

Notice of Application for a Planning Permit



The land affected by the application is located at:	L2 LP43026 V8348 F481 1 Brennan Avenue, Beaconsfield Upper VIC 3808
The application is for a permit to:	Subdivision of two (2) lots (boundary realignment), creation of restriction and removal of native vegetation
A permit is required under the following clauses of the planning scheme:	
35.05-3	Subdivide land
44.06-2	Subdivide land
42.01-2	Subdivide land
42.01-2	Remove, destroy or lop vegetation
52.17-1	Remove, destroy or lop native vegetation
52.02	To proceed under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant

APPLICATION DETAILS



ADVERTISED MATERIAL

Planning Application: T250230
Date Prepared: 18 February 2026

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The applicant for the permit is: M.J.Reddie Surveys Pty Ltd

Application number: T250230

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

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

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

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



HOW CAN I MAKE A SUBMISSION?

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

06 March 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:

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

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.



Application lodged



Council initial assessment



Application
is here

Notice



Consideration
of submissions



Assessment



Decision

Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250230
Address of the Land:	1 Brennan Ave, Beaconsfield Upper

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	MJ Reddie Surveys
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amend the current application to include a creation of restriction in the current proposal regarding the building envelope in lot 1 of the plan of subdivision		



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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	<input type="text"/>
Signature:	<input type="text"/>
Date:	4/12/2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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

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

IMPORTANT INFORMATION

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

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

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

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

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

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



Request to amend a current planning permit application

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

PERMIT APPLICATION DETAILS

Application No.:	T250230
Address of the Land:	1 Brennan Avenue, Beaconsfield Upper VIC

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	MJ Reddie Surveys
Address:	[REDACTED]
Phone:	[REDACTED]
Email:	[REDACTED]

AMENDMENT TYPE

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

AMENDMENT DETAILS

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What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	

Describe the changes. If you need more space, please attach a separate page.

Amending the current application to include removal of native vegetation as well as the

 ADVERTISED MATERIAL Planning Application: T250230 Date Prepared: 18 February 2026
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creation of a building envelope on the plan of subdivision

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

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

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.

Name:	
Signature:	
Date:	6/08/2025

LODGEMENT

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

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<https://eplanning.cardinia.vic.gov.au/>

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ePlanning

Application Summary

Portal Reference A2250AK

Basic Information

Proposed Use Boundary Realignment/ 2 lot subdivision
Current Use Lot 1 is vacant. Lot 2 has a dwelling on it.
Site Address 1 Brennan Avenue Beaconsfield Upper 3808

Covenant Disclaimer

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

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

Contacts

Type	Name	Address	Contact Details
Applicant	M.J.Reddie Surveys Pty Ltd		
Owner			
Preferred Contact	M.J.Reddie Surveys Pty Ltd		

Cardinia

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Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40

Documents Uploaded

Date	Type	Filename
28-04-2025	Subdivision Plan	25-04-485 (PS).pdf
28-04-2025	Explanatory Letter	Cardinia Form 1 V2 Signed.pdf
28-04-2025	Additional Document	25-04-485 (SA).pdf
28-04-2025	Additional Document	Boundary Realignment Report.pdf
28-04-2025	Additional Document	title merged.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
Email: mail@cardinia.vic.gov.au



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

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

Lodged By

Site User	[REDACTED]	PO BOX 268, berwick VIC 3806	W: 9707-4117
	M.J.Reddie Surveys Pty Ltd		M: 0438-538-870
Submission Date	30 April 2025 - 07:26:AM		E: luke@reddiesurveys.com.au

Declaration

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



Civic Centre
20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

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



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Fax: 03 5941 3784

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

Page 1 of 1

VOLUME 08319 FOLIO 478

Security no : 124123654831D
Produced 13/04/2025 08:05 AM**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 043026.
PARENT TITLE Volume 06959 Folio 763
Created by instrument B030325 05/08/1960

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE LP043026 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: 1 BRENNAN AVENUE BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END


Cardinia
ADVERTISED MATERIAL
Planning Application: T250230
Date Prepared: 18 February 2026

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

Page 1 of 1

VOLUME 08348 FOLIO 481

Security no : 124123654844P
Produced 13/04/2025 08:05 AM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 043026.
PARENT TITLE Volume 06959 Folio 763
Created by instrument B227712 20/06/1961

REGISTERED PROPRIETOR**ENCUMBRANCES, CAVEATS AND NOTICES**

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

DIAGRAM LOCATION

SEE LP043026 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: 1 BRENNAN AVENUE BEACONSFIELD UPPER VIC 3808

ADMINISTRATIVE NOTICES

NIL


Cardinia
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Document Type	Plan
Document Identification	LP043026
Number of Pages (excluding this cover sheet)	1
Document Assembled	13/04/2025 08:05

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The document is invalid if this cover sheet is removed or altered.

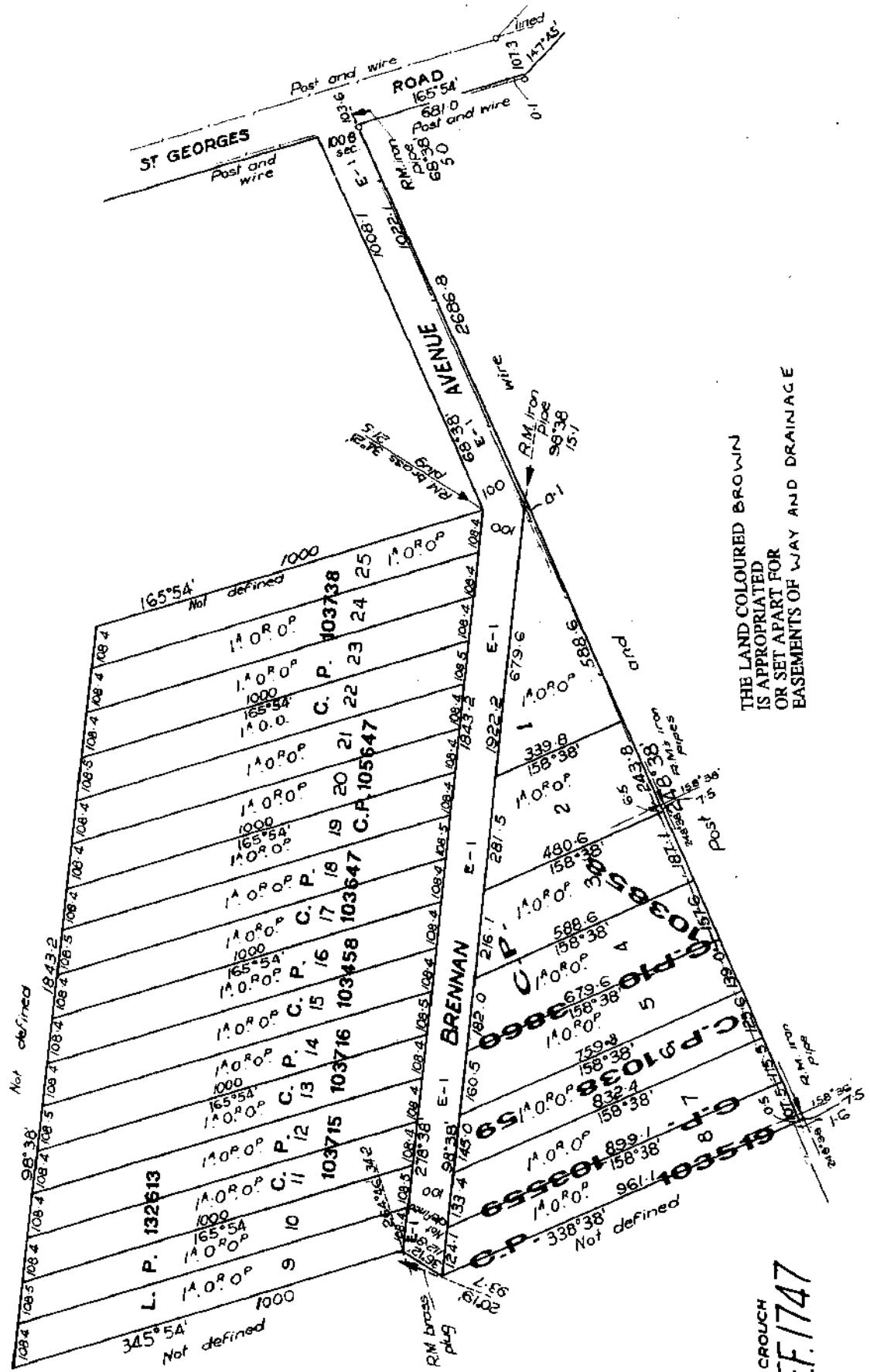


LP 43026
EDITION 1

PLAN MAY BE LODGED 2.1.58

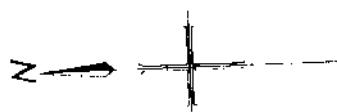
PLAN OF SUBDIVISION OF
PART OF CROWN ALLOT. 44^A SEC. D
COUNTY OF MORNINGTON
PARISH OF GEMBROOK
SCALE: 2 CHAINS TO 1 INCH
V.6959 F.763

COLOUR CONVERSION
E-I = BROWN



ADVERTISED MATERIAL
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Date Prepared: 18 February 2026

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E.S. CROUCH
REF.1747

PLAN OF SUBDIVISION

EDITION

PS932345R

LOCATION OF LAND

PARISH: GEMBROOK

TOWNSHIP: —

SECTION: D

CROWN ALLOTMENT: 44A (PART)

CROWN PORTION: —

TITLE REFERENCES: VOL 8319 FOL 478

VOL 8348 FOL 481

LAST PLAN REFERENCE/S: LOT 1 AND 2 ON LP43026

POSTAL ADDRESS:
(At time of subdivision) 1 BRENNAN AVENUE
BEACONSFIELD UPPER 3808MGA2020 CO-ORDINATES
(of approx centre of land
in plan) E 358 550
N 5 793 205
ZONE: 55

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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER COUNCIL/BODY/PERSON

NIL NIL

DEPTH LIMITATION: Does not apply

NOTATIONS

SURVEY:

This plan is/~~is not~~ based on survey.

STAGING:

This ~~is~~/is not a staged subdivision

Planning Permit No. —

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			<p>IMPORTANT NOTICE This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</p> <p>IMPORTANT NOTICE This plan has been prepared for town planning purposes only and must not be used for any other purpose.</p>	<p>WARNING PRELIMINARY PLAN ONLY THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</p>

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

REF: 25-04-485 FILE: BN

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 3

LUKE M. REDDIE / VERSION 5

BRENNAN

AVENUE

98°38'
±86.21

193.34

±107.13

2
4988m²

1
3106m²

96.68
338°38'

±58.37
182°01'20",

±113.68
167.45

APPROX
TRUE NORTH

±53.77
248°38'



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The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE
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Any uncertainty in this plan must be clarified with the author.

IMPORTANT NOTICE
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WARNING
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SEE IMPORTANT NOTICES

CREATION OF RESTRICTION

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND

PS932345R

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ALL LOTS ON THIS PLAN OF SUBDIVISION SHALL NOT:

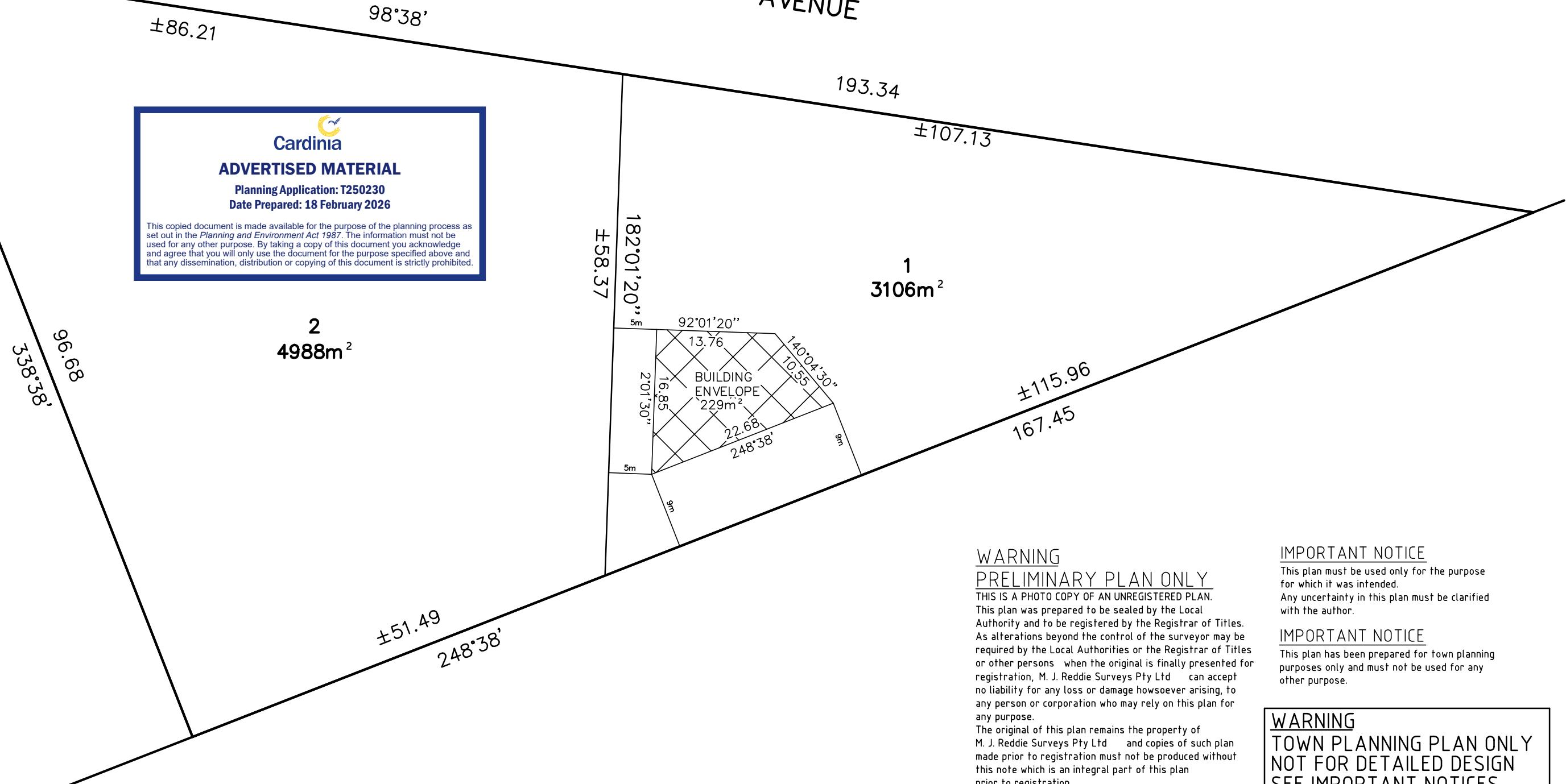
1. A. CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN CROSS HATCHED ON THE PLAN IN THE SCHEDULE HEREUNDER

LAND TO BENEFIT: LOT 2 ON THIS PLAN

LAND TO BE BURDENED: LOT 1 ON THIS PLAN

BRENNAN

AVENUE



APPROX
TRUE NORTH

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:500
0 5 10 20 30
LENGTHS ARE IN METRES

LUKE M. REDDIE / VERSION 5

ORIGINAL SHEET
SIZE : A3

SHEET 3

M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

Office: 1 Horner St. Beaconsfield, 3807

Branch Office: 19 Evergreen Ave Inverloch, 3996

Email: luke@reddiesurveys.com.au

POSTAL ADDRESS:
P.O. BOX 268
BERWICK 3806
PHONE: 9707 4117
FAX: 9707 4428

13/01/2025

Address: 1 Brennan Avenue, Beaconsfield Upper VIC
Proposal: Subdivision of the land into 2 lots

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

1. Estimated Cost of Tree Removal
 - a. See attached quote below for the removal of 47 trees as seen in the report from Ranges Consulting recommends
2. Updated Plan of Subdivision
 - a. See attached PS v4 attached below
3. Bushfire Planning Assessment
 - a. See attached Bushfire Planning Assessment from Ranges Environmental below
4. Amendment to current application
 - a. See attached Section 50 amendment attached below
 - b. Section 50 amendment submitted to Cardinia Shire Council 30/11/2025
5. Orderly planning – linear boundaries
 - a. See attached PS v4 attached below
6. Defendable space on adjoining land
 - a. See attached Bushfire Planning Assessment from Ranges Environmental below
 - b. See attached updated Ecological Impact Assessment below
7. Avoiding and minimising impacts to native vegetation
 - a. See attached updated Ecological Impact Assessment below



I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.

