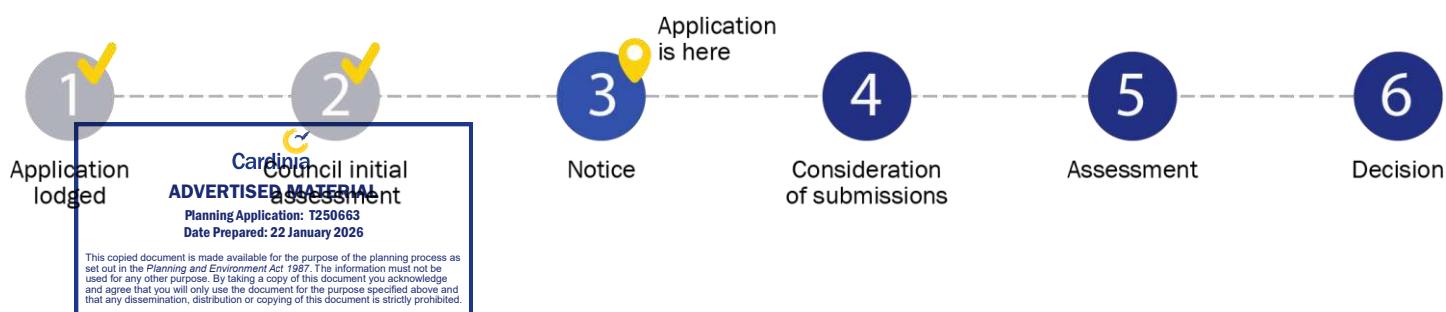


# Notice of Application for a Planning Permit



The land affected by the application is located at:	L2 PS632116 V11261 F342 4 McBride Road, Beaconsfield Upper VIC 3808			
The application is for a permit to:	Buildings and Works (Construction of a Dwelling)			
A permit is required under the following clauses of the planning scheme:				
43.01-1	Construct a building or construct or carry out works			
44.06-2	Construct a building or construct or carry out works associated with (Dwelling)			
43.02-2	Construct a building or construct or carry out works			
<b>APPLICATION DETAILS</b>				
The applicant for the permit is:	Hargreaves Design Group			
Application number:	T250663			
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at <a href="http://cardinia.vic.gov.au/advertisedplans">cardinia.vic.gov.au/advertisedplans</a> or by scanning the QR code.</p>				
<b>HOW CAN I MAKE A SUBMISSION?</b>				
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			
<b>WHAT ARE MY OPTIONS?</b> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	An objection must: <ul style="list-style-type: none"><li>be made to the Responsible Authority in writing;</li><li>include the reasons for the objection; and</li><li>state how the objector would be affected.</li></ul>	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.		





Planning Enquiries  
Phone: 1300 787 624  
Web: [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read **MORE INFORMATION** at the end of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

**Clear Form**

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

Unit No.:	St. No.: <b>4</b>	St. Name: <b>Mcbride Road</b>
Suburb/Locality: <b>beaconsfield Upper</b>		Postcode: <b>3808</b>

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: <b>2</b>	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: <b>PS632116</b>
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

**Proposed Dwelling & Garage + Removal of Vegetation**



### ADVERTISED MATERIAL

Planning Application: **T250663**  
Date Prepared: **22 January 2026**

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**💡** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ **1200000**

**⚠** You may be required to verify this estimate.  
Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

**i** Estimated cost of any development for which the permit is required \*

## Existing Conditions i

### Describe how the land is used and developed now \*

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant land

Provide a plan of the existing conditions. Photos are also helpful.

## Title Information i

### Encumbrances on title \*

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

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

### Applicant \*

The person who wants the permit.

*Please provide at least one contact phone number \**

*Where the preferred contact person for the application is different from the applicant, provide the details of that person.*

### Owner \*

The person or organisation who owns the land

*Where the owner is different from the applicant, provide the details of that person or organisation.*

## Declaration

This form must be signed by the applicant \*

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

## Need help with the Application?

General information about the planning process is available on the Council's website.

Contact Council's planning department for advice. Insufficient or unclear information may result in a rejection of the application.

**Has there been a pre-application meeting with a council planning officer?**

No  Yes If 'Yes', with whom?:

Date: \_\_\_\_\_ day / month / year

## Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

**⚠** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
- If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?

## Lodgement

**Lodge the completed and signed form, the fee and all documents with:**

Cardinia Shire Council  
PO Box 7  
Pakenham VIC 3810

In person: 20 Siding Avenue, Officer

### Contact information:

Telephone: 1300 787 624  
Email: [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)  
DX: 81006

**Deliver application in person, by post or by electronic lodgement.**

 Cardinia

### ADVERTISED MATERIAL

Planning Application: T250663  
Date Prepared: 22 January 2026

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# MORE INFORMATION



## The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

### How is land identified?

Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See Example 1.

## The Proposal

### Why is it important to describe the proposal correctly?

The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

### How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting [www.landata.vic.gov.au](http://www.landata.vic.gov.au). Contact your local Council to obtain a planning certificate in Central Goldfields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See Example 2.

### Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to [planning.vic.gov.au](http://planning.vic.gov.au) to view a summary of fees in the Planning and Environment (Fees) Regulations.



### ADVERTISED MATERIAL

Planning Application: T250663

Date Prepared: 22 January 2026

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**Metropolitan Planning Levy** refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leivable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leivable planning permit application. Refer to the State Revenue Office website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information. A leivable application submitted without a levy certificate is void.

## Existing Conditions

### How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See Example 3.

## Title Information

### What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

### What documents should I check to find encumbrances?

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

### What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

### What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

⚠ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

#### Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

#### What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

⚠ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

#### Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

⚠ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; [www.landata.vic.gov.au](http://www.landata.vic.gov.au) – go direct to "titles & property certificates".

### Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See Example 4.

### Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration.

⚠ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit.

### Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

### Checklist

#### What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

⚠ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

### Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

⚠ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

  
**Cardinia**  
**ADVERTISED MATERIAL**  
Planning Application: T250663  
Date Prepared: 22 January 2026

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# EXAMPLES

## Example 1

### The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

**Street Address \***

St. No.:	26	St. Name:	Planmore Avenue
Suburb/Locality:	HAWTHORN		
A	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision
OR			
B			

**Formal Land Description \***

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

## Example 2

**i** For what use, development or other matter do you require a permit? \*

*Construction of two, double-storey dwellings and construction of two new crossovers.*

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

## Example 3

### Existing Conditions i

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

*Single dwelling.*

Provide a plan of the existing conditions. Photos are also helpful.

## Example 4

### Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Name:			
Title:	Mr	First Name:	Len
Organisation (if applicable):	Responsible Developers P/L		
Postal Address:	If it is a P.O. Box, enter the details here:		
Unit No.:	4	St. No.:	12
St. Name:	Ardour Lane		
Suburb/Locality:	Wucheproof	State:	Vic
Postcode:	3527		

*Please provide at least one contact phone number \**

**Contact information for applicant OR contact person below**

Business phone:	9123 4567	Email:	tcpl@bigpond.net.au
Mobile phone:	0412 345 678		
Fax:	9123 4567		

**Contact person's details\***

Same as applicant

Name:			
Title:	Mr	First Name:	Andrew
Organisation (if applicable):	Town Planning Consultants		
Postal Address:	If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:	PO Box 111
Suburb/Locality:	Parkdale		
State:	Vic	Postcode:	3194

**Owner \***

The person or organisation who owns the land

*Where the owner is different from the applicant, provide the details of that person or organisation.*

Name:			
Title:	First Name:	Surname:	Same as applicant <input checked="" type="checkbox"/>
Organisation (if applicable):			
Postal Address:	If it is a P.O. Box, enter the details here:		
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:	State:	Postcode:	
Owner's Signature (Optional):		Date:	day / month / year



#### ADVERTISED MATERIAL

Planning Application: T250663

Date Prepared: 22 January 2026

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# Request to amend a current planning permit application

Cardinia  
ADVERTISED MATERIAL

Planning Application: T250663

Date Prepared: 22 January 2026

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

--	--

## AMENDMENT TYPE

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

## AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Room reconfiguration/ floor plan layout changes.		

Specify the estimated cost of any development for which the permit is required:

Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$
---	---	---------------

## DECLARATION

Please submit this form, including all amended plans/documents, to [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

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

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



## IMPORTANT INFORMATION

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

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

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

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

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

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

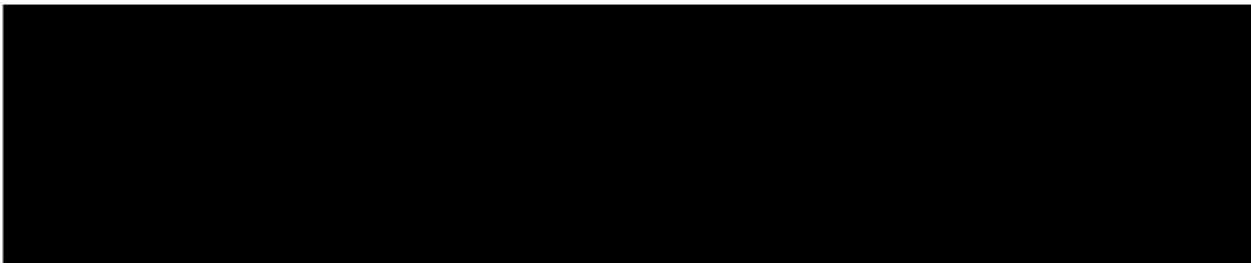
**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 11261 FOLIO 342

Security no : 124129311915Y  
Produced 24/10/2025 01:33 PM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 632116F.  
PARENT TITLE Volume 10334 Folio 460  
Created by instrument PS632116F 25/03/2011

**REGISTERED PROPRIETOR**

MORTGAGE AZ145558W 14/05/2025  
MACQUARIE BANK LTD

COVENANT PS632116F 25/03/2011

 Cardinia  
**ADVERTISED MATERIAL**  
Planning Application: T250663  
Date Prepared: 22 January 2026

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

AGREEMENT Section 173 Planning and Environment Act 1987  
AH785928Y 14/02/2011

**DIAGRAM LOCATION**

SEE PS632116F 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: 4 MCBRIDE ROAD BEACONSFIELD UPPER VIC 3808

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 14/05/2025

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS632116F</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>24/10/2025 13:33</b>

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<b>PLAN OF SUBDIVISION</b>		LRS use only <b>EDITION</b>	Stage No. / /	Plan Number <b>PS 632116 F</b>
<b>LOCATION OF LAND</b>		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>		
<b>Parish:</b> Pakenham <b>Township:</b> --- <b>Section:</b> --- <b>Crown Allotment:</b> 61 & 62 (parts) and part of former Goverment Road <b>Crown Portion:</b> --- <b>LTO Base Record:</b> DCMB <b>Title Reference:</b> V. 10334 F. 460 <b>Last Plan Reference:</b> LOT 1 PS 402317E <b>Postal Address:</b> 2 McBride Road (at time of subdivision) Upper Beaconsfield 3808 <b>MGA94 Co-ordinates:</b> E 360 260 (of approx centre of land in plan) N 5 792 320 Zone: 55		<b>COUNCIL NAME :</b> Cardinia <b>REF:</b> 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / / / / <div style="border: 1px solid black; padding: 5px; text-align: center;">   <b>Cardinia</b>  <b>ADVERTISED MATERIAL</b>          Planning Application: T250663          Date Prepared: 22 January 2026       </div> <p>This copied document is made available for the purpose of the planning process as required by the Planning and Environment Act 1987. The information contained in this document is to be used for any other purpose, you must obtain a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>		
<b>Vesting of Roads or Reserves</b>		<b>Notations</b>		
Identifier	Council / Body / Person			
Nil	Nil			
Depth Limitation: 15.24m Below the Surface for the Former Government Road		Staging	This is not a staged subdivision Planning Permit No. T080040	
This is a Spear Plan		<u>Survey</u> This plan is based on Survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. ----		
<b>Easement Information</b>				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
LRS use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> DATE 18/3/2011				
LRS use only PLAN REGISTERED TIME 12:57 PM DATE 25/3/2011 Greg R Gillard Assistant Registrar of Titles Sheet 1 of 3 sheets				
NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 Fax 03 5941 7359 rob@nobelius.com.au		LICENSED SURVEYOR: R. P. NOBELIUS SIGNATURE.....DIGITALLY SIGNED..... REF: 6949 VERSION C		
DATE / / / / COUNCIL DELEGATE SIGNATURE Original sheet size A3				



CREATION OF RESTRICTION (1)

On registration of this plan the following is created:

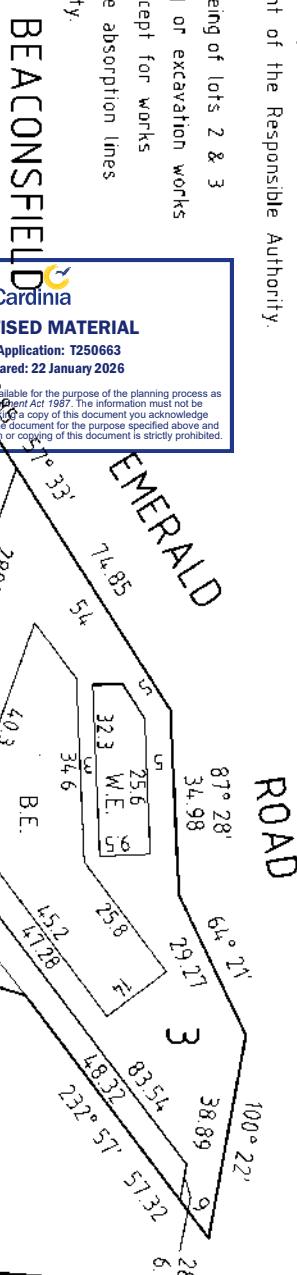
LAND TO BENEFIT: Lots 1, 2 &amp; 3 on this Plan of Subdivision

LAND TO BE BURDENED: Lots 2 &amp; 3 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

- The registered proprietor or proprietors for the time being of lots 2 & 3 shall not construct any building or carry out any filling or excavation works within the area denoted as building envelope without the further consent of the Responsible Authority.
- The registered proprietor or proprietors for the time being of lots 2 & 3 shall not construct any garage or dwelling other than a single storey construction within the area denoted as building envelope without the further consent of the Responsible Authority.
- The registered proprietor or proprietors for the time being of lots 2 & 3 shall not construct any garage or dwelling outside the area denoted as building envelope without the further consent of the Responsible Authority.

3. The registered proprietor or proprietors for the time being of lots 2 & 3 shall not construct any building or carry out any filling or excavation works within the area denoted as Waste Disposal Envelope except for works related to the installation and maintenance of an on site absorption lines without the further consent of the Responsible Authority.

CREATION OF RESTRICTION (2)

On registration of this plan the following is created:

LAND TO BENEFIT: Lots 1, 2 &amp; 3 on this Plan of Subdivision.

LAND TO BE BURDENED: Lots 1, 2 &amp; 3 on this Plan of Subdivision.

DESCRIPTION OF RESTRICTION

- The registered proprietor or proprietors for the time being of lots 1, 2 & 3 shall not construct a barbed wire fence or any other fence other than a plain post and wire fence with a maximum of five (5) strands and with the bottom wire being between 40-50cms above the ground without the further written consent of the Responsible Authority.

