

Notice of Application for a Planning Permit



The land affected by the application is located at:	L41 LP8240 V8858 F777 61 Vernon Road, Beaconsfield VIC 3807
The application is for a permit to:	Buildings and works (construction of an outbuilding) and removal of native vegetation

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

35.06-5	Construct a building within nominated setbacks
35.06-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling),
42.01-2	Remove, destroy or lop vegetation
44.06-2	Construct a building or construct or carry out works associated with Accommodation (Dwelling)
52.17-1	Remove, destroy or lop native vegetation

APPLICATION DETAILS

The applicant for the permit is:	ARB DESIGN
Application number:	T250578

Cardinia
ADVERTISED MATERIAL

Planning Application: Y250578
Date Prepared: 10 February 2026

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

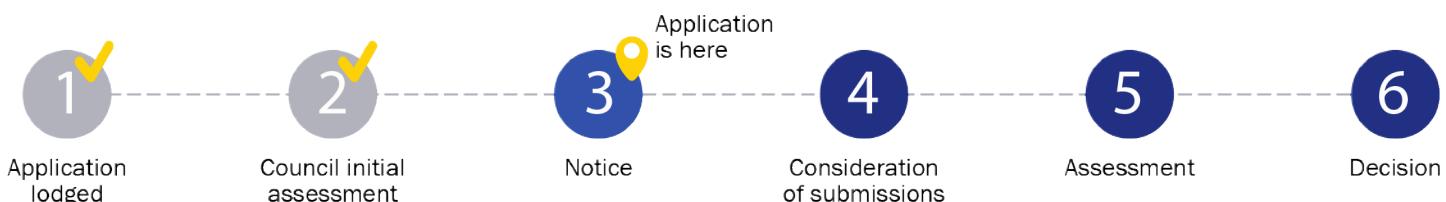
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HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	26 February 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none">be made to the Responsible Authority in writing;include the reasons for the objection; andstate how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Application Summary

Portal Reference A32552UG

Basic Information

Proposed Use	BUILDINGS AND WORKS TO CONSTRUCT AN OUTBUILDING AND REMOVAL OF VEGETATION
Current Use	DWELLING
Cost of Works	\$75,597
Site Address	61 Vernon Road Beaconsfield 3807

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Planning Application: Y250578

Date Prepared: 10 February 2026

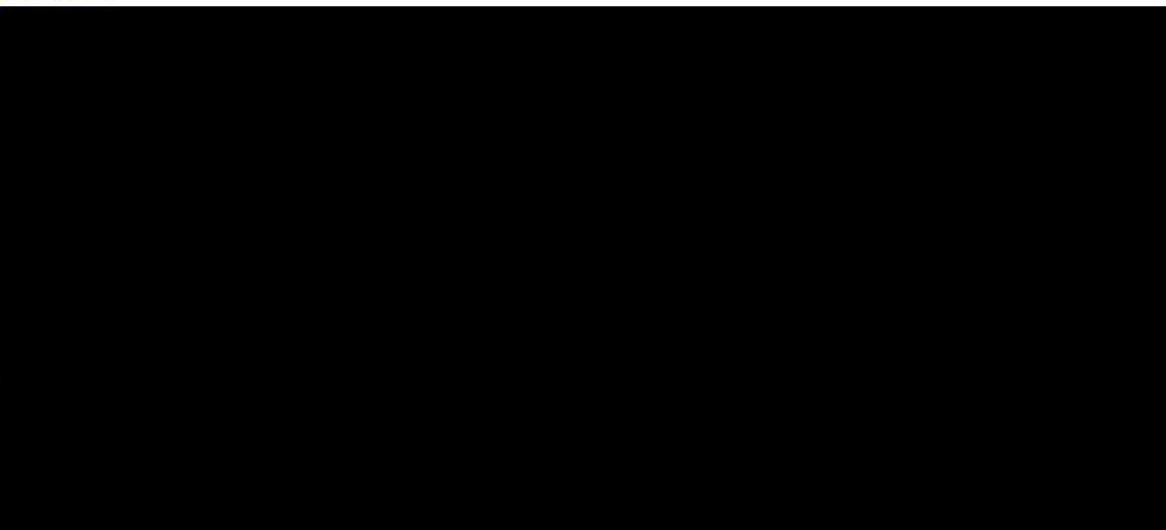
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Covenant Disclaimer

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

Not Applicable, no such encumbrances apply.

Contacts



Date	Type	Filename
22-09-2025	A Copy of Title	61-vernon-road-beaconsfield-3807-register-search-statement-title-volume-8858-folio-777.pdf
22-09-2025	A Copy of Title	61-vernon-road-beaconsfield-3807-copy-of-plan-plan-lp008240.pdf
22-09-2025	Alteration statement	Cover Letter.pdf
22-09-2025	Site plans	61 VERNON ROAD BEACONSFIELD - REV B - 15-09-2025.pdf
22-09-2025	Additional Document	61 VERNON ROAD BEACONSFIELD - BMP - REV B - 17-09-2025.pdf
22-09-2025	Additional Document	Final Native Vegetation Assessment - 61 Vernon Road Beaconsfield - Sept 2025.pdf



Civic Centre
20 Siding Avenue, Officer, Victoria

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



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

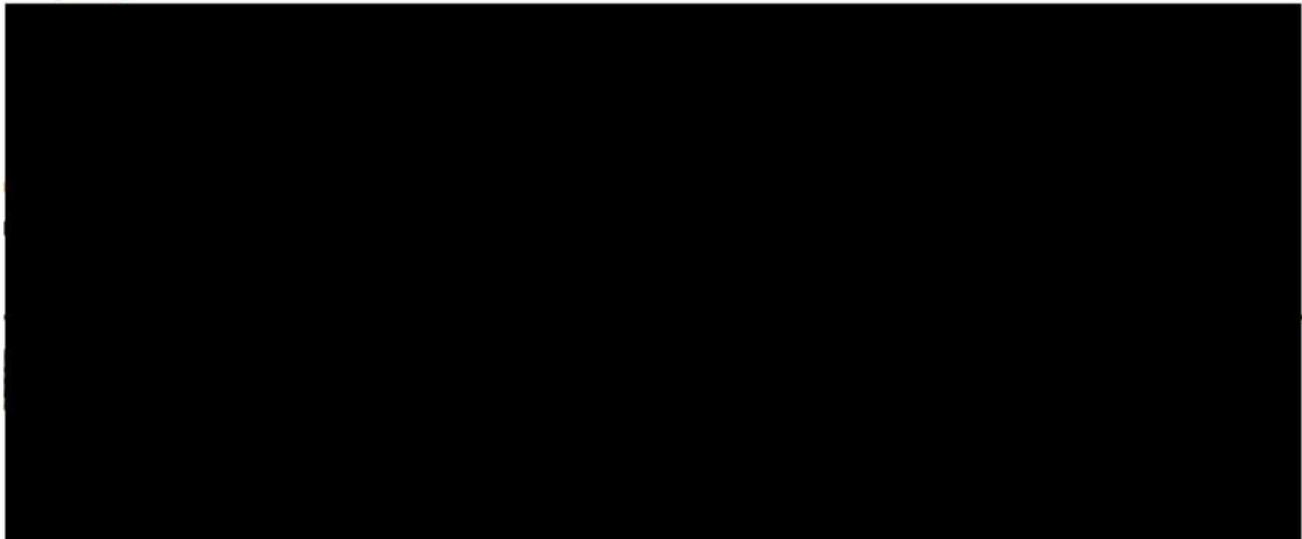
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After Hours: 1300 787 624
Fax: 03 5941 3784

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

Lodged By



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20 Siding Avenue, Officer, Victoria

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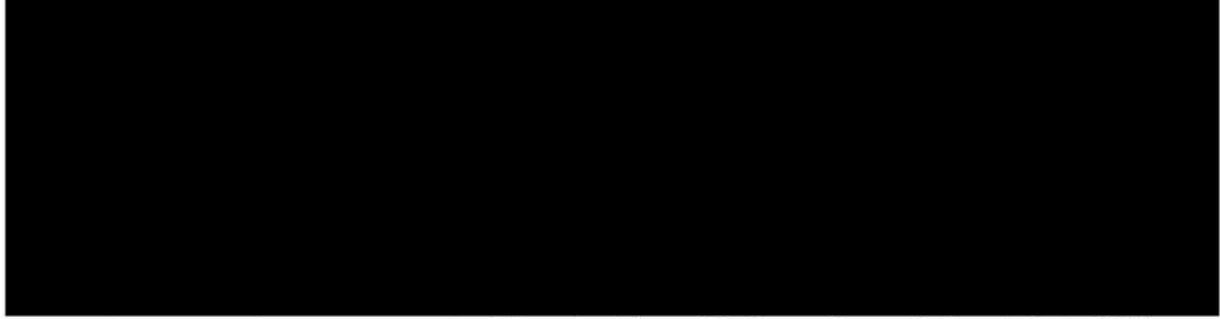
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08858 FOLIO 777

Security no : 124128307862L
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LAND DESCRIPTION

Lot 41 on Plan of Subdivision 008240.
PARENT TITLE Volume 08076 Folio 737
Created by instrument D892290 20/11/1970



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

DIAGRAM LOCATION

SEE LP008240 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: 61 VERNON ROAD BEACONSFIELD VIC 3807

ADMINISTRATIVE NOTICES

NIL

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Date Prepared: 10 February 2026

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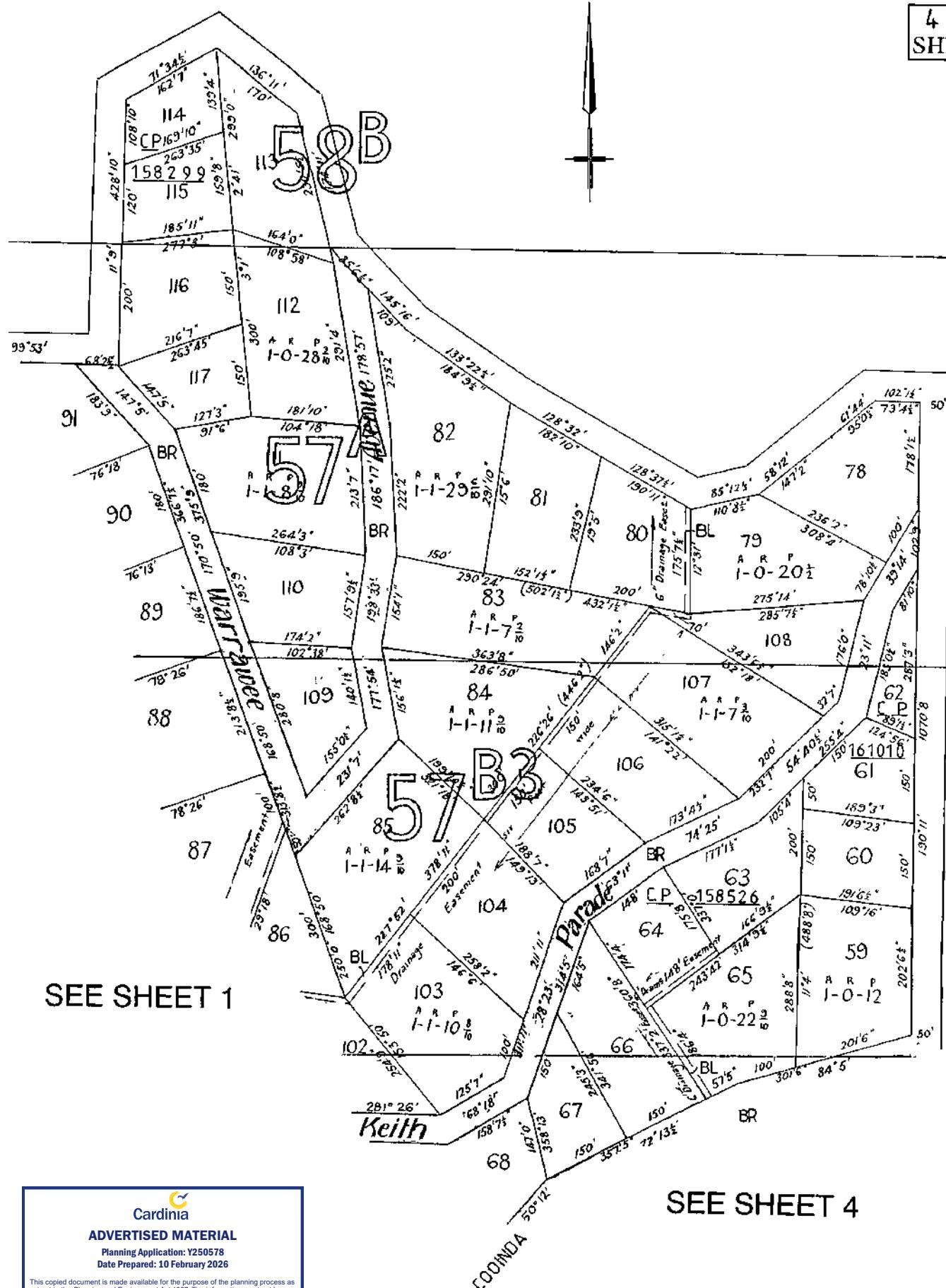
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LP 8240

4 SHEETS
SHEET 2



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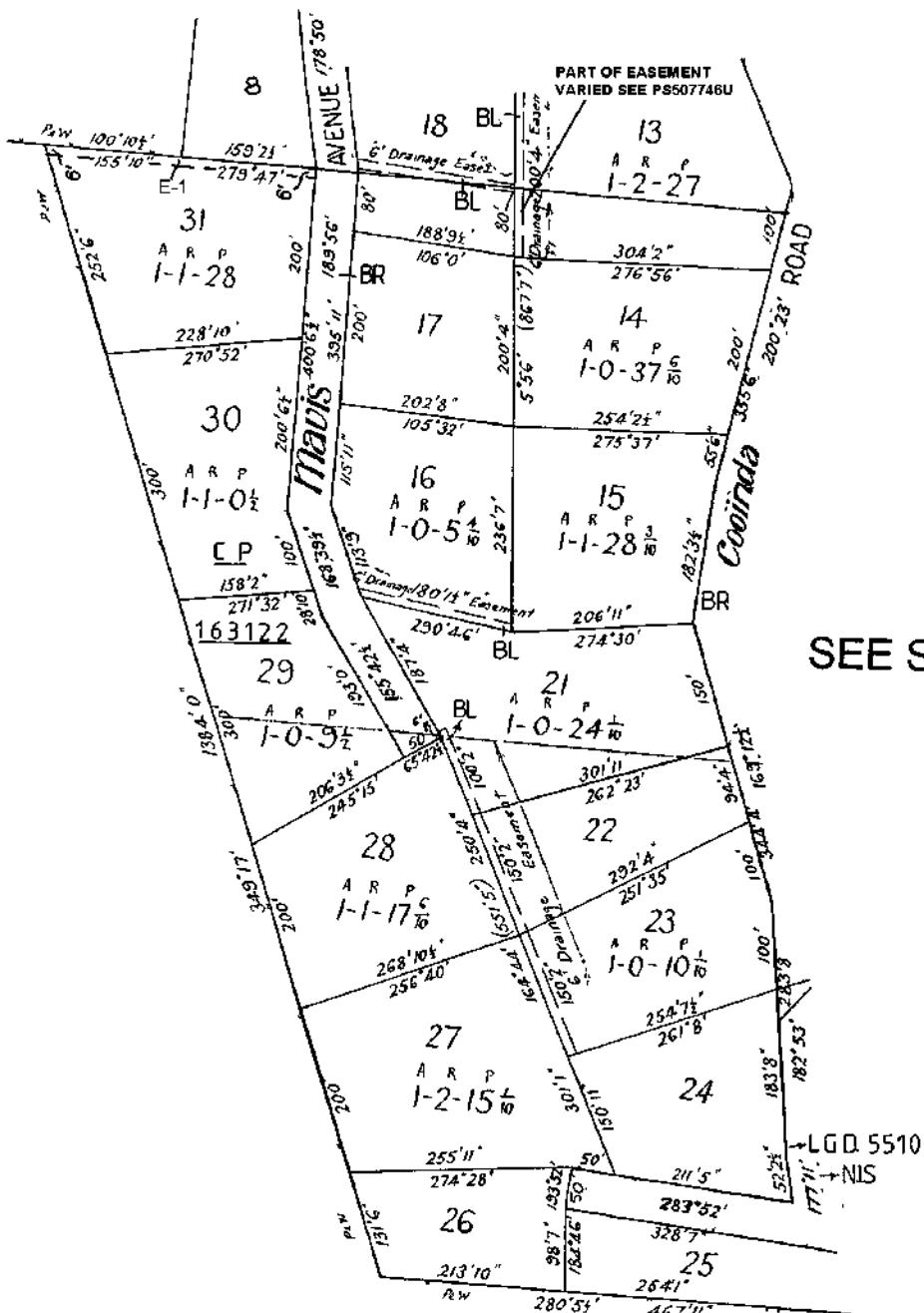
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SEE SHEET 4

LP 8240

4 SHEETS
SHEET 3

SEE SHEET 1



SEE SHEET 4



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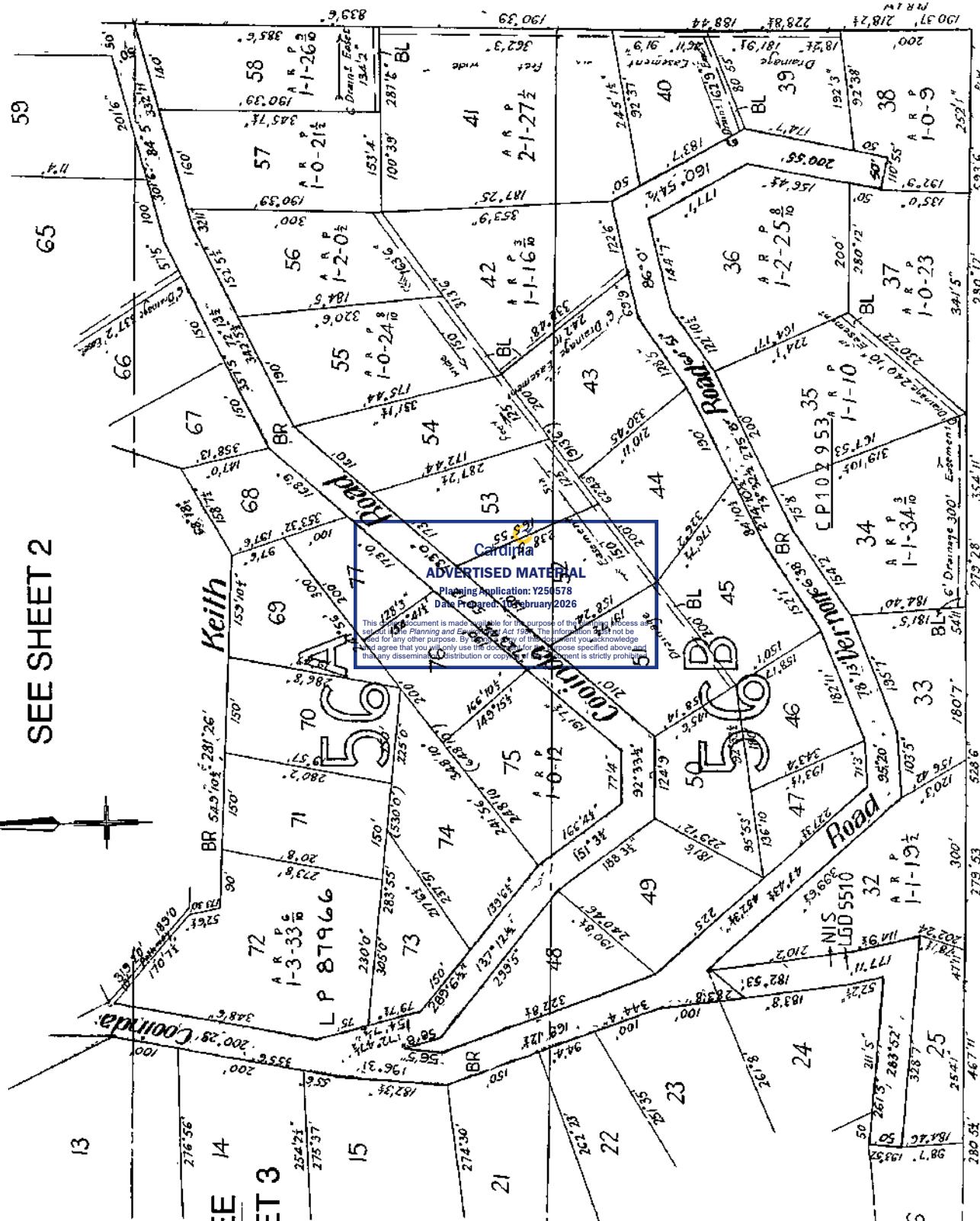
LP 8240

4 SHEETS
SHEET 4

SEE SHEET 2

50

SHEET 3



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 8240

17-12-2025
Cardinia Shire Council
Planning Department,
PO Box 7
Pakenham VIC 3810



RE: Planning application T250578 – 61 Vernon Road Beaconsfield

We refer to your further information letter dated 17 October 2025 and also the DEECA further information letter dated 22 October 2025 and provide the following response.