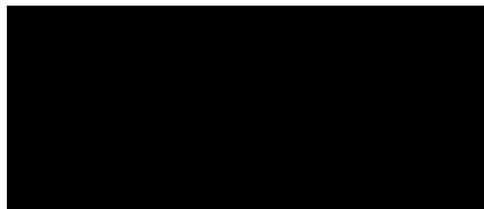
We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

Kind Regards



Licensed Surveyor





QUOTE

A.B.N. 68 075 487 286 / A.C.N. 075 487 286

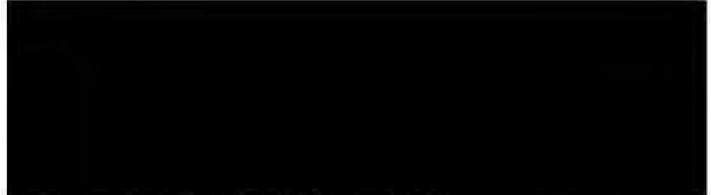
Date: Jan 10, 2026

Quote No.: #971

From

A.P. Tree Management Pty Ltd
17 Braestar Street
Cranbourne, VIC, 3977
p: 0436 966 661
e: admin@aptreemanagement.com.au
w: www.aptreemanagement.com.au

To



Site Address: 1 Brennan Ave Upper Beaconsfield VIC 0

#	Item	Description	Price
1	Day Rate	8 hours on site, from 7:30am - 3:30pm. 2 Climbers 2 Groundsman 1.7-5 kubota excavator Truck and chipper	\$12,000.00
		Removal of 47 trees	
		\$4400 3 day estimate	
2	Stump Grinding	- Grind stumps to a depth of 250mm-300mm - Stump mulch to be raked back into the cavity - Property left clean and tidy	\$2,000.00

Terms:

Sub Total:	\$14,000.00
GST:	\$1,400.00
Adjustment:	\$0.00
Total:	\$15,400.00



M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

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6/08/2025

Address: 1 Brennan Avenue, Beaconsfield Upper
Proposal: Boundary Realignment

To whom it may concern,

We refer to your letter requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

1. The outstanding fees have now been paid. See attached receipt.
2. A) The town planning report has been revised to remove all references to the construction of a dwelling. We are not proposing a dwelling as part of this application. Instead, our intention is to demonstrate that the lot is capable of accommodating a future dwelling and meets the BMO requirements. The proposal is limited to the establishment of a building envelope and an assessment of its impact on the existing conditions of the land. The building envelope will be created as a restriction on title. The subdivision has been updated to include the restriction.
B) It is noted that we do not wish to undertake any construction works, so we have not responded to clause 35.05-6 as we are not proposing any new construction.
3. A bushfire report is attached to this RFI.
4. An arborist report is attached to this RFI.
5. This application has been updated to include the removal of native vegetation.
6. The application has been updated through the Cardinia Shire Portal.

I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

Kind Regards

Licensed Surveyor





BOUNDARY RE-ALIGNMENT

1 Brennan Avenue, Beaconsfield Upper

MJ Reddie Surveys

1 Brennan Avenue BOUNDARY REALIGNMENT

Parcel Details	Lots 1 and 2 LP43026		
Proposed Planning Controls	ZONE: OVERLAYS:	Green Wedge Zone – Schedule 2 (GWAZ2) Bushfire Management Overlay (BMO) Environmental Significance Overlay – Schedule 1 (ESO1)	
Development Proposal	TOTAL SITE AREA:	8096m ²	
	SUBDIVISION AREA:	Proposed Lot 1 Proposed Lot 2	3247m ² 4849m ²
Planning Permit Trigger	44.06-2, 42.01-2, 35.05-3		

See below an aerial photograph of the subject site.



This report has been prepared in support of a planning permit application for a proposed boundary realignment and associated vegetation removal of tree 4 at 1 Brennan Avenue, Beaconsfield Upper. The purpose of the application is to facilitate a rationalization of lot boundaries that reflects the existing use and development of the land. The proposal has been designed to respond appropriately to the zoning and overlay controls affecting the site, including the Green Wedge Zone – Schedule 2 (GWAZ2), the Bushfire Management Overlay (BMO), and the Environmental Significance Overlay (ESO). This report provides an assessment of the proposal against the relevant provisions of the Cardinia Planning Scheme and demonstrates that the proposed subdivision is consistent with State and Local Planning Policy objectives.

Surrounding Area

The surrounding area can be characterised as a rural living zone in all directions occupied by a mixture of single dwellings and associated outbuildings. To the west all lot sizes are similar to that proposed in this boundary realignment.



3.0 PROPOSAL

The proposal seeks to change the alignment of the boundary between lots 1 and 2 on LP43026. See Plan of Subdivision PS932345R prepared by M.J.Reddie Surveys Pty Ltd. The proposal also seeks to create a building envelope restriction on the plan of subdivision and remove native vegetation.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided.

This application does not propose the construction of any building, nor the establishment of a rural land use. The proposal is strictly limited to a boundary realignment between two lots, creation of a building envelope restriction, and vegetation removal necessary to establish defendable space as per Clause 53.02.

4.0 PLANNING CONTROLS

The subject site is included in the Green Wedge A Zone – Schedule 2 and is affected by a Bushfire Management Overlay, and Environmental Significance Overlay – Schedule 1.

Green Wedge A Zone

The “purposes” of the Green Wedge Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

The proposed application involves a boundary realignment between Lot 1 (3247 sqm) and Lot 2 (4849 sqm), as well as proposed building envelope on Lot 1. The boundary realignment aims to better align the lot boundaries with current land use and management practices. This realignment will not result in an increase in the number of lots, nor will it affect the potential number of dwellings. This aligns with the provisions of the GWAZ, which allows boundary realignments under these conditions.

The new building envelope on Lot 1 is proposed in an area that least impacts the native vegetation. The envelope complies with the GWAZ requirements, including any applicable setbacks, site coverage, and environmental controls.

The boundary realignment and the proposed new building envelope will not create additional infrastructure demand beyond what is necessary for the development. The proposal is designed to support sustainable land management practices, including respecting natural resource management principles.

This proposal is consistent with the Municipal Planning Strategy and the Planning Policy Framework, which aim to protect and conserve rural and environmental values while facilitating appropriate land use and development. Additionally, the realignment is aligned with the objectives of the GWAZ.

The proposal is consistent with the decision guidelines of Clause 35.05-6 in that:

- The subdivision does not increase the number of lots or potential dwellings.
- The proposed building envelope is appropriately located to minimise impact on vegetation and slope, and facilitate bushfire resilience.
- Vegetation removal is limited to that necessary for bushfire defendable space and is offset in accordance with Clause 52.17.
- No additional infrastructure is required; existing road access is maintained.
- The proposal respects the landscape character of the northern hills and avoids fragmentation of environmental values.

Environmental Significance Overlay

The “purposes” of the Environmental Significance Overlay are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

The “Environmental Objectives to be Achieved” under the Schedule to the Overlay are:

- *To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.*
- *To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.*
- *To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.*
- *To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

See the arborist report and bushfire report attached to this application.

Bushfire Management Overlay

The purpose of the ‘Bushfire Management Overlay’ is:

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

To the best of our knowledge, the realignment of the boundary does not impose any new hazards or risks to bushfires. If required by council, the application can be accompanied by:

- A Bushfire Hazard Site Assessment
- Bushfire Hazard Landscape Assessment
- A Bushfire Management Statement

See the bushfire report attached to this application.



5.0 PLANNING POLICY FRAMEWORK

The proposed boundary realignment is designed to result in only a minor alteration to the existing layout, having a minimal impact on the surrounding area. The subject site is situated within a locality that is capable of accommodating a modest level of development. This proposal strikes a careful balance between addressing key planning considerations such as neighbourhood character, built form outcomes, and the preservation of external amenity.

In this context, it is evident that the proposal achieves this balance within the existing residential fabric of Cardinia. The subdivision design has been tailored to complement the established built form within the area, while also ensuring that the amenity of adjacent and surrounding properties is not compromised. The development seeks to integrate seamlessly with its surroundings, maintaining the character and functionality of the neighbourhood.

The following points highlight the alignment of the proposal with the broader planning policy framework:

- The boundary realignment results in only a minor shift in the land layout, preserving the character and integrity of the area.
- The proposal is consistent with the objectives of the State Planning Policy Framework (SPPF) as it:
 - Respects the established neighbourhood character and responds sensitively to the surrounding built form.
 - Does not place undue pressure on existing infrastructure and services, ensuring that the surrounding community's needs and capacity are maintained.
 - Appropriately addresses the requirements of the Environmental Significance Overlay, ensuring that any environmental considerations are integrated into the planning and design process.

In summary, the proposal reflects the type of development encouraged by the State Planning Policy, providing a thoughtful and contextually appropriate approach to development within an established area. It demonstrates a clear commitment to balancing growth with the preservation of local character and environmental values.

The proposed boundary realignment aligns with the Municipal Strategic Statement (MSS) and is compatible with the broader planning objectives for the area. The following points underscore the proposal's consistency with local planning policy:

- The boundary realignment will not result in any significant adverse impact on the environmental or drainage features of the site or its surroundings. Careful consideration has been given to preserving key environmental features and ensuring that any potential impacts are mitigated through design and planning controls.
- The site is already developed for residential use, providing housing that benefits from access to local facilities and services. The proposal enhances this established use, further supporting the vision of sustainable development outlined in the MSS.

In conclusion, the proposed realignment is a compatible and responsive development, reinforcing the municipality's planning goals while maintaining the environmental and social fabric of the area.

GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution will not need to be made only once for any of the land to be subdivided.

Cardinia

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Planning Application: T250230

Date Prepared: 18 February 2026

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It is acknowledged that a public open space contribution has not been made on the land previously and would not need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Cardinia Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for a boundary realignment.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land including the retention of most significant vegetation on site.



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Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

Response to Relevant Clauses of the Cardinia Planning Scheme

In accordance with Clause 42.01-5 and in addition to Clause 65, the responsible authority must consider the following:

Municipal Planning Strategy and Planning Policy Framework (MSS and PPF)

The proposal responds appropriately to bushfire policy under Clause 13.02 of the PPF, which prioritises the protection of human life. The subdivision provides a building envelope that enables a future dwelling to be designed in accordance with defendable space requirements and relevant BAL construction standards (BAL-29). This strengthens the land's resilience to bushfire and mitigates environmental risk.

Environmental values of the land have been considered under Clause 12.01-1S (Biodiversity) and Clause 12.01-2S (Native vegetation management). While some vegetation is proposed to be removed, it is limited to what is necessary to achieve defendable space. An Ecological Impact Assessment has been prepared, and the proposal avoids high conservation value areas and aims to minimise biodiversity loss through offsetting.

Statement of Environmental Significance and Environmental Objectives (ESO1)

The land is identified as being of environmental significance due to its landscape setting and ecological values. However, the proposed realignment does not increase development yield or encroach on areas of high ecological value. Vegetation removal is confined to areas within the building envelope and immediate defendable space, with the balance of vegetation being retained. The proposal respects the natural landscape, avoids unnecessary fragmentation of vegetation, and facilitates bushfire-resilient design through setbacks and envelope placement. The building envelope has been located to minimise vegetation removal while achieving BAL-29 compliance.

Need to Remove, Destroy or Lop Vegetation for Defendable Space

Vegetation removal is required solely to create a defendable area in accordance with Clause 53.02. The Bushfire Planning Assessment identifies that a BAL-29 defendable space standard can be achieved around the proposed building envelope. Multiple trees will be removed to achieve a 49m setback from the building envelope, primarily to the north where forested vegetation presents the most significant hazard. This removal is essential for risk mitigation and is supported by expert bushfire and ecological assessments.

Other Relevant Matters

Both the Bushfire Planning Assessment and Ecological Impact Assessment confirm that the proposed design balances safety and environmental protection. There is no additional infrastructure proposed other than the driveway, building envelope, and vegetation removal for bushfire purposes.

Clause 5 – Schedule 1 to Clause 42.01 (Environmental Significance Overlay – Schedule 1)

The proposed boundary realignment is consistent with the objectives of ESO1, which seek to:

- Protect and enhance the environmental and landscape values of the area
- Ensure that vegetation removal does not compromise ecological integrity
- Encourage bushfire resilient development while retaining key landscape features



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The subdivision does not introduce new development pressure or additional dwellings beyond what is already established by zoning controls. Instead, it formalises access and future development potential in a manner that reflects bushfire and ecological constraints. The building envelope avoids sensitive habitat areas and is supported by ecological and arboricultural assessments.

Clause 52.17 – Native Vegetation

The removal of native vegetation has been assessed under Clause 52.17. The Ecological Impact Assessment (August 2025) identifies that:

- The site contains patches of native vegetation, including EVC 16 Lowland Forest
- The removal of 0.098 hectares of native vegetation is required for defendable space
- No rare or threatened flora were recorded, and fauna habitat is limited to common species
- Removal does not impact any significant habitat corridors

As the native vegetation removal is limited and directly linked to safety requirements under the Bushfire Management Overlay, the impact is minimised. The loss will be offset in accordance with DELWP guidelines. Offset calculations and strategies are included in the ecological report to satisfy Clause 52.17 requirements.

Clause 53.02-4.5 – Defendable Space Requirements

In compliance with Clause 53.02-4.5, the proposed building envelope has been designed to accommodate 49 metres of defendable space in all directions, corresponding to a BAL-29 construction standard. Key elements include:

- Defendable space crosses into Lot 2 and along the road reserve, which is maintained and suitable for fuel reduction
- The Bushfire Management Plan (Plan 4) illustrates the spatial arrangement of vegetation management zones
- The driveway is 90m long and meets CFA access standards under Table 5 – Column A3

The proposal complies with all relevant Approved Measures (AM) in Clause 53.02, including:

- AM 2.1 – 2.3: Building envelope is sited with maximum separation from hazard
- AM 5.1 & 5.2: Subdivision layout enables appropriate defendable space
- AM 4.1: Provision of a 10,000L static water supply with CFA fittings is proposed

In accordance with Clause 71.02-3 of the Planning Policy Framework, the proposal prioritises the protection of human life by providing adequate defendable space and siting the envelope to minimise bushfire exposure. The proposed design meets the intent of the BMO and relevant Approved Measures in Clause 53.02.

Summary

The proposed boundary realignment at 1 Brennan Avenue, Beaconsfield Upper is a low-impact subdivision that responds appropriately to environmental constraints and bushfire risk. The removal of native vegetation is necessary and justified for life safety purposes, supported by comprehensive expert reporting. The proposed design avoids unnecessary ecological harm, strengthens bushfire resilience, and satisfies the decision guidelines of Clauses 42.01-5, 52.17, and 53.02.

Clause 52.02 – Easements, Restrictions and Reserves

A planning permit is required under Clause 52.02 of the Cardinia Planning Scheme to create a restriction on a plan of subdivision, specifically to establish a building envelope restriction on Proposed Lot 1.

The purpose of Clause 52.02 is:

- *To enable the removal and variation of an easement or restriction to be considered under the planning scheme.*
- *To ensure that the creation of any restriction does not adversely affect the orderly and proper planning of the area.*

Proposal Overview



The proposed restriction will identify and limit the area in which a future dwelling may be constructed on Proposed Lot 1. The building envelope has been strategically located to:

- Ensure compliance with bushfire defendable space requirements under Clause 53.02.
- Minimise the removal of native vegetation.
- Respond to site constraints such as slope, access, and landscape character.
- Facilitate a dwelling outcome that is compatible with the Environmental Significance Overlay (ESO1) and Bushfire Management Overlay (BMO).

Planning Justification

The creation of a building envelope restriction is appropriate and supported for the following reasons:

- **Bushfire Safety:**
The envelope has been sited to allow defendable space in all directions, achieving BAL-29 compliance. The location supports safe access, CFA vehicle standards, and water supply requirements.
- **Environmental Protection:**
The proposed envelope avoids significant ecological values identified in the ecological assessment. Vegetation loss is limited to what is necessary for bushfire safety, and the balance of the site remains undeveloped, retaining landscape and habitat values.
- **Orderly Planning:**
By defining the buildable area, the restriction provides certainty for future development, ensuring it is consistent with the planning scheme and the expectations of Council. It prevents ad hoc placement of future structures and protects site values.
- **Consistency with Overlays and Zoning:**
The restriction enables compliance with the requirements of the Environmental Significance Overlay (ESO1), Bushfire Management Overlay (BMO), and Green Wedge A Zone – Schedule 2 (GWAZ2). It facilitates a built form outcome that is responsive to environmental and bushfire hazards while respecting landscape character.

Conclusion

The proposed building envelope restriction is a proactive planning tool that supports the orderly and proper development of the land. It ensures that future buildings are appropriately located, environmentally sensitive, and bushfire resilient. The creation of this restriction under Clause 52.02 is considered appropriate and justified, and we respectfully request that Council supports its inclusion on the plan of subdivision.

7.0 CONCLUSION

The relevant planning scheme provisions, as outlined above, provide strong support for the proposed subdivision. The design of the subdivision aligns with both the State and Local Planning Policy Frameworks, as well as the specific requirements of the zoning and overlay controls mentioned earlier. The proposal has been carefully crafted to ensure that the values of the area are preserved and enhanced. The proposed allotment sizes will not only accommodate the existing dwellings but will also offer ample space for landscaping and revegetation, contributing positively to the local character.

In light of the considerations discussed, we respectfully submit that the proposal meets all necessary planning criteria and should therefore be approved. We request that a Planning Permit be issued for this development.



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Position of boundaries shown
is APPROXIMATE ONLY.
This plan is not the subject of a little
re-establishment survey.
This plan is not the subject
of a little search.

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only and is not to be used for any other purpose.
Prior to any demolition, excavation or construction on
site, the relevant authority should be contacted for
possible location of underground services and
detailed locations of all services.
This note is an integral part of this plan.