B.E. Denotes Building Envelope  
W.E. Denotes Waste Disposal Envelope

Sheet 3

NOBELIUS LAND SURVEYORS

P.O. BOX 461

PAKENHAM 3810

Ph 03 5941 4112

Fax 03 5941 7356

nob@nobelius.com.au

1:1000

ORIGINAL

SCALE

SHEET

SIZE

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LENGTHS ARE IN METRES

A3

REF: 6348

VERSION C

COUNCIL DELEGATE SIGNATURE

**PLAN OF SUBDIVISION**

Stage No. Plan Number

**PS 632116 F**

A

B

C

D

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F

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## **Plan of Subdivision PS632116F**

### **Certification by Council (Form 5)**

#### **SUBDIVISION (PROCEDURES) REGULATIONS 2000**

SPEAR Reference Number: S005545V

Plan Number: PS632116F

Council Name: Cardinia Shire Council

Council Reference Number 1: S09/193

Surveyor's Plan Version: C

#### **Certification**

This plan is certified under section 6 of the Subdivision Act 1988

#### **Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has not been satisfied

Digitally signed by Council Delegate: Carolyn Murphy

Organisation: Cardinia Shire Council

Date: 19/01/2010



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Section 181

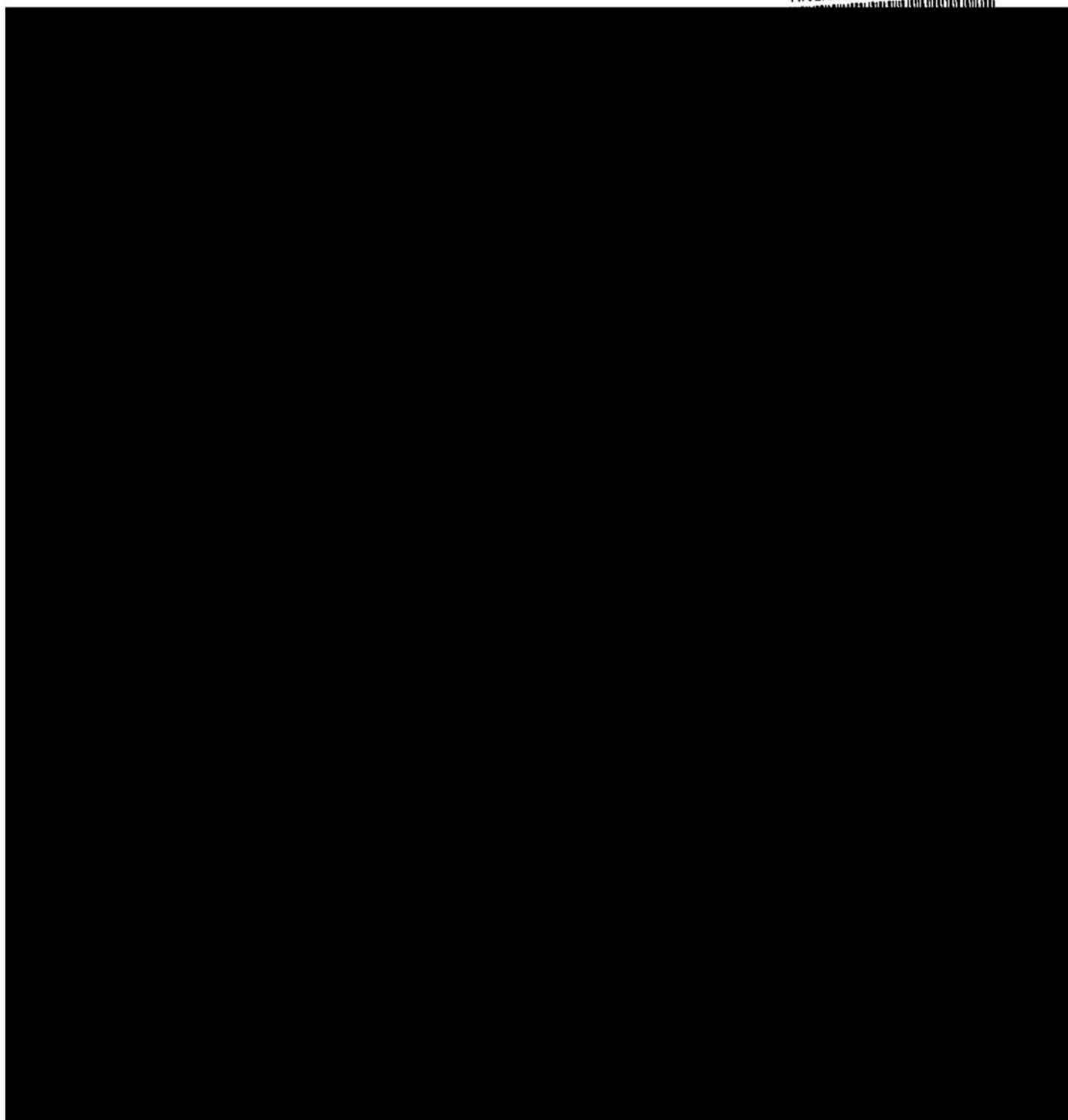
APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A  
RECORDING OF AN AGREEMENT

*Planning and Environment Act 1987*

AH785928Y

14/02/2011 \$105.20

173



**ADVERTISED MATERIAL**

Planning Application: T250663

Date Prepared: 22 January 2026

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173



# Deed of Agreement

## Section 173 Agreement

***Cardinia Shire Council (ABN 32 210 906 807)***

**and**

**South East Water Limited**  
**ABN 89 066 902 547**

**and**

***The Kartoffel Marvel Company Pty Ltd (ABN 080 569 491)***



### ADVERTISED MATERIAL

Planning Application: T250663

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**DEED OF AGREEMENT**  
**Section 173 Agreement**

**DATE**

27<sup>th</sup> January 2011

**PARTIES**

Cardinia Shire Council ABN 32 210 906 807 of Henty Way Pakenham, Victoria, 3810 (the "Responsible Authority");

South East Water Limited ABN 89 066 902 547 of 20 Corporate Drive, Heatherton, Victoria, 3202 ("South East Water"); and

of The Kartoffel Marvel Company Pty Ltd of 2 McBride Rd Upper Beaconsfield, Victoria, 3808 (the "Owner").

**RECITALS**

- A. The Owner is the registered proprietor of an estate in fee simple of the land known as Lot 1 on Plan of Subdivision 402317E and being part of the land described in Certificate of Title Volume 10334 Folio 460 (the "Land").
- B. The Cardinia Shire Council is the Responsible Authority, under the *Planning and Environment Act 1987* (the "Act"), for the purposes of the Cardinia Planning Scheme (the "Scheme"). The Land is affected by the provisions of the Scheme.
- C. South East Water is the holder of a water and sewerage licence pursuant to section 17 of the *Water Industry Act 1994* (Vic). The Land is included in South East Water's licensed area.
- D. The Responsible Authority issued a planning permit (permit no.T080040 to subdivide the Land into 3 allotments in accordance with plan of Subdivision no.632116F (the "Permit"). Pursuant to Condition 17 of the Permit, the Owner is required to enter into an agreement with South East Water for the provision of sewerage services to the Land and fulfil all requirements (in relation to the provision of sewerage infrastructure) to South East Water's satisfaction.
- E. At the date of this Agreement, the Land is encumbered by Mortgage No:AD649231N in favour of the National Australia Bank Limited (the "Mortgagee"). The Mortgagee has consented to the Owner entering into this Agreement with respect to the Land.
- F. The Responsible Authority, South East Water and the Owner have agreed to enter into this agreement pursuant to section 173 of the Act.

**OPERATIVE PROVISIONS**

**1. DEFINITIONS AND INTERPRETATION**

**Definitions**

"Act" means the Planning and Environment Act 1987.

"Agreement" means this Deed of Agreement.

"Chief General Manager" means the Chief General Manager within the meaning of the Health Act 1958 (Vic).

"EPA" means the Environment Protection Authority.



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**"Land"** has the meaning ascribed to it in Recital A.

**"Laws"** means Commonwealth, Victorian or local government legislation, regulations, by-laws and other sub-ordinate legislation, codes and policies (including the State Environment Protection Policy (Waters of Victoria)), judicial, administrative or regulatory decrees, judgments or orders from time to time including as amended or modified or re-enacted from time to time.

**"Sewage"** means sewage as defined in the Water Act 1989 (Vic).

**"South East Water"** means South East Water Limited ABN 89 066 902 547 of 20 Corporate Drive, Heatherton, Victoria and includes any delegate of South East Water or any subsequent holder of a water and sewerage licence pursuant to Section 17 of the Water Industry Act that applies to the Land.

**"Transferee"** means a person or company who takes transfer of or enters into a Contract of Sale to purchase the Land.

**"Water Industry Act"** means the Water Industry Act 1994 (Vic).

#### **General Interpretation**

In this Agreement, unless the context otherwise requires:

- (a) a reference to any legislation or any legislative provision includes any statutory modification or re-enactment of, or legislative provisions substituted for, and any subordinate legislation issued under, that legislation or legislative provisions;
- (b) the singular includes the plural and vice versa;
- (c) a reference to an individual or person includes a corporation, partnership, joint venture, association, authority, trust, state or government, or vice versa;
- (d) a reference to any gender includes all genders;
- (e) a reference to a recital, clause, schedule, annexure or exhibit is to a recital, clause, schedule, annexure or exhibit of or to this Agreement;
- (f) a recital, schedule, annexure or a description of the parties forms part of this Agreement;
- (g) a reference to any Agreement or document is to that Agreement or document (and, where applicable, any of its provisions) as amended, innovated, supplemented, or replaced from time to time;
- (h) a reference to any party to this Agreement or any other document or arrangement includes that party's executors, administrators, substitutes, successors and permitted assigns; and
- (i) where an expression is defined, another part of the speech or grammatical form of that expression has a corresponding meaning.

#### **Headings**

In this Agreement, headings are for convenience of reference only and do not affect interpretation.

## **2. CONFIRMATION OF RECITALS**

Each of the parties to this Agreement confirms the recitals that relate to that party.

Cardinia

ADVERTISED MATERIAL

Planning Application: T250663

Date Prepared: 22 January 2026

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### 3. EFFECT OF THE AGREEMENT AND REGISTRATION

### 3.1 Agreement Under Section 173 of the Act

The parties agree that without limiting or restricting the respective powers to enter into this Agreement and, in so far as it can be so treated, this Agreement is made pursuant to section 173 of the Act.

### 3.2 Covenants to Run with the Land

The parties agree and declare that the obligations imposed on the Owner under this Agreement are intended to take effect as covenants which shall be annexed to and run at law and equity with the whole or any part of the Land and bind the Owner, its successors, transferees and permitted assigns, the registered proprietor or proprietors for the time being of the Land.

### 3.3 Registration Memorandum

- (a) An application, pursuant to section 181 of the Act shall be made by the Responsible Authority to the Registrar of Titles for the entry of a memorandum of this Agreement upon the Certificate of Title to the Land.
- (b) The Owner shall do all things necessary to enable the application made by the Responsible Authority to be entered on the Certificate of Title to the Land, including signing any further agreement, acknowledgment or document.

#### 4. COVENANTS

#### 4.1 Owner's Covenants

Date Prepared: 22 January 2026

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- a) As a condition of approval the plan of Subdivision PS632116F, the owner will immediately procure from South East Water on South East Water's usual terms and conditions for such developments, reticulated sewerage services for Lots 2 and 3 on the proposed Plan of Subdivision PS 632116T.
- b) Within 12 months of the issuing consent to the Statement of Compliance for PS632116T, the owner will procure the execution by all relevant parties of a development deed to provide at its full cost reticulated sewerage facilities to Lot 1 on PS632116F.
- c) For as long as a reticulated sewerage system is not provided to Lot 1 PS632116T; the Owner covenants and agrees with the Council and South East Water as follows:
- d) It will at the written request of the Council, the Chief General Manager or the EPA, upon 60 days notice, provide proof at the cost of the Owner, and to the satisfaction of the Council, Chief General Manager or the EPA making the request, that:
  - (i) all sewage is being and will continue to be treated and retained within the Land without danger to public health, safety and the environment; and
  - (ii) any treatment systems meet and will continue to meet the relevant requirements of all Laws relating to such systems;
- e) For the purpose of providing proof under clause 4.1(d), and without limiting any other form of proof that may be required, it will conduct such tests reasonably required by the Council, the Chief General Manager or the EPA at the cost of the Owner;
- f) It will at the written request of the Council, and at the Owner's cost:
  - (i) repair, replace or upgrade its treatment system; and

- (ii) take any other steps required by the Council to ensure that:
  - (A) all sewage is being and will continue to be adequately treated and retained within the Land without danger to public health, safety or the environment; and
  - (B) any treatment system it uses meets and will continue to meet the requirements of Laws relating to such systems and the treatment of sewage from time to time;

**AH785928Y**

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#### **4.2 Council's and Owner's Agreements and Acknowledgments**

The Council and the Owner acknowledge and agree that:

- (a) South East Water shall not be required to enter into an agreement with the Owner for the provision of reticulated sewerage services to the Land except to the extent it is required to do so under the Water Industry Act; and
- (b) nothing in this Agreement shall limit the powers of South East Water under the Water Industry Act, including Section 65(1) of that act.

#### **4.3 South East Water's Agreement**

Any payments required by South East Water under Sections 27 and 29 of the Water Industry Act shall be assessed by South East Water in accordance with those respective provisions of that act.

Cardinia

#### **5. OWNER'S INDEMNITY AND RELEASE**

UNPUBLISHED MATERIAL  
Planning Application: T250663  
Date Prepared: 22 January 2026

The Owner agrees not to make any claim for damage or loss of any kind against the Responsible Authority or South East Water arising from or referable to the provision of sewerage services to the Land, this Agreement or any non-compliance with this Agreement. The Owner agrees to hold harmless and keep the Responsible Authority and South East Water indemnified for and against all actions, claims, liability, demands, damages, losses, expenses and/or costs by or at the instance of any person or body whatsoever and howsoever caused, including but without limiting, any claim in negligence or arising from personal injury, arising from or referable to the provision of sewerage services to the Land, this Agreement or any non-compliance with this Agreement.

#### **6. OWNER'S WARRANTIES**

- (a) Without limiting the operation or effect of this Agreement, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Land which may be affected by this Agreement.
- (b) The Owner covenants to obtain the consent by any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes a mortgagee in possession of the Land.
- (c) Without limiting the operation or effect of this Agreement, the Owner must ensure that until a Memorandum of this Agreement is registered on the Certificate of Title to this Land, the Owner will ensure that its Transferees:
  - (i) give effect to, do all acts and sign all documents to give effect to this Agreement; and
  - (ii) execute a deed agreeing to be bound by this Agreement.

15-02-11; 10:21 ;Macpherson and Kelley Lawyers

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## 7. OWNER'S OR TRANSFeree'S DEFAULT

If the Owner or a Transferee fails to comply with the provisions of this Agreement or any requirement made under the provisions of this Agreement, the Responsible Authority or South East Water may serve a notice on the Owner or a Transferee (as the case may be) specifying the works, matters and things in respect of which the Owner or Transferee is in default. If the alleged default continues for 30 days after the service of such notice, the Responsible Authority or South East Water may by its officers, employees, agents and contractors enter the Land and ensure that the works, matters and things are carried out. The costs incurred by the Responsible Authority or South East Water in undertaking the works as a result of the Owner or Transferee's default will be payable by the Owner or the Transferee.

## 8. COSTS

The Owner will pay South East Water's and the Responsible Authority's reasonable costs and expenses in relation to the negotiation, preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement which are and until payable remain a debt due to the Responsible Authority and/or South East Water (as the case may be).

## 9. NO FETTERING OF THE RESPONSIBLE AUTHORITY'S POWERS

The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Responsible Authority to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision application to the Land or relating to any use or development of the Land.

## 10. NOTICES

Any notice under this Agreement may be served by delivering, either personally or by registered mail, to the Parties.

## 11. SEVERABILITY

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

## 12. FURTHER ASSURANCE

Each party must promptly execute and deliver all documents and take all other actions necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

## 13. NO WAIVER

Any time or time indulgence granted by the Responsible Authority or South East Water to the Owner or any variation of the terms and conditions of this Agreement will not in any way amount to a waiver of any of the rights and remedies of the Responsible Entity or South East Water in relation to the terms of this Agreement.

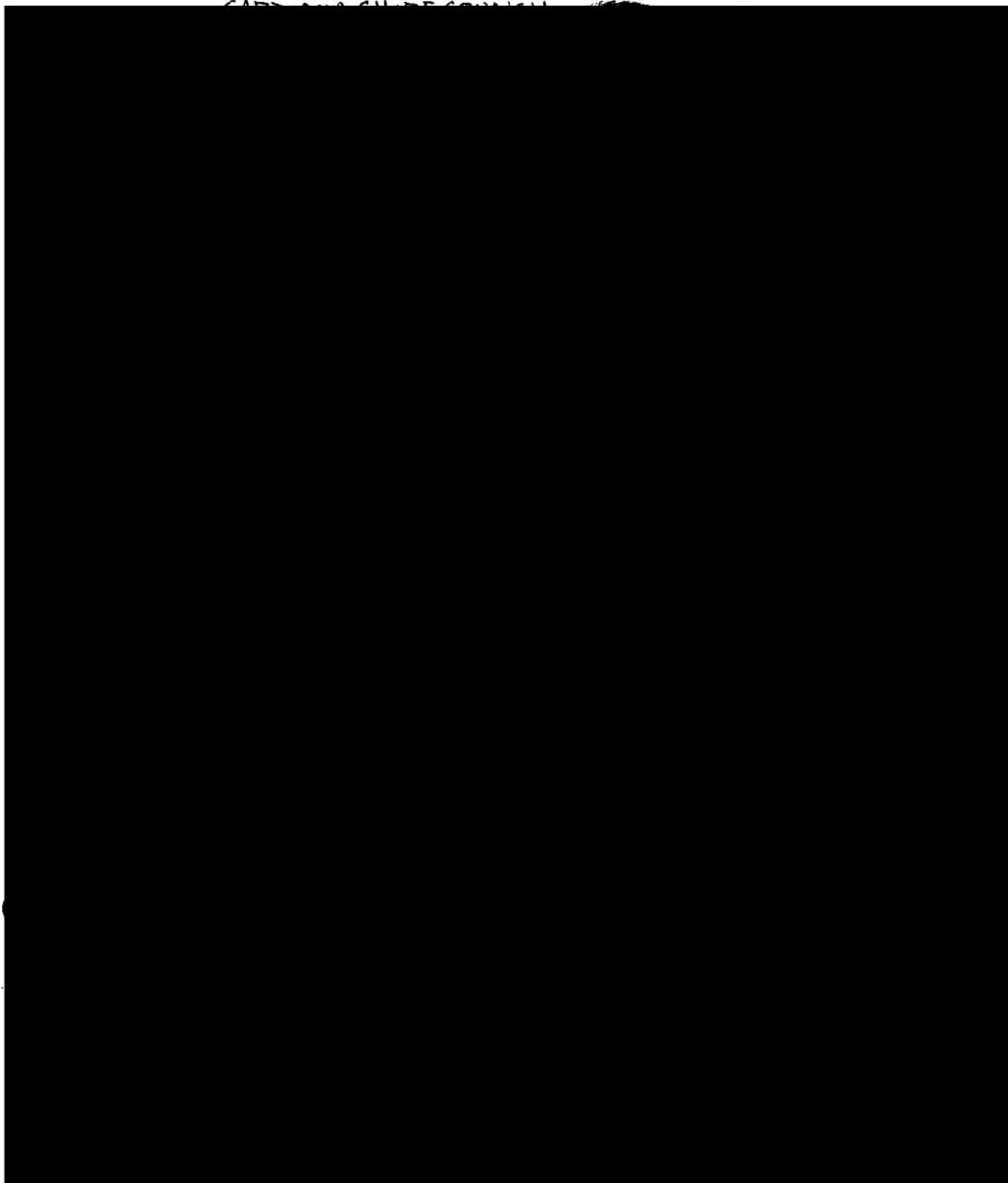


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**EXECUTED AS A DEED**

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24 October 2025

Town Planning Dept.  
Cardinia Shire Council PO Box 7  
Pakenham VIC 3810

**RE: PROPOSED RESIDENCE & GARAGE @ 4 MCBRIDE RD  
BEACONSFIELD UPPER 3808**

Dear Sir/Madam,

Please find the attached, relevant documentation for the purpose of obtaining a planning permit. The land is currently vacant and Single Storey Dwelling & Garage are proposed.