Council Further Information Letter

Item 1

All threatened species risk information is addressed in the updated native vegetation assessment from Ranges Environmental.

Item 2

An arborist report was prepared by Urban Forestry Victoria however due to a misunderstanding it was not submitted with the original application because it was thought that the Ranges Environmental report covered all the same details. We therefore provide the arborist report with this response.

Item 3

Both the Ranges Environmental and Urban Forestry Victoria reports include a site plan with the required information.

Response to Preliminary Concerns and Comments

The subject land is in the Green Wedge A Zone and one purpose of the zone is to recognise existing rural living areas. An established use of the land for a dwelling is occurring on the subject land. The proposal is a balanced design response to provide for a reasonable sized shed to support the established dwelling use. There is no reasonable alternative siting location. The proposed shed is sited in an accessible location for vehicles and the area in the centre of the circular driveway is not appropriate from an aesthetic and design perspective but is also not available due to the location of the wastewater disposal infrastructure. We have provided updated plans showing the location of wastewater disposal infrastructure to illustrate this.

Our argument in relation to all relevant planning controls and policies is that a balanced assessment would reach the conclusion that there is no reasonable siting alternative and that therefore the proposed native vegetation impacts are acceptable. In other words native vegetation impacts have been minimised.

The plans are accurate in terms of the position of the boundary. Survey pegs were visible on site and relied upon for the preparation of the plans. The aerial imagery is not especially well fixed to property boundaries in this local area.

DEECA Further Information Letter

Application Requirement 5 – Avoid and minimise statement

An expanded avoid and minimise statement is provided within the Ranges Environmental report.

Application Requirement 10 – Site Assessment

The additional site assessment details are provided within the Ranges Environmental report.

Advice for Council

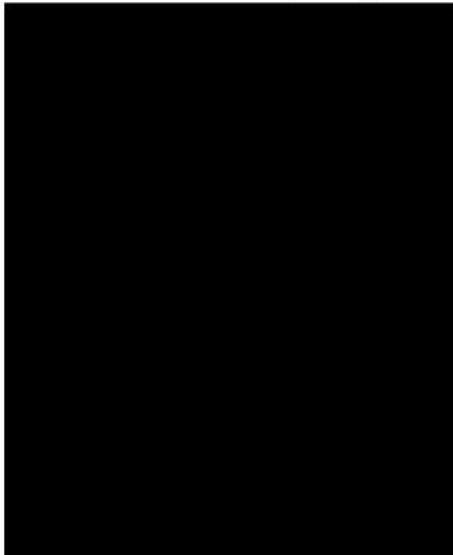
There is a section of the DEECA letter called *Advice for Council*. The Ranges Environmental report addresses understorey, hollow bearing trees and whether any threatened species are present.

We attach the following documents with this response:

- Updated native vegetation assessment from Ranges Environmental
- Arborist report from Urban Forestry Victoria
- Updated development plans

Please proceed with assessment of the application. In the event that the response is not deemed adequate we request an extension of time to provide further information.

Please contact me if you require further information.



22-09-2025
Cardinia Shire Council
Planning Department,
PO Box 7
Pakenham VIC 3810

RE: Planning application – 61 Vernon Road Beaconsfield

We wish to apply for a planning permit for the above property for **buildings and works to construct an outbuilding and removal of vegetation.**

The purpose of the proposed building is for storage ancillary to the use of the land for a dwelling.

The proposal requires a planning permit under the following clause of the Cardinia Planning Scheme:

- Clause 35.05-5 (Buildings and works, Green Wedge A Zone) for buildings and works.
- Clause 42.01-2 (Permit requirement, Environmental Significance Overlay) for buildings and works and vegetation removal.
- Clause 44.06-2 (Permit requirement, Bushfire Management Overlay) for buildings and works.
- Clause 52.17- 1 (Permit requirement, Native vegetation) for vegetation removal.

The proposal is for an outbuilding which is to replace an existing outbuilding and is to be sited to the south of the dwelling. The proposed siting location is relatively clear and it is only due to the need to provide defendable space that any vegetation impacts will occur. The proposed shed will not be prominent in the landscape due to screening from retained vegetation. The proposed shed is reasonably required to support the established dwelling use.

The proposed siting is the only practical location for the proposed outbuilding which would allow for practical vehicle access convenient to the dwelling and therefore it is not possible to avoid native vegetation removal. The design ensures that the extent of vegetation loss is minimised.

The vegetation impacts have been assessed in the Native Vegetation Assessment provided with this application. This document also demonstrates that offsets are available.

The proposal includes a Bushfire Management Plan addressing bushfire risk and exempting the need for referral under Clause 66.03.

We include photographs below to assist Council in understanding the site.



Diagram showing approximate location and direction of photographs



Photo 1



Photo 2



Photo 3



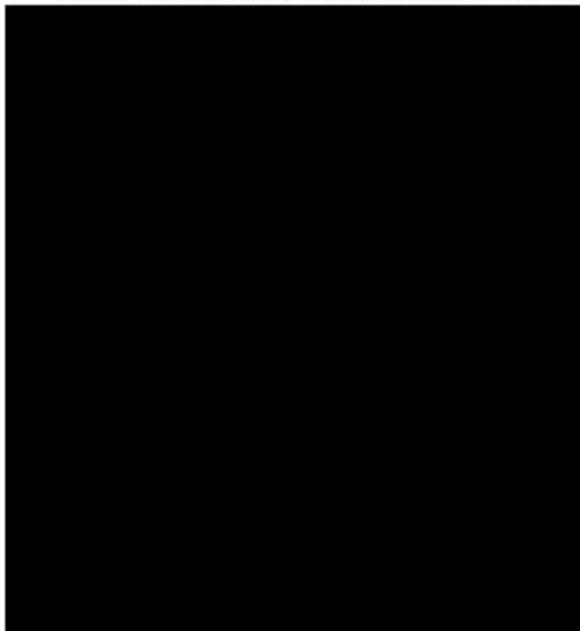
Photo 4

We request that any condition Council intends to impose on the permit that would result in design changes be raised before a final decision is issued so that the matter can be worked through in an efficient manner.

We attach the following documents in support of the application:

- Development plans
- Bushfire Management Plan
- Native Vegetation Assessment
- Copy of title
- Application form (completed online)

Please contact us if you require additional information.



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Planning Application: Y250578

Date Prepared: 10 February 2026

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Native Vegetation Assessment for a Proposed Shed

61 Vernon Road Beaconsfield

December 2025



ADVERTISED MATERIAL

Planning Application: Y250578

Date Prepared: 10 February 2026

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ATTACHMENT 4. DEVELOPMENT PLAN		



Report:	Native Vegetation Assessment - 61 Vernon Road Beaconsfield
Job no:	25031
Prepared for:	
Author:	
Contact:	info@rangesconsulting.com
Date:	16 December 2025



1 Introduction

This Native Vegetation Assessment Report is provided in relation to a proposed development at 61 Vernon Road Beaconsfield. The development consists of construction of a shed and associated defendable space.

The report includes the following:

- Native vegetation regulations outlined in Clause 52.17 of the Cardinia Council Planning Scheme and the incorporated 'Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) (referred to herein as the 'Native Vegetation Guidelines').
- Implications of the Environmental Significance Overlay
- Considerations of an Arboricultural Impact Assessment (Urban Forestry Victoria – February 2025) that addresses the Australian Standards for Tree Protection (AS-4970)

1.1 Background

This report is a revision of the September 2025 Report in response to Requests for Further Information from DEECA (2 October 2025) and Cardinia Shire Council (17 October 2025). Council requested the following 3 items:

1. Threatened Species Risk Information (provided in section 3.2)
2. A Written Arboricultural Impact Assessment Report
3. A Vegetation Site Plan

The Arboriculture Report (provided in Attachment 3 to this document) was prepared prior to the Council RFI, however, it was not submitted. The Vegetation Management Plan is provided in the last page of the Arboricultural Report. The Arboriculture Report and attached plan was reviewed prior to and during the site assessment and it is deemed that all items in section 2 and 3 of the arborist report have been met.

The Arboricultural Impact Assessment makes recommendations for removal of 9 trees include 7 Indigenous Canopy Trees requiring a permit.

As indicated in the Bushfire Management Plan (Arb Design), 10m of defendable space is required around the proposed shed including canopy separation of 2 meters and understorey management.



1.2 Site Context

The property is approximately 1 hectares and mostly comprises of medium quality remnant bushland apart from the dwelling, existing sheds (to be removed), driveway, and a chicken coop.

The property lies within a Green Wedge Zone – Schedule 1 (GWAZ1) under the Cardinia Shire Planning Scheme and is subject to the following overlays:

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

As the proposed development triggers clause 53.02 *Bushfire Planning* requirements, tree and vegetation removal is required for a defendable space of 10m around the shed. A 2-metre canopy separation is a standard condition of defendable space.

1.3 Permit Requirements and Exemptions

A range of local, state and federal regulations may apply to proposals to remove native vegetation in Victoria. Various permit requirements may or may not be triggered based on the land area, land tenure, local planning schemes (including the relevant planning zones, overlays or specific provisions) and permit exemptions. A summary of regulations that are considered in context of the proposed development is outlined below.

Level	Regulations	Description	Relevance to application
Victorian Planning Provisions	Clause 52.17	A permit is triggered for the removal of native vegetation	Applicable
State Legislation	The Flora and Fauna Guarantee Act 1988 (FFG Act)	Generally, applies to public land unless private land is listed as critical habitat for a species or ecological community.	Not applicable
Federal Legislation	Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	May apply to private land if a listed species or ecological community is present.	Not applicable

Section 2 of this report outlines the results of the biodiversity assessment.

Section 3 provides implications of the proposed development in accordance with Clause 52.17 and the incorporated *Native Vegetation Guidelines*.

Section 4 describes offset details required by the proposed development



Appendix 1 Maps 1-3 illustrate the existing conditions, large trees, the development layout and proposed impacts to native vegetation.

Appendix 2 provides a detailed list of flora species observed on site

Attachment 1 provides the Native Vegetation Removal (NVR) Report from the Department of Environment, Land, Water and Planning (DELWP)

Attachment 2 provides available native vegetation credits



2 Native Vegetation Assessment

A site investigation was undertaken by *Ranges Environmental Consulting* on 20 of August 2025. This assessment considered the development layout, defendable space requirements and vegetation to be removed and protected. Emma Madgwick was the VQA Accredited Assessor undertaking the Habitat Hectare Assessment (or Vegetation Quality Assessment - VQA).

The type and extent of native vegetation was mapped onsite using a GPS (within 1-2 metres accuracy). Site trees utilized a digital survey plan which is considered to be a sub-metre accuracy.

2.1 Assessment Criteria

Native vegetation is assessed in accordance with the *Native Vegetation Guidelines* (DELWP 2017), which defines native vegetation in two categories:

Native vegetation patch

A patch of native vegetation is either:

- an area of vegetation where at least 25 per cent of the total perennial understory plant cover is native
- any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or
- any mapped wetland included in the current wetlands map, available in DELWP systems and tools.



Scattered tree

A scattered tree is a native canopy tree that does not form part of a Native Vegetation Patch.

Note: A canopy tree is a mature tree that is greater than three metres in height and is normally found in the upper layer of a vegetation type.

Vegetation that is neither a native vegetation patch nor a scattered tree is not applicable to the *Native Vegetation Guidelines* e.g. introduced pasture, planted woodlots and cultivated gardens.

Ecological Vegetation Classes

An Ecological Vegetation Class (EVC) is a native vegetation type classified based on its floristic, life form, environmental and ecological characteristics (DEPI 2013). The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects pre-settlement conditions.

Modelled pre-1750 EVCs produced by DEECA and accessible via *Nature Kit Online*, indicate that Grassy Forest (EVC 128) and Riparian Scrub (EVC 191)/ Swampy Riparian Woodland (EVC 83) (once occurred and is therefore predicted to occur on the property.

Onsite assessment of remnant native vegetation determined that, although varying in condition, vegetation on the property is most attributable to Grassy Forest (EVC 128).

Site Condition Assessments

Site condition assessments are a key measure of native vegetation impact assessments and offset requirements. Where a native vegetation patch (or habitat zone) is identified, a site condition assessment can be attained by applying one of two methods below:

- The modelled site condition score using the NVIM online tool (not applied in this application)
- A Habitat Hectare assessment undertaken by an accredited Native Vegetation Assessor, as the impact site is within 'Location 3', habitat hectares assessment is mandatory.

Habitat Hectare (or Site Condition) assessments apply a defined EVC benchmark as per standardised methodology (DSE 2004). The assessment combines 7 site-based measures and 3 landscape-based measures to generate a site condition score between 0 and 1 that represents vegetation quality as a percentage of the optimum benchmark.

Native vegetation patches are separated where there is clear physical break between one patch and the next, or where two types of EVCs are observed or where there are significant differences in condition within a single EVC.

Large Tree Benchmark

The Large Tree benchmark for Grassy Forest is 70cm when measured at breast height (1.3m above the ground).

Impact to large trees is a key consideration of the *Native Vegetation Guidelines*. Large trees are accounted for either within a modelled site condition score or through onsite habitat hectare assessment.

2.2 Flora Species

A total of 57 flora species were observed on the property including 30 local native species, 23 exotic species and 4 Victorian Native growing outside of its natural range. Appendix 2 provides a list of all flora species observed.

Limitations of the Flora Survey

The flora survey was undertaken in late winter which presents limitations for identification of some lily, orchard and grass species due to the absence of flowering parts. However, several colonies of orchids including Nodding Greenhood *Pterostylis nutans*, Bird Orchid *Chiloglottis* sp. and Onion Orchid *Microtis unifolia* were identified close to the impact area (to the south of the boundary fence). These findings indicate that the survey period was appropriate for detection of most orchid species, including local threatened species such as Red-Tip Greenhood.



It is likely that more indigenous and introduced species would be detected in follow-up surveys. However, the brief survey provided a fair representation of the vegetation quality and plant diversity expected if surveyed over different times of the year.

Rare and Threatened Flora

Consideration was given to common locally occurring threatened flora species when undertaking the flora survey.

According to a Native Vegetation Removal Scenario Test Report the study site is included in Location 3 and is classified as an important habitat for Red-Tip Greenhood *Pterostylis clivosa*. This species is listed as endangered under the FFG Act 1988. However, no individuals of this species or other threatened flora occur within the impacted area. However, other colony of Greenhood was found south of the property boundary.

Nodding Greenhood *Pterostylis nutans* was the species of Greenhood identified. Red-tip Greenhood has a distinct morphologically from Nodding Greenhood due to the reddish colouring at the flower tips and petals, while Nodding Greenhood has a distinctive drooping green flowers with translucent panels and a hooded shape. The leaves grow in a rosette shape and are elliptic with a wavy edge. Figure 1 and 2 show photographs of the Nodding Greenhoods found immediately south of the property.



Figure 1. Translucent panels on the top of the flower of Nodding Greenhood Figure 2. Rosette shape form of *Pterostylis nutans*.

It is important to acknowledge that, this is not an exhaustive account of potential occurrence of Red-Tip Greenhood on the property or adjoining lands. However, it appears the species is absent from the impact area.



Non-native Vegetation

Most of the vegetation surrounding the dwelling, sheds and driveway consists of exotic grasses and small introduced herbs, such as Kikuyu Grass *Cenchrus clandestinus*, Ribwort *Plantago lanceolata*, and Yorkshire Fog *Holcus lanatus*. Other non-native vegetation included planted Bottlebrush *Callistemon* spp. nearest to the property boundary.



Figure 3. A lawn patch within the driveway area



Figure 4. Lawn within a large proportion where the building is proposed

2.3 Site Condition Assessment

The property predominantly consists of low to medium quality remnant vegetation. As shown in Map 1, one area of native vegetation (Habitat Zone) was identified and assessed in the vicinity of the proposed development as described below.

Habitat Zone 1

Habitat Zone 1 extends through the majority of the property, which consists of approximately 0.694 hectares of Grassy Forest EVC 128.

Canopy cover includes Bundy *Eucalyptus goniocalyx*, Messmate Stringybark *Eucalyptus obliqua*, Narrow-leaf Peppermint *Eucalyptus radiata*, and Red Stringybark *Eucalyptus macrorhyncha*.

The understorey is highly modified, however various small herbs, shrubs, and grasses remain. Understorey trees and shrubs include this includes Blackwood *Acacia melanoxylon*, Cherry Ballart *Exocarpus cupressiformis*, Prickly Currant-bush *Coprosma quadrifida*, and Hop Goodenia *Goodenia ovata*. Herbs included Bidgee-widgee *Acaena novae-zelandiae*, Common Woodruff *Asperula conferta*, Common Bottle-daisy *Lagenophora stipitata*, Annual Fireweed *Senecio glomeratus*, Crane's Bill *Geranium* spp., Wood Sorrel *Oxalis* spp., Bedstraw *Gallium* spp. Common Apple-berry *Billardiera scandens*, and Mountain Clematis *Clematis aristata*. Graminoids include Spear Grass *Austrostipa* spp., Thatch Saw-sedge *Gahnia radula*, Tussock Grass *Poa* spp., Tall Sword-sedge *Lepidosperma elatius* and



Wallaby Grass *Rytidosperma spp.* Bryophytes and ferns include Common Breutelia *Breutelia affinis*, Austral Bracken *Pteridium esculentum subsp. esculentum*,

Weed species occupy approximately 10% cover and includes high-threat weeds such as Blackberry *Rubus fruticosus spp. agg.*, Sweet Pittosporum *Pittosporum undulatum*, Spanish Heath *Erica lusitanica*, Angled Onion *Allium triquetrum*, Ribwort *Plantago lanceolata*. Planted Bottlebrush *Callistemons spp.* were found in the area.