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Planning Application: T250230
Date Prepared: 18 February 2026

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WARNING
TOWN PLANNING PLAN ONLY
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SEE IMPORTANT NOTICES



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN

NOTATIONS

POSTAL ADDRESS:
1 BRENNAN AVENUE BEACONSFIELD UPPER 3808

NOTE: See certificate of title for easement and title details.
NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only.

No. OF SHEETS IN PLAN 1 No. OF THIS SHEET 1
0 4 8 16 24
SCALE 1:4000 LENGTHS ARE IN METRES

0 4 8 16 24
SCALE 1:4000 LENGTHS ARE IN METRES
SURVEYORS 25-84-485
VERSION 1 FILE BN
M. J. Reddie Surveyors Pty Ltd
1 Horner Street, Beaconsfield, 3807
P.O. Box 268, Berwick, 3806
Phone (03) 9707 4117 Fax (03) 9707 4428



Bushfire Planning Assessment

Proposed 2-lot Subdivision

1 Brennan Avenue Beaconsfield

16 December 2025



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Planning Application 1250230

Date Prepared: 18 February 2026

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Report: **Bushfire Planning Assessment - 1 Brennan Avenue Beaconsfield - 16 Dec 2025**

Report no: 25018

Author: [REDACTED]

Contact: 0459 020 061 info@rangesconsulting.com

Date: 16 December 2025

Prepared for: [REDACTED]



1 Introduction

This Bushfire Planning Assessment informs a proposed 2-lot Subdivision on land. The following guidelines and policies have been considered in this report for the purposes of bushfire mitigation:

- The Technical Guide: Planning Permit Applications Bushfire Management Overlay (DELWP 2017)
- Australian Standard – Construction of buildings in bushfire prone areas (AS3959).
- Clause 53.02 (Bushfire Planning) in the Cardinia Planning Scheme

This report was originally issued during June of 2025 and has since been modified due to:

- A response to the CFA referral letter dated 29 September 2025
- Changes to the development layout including the line of subdivision, building envelope and location of the water tank.

Site Details

Municipality: Cardinia Shire Council

Subject Site: 1 Brennan Avenue, Beaconsfield

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

Zoning: Green Wedge A Zone – Schedule 2 (GWAZ2)

Site Description

Site Area: 0.808 hectares

Proposed Lot size and existing works Lot 1 is 3,106 m² and has no existing buildings or works apart from a partially formed driveway from Brennan Avenue entering from the eastern margins of the lot
Lot 2 is 4,988 m² and includes an existing dwelling, driveway, garage, and shed.

Summary of Proposal

Development Plan: Proposed Boundary Re-alignment of an existing property with two parcels including a building envelope, driveway and defendable space on Lot 1

Application Pathway: Pathway 3 of clause 53.02 is considered in this application.

Defendable Space: Defendable Space to 50 metres around the Lot 1 building envelope.



2 Bushfire Hazard Assessment

A site investigation was undertaken during May 2025 to determine the vegetation types within 150 metres of the development site. Plan 1 shows the hazard vegetation types within 150 metres of the property boundary. Classification of vegetation types are consistent with definitions in AS-3959 Construction of buildings in bushfire prone areas. Attachment 1 provides the formal site plan.

2.1 Assessment Area

Although the assessment area features residential dwellings, most areas within 150m are classified vegetation hazards as per AS-3959. The subject site is occupied by forest, although it is assumed that the appropriate management will apply to future buildings.

The table below provides a summary of vegetation types and slopes in all directions in relation to the building envelope and the following page provides descriptions of these vegetation types.

Table 1. Vegetation Types within 150 metres

		Direction (Aspect)			
		North	East	South	West
Vegetation (within 150m of the site)	Low Threat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Modified	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Forest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Effective Slope (under classified vegetation)	Upslope/Flat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Downslope		Downslope	Downslope	Downslope
	>0 to 5 °	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	>5 to 10°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	>10° to 15°	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	>15 to 20°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	>20°	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distance to Vegetation	49 m from building envelope	Contiguous on site and on neighbouring land	9 metres from building envelope on neighbouring land	Contiguous on site	

Cardinia

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2.2 Vegetation Classification

The 3 types of vegetation classes occurring within the 150-metre assessment area are described below.

Forest – Hazard 1A and Hazard 1B

Forest vegetation accounts for approximately 35% of the 150-metre assessment area. Hazard 1A is located 49 metres north from the building envelope crossing Brennan Avenue, while Hazard 1B is more than 130 metres to the south. Furthermore, forest vegetation extends beyond the 150-metre area on adjacent properties in all directions (Figure 1 and 2).

These forest areas have a continuous canopy cover and a relatively intact midstorey and groundstorey layer, and with a steady accumulation of flammable materials occurring horizontally and vertically (e.g. leaf litter, bark, twigs and elevated fuels). The continuity of forest and ground fuels indicates that the fire risk is moderate to high.

Modified – Hazard 2

Modified vegetation dominates the subject site and extends to the east and west through adjacent properties, accounting for approximately 30% of the 150-metre assessment area.

Modified vegetation as defined in AS3959:2018 is the vegetation that has been modified, altered or managed due to urban development, or gardening, and has different fuel loads from the assumed standard forest classification. Nevertheless, it supports a moderately continuous canopy featuring mature Eucalypts and a range of exotic trees.

Grassland – Hazard 3

The property boundary is adjacent to grassland vegetation to the south. Grasslands can be more susceptible to spotting from ember attacks and may typically burn very quickly with moderate heat. Ember spotting from large-scale fires in the area in adverse hot and dry conditions may present a heightened fire risk, particularly grasslands that are unmanaged during the fire danger period. This hazard accounts for approximately 45% of the 150-metres assessment land and extends to the southeast beyond the assessment area.



Site Photos



Figure 1. Forest vegetation facing northeast over Brennan Avenue.



Figure 2. Forest vegetation towards Brennan Avenue (Facing north).



Figure 3. Modified vegetation throughout Lot 1.



Figure 4. Modified vegetation, facing south through east adjacent properties.



Figure 5. Adjacent property, south from the study site with a large area of grassland vegetation.



Figure 6. Modified vegetation through Lot 2.



3 Bushfire Hazard Landscape Assessment

The Landscape Hazard Assessment describes potential bushfire risks beyond 150m including landscape typology, fire history, potential bushfire behaviour and evacuation options. Plan 2 shows the Landscape Hazard Assessment and refuge and emergency services.

3.1 Local conditions within 1km and 5 km of the site

Plan 2 shows that land within 1km of the subject site is a mix of low-density residential areas, and open pasture, which it is likely managed for agricultural purposes, such as grazing and cropping. These areas are predominantly surrounded by an extensive forests area, which include both private property and public land, like the Upper Beaconsfield Nature Conservation Reserve, Stoney Creek and Cardinia Creek Reserves.

Extending to a 5 km radius, the landscape transitions from suburban developments and agricultural land to expansive forested areas and conservation reserves. Notably, the northern area encompasses the Cardinia Reservoir, and to the south of the subject site lies the Cardinia Creek Parklands.

Adjacent private properties and conservation reserves contribute to the continuity of woodland and forested areas, potentially serving as fire corridors. Controlled burns conducted within these reserves may mitigate bushfire risks in the immediate vicinity; however, they are unlikely to significantly reduce the threat of larger, landscape-scale fires.

3.2 History of Bushfire and Planned Burns

The study site has a history of bushfire activity. Notably, the devastating Ash Wednesday fires in 1983 resulted in 47 fatalities, the destruction of over 2,000 homes and businesses and burning of approximately 210,000 hectares of bushland, including the area of the study site.

Minor bushfires have occurred within 2000-2010 relatively close to the study site. This include a 146.5 hectare bushfire in 2009 at Harkaway, only 3.5 kilometres to the west from the subject site. Also, a bushfire in 2003 at Cardinia Reservoir, that destroyed 20 hectares of bushland.

Planned burns have been implemented through bushfire risk areas, aiming to reduce fuel loads and mimicking natural fire regimes of the fire-dependent ecosystems. Some controlled burns have been implemented in the forested areas of Beaconsfield Upper Nature Conservation Reserve (2005) and Cardinia Reservoir (2009-2017). However, these planned burns have limitations due the spatial separation from the study site.

3.3 Access to Refuge and Emergency Services

Beaconsfield Upper Fire Station CFA is only 2.6 kilometers from the subject site, and it offers the most immediate emergency service. Another firefighting station that may provide services to the site is Narre Warren East Fire Station CFA, located 11 kilometres north.



Evacuation from the subject site is limited through Brennan Avenue, which connects to Upper Beaconsfield Upper Township. In terms of Neighbourhood Safer Place (NSP), the closest option is Narre Warren North Municipal Reserve, which is 18 kilometers west of the site.

NSPs are designated locations intended to provide temporary refuge during a bushfire emergency when all other bushfire survival plans have failed. They do not guarantee safety and should only be used as a last resort. Traveling to an NSP during a bushfire can be extremely dangerous due to potential road blockages, traffic congestion, and the unpredictable nature of fires.

3.4 Landscape Typology

The Technical Guide to Planning Permit Applications in the Bushfire Management Overlay (DELWP 2017) outlines 4 Landscape Types ranging from Landscape Type 1 (low risk) to Landscape Type 4 (extreme) as outlined below.

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

The local landscape character surrounding the proposed development is best described as Landscape Type 3. Despite some emergency services in the region and close access to the Beaconsfield Upper township, there is a possibility of fires impacting the site given the expanses of forest in the landscape, which may also interact with unmanaged agricultural properties. Furthermore, there are limited evacuation options and NSPs availability.



4 Clause 53.02 Bushfire Planning

This section describes how the proposed development responds to the requirements of Planning for Bushfire (Clause 53.02-1). The purpose of Bushfire Protection Objectives for dwellings in existing settlements is:

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

4.1 Definition of objectives and measures

Four key provisions are outlined in Clause 53.02 to fulfil the purpose of *Bushfire Planning*:

- a) **Objectives.** An objective describes the outcome that must be achieved for a completed development.
- b) **Approved measures (AM).** An approved measure meets the objective.
- c) **Alternate measures (AltM).** An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- d) **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

As outlined below, the proposed development can achieve all the objectives of *Bushfire Planning* with application of 'approved measures'.



4.2 Landscape, Siting and Design Objectives

Approved Measures (Clause 53.02)

AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

AM 2.2 A building is sited to ensure the site best achieves the following:

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

AM 2.3 A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response to objectives (2.1 – 2.3)

Although no new buildings are yet proposed, an building envelope shown on Plan 3 is capable of complying with approved measures including:

- Defendable space with appropriate setbacks from forests, grassland and modified vegetation on neighboring properties.
- The proposed building envelope is to be sited the furthest possible from the main threat being forest vegetation to the north, while maintaining the minimum 9m setback from grassland to the south.
- Access from Brennan Avenue is suitable for emergency vehicles and less than 100m the building envelope. Siting the building envelope further east and thereby shortening the access distance is not desirable given that this incrementally decreases separation between the building envelope and forest vegetation to the north.

Future plans for development of residential buildings can comply with the stated objectives provided that they are sufficiently set back from hazards on neighbouring property.

As there is no building design associated with the proposed subdivision, AM 2.3 is not yet relevant to this application.

4.3 Subdivision Objectives (Approved Measures - Part A)

Objectives

In accordance with AM 5.2, an application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

A building envelope for a single dwelling that complies with AM 2.2 and provides defendable space in accordance with:

- Columns A or B of Table 2 (BAL 12.5 and BAL 19) to Clause 53.02-3 for a subdivision that creates 10 or more lots, or



b) Columns A, B or C (BAL 12.5, BAL 19 and BAL 29) of Table 2 to Clause 53.02-3 for a subdivision that creates less than 10 lots.

Response to Subdivision Objectives

Plan 3 shows that the building envelope can comply with BAL 29 Defendable Space standards. Given building options are somewhat constrained (current lot yields are less than 0.5 hectares), BAL 40 and 39m of defendable space may be considered in the future once a dwelling design is tendered.

The table below outlines the relevant Bushfire Attack Level (BAL) requirements and defendable space standards to guide setback distances from neighbouring properties.

Direction	North	South	East	West
Vegetation Type (Highest Risk)	Forest	Grassland	Modified	Modified
Slope	10-15°	Flat/Upslope	Flat/Upslope	Flat/Upslope
Distance to property boundary	27m	9m	Contiguous	Contiguous
Distance to building envelope	49m	3m	Contiguous	Contiguous
BAL Options	Required Defendable Space ¹			
Defendable Space for BAL 19	64m	13m	Not applicable	Not applicable
Defendable Space for BAL 29	49m	9m	50m or to the property boundary	50m or to the property boundary
Defendable Space for BAL 40	39m	6m	50m or to the property boundary	50m or to the property boundary

Green = Able to achieve the required defendable space distance from the threat for the relevant BAL rating. **Red** = Not able to achieve defendable space for the relevant BAL rating

This table demonstrates that a dwelling in the building envelope constructed to BAL 19 is not appropriate given the modified and forest vegetation through the east, north and west aspects. Additionally, BAL 40 can comply to the north aspect which may be an option subject to a future planning application. However, 50 metres of defendable space and construction to BAL 29 is considered the most appropriate building standard for the subdivision and the designated envelope due to:

- The limited setback distance to the northern boundary
- This standard is considered to be an appropriate response to landscape risks, particularly due to the expanses of forest vegetation to the north.

4.4 Subdivision Objectives

Objectives and Responses

Objective A. Defendable space wholly contained within the boundaries of the proposed subdivision.

Objective B. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.

Objective C. Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.

Response: A BAL 29 will ensure the requisite 50 metres of defendable space is met to the east while implementing defendable space to property boundaries from other aspects of the building envelope. The distance to the northern boundary from the building envelope is 27 metres. The land between the subject site and residential properties to the north includes a narrow road reserve, seasonally managed by Council and a sealed road. Therefore, defendable space to 27 metres (i.e. to the property boundary) is deemed sufficient. As shown on Plan 3, defendable space on Lot 1 will be mutually beneficial to the dwelling on Lot 2, or future planning and building within Lot 2.

The landholders intend to retain the existing dwelling and therefore, no building envelopes are included in Lot 2. However, in the event that a demolition and rebuild is sought in the future, a new dwelling will comply to a BAL 29 in a similar manner to Lot 1.

4.5 Defendable Space Requirements

As shown on the Bushfire Management Plan (Plan 4, Appendix 1), standard vegetation management is required to meet defendable space objectives as outlined below.

- 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 centimeters in height must not be placed within 2 meters of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.



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Date Prepared: 18 February 2026

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- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

As well as managing existing vegetation, any future planting and landscaping must also comply with the defendable space standards.

4.6 Water Supply

Requirement:

Buildings are required to be provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-3 (duplicated below).

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

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority and Access Required	Fittings	Applicable requirements
Less than 500	Not Applicable	2,500	No		<input type="checkbox"/>
500 – 1000*	Yes	5,000	No		<input type="checkbox"/>
500 – 1000	No	10,000	Yes		<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes		<input checked="" type="checkbox"/>

Note: a hydrant is available within 120 metres to the rear of the building

Lot 1 is greater than 1,000m², therefore a 10,000 litre water tank with fire authority fittings is required as a part of any approved development. The area between the water tank and the access way must remain unobstructed for the purpose of emergency access and must be within 60 metres of the dwelling and within 4 metres of the access. Plan 4 shows an indicative location of the watertank that complies with these standards.

4.7 Access

Vehicle access is required to be designed and constructed as per Table 5 of Clause 53.02-3 as duplicated below.

Column A	Column B
A1 - Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
A2 - Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet



Column A	Column B
A3 - Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> - All weather construction - A load limit of at least 15 tonnes - Provide a minimum trafficable width of 3.5 metres - Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically - Curves must have a minimum inner radius of 10 metres - The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle
A4 - Length of access is greater than 100 metres	<p>The following additional design and construction requirements apply:</p> <ul style="list-style-type: none"> - A turning area for fire fighting vehicles must be provided close to the building by one of the following: - A turning circle with a minimum radius of 8 metres - A driveway encircling the dwelling - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle
A5 – Length of access is greater than 200 metres	<ul style="list-style-type: none"> - Passing bays must be provided at least every 200 metres. - Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

The proposed driveway length is 90 metres from Brennan Avenue to the building envelope, therefore regulation A3 will apply.

The existing driveway in Lot 1 was inspected and found to be appropriate for emergency access and mostly compliant with A3 standards including:

- Although the access varies in width, most of it has an average of 3.5 metres wide.
- There are some overhanging encroachments in the form of low arching branches. It is a priority to reduce those obstacles to allow the transit of emergency vehicles. A separate tree report outlines specific trees that must be pruned to facilitate the required site access.
- The driveway is a suitable grade without any significant dips

5 Conclusion

The proposed subdivision does not increase bushfire risk to the existing dwelling in Lot 2 and the proposed building envelope in Lot 1 has met all 'approved measures' outlined in clause 53.02.

The proposal strengthens bushfire resilience to life and property by including BAL 29 and 50m of defendable space (or to the property boundary) for future development on Lot 1. This will provide additional protection around the existing dwelling.

The Bushfire Management Plan (Appendix 1- Plan 4) is intended to be the formal plan to be endorsed as a part of the permit. The plan includes all anticipated permit conditions in relation to the BAL construction standard, defendable space and water supply.