The land is under

- DESIGN AND DEVELOPMENT OVERLAY (DDO)
- LOW DENSITY RESIDENTIAL ZONE (LDRZ)
- BUSHFIRE MANAGEMENT OVERLAY (BMO)
- VEGETATION PROTECTION OVERLAY (VPO)
- HERITAGE OVERLAY (HO)

Please find attached –

1. Set of Architectural Planning Drawings.
2. Copy of Title & Plan of Subdivision
3. Signed Planning Permit Application form.
4. Arborist report
5. Bushfire Management Plan



R – OFFICE MANAGER  
HARGREAVES DESIGN GROUP





17 December 2025

Town Planning Dept.  
Cardinia Shire Council PO Box 7  
Pakenham VIC 3810

**RE: PROPOSED RESIDENCE & GARAGE @ 4 MCBRIDE RD  
BEACONSFIELD UPPER 3808  
APPLICATION No: T250663**

[REDACTED]

Please find the attached in response to Council's RFI dated 21<sup>st</sup> November 2025 relevant documentation requested.

Please find attached –

1. Amended Architectural Planning Drawings (REV C).
2. Amended Arborist report
3. Sewer Asset information
4. Amended Application form

[REDACTED]

**BUILDING DESIGNER – OFFICE MANAGER  
HARGREAVES DESIGN GROUP**



**BYDA Sequence Number: 265229656**

**Location: 4 McBride Rd Beaconsfield Upper 3808**

**SEW Order Number: 50363130**

Please find attached information regarding your application to Before You Dig Australia for Asset Information.

Care must be taken when digging in the vicinity between Water Main to meter as service pipes could exist and may not be shown on the plan.

**Any damage done to Utility assets will result in those responsible being billed for the repair work**

Any works within the vicinity of a South East Water asset must conform with the guidelines specified in the documents '[Protection of South East Water Supply Assets](#)' and/or '[Protection of South East Water Sewerage Assets](#)'. Formal consent from South East Water is required where works are planned within one metre of an asset. General conditions are outlined in the document [Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225 diameter](#).

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Planning Application: T250663

Date Reproduced: 22/01/2026

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**IMPORTANT:**

South East Water shall not have any warranty and makes no representation or guarantee as to the accuracy or scale of these plans. South East Water does not accept any liability for any loss, damage or inquiry by any reason as a result of inaccuracy in these plans.

The location of assets must be proved in the field by the applicant prior to the commencement of work. These plans do not indicate private services. Internal private sewer drains marked on PSP's can be obtained through the SEW website.

Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S regulations.

Metallic water mains and associated fittings may pose an electrocution hazard if electrical earth wires have been connected to the property service or water main.



Please be aware that works such as ground anchors, pile driving and site retention have special conditions and works must not commence without formal consent from South East Water.

Access to any South East Water asset i.e maintenance structure, must only be undertaken by an accredited contractor with prior consent.

For mobile maps SEWmap use our free downloadable mobile map app that provides access to our property, water, Sewer and recycling assets, look for it on the South East Water website.

If you have any enquiries, please contact Help Centre on 1300 390 376.

#### DISCLAIMER:

The plans accompanying this letter are issued solely for asset identification purposes and should not be used for any other purpose. South East Water provides the information it has on Sewer, Water and Recycled Water assets, but does not guarantee the accuracy of information and therefore the location of all assets must be proven on site prior to the commencement of any works.

South East Water will not accept claims associated with any incorrect or incomplete information being contained on the plan. Due to ongoing potential asset changes this plan should not be reused at a later date, a new plan should be obtained.





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2.3  
17

## BEACONSFIELD-EMERALD

100 UPVC-CL12  
1/01/1977

RD

1

~1.9

3

~8.2

~9.1

UPVC-CL12  
1/01/1977

8

2  
4

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## ASSET INFORMATION - WATER

Date: 04 December 2025

Property: 4 McBride Rd, Beaconsfield Upper VIC 3808



20 0 20 40  
Scale in Metres  
N

Case Number: 50967052

Sequence Number: 265229656



Title/Road Boundary

Proposed Title/Road

Easement

Chlorination Assembly

Water Main Valve

Water Main & Services

Hydrant

Fireplug/Washout

~ 1.0 Offset from Boundary



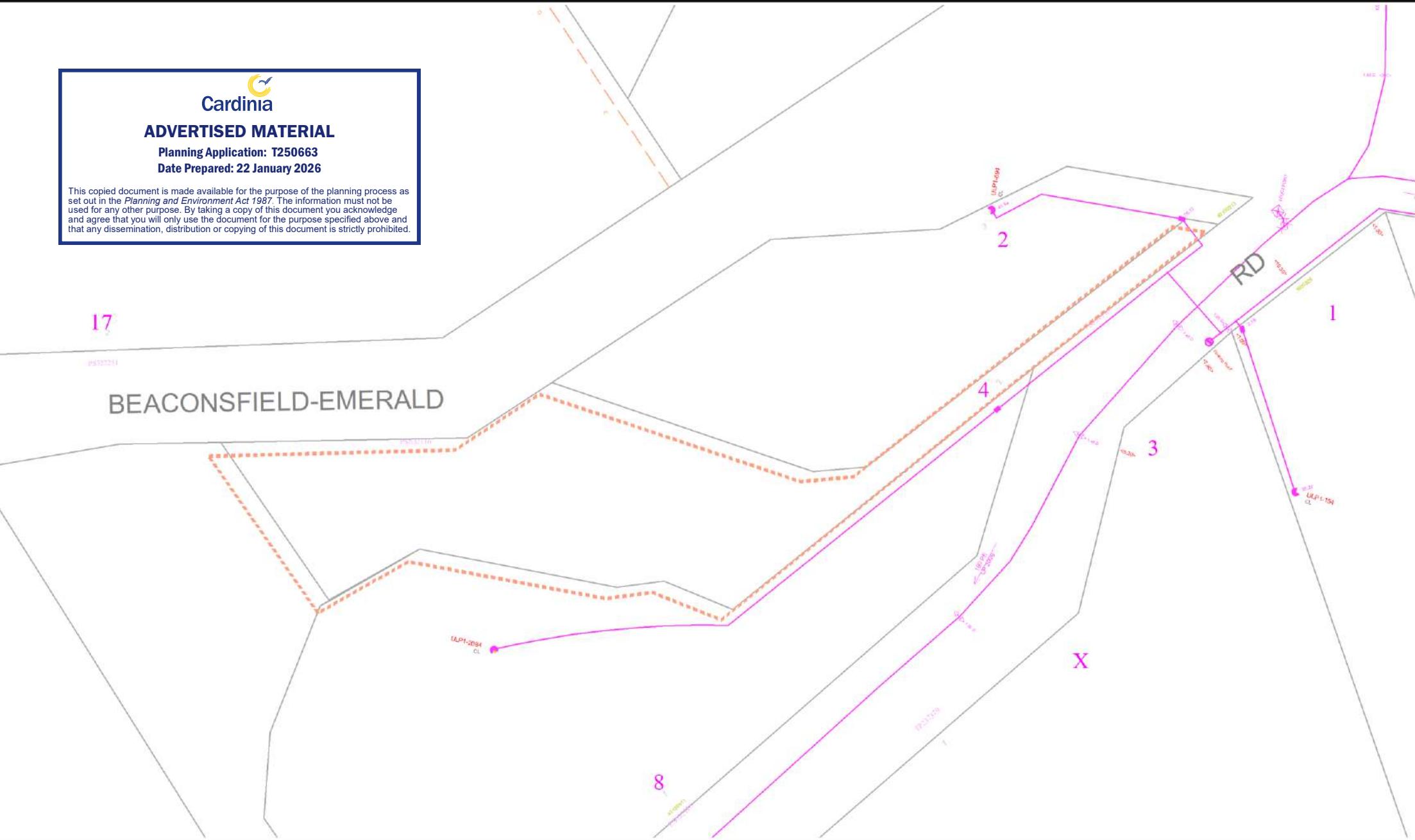
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## BEACONSFIELD-EMERALD



## ASSET INFORMATION - SEWER

Date: 04 December 2025

Property: 4 McBride Rd, Beaconsfield Upper VIC 3808



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Case Number: 50967052

20 0 20 40

Scale in Metres



— Title/Road Boundary  
- - - - Proposed Title/Road  
- - - - Easement

— End of Pipe  
— Sewer Main & Property Connections  
— Easement  
— 225 VC  
— 280 MOR  
— Direction of Flow

● Maintenance Hole  
■ Inspection Shaft  
<1.0> Offset from Boundary

Sequence Number: 265229656



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17

18/21/21

## BEACONSFIELD-EMERALD

18/21/21

3

X

2

RD

3

4

8

## ASSET INFORMATION - RECYCLED WATER

Date: 04 December 2025

Property: 4 McBride Rd, Beaconsfield Upper VIC 3808



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Case Number: 50967052

Sequence Number: 265229656



— Title/Road Boundary	— Chlorination Assembly
— Proposed Title/Road	— Recycled Water Main Valve
— Easement	— Recycled Water Main & Services

●	Hydrant
●	Fireplug/Washout
~ 1.0	Offset from Boundary

# Bushfire Management Statement

## Pathway 1

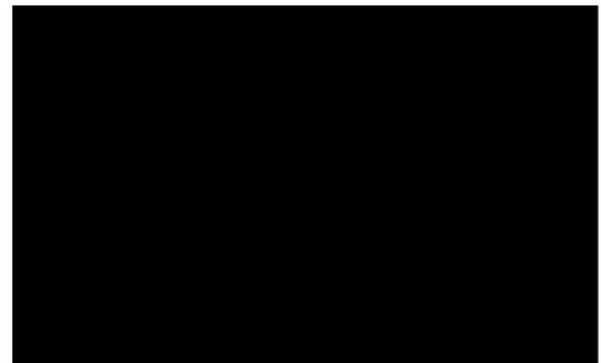
Property Address:

**4 McBride Road Beaconsfield Upper 3808**

Prepared for: **Proprietor**

Date: **October 2025**

Ref# **26106 \1.0**



Bushfire Assessments project: 26106 \1.0  
Cover image: Looking at the proposal's site.

## Bushfire Assessments Pty Ltd

ABN 44 103 792 088

713 Plenty Road, Reservoir Vic

M: 0450 770 778

*I Apostolos Paul Oikonomidis consent to having my personal information (name, email, phone numbers & address) contained in this document submitted as part of an application for a planning permit, be made available electronically in accordance with the public availability requirements of the Planning and Environment Act 1987. I understand that if I wish to withdraw my consent at any time, I need to notify Council's Statutory Planning Unit in writing.*

## Version Control

Version	Date		Name
1.0	10/10/2025	Analysis, mapping and report compilation	
1.0	15/10/2025	Peer review	V.P. Admin
1.0	15/10/2025	Bushfire Assessment and BMP reports	To client



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## 2 Executive Summary

The assessment of this site was undertaken on **October 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 **Low Density Residential Zone** of Cardinia Shire

The parcel to be developed has a total area of approximately **4007m<sup>2</sup>**.

We are seeking development approval to **build a new habitable building (dwelling)**.

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

Classified vegetation **forest** on a **20-degree downslope** constructing with a **BAL 29** defendable space around the building is **61m**.

A **10,000** -litre water tank will be required for firefighting purposes a FP sited @<120m.

Access can meet BMO's access requirements (Appendix 3).

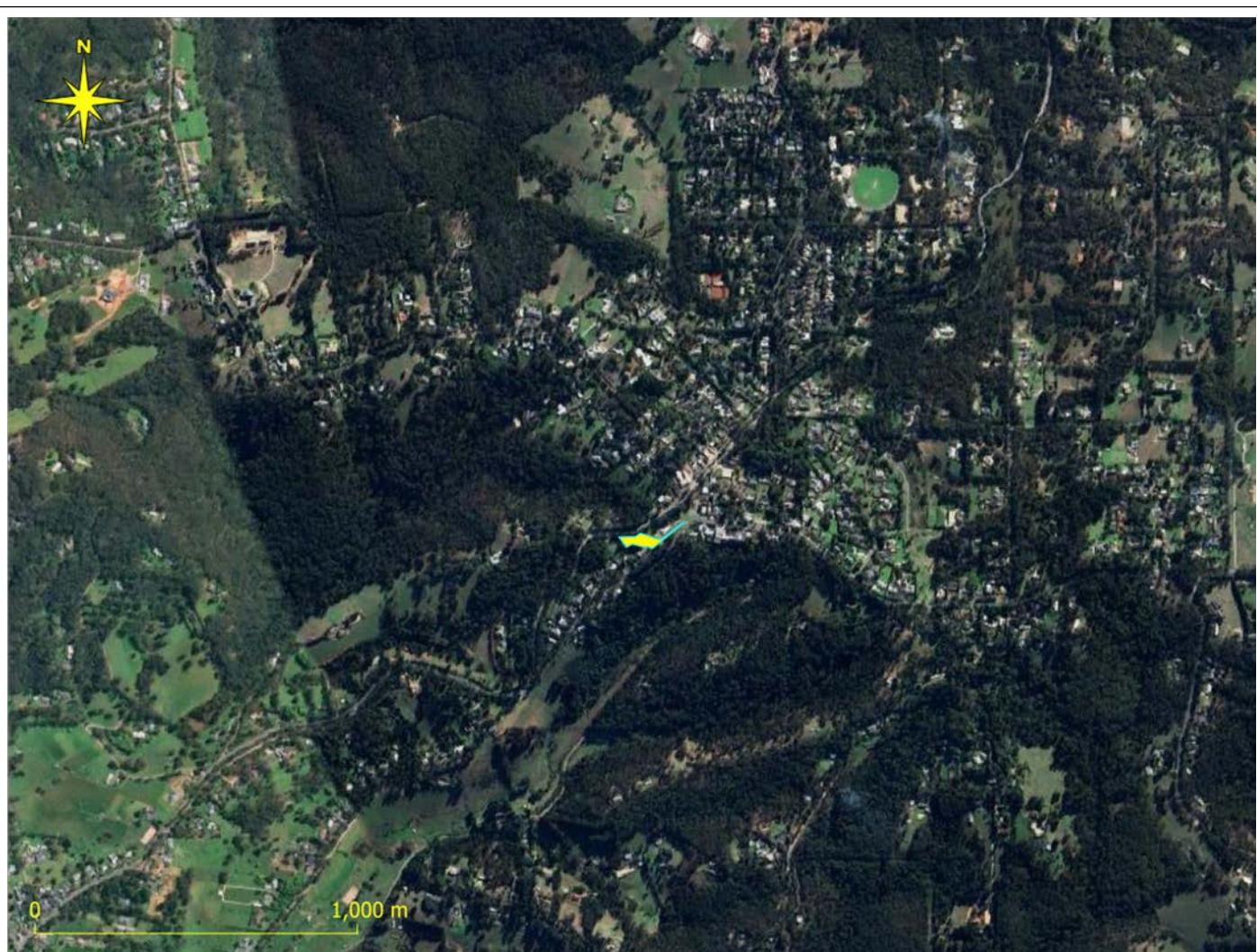


Figure 1 Aerial view of site highlighted parcel to be developed QGIS, maps.data.vic.gov.au, google & nearmap



## 3 Introduction

The proposal seeks development approval to **build a new habitable building (dwelling)** on the land known as; **4 McBride Road Beaconsfield Upper 3808**. The property comprises of one parcel as seen in *Figure 1 & Figure 2*.

Keystone Alliance Bushfire Assessments has been engaged by; **Proprietor** 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, "Construction of buildings in bushfire-prone areas."

The parcel to be developed has a irregular shape and an area of approx. **4007m<sup>2</sup>** it is located within the township of Belgrave in one of **Cardinia Shire urban** areas. The property is connected to towns reticulated water supply, static water supply will be from water tanks, a fire plug is sited in front of **#13 McBride Road**. It is provided with telecommunication services, is connected to the sealed road. Vehicular access to the land is via **McBride Road** (Figure 1 & Figure 2)

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.