Organic litter is low, and log cover is sparse to moderate. Natural recruitment is minimal.

The low benchmark site attributes despite high landscape components (i.e. patch size and connectivity) result in a site condition score of 0.43 (or 43%) of the Grassy Forest benchmark.

Impact to Habitat Zone 1

The impact to this zone is limited to areas on the southern and eastern fringes of the proposed shed extending to the property boundary. In this area, only small and patchy instances of understorey occurs within an artificial embankment (as indicated in Map 2 and Figure 5). Canopy cover without native understorey accounts for the remaining extent within 10 metres of the proposed shed. As shown in Map 3, the impact includes removal of 7 indigenous canopy trees (as documented in the arborist report), which vary in maturity from 24-60cm DBH and 5 to 10 metres in height.

Photos of Vegetation Proposed for Removal

All photos taken on 20 August 2025



Figure 5. Vegetation downslope of existing shed



Figure 6. Impact site among the existing sheds where small herbs and canopy trees will be impacted.


Cardinia
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Planning Application: Y250578
Date Prepared: 10 February 2026

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Figure 7. Habitat Zone 1 near the boundary of the study site.



Figure 8. Habitat Zone 1 and the footprint area of the proposed shed.

Table 1. Habitat Hectare Results

Habitat Zone		1	
Site condition	Benchmark criteria	Max. Score	EVC
	Large Old Trees	10	3
	Canopy cover	5	4
	Understorey	25	10
	Lack of weeds	15	9
	Recruitment	10	0
	Organic litter	5	0
	Logs	5	3
	1x	29	
Multiplier	100%	29	
	Patch Size		8
	Neighbourhood		3
	Distance to Core		3
			14
Habitat quality score	100	43	
Habitat score as above = #/100		0.43	



2.4 Threatened Species Assessment

A Threatened Species Assessment is 'Requirement 11' set out in the 2017 *Guidelines for the removal, destruction or lopping of native vegetation*. Page 17 of the 2017 Assessors Handbook notes that impact rare or threatened species 'will be stated on the NVR report'. The NVR (Native vegetation Removal) Report is provided in Attachment 1 and Page 5-7 of the NVR Report provides the required information on impacts to rare or threatened species habitats on the site including:

- the species' conservation status
- the proportional impact of the removal of native vegetation on the total habitat for that species
- whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat.

The results of this threatened species assessment show that there is a proportional impact of 0.0058% of mapped habitat for the Red-tip Greenhood as this is a highly localised species. Given the overall impact is limited to 0.049 hectares, there is no proportional impact to other rare or threatened species listed in the NVR report.

2.5 Environmental Significance Overlay Objectives- ESO1

The ESO1 objectives include preservation and enhancement of the biodiversity of the area, as the vegetated areas create a biolink for wildlife and flora, furthermore the area contains threatened flora and fauna that should be protected.

Objective	Response
To protect and enhance the significant environmental and landscape values in the northern hills area, retention and enhancement of indigenous vegetation	<p>The proposed shed and impact area is close to the dwelling, thereby siting the proposed works within an area that is largely disturbed.</p> <p>The tree removal for the associated 10m Defendable Space of the proposed shed includes 1 high-threat weed, Sweet Pittosporum, removing it will reduce the colonization of weeds.</p>
To ensure that the siting and design of buildings does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow	Approximately 48% of the defendable space of the shed is shared with the existing dwelling and more than a half of the shed is located within the dwelling buffer, which are mostly free of native

Objective	Response
bearing trees habitat of botanical and zoological significance and water quality and quantity.	vegetation. Furthermore, no hollow bearing trees or large trees are proposed to be impacted.
To ensure that the siting and design of buildings and works addresses environmental hazard including slope, erosion, and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.	The proposed shed and 10m defendable space will increase the fire risk resilience of the existing dwelling by sharing some area with the 10m house buffer.
To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.	The location of the proposed shed was selected because it will not impact directly the larger and more contiguous areas of vegetation and fauna habitat within the study site, however associated defendable space requirements are a mandatory requirement.



3 Implications under the Native Vegetation Removal Guidelines

Clause 52.17 is the principle clause under the Cardinia Planning Scheme that regulates native vegetation protection and permitted removal. The *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) (referred to as the *Native Vegetation Guidelines*) is the primary reference document under this clause. Native Vegetation is regulated under all Victorian Planning Schemes and is defined in Clause 72 as:

'Plants that are indigenous to Victoria, including trees shrubs, herbs and grasses'.

Clause 52.17 regulates clearing of native vegetation by achieving no net loss to Victoria's biodiversity. This is achieved through the following approaches:

- a) Avoid the removal, destruction or lopping of native vegetation.
- b) Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- c) Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.
- d) To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

3.1 Native Vegetation Impact

Assessment of native vegetation impact to accommodate the proposed shed includes the following:

- The full extent of understorey vegetation within 10 metres¹ of the shed or to the property boundary
- The full extent of canopy of tree proposed for removal

Given the proposed shed location is already within a formed building pad that accommodates smaller buildings and storage areas, the impacts of grading and earthworks is not relevant in this instance.

The assessed impact amounts to 0.049 hectares of Grassy Forest EVC 128 as indicated in Map 3 of Appendix 1.

The impact assessment has also considered potential impacts in accordance with the Assessors Handbook (DELWP 2017b) as per Table 2.

¹10 metres of defendable space around the shed is required by the bushfire planning regulations, which includes tree removal to create 2 metres of canopy separation between trees.



Table 2. Consideration of Native Vegetation Impacts

Ancillary works and uses around a new dwelling assumes 100% loss of native vegetation within 10 metres from a building	na
Impacts to Tree Protection Zones (generally >10% though exceptions may apply)	na
The full canopy extent of all trees deemed to be impacted	✓
The need for firebreaks or Defendable space to reduce bushfire risk	✓
Installation of services and utilities	na
Impacts of construction activity, compaction and excavation	na
Septic treatment systems and stormwater runoff	na
Exemptions triggered from approved dwellings or subdivisions	na

Furthermore the impact assessment has considered existing exemptions including:

- Bushfire Exemptions for existing dwellings specified in clause 52.12 (commonly referred to as the 10/50 entitlements)
- Fenceline maintenance exemptions as set out in Clause 52.17-7 table of exemptions.

Application Category

The assessment category of an application is determined by its extent and location in accordance with Table 2. The location category is a biodiversity mapping unit that has been determined across Victoria and is represented in three categories:

- Location 3 – includes locations where the removal of less than 0.5 hectares of native vegetation could have a significant impact on habitat for a rare or threatened species.
- Location 2 – includes locations that are mapped as endangered EVCs and/or sensitive wetlands and coastal areas are not included in Location 3
- Location 1 – includes all remaining locations in Victoria.

Table 3. Determining the assessment Category

Extent of Native Vegetation	Location Category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	<u>Detailed</u>
Less than 0.5 hectares include one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Source: Table 3, *Guidelines for the removal, destruction or lopping of native vegetation* (DEPI 2017)

The impact area is within Location 3 and therefore the application automatically falls within the 'Detailed Assessment Pathway'

3.1.1 Biodiversity Impact and Offset Requirements

The Native Vegetation Removal (NVR) report was generated by uploading spatial data from the impact assessment into the online NVR Map. The offset requirement that applies to approved native vegetation removal is:

Extent	0.049 hectares
Offset Type	Species Offset
Offset Amount	0.042 Species Habitat Units for Red-tip Greenhood, <i>Pterostylis sp. aff. parviflora</i> (Southern Victoria) (505293)
Large Trees	0

The DEECA NVR Report verifies the results of the impact and offset assessment and is provided in attachment 1.

Although the proposed vegetation removal is within mapped habitat for Red-tip Greenhood, habitat modelling should take the following into account:

- The mapping is indicative only across broad areas and localised impacts do not necessarily represent sites that are likely to support this species
- As shown in Figure 9, mapping is overlayed on areas of clearing and built form including the subject site and neighbouring properties, indicating that persistence of this species is not possible in some locations

Figure 9. Sample of Red-tip Greenhood Habitat Mapping



Given the long-standing history of disturbance to the impact site and its association with long-term residential land use, it is considered unlikely that the impact site would support Red-tip Greenhood specimens, let along provide suitable habitat for the species.

3.1.2 Offset Strategy

A native vegetation offset works on the principle of providing an ecological gain equivalent to the value of native vegetation loss. There are two ways in which an offset can be secured:

- Through legal protection, conservation management and forfeit of rights to the use the land (e.g. grazing and firewood collection) on the same property, providing sufficient areas of native vegetation is available or,
- Purchase of a third-party native vegetation offset. This is typically purchased through an accredited broker trading under the State's Native Vegetation Credit Register

Given the small offset required and strict obligations of a first-party offset, a third party offset is recommended and two Red-tip Greenhood offsets are available as shown in Attachment 2.

3.1.3 Avoid and Minimise Statement

As required for all applications, an avoid and minimise statement is provided below to demonstrate how the application has reduced impacts on biodiversity and other values of native vegetation.

Strategic Level Planning¹

Strategic Level Planning was considered in this assessment with references to:

- VicPlan Online [Vicplan \(mapshare.vic.gov.au\)](http://mapshare.vic.gov.au) which maintains records on planning scheme amendments or changes to zones or overlays (dating back to July 2017)
- Native Vegetation Precinct Plans relevant to the municipality (as outlined in Schedules to Clause 52.16)
- Sites under the Melbourne Strategic Assessment Levy Area

Based on these sources, no information is available that pertains to Strategic Level Planning initiatives that affect the subject site.



¹ Strategic level planning is any regional or landscape scale planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape

Site Level Planning²

- The siting of the shed, although slightly larger, covers the footprint of the existing shed. Reducing direct impacts to native vegetation.
- The shed is within 4m of the dwelling, thereby consolidating areas of disturbance and built form. As a result, native vegetation occupies less than 50% of the 10m defendable space area. Most areas of vegetation in the defendable space consists of cleared areas, exotic grasses and planted vegetation, minimising impacts to native vegetation.
- The proposed shed is within a marginal area of native vegetation which allows for retention of the balance of native vegetation on the land (approximately 0.65 hectares). The impact to native vegetation is limited to 7% of native vegetation extent on the property.
- Defendable space requirements and the proposed building will not impact any individual of Red-Tip Greenhood and it appears to be absent from the property or at least not present within the impact area
- No Large Canopy Trees are to be removed or impacted

There are no feasible opportunities to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal and bushfire protection measures.



² Site level planning refers to how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation

4 Conclusion and Recommendations

The proposed development will lead to removal or impact to 0.049 hectares of Grassy Forest including 7 canopy trees and a depleted understorey in order to construct the shed and meet defendable space requirements.

4.1 Native Vegetation Offset Requirements

The development will lead to loss of 0.049 hectares of native vegetation requiring a permit for removal. The loss of native vegetation generates the following offset requirement:

Offset Type	Species Offset
Offset Amount	0.042 Species Habitat Units for Red-tip Greenhood, <i>Pterostylis</i> sp. aff. <i>parviflora</i> (Southern Victoria) (505293)
Large Trees	0

A search for a Red-tip Greenhood species offset revealed two third party offset sites that are available for purchase. A list of these sites is included in Attachment 2.

No large or hollow bearing trees are impacted by the proposal and it deemed that the siting of the shed has appropriately considered the objectives of the Environmental Significance Overlay (ESO1) and the 'avoid and minimise' principle of Clause 52.17 and the Native Vegetation Guidelines.

To further minimise impacts to native vegetation, it is critical that the construction process is well managed including:

- Tree and vegetation removal being limited to what is approved under the permit
- All construction activity to utilise cleared areas or non-native vegetation areas including machinery movement, parking, storage and stockpiles
- Earthworks must be to the minimum extent necessary

Threatened Flora

Red-tip Greenhood, a species listed as Endangered under the FFG Act, was not found within the impact area or broader areas of the subject site. However, within the southern adjacent area of the study site another species of Greenhood colonies was found. A detailed morphological assessment was undertaken and determined that the species is Nodding Greenhood *Pterostylis nutans*. Nodding Greenhood has a particular green and drooping flower, Red-tip Greenhood has a upright white and green striped flower, with a reddish-brown petals and tips which distinguish them from similar species.



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Date Prepared: 10 February 2026

5 References

DELWP (2017) Guidelines for the removal, destruction or lopping of native vegetation (the Department of Environment, Land, Water and Planning, December 2017)

DELWP (2017b) Assessors Handbook – Applications to remove, destroy or lop native vegetation (the Department of Environment, Land, Water and Planning, December 2017)

DELWP (2017c) Nature Kit Online. the Department of Environment, Land, Water and Planning, December 2017. <http://maps.biodiversity.vic.gov.au/viewer/?viewer=NatureKit>

DELWP (2017d) Native Vegetation Gain Scoring Manual the Department of Environment, Land, Water and Planning, December 2017)

DEPI (2014b) Ecological Vegetation Class (EVC) Benchmarks for each Bioregion. Department of Environment and Primary Industries, Government of Victoria. Accessed via: <http://www.dse.vic.gov.au/conservation-and-environment/native-vegetation-groups-for-victoria/ecological-vegetation-class-etc-benchmarks-by-bioregion>

DSE (2009) Vegetation Quality Assessment Manual–Guidelines for applying the habitat hectares scoring method. Version 1.3. Victorian Government Department of Sustainability and Environment, Melbourne.



Appendix 1. Maps

The following maps were produced using Quantum GIS (QGIS 3.2) and were developed from various datasets including:

- Aerial photography available through Google Earth (AusMap) and Nearmap
- VicMap layers (Parcel, Roads, Waterways and Local Government Boundaries)
- Development Drawings provided by M&D
- GPS based data collected in the field



Map 1 - Existing Conditions

61 Vernon Road
Beaconsfield

- Title Boundary
- Existing Dwelling
- Habitat Zones
 - Non-Native
 - Habitat Zone
Grassy Forest EVC 128



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Date Prepared: 10 February 2025

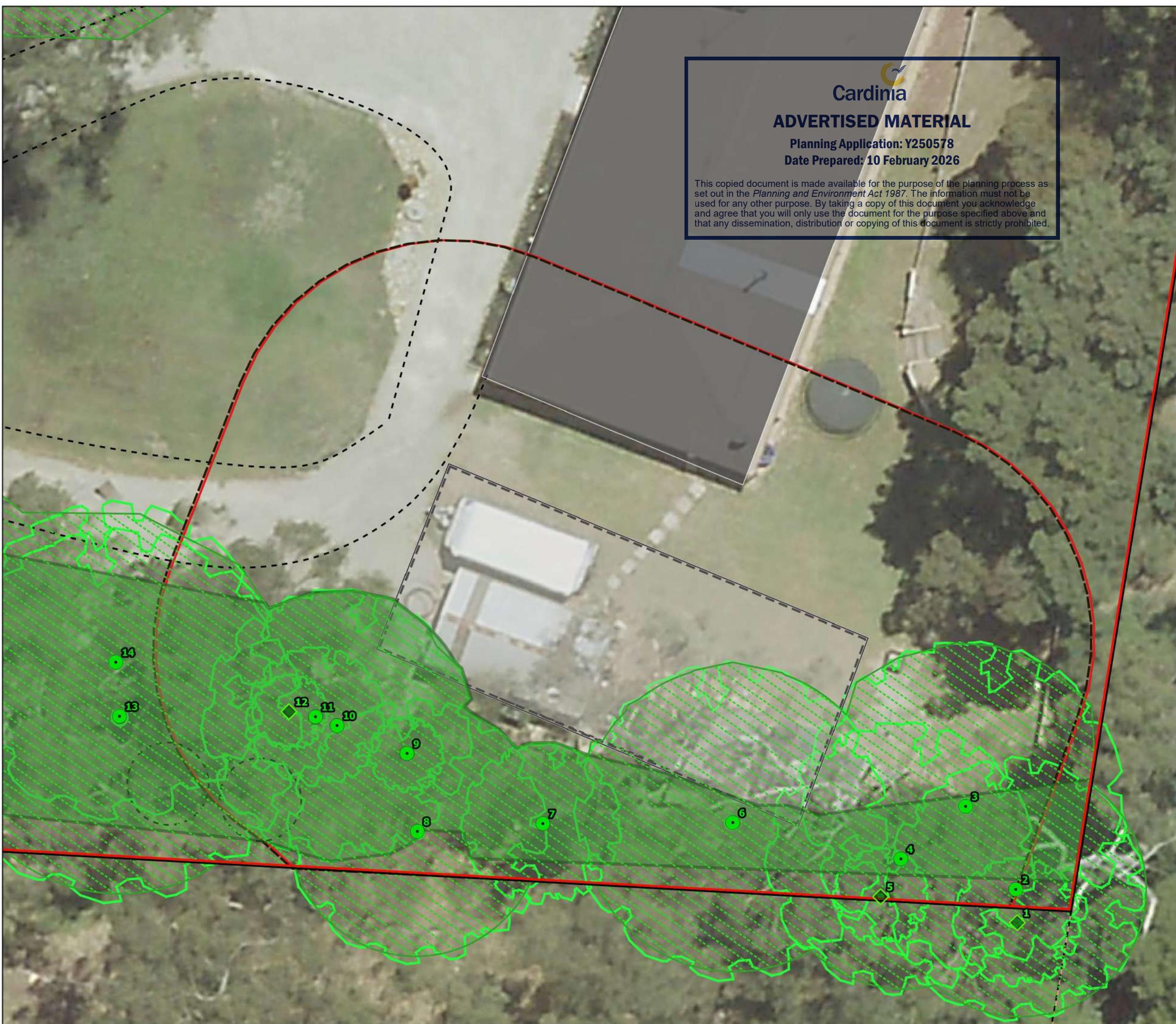
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Zone 1
0.694 ha

Scale (A3) 1:500

0 10 20 m





Map 2 - Development Layout and Assessed Trees

61 Vernon Road Beaconsfield

Title Boundary

Development Layout

Existing Dwelling

Proposed Shed

Defendable Space (10m or to boundary)