Hazard identification, defendable space distances and construction requirements have been determined in line with AS3959 and Bushfire Planning (Clause 53.02 of the planning scheme). The underlying modelling used to determine the defendable space distances for various construction standards are precautionary, however they still have limitations. Therefore, the recommended BAL rating and defendable space distances detailed within this report provide no guarantee of absolute protection under a bushfire attack. Rather, it provides the most appropriate recommendation for construction within the subject site. It is recommended that the occupants independently assess their own risk and develop a bushfire protection plan that is not solely reliant on the dwelling's resilience to a bushfire.



6 References

CFA (2014B) Standard Permit Conditions Bushfire Management Overlay. Country Fire Authority, Victoria.

DELWP (2017). Technical Guide: Planning Permit Applications Bushfire Management Overlay. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DELWP (2018) Bushfire State Planning Policy Amendment VC140 - Practice Note 68. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DELWP (2020) Design Guidelines of Settlement Planning at the Bushfire Interface

DELWP (2023) Planning Practice Note 37 Rural Residential Development

Standards Australia (2018) Australian Standard – Construction of buildings in bushfire prone areas.





Plan 1 - Site Hazard Assessment

1 Brennan Avenue Beaconsfield
Upper

Proposed Line of Subdivision

Title Boundary

Proposed Building Envelope

AS-3959 Vegetation Types

Modified

Forest

Grassland

Measurements

Degrees (Arrows Point Upslope)



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Date: 13 December 2025

Created by:

Map Program: QGIS 3.44

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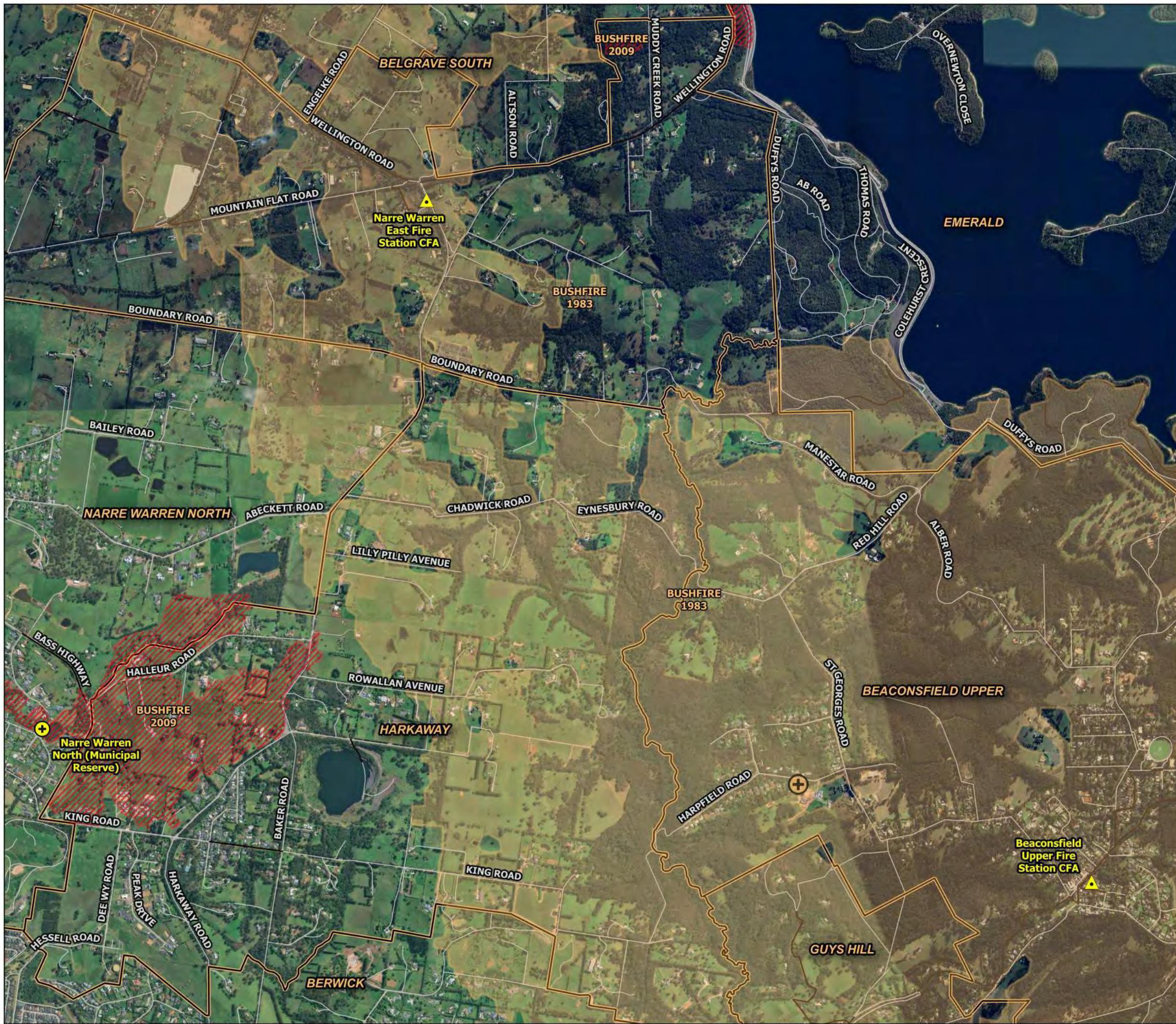
Scale (A3)

0 25 50 m



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Environmental

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Plan 2 - Landscape Hazard Assessment

1 Brennan Avenue Beaconsfield

Locality Boundary

Title Boundary

Fire History

1970-2000

Bushfire 2000-2020

Fire station

Neighbourhood safer place



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Date: 30 May 2025

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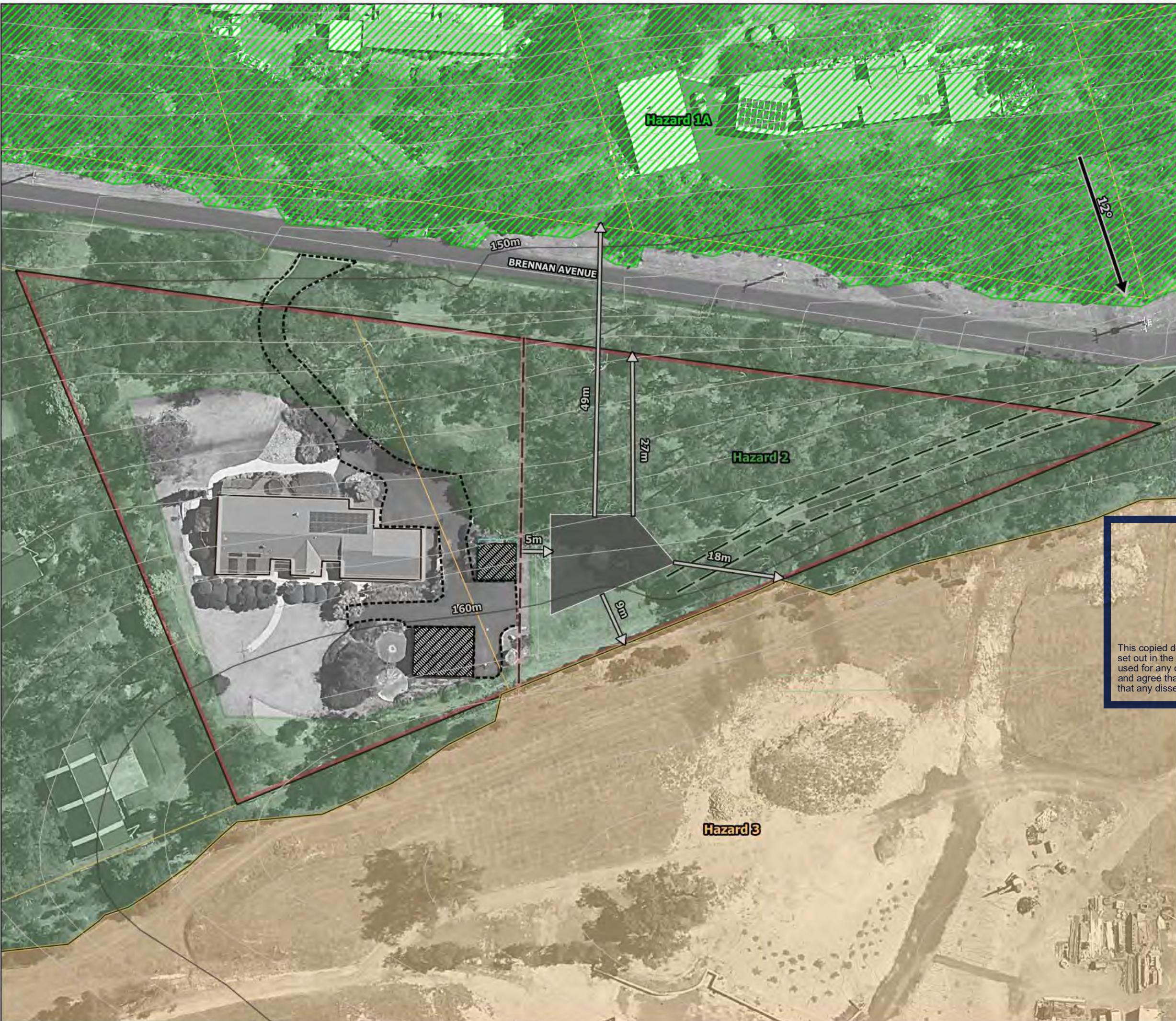
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Scale (A3)

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0 0.5 1 km





Plan 3 - Siting Assessment

1 Brennan Avenue Beaconsfield
Upper

- Title Boundary
- AS-3959 Vegetation Types
 - Modified
 - Forest
 - Grassland
- Development Layout
- Proposed Building Envelope
- Existing SHed
- Existing Driveway
- Proposed Line of Subdivision
- Degrees (Arrows Point Upslope)
- Parcel



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Map Program: QGIS 3.44

Feature Survey Provided
by Reddies Survey

Scale (A3)

1:600

0 10 20 m



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Plan 4 - Bushfire Management Plan

1 Brennan Avenue Beaconsfield Upper



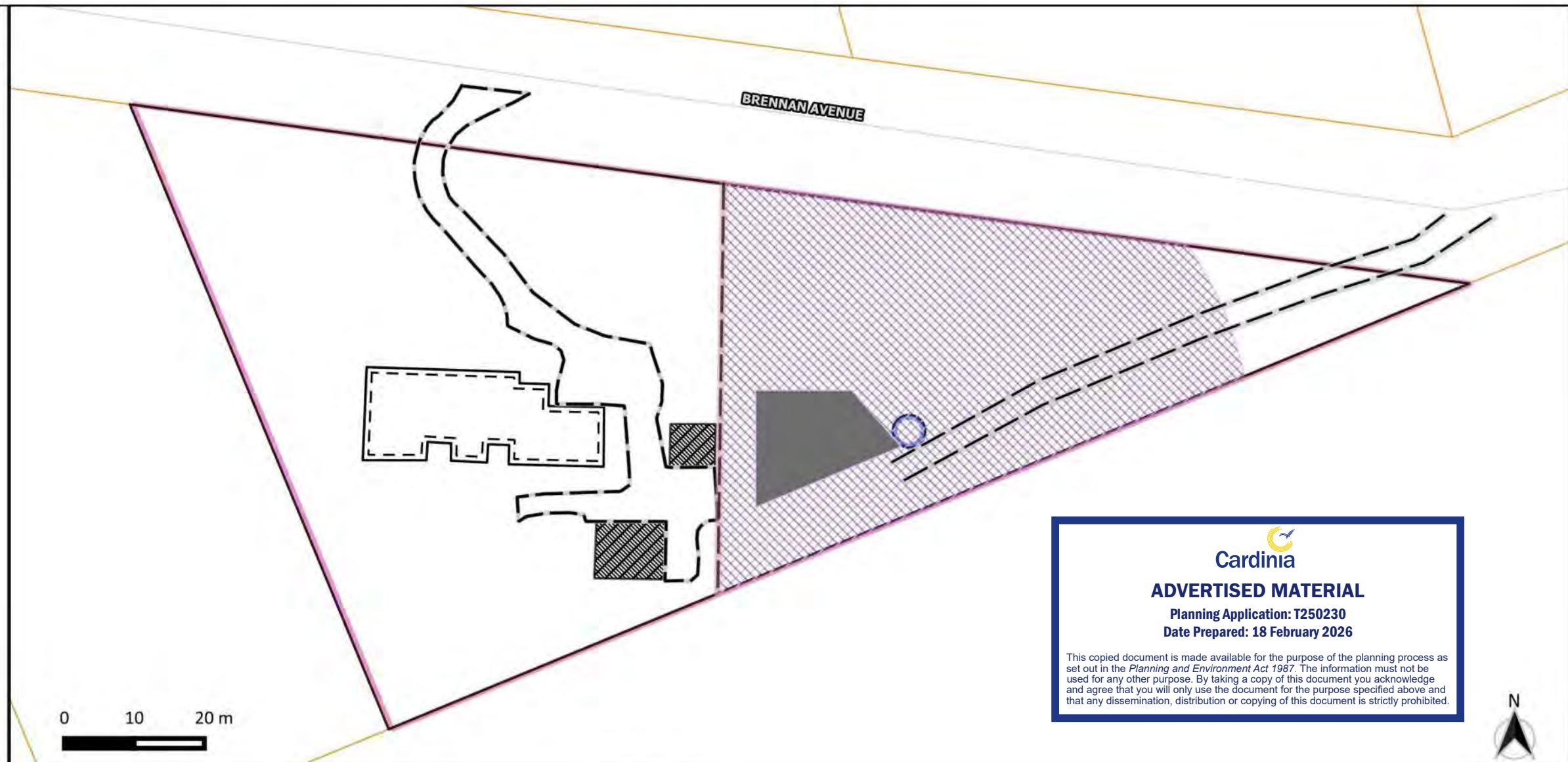
Date: 15 December 2025

Created by [REDACTED]

Map Program: QGIS 3.44

Scale (A3):

1:703



Construction Standards

Dwelling is to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL 29

Defendable Space

Defendable Space to be provided to a distance of 50m around the proposed building/or to the property boundary, (whichever is less) where vegetation is managed in accordance with the following requirements:

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

Water Supply

10,000 litres of effective water supply for firefighting purposes must be provided and meet the following requirements

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

Access

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.



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Date Prepared: 18 February 2026

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Attachment 1 –Subdivision Plan

Provided on the overleaf





**Ecological Impact Assessment
Proposed 2-Lot Subdivision
1 Brennan Avenue Beaconsfield Upper**

December 2025



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ATTACHMENT 2. AVAILABLE NATIVE VEGETATION CREDITS

38

Report:	Ecological Impact Assessment -1 Brennan Avenue Beaconsfield Upper - 4 August 2025
Job no:	24042
Prepared for:	WD Subdivisions and planning solutions on behalf of the landowner
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Date:	14 December 2025



1 Introduction

This report is updated from the August 2025 report due to a revised building envelope and lot configuration, which reduces overall impacts to native vegetation.

This report outlines vegetation impacts associated with a proposed 2-Lot subdivision, which includes a building envelope, driveway and associated defendable space at 1 Brennan Avenue Beaconsfield Upper. The property has two parcels, however, the realignment of the shared parcel boundary is proposed to provide a more functional layout for 2 separate residential lots that will ultimately be divided into separate titles.

The proposed works and associated land use is essentially limited to Lot 1 and therefore, the assessment is primarily focussed within this lot.

Lot 2 will retain the existing dwelling and driveway access. There are no anticipated works within Lot 2 other than the potential construction of a boundary fence between the two lots. Unlike Lot 1, Lot 2 is dominated by introduced vegetation, built form and cultivated gardens and there are no requirements for native vegetation removal as a part of this proposal. The dwelling in Lot 2 has existing entitlements to remove vegetation under the Clause 52.12 Bushfire Exemptions (commonly referred to as the 10/50 Exemptions).

The objective of the Ecological Impact assessment is to identify vegetation removal which is primarily in response to bushfire regulations and defendable space, including consideration of the following policies:

- Native vegetation regulations outlined in clause 52.17 of the Cardinia Shire Scheme and the '*Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017).
- Bushfire regulations outlined in clause 53.02 including an assessment of all trees in the defendable space area
- The Australian Standard for Tree Protection on Development Sites (AS-4970)

1.1 Site Context

In order for a potential dwelling to be approved in the Lot 1 building envelope, all vegetation within the defendable space is assessed (measured at 49m from the proposed building envelope) along with the driveway access that would require an upgrade to meet bushfire regulations. All relevant trees were assessed to determine tree removal and retention, for the purpose of achieving 5m canopy separation in the defendable space zone (as per clause 53.02).

The property as a whole is approximately 0.808 hectares and features the following components:

- A perimeter fence that surrounds most of the site
- A well-formed track that enters from Brennan Avenue to the east of the property and leads to the building envelope. It is planned that this track will be upgraded to a driveway that is compliant with emergency access standards.

- Approximately 47% of the site supports areas of native vegetation including mature canopy trees and a limited selection of understorey species.

Lot 1 is proposed to be 3106m² and the remaining 4988m² will form **Lot 2**.

The site is within the Highlands Southern Fall Bioregion and the Melbourne Water Catchment Management Region. The land is in a Green Wedge A – Schedule 2 (GWAZ2) and is subject to the Bushfire Management Overlay (BMO) and an Environmental Significance Overlay – Schedule 1 (ESO1).