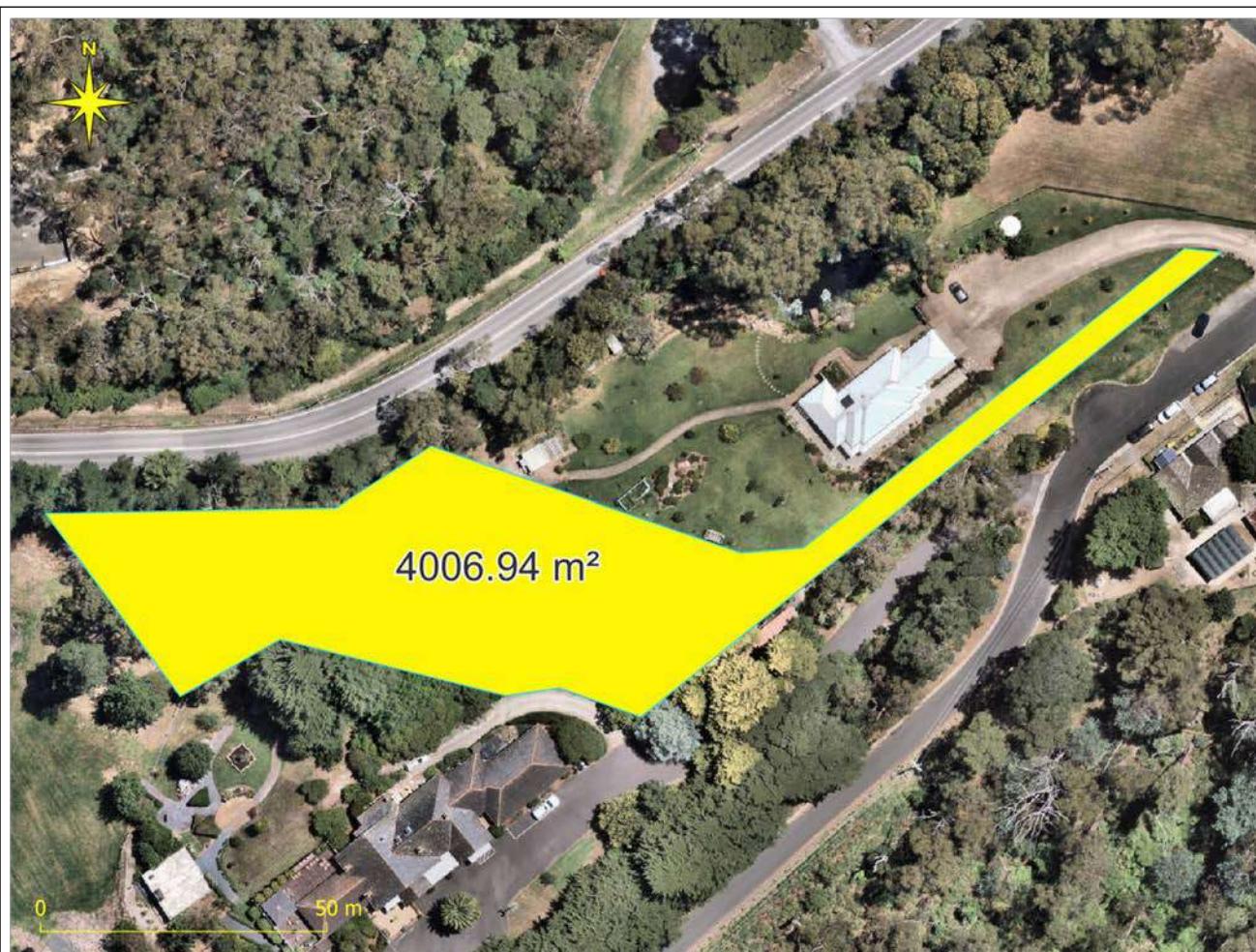


## 4 Site Description

### 3.1 Site shape, dimensions, size and planning controls

Local government:	Cardinia Shire
Lot and Plan Number:	Lot 2 PS632116
The shape of the site is:	irregular
The dimensions of the site are:	please refer at Figure 2 Site area
The site has a total area of:	approximately 4007m <sup>2</sup>
The zoning of the site is:	LOW DENSITY RESIDENTIAL ZONE (LDRZ) LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)
The overlays that apply to the site are:	Bushfire Management Overlay, DD01, VP01 & HO72
Affected:	

Assessed by: Keystone Alliance Bushfire Assessments



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## 5 Bushfire hazard site assessment

### 5.1 Hazard 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 please refer Figure 3 below. The proposed development has been assessed under Victoria's Planning Provisions Clause 44.06, 53.02 and AS 3959 "Construction of buildings in bushfire prone areas."

Figure 3 Assessment Area



**Table 1 Assessment**

Plot	Classified Vegetation	Effective Slope (degrees)		Separation (m)	BAL	Defendable Space (m)
1	Class A - Forest	15-20	downslope	60	BAL - 29	61
2	Excludable – Clause 2.2.3.2(f)	N/A	N/A	N/A	BAL - 29	50
3	Class A - Forest	15-20	downslope	70	BAL - 29	61
4	Excludable – Clause 2.2.3.2(f)	N/A	N/A	N/A	BAL - 29	PB

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 61m.

## 1.1 Vegetation

Vegetation on and around the site has been classified in accordance with the likely fire behaviour it may generate.

### 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.

### Low Threat Vegetation

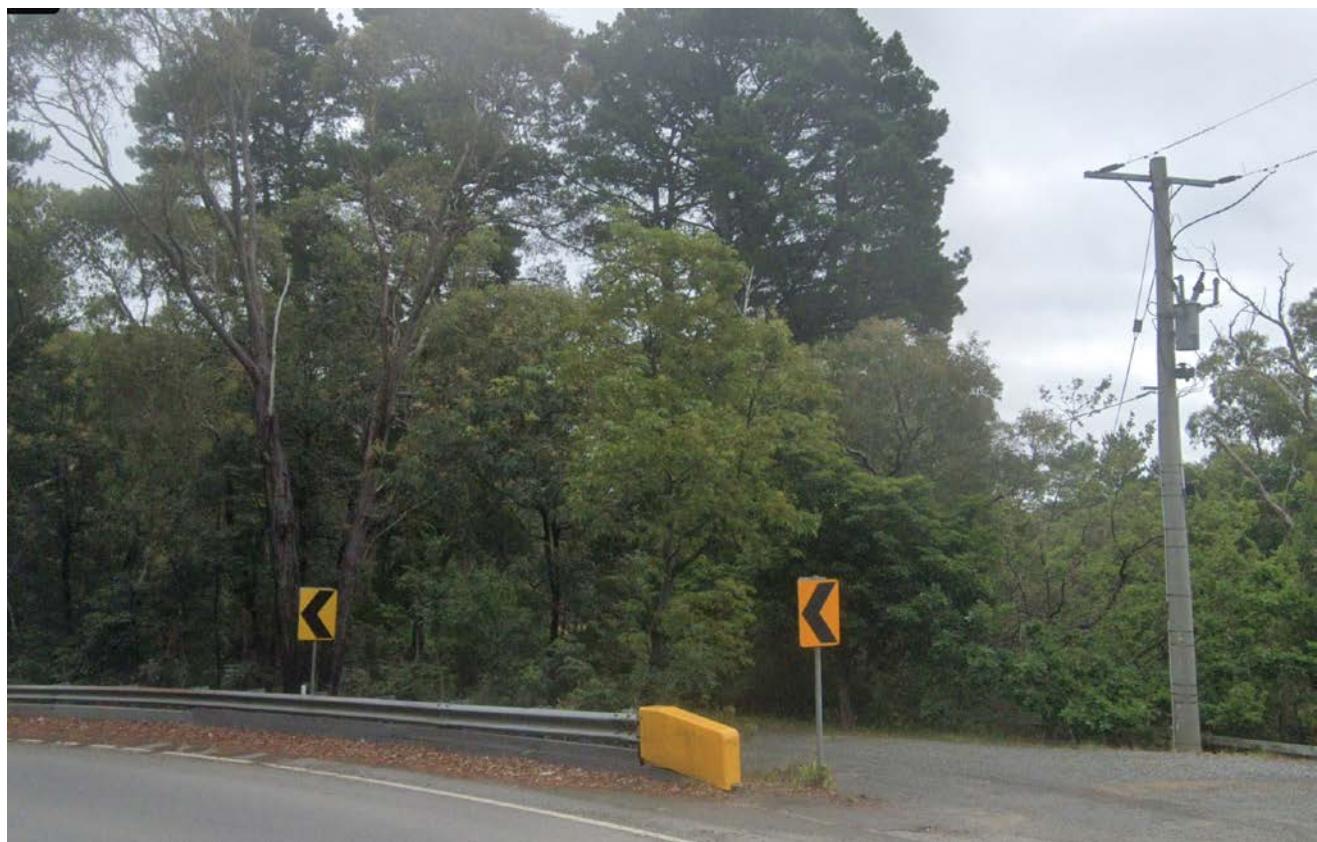
Excluded vegetation and non-vegetated areas

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):

- i. Vegetation more than 150m from the site.
- ii. Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- iii. 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.



## 5.2 Photos of Assessment Area



PLOT1 vegetation Forest.



PLOT2 vegetation low threat.



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PLOT3 vegetation Forest.



PLOT4 vegetation low threat.

## 6 Bushfire Management Statement

### 6.1 Dwellings in existing settlements – Bushfire protection objective

To specify bushfire design and construction measures for a single building or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level

#### 6.1.1 Siting & Access (AM1.1)

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 near a public road.
- Access can be provided to the building for emergency service vehicles.

Compliance with these objectives at Clause 53.02-3 is proposed via the following Approved measures.

The site is a conventional residential lot with an existing house and no opportunities for considering slope, aspect or orientation in lowering bushfire risk nevertheless, it is sufficiently distant to achieve **BAL-29** defendable space.

The building will be sufficiently distant from hazardous vegetation such that 'Table 1' to Clause 53.02-5 setbacks are achieved (see Map 3).

The proposed development has vehicular access from a public road, enabling access and egress in compliance with BMO requirements for emergency vehicles and occupants /visitors.

#### 6.1.2 Defendable Space (AM1.2)

A building provides the defendable space in accordance with Column A, B, C, D or E of Table 1 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 or
- Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.
- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all the following apply:
  - I. A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.
  - II. A minimum bushfire attack level of BAL12.5 is provided in all circumstances.

The building will be constructed to the **BAL 29**, corresponding to defendable space of **61m**, in accordance with Clause 53.02-5 Table1 details of the required separation is provided in Figure 4 (below).



## 6.1.3 Building defendable space

The habitable building will be constructed with a **BAL-29** vegetation classified as **modified** on a flat/upslope, required defendable space is **61m** or to property boundary from the edges of the proposal as shown in *Error! Reference source not found.* corresponding to Clause 53.02-5 Table 2.



## 6.1.4 Adjoining property defendable space

### Alternative measures 3.3 (AltM 3.3)

Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Required vegetation setback of **61m** achieved within **adjacent** property; road reserve and adjacent residential property, vegetation is maintained to low fuel levels as in Clause 53.02-5 Table 6 standards. The row of trees to the northeast and southeast can be considered wind breaks therefore excluded.

## 6.1.5 Access & Water (AM1.3)

A building is provided with:

- A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5'

It is proposed that subject site has a minimum total capacity of **10,000** litres of water dedicated solely for bushfire fighting purposes (details are provided in Table 1 & Appendix 3).

The subject site domestic and potable water will be stored in water storage tanks.

The BMS proposes:

- Non-Combustible water tank.
- Static Water Supply of **10,000** litres reserve capacity of water dedicated solely to firefighting purposes

### Access

All internal roads should 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 **4007 m<sup>2</sup>** 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 its 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 **northern** direction into a highly urbanised area, or at the more localised scale, directly **northeast** on **McBride Road** leading to the closest urbanized area.

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





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paul@keystonealliance.com.au  
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#### Legend

- Boundary
- Proposal
- Driveway
- Def. Space
- Water Tank
- Fire plug

10 20 m

## 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

Building designed and constructed to a minimum Bushfire Attack Level of BAL 29

### b) Defendable Space

Defendable space for a distance of 61m around the proposed building (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 5 meters
- 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 metre on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

### Length of access is greater than 100 metres: Yes

- Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
  - A turning circle with a minimum radius of eight metres.
  - A driveway encircling the dwelling.
  - 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

### Length of driveway is greater than 200 metres: No

Where length of access is greater than 100 metres the following design and construction requirements apply:

- Incorporate passing bays at least every 200m which must be at least 20m long and have a minimum trafficable width of 6m.



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## 9 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.



## Attachment 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.



## Attachment 2: BMO static water supply requirements

Table 4 from Clause 53.02-5

**Table 4 Water supply**

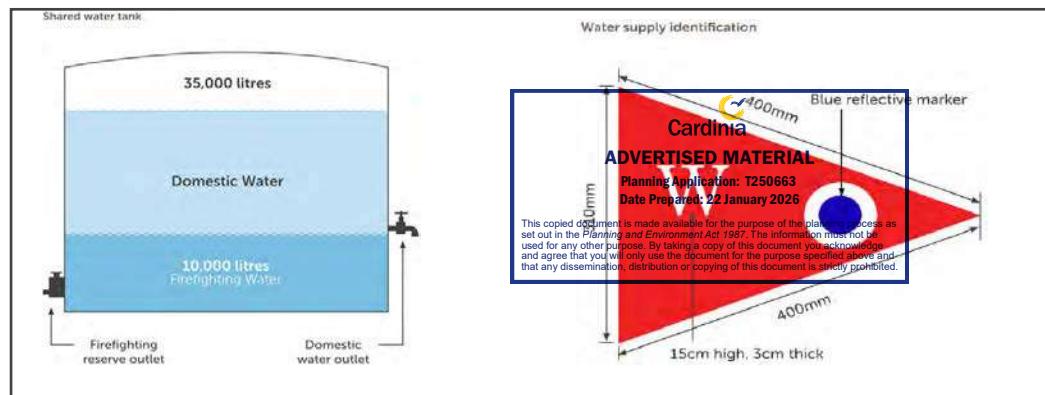
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

*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 tank as other water supplies



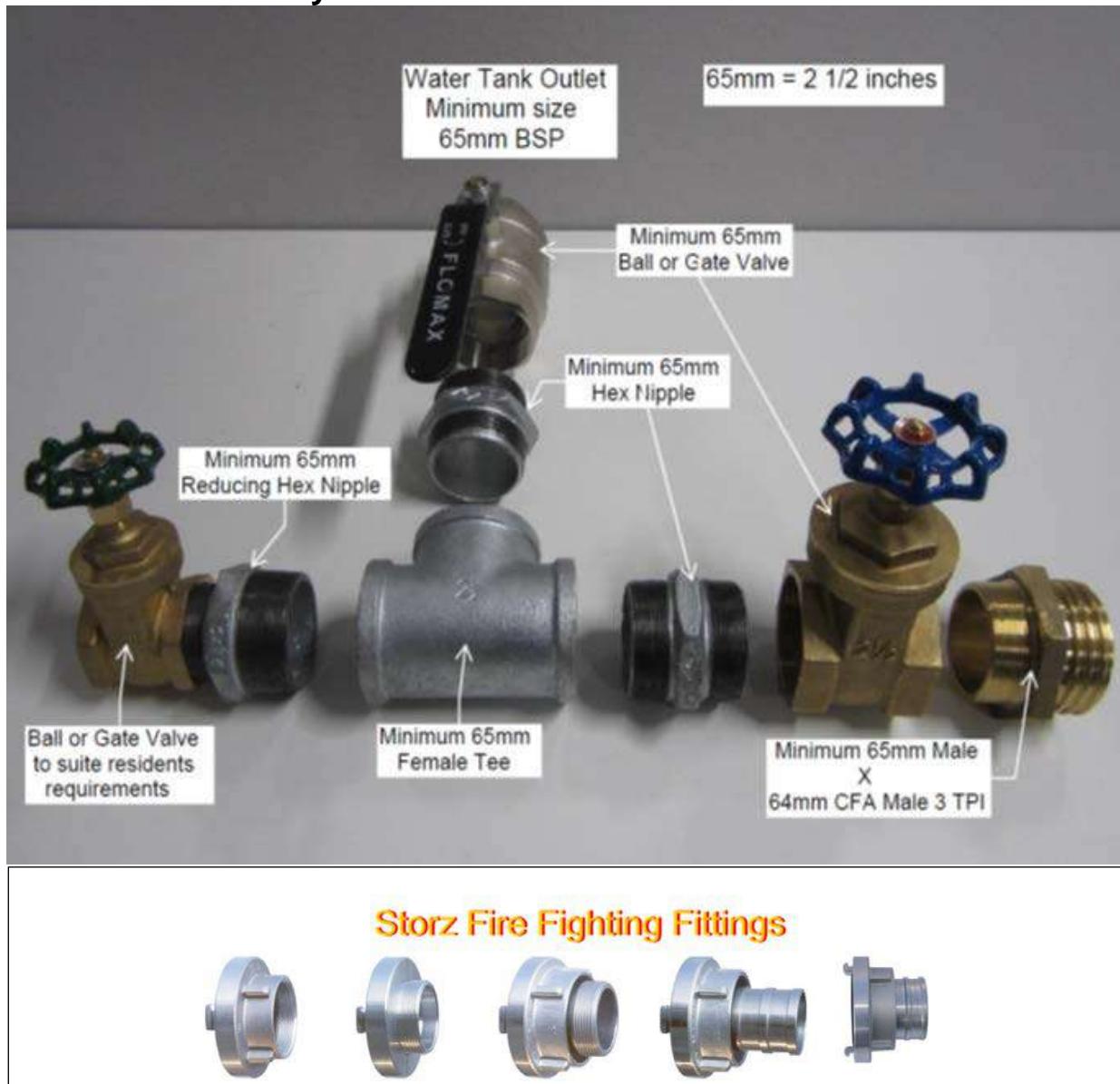
provided they are separated with different outlets'.