Existing Driveway

— Surveyed Trees

Native Canopy Tree

Sweet Pittosporum

Habitat Zones

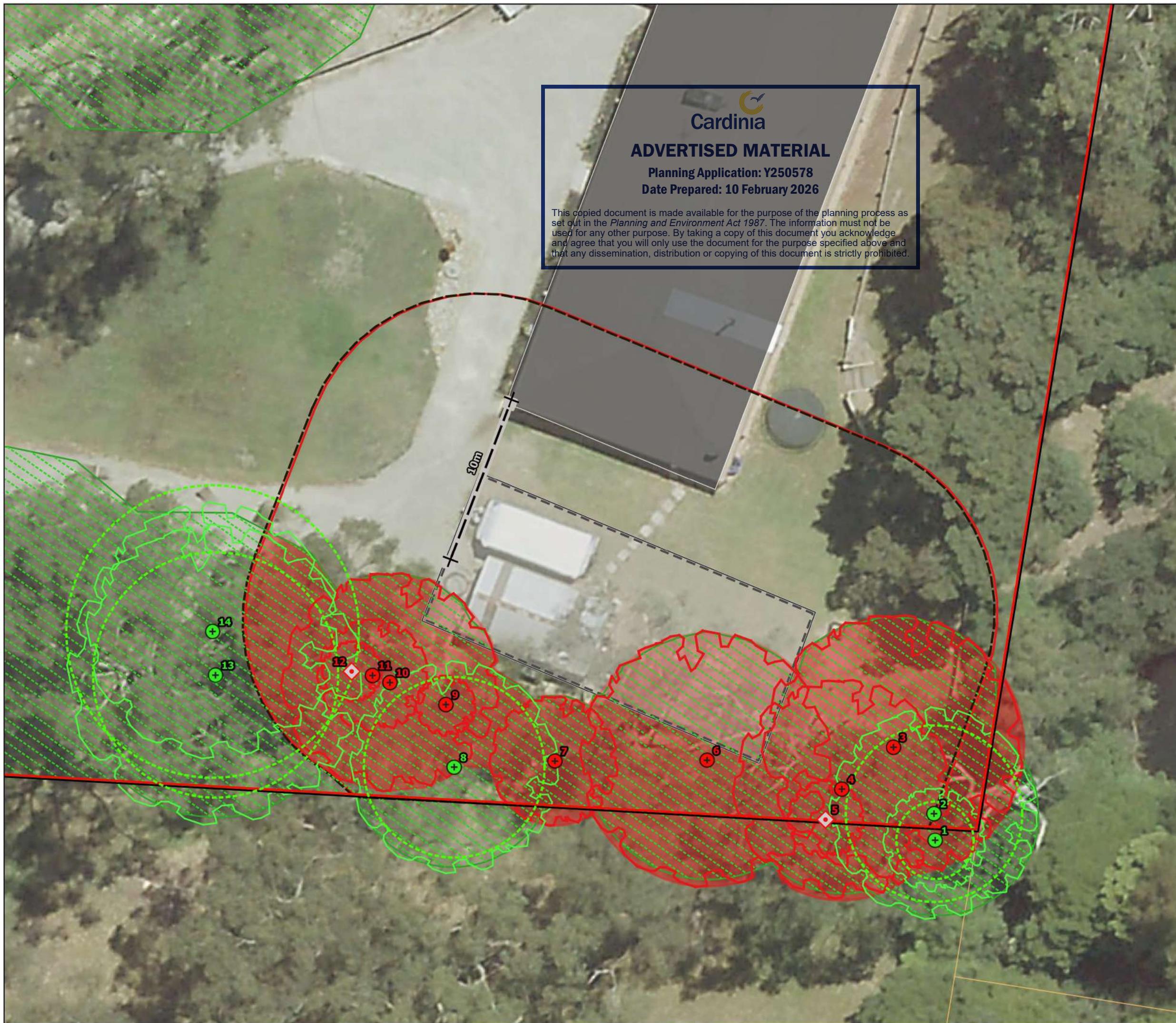
Extent of Habitat Zone 1 (including canopy extent)

Extent of native understorey

N
Date: 16 December 2025
Created by: Greg James
Map Program: QGIS 3.20

Scale (A3) 1:160

0 5 10 m



Map 3 - Native Vegetation Impact

61 Vernon Road Beaconsfield

Title Boundary

Development Layout

Existing Dwelling

Proposed Shed

10m Defendable Space

Remove

Retain

Tree Assessment

Notional Root Zone of Retained Tree

Canopy Tree to be retained

Sweet Pittosporum to be removed

Canopy Tree to be removed

Native Vegetation Impact

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Date Prepared: 10 February 2026

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Appendix 2. Flora Observations

* Introduced species C Regionally Controlled # - Victorian native P-Protected under the FFG Act

Origin	Scientific Name	Common Name	FFG	EPBC	Lifeform
	<i>Acacia melanoxylon</i>	Blackwood			Understorey tree or large shrub
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee			Medium herb
#	<i>Adiantum aethiopicum</i>	Common Maidenhair			Ground fern
*	<i>Allium triquetrum</i>	Angled Onion			Medium herb
*	<i>Alternanthera philoxeroides</i>	Alligator Weed			Medium herb
*C	<i>Anthoxanthum odoratum</i>	Sweet Vernal-grass			Medium to small tufted graminoid
	<i>Asperula conferta</i>	Common Woodruff			Medium herb
	<i>Austrostipa spp.</i>	Spear Grass			Medium to small tufted graminoid
	<i>Billardiera scandens s.l.</i>	Common Apple-berry			Scrambler or climber
	<i>Breutelia affinis</i>	Common Breutelia			Small or prostrate herb
#	<i>Callistemon spp.</i>	Bottlebrush			Shrub > 1m in height
	<i>Cyathea australis</i>	Rough Tree-fern	P		Tree Fern
*	<i>Cenchrus clandestinus</i>	Kikuyu			Large non-tufted graminoid
*	<i>Cerastium glomeratum s.l.</i>	Common Mouse-ear Chickweed			Medium herb
	<i>Chiloglottis sp.</i>	Bird Orchid			Medium herb
	<i>Cladonia spp.</i>	Candelabra Lichen			Small or prostrate herb
	<i>Clematis aristata</i>	Mountain Clematis			Scrambler or climber
	<i>Coprosma quadrifida</i>	Prickly Currant-bush			Medium shrub
	<i>Cynodon dactylon</i>	Couch			Medium to tiny non-tufted graminoid
*	<i>Cyperus eragrostis</i>	Drain Flat-sedge			Medium to small tufted graminoid
*	<i>Dactylis glomerata</i>	Cocksfoot			Medium to tiny non-tufted graminoid
*	<i>Ehrharta erecta</i>	Panic Veldt-grass			Medium to small tufted graminoid
*	<i>Erica lusitanica</i>	Spanish Heath			Medium shrub
	<i>Eucalyptus goniocalyx s.l.</i>	Bundy			Understorey tree or large shrub
	<i>Eucalyptus macrorhyncha</i>	Red Stringybark			Understorey tree or large shrub
	<i>Eucalyptus obliqua</i>	Messmate Stringybark			Understorey tree or large shrub
	<i>Eucalyptus radiata s.l.</i>	Narrow-leaf Peppermint			Understorey tree or large shrub
	<i>Exocarpos cupressiformis</i>	Cherry Ballart			Understorey tree or large shrub
*	<i>Fumaria bastardii</i>	Bastard's Fumitory			Scrambler or climber
	<i>Gahnia radula</i>	Thatch Saw-sedge			Large tufted graminoid
*	<i>Galium aparine</i>	Cleavers			Scrambler or climber
	<i>Galium spp.</i>	Bedstraw			Small or prostrate herb
*	<i>Gamochaeta americana</i>	Spiked Cudweed			Small or prostrate herb
#	<i>Geranium sp. 5</i>	Naked Crane's-bill			Medium herb

Origin	Scientific Name	Common Name	FFG	EPBC	Lifeform
	<i>Geranium</i> spp.	Crane's Bill			Small or prostrate herb
	<i>Goodenia ovata</i>	Hop Goodenia			Medium shrub
*	<i>Holcus lanatus</i>	Yorkshire Fog			Large non-tufted graminoid
*	<i>Hypochaeris</i> spp.	Cat's Ear			Small or prostrate herb
	<i>Lagenophora stipitata</i> s.l.	Common Bottle-daisy			Medium herb
	<i>Lepidosperma elatius</i>	Tall Sword-sedge			Large tufted graminoid
*	<i>Lolium</i> spp.	Rye Grass			Medium to tiny non-tufted graminoid
*	<i>Lysimachia arvensis</i> var. <i>arvensis</i>	Scarlet Pimpernel			Medium herb
	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass			Medium to tiny non-tufted graminoid
	<i>Microtis unifolia</i>	Onion Orchid			Medium herb
*	<i>Oxalis pes-caprae</i>	Soursob			Medium herb
	<i>Oxalis</i> spp.	Wood Sorrel			Medium herb
#	<i>Pittosporum undulatum</i>	Sweet Pittosporum			Understorey tree or large shrub
*	<i>Plantago lanceolata</i>	Ribwort			Large herb
*	<i>Poa annua</i> s.l.	Annual Meadow-grass			Medium to small tufted graminoid
	<i>Poa</i> spp.	Tussock Grass			Medium to tiny tufted graminoid
*	<i>Prunella vulgaris</i>	Self-heal			Medium herb
	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	Austral Bracken			Ground fern
*C	<i>Rubus fruticosus</i> spp. agg.	Blackberry			Scrambler or climber
	<i>Rytidosperma</i> spp.	Wallaby Grass			Medium to tiny tufted graminoid
	<i>Senecio glomeratus</i>	Annual Fireweed			Large herb
*	<i>Solanum nigrum</i> s.l.	Black Nightshade			Large herb



Attachment 1. DEECA Native Vegetation Removal Report

The Native Vegetation Removal (NVR) Report on the overleaf was generated using spatial data from the site assessment and inputs into the online NVR Map in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).





Native Vegetation Removal Report

NVRR ID: 311_20251104_ATC

This report provides information to support an application to remove, destroy or lop native vegetation in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (the Guidelines). This report is **not an assessment by DEECA** of the proposed native vegetation removal. Native vegetation information and offset requirements have been determined using spatial data provided by the applicant or their consultant.

Report details

Date created: 04/11/2025

Local Government Area: CARDINIA SHIRE

Shapefile name: 25031 NVR.shp

Regulator Notes

Removal polygons are located:

Site assessor name: Emma Madgwick

Registered Aboriginal Party: Bunurong

Coordinates: 145.39362, -38.03640

Address:

226 PAYNE ROAD BEACONSFIELD 3807

61 VERNON ROAD BEACONSFIELD 3807

67 VERNON ROAD BEACONSFIELD 3807





Summary of native vegetation to be removed

Assessment pathway	Detailed Assessment Pathway		
Location category	Location 3 Within this area, the removal of less than 0.5 hectares of native vegetation could have a significant impact on the habitat of one or more rare or threatened species. In such cases, a Species Offset will be required.		
Total extent including past and proposed removal (ha) <i>Includes endangered EVCs (ha): 0</i>	0.049	<i>Extent of past removal (ha)</i>	0
		<i>Extent of proposed removal - Patches (ha)</i>	0.049
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	0	<i>No. Large Patch Trees</i>	0
		<i>No. Large Scattered Trees</i>	0
No. Small Scattered Trees	0		

Offset requirements if approval is granted

Any approval granted will include a condition to obtain an offset, before the removal of native vegetation, that meets the following requirements:

Species Offset amount	0.042 Species Habitat Units for Red-tip Greenhood, Pterostylis sp. aff. parviflora (Southern Victoria) (505293)
Large Trees*	0
*The total number of Large Trees that the offset must protect	0 Large Trees to be protected in either the General, Species or combination across all habitat units protected

NB: values within tables in this document may not add to the totals shown above due to rounding

Appendix 1 includes information about the native vegetation to be removed

Appendix 2 includes information about the rare or threatened species with mapped habitat at the site

Appendix 3 includes the following figures

- Location map
- Strategic Biodiversity Value map
- Condition map
- Endangered EVCs map
- Aerial photograph showing mapped native vegetation
- Property in context
- Habitat Importance maps



1. The General Offset amount required is the sum of all General Habitat Units in Appendix 1.
2. Minimum strategic biodiversity value score is 80 per cent of the weighted average score across habitat zones where a General Offset is required.
3. The Species Offset amount(s) required is the sum of all Species Habitat Units in Appendix 1.



Next steps

Any proposal to remove native vegetation must meet the application requirements of the Detailed Assessment Pathway and it will be assessed under the Detailed Assessment Pathway.

If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority. The responsible authority will refer your application to DEECA for assessment, as required. **This report is not a referral assessment by DEECA.**

This *Native vegetation removal report* must be submitted with your application for approval to remove, destroy or lop native vegetation.

Refer to the Guidelines for a full list of application requirements. This report provides information that meets the following application requirements:

- The assessment pathway and reason for the assessment pathway.
- A description of the native vegetation to be removed (partly met).
- Maps showing the native vegetation and property (partly met).
- Information about the impacts on rare or threatened species.
- The offset requirements determined in accordance with Section 5 of the Guidelines that apply if approval is granted to remove native vegetation.

Additional application requirements must be met including:

- Topographical and land information
- Recent dated photographs.
- Details of past native vegetation removal.
- An avoid and minimise statement.
- A copy of any Property Vegetation Plan as applicable.
- A defendable space statement as applicable.
- A statement about the Native Vegetation Precinct Plan (NVPP) as applicable.
- A site assessment report including a habitat hectare assessment of any patches of native vegetation and details of trees.
- An offset statement that explains that an offset has been identified and how it will be secured.





Appendix 1: Description of native vegetation to be removed

The Species-General Offset Test was applied to your proposal. This test determines if the proposed removal of native vegetation has a proportional impact on any rare or threatened species habitats above the Species Offset threshold. The threshold is set at 0.005 per cent of the mapped habitat value for a species. When the proportional impact meets or exceeds the Species Offset threshold, a Species Offset is required. This test is completed for all species with mapped habitat at the site. Multiple Species Offsets will be required if the Species Offset threshold is exceeded for multiple species.

Where a zone requires Species Offset(s), the Species Habitat Units for each species in that zone are calculated by the following equation in accordance with the Guidelines: ***Species Habitat Units = extent without overlap x condition score x species landscape factor x 2, where the species landscape factor = 0.5 + (habitat importance score/2)***

The Species Offset amount(s) required is the sum of all Species Habitat Units per zone.

Where a zone does not require a Species Offset, the General Habitat Units in that zone are calculated by the following equation in accordance with the Guidelines: ***General Habitat Units = extent without overlap x condition score x general landscape factor x 1.5, where the general landscape factor = 0.5 + (strategic biodiversity value score/2)***

The General Offset amount required is the sum of all General Habitat Units per zone.

Native vegetation to be removed

Information provided by or on behalf of the applicant							Information calculated by NVR Map						
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	HI Score	Habitat Units	Offset Type
1-a	Patch	-	HSF_0128	Vulnerable	no	0.430	-	0.049	0.049	0.850	1.000	0.042	Red-tip Greenhood Pterostylis sp. aff. parviflora (Southern Victoria) (505293)



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Planning Application: Y250578

Date Prepared: 10 February 2026

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Appendix 2: Information about impacts to rare or threatened species' habitats on site

This table identifies all rare or threatened species with mapped habitat at the site and the proportional impact associated with the proposed native vegetation removal.

Species common name	Species scientific name	TAXON ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Red-tip Greenhood	Pterostylis sp. aff. parviflora (Southern Victoria)	505293	Rare	Highly Localised Habitat	Habitat importance map	0.0058
Grey Goshawk	Accipiter novaehollandiae novaehollandiae	10220	Vulnerable	Dispersed	Habitat importance map	0.0000
Powerful Owl	Ninox strenua	10248	Vulnerable	Dispersed	Habitat importance map	0.0000
Masked Owl	Tyto novaehollandiae novaehollandiae	10250	Endangered	Dispersed	Habitat importance map	0.0000
Sooty Owl	Tyto tenebricosa tenebricosa	10253	Vulnerable	Dispersed	Habitat importance map	0.0000
White-throated Needletail	Hirundapus caudacutus	10334	Vulnerable	Dispersed	Habitat importance map	0.0000
Spot-tailed Quoll	Dasyurus maculatus maculatus	11008	Endangered	Dispersed	Habitat importance map	0.0000
Greater Glider	Petauroides volans	11133	Vulnerable	Dispersed	Habitat importance map	0.0000
Lace Monitor Cardinia	Varanus varius	12283	Endangered	Dispersed	Habitat importance map	0.0000
ADVERTISED MATERIAL Swamp Skink Planning Application: Y250578 Date Prepared: 10 February 2026	Lissolepis coventryi	12407	Vulnerable	Dispersed	Habitat importance map	0.0000

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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Southern Toadlet	<i>Pseudophryne semimarmorata</i>	13125	Vulnerable	Dispersed	Habitat importance map	0.0000
Australian Grayling	<i>Prototroctes maraena</i>	4686	Vulnerable	Dispersed	Habitat importance map	0.0000
Spurred Helmet-orchid	<i>Corybas aconitiflorus</i>	500835	Rare	Dispersed	Habitat importance map	0.0000
Clover Glycine	<i>Glycine latrobeana</i>	501456	Vulnerable	Dispersed	Habitat importance map	0.0000
Tufted Club-sedge	<i>Isolepis wakefieldiana</i>	501789	Rare	Dispersed	Habitat importance map	0.0000
Rough Daisy-bush	<i>Olearia asterotricha</i>	502300	Rare	Dispersed	Habitat importance map	0.0000
Cobra Greenhood	<i>Pterostylis grandiflora</i>	502798	Rare	Dispersed	Habitat importance map	0.0000
Swamp Bush-pea	<i>Pultenaea weindorferi</i>	502881	Rare	Dispersed	Habitat importance map	0.0000
Wine-lipped Spider-orchid	<i>Caladenia oenochila</i>	503694	Vulnerable	Dispersed	Habitat importance map	0.0000
Southern Xanthosia	<i>Xanthosia tasmanica</i>	504088	Rare	Dispersed	Habitat importance map	0.0000
Velvet Apple-berry	<i>Billardiera scandens</i> s.s.	504290	Rare	Dispersed	Habitat importance map	0.0000



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Species common name	Species scientific name	Taxon ID	Conservation status	Group	Habitat impacted	Proportional impact (%)
Strzelecki Gum	<i>Eucalyptus strzeleckii</i>	504558	Vulnerable	Dispersed	Habitat importance map	0.0000
Parsley Xanthosia	<i>Xanthosia leiophylla</i>	504562	Rare	Dispersed	Habitat importance map	0.0000
Green-striped Greenhood	<i>Pterostylis chlorogramma</i>	504728	Vulnerable	Dispersed	Habitat importance map	0.0000
Forest Phebalium	<i>Phebalium squamulosum</i> subsp. <i>squamulosum</i>	504817	Rare	Dispersed	Habitat importance map	0.0000
Winter Sun-orchid	<i>Thelymitra hiemalis</i>	505006	Endangered	Dispersed	Habitat importance map	0.0000
Dandenong Wattle	<i>Acacia stictophylla</i>	505140	Rare	Dispersed	Habitat importance map	0.0000
Large-leaf Cinnamon-wattle	<i>Acacia leprosa</i> var. <i>uninervia</i>	505141	Rare	Dispersed	Habitat importance map	0.0000
Green Scentbark	<i>Eucalyptus fulgens</i>	505175	Rare	Dispersed	Habitat importance map	0.0000
Austral Crane's-bill	<i>Geranium solanderi</i> var. <i>solanderi</i> s.s.	505337	Vulnerable	Dispersed	Habitat importance map	0.0000

Habitat Group

- Highly localised habitat means there is 2,000 hectares or less mapped habitat for the species.
- Dispersed habitat means there is more than 2,000 hectares of mapped habitat for the species.

Habitat Impacted

The Species General Offset test, as described in Section 5.3.1 of the Guidelines, is used to determine if proposed native vegetation removal will result in a proportionally significant impact on the habitat value of rare or threatened species. The test is applied where the native vegetation proposed for removal:

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- Intersects the Habitat Importance Map for a rare or threatened species; or
- Intersects the 'top ranking' modelled habitat for a rare or threatened species with dispersed habitat, as identified in its Top Ranking Habitat Importance Map.

Top Ranking Maps consist of the 2,000 hectares of habitat with the highest Habitat Importance Scores for each dispersed species.