1.2 Permit Requirements and Exemptions

The following clauses under the Cardinia Shire Planning Provisions are relevant to the application for earthworks and vegetation removal.

Regulations	Description	Relevance	
Victorian Planning Provisions	Clause 52.17	A permit is required to remove, destroy or lop native vegetation	Applicable
Local Planning Provisions	Clause 42.01	Environmental Significance Overlay – Schedule 1 (ESO1) permit is required to remove, destroy or lop any vegetation	Applicable
State Legislation	The Flora and Fauna Guarantee ACT 1988	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	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 native vegetation assessment including assessment of impacts.

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

Appendix 1 provides maps to illustrate the existing conditions, vegetation types, earthworks and impacts to native vegetation.



2 Native Vegetation Impact Assessment

A site investigation was undertaken by *Ranges Environmental Consulting* during July 2025 to determine native vegetation condition in the vegetated areas. The Vegetation Quality Assessment was undertaken by Greg James (VQA DEECA certified assessor).

2.1 Assessment Criteria

Native vegetation is assessed in accordance with the *Native Vegetation Guidelines*, 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 DEECA 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. scattered native shrubs, 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) previously occurred on the property. Inspection of remnant vegetation on the property indicates that the vegetation type and structure is consistent with modelled 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

Large Tree Benchmark

The Large Tree benchmark for Grassy Forest is 70cm diameter when measured at breast height (1.3m above the ground). Impact to large trees is a key consideration of the *Native Vegetation Guidelines* and are accounted for when using the modelled site condition score and habitat hectare assessments.

Only 1 large tree was identified in the assessment area.

Survey Limitations

The flora survey was undertaken in mid-winter which is not the optimum time for detection of some flora species, particularly most lilies and orchids that emerge later in spring or early summer. It is likely that more indigenous species would be detected in follow-up surveys over different seasons. However, the survey provided a fair representation of the vegetation quality and plant diversity that would occur at any time of year.

2.2 Results

Site condition and impact assessments and observations of various species of flora and are described below.

2.2.1 Flora Observations

Across the assessment area, a total of 38 flora species were observed including 18 local native species, 14 species of exotic origin and 5 Victorian Natives outside of their natural range, with 2 of the 5 Victorian native species planted by the land owner. Appendix 3 provides a list of all flora species observed.

2.2.2 Habitat Hectare Assessments

Habitat Hectare Assessments were undertaken to assess the condition of habitat:

As shown in Map 1, Grassy Forest occurs throughout the site, with two areas with a considerable canopy cover. These remnant areas have been assessed as two Habitat Zones due to the highly different condition.

Habitat Zone 1

Habitat Zone 1 consists of a moderately dense canopy area of approximately 0.210 hectares, which represents around 75% of the vegetated area of the proposed Lot 1.

Canopy species predominately consist of Silver-leaf Stringybark *Eucalyptus cephalocarpa* s.l., Swamp Gum *Eucalyptus ovata*, Narrow-leaf Peppermint *Eucalyptus radiata* subsp. *radiata*, and Manna Gum *Eucalyptus viminalis*.

Limited understorey consists of Blackwood *Acacia melanoxylon*. The groundstorey is heavily mowed with limited native groundstorey species such as Kidney-weed *Dichondra repens*, Bidgee-widgee *Acaena novae-zelandiae*, Cudweed *Euchiton spp.*, Wallaby Grass *Rytidosperma spp.*, Weeping Grass *Microlaena stipoides* var. *stipoides*, Cluster-headed Mat-rush *Lomandra longifolia*.

Weed species persist through the site, especially in the groundstorey and consist of exotic grasses such as Couch *Cynodon dactylon*, Cocksfoot *Dactylis glomerata*, Panic Veldt-grass *Ehrharta longifolia*. Other weedy herbs and shrubs that occur within the site are Blackberry *Rubus fruticosus* spp. agg., English Ivy *Hedera helix*, Agapanthus *Agapanthus praecox* subsp. *orientalis*, Ragwort *Senecio jacobaea*, Sallow Wattle *Acacia longifolia* subsp. *longifolia*, , Ribwort *Plantago lanceolata*, Bluebell Creeper *Billardiera heterophylla*, and Spear Thistle *Cirsium vulgare*.

Limited presence of large trees, no logs and moderate leaf litter characterized Habitat Zone 1. This and the landscape components support a condition score of 30% of the Grassy Forest Benchmark for Habitat Zone 1.

Habitat Zone 1 has impacted area of 0.191 hectares, mainly for the 5-canopy separation required for the defendable space.

Habitat Zone 2

Habitat Zone 2 consists of approximately 0.198 hectares, located within the northern boundary of Lot 2 and Lot 1, and the nature strip-reserve of Brennan Avenue surrounding Lot 1 until the southeast corner.

Canopy species consist of similar species as HZ1, consisting of Silver-leaf Stringybark *Eucalyptus cephalocarpa*, Swamp Gum *Eucalyptus ovata*, Narrow-leaf Peppermint *Eucalyptus radiata*. While groundstorey includes Thatch Saw-sedge *Gahnia radula*, Yarra Burgan *Kunzea leptospermoides* and Kidney-weed *Dichondra repens*.

Victorian Native species growing outside of normal range are abundant due to planting efforts, with species such as Bottlebrush *Callistemon spp.*, and Sallow Wattle *Acacia longifolia*. Exotic and introduce species present in habitat zone 2 are Agapanthus, Ribwort, Soursob, Bluebell Creeper and Sweet Pittosporum.

There are no large trees present, limited logs, and a moderate organic litter cover which scores 27% of the Grassy Forest Benchmark for Habitat Zone 2.

The majority of Habitat Zone 2 will be preserved. The impacted area is limited to 0.028 hectares, this area will be managed due the requirements of defendable space.



Figure 1. General vegetation overview of HZ 1



Figure 2. Facing East canopy trees dominating HZ1



Figure 3. Facing east, within the crossover with Brennan Avenue – HZ2



Figure 4. General vegetation condition on HZ2.



Habitat Hectares Scoring

Table 1. Habitat Hectare Results

Habitat Zone		1	2
Benchmark criteria	Max. Score	EVC	EVC
		GF (EVC 55)	SRW (EVC 83)
Site condition	Large Old Trees	10	4 0
	Canopy cover	5	4 4
	Understorey	25	5 5
	Lack of weeds	15	7 4
	Recruitment	10	0 0
	Organic litter	5	3 5
	Logs	5	0 2
		1x 23	20
Multiplier	100%	23	20
Patch Size		1	1
Neighbourhood		3	3
Distance to Core		3	3
		7	7
Habitat quality score	100	30	27
Habitat score as above = #/100		0.30	0.27



3 Arboriculture Assessment

Tree inspections on the property were undertaken during July 2025.

3.1 Assessment Criteria

The scope of the tree assessment included all Trees within the defendable space areas and trees further east, either side of the driveway entrance into Lot 1.

Arboricultural Considerations

Trunk size was calculated using diameter tape at 1.3m trunk height, i.e. Diameter at Breast Height (DBH). Note: although AS 4970-2009 specifies measurements at 1.4m above the ground, 1.3m diameter was applied for the purpose of consistency with the Native Vegetation Guidelines and Large Tree Benchmarks.

Tree Protection Zones

AS 4970-2009 provides the methodology for calculating Tree Protection Zones (TPZ) and appropriate measures to mitigate impacts to trees during construction activity. A Tree Protection Zone (TPZ) is defined as a radial area 12 x the trunk diameter. Minor Encroachment up to 10% is generally permissible provided there is compensation of an equivalent area contiguous with the TPZ that is not infringed upon. Typically, any works that exceed 10% incursion into the TPZ may be detrimental to the tree's health or stability due to potential root damage, compaction stress and/or reduced water absorption. Impacts within a TPZ include, though are not limited to:

- Sub-surface excavation that affects the structure and integrity of the root zone
- Above ground works or vehicle movement resulting in compaction or impervious surfaces that reduce water absorption of the root zone
- Damage to tree trunks from machinery such as excavators and bobcats.
- Stockpiling of soils or building materials that reduce water absorption and oxygen levels in the natural soil profile.

Structural Root Zones

As defined in AS 4970 the Structural Root Zone (SRZ) is calculated by measuring the dimension of the trunk immediately above the root buttress. The SRZ is deemed to support several major lateral roots that are critical to the structure of the tree. The entire root structure and the soil profile within this area is considered significant for structural integrity. Any works within the SRZ is considered unsustainable to the structure and health of the tree.

Assessment Criteria of Tree Significance

Trees assessed for this study were assigned an overall significance rating based on a combination of tree species, trunk size/maturity, tree health, structure, long-term viability, habitat values and visual amenity.



Appendix 2 provides the tree assessment results and descriptions of tree significance criteria applied in this report.

3.2 Tree Assessment Results

During the Tree Assessment, *Ranges Environmental Consulting* assessed 94 Indigenous individual trees, 4 individual Victorian Native Trees, and 1 Group of Victorian Native trees. Appendix 2 shows the Tree Assessment Results and Map 1 and 3 shows all the trees assessed within the study area.

Of the 98 trees assessed, there are 47 trees recommended for removal and an additional 5 trees that will require major pruning to create emergency access for bushfire purposes.. The remaining 46 trees can be retained in context of the proposed subdivision and anticipated future development.

Table 2 shows the impacted trees according to species and significance while Table 3 shows the equivalent details of the retained trees (including those requiring pruning). Map 3 provides the tree retention and removal plan.

Trees to be removed

As demonstrated in Map 3, there are 3 trees to be removed which are directly impacted by the building envelope, the remaining 44 trees are to be removed for defendable space. In summary impacted trees include

- 43 trees Indigenous Canopy Trees and 1 Indigenous Understorey Tree
- 3 Victorian Native Trees outside of their natural range



There are 4 trees that to be removed or substantially pruned that are considered high significance due to their maturity, health, potential to bear hollows and ecological function (T8, T27 T67 and T76). Tree 76 is the only 'Large Tree' in the assessment area (based on the Grassy Forest EVC Benchmark).

Despite the significance of these trees, it is necessary to remove these trees in order to maintain a 5m canopy separation or for emergency access to meet bushfire standards (as per clause 53.02). Nevertheless 7 other trees of high significance are to be retained.

Trees to be retained

As Illustrated in Table 3, a total of 47 trees are to be retained including:

- 41 live Indigenous Canopy trees to be retained including 30 within the Defendable Space Area,
- 6 Dead Indigenous Canopy trees which are exempt from the 5m canopy separation criteria.

The allocated retention includes Trees 13, 23, 26, 28, 69, 75, and 96 which are considered high significance.

Table 2 - Tree removal summary by species and significance

Significance	Species	Common Name	Count
High	Eucalyptus cephalocarpa	Silver-leaf Stringybark	2
High	Eucalyptus ovata	Swamp Gum	1
Moderate	Acacia melanoxylon	Blackwood	1
Moderate	Eucalyptus cephalocarpa	Silver-leaf Stringybark	19
Moderate	Eucalyptus macrorhyncha	Red Stringybark	2
Moderate	Eucalyptus ovata	Swamp Gum	8
Moderate	Eucalyptus radiata	Narrow-leaf Peppermint	2
Low	Callistemon sp.	Callistemon	2
Low	Eucalyptus cephalocarpa	Silver-leaf Stringybark	5
Low	Eucalyptus macrorhyncha	Red Stringybark	1
Low	Eucalyptus obliqua	Messmate	1
Low	Eucalyptus ovata	Swamp Gum	2
Very Low	#Acacia longifolia subsp. longifolia	Sallow Wattle	1
Total: 47			

Table 3 - Tree retention summary by species and significance

Significance	Species	Common Name	Count
High	Eucalyptus cephalocarpa	Silver-leaf Stringybark	3
High	Eucalyptus cephalocarpa	Silver-leaf Stringybark	1
High	Eucalyptus ovata	Swamp Gum	3
High	Eucalyptus viminalis	Manna Gum	1
Moderate	Eucalyptus cephalocarpa	Silver-leaf Stringybark	19
Moderate	Eucalyptus cephalocarpa	Silver-leaf Stringybark	4
Moderate	Eucalyptus ovata	Swamp Gum	3
Moderate	Eucalyptus ovata	Swamp Gum	8
Low	Callistemon / Melaleuca	Callistemon / Melaleuca	1
Low	Eucalyptus cephalocarpa	Silver-leaf Stringybark	1
Low	Eucalyptus macrorhyncha	Red Stringybark	1
Low	Eucalyptus obliqua	Messmate	1
Low	Eucalyptus ovata	Swamp Gum	3
Low	Eucalyptus ovata	Swamp Gum	1
Very Low	Eucalyptus ovata	Swamp Gum	1
Total: 51			



ADVERTISED MATERIAL

Planning Application: T250230

Date Prepared: 18 February 2026

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Ecologically Significant Trees within the Assessment Area

Table 4 below lists the 11 trees of high importance that contribute substantially to fauna habitat and ecological significance. Their value is particularly important when close to the 70 cm large tree benchmark as they are potentially in the process of forming hollows. Tree 8 and 13 currently support small hollows.

Tree hollows represent an important feature for local dependant fauna species. The protection and retention of hollow bearing trees is a key objective of the ESO1. Therefore, identifying and prioritizing the retention of these trees was a fundamental component of this assessment.

Table 4. Summary of the Ecologically Significant Trees (DBH 60cm>)

No.	Species	DBH (cm)	DAB (cm)	SRZ (m)	Height (m)	Spread (m)	Condition	Rating	Status	TPZ (m)	Hollows
1	Eucalyptus cephalocarpa	61	73	2.9	10-15	17	Good	Very High	Retain	7.32	N
8	Eucalyptus cephalocarpa	52	63	2.7	10-15	8	Good	High	Retain	6.25	Yes
13	Eucalyptus cephalocarpa	46	57	2.6	15-20	12	Good	High	Retain	5.52	Yes
23	Eucalyptus ovata	67	85	3.1	20-25	15	Good	High	Retain	8.04	N
26	Eucalyptus ovata	61	73	2.9	20-25	7	Good	High	Remove	8.4	N
27	Eucalyptus ovata	53	95	3.2	15-20	15	Good	High	Retain	7.32	N
67	Eucalyptus cephalocarpa	69	65	2.8	15-20	18	Good	High	Remove	8.28	N
76	Eucalyptus cephalocarpa	73	86	3.1	20-25	15	Good	High	Remove	8.76	N

Of the trees listed above, the observed hollow bearing trees are to be retained, however tree 8 requires substantial pruning of overhanging branches to facilitate emergency access. The removal or impact of Tree 67 seems inevitable given it sits on the edge of the driveway that will ultimately need upgrading for bushfire access compliance and tree 76 sits too close to the building envelope to be considered viable for long-term retention. Tree 26 is proposed for removal for canopy separation from tree 27.



3.3 Tree Protection Zones

As demonstrated in the images below, the existing driveway is already formed and cut below the natural ground profile, or it sits above grade of the trees on the embankment at the crossover location. Therefore, no impacts are predicted due to breaches of Tree Protection Zones (TPZs) or Structural Root Zones (SRZs) providing that construction is managed appropriately and upgraded with crushed rock (no sealing). The driveway width, which is a legacy of previous ownership, is the required 3.5m for emergency access, however, the following additional works are required:

- Minor grading and top dressing with crushed rock to create an all-weather trafficable surface
- Pruning of overhanging trunks and branches to allow for emergency access (discussed on the following page)



Figure 5. Facing towards the driveway exit onto Brennan Avenue. The arrow shows an example of the driveway having been cut well below the surface profile.



Figure 6. Entrance into the site shows that trees 1-3 sit below the formed driveway. These trees will not be impacted, however several trees on the opposite side require heavy pruning to for emergency access



Figure 7. Central location of the existing driveway is also cut below the soil profile.



Figure 8. Facing west towards the building envelope showing the driveway grade below the profile to the left

Although impacts to TPZs and SRZs from upgrading the driveway appear to be minimal, construction within the building envelope is likely to require significant excavation, impervious surfaces and hardstand areas and as such, the construction process needs to be closely managed.

Map 3 shows the Tree Protection Zones of trees within 15 metres of the proposed building envelope (excluding trees to be removed). The building envelope does not breach any TPZ of trees to be retained. The TPZ of tree 32 may be breached by future works to grade or expand the driveway into the building envelope (noting that all trees further east are unlikely to be impacted given the driveway is already cut below the soil profile). Nevertheless, there appears to be plenty of scope to design a driveway into the building envelope without substantially encroaching into Tree Protection Zones. Minimising impacts to TPZ must also consider construction activities which must be well managed following any buildings approved within the envelope.



Figure 9. The existing shed is within the proposed building envelope along with Trees 77-79 to be removed



Figure 10. Tree 67 and 31 sit close to the driveway and the building envelope and is proposed for removal for construction purposes and defensible space

3.4 Vegetation Management for Site Access

Driveway access for applications under the Bushfire Management Overlay must be suitable for emergency vehicles including:

- Provision of a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.

Although the width of the driveway is at least 3.5 metres, significant limbs and understorey vegetation need to be managed to create adequate clearance. This type of clearance is required across a 20 metre section near the crossover, both sides of the access gate. Trees subject to major pruning include tree 2, and trees 7-10 in addition to several midstory shrubs (see figure 11 and 12).