### 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 21/2 inch. A 65 mm BSP (21/2 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)'.

## Attachment 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.

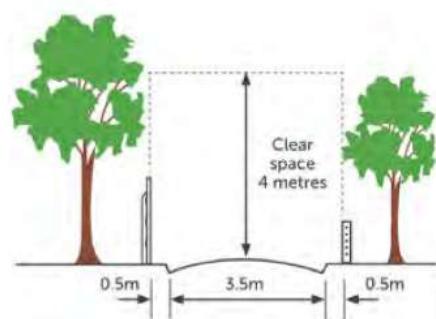
With



Dips and gradients



Encroachments



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

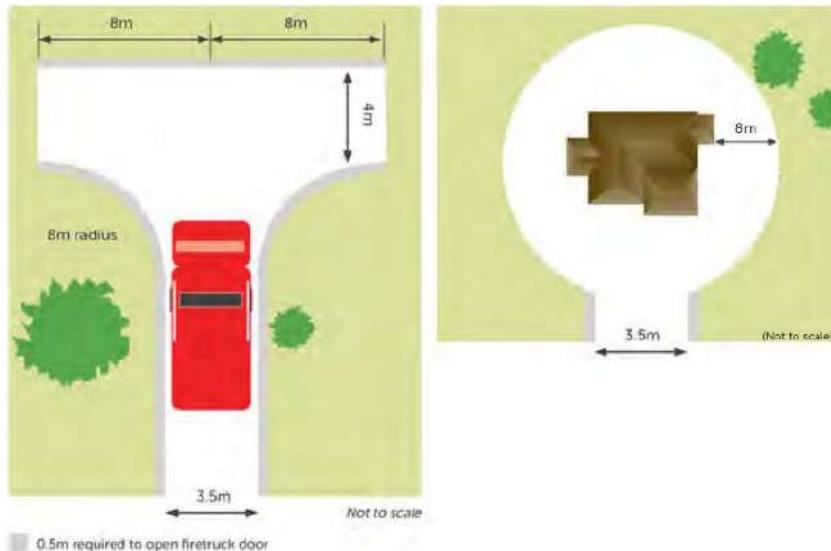
## Access between 100 metres to 200 metres in length

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 turning circle with a minimum radius of 8 metres

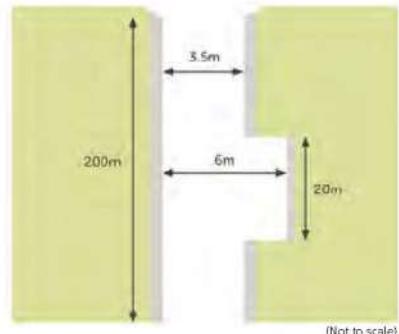
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.



## 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.





## ARBORICULTURAL IMPACT ASSESSMENT

**SITE ADDRESS:**

4 McBride Road, Beaconsfield Upper, Vic. 3808

**REPORT DATE:**

16 December 2025

**TREETEC REFERENCE:**

mcbr1025hh\_AIA.V2

**ADVERTISED MATERIAL**

Planning Application: T250663  
Date Prepared: 22 January 2026

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**PREPARED BY:****Document control**

Version	Issue Date	Author	Description
1	17/10/2025	Treetec	Initial report
2	16/12/2025	Treetec	Address RFI issued by Cardinia Shire Council

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## 1 Introduction

### Purpose

Treetec have been engaged to assess the tree population at, or in proximity to, 4 McBride Road, Beaconsfield Upper (the site). In accordance with AS4970:2025 *Protection of trees on development sites* (section 2.2.5), the purpose of this report is to identify and assess development related impacts relating to assessed trees, and to provide a summary of the assessment findings.

This report is an update of the original, prepared to assess revised plans that now include the driveway, in accordance with Condition C of the RFI dated 21/11/2025.

### Background

The proposed works involve the construction of a single storey dwelling. The site is to be accessed via a gravel driveway and crossover located on McBride Road.

### Scope

- Based on the current proposal, determine which trees may be impacted by the development
- Provide details on the subject trees including their species, amenity value, condition and dimensions
- Assess the impact the proposed development is likely to have on the subject trees
- Comment on measures likely to be required to enable the protection of subject trees proposed to be retained.

### Method

- Hayden Hatcher undertook an arboricultural assessment on 6 October 2025
- All observations were taken at ground level, using stage 1 of the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994)
- Data collected has been categorised in line with definitions found in Appendix 0- Glossary.

### Limitations

- Root assessment requiring excavation was not undertaken. Therefore, root condition has not been included unless above ground signs, such as soil heaving or cracking were observed
- Aerial examination (tree climbing) was not undertaken
- Tree height and canopy width were estimated
- The assessment of trees located within neighbouring private properties was undertaken from the best vantage point within the subject site. All dimensions have been estimated.

For the full list of assumptions and limitations for this report please refer to Appendix 0

### Documents viewed

- Proposed Site plan. Job number- 25-05856. Dated- 02/09/25. Prepared by- Hargreaves Design Group.
- Feature Survey Plan. Job Number-3.25.2423.1- 01/04/2025. Prepared by- Structure consulting.

- Request for further information. Application number- T250663. Dated- 21/11/2025.  
Issued by- Cardinia Shire Council.

### Tree protection legislation

The site is covered by the Cardinia Planning Scheme and is zoned Low Density Residential Zone – Schedule 2 (LDRZ2).

### Relevant planning overlays

- Vegetation Protection Overlay – Schedule 1 (VPO1)
  - A permit is required to remove ANY vegetation. Some exemptions apply.
- Bushfire Management Overlay (BMO)

### Relevant planning provisions

- Clause 52.17 – Native vegetation
- Clause 52.37 – Canopy trees
- Clause 53.02 – Bushfire Planning

## 2 Findings

### Site summary

The 4,006 m<sup>2</sup> site comprises vacant, undeveloped land with a moderate slope and a northwestern aspect. Vegetation on the site includes semi-mature exotic species within the proposed building footprint, and mature indigenous bushland in the northwest corner. Access to the site is via an existing gravel crossover off McBride Road.



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

### Vegetation on adjoining land

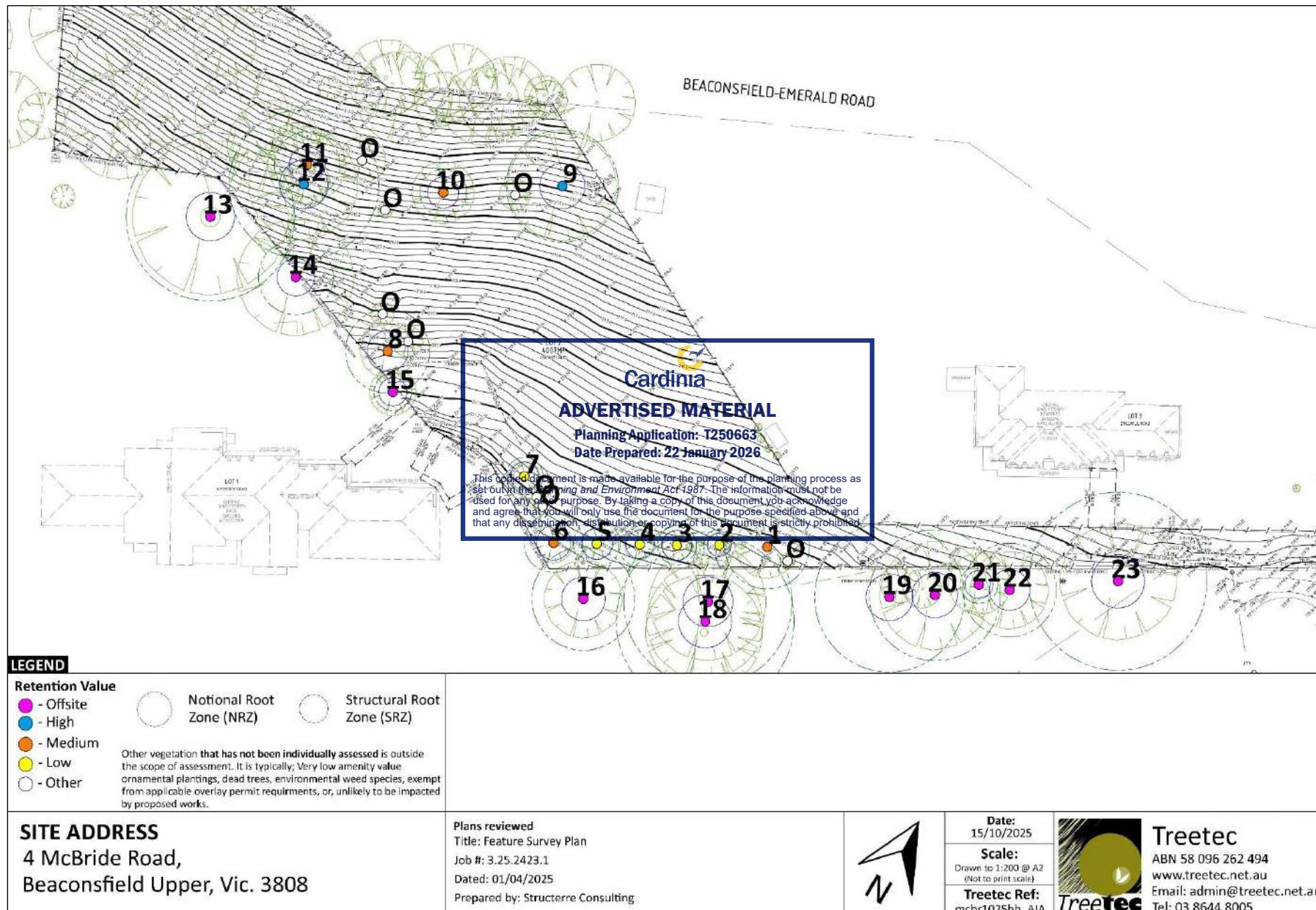
Tree number	Location
Trees 13-15	Neighbouring property to the south
Trees 16-23	Neighbouring property to the east

### Vegetation not detailed

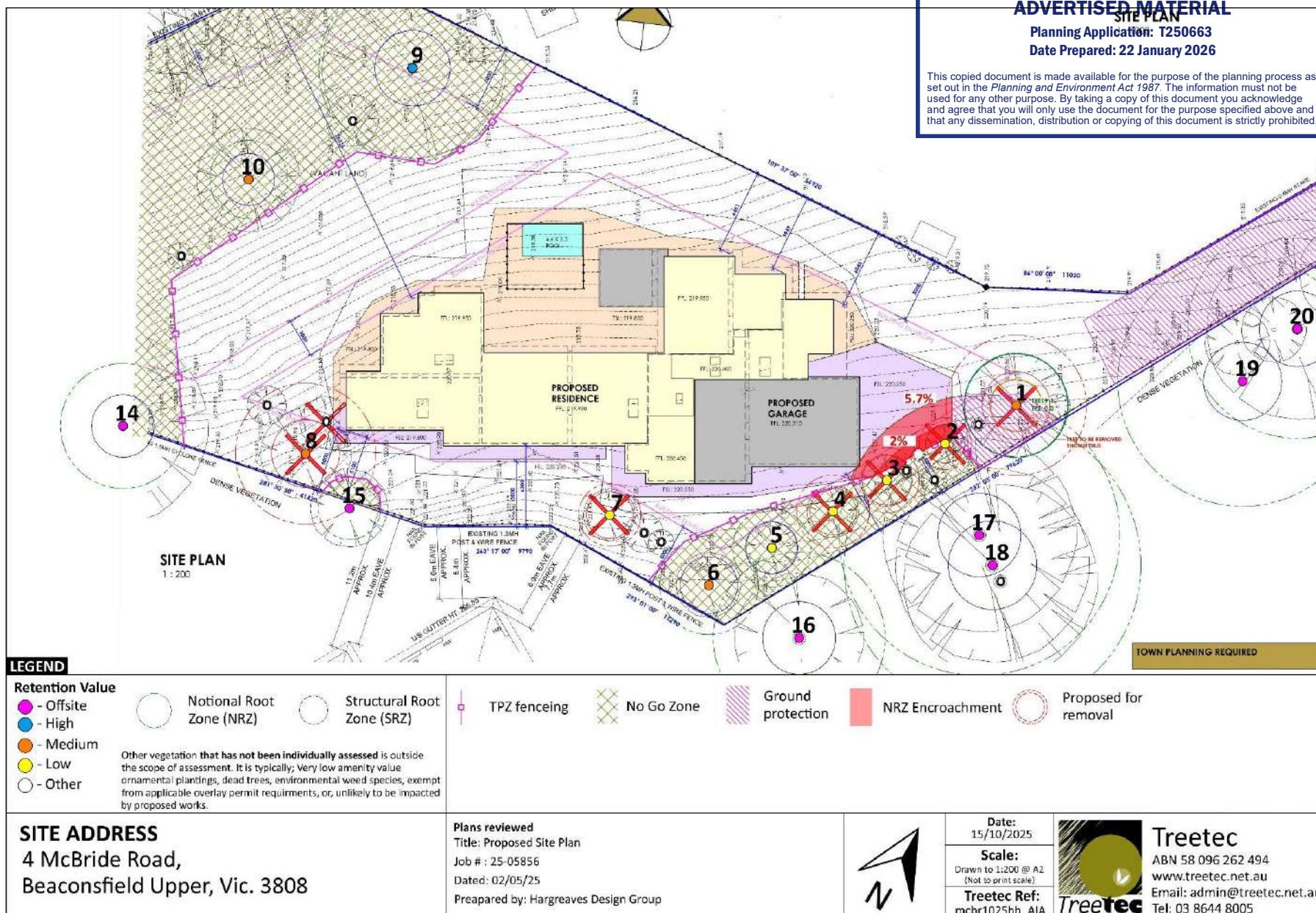
Some other vegetation that is outside the scope of assessment has been identified on the plan. This is typically; very low amenity value ornamental plantings, dead trees, environmental weed species, exempt from applicable overlay permit requirements, or, unlikely to be impacted.