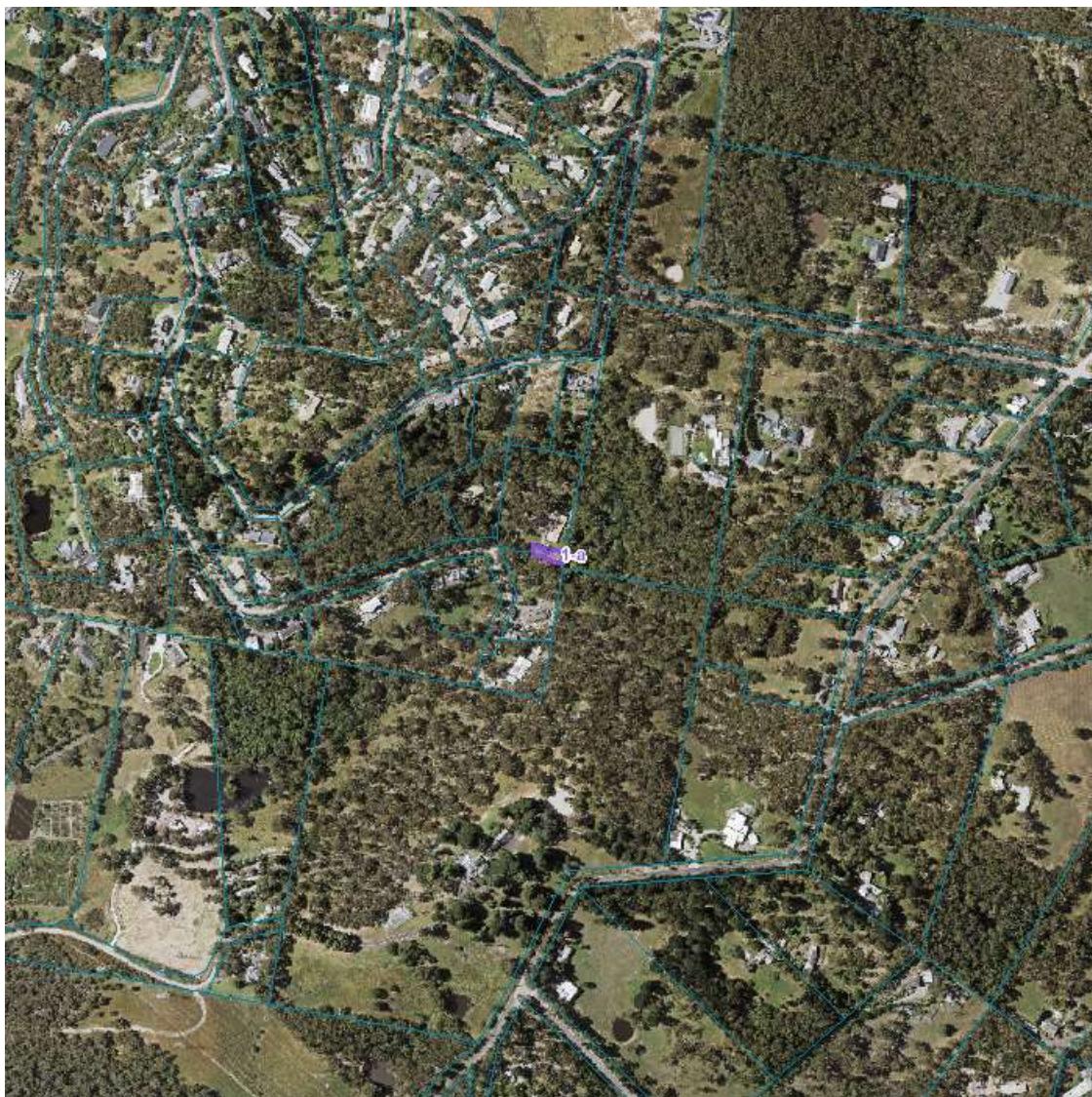
The 'Habitat impacted' column identifies whether the Habitat Importance Map or its Top Ranking Map was used to determine the proportional impact for a species with dispersed habitat.





Appendix 3: Images of mapped native vegetation

1. Property in context



- Proposed Removal
- Past Removal
- Partial Removal
- Property Boundaries



200 m



2. Aerial photograph showing mapped native vegetation



- █ Proposed Removal
- █ Past Removal
- █ Partial Removal



35 m



3. Location Risk Map



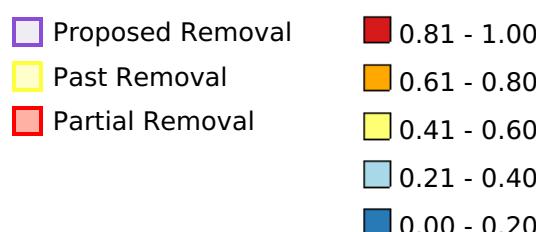
Proposed Removal	Location 1
Past Removal	Location 2
Partial Removal	Location 3



35 m



4. Strategic Biodiversity Value Score Map



35 m



5. Modelled Condition Score Map



□ Proposed Removal
□ Past Removal
□ Partial Removal

■ 0.81 - 1.00
■ 0.61 - 0.80
■ 0.41 - 0.60
■ 0.21 - 0.40
■ 0.00 - 0.20



35 m





6. Modelled Endangered EVCs

Not Applicable





7. Habitat Importance maps

Red-tip Greenhood

Pterostylis sp. aff. parviflora (Southern Victoria)

505293



Removal Features

Habitat Importance



100



35 m



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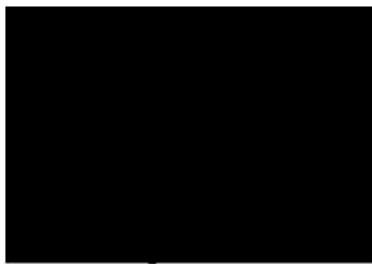
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Attachment 2. Available Native vegetation Credits

The report on the overleaf lists native vegetation credits available to purchase through the Native Vegetation Credit Register based on the minimum offset requirements for the proposed development.





Our Ref: VLQ-11945
Your Ref: TBA

Re: Quotation for the supply of native vegetation credits

Vegetation Link is an accredited offset broker with the Department of Energy, Environment and Climate Action (DEECA). Based on the information provided, I understand you require the following:

Species	SBEU/ SHU	Large Trees
Red-tip Greenhood (<i>Pterostylis rubescens</i>)	0.042	-

To meet your offset requirements, you can purchase native vegetation credits from a third party as per the trade¹ options quoted below. Credit trading turnaround time is approximately 2-5 weeks from acceptance of a valid quote. This quotation is valid for 14 days, subject to credit availability.

3-Party CTA Pathway - offset site located on Woiworung Country in the Cardinia LGA

Cost of native vegetation offsets (invoiced by the Credit Owner)	\$7,173.67
Cost of broker fee (invoiced by Vegetation Link)	\$2,250.00
Subtotal cost ex. GST	\$9,423.67
Total cost inc. GST	\$10,366.04

To proceed with a trade, please complete and return the purchaser details form provided via email. Upon receipt of the form, we will begin the trade process. Further details of the process are in the FAQ below.

Kind regards,

Shannen Hunter

Broker – State Biodiversity Offsets



FAQs

What is a third party offset?

A third-party offset means securing offsets from a site owned by a landowner who manages and protects native vegetation on their land or from a credit owner with excess credits to sell. Landowners who establish these offset sites are required to:

- Enter into a Landowner Agreement for the specified offset site. A landowner agreement is in perpetuity and is binding upon the current and future landowners of the site. It permanently restricts use of the site for many purposes.
- Implement a detailed 10-year Management Plan endorsed by the DEECA Native Vegetation Offset Register to manage and improve the biodiversity values of the site.

How is the price of native vegetation offset credits (GHUs, GBEUs etc.) determined?

Credit owners set their own price for native vegetation credits. They determine the price based on numerous factors. These include but are not limited to; site establishment costs, the cost to manage the site in perpetuity (e.g., maintain fencing, control pest species), foregone use cost and administrative costs. Depending on how the site is registered, the credit fee may be paid to either DEECA or directly to the credit owner.

Further information about the work some of our landowners are doing can be found on the [Vegetation Link website](#).

What is the process after I accept the quote?

After you accept the quote and return the purchaser table, the following steps will be undertaken:

1. We will ensure the credits are still available and if necessary, submit a credit advice form for a pending trade to DEECA, to sanction the specified credits,
2. We will set up a credit trade agreement (CTA) and issue this for review and signing by the relevant parties involved. If credits are being purchased and allocated to a project simultaneously, we will include this within the documentation issued to you,
3. Once signed by all parties, we will submit the executed documentation to the relevant entity for invoicing. Invoices will be issued for the fees listed in the quotation. We will send you two invoices, one for the broker fee (payable within 14 days from the date of issue), invoiced by Vegetation Link and one for the credit fee (payable within 28 days from the date of issue), to be paid to DEECA or the Credit Owner. We recommend providing remittances for all your payments,
4. Once payments are received, the Native Vegetation Offset Register (NVOR) will issue the allocated credit extract/s, or purchased credit statement/s to Vegetation Link, which will then be sent to the appropriate recipients. A copy of the executed CTA will also be issued, as evidence that you have purchased the offset.

Generally, the process from quote acceptance to having evidence of purchased (and allocated) credits takes between 2-5 weeks from receipt of a completed Purchaser Details form. This is dependent on a range of factors including the type of landholder agreement or credit trade agreement, organisational workflows, and turnaround times for signing and payment of invoices. We work as quickly as possible to get your credits to you within this period.

We note that you **cannot** remove vegetation until you have been given permission by the Responsible Authority (usually the council that has issued a permit).



What happens if I don't have a permit yet?

When people are buying credits before a permit is issued, the following three options are most common:

- You can purchase offsets before the planning permit is available, and then subsequently request that the offsets be allocated to the permit once it becomes available. This will incur an additional \$250 fee for Vegetation Link to facilitate this process. When considering this option, it is important to realise that your estimated offset requirements may be different than the actual permit requirements, which may result in additional costs.
- You can wait for the planning permit to be approved first and then request a quote to meet the requirements of the permit. Should credits be available, you can then start the offset purchase process. We then use the planning permit number for allocating the credits. Allocating credits to the permit is evidence that the offsets have been purchased and that the condition on the permit has been met.
- You can request a quote to confirm availability and to get an idea of the cost of your requirements before you apply for a permit. Once a planning permit has been issued, you can then request an updated quote. It is at this point that you can then go through the offset purchase process.

We cannot guarantee credit availability until a) contracts are executed, or b) credits have been held via a pending trade lodged with DEECA Native Vegetation Offset Register.

We cannot guarantee prices until a) a quote has been accepted within 14 days, and b) a Credit Trading Agreement is signed within 30 days, and c) the invoice for the credit fee is paid within 28 days of the date the invoice is issued.

If I sign the CTA, does that mean I MUST pay for the credits?

Yes, you have entered into an agreement to pay for the offset credits therein and are required to pay for those credits. The credits must be paid for within 28 days of the date of the invoice. The broker fee (invoiced by Vegetation Link) must be paid within 14 days from the date of issue.

Can Vegetation Link hold the credits for me, as I want to pay later?

Vegetation Link are unable to hold credits for later payment. Please also see 'What happens if I don't have a permit yet?' above.

For further information, see [our website](#), the [DEECA website](#) or call us any time on 1300 834 546.

¹ Fees are inclusive of the NVOR transfer and allocation fees when an allocation is done at the time of purchase.



12th November 2025

Abzeco Ref: 2025-146

Version 1.1

By email: info@rangesconsulting.com
Phone: 0459 020 061

Dear Greg,

Re: Quotation for the supply of Credit Extract to meet required Species Offset Target for Red-tip Greenhood

Thank you for the offset request. I am pleased to advise that Abzeco can provide the required offset via an Allocated Credit Extract issued by the Native Vegetation Offset Register.

The cost to meet an offset target of 0.042 Species Habitat Units (SHU) for Red-tip Greenhood (*Pterostylis sp. aff. Parviflora (Southern Victoria)*) via an Allocated Credit Extract issued by the Native Vegetation Offset Register is \$9,211.04 including GST. This total includes all costs associated with the purchase of credits and transaction fees.

Offset	SHUs	Cost	Brokerage	Sub-total	GST	Total
Species	0.042	\$7,173.67	\$1,200.00	\$8,373.67	\$837.37	\$9,211.04

This quotation is provided without prejudice, is valid for 30 days and subject to credit availability at the time of acceptance. Should you wish to proceed, please complete and return the purchaser information form so that we can prepare the credit agreement for signing.

Please do not hesitate to contact me should you have any queries.



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Attachment 3. Tree Impact Assessment



Urban Forestry Victoria P/L

Arboricultural Consultation



Arboricultural Impact Assessment



61 Vernon Rd, Beaconsfield VIC 3807

Date of Report 27/02/2025

Report version 1.0

Prepared by Urban Forestry Victoria Pty. Ltd.

E: urbanforestryvictoria@gmail.com

Report Author Trevor Moulynox^a (AQF level. 5)

P: 0405 523 954

 Cardinia

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^a I Mr. Trevor Moulynox, consent to having my personal information (name, phone number) 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.

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Executive Summary

There is a total of fourteen (14) trees^a included in the assessment. The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Thirteen (13) trees are located within the subject site.

- Four (4) trees proposed for retention within the subject site will not be impacted. Tree 2, 8, 13, and 14.
- Nine (9) trees located within the subject site are proposed to be demolished. Tree 3, 4, 5, 6, 7, 9, 10, 11, and 12.
 - Seven (7) trees will require a permit to remove, destroy, or lop. Tree 3, 4, 6, 7, 9, 10, and 11.
 - Two (2) trees will not require a permit to remove, destroy, or lop. Tree 5, and 12.

One (1) tree is located within neighbouring property.

- One (1) tree within a neighbouring property will not be impacted. Tree 1.



^a May include grouped trees (hedge, copse, or other).

Introduction

Report Objective

The objective of this report is to identify and evaluate the potential impact of the proposed development on trees that meet the assessment criteria. The assessments conducted in this report adhere to the guidelines set forth by the Australian Standard, Protection of Trees on Development Sites (AS 4970-2009).

Methodology

Urban Forestry Victoria was engaged to assess the construction impact of the proposed design on trees that meet the following criteria.

- All trees within 15.0m of the proposed development greater than 3m in height with one or relatively few main stems as defined in the Australian standard for the protection of trees on development sites (AS4970-2009).
- The site inspection was conducted on 14/02/2025.

A hedge, copse, or any other grouped tree population may be evaluated as a single tree if the trees exhibit sufficiently similar form and function to warrant a unified assessment.

Vegetation that does not meet the criteria is not included within the scope of this Arboricultural Impact Assessment. The data presented in this report was collected through a ground-level visual inspection.

Description of the proposal

The design is a proposed shed at the southeast corner of the subject site.

Reviewed documentation

- Proposed Site Plan, 17/01/2025, ARB Design

Trees on the subject site were assigned numerical or other identifiers by Urban Forestry Victoria, without any reference to additional site documentation.

The assessment of trees included in this report was conducted during the inspection and utilized the metrics outlined in the Glossary section of the Appendices.

Encroachment percentages were calculated utilizing Microsoft Excel and Bluebeam Revu software tools. The aforementioned processes and tools were employed to ensure accuracy and consistency in the evaluation of the trees in question.



Municipal tree control

The subject site is located within a Green Wedge A Zone (GWAZ1) of Cardinia Council. The subject site is located within an Environmental Significance Overlay (ESO1), and a Designated Bushfire Prone Area.

10/06/2021 C254card SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY Shown on the planning scheme map as **ESO1**.

3.0 10/06/2021 C254card Permit requirement

In addition to the exemptions under Clause 52.12 (Bushfire protection exemptions), a permit is not required to remove, destroy or lop any vegetation if:

- The vegetation is a tree overhanging the roof of a building used for Accommodation. This exemption only allows the removal, destruction, or lopping of that part of the tree which is overhanging the building and which is necessary for fire protection.
- The vegetation is dead as a result of natural circumstances or the spread of noxious weeds and which has been assessed as being suitable for removal by an authorised officer of the responsible authority. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.
- It is the minimum extent necessary to maintain utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like, provided that the removal, destruction or lopping is undertaken with the written consent of the responsible authority.
- It is necessary for maintenance by the Cardinia Shire Council of works including any road, drain, essential service or public facility.
- The vegetation is seedlings or regrowth less than 5 years old, the land has previously been lawfully cleared and the land is being maintained for cultivation or pasture.
- The vegetation is to be removed, destroyed or lopped by cutting only to obtain reasonable amounts of wood for personal use by the owner or occupier of the land. Personal use is wood used for firewood, the construction of fences on the same land and hobbies such as craft. This exemption does not apply to:
 - Standing living and dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above natural ground level.
 - Living native vegetation on contiguous land in the same ownership with an area less than 10 hectares.
- It is the removal of any vegetation from an existing dam wall where the vegetation may impact on the structural stability of the dam wall.
- It is within 6 metres of an existing dwelling on a lot less than 0.4 hectares.
- It is necessary for the works associated with the normal operation of Puffing Billy Tourist Railway as defined in the Schedule to the Public Use Zone under Clause 36.01 of this Planning Scheme.



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Urban Forestry Victoria P/L

- The vegetation is to be pruned or lopped (but not removed) as part of normal domestic or horticultural practice for the species.
- The vegetation is an environmental weed contained in the table below; that is not listed under the Schedule to Clause 43.01 (Heritage Overlay) and there is no condition listed in the table:

Table: <https://api.app.planning.vic.gov.au/planning/v2/generate/card/ordinanceNumber/42.01-s1>

52.12 05/08/2020 VC176 BUSHFIRE PROTECTION EXEMPTIONS

52.12-1 05/08/2020 VC176 Exemptions to create defendable space around buildings used for accommodation

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to any of the following:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation if all of the following requirements are met:
 - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
 - The building must have been:
 - constructed before 10 September 2009; or
 - approved by a planning permit or a building permit issued before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation if all of the following requirements are met:
 - The building must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
 - The building must have been:
 - constructed before 10 September 2009; or
 - approved by a planning permit or a building permit issued before 10 September 2009; or
 - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation if all of the following requirements are met: –
 - The building must be located in the Bushfire Management Overlay. –
 - The building must have been:



- constructed before 10 September 2009; or
- lawfully constructed without a planning permit before 18 November 2011; or
- approved by a planning permit or a building permit issued before 10 September 2009 and constructed before 18 November 2011; or
- constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

52.12-2 05/08/2020 VC176 Exemption for vegetation removal along a fenceline

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of any vegetation along a boundary fence between properties in different ownership if all of the following requirements are met:

- The fence must be located in an area that is designated as a bushfire prone area under the Building Act 1993.
- The fence must have been constructed before 10 September 2009.
- The clearing alongside both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence.

Limitations

- All information presented in this report, as supplied by Urban Forestry Victoria, is deemed accurate to the best of our knowledge at the time of inspection. It is assumed that all information provided to Urban Forestry Victoria for the purpose of this report is accurate.
- The assessments of trees may be subject to limitations or estimations based on factors such as access or visibility. Tree identification may be constrained by seasonal variations or restricted access to certain areas.
- The encroachment percentages specified in this report are approximate figures, relying on the accuracy of the provided plans and measurements obtained by the arboricultural consultant.
- Risk assessment is general in methodology unless otherwise specified.
- While recommendations are offered for the protection of trees during construction phases, it is important to note that this report does not serve as a Tree Protection Plan. If the responsible authority stipulates the inclusion of such a plan within the permit or requests it, a comprehensive Tree Protection and Management Plan, based on the data and recommendations provided in this report, must be completed prior to commencing any development activities within the subject site.