Note: Tree 8 must be pruned in a manner that retains the small tree hollow.



Figure 11. Facing out towards Brennan Avenue where substantial pruning is required for bushfire access compliance



Figure 12. View from the crossover into the property with large branches required to be trimmed



4 Implications of the Native Vegetation Removal Guidelines

Clause 52.17 is the principal clause under the Cardinia Shire 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:

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

4.1 Native Vegetation Impact

As outlined in the Assessors Handbook (DELWP 2018), the Native Vegetation Impact assessment must account for direct, indirect and consequential native vegetation loss. Table 5 outlines all impacts as potentially relevant to the development proposal.

Table 5. Accounting for native vegetation loss

Ancillary works and uses around a new dwelling assumes 100% loss of native vegetation within 10 metres from a building	✓
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	✓
Septic treatment systems and stormwater runoff	na
Exemptions triggered from approved dwellings or subdivisions	✓

Proposed Native Vegetation Impact

The direct impact associated with the building envelope and defendable space amounts to 0.215 hectares of Grassy Forest (EVC 128) as shown on Map 2 including:

- 0.192 hectares of habitat zone 1 to facilitate defendable space.
- 0.023 hectares of habitat zone 2 required for defendable space and installation of a fence between two property boundaries (a combined 4 metre width of clearing)

Approximately 360m² of native vegetation is not impacted by defendable space requirements, although some tree pruning is required to allow for emergency vehicle access.

Assumed Loss

In addition to anticipated native vegetation removal for the proposed development, the subdivision will reduce Lot 1 to less than 0.4 hectares. Therefore, all native vegetation on Lot 1 is considered 'lost' (including the surplus of 360m²) given that clause 52.17 permit controls will no longer apply upon approval of the subdivision. Although the Environmental Significance Overlay will still remain as a planning control, there will be no means of offsetting potential future approvals that is typically required where clause 52.17 applies. As such, 'proposed removal' and 'assumed loss' must be accounted for at the subdivision application phase.

Past Native Vegetation Removal

The Native Vegetation Guidelines considers past removal for development applications where:

- Native vegetation was removed in the five year period before the permit application is lodged
- This includes approved native vegetation removal on the same property or on contiguous land in the same ownership as the applicant or,
- Native vegetation removal without the required approvals.

No vegetation removal has been documented within the past five years within the subject site or adjoining road reserves.

4.2 Assessment Pathway

The assessment category of an application is determined 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.



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Table 6. 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	<u>Basic</u>	Intermediate	Detailed
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 property is within Location 1 and with impact to less than 0.5 hectares (including past and proposed removal), the application is in the 'Basic' assessment pathway.

4.3 Biodiversity Impact and Offset Requirements

A native vegetation removal report was generated by DEECA based on provision of spatial data from the impact assessment. The offset requirement applies to all native vegetation on Lot 1 which amounts to 0.257 hectares. The loss of this vegetation generates the following offset requirement:

Offset Type	General Offset
Offset Amount	0.085 general habitat units
Vicinity	Melbourne Water CMA or Cardinia Shire LGA
Minimum Strategic	0.4160
Large Trees	1



4.4 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 of the land (e.g. grazing and firewood collection) on the same property, providing sufficient land 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*

Due to the small size of the land, first party opportunities are not available on the property. Third party offsets are available via the native vegetation credit register and a list of available offsets as of 31 July 2025 is provided in Attachment 2.

4.5 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://Vicplan (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.

Site Level Planning²

- The building envelope is a modest size and it is located in a largely cleared area except for three mature trees on the fringes. This building envelope is 229m², almost half the size of the original building envelope submitted for the application in April of 2025.
- While limited, the reduced building envelope and the associated defendable space has allowed for increased tree retention. 51 trees were recommended for removal under the previous application, reduced to 47 trees under the current application.
- The original building envelope was located within 2-3 metres of the lot boundary to minimise tree removal and defendable space impacts, however, this objective was compromised by the CFA who requested increased boundary setbacks to better comply with the Bushfire Planning objectives. The CFA RFI response on 29 September 2025 requested:
 - A minimum 9m setback from the southern boundary and,
 - A minimum 5m setback from the western boundary.
- The retention of large and significant trees are prioritised in this assessment, albeit limited due to defendable space requirements and siting constraints.

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

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

- Hollow bearing trees are to be retained.
- The building envelope will not lead to major breaches of Tree Protection Zones for trees planned for retention.
- The subdivision is effectively a boundary re-alignment of two parcels. The re-subdivision does not lead to additional vegetation removal due to future exemptions for boundary clearing (i.e. fences exemption outlined in Clause 52.17-7). Map 1 shows the existing parcel boundary and the proposed line of subdivision with both indicating similar and limited native vegetation removal associated with dividing the titles.
- There appears to be no practical means to retain both lot sizes above 0.4 hectares without substantially compromising the existing layout of Lot 2 e.g. due to the alignment of the driveway and location of outbuildings.

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



5 Conclusion

The subdivision, proposed building envelope, defendable space requirements and creation of bushfire compliant driveway access will amount to the loss of 0.257 hectares of remnant vegetation.

A total of 47 trees are proposed to be removed and a further 5 trees are to be significantly pruned for emergency access. Tree removal includes the loss of 1 large tree (T76) within the proposed building envelope, along with some moderate sized trees of high significance will be lost due to defendable space requirements.

Of the vegetation to be cleared, no species are listed as threatened under state or federal legislation. Based on the assessment impact, the application is considered under the 'Basic' Assessment Pathway.

As prescribed by the native vegetation guidelines, the extent of native vegetation loss including proposed removal and 'assumed loss' includes:

- The full extent of canopy cover within the assessed impact area.
- All native vegetation in Lot 1 due to the proposed lot size of less than 0.4 hectares
- All native vegetation required for removal to provide defendable space and bushfire compliant emergency access
- Additional vegetation loss to create a boundary fence between lots 1 and 2 (a combined width of 4 metres).

If the planning application is approved as proposed, a minimum offset requirement will apply to the assessed vegetation through a third-party payment equivalent to:

Offset Type	General Offset
Offset Amount	0.086 general habitat units
Vicinity	Melbourne Water (CMA) or Cardinia Shire LGA
Minimum Strategic	0.4160
Large Trees	1



5.1 Further Recommendations

In addition to information requirements of the 'basic' assessment pathway and requisite biodiversity offset, further considerations for should be implemented for tree protection and vegetation management including:

Construction Activity

- no construction activity is to be undertaken beyond the designated construction zone including but not limited to excavation, vehicle and equipment movement, storage, and stockpiling
- Trees and other native vegetation to be retained is to be secured by the installation of high visibility vegetation protection fencing or flagging set at the edge of the construction zones
- the vegetation protection fencing must be on the edge of all Tree Protection Zones unless approved works are within these zones

Tree Removal

- Given the canopy cover provides valuable fauna habitat (for both nesting and foraging), a zoologist should be consulted prior to and/or during tree removal including potential requirements for fauna relocation to ensure minimal impact or harm to resident wildlife
- Maps in this report are to be provided to tree loppers and construction contractors along with clear instruction on the site constraints and areas to be protected.
- Removal of trees or vegetation is to be limited to trees specified in the permit or endorsed plans.



6 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) Compliance and Enforcement Strategy – Native Vegetation Removal Regulations. 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 map is produced using QGIS 3.34 and were developed from various datasets including:

- Aerial photography available through Google Earth (AusMap) and Metromap
- Site Survey layers provided by Reddies Surveying
- VicMap layers (Parcel, Roads, Waterways and Local Government Boundaries)
- GPS based data collected in the field





Map 1 - Existing Conditions

1 Brennan Avenue Beaconsfield Upper

Title Boundary

Existing Track

Line of Subdivision

Parcel Boundary

Native Vegetation Extent

Habitat Zone 1

Habitat Zone 2

Small Indigenous Canopy Tree (70cm)

Large Indigenous Canopy Tree (>70cm)

Indigenous Understorey Tree

Victorian Native

Cardinia

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Note: all other areas of vegetation on the property is planted non-native vegetation

Date: 14 December 2025

Created by [REDACTED]

Map Program: QGIS 3.44

Scale (A3)

1:450

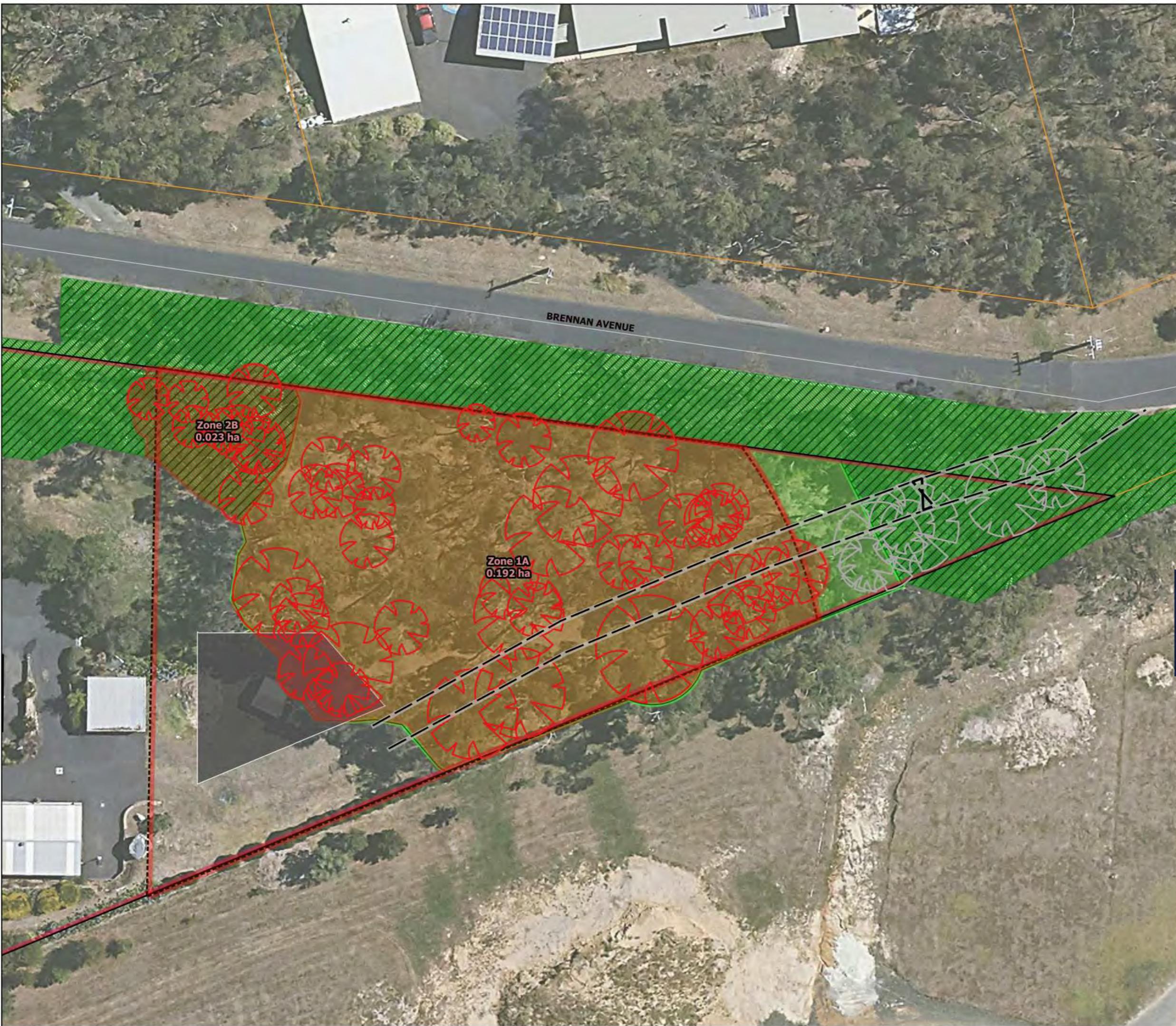
0 10 20 m



RANGES
Environmental



info@rangesconsulting.com



Map 2. Native Vegetation Impact

1 Brennan Avenue Beaconsfield
Upper

- Title Boundary
- Defendable Space
- Development Layout
- Proposed Building Envelope
- Existing Dwelling
- Driveway and Access Gate
- Tree Survey
- Tree Removal (Defendable Space)
- Potentially Impacted
- Habitat Zones
- Habitat Zone 1
- Habitat Zone 2

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Date: 13 December 2025
Created by: [REDACTED]
Map Program: QGIS 3.20

Scale (A3) 1:400

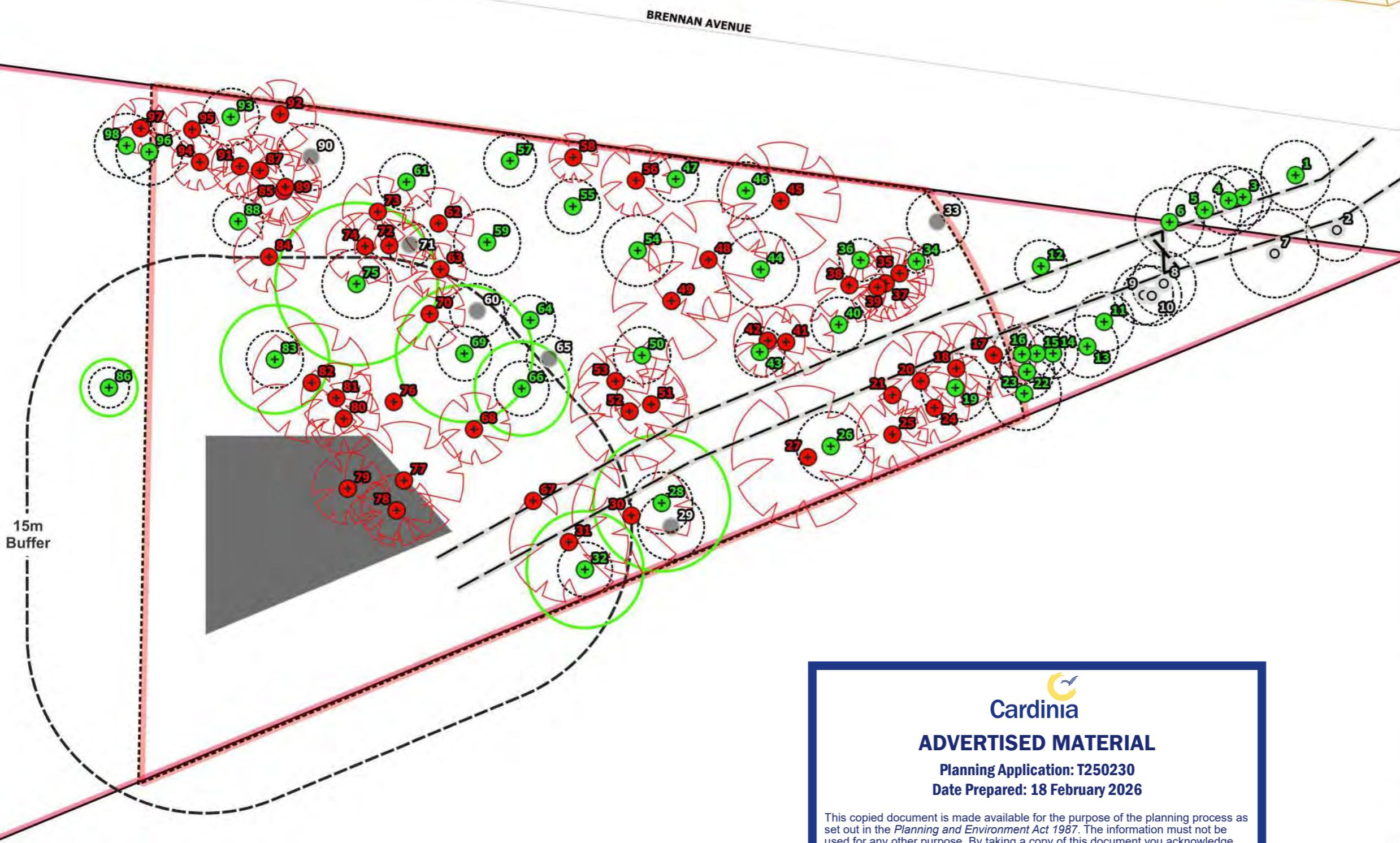
0 10 20 m



Map 3 - Tree Retention and Removal

1 Brennan Avenue
Beaconsfield Upper

- Title Boundary
- Defendable Space
- Proposed Building Envelope
- Driveway and Access Gate
- Tree Assessment**
- + Retain
- Retain (Dead tree exempt from canopy separation)
- Major Prune
- Remove
- SRZ
- Notional Root Zone aka Tree Protection Zone



Appendix 2. Tree Assessment Results

Guide to Table

Tree Origin	Measurements	
CT - Indigenous Canopy Tree	DBH - Diameter at Breast Height	Size Class - As per EVC Benchmark
UT - Indigenous Understorey Tree	*Combined DBH of Multi Stem Tree	SRZ - Structural Root Zone
V - Victorian Native	TPZ - Tree Protection Zone	DAB - Diameter at Base

Guide to Tree Significance Rating

High Significance

- The tree is in healthy condition and sound structure with minimal defects
- The tree is a remnant or is a planted locally indigenous specimen and/or is rare or uncommon in the local area or of botanical interest or of substantial age
- The tree is visually prominent from a considerable distance when viewed from most directions within the landscape due to its size and scale and contributes to the local amenity
- The tree provides significant habitat (including perching, foraging or nesting) for a range of fauna species.