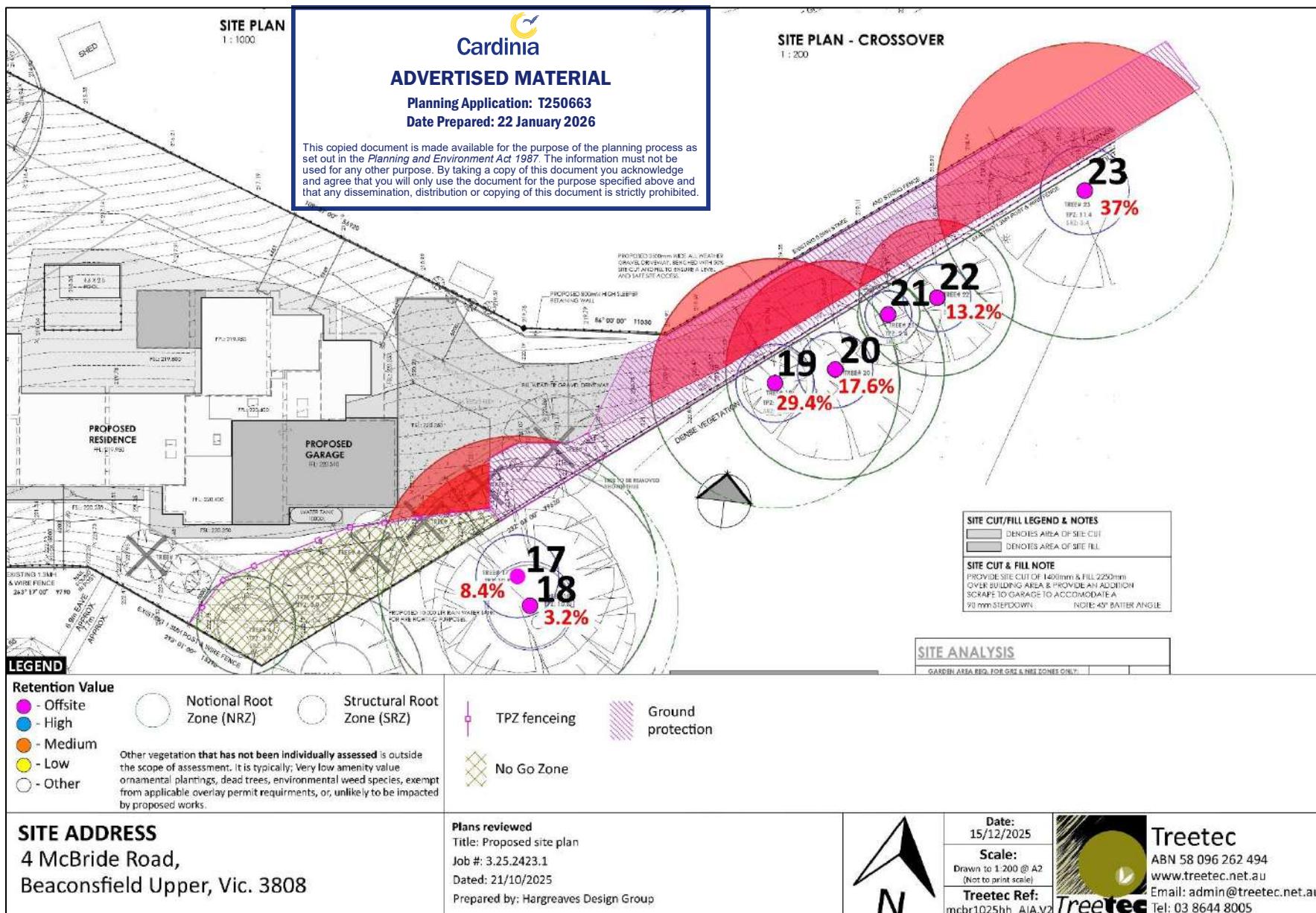
## Site plan – Existing conditions



**Site plan – Proposed development (building footprint)**



## Site plan – Proposed development (driveway)



**Tree data**

Tree #	Species	Common name	Type	DSH (cm)	Height (m)	Spread (m)	Structure	Health	Age	Retention value	ULE (yrs)	NRZ (m)	SRZ (m)
1	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	45	9	11	Fair	Fair	Semi-mature / mature	Medium	>40	5.4	2.6
<b>Notes:</b> Within subject site. Canopy abuts Neighbouring Cypress. Girdling root.													
<b>Impact assessment:</b> Proposed for removal.													
2	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	11	5	2	Fair / good	Good	Semi-mature	Low	15 to 40	2.0	1.5
<b>Notes:</b> Within subject site. Multiple surface roots. Suppressed by neighbouring cypress.													
<b>Impact assessment:</b> Proposed for removal.													
3	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	21	7	5	Fair / good	Good	Semi-mature	Low	15 to 40	2.5	1.9
<b>Notes:</b> Within subject site. Multiple surface roots. Suppressed by neighbouring cypress.													
<b>Impact assessment:</b> Proposed for removal.													
4	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	23	8	5	Fair / good	Good	Semi-mature	Low	5 to 15	2.8	1.8
<b>Notes:</b> Within subject site. Limited new growth (bud density/extension). Borers throughout trunk.													
<b>Impact assessment:</b> Proposed for removal.													
5	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	25	8	5	Fair	Fair	Semi-mature / mature	Low	15 to 40	3.0	2.0
<b>Notes:</b> Within subject site. DSH measured below main union. Multiple stems to east removed. Borers in trunk.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Fencing should consist of chain wire mesh panels held in place with concrete feet, or similar, in accordance with AS 4970:2025 Protection of trees on development sites.													


**ADVERTISED MATERIAL**

Planning Application: T250663

Date Prepared: 22 January 2026

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6	<i>Tilia cordata</i>	Small-leaved Lime	Exotic	32	10	10	Good	Fair	Semi-mature / mature	Medium	15 to 40	3.8	2.2
<b>Notes:</b> Within subject site. Prolific suckering at base. Desirable structure.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan).													
7	<i>Prunus cerasifera</i>	Cherry-plum	Exotic	20	5	5	Fair	Good	Semi-mature / mature	Low	15 to 40	2.4	1.8
<b>Notes:</b> Within subject site. Cherry blossom. Branch scar at base, incipient decay in trunk.													
<b>Impact assessment:</b> Proposed for removal.													
8	<i>Sambucus sp.</i>	Elder sp.	Exotic	43	8	9	Fair / good	Fair	Mature	Medium	15 to 40	5.2	2.5
<b>Notes:</b> Within subject site. Large deadwood. Crown dieback. Small unassessed pittosporum abutting lower canopy.													
<b>Impact assessment:</b> Proposed for removal.													
9	<i>Acacia melanoxylon</i>	Blackwood	Indigenous	60	16	11	Poor / fair	Good	Mature	High	>40	7.2	2.9
<b>Notes:</b> Within subject site. Codominant stems from 8m. Union forming a bark inclusion, cracking appears to be starting. Large stem removed to east. Vigorous regrowth from removed stem.													
<b>Impact assessment:</b> Low. Proposed construction works are outside the NRZ; however, may be impacted by construction related activities. Within the waste disposal envelope, impacts may occur.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Prune eastern codominant leader to reduce weight loading. Avoid a major NRZ encroachment from the proposed waste envelope.													
10	<i>Populus alba</i>	White Poplar	Exotic	25	9	5	Good / fair	Good	Semi-mature	Medium	15-40	3.0	2.0
<b>Notes:</b> Within the subject site.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities. Within the waste disposal envelope, impacts may occur.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Avoid a major NRZ encroachment from the proposed waste envelope.													



11	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	35	10	5	Good / fair	Good	Semi-mature	Medium	>40	4.2	2.3
<b>Notes:</b> Within the subject site. Growing close to Tree 12, abuts the canopy of Tree 12.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities. Within the waste disposal envelope, impacts may occur.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Avoid a major NRZ encroachment from the proposed waste envelope.													
12	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	80	18	11	Good / fair	Good	Mature	High	>40	9.6	3.1
<b>Notes:</b> Within the subject site. Largest specimen in group of trees. Other unassessed vegetation nearby.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities. Within the waste disposal envelope, impacts may occur.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Avoid a major NRZ encroachment from the proposed waste envelope.													
13	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	90	10	5	Good / fair	Good	Mature	Offsite	>40	10.8	3.1
<b>Notes:</b> Neighbouring property (south boundary). Canopy bias to north.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities. Within the waste disposal envelope, impacts may occur.													
<b>Recommendations:</b> Avoid a major NRZ encroachment from the proposed waste envelope.													
14	<i>Liquidambar styraciflua</i>	Sweet Gum	Exotic	40	13	9	Good	Good	Semi-mature / mature	Offsite	>40	4.8	2.4
<b>Notes:</b> Neighbouring property (south boundary). Vigorous upright tree. Erosion around root plate. Within the waste disposal envelope, impacts may occur.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan).													
15	<i>Pittosporum tenuifolium</i>	Kohuhu	Exotic	20	8	7	Fair	Good	Mature	Offsite	15 to 40	2.4	2.0
<b>Notes:</b> Neighbouring property (south boundary). Lower canopy enters site by 2m. Significant pruning required if fencing changes are proposed.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan).													



16	<i>Cedrus atlantica 'Glauca'</i>	Blue Atlas Cedar	Exotic	55	11	9	Good	Good	Mature	Offsite	>40	6.6	2.8
<b>Notes:</b> Neighbouring property (east boundary). Canopy bias to north. Dry, heavily compacted soil within the NRZ.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan).													
17	<i>Cupressus macrocarpa 'Auria'</i>	Monterey Cypress	Exotic	90	18	12	Fair	Good	Mature	Offsite	>40	10.8	3.2
<b>Notes:</b> Neighbouring property (east boundary). Canopy bias towards site to west. Canopy pruning likely required.													
<b>Impact assessment:</b> Low. The proposed building site cut will result in a minor 8.4% encroachment into the NRZ. Significant adverse impacts are unlikely.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Install ground protection over the accessible root zones to minimise soil compaction (see site plan). Protection should consist of a geotextile type membrane under a layer of mulch or a suitable permeable aggregate that are topped with timber rumble boards or track mats.													
18	<i>Cupressus macrocarpa</i>	Monterey Cypress	Exotic	95	18	14	Good/Fair	Good	Mature	Offsite	>40	10.8	3.2
<b>Notes:</b> Neighbouring property (east boundary). Canopy abuts Tree 17. Canopy bias to northeast.													
<b>Impact Assessment:</b> Low. The proposed building site cut will result in a minor 3.2% encroachment into the NRZ. Significant adverse impacts are unlikely.													
<b>Recommendations:</b> Erect fencing to protect from development related impacts (see site plan). Install ground protection over the accessible root zones to minimise soil compaction (see site plan).													
19	<i>Corymbia ficifolia</i>	Red-flowering Gum	Australian native	80	13	14	Fair / good	Fair	Mature	Offsite	15 to 40	9.6	3.0
<b>Notes:</b> Neighbouring property (east boundary). Borer damage. Significant dieback.													
<b>Impact assessment:</b> Moderate. The proposed driveway will result in a major (29.4%) encroachment into the NRZ (see discussion). If cut is proposed to create a level the driveway, adverse impacts are likely and may result in a reduction of ULE (see discussion).													
<b>Recommendations:</b> Install ground protection over the accessible root zones to minimise soil compaction (see site plan). Install driveway surfacing above grade within the NRZ (see recommendations).													



20	<i>Corymbia ficifolia</i>	Red-flowering Gum	Australian native	70	19	12	Fair / good	Fair	Mature	Offsite	15 to 40	8.4	2.9
<b>Notes:</b> Neighbouring property (east boundary). Sparse canopy, mottling of leaf, Lerp damage. Large stem dieback, bark shedding on lower trunk.													
<b>Impact assessment:</b> Moderate. Proposed driveway works will result in a moderate (17.6%) encroachment. Adverse impacts may occur (see discussion).													
<b>Recommendations:</b> Install ground protection over the accessible root zones to minimise soil compaction (see site plan). Install driveway surfacing above grade within the NRZ (see recommendations).													
21	<i>Pyrus calleryana</i>	Callery Pear	Exotic	20	6	6	Good	Good	Mature	Offsite	15 to 40	2.4	1.8
<b>Notes:</b> Neighbouring property (east boundary). Thicket of unassessed understory. Canopy overhangs proposed driveway. Likely requires pruning to facilitate driveway access.													
<b>Impact assessment:</b> Low. Proposed works are outside the NRZ; however, may be impacted by construction related activities.													
<b>Recommendations:</b> Install ground protection over the accessible root zones to minimise soil compaction (see site plan).													
22	<i>Corymbia ficifolia</i>	Red-flowering Gum	Australian native	50	13	11	Fair / good	Fair	Mature	Medium	>40	6.0	2.6
<b>Notes:</b> Neighbouring property (east boundary). Sparse canopy, mottling on majority of canopy, lerp damage. Lower trunk obscured by ivy.													
<b>Impact assessment:</b> Moderate. Proposed driveway works will result in a moderate (13.2%) NRZ encroachment. Adverse impacts may occur.													
<b>Recommendations:</b> Install ground protection over the accessible root zones to minimise soil compaction (see site plan). Install driveway surfacing above grade within the NRZ (see recommendations).													
23	<i>Eucalyptus obliqua</i>	Messmate Stringybark	Indigenous	95	19	19	Fair	Fair	Mature	High	>40	11.4	3.4
<b>Notes:</b> Neighbouring property (east boundary). Lacking vigour; limited new growth. Recent branch failures to northwest. Driveway likely within NRZ. Slope across the site.													
<b>Impact assessment:</b> High. Proposed driveway works will result in a major (37%) encroachment into the NRZ, with works entering the SRZ. Significant adverse impacts may occur and may result in a reduction of ULE (see discussion).													
<b>Recommendations:</b> Install ground protection over the accessible root zones to minimise soil compaction (see site plan). Install driveway surfacing above grade within the NRZ (see recommendations).													



## 3 Discussion

### Impacts to trees

Works within a Notional Root Zone (NRZ) are encroachment and may damage trees; this may be via direct (physical wounding) or indirect (soil alteration) impacts. Likely impacts are assessed on the degree of encroachment (minor, moderate and major), and a range of factors, including (but not limited to); the type of proposed works, potential volume of root loss, the tree species and tolerance, and tree condition. Trees without planned encroachment but in the vicinity of works may also be impacted by construction related activities including, (but not limited to); compaction from vehicle parking, positioning of plant and/or foot traffic, and mechanical damage to trunk/branches from delivery/drop off of materials, etc.

#### Trees proposed for removal

Trees 1-4, 7 and 8 are proposed for removal. Trees 1 and 8 are both of moderate retention value, all the other trees proposed for removal are of low retention value.

#### Permit requirements

- Trees 1-4, 7 and 8 are protected trees within the SLO1 and subject to all applicable permit requirements:
- Trees 1 and 8 are protected under Clause 52.37.

#### Encroachments within NRZs

Trees 17 and 18, located close to the east boundary, both incur minor (8.4% and 3.2%) encroachments from the proposed site cut. This level of encroachment is not expected to result in a significant reduction in vitality or compromise long-term viability.

Tree 17 will likely require canopy pruning to facilitate space for landscaping. This species has no dormant buds and is susceptible to lopping. Any pruning should therefore be conducted by a suitably qualified arborist in accordance with AS 4373-2007 *Pruning of amenity trees*. An indication of pruning required has been included within Appendix 8 – photos.

#### Driveway construction

Trees 19–23 are located close to the eastern boundary, adjacent to the proposed driveway location. The driveway is proposed as an all-weather gravel surface. Due to the south-to-north fall across the site, construction of a level driveway will require either cut or fill. Trees 19, 20, 22 and 23 incur encroachments of 29.4%, 17.6%, 13.2% and 37%, respectively. Significant root activity is likely to be present within the proposed driveway footprint, and adverse impacts may occur if cut is undertaken.

Above-grade, permeable surfacing utilising fill (e.g. crushed rock or gravel) to achieve a level surface, in conjunction with a low-impact retaining wall, will assist in minimising adverse impacts and maintaining long-term tree viability. If installed prior to the development beginning the surfacing (or at least the base) will act as ground protection.

**SLO1 and subject to all  
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Planning Application: T250663  
Date Prepared: 22 January 2026

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Plate 2 – Showing Trees 19-23 on the neighbouring eastern boundary. The driveway is likely to be located in the foreground.

## Waste disposal envelope

Specific details have not been provided as to the exact size and location, however sufficient space exists to accommodate the waste disposal area, without significantly impacting trees within the site. Installation should be cognisant of the NRZ/SRZ of assessed trees and avoid major encroachments to minimise adverse impacts.



Plate 3 – Showing Trees 8-13, within the proposed waste disposal envelope. The area in the foreground is a suitable area to facilitate the waste disposal.

## Underground services

Below ground service/utility locations are not shown or accurately detailed on site plans and an assessment of the impact of these works is limited at this stage.

## Construction related activity

Adequate tree protection measures will be important in preventing these impacts during the development and will need to include;

- Trees 5, 6, 9-18 will require fencing to delineate their TPZs
- Trees 19-23 will require additional protection measures to allow temporary access within TPZ to facilitate works.

## Defining TPZs

Tree Protection zones for trees proposed to be retained are detailed in the table below. Scaled drawings are provided within site plan.

Tree #	Encroachment	Notes	TPZ
5 & 6	None	Vulnerable to indirect disturbance.	Protection fencing required, as per the NRZ within the subject site.
9-14	None	Within waste disposal envelope.	Protection fencing required, as per the NRZ within the subject site.
17 & 18	Minor – 5.7% and 2%	Vulnerable to indirect disturbance.	Protection fencing/ground protection required, as per the NRZ within the subject site. Compensation area added to south-west
Trees 19-23	Various - 0-37%	Low impact surfacing required for the driveway surfacing.	Ground protection required to allow access through the TPZ.



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## 4 Conclusion

The arboricultural assessment undertaken at 4 McBride Road, Beaconsfield Upper comprised twenty-three trees. Twelve are growing within the subject site, and all other trees are growing on adjoining land surrounding the site.

The retention values of the trees assessed and the likely impacts resulting from the proposed works are outlined in the following table.

Retention Value	Impact assessment (Proposed works)			
	Low	Moderate	High	Proposed to be removed
 - Low	5	-	-	2-4, & 7
 - Medium	6, 10, 11	-	-	1 & 8
 - High	9, 12	-	-	-
 - Offsite	13-18 & 21	20 & 22	19 & 23	-

Further detail relating to specific impacts on the assessed trees is summarised below.

Specific impacts on the assessed trees are summarised below.

- Trees 1–4, 7, and 8 are proposed for removal. All are protected under SLO1, and Trees 1 and 8 are additionally protected under Clause 52.37. Applicable permits are required for their removal.
- The proposed building footprint will result in a minor (8.4% and 3.2%) encroachment into the NRZ of Trees 17 and 18 respectively. Significant adverse impacts are unlikely.
- Trees 19, 20, 22 and 23 incur moderate to major encroachments (29.4%, 17.6%, 13.2% and 37%, respectively) from the proposed driveway. Significant adverse impacts may result if cut is used to create a level surface. Above-grade, permeable fill should be utilised to minimise impacts; if implemented, the trees are expected to remain viable within the landscape. If installed prior to the commencement of development works, the driveway (or at a minimum its base) will also function as ground protection.
- The waste disposal envelope overlaps with the NRZ of Trees 9–14. Final locations should minimise encroachments where possible, and connections should be routed away from the trees.
- Below ground service/utility locations are not shown or accurately detailed on site plans, therefore, assessed impacts may be greater if trenching occurs within NRZs of retained trees.