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- In the event that revised development plans are produced subsequent to the completion of the Arboricultural Impact Assessment, it is the client's responsibility to notify Urban Forestry Victoria and determine if an amendment to the Arboricultural Impact Assessment is necessary.

Observations

Site Description

The area of assessment is limited to the southeast corner of the subject site. There is an existing shed in the location of the proposed shed (smaller in footprint than proposed shed).

The southeast corner of the subject site consists of fill, with a batter along the south boundary, and at the southeast corner of the block.

FIGURE 1: AERIAL IMAGE (VERTICAL), NEARMAP, 01/02/25



Arboricultural Impact Assessment Overview

High Retention Value: There is one (1) tree assessed as having a high retention value.

Tree	Common Name	Protected ^a	Proposal ^b	Retainable ^c	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
13	Messmate	Yes	Retain	Yes	2.9	6.8	145.0	0.0	0%

Medium to High Retention Value: There are seven (7) trees assessed as having a medium to high retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
2	Messmate	No, Exempt	Retain	Yes	2.4	4.9	76.0	0.0	0%
4	Messmate	Yes	Demolish	Yes	2.7	6.0	113.1	4.8	4%
7	Narrow-leaved Peppermint	Yes	Demolish	Yes	1.9	2.9	26.1	0.0	0%
8	Messmate	Yes	Retain	Yes	2.6	5.0	79.8	0.0	0%
9	Red Stringybark	Yes	Demolish	Yes	2.2	4.0	51.1	0.9	2%
10	Red Stringybark	Yes	Demolish	Yes	3.0	6.8	145.6	11.9	8%
11	Red Stringybark	Yes	Demolish	Yes	2.6	6.0	113.1	4.8	4%

Medium Retention Value: There is one (1) tree assessed as having a medium retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
14	Messmate	Yes	Retain	Yes	2.8	8.2	209.2	0.0	0%

Medium to Low Retention Value: There are three (3) trees assessed as having a medium to low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
1	Sweet Pittosporum	Yes, Neighbour	Retain	Yes	1.8	2.2	14.7	0.0	0%
5	Sweet Pittosporum	No, Exempt	Demolish	Yes	1.8	2.2	14.7	0.0	0%
12	Sweet Pittosporum	No, Exempt	Demolish	Yes	2.0	2.8	23.9	0.0	0%

Low Retention Value: There are two (2) trees assessed as having a low retention value.

Tree	Common Name	Protected	Proposal	Retainable	SRZ (m)	TPZ (m)	TPZ area (m ²)	Impact area (m ²)	Proposed Impact
3	Gum Tree	Yes	Demolish	Yes	2.8	7.2	162.9	2.6	2%
6	Messmate	Yes	Demolish	No	2.8	7.0	152.2	48.7	32%



ADVERTISED MATERIAL

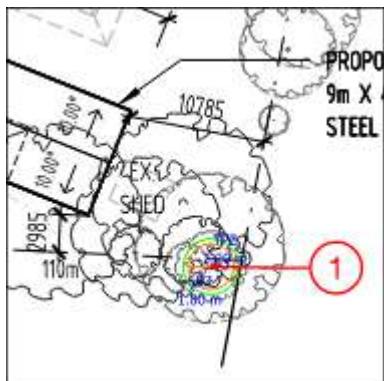
^a Refers to the tree being protected under municipal tree controls (Yes/No). Neighbouring and municipal trees are designated as protected, regardless of species or condition.

^b Indicates the intended tree management approach based on the proposed design (Retain/Demolish).

^c Denotes whether the tree is retainable within the context of the proposed design and may require reference to the discussion section of the report.

■ Proposed Prohibitive Impact
■ Proposed Semi-prohibitive Impact
■ Proposed Non-prohibitive Impact
■ Contiguous Open Space

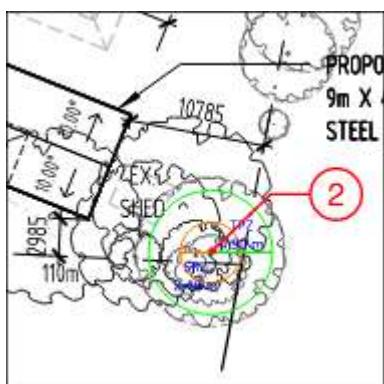
Discussion^a



- **Tree 1** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance located in the neighbouring property to the south of the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

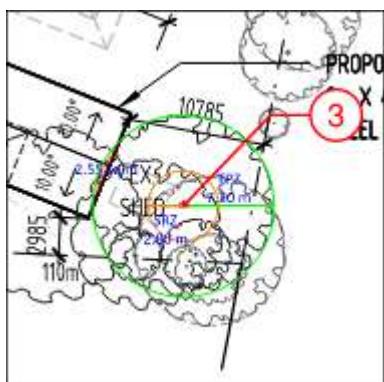
Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be retained and no design revision or construction methodology specifications are necessary for the viable retention of the tree within the context of the proposed design.



- **Tree 2** is a semi-mature, Victorian native Messmate of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be retained and no design revision or construction methodology specifications are necessary for the viable retention of the tree within the context of the proposed design.



- **Tree 3** is a dead, Australian native Gum Tree of low retention value and low significance located on the subject site. The tree is dead.

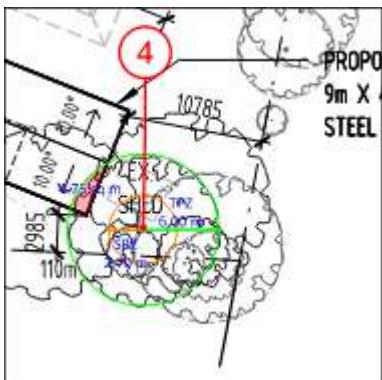
There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate $2.6m^2$ (2%) prohibitive TPZ area impact from the proposed shed.

This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.



^a See full size plans at the end of this document for further markup details and markup keys.

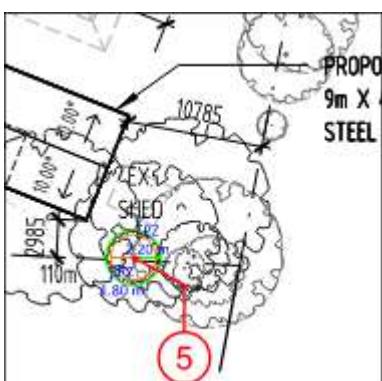


- **Tree 4** is a mature, Victorian native Messmate of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 4.8m² (4%) prohibitive TPZ area impact from the proposed shed.

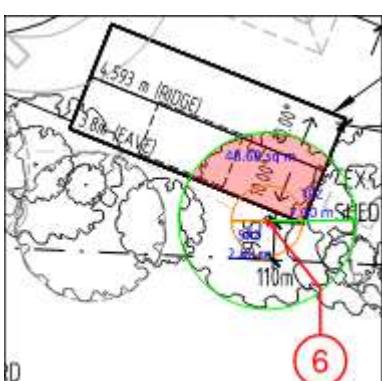
This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.



- **Tree 5** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be demolished and will not require approval by the responsible authority to remove as the species is an environmental weed contained in the table within ESO1.

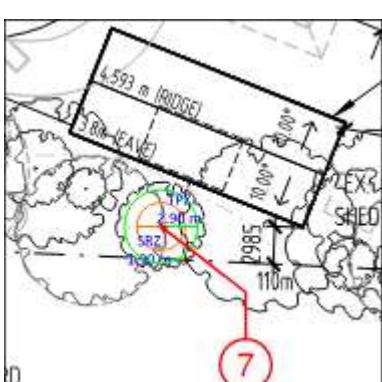


- **Tree 6** is a mature, Victorian native Messmate of low retention value and moderate significance located on the subject site. The tree is showing symptoms of late physiological decline. There is atypical dead wood throughout the crown and canopy.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the tree will incur an approximate 48.7m² (32%) prohibitive TPZ area impact and an impact of the SRZ from the proposed shed.

This is a major TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.

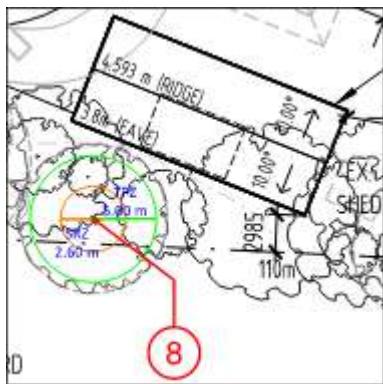


- **Tree 7** is a semi-mature, Victorian native Narrow-leaved Peppermint of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

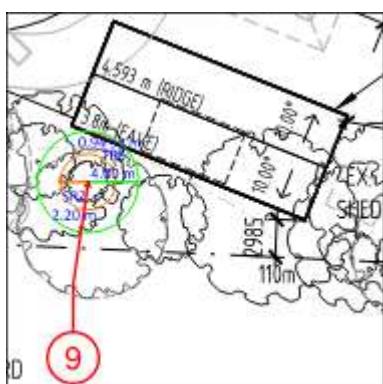
There is no existing encroachment within the TPZ.

Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be demolished and will require a Planning Permit to remove.

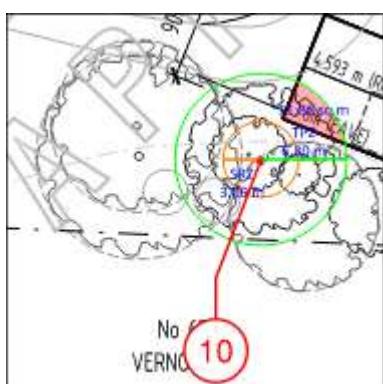




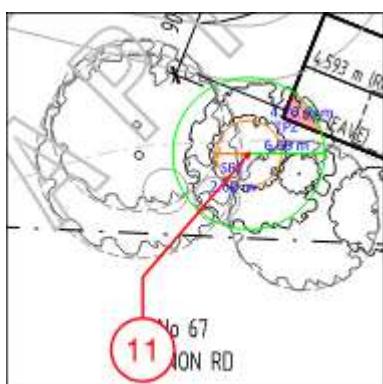
- **Tree 8** is a semi-mature, Victorian native Messmate of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location. There is no existing encroachment within the TPZ. Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be retained and no design revision or construction methodology specifications are necessary for the viable retention of the tree within the context of the proposed design.



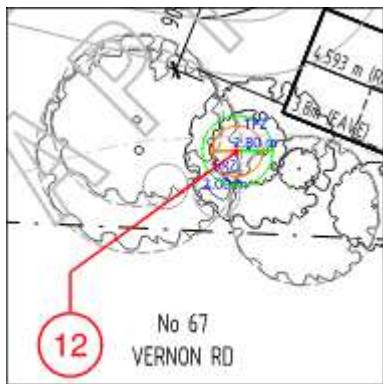
- **Tree 9** is a semi-mature, Victorian native Red Stringybark of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location. There is no existing encroachment within the TPZ. Within the context of the proposed design, the tree will incur an approximate $0.9m^2$ (2%) prohibitive TPZ area impact from the proposed shed. This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.



- **Tree 10** is a mature, Victorian native Red Stringybark of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location. There is no existing encroachment within the TPZ. Within the context of the proposed design, the tree will incur an approximate $11.9m^2$ (8%) prohibitive TPZ area impact from the proposed shed. This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.



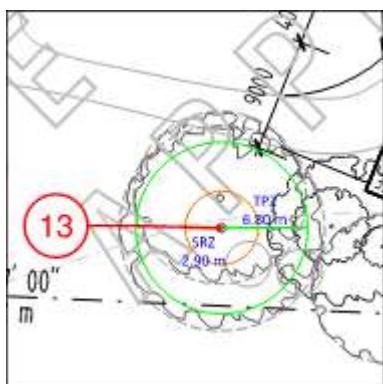
- **Tree 11** is a mature, Victorian native Red Stringybark of medium to high retention value and moderate significance located on the subject site. The tree is of typical health and structure for its species, age, and location. There is no existing encroachment within the TPZ. Within the context of the proposed design, the tree will incur an approximate $4.8m^2$ (4%) prohibitive TPZ area impact from the proposed shed. This is a minor TPZ area encroachment in accordance with AS4970-2009. The tree is proposed to be demolished and will require a Planning Permit to remove.



- **Tree 12** is a mature, Victorian native Sweet Pittosporum of medium to low retention value and low significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

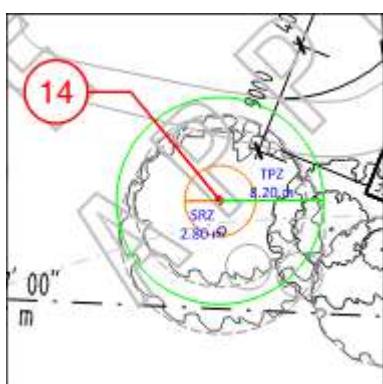
Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be demolished and will not require approval by the responsible authority to remove as the species is an environmental weed contained in the table within ESO1.



- **Tree 13** is a mature, Victorian native Messmate of high retention value and high significance located on the subject site. The tree is of typical health and structure for its species, age, and location.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be retained and no design revision or construction methodology specifications are necessary for the viable retention of the tree within the context of the proposed design.



- **Tree 14** is a mature, Victorian native Messmate of medium retention value and moderate significance located on the subject site. The tree is codominant and has acutely bifurcated unions with included bark present in the stem.

There is no existing encroachment within the TPZ.

Within the context of the proposed design, the TPZ will not be impacted. The tree is proposed to be retained and no design revision or construction methodology specifications are necessary for the viable retention of the tree within the context of the proposed design.



Conclusion

The Arboricultural Impact Assessment makes the following conclusions based on the condition of the subject trees within the context of the proposed design.

Thirteen (13) trees are located within the subject site.

- Four (4) trees proposed for retention within the subject site will not be impacted. Tree 2, 8, 13, and 14.
- Nine (9) trees located within the subject site are proposed to be demolished. Tree 3, 4, 5, 6, 7, 9, 10, 11, and 12.
 - Seven (7) trees will require a permit to remove, destroy, or lop. Tree 3, 4, 6, 7, 9, 10, and 11.
 - Two (2) trees will not require a permit to remove, destroy, or lop. Tree 5, and 12.

One (1) tree is located within neighbouring property.

- One (1) tree within a neighbouring property will not be impacted. Tree 1.

Tree Protection Specifications

The Arboricultural Impact Assessment makes the following recommendations for the viable retention of the trees proposed for retention.

General methodology

- No excavation, constructions works or activities, grade changes, surface treatments or storage of materials of any kind are permitted within the TPZ unless otherwise approved within the permit or further approved in writing by the responsible authority.
- No trenching is allowed within the TPZ for the installation of utility services unless non-destructive installation methods such as hydro-excavation or hand excavation have been approved by the Responsible Authority.
- The installation of protection measures for trees to be retained must be done in accordance with a Tree Protection and Management Plan (TPMP).



Appendices

Tree Data^a

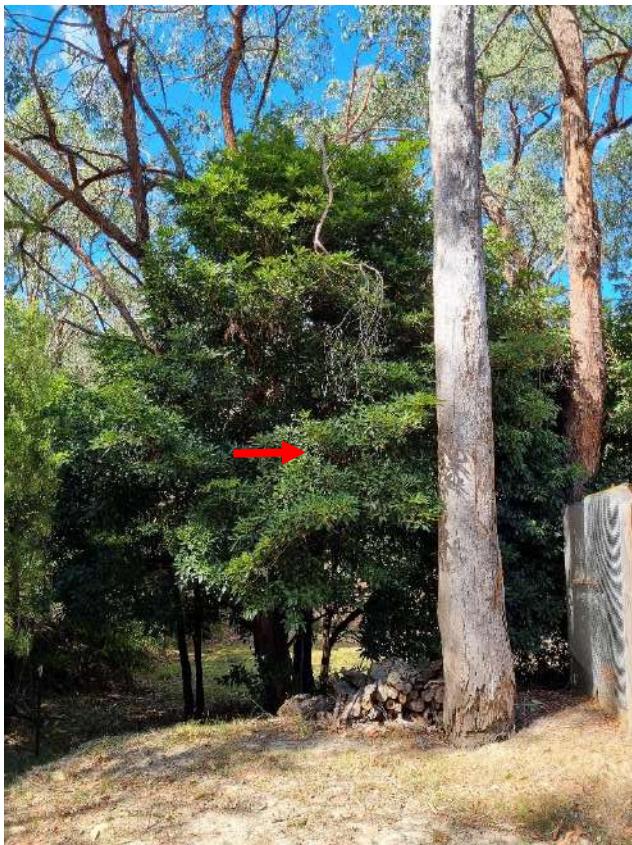
Tree No.	Common Name	Botanical Name	Origin	Height (m)	Width (m)	DRF (cm)	SRZ (m)	DBH (cm)	TPZ (m)	Health	Canopy	Stem	Age	Significance	ULE	Retention Value	Location
1	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	6	24	1.8	18	2.2	G	G	G	M	L	>20	M-	Neighbour
2	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	13	10	45	2.4	41	4.9	G	G	G	SM	M	>25	M+	
3	Gum Tree	<i>Eucalyptus sp.</i>	Aus. native	17	6	65	2.8	60	7.2	P	P	P		L	<0	L	
4	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	17	8	60	2.7	50	6.0	G	G	G	M	M	>20	M+	
5	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	5	5	24e	1.8	18e	2.2	G	G	G	M	L	>20	M-	
6	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	16	12	65	2.8	58	7.0	P	F	G	M	M	<5	L	
7	Narrow-leaved Peppermint	<i>Eucalyptus radiata</i>	Vic. native	10	6	26	1.9	24	2.9	G	G	G	SM	M	>25	M+	
8	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	18	8	58	2.6	42	5.0	G	G	G	SM	M	>25	M+	
9	Red Stringybark	<i>Eucalyptus macrorhyncha</i>	Vic. native	16	10	38	2.2	34x	4.0	G	G	G	SM	M	>25	M+	
10	Red Stringybark	<i>Eucalyptus macrorhyncha</i>	Vic. native	20	12	80	3.0	57x	6.8	G	G	G	M	M	>20	M+	
11	Red Stringybark	<i>Eucalyptus macrorhyncha</i>	Vic. native	20	12	58	2.6	50	6.0	G	G	G	M	M	>20	M+	
12	Sweet Pittosporum	<i>Pittosporum undulatum</i>	Vic. native	6	6	29	2.0	23	2.8	G	G	G	M	L	>20	M-	
13	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	22	12	74	2.9	57x	6.8	G	G	G	M	H	>20	H	
14	Messmate	<i>Eucalyptus obliqua</i>	Vic. native	20	14	70	2.8	68	8.2	G	G	F	M	M	>15	M	



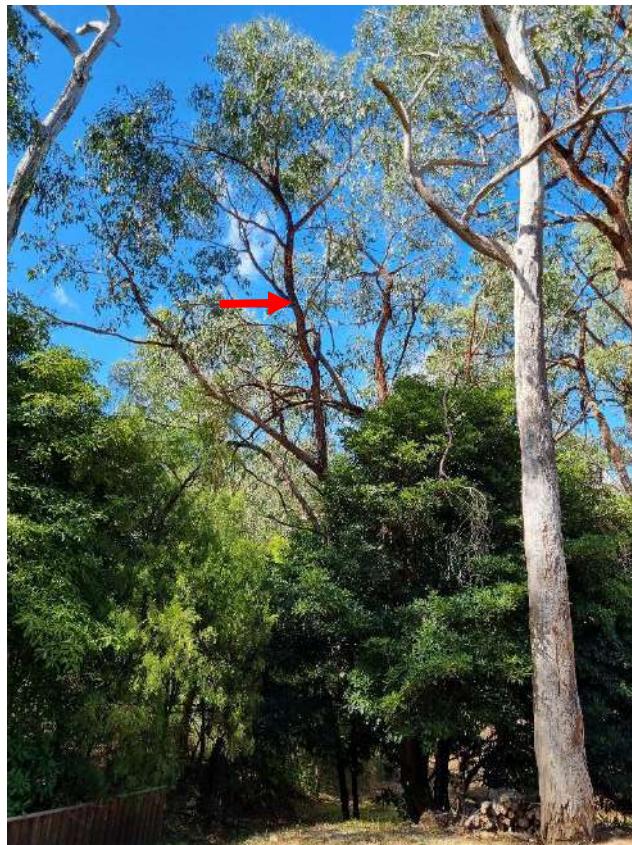
^a Refer to the Glossary below for item terminology.

