	(PC1) MATERIAL BUILDING ITEM COLOUR	POWDERCOAT WINDOW FRAMES, DOOR FRAMES, GARAGE BALUSTRADE, SUNSHADE DEVICE BLACK
	(PC2) MATERIAL BUILDING ITEM COLOUR	PAINT POSTS, PERGOLA, GAZEBO BLACK
	(PF2) MATERIAL BUILDING ITEM COLOUR	PAINT DOOR, CONCRETE RETAINING WALL CHARCOAL
	(PV1) MATERIAL BUILDING ITEM COLOUR	PAVER TILES VERANDAH WALL & FLOOR GREY

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ISSUE	DATE	DRN	REVISION
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NORTH:

CLIENT:

PROJECT:

PROPOSED NEW
DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED ELEVATIONS -DWELLING

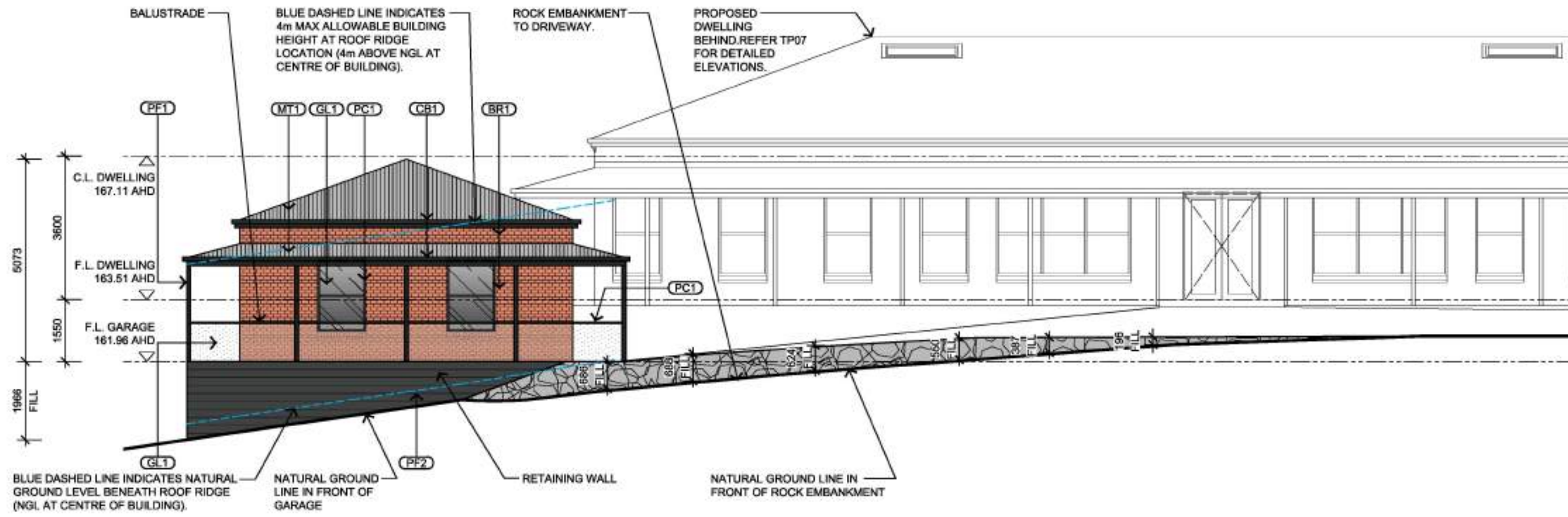
DRAWING No:

TP-07

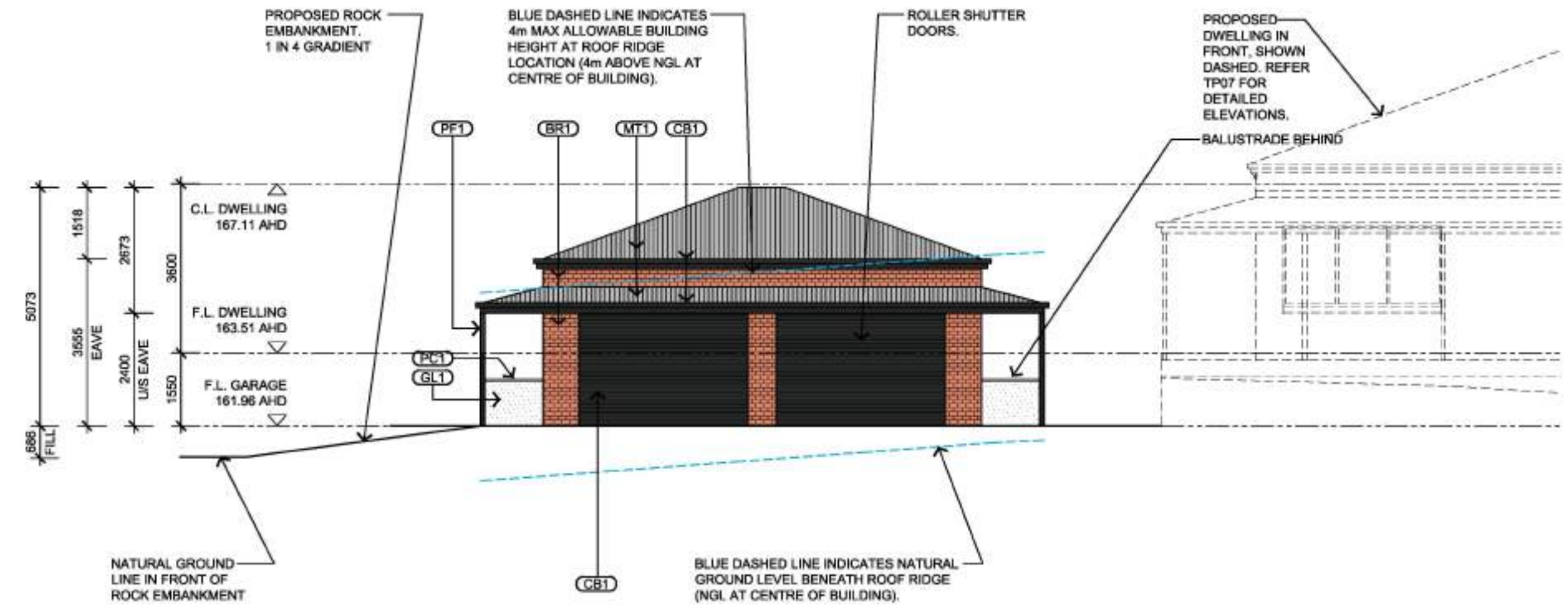
REV:

B

PROJECT No:
0133



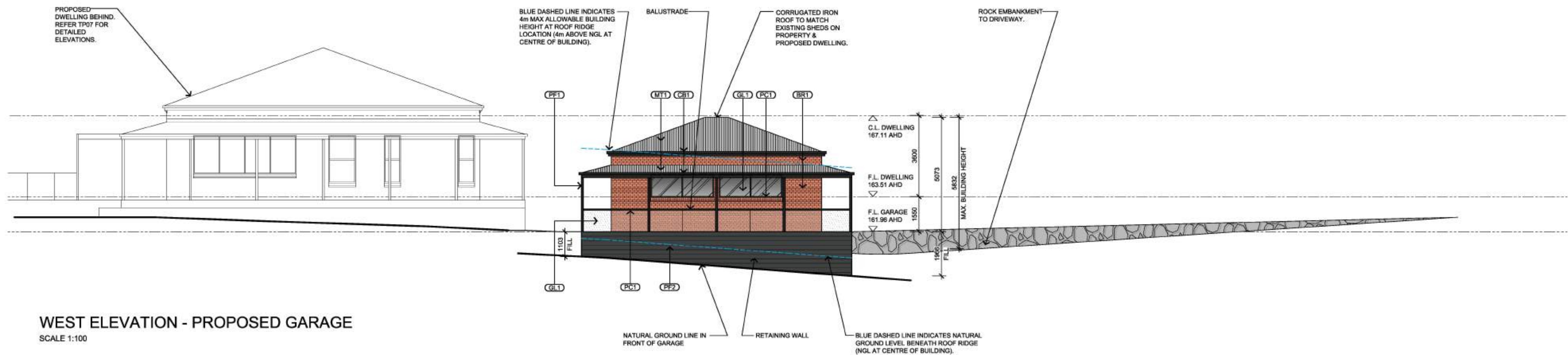
SOUTH ELEVATION - PROPOSED GARAGE
SCALE 1:100



EAST ELEVATION - PROPOSED GARAGE
SCALE 1:100



NORTH ELEVATION - PROPOSED GARAGE
SCALE 1:100



WEST ELEVATION - PROPOSED GARAGE
SCALE 1:100



ADVERTISED MATERIAL

Planning Application: T250527
Date Prepared: 21 January 2026

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NORTH:

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PROJECT:

PROPOSED NEW
DWELLING AT:
104 FOOTT ROAD,
BEACONSFIELD UPPER
VICTORIA 3808

TITLE:

PROPOSED ELEVATIONS
-GARAGE

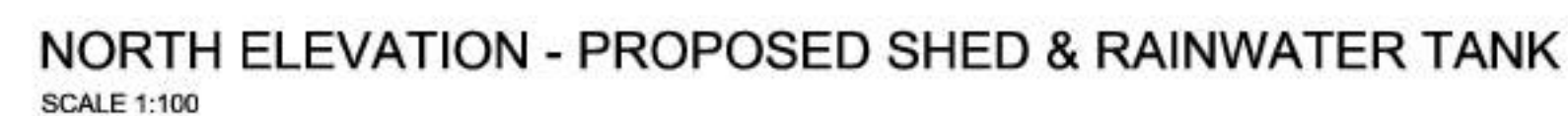
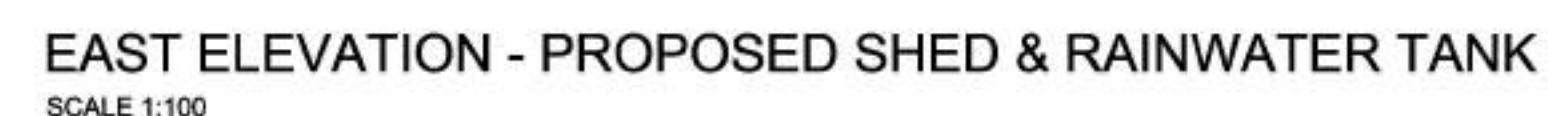
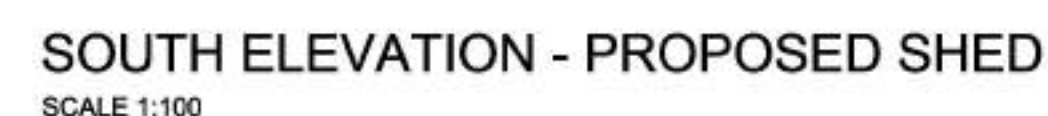
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