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



## 5 Recommendations

**Driveway** – Install the driveway utilising above-grade, permeable surfacing within the NRZ of Trees 19-23. Grade changes should be minimised and fill utilised to create a level surface (see appendix 7). Additionally;

- Driveway installation should occur prior to commencement of development works within the site, or at a minimum the driveway base of crushed rock should be installed to function as ground protection.
- If construction of the development is proposed before driveway installation, ground protection should be utilised to minimise soil compaction and root disturbance.

**Ground protection** – Install ground protection over the accessible root zones of Trees 17-23, to minimise soil compaction (see site plan). Protection should consist of a geotextile type membrane under a layer of mulch or a suitable permeable aggregate that are topped with timber rumble boards or track mats.

**Tree protection fencing** – Erect fencing to protect Trees 5-6, 9-18 from development related impacts (see site plan). Fencing should consist of chain wire mesh panels held in place with concrete feet, or similar, in accordance with AS 4970:2025 *Protection of trees on development sites*.

**Waste disposal envelope** – Avoid major encroachments to retained trees and route connection outside of NRZs.

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

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

**Underground services/utilities** – Ensure underground installations are routed outside of NRZs. If they must pass through a NRZ, utilise low impact methods for the installation, such as;

- horizontal boring at a depth greater than 700mm
- hydro excavation under arborist supervision, ensuring significant roots (to be determined by the arborist) are retained and protected from damage.

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

## 6 References

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

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

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

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

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

ProofSafe Tree Protection Zone encroachment calculator, available online at:  
[https://proofsafe.com.au/tpz\\_incursion\\_calculator.html](https://proofsafe.com.au/tpz_incursion_calculator.html)

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

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

## 7 Appendix

### Assumptions & Limitations

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



## Glossary

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



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


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	degree of dieback. Where a deciduous tree is inspected without foliage and health is undetermined a ‘?’ will be noted.	
	Dead:	Cessation or near cessation of all metabolic processes.
	Poor:	Indicating symptoms of extreme stress such as minimal foliage, or extensively damaged leaves from pests and diseases. Death probable if condition of tree deteriorates.
	Fair:	Some minor deadwood or terminal dieback indicating a stressed condition. Minor leaf damage from pests.
	Good:	Usual for that species given normal environmental conditions – full canopy with only minor deadwood, normal leaf size and extension growth, minimal pest, or disease damage.
HEIGHT	The distance in metres from the ground to the highest point in the crown, calculated in the vertical plane. This measurement unless otherwise specified is an estimation only.	
IMPACT ASSESSMENT	An assessment of adverse impact the proposed works are likely to have on a tree or tree group. May be short or long term; usually judged on the likely reduction in ULE directly attributable to the works. Impact usually relates to the level of TPZ encroachment, but also factors the type of impact. One or more factors may apply.	
 <b>ADVERTISED MATERIAL</b> Planning Application: T250663 Date Prepared: 22 January 2026	Low:	Proposed works are outside of the TPZ and impacts are likely to be nil. Or, minor damage may occur such as; smaller roots may be damaged or a small area of canopy pruned. Unlikely to significantly impact tree health, form, or ULE.
	Moderate:	Direct (physical wounding), or indirect (environmental impacts) are possible, root damage may occur, canopy pruning likely, and an occurrence will reduce the ULE.
	High:	Tree/s likely to be lost in the medium or short term, or adversely impacted so that tree health, and therefore, ULE are significantly reduced, or the tree will become unstable and/or present an unacceptable level of risk.
	Proposed to be removed:	Trees that are within the footprint of works and proposed to be removed by the client, or are not viable to retain due to the factors listed in the conclusions of this report. Trees proposed for removal are not always required to be removed.
INCLUDED BARK UNION	<p>A union within a tree that has included bark (bark pressing on bark), these unions are usually poorly attached and more likely to fail as the included bark is equivalent to a split. Often characterized by an acute angle and sometimes forming ribs or flaring immediately below the union where the tree reacts to the weakness by placing secondary growth.</p> <p>Though these unions are weaker than a ‘good’ union, the risk of failure cannot be calculated and a poor union does not automatically justify the removal of the tree.</p>	
LOPPING / TOPPING (includes coppicing)	The removal of parts of a tree giving no consideration to the trees natural defence systems.	
NOTIONAL ROOT ZONE (NRZ)	Zone created by a radius of 12 times the DSH that is a primary trigger for arboricultural input on a development site.	
PRUNING	Systematic removal of branches of a plant whilst giving consideration to the trees natural defence systems.	
RELEVANT AUTHORITIES	<p>Legal controls and liabilities under common law are usually considered at the earliest stages of planning for a potential site development.</p> <p>Relevant authorities have an important role in regulating and enforcing the development process.</p>	

	When development has been approved, it is possible that planning conditions will be imposed for the management of trees.	
ROOTS	Below ground component of a tree's structure and consist of three main parts.	
	Absorbing	Small, non-woody roots with hairs or mycorrhizal association and no bark, responsible for the uptake of most of the water and solutes used by the tree. These roots are generally less than 2 mm in diameter and frequently replaced.
	Structural	Large diameter woody roots close to the stem that provides stability and support to the tree, mostly found within the SRZ.
	Woody	Roots that have undergone lignification and secondary thickening.
STRUCTURAL ROOT ZONE (SRZ)	Theoretical area around the base of a tree required for the tree's stability in the ground.	
STRUCTURE	Reference to the structural integrity of the tree with consideration of the crown, trunk and roots. Determined using the Visual Tree Assessment (VTA) method (Mattheck and Breloer 1994). The failure of small (<60mm calliper) live or dead limbs is normal and not considered here.	
 <b>Cardinia</b> <b>ADVERTISED MATERIAL</b> Planning Application: T250663 Date Prepared: 22 January 2026	Very poor:	Clear indications that a significant failure is likely soon
	Poor:	Obvious signs of structural weakness and a failure is likely, one might expect a significant failure event within the next 5 years, possibly tomorrow
	Fair:	Signs of weakness present though not obviously significant, likely to become worse over time
	Good:	No obvious signs of structural weakness
TREE	Long-lived, woody perennial plant with one or relatively few main, self-supporting, stems or trunks. Greater than (or usually greater than) 3m in height (or as defined by the responsible authority).	
TREE PROTECTION PLAN (TPP)	Scaled drawing that shows trees to be retained, the location of the TPZ(s), and tree protection devices specified.	
TREE PROTECTION ZONE (TPZ)	Specified zone above and below ground and at given offsets from the trunk set aside to protect a tree's roots and crown where these might be damaged by development.	
TREETEC REFERENCE	Unique identifier assigned to an individual report by Treetec	
TYPE	Status of the species as it relates to the location.	
	Indigenous:	Naturally occurring to the local area
	Victorian Native:	Naturally occurring within Victoria (classified as native vegetation within the Victorian Planning Provisions)
	Australian Native:	Naturally occurring within Australia
	Exotic:	Introduced species to Australia
UNION	The point where a branch or stem is attached to another branch or stem.	
USEFUL LIFE EXPECTANCY (ULE)	Useful Life Expectancy is an estimation of how many years a tree can reasonably be retained in the landscape provided growing conditions do not significantly worsen and any recommended works are completed. It takes into consideration factors such as risk, species, age, health and site conditions.  Usually represented as either <b>0, &lt;5, 5 - 15, 15 - 40, or &gt;40</b> .	
WORKS	Any physical activity in relation to the land that is specified by the relevant authority.	
WOUNDWOOD	Tissue that forms following wounding (sometimes referred to as callus tissue). Wounds include pruning cuts and the site of branch failures, etc.	

## Impacts to trees

### Physical/Mechanical damage to trees

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

### Alteration of soil levels

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

### Works within an NRZ

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

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

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

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

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

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

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

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

## Degrees of encroachment

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

### ***Minor encroachment***

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

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

### ***Moderate encroachment***

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

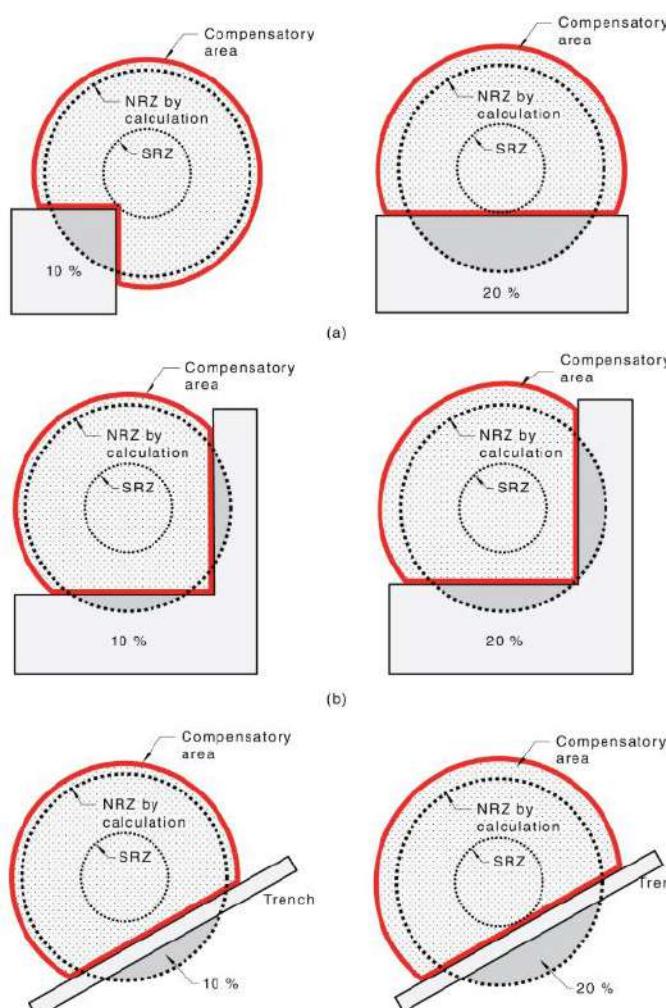
*A project arborist shall be engaged to review the proposed impact and undertake any other necessary investigation to address the factors to demonstrate how the tree will remain viable. This may be through the implementation of suitable design measures and construction controls to mitigate impacts during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

### ***Major encroachment***

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

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

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



## Example of NRZ encroachments.

Source – AS 4970:2025 *Protection of trees on development sites*

## Tree Protection Zones (TPZ)

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

### Establishment of a TPZ

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

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

#### TPZ fencing

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

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

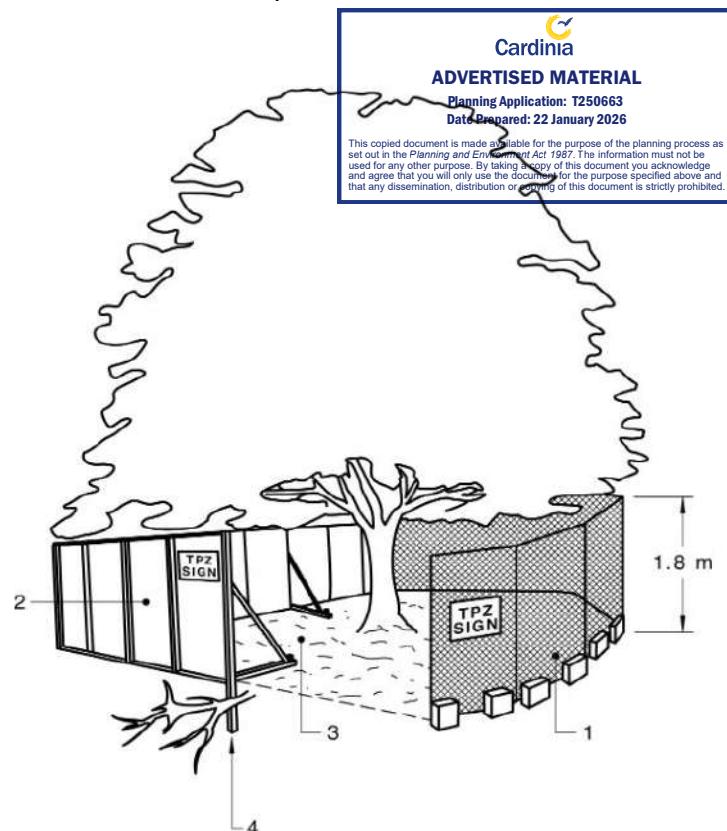
#### Restricted activities within a TPZ

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

These include but are not limited to the following:

- (a) Excavation, cultivation or disturbance of the soil, including scraping of the surface.
- (b) Equipment and material storage.
- (c) Preparation of chemicals, including preparation of cement products.
- (d) Movement or parking of vehicles and plant.
- (e) Dumping of waste.
- (f) Spreading or stockpiling of fill.
- (g) Refuelling.
- (h) Washing down and cleaning of equipment or hard surfaces.
- (i) Fires.
- (j) Physical damage to the tree.

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



Example of TPZ fencing and signage

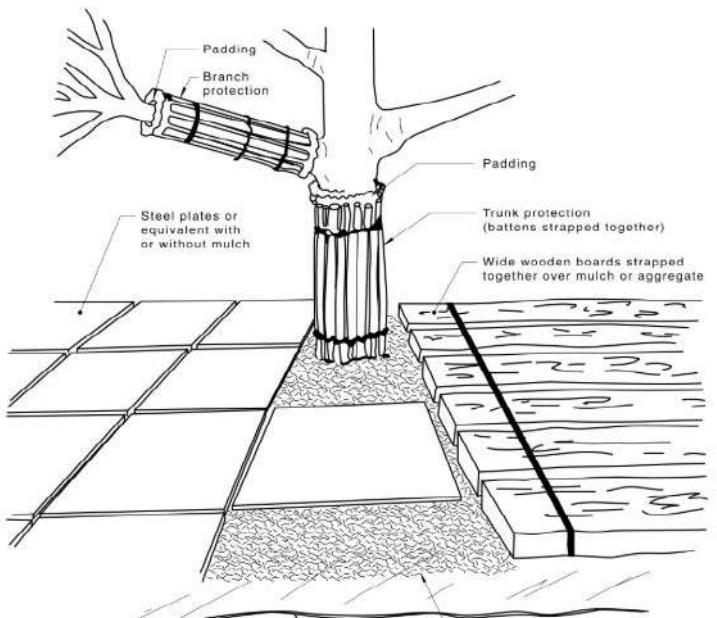
Source – AS 4970:2025 *Protection of trees on development sites*

## Additional tree protection measures

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

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

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



Example of trunk and ground protection.

Source – AS 4970:2025 *Protection of trees on development sites*

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

## Pruning standards

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

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

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



## Options for reducing impacts to trees

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

### Non-destructive investigation

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



Non-destructive digging

### Underground boring

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



Horizontal boring

### Low impact footing design

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



Low impact footings: i.e. - screw piles

### Bridging over the NRZ

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



Bridging over a NRZ

### Permeable, porous, and pervious surfaces

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

surface will increase soil pH levels and may impact tree health through nutrient deficiencies.