Photos

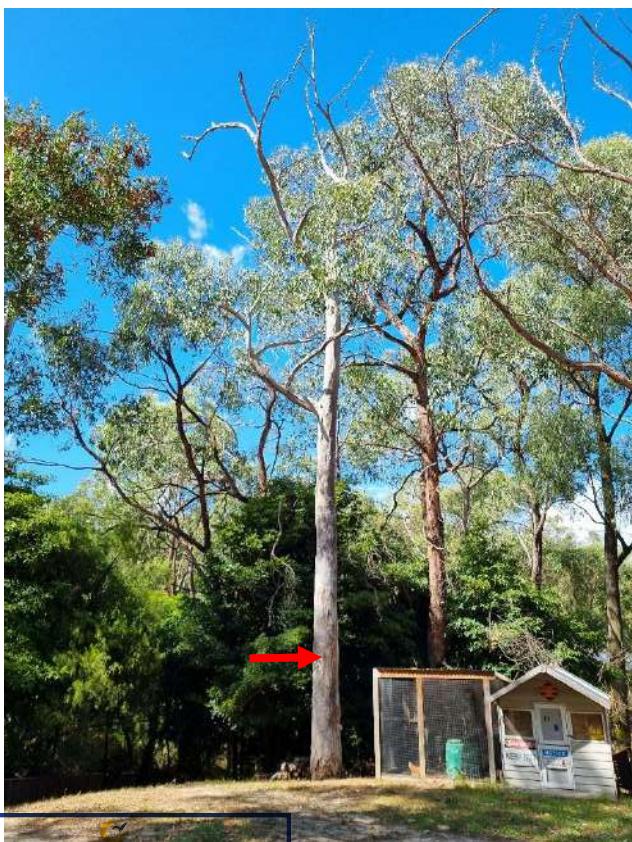
Tree 1



Tree 2



Tree 3



Tree 4



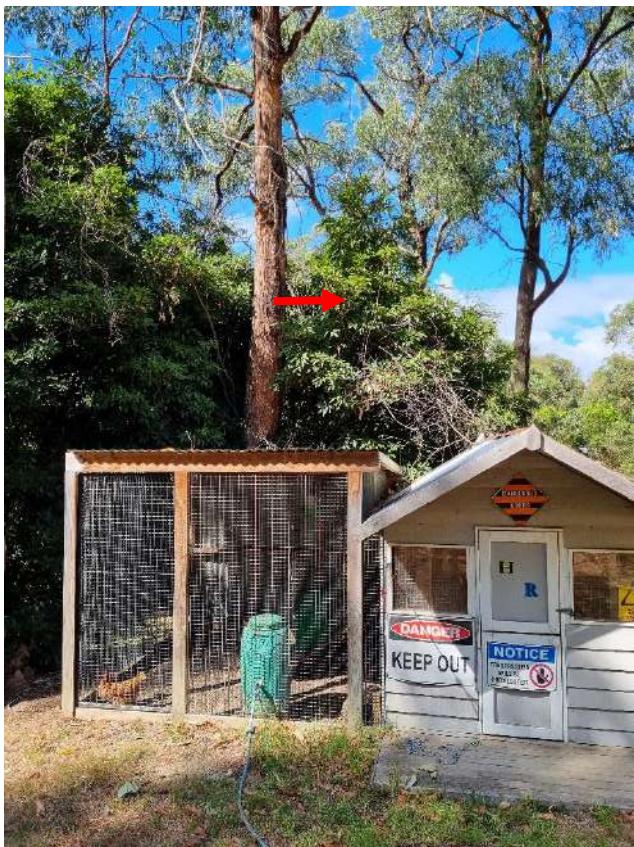
 Cardinia

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Planning Application: Y250578
Date Prepared: 10 February 2026

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Tree 5



Tree 6



Tree 7



Tree 8

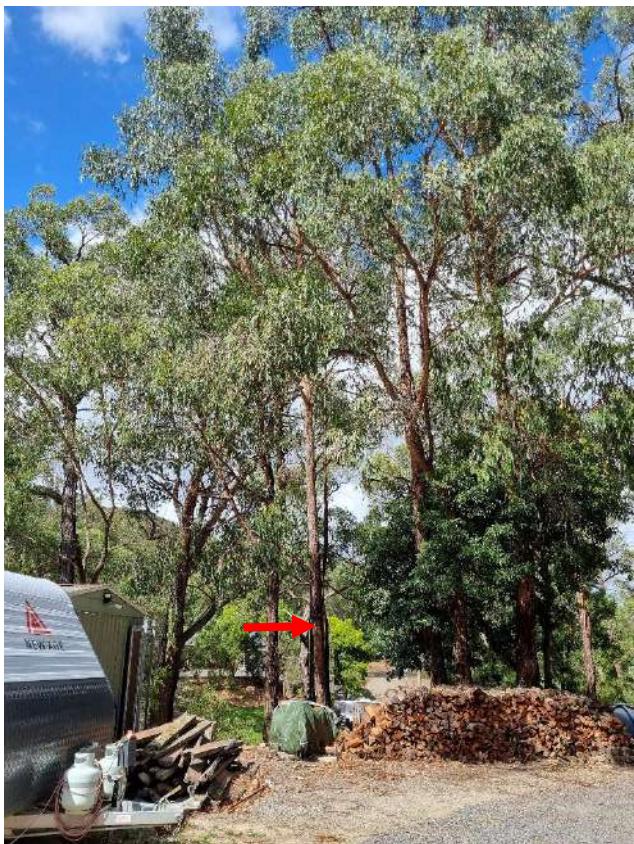


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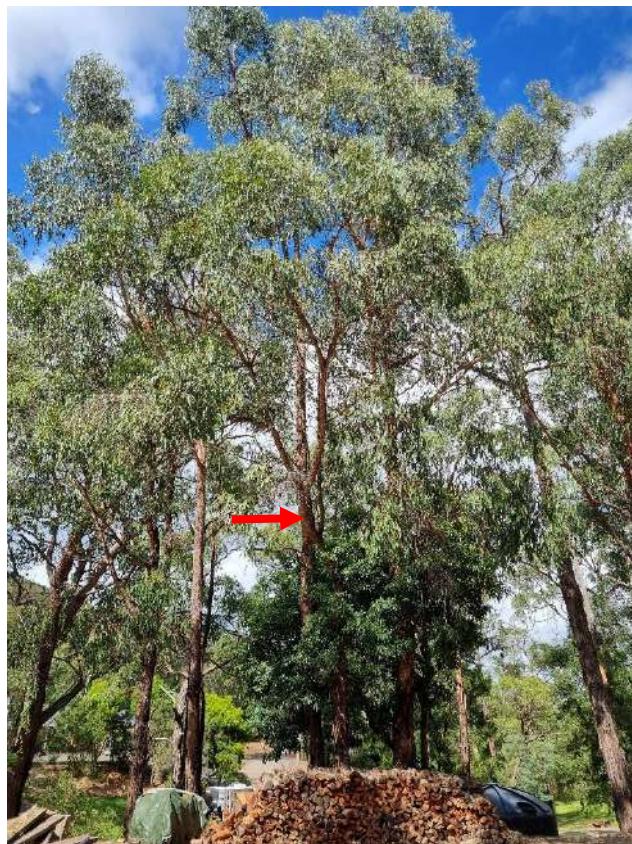
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Tree 9



Tree 10



Tree 11



Tree 12



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Planning Application: Y250578

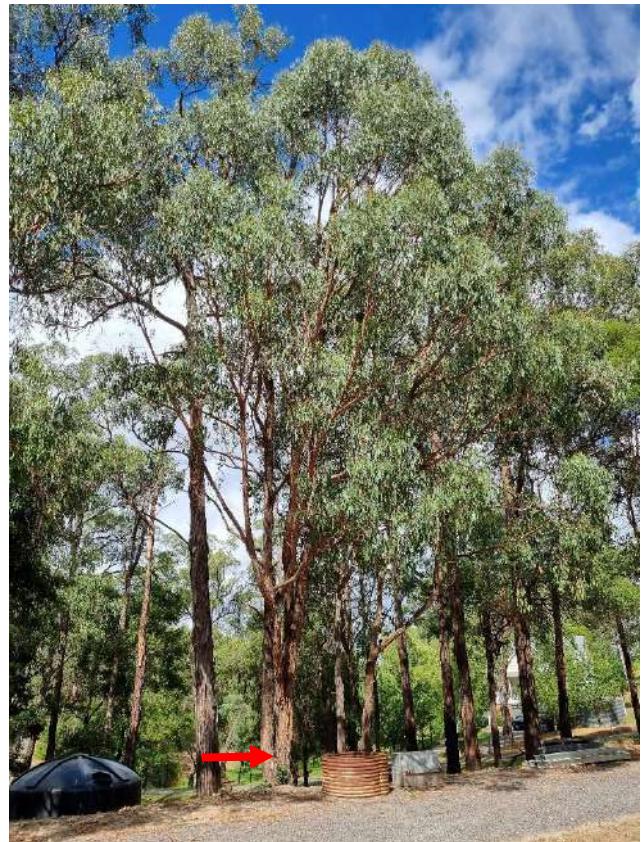
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Tree 13



Tree 14



Glossary

Item	Terminology
Age	Y- Young - Juvenile tree and/or recently planted. Will grow to the maximum amount the conditions allow. SM – Semi mature - Tree is steadily growing into its mature shape and structure. M – Mature - Specimen has reached approximately 70% full size in situation but can continue to grow at a reduced rate in the mature stage of its life, depending on conditions. LM – Late mature - Tree is senescent. Over mature and in decline, may still put-on small amounts of growth in some areas of the tree, or it may still be healthy with one or more major structural faults.
Botanical Name	The genus and species of the tree. sp. = species. ssp. = sub-species. var. = variety
Branch Structure	G – The tree has no observable structural faults within the canopy. F – The tree has structural faults within the canopy that could likely be mitigated. The tree has some species typical structural faults within the canopy that may become deleterious. P – The tree has structural faults within the canopy that likely cannot be mitigated.
Common Name	A name commonly associated with the tree, that may vary.
Contiguous Open Space	The area of open space contiguous with the circumference of the TPZ. The contiguous open space is calculated for all impacted trees proposed for retention. The limit of available contiguous open space is determined by the assessed ULE of the tree (i.e. 5-year ULE = 0.5m limit to contiguous open space (COS). 10-year ULE = 1.0m limit to COS. 15-year ULE = 1.5m limit to COS. Etc.)
DBH (cm)	Diameter of the stem measured at breast height (approximately 1.4m) using a diameter tape or tape measure. Expressed in centimetres. DBH with an 'x' following the number indicates a multi-stemmed tree. Where multiple trunks are present only the four largest stems are recorded. DBH with an 'e' following the number indicates an estimate due to access or sight restrictions.
DRF (cm)	Diameter of the stem measured at the top of the root flare using a diameter tape or tape measure. Expressed in centimetres. Where multiple trunks are present the measurement is taken at ground level. DRF with an 'e' following the number indicates an estimate due to access or site restrictions.
Existing encroachment	Prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a physical barrier to root growth. Root growth is unlikely to be present within or beyond the footprint of the built form. Semi-prohibitive encroachment – Existing encroachment of the TPZ which is likely to have created a partial physical barrier (horizontal within the soil profile) to root growth. Root growth may be present within (below) or beyond the footprint of the built form. Non-prohibitive encroachment – Existing encroachment of the TPZ which has not created a physical barrier to root growth. Root growth may be present within or beyond the footprint of the built form.
Health	G – The tree has no observable constraints to its typical physiology. F – The tree has physiological issues that could likely be remediated. P – The tree has physiological issues that likely cannot be remediated.
Height (m)	H= Estimated height to upper most point of canopy.
Origin	Aus. native (Native to Australia with no part of its natural range within Victoria) Vic. native (Native to Australia with all or part of its natural range within Victoria) Non-native (No part of its natural range within Australia)
Proposed impact	Prohibitive impact – Proposed encroachment into the TPZ which results in a physical barrier to root growth. Generally, more than 300mm below natural ground level. Semi-prohibitive impact – Proposed encroachment into the TPZ which results in a partial physical barrier to root growth, in which roots may still pass beneath the obstruction. Generally, less than 300mm below natural ground level. Non-prohibitive impact – Proposed encroachment into the TPZ which is above the natural grade and will not result in a physical barrier to root growth. No excavation of the natural grade necessary (excepting post holes to support above grade, built form).
Retention Value	H – High – The tree is worth retention and worth being a constraint on development of the subject site. M – Medium – The tree may be worth retention. L – Low – The tree is not worth retention and should not be a constraint on development of the subject site. A '+' or '-' This means the description is in-between ratings e.g., M+ means the rating is medium to high, M- means the rating is medium to low.
SRZ (m)	Structural Root Zone: The minimum area of roots required for tree stability. The SRZ is measured as a radius out from the centre of the trunk. Expressed in meters.
Significance	L - Low – Declining health or structure. Generally considered to be a weed species. No aesthetic contribution to the landscape. Young and/or easily replaceable. Ubiquitous species. Problematically located within the environment. M - Moderate – Typical health or structure. Not commonly found on weed lists. Some aesthetic contribution to the landscape. Well established. Commonly planted natives and non-natives. H - High – Typical to good health or structure. Native/remnant trees of fair to good condition. Clear aesthetic contribution to the landscape. Trees of exceptional age, size, or condition for their species.
TPZ (m)	Tree Protection Zone: The area required for the protection of the tree during construction to maintain its health. The TPZ is measured as a radius out from the centre of the stem. Expressed in meters.
Trunk Structure	G – The tree has no observable structural faults within the stem. F – The tree has structural faults within the stem that could likely be mitigated. The tree has some species typical structural faults within the stem that may become deleterious. P – The tree has structural faults within the stem that likely cannot be mitigated.
ULE Years	Useful Life Expectancy – in the trees current condition, without environmental changes or remedial works, it would (<) be reasonable to remove the tree within X years. (>) not be reasonable to remove the tree within X years. <i>This assessment is outside of the context of construction impact.</i>
Width (m)	W= Estimated width of canopy at its widest point. Expressed in meters.

Full Scale Plan Markups

Full scale markups of the following documents are attached below.

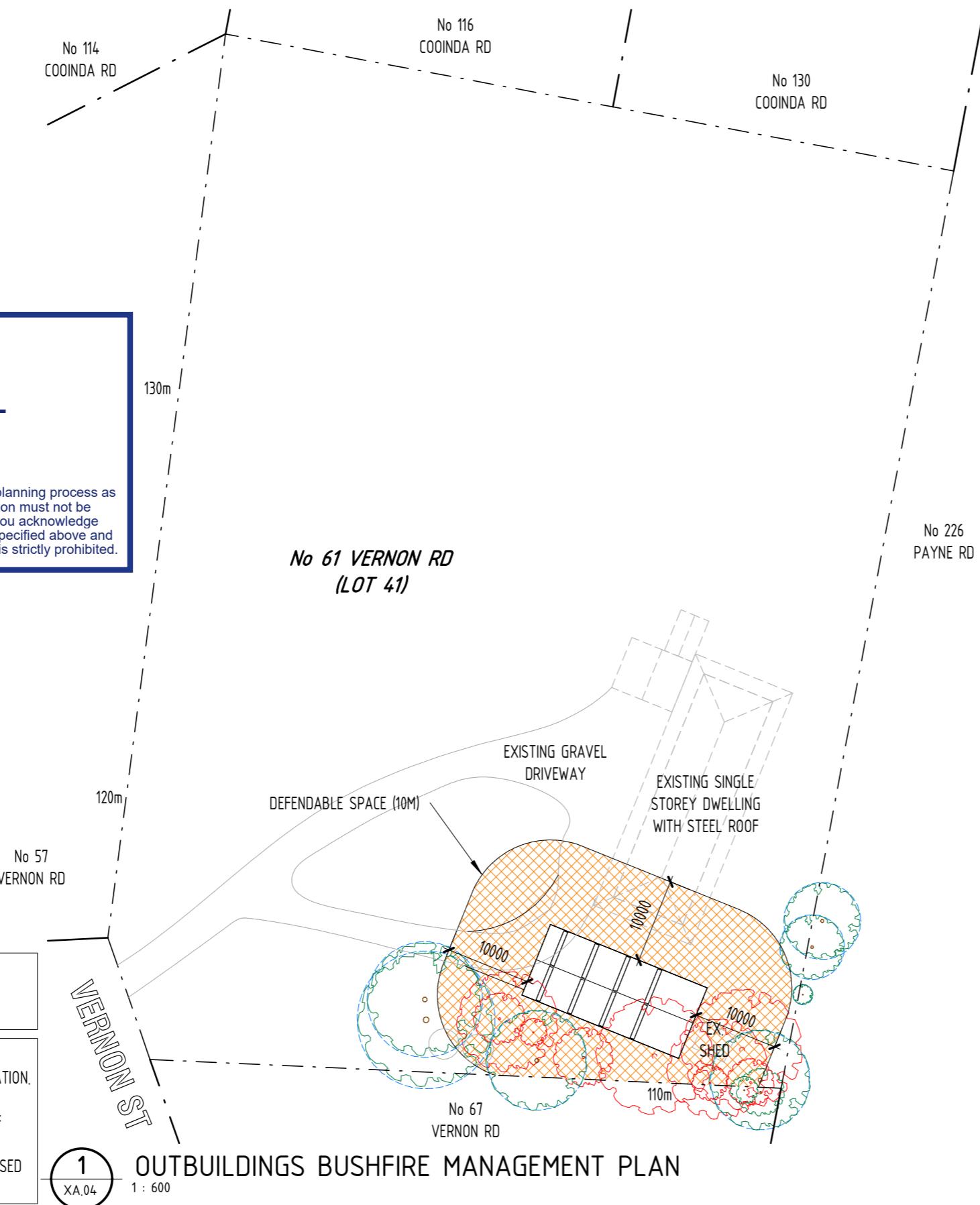
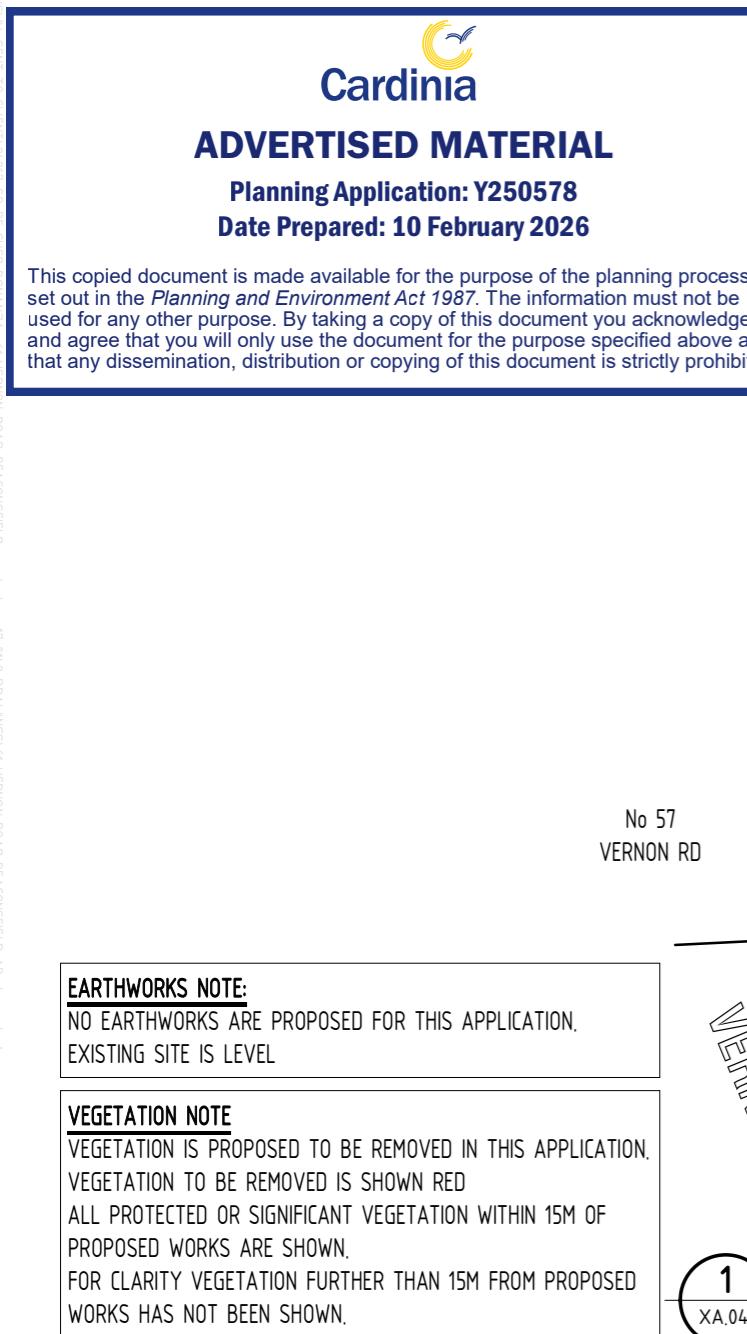
- Proposed Site Plan, 17/01/2025, ARB Design

The qualifications of the report author are as follows:

Mr. Trevor Moulynox. Director, Urban Forestry Victoria Pty Ltd.