Medium Significance

- The tree is in fair-good condition
- The tree has not reached full height or maturity and/or some physiological defects are evident
- The tree is a planted indigenous or a common native species with its taxa commonly planted in the local area
- The tree is visible from surrounding properties, although not visually prominent when viewed from the street
- The tree is affected by existing works and compaction pressures, limiting the capacity for the tree to thrive or be sustainable in the long-term

Low Significance

- The tree is in fair to poor condition and/or has form atypical of the species
- The tree provides a limited contribution or has a negative impact on the visual character of the local area
- The tree is a young specimen less than 10-15 years old or reproductively immature
- The tree is listed as exempt from permit requirements under the provisions of the local Council
- The tree is a listed Environmental Weed or Declared Noxious Species
- The tree has a wound or defect that has potential to become structurally unsound.
- The tree is structurally unsound and/or unstable and is considered potentially dangerous,
- The tree is dead, or is in irreversible decline, or has the potential to fail or collapse in full or part in the immediate to short term

The tree is to have a minimum of three (3) criteria in a category to be classified in that group



No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Significance	Status	Notes
1	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	62	-	72	7.4	2.9	10-15m	11	Good	Moderate	Retain	Asymmetrical Crown Canopy Dieback
2	CT	Eucalyptus ovata	Swamp Gum	45	-	55	5.4	2.6	5-10m	7	Poor	Moderate	Major Prune	Branch Failure Asymmetrical Crown Canopy Dieback
3	CT	Eucalyptus ovata	Swamp Gum	26	-	48	3.1	2.4	5-10m	6	Good	Low	Retain	
4	CT	Eucalyptus ovata	Swamp Gum	50	-	71	6	2.9	5-10m	7	Good	Moderate	Retain	Branch Failure Canopy Dieback
5	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	42*	32 17 21	83	5	3.1	5-10m	10	Good	Moderate	Retain	
6	CT	Eucalyptus macrorhyncha	Red Stringybark	44*	41 15	72	5.3	2.9	10-15m	12	Good	Low	Retain	Canopy Dieback
7	CT	Eucalyptus ovata	Swamp Gum	66*	50 35 25	130	7.9	3.7	15-20m	15	Good	Moderate	Major Prune	
8	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	52	-	63	6.2	2.7	10-15m	8	Good	High	Major Prune	Exposed roots Habitat Hollows (small)
9	CT	Eucalyptus ovata	Swamp Gum	40	-	50	4.8	2.5	5-10m	7	Good	Moderate	Major Prune	Exposed roots Branch Failure
10	CT	Eucalyptus ovata	Swamp Gum	34*	33 10	51	4.5	2.5	5-10m	3	Poor	Low	Major Prune	Asymmetrical Crown Branch Failure
11	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	46	-	53	5.5	2.5	10-15m	11	Good	Moderate	Retain	Asymmetrical Crown Canopy Dieback
12	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	39	-	39	4.7	2.2	10-15m	7	Good	Moderate	Retain	Asymmetrical Crown Branch Failure
13	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	46	-	57	5.5	2.6	15-20m	12	Good	High	Retain	Habitat Hollows (small)
14	CT	Eucalyptus ovata	Swamp Gum	22	-	35	2.6	2.1	5-10m	5	Poor	Low	Retain	Asymmetrical Crown Branch Failure
15	CT	Eucalyptus ovata	Swamp Gum	37	-	48	4.4	2.4	5-10m	7	Good	Moderate	Retain	Asymmetrical Crown
16	CT	Eucalyptus ovata	Swamp Gum	40	-	52	4.8	2.5	15-20m	10	Good	Moderate	Retain	Asymmetrical Crown
17	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	25	-	29	3	2	5-10m	4	Fair	Low	Remove	Branch Failure
18	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	40	-	47	4.8	2.4	5-10m	7	Fair	Low	Remove	Asymmetrical Crown
19	CT	Eucalyptus ovata	Swamp Gum	60*	47 37	76	7.2	2.9	10-15m	12	Good	Moderate	Retain	Asymmetrical Crown Bifurcated below measurement
20	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	47	-	60	5.6	2.7	10-15m	12	Good	Moderate	Remove	Asymmetrical Crown
21	CT	Eucalyptus ovata	Swamp Gum	37	-	58	4.4	2.6	15-20m	10	Good	Moderate	Remove	Asymmetrical Crown Branch Failure
22	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	30	-	42	3.6	2.3	5-10m	8	Good	Moderate	Retain	

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No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Significance	Status	Notes
23	CT	Eucalyptus ovata	Swamp Gum	67	-	85	8	3.1	20-25m	15	Good	High	Retain	
24	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	33	-	38	4	2.2	5-10m	7	Good	Moderate	Remove	Asymmetrical Crown Branch Failure
25	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	59	-	51	7.1	2.5	10-15m	11	Good	Moderate	Remove	Asymmetrical Crown
26	CT	Eucalyptus ovata	Swamp Gum	61	-	73	7.3	2.9	20-25m	17	Good	High	Retain	Asymmetrical Crown
27	CT	Eucalyptus ovata	Swamp Gum	53	-	95	6.4	3.2	15-20m	15	Good	High	Remove	Asymmetrical Crown
28	CT	Eucalyptus viminalis	Manna Gum	48	-	56	5.8	2.6	20-25m	17	Good	High	Retain	
29	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	41	-	65	4.9	2.8	5-10m	7	Dead	Moderate	(Retain (Exempt from canopy separation))	
30	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	54	-	55	6.5	2.6	10-15m	10	Good	Moderate	Remove	Asymmetrical Crown
31	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	47	-	49	5.6	2.5	15-20m	12	Good	Moderate	Remove	
32	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	41	-	44	4.9	2.3	10-15m	12	Good	Moderate	Retain	Asymmetrical Crown
33	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	32*	26 19	58	3.8	2.6	5-10m	6	Dead	Moderate	(Retain (Exempt from canopy separation))	
34	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	56	-	60	6.7	NULL	10-15m	8	Fair	Moderate	Retain	Asymmetrical Crown Branch Failure
35	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	30	-	36	3.6	2.0	10-15m	8	Fair	Moderate	Remove	Asymmetrical Crown
36	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	22	-	25	2.6	1.8	5-10m	6	Fair	Moderate	Retain	Asymmetrical Crown
37	CT	Eucalyptus ovata	Swamp Gum	52*	43 30	80	6.2	3	10-15m	12	Fair	Moderate	Remove	Bifurcated below measurement
38	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	38	-	33	4.6	2.1	10-15m	9	Fair	Moderate	Remove	Asymmetrical Crown
39	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	31	-	51	3.7	2.5	5-10m	7	Poor	Moderate	Remove	Asymmetrical Crown Branch Failure Canopy Dieback
40	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	38	-	40	4.6	2.3	15-20m	9	Good	Moderate	Retain	Branch Failure Asymmetrical Crown
41	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	75*	51 55	88	9	3.1	10-15m	14	Good	Moderate	Remove	Asymmetrical Crown
42	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	32	-	33	3.8	2.1	5-10m	7	Good	Moderate	Remove	Asymmetrical Crown Branch Failure
43	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	32	-	35	3.8	2.1	5-10m	7	Good	Moderate	Retain	Asymmetrical Crown Branch Failure
44	CT	Eucalyptus ovata	Swamp Gum	43*	32 29	92	5.2	3.2	10-15m	9	Good	Moderate	Retain	Bifurcated below measurement

Cardinia
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No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Significance	Status	Notes					
45	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	36	-	38	4.3	2.2	10-15m	7	Fair	Moderate	Remove	Branch Failure Asymmetrical Crown Canopy Dieback					
46	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	40	-	45	4.8	2.4	10-15m	9	Good	Moderate	Retain	Branch Failure					
47	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	26	-	26	3.1	1.9	5-10m	6	Fair	Moderate	Retain	Asymmetrical Crown Branch Failure					
48	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	48	-	40	5.8	2.3	15-20m	15	Good	Moderate	Remove	Asymmetrical Crown Branch Failure					
49	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	62	-	63	7.4	2.7	15-20m	9	Good	Moderate	Remove						
50	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	50*	45 21	45	6	2.4	10-15m	12	Good	Moderate	Retain	Asymmetrical Crown					
51	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	30	-	35	3.6	2.1	5-10m	6	Fair	Low	Remove	Asymmetrical Crown Branch Failure					
52	CT	Eucalyptus ovata	Swamp Gum	40	-	62	4.8	2.7	15-20m	17	Good	Low	Remove	Trunk leans over driveway Asymmetrical Crown					
53	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	25	-	30	3.0	2.0	<5m	8	Poor	Low	Remove	Asymmetrical Crown					
54	CT	Eucalyptus ovata	Swamp Gum	37	-	38	3.8	2.0	15-20m	16	Good	Moderate	Retain	Asymmetrical Crown Bifurcated below measurement					
55	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	47	-	<div style="border: 1px solid black; padding: 5px;"> <p>ADVERTISED MATERIAL</p> <p>Planning Application 78/250230</p> <p>Date Prepared: 18 February 2026</p> <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1997. It is not to be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>										Good	Moderate	Retain	Asymmetrical Crown Branch Failure
56	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	33	-	35	4	2.1	10-15m	8	Poor	Moderate	Remove	Asymmetrical Crown Branch Failure Canopy Dieback					
57	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	41	-	38	4.9	2.2	10-15m	9	Fair	Moderate	Retain	Asymmetrical Crown					
58	UT	Acacia melanoxylon	Blackwood	28*	22 12 12	30	3.3	2	5-10m	6	Fair	Moderate	Remove	Bifurcated below measurement					
59	CT	Eucalyptus ovata	Swamp Gum	39*	34 20	69	4.7	2.8	10-15m	11	Fair	Moderate	Retain	Bifurcated below measurement Branch Failure					
60	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	42*	30 30	43	5	2.3	5-10m	5	Dead	Moderate	(Retain (Exempt from canopy separation))	Bifurcated below measurement					
61	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	39	-	48	4.7	2.4	5-10m	8	Good	Moderate	Retain	Branch Failure					
62	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	53*	47 25	62	6.4	2.7	10-15m	12	Good	Moderate	Remove	Bifurcated below measurement Asymmetrical Crown Canopy Dieback					
63	CT	Eucalyptus radiata	Narrow-leaf Peppermint	26	-	28	3.1	1.9	10-15m	8	Very Poor	Moderate	Remove	Canopy Dieback					

No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Significance	Status	Notes	
64	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	28	-	35	3.4	2.1	5-10m	7	Good	Moderate	Retain	Asymmetrical Crown	
65	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	22	-	26	2.6	1.9	10-15m	7	Dead	Low	(Retain (Exempt from canopy separation))	Canopy Dieback	
66	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	33	-	40	4	2.3	10-15m	9	Good	Moderate	Retain	Asymmetrical Crown Branch Failure	
67	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	69	-	65	8.3	2.8	15-20m	18	Good	High	Remove	Asymmetrical Crown Bifurcated above measurement	
68	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	31	-	39	3.7	2.2	5-10m	8	Fair	Moderate	Remove	Asymmetrical Crown	
69	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	48	-	42	5.8	2.3	15-20m	12	Good	High	Retain	Asymmetrical Crown Branch Failure	
70	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	44	-	56	5.3	2.6	15-20m	16	Good	Moderate	Remove	Branch Failure	
71	CT	Eucalyptus ovata	Swamp Gum	18	-	27	2.2	1.9	5-10m	3	Dead	Very Low	(Retain (Exempt from canopy separation))	Cardinia	
72	CT	Eucalyptus ovata	Swamp Gum	29	-	32	2.5	2.1	10-15m	9	Good	Moderate	Remove	Asymmetrical Crown	
73	CT	Eucalyptus ovata	Swamp Gum	39	-	47	Planning Application 2350230	2.1	5-10m	9	Good	Moderate	Remove		
74	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	32*	26	19	30	3.9	2	5-10m	6	Poor	Low	Remove	Canopy Dieback
75	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	57	-	73	6.8	2.8	15-20m	16	Very Good	High	Retain		
76	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	73	-	86	8.8	3.1	20-25m	15	Good	High	Remove	Branch Failure	
77	CT	Eucalyptus macrorhyncha	Red Stringybark	42	-	45	5	2.4	10-15m	11	Good	Moderate	Remove	Asymmetrical Crown	
78	CT	Eucalyptus ovata	Swamp Gum	40	-	66	4.8	2.8	10-15m	8	Good	Moderate	Remove		
79	CT	Eucalyptus radiata	Narrow-leaf Peppermint	37	-	40	4.4	2.3	10-15m	12	Good	Moderate	Remove	Asymmetrical Crown	
80	CT	Eucalyptus ovata	Swamp Gum	50*	32	32	22	94	6	3.2	15-20m	20	Fair	Moderate	Remove
81	CT	Eucalyptus ovata	Swamp Gum	52	-	55	6.2	2.6	15-20m	11	Good	Moderate	Remove	Asymmetrical Crown	
82	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	35	-	38	4.2	2.2	10-15m	9	Good	Moderate	Remove	Asymmetrical Crown Branch Failure	
83	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	38	-	45	4.6	2.4	5-10m	11	Fair	Moderate	Retain	Asymmetrical Crown Branch Failure Canopy Dieback	
84	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	37	-	49	4.4	2.5	5-10m	8	Fair	Moderate	Remove	Asymmetrical Crown	

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No.	Origin	Species	Common Name	DBH (cm)	Multi-stem	DAB (cm)	TPZ (m)	SRZ (m)	Height (m)	Spread (m)	Condition	Significance	Status	Notes
85	CT	Eucalyptus ovata	Swamp Gum	27	-	35	3.2	2.1	5-10m	8	Fair	Moderate	Remove	Asymmetrical Crown Canopy Dieback Branch Failure
86	Tree Group	(Callistemon / Melaleuca)	(Callistemon / Melaleuca)	20	-	20	2.4	1.7	5-10m	15	Fair	Low	Retain	
87		Eucalyptus obliqua	Messmate	33	-	35	4	2.1	5-10m	7	Fair	Low	Remove	Asymmetrical Crown Branch Failure Canopy Dieback
88	CT	Eucalyptus obliqua	Messmate	33	-	35	4	2.1	5-10m	7	Good	Low	Retain	Branch Failure Canopy Dieback Asymmetrical Crown
89	CT	Eucalyptus ovata	Swamp Gum	32	-	36	3.8	2.2	5-10m	6	Very Poor	Low	Remove	Asymmetrical Crown Branch Failure Canopy Dieback
90	CT	Eucalyptus cephalocarpa	Silver-leaf Stringybark	51	-	70	6.1	2.8	10-15m	7	Dead	Moderate	(Retain (Exempt from canopy separation))	
91	V	(Callistemon sp.)	(Callistemon)	30*	20 18 14	46	3.6	2.4	5-10m	7	Good	Low	Remove	Possum Drey Present
92	CT	Eucalyptus macrorhyncha	Red Stringybark	31	-	35	3.7	2.1	10-15m	9	Good	Moderate	Remove	
93	CT	Eucalyptus ovata	Swamp Gum	36	-	46	4.3	2.4	10-15m	8	Good	Low	Retain	
94	V	(Callistemon sp.)	(Callistemon)	13*	8 10	20	2	1.7	<5m	4	Good	Low	Remove	
95	V	#Acacia longifolia subsp. longifolia	Sallow Wattle	18	-	28	2.2	1.9	5-10m	8	Good	Very Low	Remove	
96	CT	Eucalyptus ovata	Swamp Gum	48	-	67	5.8	2.8	15-20m	16	Good	High	Retain	Branch Failure
97	CT	Eucalyptus macrorhyncha	Red Stringybark	29	-	25	3.5	1.8	10-15m	7	Fair	Low	Remove	Canopy Dieback
98	CT	Eucalyptus ovata	Swamp Gum	49	-	62	5.9	2.7	15-20m	12	Good	Moderate	Retain	



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Appendix 3. Flora Observations

* - Exotic Species # - Victorian Species outside its natural range

Origin	Scientific Name	Common Name	Lifeform
#	<i>Acacia longifolia</i> subsp. <i>longifolia</i>	Sallow Wattle	Understorey tree or large shrub
	<i>Acaena novae-zelandiae</i>	Bidgee-widgee	Medium herb
*	<i>Acetosella vulgaris</i>	Sheep Sorrel	Medium herb
*	<i>Agapanthus praecox</i> subsp. <i>orientalis</i>	Agapanthus	Large herb
#	<i>Callistemon</i> spp.	Bottlebrush	Shrub > 1m in height
*	<i>Cirsium vulgare</i>	Spear Thistle	Large herb
	<i>Coprosma quadrifida</i>	Prickly Currant-bush	Medium shrub
#	<i>Cynodon dactylon</i>	Couch	Medium to tiny non-tufted graminoid
*	<i>Dactylis glomerata</i>	Cocksfoot	Medium to tiny non-tufted graminoid
	<i>Dichondra repens</i>	Kidney-weed	Small or prostrate herb
*	<i>Ehrharta erecta</i>	Panic Veldt-grass	Medium to small tufted graminoid
*	<i>Ehrharta longiflora</i>	Annual Veldt-grass	Medium to small tufted graminoid
	<i>Eucalyptus cephalocarpa</i> s.l.	Silver-leaf Stringybark	Understorey tree or large shrub
	<i>Eucalyptus ovata</i>	Swamp Gum	Understorey tree or large shrub
	<i>Eucalyptus radiata</i> subsp. <i>radiata</i>	Narrow-leaf Peppermint	Understorey tree or large shrub
	<i>Eucalyptus viminalis</i>	Manna Gum	Understorey tree or large shrub
	<i>Euchiton</i> spp.	Cudweed	Medium herb
	<i>Gahnia radula</i>	Thatch Saw-sedge	Large tufted graminoid
	<i>Goodenia ovata</i>	Hop Goodenia	Medium shrub
	<i>Hakea decurrens</i>	Bushy Needlewood	Medium shrub
*	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	Understorey tree or large shrub
	<i>Kunzea leptospermoides</i>	Yarra Burgan	Medium shrub
	<i>Lomandra longifolia</i> subsp. <i>exilis</i>	Cluster-headed Mat-rush	Large tufted graminoid
*	<i>Rubus fruticosus</i> spp. agg.	Blackberry	Scrambler or climber
	<i>Rytidosperma</i> spp.	Wallaby Grass	
	<i>Senecio minimus</i>	Shrubby Fireweed	Large herb
	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass	Medium to tiny non-tufted graminoid
*	<i>Poa annua</i> s.l.	Annual Meadow-grass	Medium to small tufted graminoid
*	<i>Oxalis pes-caprae</i>	Soursob	Medium herb
*	<i>Plantago lanceolata</i>	Ribwort	Large herb
#	<i>Pittosporum undulatum</i>	Sweet Pittosporum	Understorey tree or large shrub
#	<i>Grevillea</i> sp.	Spider Flower	Medium shrub
*	<i>Billardiera heterophylla</i>	Bluebell Creeper	Scrambler or climber
	<i>Acacia melanoxylon</i>	Blackwood	Understorey tree or large shrub
	<i>Pomaderris racemosa</i>	Cluster Pomaderris	Medium shrub
*	<i>Hedera helix</i> s.l.	English Ivy	Scrambler or climber
*	<i>Senecio jacobaea</i>	Ragwort	Large herb



Attachment 1. DEECA NVR Report

Provided on the overleaf.