#### Cardinia

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Date Prepared: 22 January 2026

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## 8 Photos



Tree 1



Tree 2



Tree 3



Tree 4



Tree 5



Tree 6





Tree 7



Tree 8



Tree 9



Trees 10-13



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Date Prepared: 22 January 2026

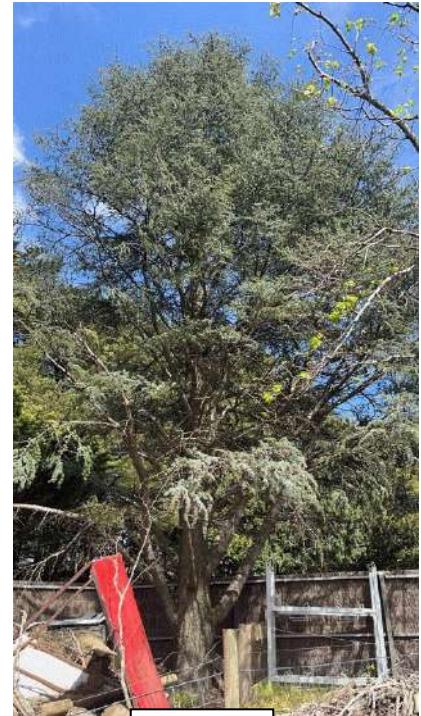
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Tree



Tree



Tree 16



Trees 17 & 18



Tree 19



Tree 20



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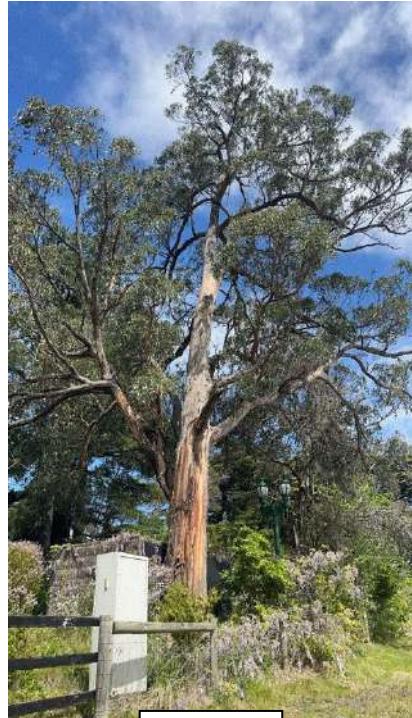
mchr1025hn\_AIA\_V2



**Tree 21**



**Tree 22**



**Tree 23**

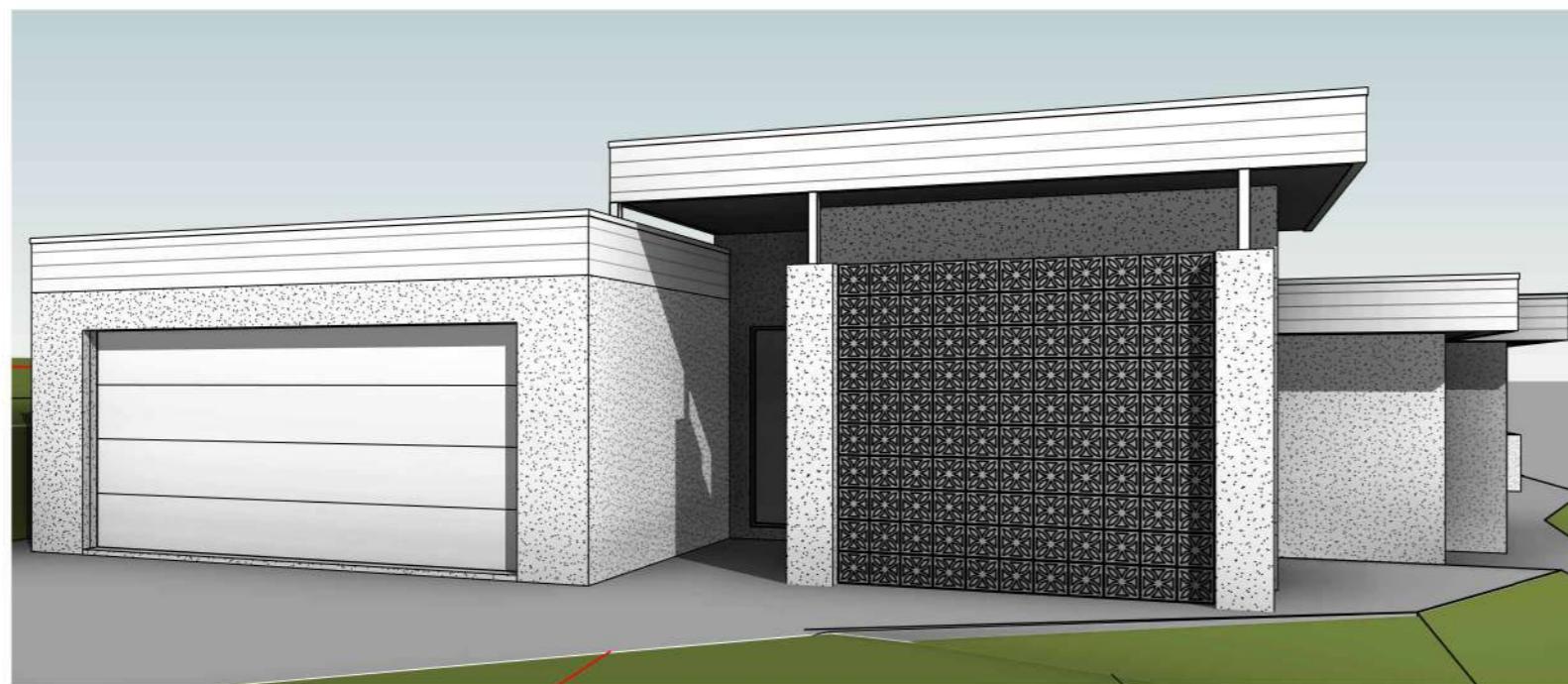




**HARGREAVES**  
DESIGN GROUP

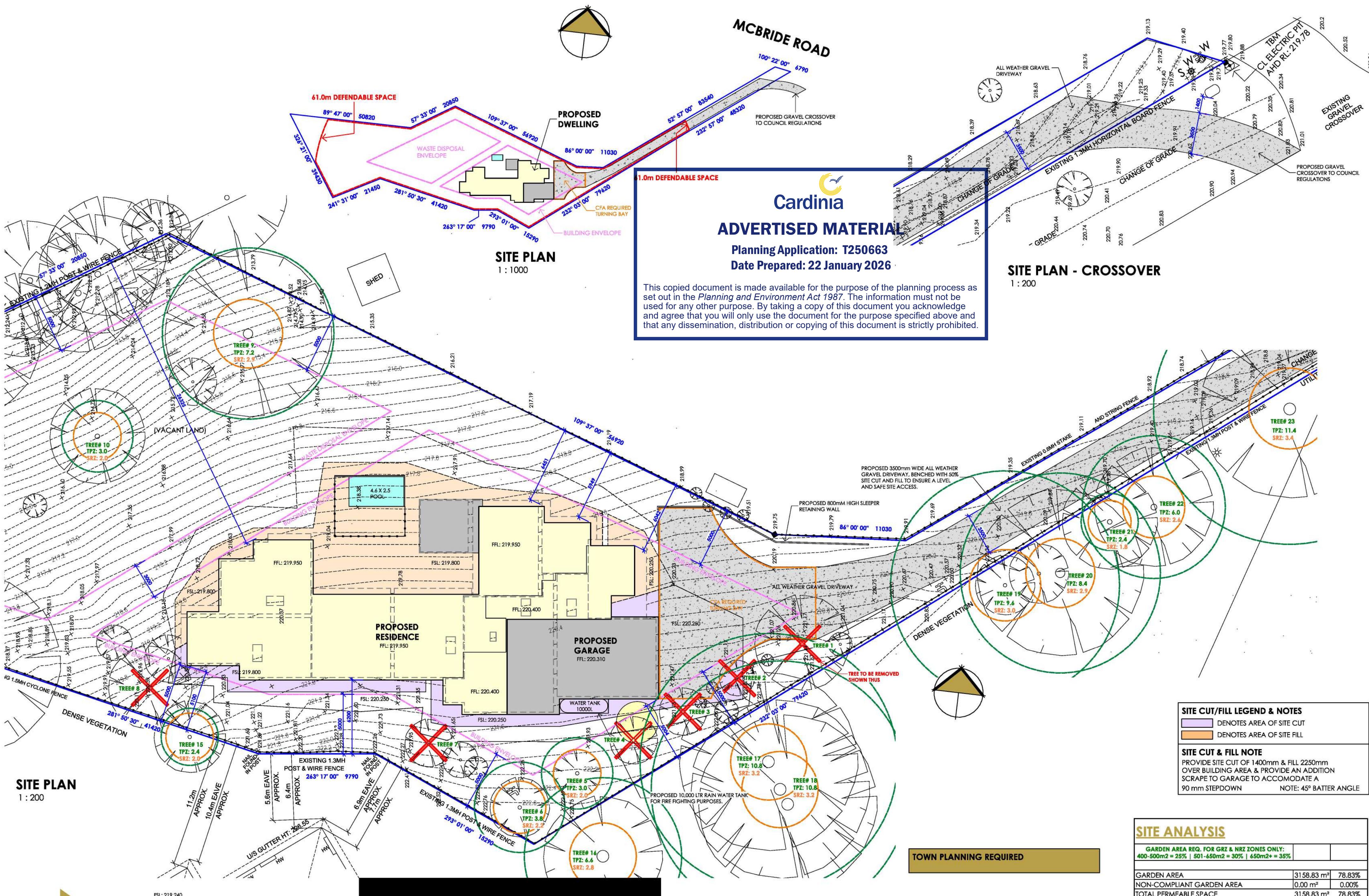
**PROPOSED:** PROPOSED RESIDENCE & GARAGE  
**AT:** 4 MCBRIDE ROAD, BEACONSFIELD UPPER 3808  
**FOR:** R & T. FOOTMAN

DRAWING INDEX	
SHEET NAME	SHEET NUMBER
COVER PAGE	1
PROPOSED SITE PLAN	2
FLOOR PLAN	3
ELEVATIONS	4



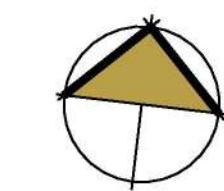
ISSUE	AMENDMENT DETAILS
A	TOWN PLANNING DRAWINGS ISSUE 21.10.25 - SR
B	AMEND TOWN PLANNING DRAWINGS (CLIENT CHANGES) 24.10.25 - SR
C	AMEND TOWN PLANNING DRAWINGS (COUNCIL RFI) 04.12.25 - SR
D	AMEND TOWN PLANNING DRAWINGS (CLIENT CHANGES) 19.01.26 - SR
E	
F	
G	
H	
I	
J	
K	
L	
M	 Cardinia
N	<b>ADVERTISED MATERIAL</b>
O	<b>Planning Application: T250663</b>
P	<b>Date Prepared: 22 January 2026</b>
S	
T	
U	
V	

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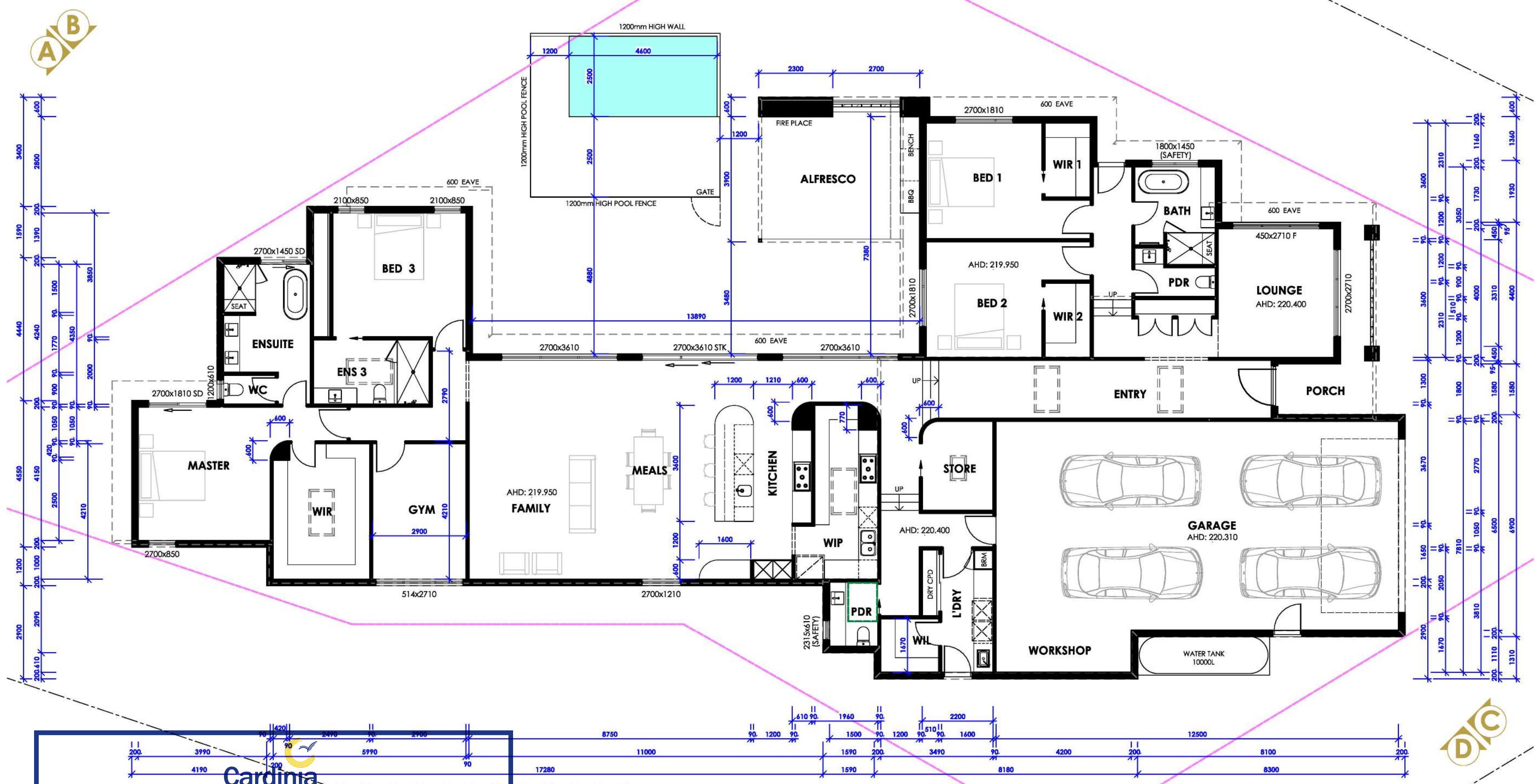


**GENERAL NOTES:**

- WHERE DIMENSIONS ALWAYS TAKE PREFERENCE OVER SCALE
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED. ALL WALL DIMENSIONS ARE INTERNAL, EXCEPT WHERE INDICATED AS EXTERNAL, A CLOSET, OR A DOOR.
- INTERNAL: 90mm STUD
- EXTERNAL: 100mm STUD
- ALL DOORS ARE 760mm HIGH UNLESS NOTED WITH ASTERISK (\*). PROVIDE REMOVABLE HINGES TO HINGED WC & POWDER ROOM DOORS WHERE INDICATED.
- PROVIDE 100mm CLEARANCE TO FRONT ENTRANCE DOOR.
- 600x600 CEILING ACCESS MANHOLE LOCATION
- DOORS ARE ENGINEER DESIGNED BEAM. (EDB)
- DOORS ARE ENGINEER DESIGNED BEAM. (EDB)
- BRICKWORK ARTICULATION JOINT
- SAFETY GLASS WHERE INDICATED IS WITHIN 2m OF SHOWER BASE
- BIS TAP
- RECYCLED TAP
- GAS METER: 150mm CLEARANCE TO OPENING & GINTON SOURCE
- HWS WATER SERVICE TO BE 500mm CLEAR OF BLDG OPENINGS



**A**  
**B**



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proposed: **HOUSE & GARAGE**

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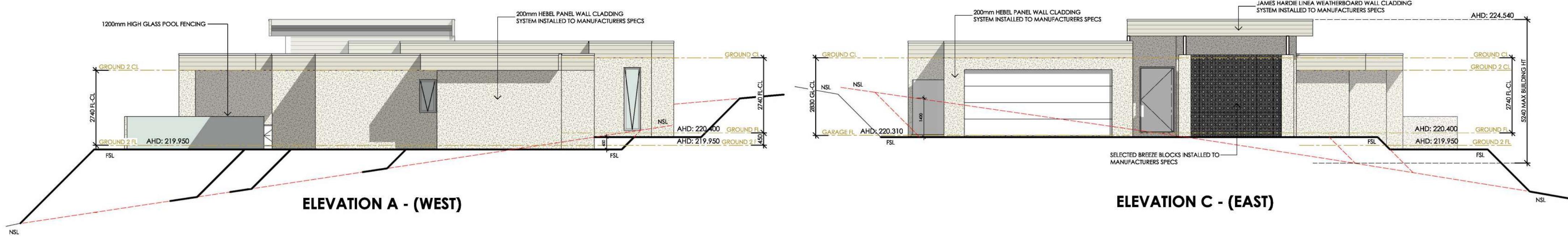
4 MCBRIDE ROAD  
BEACONSFIELD UPPER, 3808

sheet: 3 of 4 issue: D date: 19/01/26 job no.: 25-05856

## AREAS TABLE

AREAS	(m <sup>2</sup> )	(SQ)
RESIDENCE	328.47 m <sup>2</sup>	35.36
SUB TOTAL:	328.47 m <sup>2</sup>	35.36
ALFRESCO	22.68 m <sup>2</sup>	2.44
PORCH	6.11 m <sup>2</sup>	0.66
GARAGE	91.64 m <sup>2</sup>	9.86
TOTAL OTHER	120.43 m <sup>2</sup>	12.96
GRAND TOTAL	448.91 m <sup>2</sup>	48.32

TP

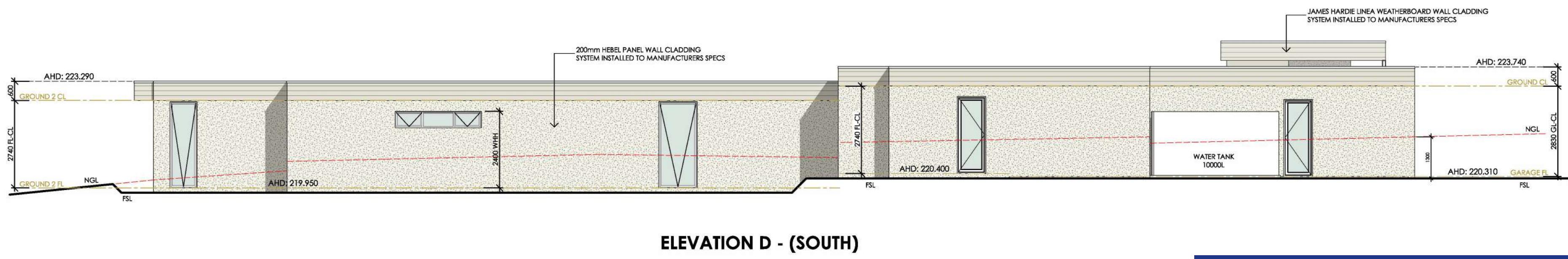


ELEVATION A - (WEST)

ELEVATION C - (EAST)



ELEVATION B - (NORTH)



ELEVATION D - (SOUTH)



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