- Certificate III in Horticulture (Arboriculture), The University of Melbourne (2005).
- Diploma of Arboriculture (AQF level. 5), Melbourne Polytechnic (2017).
- Registered Quantified Tree Risk Assessment (QTRA) practitioner since 2017.





Bushfire Protection Measures

a. **Defendable Space**

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

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

b. Construction Requirement

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

Non habitable outbuilding ancillary to a dwelling **is less** than 10 metres from a dwelling must meet the construction requirements of Table 7 to Clause 53.02-5

Table 7 Outbuilding construction requirement

Building construction condition

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

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

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

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

1. Doorways - by FRL -/60/30 self-closing fire doors
2. Windows - by FRL -/60/- fire windows permanently fixed in the closed position
3. Other openings, by construction with a FRL of not less than -/60/-

3. Other openings - by construction with a FRL of not less than -760/-
Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item 3.

Mandatory Condition

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

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ISSUE DATE 15-09-2025

< PROJECT > PROPOSED NEW SHED
< ADDRESS > 61 VERNON RD, BEACONSFIELD
< DRAWING > OUTBUILDINGS BUSHFIRE MANAGEMENT PLAN

< PROJ NO >

24267

XA.04

SITE NOTES

ALL SETOUT DIMENSIONS HEIGHTS AND CLEARANCES TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO WORKS COMMENCING.

PLUMBER TO CONNECT ALL STORM WATER TO LEGAL POINT OF DISCHARGE

DOWN PIPES TO BE SPACED 12 METRE MAXIMUM CONTINUOUS SPACING OR AS SHOWN ON PLAN. 90mm DIA. PVC STORM WATER TO BE INSTALLED AT A MINIMUM GRADE OF 1:100

DOWNPipe LOCATION IS FOR INDICATIVE PURPOSES ONLY AND WILL BE INSTALLED AT PLUMBERS DISCRETION TO AS3500.3-2018

SITE ANALYSIS

TOTAL SITE AREA	9748.91 m ²
EXISTING DWELLING	465.83 m ²
PROPOSED SHED	180.00 m ²
TOTAL SITE COVERAGE	645.83 m ² (6.62%)
GARDEN AREA	9103.08 m ² (93.38%)

EARTHWORKS NOTE:
NO EARTHWORKS ARE PROPOSED FOR THIS APPLICATION.
EXISTING SITE IS LEVEL

VEGETATION NOTE
VEGETATION IS PROPOSED TO BE REMOVED IN THIS APPLICATION.
VEGETATION TO BE REMOVED IS SHOWN RED
ALL PROTECTED OR SIGNIFICANT VEGETATION WITHIN 15M OF PROPOSED WORKS ARE SHOWN.
FOR CLARITY VEGETATION FURTHER THAN 15M FROM PROPOSED WORKS HAS NOT BEEN SHOWN.



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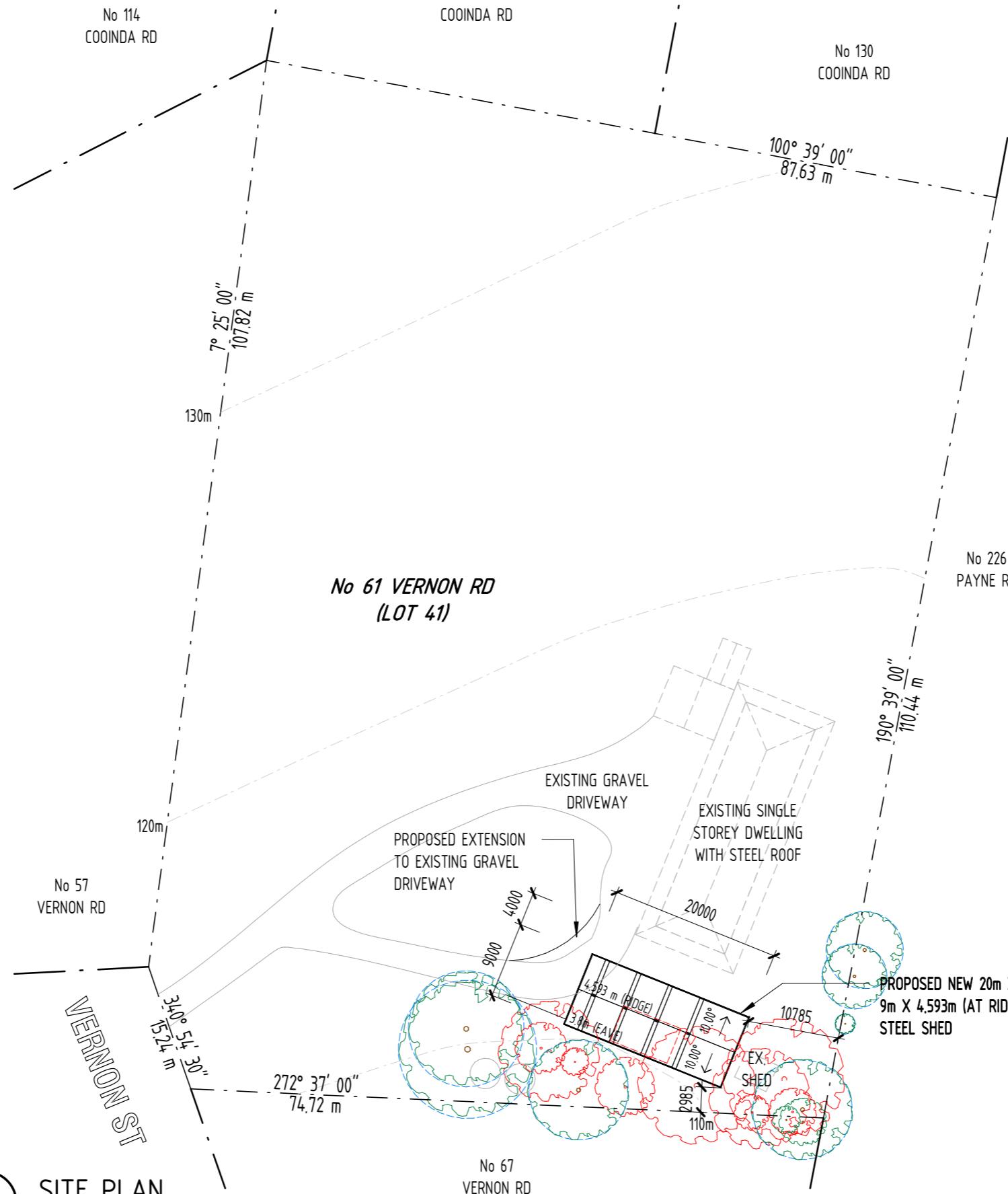
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1

SITE PLAN

1 : 600



APPROX. LOCATION OF WORKS



ADVERTISED MATERIAL

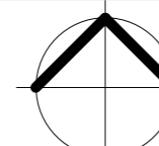
Planning Application: Y250578

Date Prepared: 10 February 2026

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< DRAWING > PROPOSED SITE PLAN

< PROJ NO >

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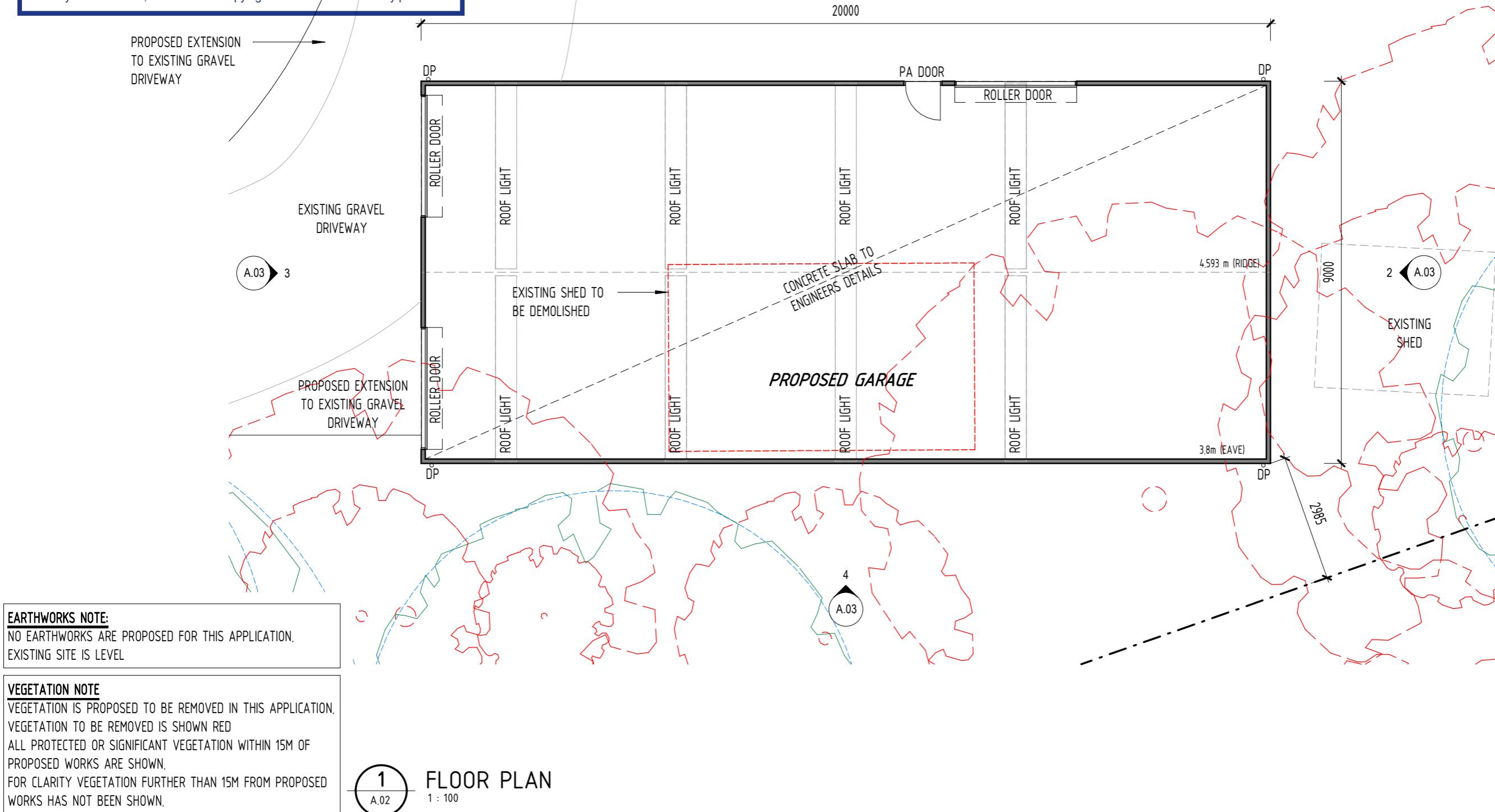
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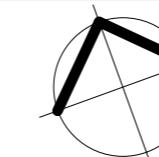
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PO BOX 85 THE BASIN VIC 31

10 BOX 65 THE BASIN V1G 5T1

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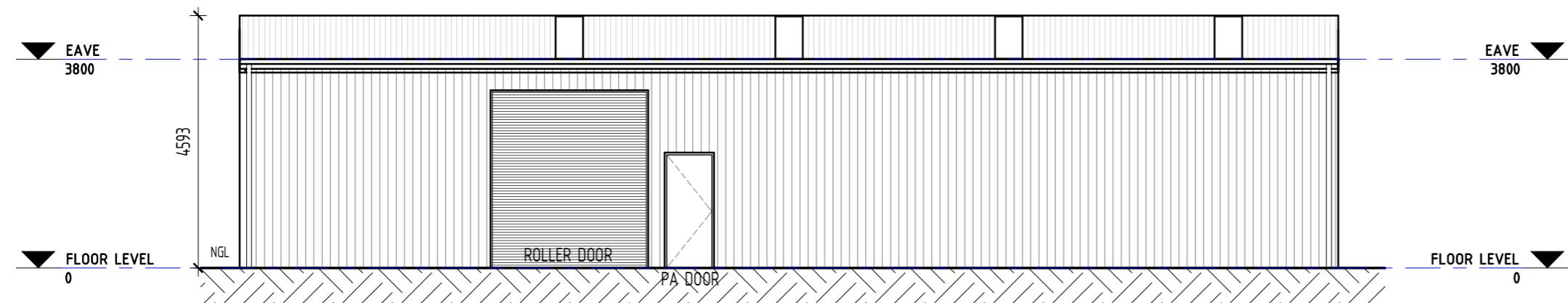


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< ADDRESS > **61 VERNON RD, BEACONSFIELD**
< DRAWING > **FLOOR PLAN**

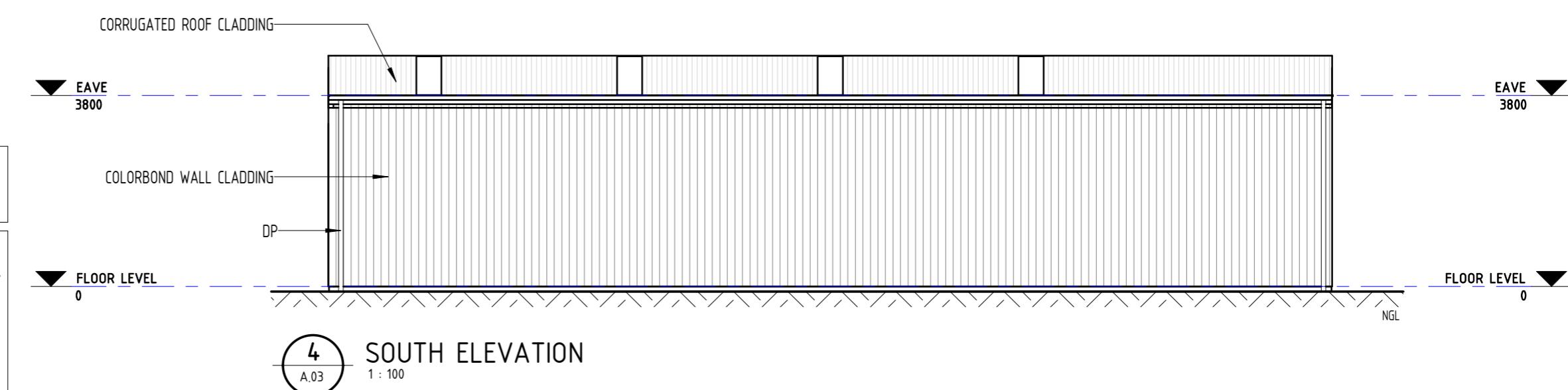
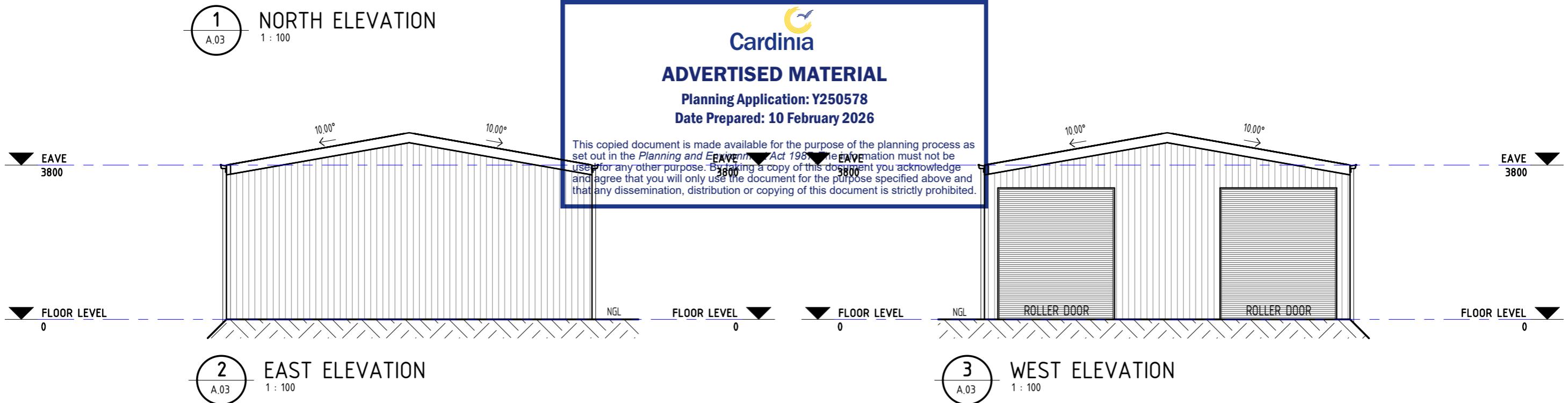
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24267

A.02



FINISHES SCHEDULE			
WALLS	ROOFING	GUTTERS, FLASHING, ETC	DOORS & WINDOWS
COLORBOND METAL CLADDING	COLORBOND METAL ROOFING	MONUMENT®	MONUMENT®



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