Native Vegetation Removal Report

NVRR ID: 311_20251213_CT1

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: 13/12/2025

Local Government Area: CARDINIA SHIRE

Shapefile name: 25018-NVR.shp

Site assessor name: Greg James

Registered Aboriginal Party: Bunurong

Coordinates: 145.38963, -37.99774

Address:

1 BRENNAN AVENUE BEACONSFIELD UPPER 3808
1A BRENNAN AVENUE BEACONSFIELD UPPER 3808

Regulator Notes

Removal polygons are located:





Summary of native vegetation to be removed

Assessment pathway	Intermediate Assessment Pathway		
Location category	Location 1 The native vegetation extent map indicates that this area is not typically characterised as supporting native vegetation. It does not meet the criteria to be classified as Location Category 2 or 3. The removal of less than 0.5 hectares of native vegetation in this area will not require a Species Offset.		
Total extent including past and proposed removal (ha)	0.252	<i>Extent of past removal (ha)</i>	0
<i>Includes endangered EVCs (ha): 0</i>		<i>Extent of proposed removal - Patches (ha)</i>	0.252
		<i>Extent of proposed removal - Scattered Trees (ha)</i>	0.000
No. Large Trees proposed to be removed	1	<i>No. Large Patch Trees</i>	1
		<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 secure an offset, before the removal of native vegetation, that meets the following requirements:

General Offset amount ¹	0.085 General Habitat Units
Minimum strategic biodiversity value score ²	0.4160
Large Trees	1
Vicinity	Melbourne Water CMA or CARDINIA SHIRE LGA

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

The availability of third-party offset credits can be checked using the Native Vegetation Credit Register (NVCR) Search Tool - <https://nvcr.delwp.vic.gov.au>



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.



Application requirements

Applications to remove, destroy or lop native vegetation must include all the below information. If an appropriate response has not been provided the application is not complete.

Application Requirement 1 - Native vegetation removal information

If the native vegetation removal is mapped correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 1.

Application Requirement 2 - Topographical and land information

This statement describes the topographical and land features in the vicinity of the proposed works, including the location and extent of any ridges, hilltops, wetlands and waterways, slopes of more than 20% gradient, low-lying areas, saline discharge areas or areas of erosion.

Application Requirement 3 - Photographs of the native vegetation to be removed

Application Requirement 3 is not addressed in this Native Vegetation Removal Report. All applications must include recent, timestamped photos of each Patch, Large Patch Tree and Scattered Tree which has been mapped in this report.

Application Requirement 4 - Past removal

If past removal has been considered correctly, the information presented in this Native Vegetation Removal Report addresses Application Requirement 4.

Application Requirement 5 - Avoid and minimise statement

This statement describes what has been done to avoid and minimise impacts on native vegetation and associated biodiversity values.

Application Requirement 6 - Property Vegetation Plan

This requirement only applies if an approved Property Vegetation Plan (PVP) applies to the property
Does a PVP apply to the proposal?

Application Requirement 7 - Defendable space statement

Where the removal of native vegetation is to create defendable space, this statement:

- Describes the bushfire threat; and



- Describes how other bushfire risk mitigation measures were considered to reduce the amount of native vegetation proposed for removal (this can also be part of the avoid and minimise statement).

This statement is not required if, If the proposed defendable space is within the Bushfire Management Overlay (BMO), and in accordance with the 'Exemption to create defendable space for a dwelling under Clause 44.06 of local planning schemes' in Clause 52.12-5.

Application Requirement 8 - Native Vegetation Precinct Plan

This requirement is only applicable if you are removing native vegetation from within an area covered by Native Vegetation Precinct Plan (NVPP), and the proposed removal is not identified as 'to be removed' within the NVPP.

Does an NVPP apply to the proposal?

Application Requirement 9 - Offset statement

This statement demonstrates that an offset is available and describes how the required offset will be secured. The Applicant's Guide provides information relating to this requirement.





Next steps

Applications to remove, destroy or lop native vegetation must address all the application requirements specified in the Guidelines. If you wish to remove the mapped native vegetation you are required to apply for approval from the responsible authority (e.g. local Council). This Native vegetation removal report must be submitted with your application and meets most of the application requirements. The following requirements need to be addressed, as applicable.

Application Requirement 3 - Photographs of the native vegetation to be removed

Recent, dated photographs of the native vegetation to be removed **must be provided** with the application. All photographs must be clear, show whether the vegetation is a Patch of native vegetation, Patch Tree or Scattered Tree, and identify any Large Trees. If the area of native vegetation to be removed is large, provide photos that are indicative of the native vegetation.

Ensure photographs are attached to the application. If appropriate photographs have not been provided the application is not complete.

Application Requirement 6 - Property Vegetation Plan

If a PVP is applicable, it must be provided with the application.





Appendix 1: Description of native vegetation to be removed

General Habitat Units for each zone (Patch, Scattered Tree or Patch Tree) 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

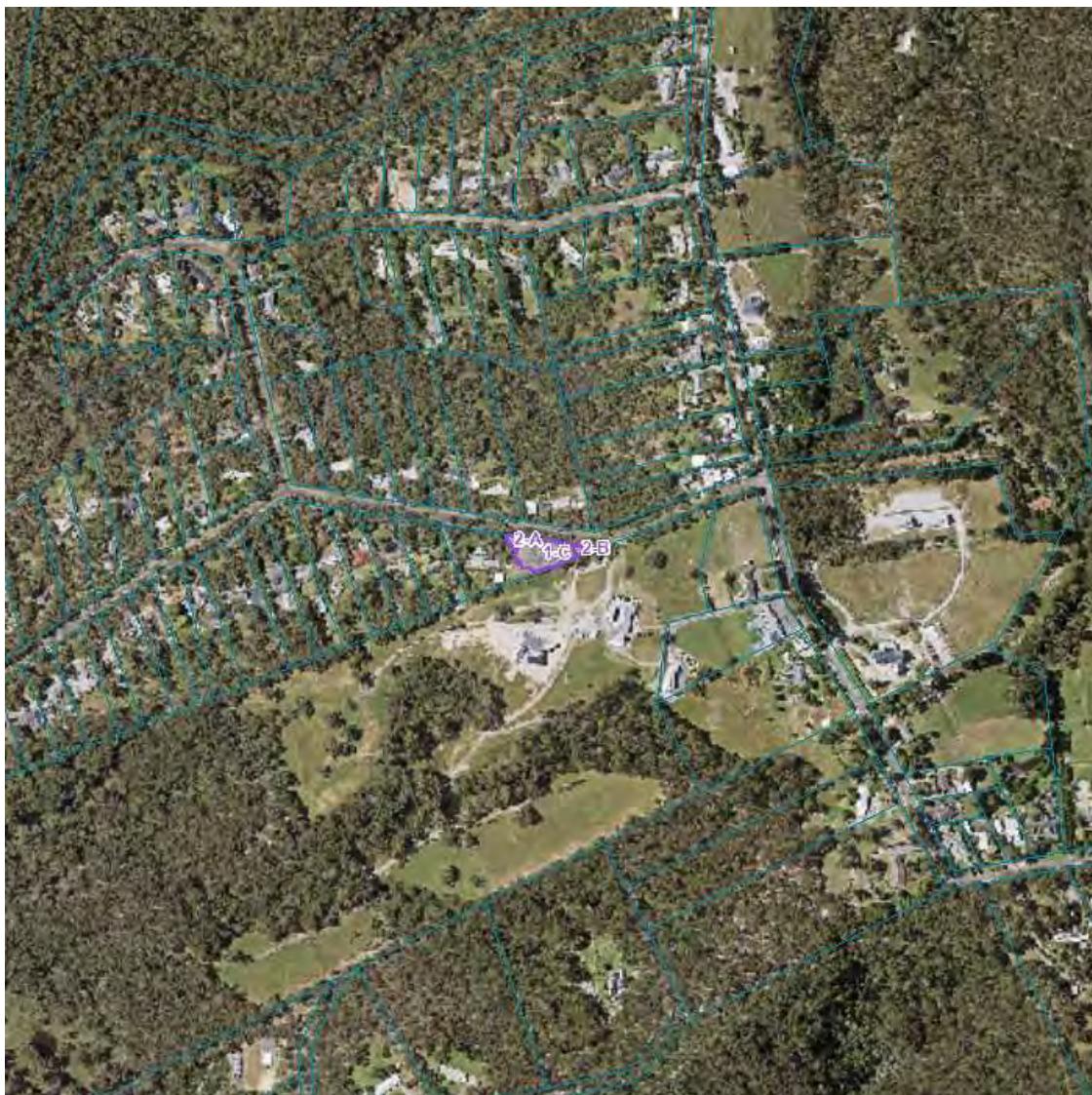
Information provided by or on behalf of the applicant							Information calculated by NVR Map				
Zone	Type	DBH (cm)	EVC code	Bioregional conservation status	Partial Removal	Condition score	Large Tree(s)	Polygon extent (ha)	Extent without overlap (ha)	SBV score	General Habitat Units
1-C	Patch	-	HSF_0128	Vulnerable	no	0.300	1	0.208	0.208	0.520	0.071
2-A	Patch	-	HSF_0128	Vulnerable	no	0.270	-	0.022	0.022	0.520	0.007
2-B	Patch	-	HSF_0128	Vulnerable	no	0.270	-	0.021	0.021	0.520	0.006





Appendix 2: 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



45 m



3. Location Risk Map



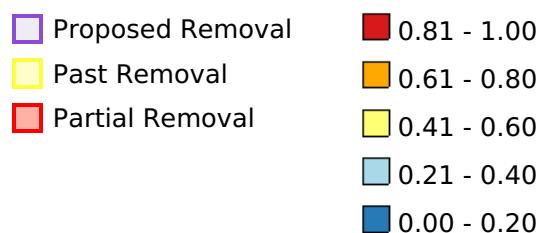
 Proposed Removal	 Location 1
 Past Removal	 Location 2
 Partial Removal	 Location 3



45 m



4. Strategic Biodiversity Value Score Map



45 m



5. 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



45 m



6. Endangered EVCs

Not Applicable

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Attachment 2. Available Native Vegetation Credits



Report of available native vegetation credits

This report lists native vegetation credits available to purchase through the Native Vegetation Credit Register.

This report is **not evidence** that an offset has been secured. An offset is only secured when the units have been purchased and allocated to a permit or other approval and an allocated credit extract is provided by the Native Vegetation Credit Register.

Date and time: 14/12/2025 07:23

Report ID: 33312

What was searched for?

General offset



Details of available native vegetation credits on 14 December 2025 07:23

These sites meet your requirements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
BBA-0277	1.499	439	Melbourne Water	Mornington Peninsula Shire	No	Yes	No	Abezco, Ethos, VegLink
BBA-0670	13.399	70	Melbourne Water	Cardinia Shire	No	Yes	No	Abezco, VegLink
BBA-0677	2.941	1315	Melbourne Water	Whittlesea City	No	Yes	No	Abezco, VegLink
BBA-0678	25.979	2392	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-0678_02	0.562	58	Melbourne Water	Nillumbik Shire	No	Yes	No	Abezco, VegLink
BBA-2870	2.482	429	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
BBA-2871	12.731	1573	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-0838_01	0.125	621	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3708_01	0.181	446	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3710_01	6.236	322	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3744_01	1.078	347	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3805_01	3.289	802	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	VegLink

VC_CFL-
3806_01

3.686 138 Melbourne Water

YARRA RANGES SHIRE Yes Yes No Yarra Ranges SC

These sites meet your requirements using alternative arrangements for general offsets.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
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There are no sites listed in the Native Vegetation Credit Register that meet your offset requirements when applying the alternative arrangements as listed in section 11.2 of the Guidelines for the removal, destruction or lopping of native vegetation.

These potential sites are not yet available, land owners may finalise them once a buyer is confirmed.

Credit Site ID	GHU	LT	CMA	LGA	Land owner	Trader	Fixed price	Broker(s)
VC_CFL-3746_01	4.962	563	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3792_01	14.025	1235	Melbourne Water	Macedon Ranges Shire	Yes	Yes	No	VegLink
VC_CFL-3816_01	10.827	596	Melbourne Water	Yarra Ranges Shire	Yes	Yes	No	Contact NVOR

LT - Large Trees

CMA - Catchment Management Authority

LGA - Municipal District or Local Government Authority



Next steps

If applying for approval to remove native vegetation

Attach this report to an application to remove native vegetation as evidence that your offset requirement is currently available.

If you have approval to remove native vegetation

Below are the contact details for all brokers. Contact the broker(s) listed for the credit site(s) that meet your offset requirements. These are shown in the above tables. If more than one broker or site is listed, you should get more than one quote before deciding which offset to secure.

Broker contact details

Broker Abbreviation	Broker Name	Phone	Email	Website
Fully traded				
Abzeco	Abzeco Pty. Ltd.	(03) 9431 5444	offsets@abzeco.com.au	www.abzeco.com.au
Baw Baw SC	Baw Baw Shire Council	(03) 5624 2411	bawbaw@bawbawshire.vic.gov.au	www.bawbawshire.vic.gov.au
Bio Offsets	Biodiversity Offsets Victoria	0452 161 013	info@offsetsvictoria.com.au	www.offsetsvictoria.com.au
Contact NVOR	Native Vegetation Offset Register	136 186	nativevegetation.offsetregister@deeca.vic.gov.au	www.environment.vic.gov.au/native-vegetation
Ecocentric	Ecocentric Environmental Consulting	0410 564 139	ecocentric@me.com	Not available
Ethos	Ethos NRM Pty Ltd	(03) 5153 0037	offsets@ethosnrm.com.au	www.ethosnrm.com.au
IDES	ID Ecological Management	(03) 9437 0555		www.idecological.com.au
Nillumbik SC	Nillumbik Shire Council	(03) 9433 3316	offsets@nillumbik.vic.gov.au	www.nillumbik.vic.gov.au
TFN	Trust for Nature	8631 5888	offsets@tfn.org.au	www.trustfornature.org.au
VegLink	Vegetation Link Pty Ltd	(03) 8578 4250 or 1300 834 546	offsets@vegetationlink.com.au	www.vegetationlink.com.au
Yarra Ranges SC	Yarra Ranges Shire Council	1300 368 333	biodiversityoffsets@yarraranges.vic.gov.au	www.yarraranges.vic.gov.au

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For more information contact the DEECA Customer Service Centre 136 186 or the Native Vegetation Credit Register at nativevegetation.offsetregister@delwp.vic.gov.au

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Obtaining this publication does not guarantee that the credits shown will be available in the Native Vegetation Credit Register either now or at a later time when a purchase of native vegetation credits is planned.

Notwithstanding anything else contained in this publication, you must ensure that you comply with all relevant laws, legislation, awards or orders and that you obtain and comply with all permits, approvals and the like that affect, are applicable or are necessary to undertake any action to remove, lop or destroy or otherwise deal with any native vegetation or that apply to matters within the scope of Clauses 52.16 or 52.17 of the Victoria Planning Provisions and Victorian planning schemes

